



Honorable Chairperson and Members of the Hermosa Beach Planning Commission

PRECISE DEVELOPMENT PLAN (PDP 25-02), CONDITIONAL USE PERMIT (CUP 25-06), AND VESTING TENTATIVE PARCEL MAP NO. 84794 FOR A NEW TWO-UNIT RESIDENTIAL CONDOMINIUM AT 1035 LOMA DRIVE, WITHIN THE MULTIPLE-FAMILY (R-3) ZONE

CEQA: Determine the project is categorically exempt from the California Environmental Quality Act.

(Assistant Planner Johnny Case)

Recommended Action:

Staff recommends that the Planning Commission:

1. Determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 3 categorical exemption, as defined in section 15303 of the CEQA Guidelines for new construction; and
2. Adopt a Resolution (**Attachment 1**) approving Conditional Use Permit (CUP 25-06), Precise Development Plan (25-02) and Vesting Tentative Parcel Map No. 84794 allowing two new residential condominium buildings in the Multiple-Family Residential zone (R-3) subject to conditions.

Executive Summary:

The following is a request for approval of a Conditional Use Permit (CUP), Precise Development Plan (PDP), and a Vesting Tentative Parcel Map (VTPM) that would permit the construction of two attached residential condominiums units at 1035 Loma Drive. Staff recommends that the Planning Commission approve the requested CUP, PDP, VTPM with conditions of approval and determine that the project is categorically exempt from the California Environmental Quality Act (**Attachment 1**).

Background:

The project site consists of an interior lot with vehicle access on Loma Drive in the Multiple-Family Residential Zone (R-3) (**Attachment 2**). The City's General Plan (PLAN Hermosa) designates the property as High Density Residential with an allowable density range of 25.1-33.1 dwelling units per acre. The site is located on the west side of Loma Drive and north of 10th Street. The subject parcel is developed with two units and a garage built in 1953 which is proposed to be demolished. The proposed project, if approved, would maintain the existing number of units.

Site Information Table:

The following table describes the existing site characteristics.

Site Information	
General Plan	High Density (HD)
Zoning	Multiple-Family Residential Zone (R-3)
Lot Size	2,780 square feet
Surrounding Zoning	North: Multiple-Family Residential (R-3)
	East: Multiple-Family Residential (R-3) and Open Space (OS)
	South: Multiple-Family Residential (R-3)
	West: Multiple-Family Residential (R-3)
Surrounding Uses	North: Residential
	East: Residential and access to open space (Clark Stadium)
	South: Residential
	West: Residential

Protected Units:

The Housing Crisis Act's (HCA) replacement housing requirement, as amended by Senate Bill 8 applies to a housing development that demolishes existing residential units. It prohibits reducing the number of dwelling units on a site and also prohibits approving projects that demolish "protected" units without replacement. California Government Code 66300 states that "protected units" are required to be replaced. Pursuant to California Government Code section 66300.5(h)(4), protected units include residential dwelling units that are or were rented by lower or very low-income households within the past five years. Per this requirement, unless the applicant demonstrates to the City's satisfaction that the prior occupants of any units proposed to be demolished within a five-year period were not rented by low or very low-income households, the City is required to presume that lower income households occupied the units in the same proportion of lower income renter households within the jurisdiction as determined by the most recently available data for the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. According to said database, during the most recently available 2017-2021 American Community Survey approximately 25.62 percent of renter households in Hermosa Beach made less than 80 percent of the HUD Area Median Family Income which the state of California defines as lower income households.

The subject parcel is currently developed with two units built in 1953 which are proposed to be demolished and be replaced with two units, resulting in a net zero-unit change for the proposed project. Additionally, the applicant has demonstrated to the City's satisfaction that the prior occupants of all existing units were not rented by low or very-low-income households via the City's established income certification forms.

