

Public Notification Package 1035 Loma Drive





1035

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the Planning Commission

will hear a request for

A PROPOSED DEVELOPMENT PLAN (PPD) FOR A CONDITIONAL USE PERMIT (CUP) FOR THE PROPOSED TENTATIVE PERMIT FOR NO. 1035 FOR A NEW TWO-UNIT RESIDENTIAL CONDOMINIUMS AT 1035 LOMA DRIVE, WITHIN THE PRACTICE ZONE (P-Z) ZONE. (CUP) DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO A CLASS 2 CATEGORICAL EXEMPTION AS DEFINED IN SECTION 15300 OF THE CEQA GUIDELINES.

located at 1035 Loma Dr. on November 18, 2025

SAID MEETING WILL BE AT 6:00 pm in the Council Chambers, City Hall,
1315 Valley Drive, Hermosa Beach, California.

ANY AND ALL PERSONS interested in the above matter may appear and be heard at said
time and place or provide written comments to the Community Development Department
at the above address, or call 310-318-0292.





City of Hermosa Beach

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Hermosa Beach shall hold a public hearing on **Tuesday, November 18, 2025 at 6:00 p.m.** to consider the following:

1. A PRECISE DEVELOPMENT PLAN (PDP 23-06) FOR THE REMODEL AND ADDITION TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AND CONVERSION OF A SECOND-STORY WORKSHOP INTO A NEW RESIDENCE WITH FOUR GARAGE PARKING SPACES AT **960 6TH STREET** IN THE LIMITED MULTIPLE-FAMILY RESIDENTIAL (R-2B) ZONE. ENVIRONMENTAL REVIEW: THE PROJECT QUALIFIES FOR A CLASS 1 CATEGORICAL EXEMPTION PER SECTION 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
2. A PRECISE DEVELOPMENT PLAN (PDP25-02), CONDITIONAL USE PERMIT (CUP25-06), 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. ENVIRONMENTAL REVIEW: THE PROJECT QUALIFIES FOR A CLASS 3 CATEGORICAL EXEMPTION PER SECTION 15303(b) OF THE CEQA GUIDELINES.
3. PRECISE DEVELOPMENT PLANS (PDP25-07 & PDP25-08), CONDITIONAL USE PERMITS (CUP25-09 & CUP25-10), AND VESTING TENTATIVE PARCEL MAP NO. 84793 TO DEVELOP TWO EXISTING LOTS WITH TWO, 30-FOOT-TALL, RESIDENTIAL CONDOMINIUM BUILDINGS FOR A TOTAL OF FOUR NEW RESIDENTIAL UNITS AT **714 AND 722 LOMA DRIVE**, WITHIN THE TWO-FAMILY RESIDENTIAL (R-2) ZONE. ENVIRONMENTAL REVIEW: THE PROJECTS QUALIFY FOR A CLASS 3 CATEGORICAL EXEMPTION PER SECTION 15303(b) OF THE CEQA GUIDELINES.

SAID PUBLIC MEETING is open to the public and being held in-person in the City Hall Council Chambers located at 1315 Valley Drive, Hermosa Beach, California 90254.

PUBLIC PARTICIPATION. See the meeting agenda for all public comment details and opportunities. All written testimony by any interested party will be accepted prior to or at the scheduled time on the agenda for the matter. Information regarding the Americans with Disabilities Act of 1990, please visit the meeting agenda or contact the Office of the City Clerk at (310) 318-0204 or cityclerk@hermosabeach.gov.

VIEWING OPTIONS are available on Spectrum Channel 8, Frontier Channel 31, YouTube, Zoom, and/or the City's website.

IF YOU CHALLENGE the above matter(s) in court, you may be limited to raising only those issues that are raised at or before the public hearing.

FOR FURTHER INFORMATION, please contact the Community Development Department at (310) 318-0242 or planning@hermosabeach.gov. A copy of the agenda and staff report(s) will be viewable on the City's website 72 hours before the meeting at www.hermosabeach.gov/agenda. As a courtesy, the hearing can be viewed on Spectrum Channel 8, Frontier Channel 31, YouTube, Zoom, and/or the City's website.

