



Honorable Mayor and Members of the Hermosa Beach City Council

ADOPTION OF A RESOLUTION APPROVING FINAL MAP NO. 83937 FOR AN ADDITION TO AN EXISTING CONDOMINIUM LOCATED AT 705 2ND STREET

CEQA: Determine that the project is categorically exempt from the California Environmental Quality Act
(Associate Planner Jake Whitney)

Recommended Action:

Staff recommends City Council:

1. Determine that the project is exempt from the California Environmental Quality Act;
2. Adopt a resolution (**Attachment 1**) approving Final Parcel Map No. 83937 (**Attachment 2**), which is consistent with the approved Vesting Tentative Parcel Map; and
3. Authorize the City Clerk to endorse the certificate for said map.

Executive Summary:

At its February 21, 2023 meeting, the Planning Commission approved conditional use permit (CUP) 23-01, Precise Development Plan (PDP) 23-01, and Vesting Tentative Parcel Map (VTPM) No. 83937 for the construction of a new two-unit detached condominium project. An applicant has two years from the date of a tentative map approval to submit for final map approval. The property owner, DD Built LLC, applied for final map approval on February 12, 2025. Upon review of Final Map No. 83937 (**Attachment 2**), staff recommends City Council adopt a resolution approving said final map.

Background:

At its February 21, 2023 meeting, the Planning Commission approved CUP 23-01, PDP 23-01, and VTPM No. 83937 for the construction of a new two-unit detached condominium project. The project is currently under construction.

Past Board, Commission, and Council Actions

Meeting Date	Description
February 21, 2023	Planning Commission approved a CUP 23-01, PDP 23-01, and VTPM No. 83937

Discussion:

Once a Vesting Tentative Parcel Map is approved by the Planning Commission, copies of the tentatively approved map must be submitted to the Los Angeles County Engineer, who is contracted by the City, to review the map for its technical correctness, pursuant to Section 66442(a)(4) of the State Subdivision Map Act. The Parcel Map was reviewed and approved by the Los Angeles County Engineer, and a letter was issued January 30, 2025 (**Attachment 3**).

Final maps must be submitted to the City Council and must be approved by the City Council, "...if it conforms to all the requirements of [Subdivision Map Act] and any local subdivision ordinance applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder...." pursuant to Section 66458(a) of the State Subdivision Map Act.

Staff reviewed the Final Parcel Map and found it substantially consistent with the Vesting Tentative Parcel Map approved by the Planning Commission and in conformance with the State Subdivision Map Act.

General Plan Consistency:

Approval of the final map is the final procedural step in the process to build and occupy this new development. It allows for the division of ownership of the units for this project that has already been evaluated for its consistency with PLAN Hermosa by the Planning Commission. Policies Relevant to this project and its final ownership and occupancy are listed below.

Land Use Element

Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents.

- ***Policy 1.6 Scale and context.*** Consider the compatibility of new development within its urban context to avoid abrupt changes in scale and massing.

Goal 2: Neighborhoods provide for diverse needs of residents of all ages and abilities, and are organized to support healthy and active lifestyles.

- ***Policy 2.3 Balanced neighborhoods.*** Promote a diverse range of housing unit types and sizes, within allowed density.

Goal 5. Quality and authenticity in architecture and site design in all construction and renovation of buildings.

- ***Policy 5.6 Eclectic and diverse architecture.*** Seek to maintain and enhance neighborhood character through eclectic and diverse architectural styles.

Environmental Determination:

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is Categorical Exempt from the California Environmental Quality Act as defined in Section 15303(b), Class 3 Exemption, New Construction or Conversion of Small Structures, because the proposal pertains to final map approval for the construction of limited numbers (two) of new, small structures. More specifically, the project is comprised of two new condominium units in an urbanized area, totaling no more than six dwelling units. Moreover, none of the exceptions to the Categorical Exemption 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.

Fiscal Impact:

There are no fiscal impacts associated with the recommended actions.

Attachments:

1. Draft Resolution
2. Final Map No. 83937
3. Letter from County Engineer

Respectfully Submitted by: Jake Whitney, Associate Planner

Concur: Alexis Oropeza, Planning Manager

Noted for Fiscal Impact: Brandon Walker, Administrative Services Director

Reviewed by: Angela Crespi, Deputy City Manager

Approved: Suja Lowenthal, City Manager