Project Description:

The project consists of the construction of two attached condominium units on an existing ground lot and the demolition of two units and garage (**Attachment 3**). Unit A is at the back of the lot (closest to Sunset Drive) and would have 2,031 square feet of living area. The front residence, Unit B, (closest to Loma Drive) would have 2,078 square feet of living area. Vehicular access to Unit A would be provided from Sunset Drive via a 22-foot-wide driveway, which would lead to a two-car garage, as well as a guest parking space parallel to the garage. Vehicular access to Unit B would be provided from Loma Drive via a 16-foot-wide driveway, which would lead to a two-car garage, as well as a guest parking space adjacent to the garage. Also, on this level (the first floor) of both units is the entryway, a bedroom with an attached bathroom, the laundry room and a stairway leading to the second floor. The second floor of each unit provides the primary bedroom with an attached bathroom as well as two additional bedrooms and a bathroom and a stairway leading to the third floor. On the third floor of both units provide the kitchen, dining room, great room, pantry, powder room and lead to an outdoor deck. The third floor of Unit A also provided stairway to access the roof top deck.

The project requires the Planning Commission's review and approval of a Conditional Use Permit, A Precise Development Plan, and a Vesting Tentative Parcel Map. The CUP and PDP review aims to promote compatibility, architectural unity, enhance design, and ensure neighborhood compatibility. A Vesting Tentative Parcel Map for condominium purposes is requested so that the units may be sold separately (**Attachment 4**).

Discussion:

Development Standards

Multiple-Family Residential (R-3) Development Standards

Criteria	Required	Provided
LOT STANDARDS		
Minimum Lot Area per Unit	1,320 square feet per unit	1,390 square feet per unit
Lot Coverage Maximum	65%	65%
HEIGHT:	30 feet	30 feet
YARDS:		
Front	3 feet	5 feet
Side	3 feet	3 feet

Criteria	Required	Provided
Rear	3 feet, on ground level 1 foot, on upper stories	3 feet, on ground level 1 foot, on upper stories
PARKING AND DRIVEWAYS:		
Total Parking Spaces Minimum	5	6
Garage Spaces Minimum	4	4
Guest Spaces Minimum	1	2
OPEN SPACE:		
Private Open Space	600 square feet	600 square feet
DESIGN ELEMENTS:		
Solid Waste Area (Per Unit)	(3) 2.5 feet X 2.5 feet bins	(3) 2.5 feet X 2.5 feet bins (per unit)

The following summarizes the requirements of condominium construction and maintenance, and the development's compliance with residential minimum standards.

Criteria	Required	Provided
LOT STANDARDS:		
Minimum Lot Width	30 feet	30 feet
DESIGN ELEMENTS:		
Unit Size	1,600 square feet per unit (based on 4 bedrooms)	Unit A: 2,031 Unit B: 2,078
Private Storage Space	200 cubic feet per unit	Unit A: 405 cubic feet Unit B: 207 cubic feet
Height	25 feet max along walk streets, Otherwise, base zone standard applies.	30 feet
YARDS:		
Front	5 feet	5 feet

Project Findings:

A Precise Development Plan may only be approved or conditionally approved when positive findings can be made for all the findings pursuant to Hermosa Beach Municipal Code (HBMC) § 17.58.040. In accordance with Hermosa Beach Municipal Code (HBMC) § 17.58.010 and 17.58.020, in order to promote excellence in design, layout, and physical features of development to achieve reasonable quality and compatibility with its surroundings, all remodels or additions exceeding 1,500 square feet require a Precise Development Plan issued by the Planning Commission. In considering an application for a Precise Development Plan, City staff reviews the project using the review considerations for Precise Development Plans identified in HBMC §17.58.030. The review considerations are used to help inform the three required findings which must be

made pursuant to Hermosa Beach Municipal Code Section 17.58.040 in order to approve a PDP.

Review Considerations for a PDP

1. Building proportions, massing, and architectural details;
2. Site design, orientation, location, and architectural design of buildings relative to existing structures on or adjacent to the property, topography, and other physical features of the natural and built environment;
3. Size, location, design, development, and arrangement of site access for modes of transportation, including on-site vehicle and bicycle parking;
4. Height, materials, and design of fences, walls, and screen plantings;
5. Location and type of landscaping including selection and size of plant materials, and design of hardscape; and
6. Size, location, design, color, lighting, and materials of all signs.

