



**Honorable Chairperson and Members of the Hermosa Beach Planning Commission**

**PRECISE DEVELOPMENT PLAN (PDP 23-06) FOR THE REMODEL OF AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AND REMODEL OF AN EXISTING TWO-CAR GARAGE WITH SECOND FLOOR WORKSHOP INTO A RESIDENCE WITH FOUR GARAGE PARKING SPACES AT 960 6<sup>TH</sup> STREET IN THE LIMITED MULTIPLE-FAMILY RESIDENTIAL (R-2B) ZONE.**

**CEQA:** Determine the project is exempt from the California Environmental Quality Act. (Contract Planner Kaneca Pompey)

---

**Recommended Action:**

Staff recommends the Planning Commission:

1. Determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15301, Class 1;
2. Adopt a Resolution approving Precise Development Plan (PDP 23-06) to remodel an existing two-story single-family residence and remodel of an existing two-car garage with second floor workshop into a residence with four garage parking spaces, subject to conditions of approval (**Attachment 1**)

**Executive Summary:**

This is a request for approval of a Precise Development Plan to remodel an existing two-story single-family residence and remodel of an existing two-car garage with second floor workshop into a residence with four garage parking spaces. Staff recommend that the Planning Commission approve the project subject to conditions of approval and determine that the project is categorically exempt from the California Environmental Quality Act.

**Background:**

The project site is a 6,538-square-foot interior lot located in southeastern portion of the City, east of Pacific Coast Highway and West of Prospect Avenue. The site has a General Plan Land Use designation of Medium Density and is zoned Limited Multiple-Family Residential (**Attachment 2**). Vehicle access is provided from 6<sup>th</sup> street.

The site is currently developed with a 3,457-square-foot, two-story, single-family residence with attached 642-square-foot garage with second floor workshop.

Site Information Table:

The following table describes the existing site characteristics

<b>Site Information</b>	
General Plan	Medium Density (MD)
Zoning	Limited Multiple- Family Residential (R-2B)
Lot Size	6,538 square feet
Surrounding Zoning	North: R-2B East: R-2B South: R-2B West: R-2B
Surrounding Uses	North: Residential East: Residential South: Residential West: Residential

Other Site Information/History:

Pursuant to HBMC § 17.58.020, Precise Development review is required for remodels of 1,500 square feet or more in any zone. Precise Development Plans shall be decided upon by the Planning Commission. Additionally, Pursuant to HBMC §17.58.010 the purpose of Precise Development Plans is to ensure that new development supports the goals and objectives of the General Plan and other adopted plans and guidelines. The applicant proposes the remodel of a 3,457-square-foot, two-story, single-family residence and remodel of attached 642-square-foot garage with second floor workshop into a single-family residence with four garage parking spaces. Therefore, the project requires the approval of a Precise Development Plan.

**Discussion:**

The applicant proposes the remodel of a 3,457-square-foot, two-story, single-family residence and remodel of attached 642-square-foot garage with second floor workshop into a single-family residence with four garage parking spaces.

Development Standards

Criteria	Required	Provided
<b>LOT STANDARDS</b>		
<b>Minimum Lot Area per Unit</b>	1,750 sq.ft.	3,269 sq.ft.
<b>Lot Coverage Maximum</b>	65% (maximum)	49.6%
<b>HEIGHT:</b>	30 ft	29 feet
<b>YARDS:</b>		
Front	5 ft	11 feet, 2 inches
Side	10% of lot width, minimum 3 ft, maximum 5 ft	8 feet, 2 inches (east) 7 feet (west)
Rear	5 ft, ground floor 3 ft, second floor	26 feet
Open Space	300 sq.ft. per dwelling  (600 sq.ft. minimum)	1,504 square feet
<b>PARKING:</b>		
Total Parking Spaces Minimum	2 off-street parking spaces for each unit plus one guest space  (5 total)	5

*Parking*

The property currently has four parking spaces, two located in a garage, and two guest parking spaces in the driveway. Pursuant to HBMC § 17.44.020, properties with two-family dwellings require two off-street parking spaces for each unit, plus one guest space. The project proposes five parking spaces; two tandem parking spaces within a garage per dwelling unit, and one guest parking space located adjacent to the garages.

*Floor Plan*

The project would remodel the existing single-family home to change the layout of the home. The project also proposes expanding the existing 642-square-foot, two-car, garage to 990 square feet to create two, two-car garages (one per dwelling unit). The second-

floor workshop above the garage would be converted into a single-family residence consisting of one bedroom, one bathroom, a living and dining room, kitchen, office, and loft.

### *Open Space*

Pursuant to HBMC §17.14.080, there shall be a minimum of 300 square feet of usable open space per dwelling unit. The minimum dimension of open space areas shall be seven feet by seven feet, a minimum 100 square feet of the required open space shall be directly accessible to and at the same floor level of the primary living area of each unit, and a maximum of 100 square feet of required open space may be provided on a roof deck with a minimum dimension of seven feet by seven feet.

