

PC Resolution 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 25-06), PRECISE DEVELOPMENT PLAN (PDP 25-02), AND VESTING TENTATIVE PARCEL MAP (VTPM NO. 84794) FOR A NEW TWO-UNIT RESIDENTIAL CONDOMINIUM BUILDING AT 1035 LOMA DRIVE IN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONE, AND DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

The Planning Commission of the City of Hermosa Beach does hereby resolve, and order as follows:

WHEREAS, on April 24, 2025, applicant Ian Levenson ("applicant"), filed a development application seeking approval of Conditional Use Permit 25-06, Precise Development Plan 25-02, and Vesting Tentative Parcel Map VTPM No. 84794 (the "project") for the construction of an attached two-unit condominium project at 1035 Loma Drive in Hermosa Beach ("project site"); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing to consider the subject application on November 18, 2025, at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission; and

WHEREAS, the proposed project is Categorically 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 construction of one new, small structure. More specifically, the project is comprised of the construction of two attached condominium units in an urbanized area, totaling no more than six dwelling units. Section 15300.2 of the CEQA Guidelines list the exceptions to the exemption, which define circumstances that override or negate the City's ability to use a categorical exemption. Specifically, these exceptions to the exemptions are:

- The project is located in a sensitive environment such that the project may impact an officially mapped and designated environmental resource of hazardous or critical concern;
- The cumulative effect of successive projects of the same type in the same place, over time, is significant;
- The project may have a significant environmental impact due to unusual circumstances;

- The project may damage scenic resources (i.e. trees, historic buildings, or rock outcroppings) within an official state scenic highway;
- The project is located on a listed hazardous waste site;
- The project may cause a substantial adverse change in the significance of a historical resource.

None of the exceptions to the Categorical Exemptions apply, nor will the location of the project impact an environmental resource of hazardous or critical concern. 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 or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource. The existing home is not a significant landmark in the City nor is it considered a potential historic resource, as the property was 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.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Pursuant to Hermosa Beach Municipal Code (HBMC) Sections 17.58.010 and 17.58.020, the project requires a Precise Development Plan issued by the Planning Commission because the project consists of a remodel or addition exceeding 1,500 square feet. Based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares the following pertaining to the application for Precise Development Plan 25-02, pursuant to the review criteria for Precise Development Plans in HBMC Section 17.58.030 and required findings for Precise Development Plans in HBMC Section 17.58.040.

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 HBMC including the development standards for height as contained within HBMC Section 17.16.020, and for front and side yards as contained within HBMC Sections 17.16.030 and 17.16.040. Additionally, HBMC Section 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 Section 17.16.070. Off-street parking, as required in HBMC Section 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 under HBMC Section 17.16.080 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 Section 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 HBMC Section 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. The project site is not subject to additional specific plans or design guidelines. Additional General Plan consistency findings are provided in Section 2, Finding 2 of this Resolution.

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 R-3 zone and no waivers from these standards are being requested.

Section 2. Based on the testimony and evidence received, the Planning Commission hereby finds, determines, and declares the following pertaining to the application for Conditional Use Permit 25-06, pursuant to the review criteria for Conditional Use Permits in HBMC Section 17.56.040 and required findings for Conditional Use Permits in HBMC Section 17.56.050:

1. The proposed use is allowed within the applicable zone and complies 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 (R-3) 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 HBMC Section 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 Section 17.44.020. Also, the proposed location of the parking and size of spaces complies with Sections 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 Plan 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>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>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> <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</p>

General Plan Consistency

Policy 2.3 Balanced neighborhoods. Promote a diverse range of housing unit types and sizes, within allowed density.	diverse neighborhood with various housing types and unit sizes for residents of different income levels.
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<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>
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Parks and Open Space Element

<p>Goal 5. Scenic vistas, viewpoints, and resources are maintained or enhanced.</p>	The project complies with a maximum height of 30 feet to allow for maintenance of vistas, viewpoints and resources.
<p>Policy 5.7 Light pollution. Preserve skyward nighttime view and lessen</p>	Nighttime views would be protected by a condition of approval requiring all exterior lighting to be downcast to minimize light

General Plan Consistency	
glare by minimizing lighting levels along the shoreline.	pollution. In addition, the project is sufficiently distanced from the shoreline such that the lighting levels will not affect glare.
Housing Element	
Issue Area 2: Affordable Housing Development 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. Policy 2.4 The City will continue to support an promote homeownership in the community.	<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 Section 17.46.015. The project will also maintain all required setbacks per HBMC Section 17.16.030, Section 17.16.040 and Section 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.

