

**CITY OF HERMOSA BEACH**  
**RESOLUTION NO. 25-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING FINAL MAP NO. 84203 FOR A TWO-UNIT RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT 1009 5th STREET AND DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**RECITALS**

**WHEREAS**, the Planning Commission of the City of Hermosa Beach (“City”) approved a conditional use permit, precise development plan, and vesting tentative parcel map (“Parcel Map No. 84203”) submitted by Saeid Shokravi (“Applicant”) for a two-unit residential condominium project at its public hearing on November 13, 2023; and

**WHEREAS**, the County of Los Angeles Department of Public Works approved Parcel Map No. 84203 for mathematical accuracy, survey analysis, title information, and compliance in accordance with the State Subdivision Map Act codified at California Government Code section 66442(a)(4) (“Map Act”) on February 6, 2025; and

**WHEREAS**, the Applicant filed an application with the Planning Commission for approval of a Final Parcel Map No. 84203 (for the specific location at 1009 5<sup>th</sup> Street, Hermosa Beach, California) pursuant to Section 66458(a) of the Map Act.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1. Recitals.** The recitals above are true and correct, and are hereby incorporated herein by this reference.

**SECTION 2. Determination.** The City Council finds that Final Parcel Map No. 84203 is technically correct, conforms to the approved vesting tentative Parcel Map No. 84203, and is in compliance with the Municipal Code (Section 16.08.040 to Title 16) and of the Map Act.

**SECTION 3. California Environmental Quality Act (“CEQA”).** The City Council finds that this Resolution is not subject to CEQA pursuant to Section 15303(b) (Class 3

Exemption, New Construction or Conversion of Small Structures) because the proposal pertains to a final map approval for the creation of two residential condominiums located within an urbanized area; and the project will not 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.

**SECTION 4. Certification.** The City Clerk shall certify to the passage and adoption of this Resolution; cause the same to be entered among the original resolutions of the City; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which time same is passed and adopted.

**SECTION 5. Effective Date.** This Resolution is effective immediately upon adoption.

**PASSED, APPROVED, and ADOPTED** on this 28<sup>th</sup> day of October 2025.

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Rob Saemann  
**President** of the City Council and **Mayor** of the City of Hermosa Beach, CA

**ATTEST:**

**APPROVED AS TO FORM:**

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Myra Maravilla  
City Clerk

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Jason Baltimore  
Interim City Attorney