1. The design, layout and other physical features of the project comply with all other applicable provisions of this Title [Title 17, Zoning] and all other titles of the Hermosa Beach Municipal Code;

The project site is located within the Multiple-Family Residential Zone (R-3). The design, layout, and physical features of the proposed development comply with the City's Zoning Ordinance and all relevant sections of the Hermosa Beach Municipal Code (HBMC) including the development standards for height as contained within the HBMC §17.16.020. As well as HBMC §17.16.030 and 17.16.040 for front and side yards. Additionally, HBMC § 17.16.090 requires that the minimum lot area per dwelling unit be not less than 1,320 square feet, where the site provides 1,390 square feet per unit. The project complies with the maximum lot coverage, which cannot exceed 65 percent of the lot per HBMC § 17.16.070 and the project provides for 65 percent. Off-street parking, as required in HBMC § 17.12.030, is accommodated entirely on site. The development includes four enclosed parking spaces and two guest parking spaces. Vehicle access and parking will be accommodated through a 22-foot-wide driveway for Unit A and 16-foot-wide driveway for Unit B. Additionally, the site will feature a catch basin and cistern to ensure compliance with low-impact development standards. The project provides the required open space of 300 square feet per unit (HBMC § 17.16.080), provided for at third floor decks and a roof deck for Unit A, each exceeding the minimum dimensions of seven feet by seven feet. The project also complies with condominium standards including providing of compliant declaration of covenant, conditions and restrictions as found in the conditions of approval and required by HBMC §17.22.050. The lot is 30 feet wide, exceeding the minimum lot width of 29 feet and provides for greater than 1,600 square feet per units per §17.22.060.

- 2. The design, layout, and other physical features of the project are consistent with the General Plan, and any applicable specific plan or design guidelines; and**

The project site has a High Density Residential land use designation in the City's General Plan (PLAN Hermosa) and is not part of any specific plan area. The design, layout and other physical features of the project are consistent with the General Plan. The intent of the High-Density designation is to allow for a range of residential housing types to serve the varying living accommodation needs or desires of the community. The identified density range for the land use designation is 25.1-33.0 dwelling units per acre pursuant to PLAN Hermosa. The proposed two-unit condominium project complies with these standards and is within the allowable density range at 31 dwelling units per acre. There are no other specific plans or design guidelines to comply with.

- 3. The design, layout and other physical features of the project comply with any design or development standards applicable to the zone, unless waived or modified pursuant to the provisions of this Title.**

The design, layout, and other physical features of the project comply with the design and development standards applicable to the zone and no waivers from these standards are being requested.

Additionally, a Conditional Use Permit may only be approved or conditionally approved when positive findings can be made for all of the findings pursuant to Hermosa Beach Municipal Code (HBMC) § 17.56.050:

- 1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Title and all other titles of the Hermosa Beach Municipal Code;**

The project site is located within the Multiple-Family Residential Zone. The proposed use for two attached residential units is allowed within the R-3 zone and is compliant with the City's Zoning Ordinance and all other provisions in the Municipal Code. The project site would be developed with two units within a 2,780-square-foot lot, which is compliant with the maximum requirement of one unit per 1,320 square feet in the R-3 Zone. The project demonstrates consistency with applicable criteria of Hermosa Beach Municipal Code (HBMC) § 17.56.040 Criteria for Review of Conditional Use permit, specifically that the site provides a total of six parking spaces exceeding the development standard for parking in the R-3 zone as required in § 17.44.020. Also, the proposed location of the parking and size of spaces complies with § 17.44.090 and 17.44.100 in that the parking spaces are located entirely onsite within two garages with dimensions of 17 feet by 20 feet

and with an open guest space which is adjacent to the garage of each unit. Unit A has a guest parking space with dimensions of 9 feet by 22 feet. Unit B has a guest parking space with a dimension of 8 feet 6 inches by 17 feet. Additionally, the scope of the project is within the anticipated development of the General Plan and the impact to the City's infrastructure and services would be mitigated through compliance with Building and Safety standards, public right-of-way improvement and assessed initial and ongoing fee to service providers.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