Section 3. Based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares the following pertaining to the application for a Vesting Tentative Parcel Map No. 84716 pursuant to HBMC Section 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 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 or 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 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 lots 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 and 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 requirements 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.

Section 4. Based on the foregoing, the Planning Commission **hereby approves** the subject Conditional Use Permit 25-06, Precise Development Plans 25-02, and Vesting Tentative Parcel Map No. 84794 for the construction of an attached two-unit condominium project at 1035 Loma Drive as set forth in Planning Commission Resolution 25-XX, subject to the following **Conditions of Approval:**

General:

1. The development and continued use of the property shall be in conformance with submitted plans received and reviewed by the Planning Commission at its meeting of November 18, 2025, revised in accordance with the conditions below. The Community Development Director may approve minor modifications that do not otherwise conflict with the HBMC or requirements of this approval.
2. The project shall fully comply with all requirements of the R-3 Zone as applicable and the Condominium Ordinance in Chapter 17.22 of the HBMC, including but not limited to:
 - a) Height including required roof deck railings shall fully comply with the 30-foot height limit. Precise building height compliance shall be reviewed at the time of Plan Check, to the satisfaction of the Community Development Director.
 - b) Design and construction shall comply with HBMC Section 17.22.060 except as specifically stated in this Resolution.
 - c) Conduit to accommodate roof mounted alternative energy equipment for solar energy and solar thermal shall also be supplied per HBMC Section 15.32.140.
 - d) The requirements of HBMC Section 17.22.060(F) and (G) shall be shown on structural plans and reviewed at the time of Building Division Plan Check.
 - e) A minimum of 200 cubic feet of storage area shall be provided for each unit in

accordance with HBMC Section 17.22.060(E).

- f) Designated, screened solid waste storage areas, a minimum of 2.5' x 2.5' (length times width) each, for three solid waste storage bins shall be shown on the site plan compliance with HBMC Chapter 8.12.
 - g) All parking dimensions shall comply with HBMC Chapter 17.44. Roll-up automatic garage doors shall be installed on all garage door openings and clearly indicated on floor plans.
 - h) Driveway transitions shall comply with HBMC Section 17.44.120(D).
 - i) All exterior lighting shall be downcast, fully shielded and illumination shall be contained within the property boundaries. Lighting shall be energy conserving and motion detector lighting shall be used for all lighting except low-level (3 feet or less in height) security lighting and porch lights. Lamp bulbs and images shall not be visible from within any onsite or offsite residential unit. Exterior lighting shall not be deemed finally approved until 30 days after installation, during which period the building official may order the dimming or modification of any illumination found to be excessively brilliant or impacting to nearby properties.
 - j) Any satellite dish antennas and/or similar equipment shall comply with HBMC Section 17.46.240.
 - k) Architectural treatments shall be as shown on building elevations, site and floor plans.
3. The submitted Covenants, Conditions, and Restrictions (CC&Rs) shall be reviewed and approved by the Community Development Director and City Attorney in conformance with HBMC Section 17.22.050 and conditions of this approval prior to Final Map approval.
- a) Proof of recordation of approved CC&Rs shall be submitted to the Community Development Director, prior to issuance of Certificate of Occupancy.
 - b) Four enclosed (4) garage parking spaces shall be maintained on-site. All parking spaces shall remain available for parking and shall not be used for storage or other

purposes. Storage of boats, trailers, and recreational vehicles shall not be allowed.

- c) The shared off-street guest parking space shall be compliant with the required turning radius, shall remain open and accessible to each unit, rather than being used for storage or any other purposes, and the CC&Rs shall reflect this condition.
4. The project shall comply with all requirements of the Building Division, Public Works Department, Fire Department, and HBMC.
 5. The applicant shall comply with all applicable mitigation measures of the General Plan Program EIR (SCH No. 201581009) as adopted by the City Council including:
 - a) Construction projects within the city shall demonstrate compliance with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - i. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - ii. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - iii. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - iv. All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
 - v. All dirt/soil materials transported off-site shall be required to cover their loads as required by California Vehicle Code Section 23114 to prevent excessive amount of dust.
 - vi. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - vii. Trucks having no current hauling activity shall not idle but shall be turned off (MM 4.2-2A).

- b) In accordance with Section 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to 5 minutes at any location (MM 4.2-2b).
- c) Construction projects within the city shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings (MM 4.2-2c).