The project proposes 1,456 square feet of open space for dwelling unit 1 (formerly the single-family residence) with 1,175 accessible from the ground floor, 181 square feet accessible from the primary living area, and 100 square feet on the roof deck. Dwelling unit two (2) offers 582 square feet of open space, with 347 square feet accessible from the ground, and 235 square feet accessible from the primary living area on the second floor.

### *Landscape*

The project proposes a total of 1,504 square feet of landscape area. All onsite landscaping is subject to HBMC Chapter 8.60, Water Efficient Landscaping. Additionally, the project will be conditioned to comply with low-impact development standards and to reduce urban runoff, subject to HBMC § 8.44.095(F)(1).

### *Design*

The development proposes a contemporary architectural style and Spanish/Mediterranean aesthetic. The project would utilize several materials, such as The development proposes a contemporary architectural style and would utilize several materials, such as clay tile roof, stucco exterior, metal railings, and wood garage doors to break the monotony and create visual interest.

### 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 and all other titles of the Hermosa Beach Municipal Code;** The project is located in the Limited Multiple Family Residential Zone. The proposed project would remodel a 3,457-square-foot two-story single-family residence and remodel of attached 642-square foot garage with second floor workshop into a single-family residence with four garage parking spaces. The project has been reviewed for compliance, and the design, layout, and physical features of the proposed development would comply with all applicable provisions of the Municipal Code. The Hermosa Beach Municipal Code requires a that a minimum lot area per dwelling unit not be less than 1,750 square feet per unit, where the project provides 3,269 square feet per unit. The project complies with a maximum lot coverage, which cannot exceed 65 percent of the lot per HBMC Section 17.14.060, as the project proposes 49.6 percent. Off-street parking is provided entirely on-site as required in section 17.120.030. The development provides two tandem garages and one guest parking space. The project also provides 1,504 square feet of open space where a minimum of 300 square feet per dwelling is required
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;** The subject property has a General Plan land use designation Medium Density. The purpose of this designation is to provide for the enhancement and reinvestment in mixed scale residential neighborhoods. This designation permits property owners to construct two residential units on a single lot. Its purpose is to provide a transition between higher density residential or commercial uses and single-family neighborhoods. The site is also located within the Hermosa Hills

neighborhood. This area transitions from high-and-medium density uses adjacent to Pacific Coast Highway and lower density single-family uses closer to Prospect Avenue. The intent of the neighborhood is to improve key pedestrian thoroughfares to enhance connectivity and access while preserving the single-family development pattern of this area. The proposed project would remodel a 3,457-square-foot two-story single-family residence and remodel of attached 642-square-foot garage with second floor workshop into a single-family residence above a four garage parking spaces. The identified density range for the land use designation is 13.1-25.0 dwelling units per acre pursuant to PLAN Hermosa. This would allow up to 4 units on the subject property. The proposed project would result in two units which results in 13.1 units per acre. Therefore, the proposed project is consistent with the General Plan.

<b>General Plan Consistency</b>	
<b>Goals &amp; Policies</b>	<b>Findings</b>
<b>Land Use Element</b>	
<p><b>Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high-quality life for residents</b></p> <p><b>Policy 1.3 Access to daily activities.</b> Strive to create sustainable development patterns such that the majority of residents are within walking distance to a variety of neighborhood goods and services</p>	<p>The proposed project is located within walking distance of Pacific Coast Highway which provides numerous commercial businesses.</p>
<b>Parks &amp; Open Space Element</b>	
<p><b>Goal 5. Scenic vistas, viewpoints, and resources are maintained or enhanced</b></p> <p><b>Policy 5.7 Light pollution.</b> Preserve skyward nighttime views and lessen glare by minimizing lighting levels along the shoreline.</p>	<p>Nighttime views would be protected by a condition of approval requiring all exterior lighting to be downcast to minimize light pollution</p>

- 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 proposed project would remodel a 3,457-square-foot two-story single-family residence and remodel of attached 642-square foot garage with second floor workshop into a single-family residence with four garage parking spaces. The development proposes a contemporary architectural style and would utilize several materials, such as clay

tile roof, stucco exterior, metal railings, and wood garage doors to break the monotony and create visual interest. Moreover, the project complies with all design development standards as detailed in the table above.

**Environmental Analysis:**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 1 categorical exemption, existing facilities as defined in section 15301 of the CEQA Guidelines, as it consists of internal and exterior modification of an existing residential building. Moreover, none of the exceptions to the categorical exemption(s) apply, nor would the project result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway

**Public Notification:**

For the November 18, 2025, Planning Commission hearing, a total of 283 public hearing notices were mailed to the applicant, occupants, and property owners of properties within a 500-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 a notice poster to post on-site and provided proof of posting a minimum of ten days in advance of the public hearing, in accordance with HBMC § 17.68.050. Public notification materials are included as **Attachment 4**. As of the writing of the report, staff has received no public comments.

**Attachments:**

1. Draft Resolution
2. Zoning Map
3. Project Plans
4. Public Notification Package

**Respectfully Submitted by:** Kaneca Pompey, Contract Planner

**Concur:** Alexis Oropeza, Planning Manager

**Legal Review:** Sarah Locklin, Interim Assistant City Attorney

**Approved:** Alison Becker, Community Development Director