The project site has a High-Density Residential land use designation in the City's General Plan (PLAN Hermosa). The proposed use is consistent with the High-Density Residential designation and is not part of any specific plan area. The High-Density Residential designation intends to allow for a range of residential housing types to serve the varying living accommodation needs or desires of the community. This designation provides a range of residential building formats including condominiums, duplex/triplex, and apartment buildings. The project site is also located within the Sand Section Neighborhood Character Area, which establishes that the area accommodates a range of residential development types, with neighborhood commercial services. It is appropriate to have small-scale apartments adjacent to single-family homes in this area, similar to the two attached residential units proposed at this site. The proposed project would comply with or exceed the minimum front, side, and rear yards areas for the R-3 Zone. The identified density range for the land use designation is 25.1-33 dwelling units per acre pursuant to PLAN Hermosa. The proposed two-unit condominium would have a density of 31 dwelling units per acre, which falls within the designated density range. Additionally, The project has been reviewed for consistency with the General policies and goals. A summary of the most relevant goals and policies is detailed in the table below.

General Plan Consistency	
Goals and Policies	Findings
Land Use Element	
<p>Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents.</p> <p>Policy 1.6 Scale and context. Consider the compatibility of new development within its urban context to avoid abrupt changes in scale and massing.</p>	<p>The scale of the development is in line with that of the neighborhood and similar development that surrounds the subject property. The proposed project is a two-unit condominium development consisting of three levels which is common of new multifamily development in the area . The development fits in seamlessly with the urban context which is made up of two-</p>

General Plan Consistency	
<p>Goal 2: Neighborhoods provide for diverse needs of residents of all ages and abilities and are organized to support healthy and active lifestyles.</p> <p>Policy 2.3 Balanced neighborhoods. Promote a diverse range of housing unit types and sizes, within allowed density.</p>	<p>and three-story buildings and does not contain abrupt changes in scale and massing.</p> <p>The project is located within walking distance of local schools, parks and the beach. Such proximity allows for a diverse choice of recreational activities and hobbies.</p> <p>The proposed project is a two-unit condominium and would contribute to a diverse neighborhood with various housing types and unit sizes for residents of different income levels.</p>
<p>Goal 5. Quality and authenticity in architecture and site design in all construction and renovation of buildings.</p> <p>Policy 5.6 Eclectic and diverse architecture. Seek to maintain and enhance neighborhood character through eclectic and diverse architectural styles.</p> <p>Goal 6. A pedestrian-focused urban form that creates visual interests and a comfortable outdoor environment.</p> <p>Policy 6.7 pedestrian-oriented design. Eliminate urban form conditions that reduce walkability by discouraging surface parking and parking structures along walkways, long blank walls along walkways, and garage dominated building facades.</p>	<p>The proposed project would contribute to the diversity of architectural styles in the community through effective site design.</p> <p>The building design incorporates windows, balconies, and a pedestrian accessible entrance along the eastern elevation, facing the street. The design features contribute to a pedestrian-focused urban form which creates visual interest. The proposed project provides setbacks along the front, rear and side of the property to give relief to the site's relationship to the parkway and allow for a friendly relationship between the development and pedestrians traversing the public right-of-way.</p>
Parks and Open Space Element	
<p>Goal 5. Scenic vistas, viewpoints, and resources are maintained or enhanced.</p>	

General Plan Consistency	
<p>Policy 5.7 Light pollution. Preserve skyward nighttime view and lessen glare by minimizing lighting levels along the shoreline.</p>	<p>The project complies with a maximum height of 30 feet to allow for maintenance of vistas, viewpoints and resources.</p> <p>Nighttime views would be protected by a condition of approval requiring all exterior lighting to be downcast to minimize light pollution. In addition, the project is sufficiently distanced from the shoreline such that the lighting levels will not affect glare.</p>
Housing Element	
<p>Issue Area 2: Affordable Housing Development</p> <p>Policy 2.2 The City will continue to encourage the development of safe, sound, and decent housing to meet the need of varying income groups.</p> <p>Policy 2.4 The City will continue to support an promote homeownership in the community.</p>	<p>The project will support the development of safe, sound, and decent housing. The condominium units built from this project would be made to comply with current building codes which are more robust than the codes used for the existing on- site residences. Furthermore, the project will enhance the public right of way and underground utilities to provide safe, sound, and decent housing.</p> <p>The proposed project contains two condominiums which present the opportunity for home ownership in the community.</p>