For any project where earthmoving or ground disturbance activities are proposed at depths that encounter older Quaternary terrace deposits (depths between 15 and 35 feet), a qualified paleontologist shall be present during excavation or earthmoving activities (MM 4.4- 3).

- d) If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City. The project applicant(s) shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the lead agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered (MM 4.4-3).
- e) For development located at a distance within which acceptable vibration standards pursuant to the Table 4.11-10 of the General Plan Program EIR, included below, the applicant at the time of plan check submittal shall submit a report prepared by a qualified structural engineer demonstrating the following:
 - i. Vibration level limits based on building conditions, soil conditions, and planned demolition and construction methods to ensure vibration levels would not exceed acceptable levels where damage to structures using vibration levels in Draft EIR Table 4.11-4 as standards.
 - ii. Specific measures to be taken during construction to ensure the specified vibration level limits are not exceeded.
 - iii. A monitoring plan to be implemented during demolition and construction that includes post- construction and post- demolition surveys of existing structures that would be impacted. Examples of measures that may be

specified for implementation during demolition or construction include but are not limited to:

1. Prohibition of certain types of impact equipment.
2. Requirement for lighter tracked or wheeled equipment.
3. Specifying demolition by non-impact methods, such as sawing concrete.
4. Phasing operations to avoid simultaneous vibration sources.
5. Installation of vibration measuring devices to guide decision- making for subsequent activities (MM 4.11-2).

General Plan Program EIR TABLE 4.22-10

**Typical Vibration Source Levels for Construction
Equipment**

Equipment	Vibration Velocity Level at 25 Feet, in/sec	Distance from Equipment Within Which Standard is Exceeded
Pile driver (impact)	0.158	158 feet
Pile driver (sonic)	0.045	68 feet
Clam shovel drop (slurry wall)	0.050	74 feet
Hydro mill (slurry wall)	0.002-0.006	9-17 feet
Vibratory roller	0.050	74 feet
Hoe ram	0.022	43 feet
Large bulldozer	0.022	43 feet
Caisson drilling	0.022	43 feet
Loaded trucks	0.020	40 feet
Jackhammer	0.009	24 feet
Small bulldozer	0.001	5 feet

Building Plans:

6. Two copies of a Final Landscape Plan, consistent with landscape plans approved by the Planning Commission, indicating size, type, quantity, and characteristics of landscape materials shall be submitted to the Community Development Department for review and approval prior to the issuance of Building Permits. The Final Plan shall also include the following:
 - a) The applicant shall provide a landscape plan to comply with HBMC Sections 17.22.060(H), 8.60.060, and 8.60.070 to the satisfaction of the Community Development Director and Public Works Director.
 - b) An automatic landscape sprinkler system consistent with HBMC Section 17.22.060(H) shall be provided and shall be shown on plans (Building Permits are required).
7. The plans shall comply with HBMC Section 8.44.095 and install permeable surfaces in the driveway, guest parking space and other non-landscaped areas to the maximum extent feasible. If providing water-permeable surfaces on at least 50% of exterior surface area is not feasible and incorporating measures in 8.44.095 to the extent practicable to infiltrate the volume of runoff produced by an 0.80-inch twenty-four (24) hour rain event, then the applicant shall infiltrate runoff on-site. In the event that subsurface infiltration is required, plans shall designate the exact location of the subsurface infiltration system, the applicant shall enter into a maintenance agreement with the City (prior to Final map approval) for the ongoing infiltration and provide a surety bond to the City to guarantee that on-site, subsurface infiltration is achieved. The amount of the bond shall be determined by the Building Division. All other drainage shall be routed to an off-site facility or on-site permeable area approved by the City. To the extent possible, a portion of roof drainage shall be routed to on-site permeable areas. No drainage shall flow over any driveway or sidewalk.

If the drainage of surface waters onto the property requires a sump pump to discharge said waters onto the street, the property owner(s) shall record an agreement to assume the risk associated with use and operation of said sump pump, release the City from any liability, and indemnify the City regarding receipt of surface waters from the property. The

recorded agreement must be filed with the City prior to issuance of the Certificate of Occupancy.