Community Development Department

Planning Division Attn: JC
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

IMPORTANT PUBLIC NOTICE

1035 Loma Drive, Hermosa Beach, CA 90254

Assessor Parcel Numbers: 4187-012-013

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Hermosa Beach will hold a Public Hearing on **Tuesday, November 18, 2025**, at **6:00 p.m.** to consider the request described below.

A PRECISE DEVELOPMENT PLAN (PDP25-02), CONDITIONAL USE PERMIT (CUP25-06), 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. ENVIRONMENTAL REVIEW: THE PROJECT QUALIFIES FOR A CLASS 3 CATEGORICAL EXEMPTION PER SECTION 15303(b) OF THE CEQA GUIDELINES.

AMERICANS WITH DISABILITIES ACT OF 1990 To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) are available for check out at the meeting. If you require special assistance to participate in this meeting, you must call or submit your request in writing to the Office of the City Clerk at (310) 318-0204 or at cityclerk@hermosabeach.gov at least 48 hours before the meeting.

PARTICIPATION AND VIEWING OPTIONS - Hermosa Beach Planning Commission meetings are open to the public and are being held in person in the City Hall Council Chambers located at 1315 Valley Drive, Hermosa Beach, CA 90254. Public comment is only guaranteed to be taken in person at City Hall during the meeting or prior to the meeting by submitting an eComment for an item on the agenda. As a courtesy only, the public may view and participate on action items listed on the agenda via the following:

Zoom - <https://us02web.zoom.us/j/82539742028?pwd=ountrdnvd2l6tzbptdljc2x6bgfwdz09>

Meeting ID: 825 3974 2028 Password: 207860

Phone - Toll Free: (833) 548-0276 Meeting ID: **825 3974 2028**, then #; Passcode: **207860**

eComment - Submit an eComment by 3:00 p.m. on the meeting date.

Supplemental Email - Supplemental emails are available for agenda items only and must be sent to Community Development at planning@hermosabeach.gov. Supplemental emails should indicate the agenda item plus meeting date in the subject line and must be received by 3:00 p.m. on the meeting date. Emails received after the deadline but before the meeting ends will be posted to the agenda the next business day. Please be advised that while the City will endeavor to ensure remote participation methods are available, the City does not guarantee that they will be technically feasible or work all the time. Further, the City reserves the right to terminate these remote participation methods (subject to Brown Act restrictions) at any time and for whatever reason. Please attend in person or by submitting an eComment to ensure participation. Similarly, as a courtesy, the City will also broadcast the meeting via the following listed mediums. However, these are done as a courtesy only and not guaranteed to be technically feasible. To guarantee live time viewing and/or public participation, members of the public shall attend in Council Chambers. If you experience technical difficulties while viewing a meeting on any of our digital platforms, please try another viewing option. View staff reports and attachments at www.hermosabeach.gov/agenda.

Cable TV - Spectrum (channel 8) and Frontier (channel 31) in Hermosa Beach

YouTube - <https://www.youtube.com/c/cityofhermosabeach90254>

Live Stream - www.hermosabeach.gov/agenda

Alison Becker

Community Development Director

AFFIDAVIT OF MAILING NOTICES

I, Denise Kaspar, being duly sworn, deposes and says: that I am a citizen of the United States, over the age of 18 years; that acting for the County of Orange on the 3rd day of November, 2025, that I deposited 306 notices as described below in the United States Post Office, a Public Hearing Notice, a copy of which is attached hereto, with postage thereon prepaid, addressed to the following persons at the addresses shown, to-wit:

(See list attached hereto and made part hereof)

that said persons are the property owners of said property who are entitled to a Public Hearing Notice:

APN: 4187-012-013

**Subject: 1035 LOMA DR
HERMOSA BEACH CA 90254**

that on said day there was regular communication by United States Mail to the addresses shown above.


Denise Kaspar