3. The proposed use will not be averse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

The proposed condominium development would be similar to other multifamily developments in the vicinity and would not be averse to the public health, safety, or general welfare of the community or detrimental to surrounding properties or improvements. The project meets all requirements for the R-3 zone and is consistent with the High-Density Residential land use designation and the Sand Section Neighborhood Character area in PLAN Hermosa., Further, the project will comply with all current building and safety standards to assure safety and reliability in construction. The site provides residential vehicular access with its provision of compliant driveway width, garage parking and guest parking. The project will not exceed 30 feet in height, the maximum height and such height will be verified at

the time of construction per HBMC § 17.46.015. The project will also maintain all required setbacks per HBMC § 17.16.030, § 17.16.040 and § 17.16.050, five (5) feet in the front yard, three (3) feet in the side yard, and three (3) feet in the rear yard on the ground floor and one (1) foot above the first floor in the rear.

4. The design, location, size and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity; and

The design, location, size and operating characteristics of the proposed condominium development are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity. The project site is currently developed with two units and a garage. The proposed design is characteristic of similar multifamily residences in the area and is in a residential zone. The project is also consistent with the High-Density Residential land use designation and the Sand Section Neighborhood Character area in PLAN Hermosa. The project use would be for two residential condominiums on a single lot, which is consistent with the surroundings and the foreseeable future land use.

5. The site is physically suitable for the type of the use being proposed, including access, utilities, and the absence of physical constraints.

The project site is physically suitable for the type of use being proposed. The project site is developed with two units and a garage. The project site is located on a 2,780-square-foot lot with existing access to a public street, utilities, and other essential services. The existing lot fronts Loma Drive and has a lot width of 30 feet, where a minimum lot width of 29 feet is required for new lots. The proposed subdivision is for condominium purposes of two new residential buildings. There are no physical constraints which would prohibit this type of development.

Finally, approval of a tentative parcel map is required for the creation of two residential condominiums. A subdivision for a tentative parcel map may only be approved or conditionally approved when positive findings can be made pursuant to Hermosa Beach Municipal Code (HBMC) § 16.08.060.

1. The proposed subdivision would not create lots smaller than a forty (40) foot width and having less than four thousand (4,000) square feet;

The proposed subdivision would not alter the sizes of the existing lot but would rather subdivide airspace within the lot for condominium purposes. The existing lot but lot is 30 feet wide and is 2,780 square feet in total.

- 2. The proposed lots, after being divided, front on public streets and do not front on any alleys;**

The existing 2,780-square-foot lot fronts on Loma Drive. The proposed subdivision of airspace for condominium purposes would not alter this arrangement.

- 3. The proposed subdivision will in no way be inconsistent with the prevailing lot pattern of reduce property values in the surrounding neighborhood area;**

The proposed subdivision of airspace is consistent with the existing lot patterns along Loma Drive and the surrounding area and there are no unique characteristics about this subdivision which would indicate that surrounding property values would be negatively affected as a result of this subdivision.

- 4. The size of the proposed lots is not smaller than the prevailing lot size and lot frontage within the same zone and general plan designation within a three hundred (300) foot radius; provided however, that all such lots used in the comparison shall be in the same neighborhood area;**

The size of the lot would not be altered by the proposed subdivision as it pertains to airspace divisions for condominium purposes. There shall be no impact to this lot size standard. The existing lot is 30 feet wide and has a total area of 2,780 square feet.

- 5. The granting of the subdivision would result in the creation of lots that would be of a size and configuration which would be in keeping with the standards of the development specified by the zoning ordinance for the land use zone in which it is located;**

The size of the lot would not be altered by the proposed subdivision as it pertains to airspace divisions for condominium purposes. There shall be no impact to this lot size or configuration standard.