8. The plans and construction shall comply with all requirements of the Building Code in Title 15 and Green Building Standards in HBMC Chapter 15.48. Water conservation practices set forth in HBMC Section 8.56.070 shall be complied with and noted on construction plans.
9. Two copies of final construction plans, including site, elevation, and floor plans, which are consistent with the conditions of approval of this conditional use permit, shall be reviewed and approved by the Planning Division for consistency with Planning Commission approved plans and this Resolution prior to the submittal to the Building Division for Plan Check.
10. The applicant shall submit all required plans and reports to comply with the City's construction debris recycling program including manifests from both the recycler and County landfill at least 65% of demolition debris associated with demolition of the existing improvements and new construction shall be recycled.
11. The address of each condominium unit shall be conspicuously displayed on the street side of the buildings with externally or internally lit numbers and the method for illumination shall be shown on plans. Address numbering and display shall be subject to approval by the Community Development Department.
12. The applicant shall pay all Parks and Recreation Facilities Area Dedication fees at the time of building permit issuance.

Public Works:

13. No new walls or foundation footing will be allowed to be constructed on or over the public right-of-way.
14. A Residential Encroachment Permit is required for any non-conforming structures located over or within the public right-of-way.
15. Prior to issuance of a Building Permit, an approved civil engineering plans prepared by a licensed civil engineer, and approved by Public Works, addressing grading, undergrounding of all utilities, pavement, sidewalk, curb and gutter improvements, on-

site and off-site drainage (no sheet flow permitted), installation of utility laterals, and all other improvements necessary to comply with the Municipal Code and Public Works specifications, shall be filed with the Community Development Department.

16. Civil engineering plans shall include adjacent properties/structures, sewer laterals, and storm drain main lines on street.
17. Project construction shall protect private and public property in compliance with HBMC Sections 15.04.070 and 15.04.140. No work in the public right of way shall commence unless and until all necessary permits are attained from the Public Works Department including if required, an approved Residential or Commercial Encroachment Permit.
18. Sewer flow rate for upstream and downstream manhole along with manhole rim/lid elevations must be submitted prior to grading and plan check. Sewer lateral video must be submitted with plan check submittal if the developer plans to use the existing sewer lateral. Sewer lateral work may be required after review of the sewer lateral video.
19. Sewer manhole/lid elevations must be submitted prior to grading and plan check.
20. Sewer lateral video must be submitted with plan check submittal if the developer plans to use the existing sewer lateral. Sewer lateral work may be required after review of the sewer lateral video.
21. Sewer main work may be required after review of sewer lateral video.
22. The project must comply with Storm Water and Urban Runoff Pollution Control Regulations (HBMC Ch. 8.44) and must implement Low Impact Development Standards and submit at time of grading and plan check along with an erosion control plan.

Construction:

23. Prior to issuance of a Building Permit, abutting property owners and residents within 100 feet of the project site shall be notified of the anticipated date for commencement of construction.
 - a) The procedures for notification shall be provided by the Building and Safety

Division of the Community Development Department.

b) Building permits will not be issued until the applicant provides an affidavit certifying mailing of the notice.

24. Project construction shall conform to the Noise Control Ordinance requirements in HBMC Section 8.24.050. Allowed hours of construction shall be printed on the building plans and posted at construction site.

25. Traffic control measures, including flagmen, shall be utilized to preserve public health, safety, and welfare.

26. A construction sign shall be posted conspicuously during the course of construction at the project site.

Fire:

27. The project shall provide a public fire flow with 300 GPM at 20 PSI for three hours fire sprinklers.

Other:

28. This approval shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department their affidavits stating that they are aware of, and agree to accept, all of the conditions of this grant. The Conditional Use Permits, Precise Development Plans and Parcel Map shall be recorded, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a building permit.

29. A verbatim copy of the conditions of approval, along with the applicant and property owners' signatures of acceptance, shall be incorporated into the construction documents before building permit issuance.

30. Approval of these permits shall expire twenty-four (24) months from the date of approval unless significant construction or improvements or the use authorized hereby has

commenced. One or more extensions of time may be requested. No extension shall be considered unless requested, in writing to the Community Development Director including the reason therefore, at least 60 days prior to the expiration date. No additional notice of expiration will be provided.

31. The Planning Commission may review these Conditional Use Permits and Precise Development Plans and may amend the subject conditions or impose any new conditions if deemed necessary to mitigate detrimental effects on the neighborhood resulting from the subject use.
32. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
33. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

Section 5. Each of the above conditions is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

PASSED, APPROVED, and ADOPTED on the 18th of November, 2025.

VOTE: AYES:

 NOES:

 ABSTAIN:

 ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 25-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of November 18, 2025.

Kate Hirsh, Chairperson

Alison Becker, Secretary

Date