- 6. The creation of the proposed lot would be in conformity with the intent and purpose of the comprehensive general plan for the city;**

PLAN Hermosa, the City's General Plan, allows for the creation of new condominium developments within the R-3 zone. Additionally, the proposed subdivision would not alter the size of the existing lot. The Subdivision as proposed is compliant with the intent and purpose of the comprehensive general plan for the city. The following table provided a summary of the relevant General Plan goals and policies with which the proposed subdivision conforms.

General Plan Consistency	
Goals and Policies	Findings
Land Use Element	
<p>Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents.</p> <p>Policy 1.6 Scale and context. Consider the compatibility of new development within its urban context to avoid abrupt changes in scale and massing.</p>	<p>The scale of the development is in line with that of the neighborhood and similar development surrounds the subject property. The proposed project is a two-unit condominium development consisting of three levels which is common of new multifamily development in this community. The development fits in seamlessly with the urban context which is made up of two- and three-story buildings and does not contain abrupt changes in scale and massing.</p>
Housing Element	
<p>Issue Area 2: Affordable Housing Development</p> <p>Policy 2.2 The City will continue to encourage the development of safe, sound, and decent housing to meet the need of varying income groups.</p> <p>Policy 2.4 The City will continue to support an promote homeownership in the community.</p>	<p>The project would support the development of safe, sound, and decent housing. The condominium units built from this project would be made to comply with current building codes which are more robust than the codes used for the existing on- site residences.</p> <p>Furthermore, the condominiums present the opportunity for home ownership in the community.</p>

7. The tentative subdivision map complies with the requirement for approval set forth in the Subdivision Map Act of the state of California.

The vesting tentative subdivision map shall be reviewed by the City Engineer for conformance with all requirements set forth in the Subdivision Map Act of California. No final map shall be approved by the jurisdiction until such time that the proposed subdivision map has been cleared for compliance. Moreover, none of the exceptions to the categorical exemption(s) apply to the project, as defined in section 15300.2 of the State CEQA Guidelines. The project would not result in a significant cumulative impact of successive projects of the same type in the same place over time; the project would not have a significant effect on the environment due to unusual circumstances;

the project would not damage a scenic highway or scenic resources within a state scenic highway; the project is not located on a hazardous waste site; and the project would not cause a substantial adverse change in the significance of a historical resource. The property was further not found to be listed on the City's inventory of Potentially Historic Resources pursuant to Figure 7.2 of Appendix C of the PLAN Hermosa Program Environmental Impact Report.

Environmental Determination:

Pursuant to the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 3 categorical exemption, as defined in § 15303 of the CEQA Guidelines, for New Construction as it consists of a multifamily residential structure consisting of no more than four units in an urbanized area. Moreover, none of the exceptions to the categorical exemption(s) apply to the project, as defined in section 15300.2 of the State of CEQA Guidelines. The project would not result in a significant cumulative impact of successive project of the same type in the same place over time; the project would not have a significant effect on the environment due to unusual circumstances; the project would not damage a scenic highway or scenic resources within a state scenic highway; the project is not located on a hazardous waste site; and the project would not cause a substantial adverse change in the significance of a historical resource. The property was further not found to be listed on the City's inventory of Potentially Historic Resources pursuant to Figure 7.2 of Appendix C of the PLAN Hermosa Program Environmental Impact Report.

Public Notification:

For the November 18, 2025 Planning Commission hearing, a total of 306 public hearing notices were mailed to the applicant, occupant, and property owner of properties within a 300-foot radius on November 3, 2025. A legal ad was published on November 6, 2025 in the Easy Reader, a newspaper of general circulation. Additionally, the applicant received two notice posters to post on-site and provided proof of posting a minimum of ten days in advance of the public hearing, in accordance with Hermosa Beach Municipal Code (HBMC) § 17.68.050. Public notification materials are included as **Attachment 5**. As of writing the report, the staff have received no public comments.

Attachments:

1. Draft Resolution
2. Zoning Map
3. Project Plans
4. Vesting Tentative Parcel Map No. 84794
5. Public Notification Package

Respectfully Submitted by: Johnny Case, Assistant Planner

Concur: Alexis Oropeza, Planning Manager

Legal Review: Sarah Lockin, Interim Assistant City Attorney

Approved: Alison Becker, AICP, Community Development Director