



Honorable Chair and Members of the Hermosa Beach Planning Commission

PRECISE DEVELOPMENT PLANS (PDP 25-07 and PDP 25-08), CONDITIONAL USE PERMITS (CUP 25-09 and CUP 25-10), AND VESTING TENTATIVE PARCEL MAP NO. 84793 FOR TWO NEW TWO-UNIT RESIDENTIAL CONDOMINIUMS AT 714 AND 722 LOMA DRIVE IN THE TWO-FAMILY RESIDENTIAL (R-2) ZONE

CEQA: Determine that the projects are categorically exempt from the California Environmental Quality Act (CEQA)
(Assistant Planner DeDe Tran)

Recommended Action:

Staff recommends that the Planning Commission:

1. Determine the projects are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 3 categorical exemption, as defined in section 15303 of the CEQA Guidelines for new construction; and
2. Adopt Resolution (Attachment 1) approving Conditional Use Permits (CUP25-09 & CUP25-10), Precise Development Plans (PDP25-07 & PDP25-08), and Vesting Tentative Parcel Map No. 84793 allowing two new two-unit residential condominium buildings in the Two-Family Residential Zone (R-2) subject to conditions.

Executive Summary:

The following is a request for approval of Conditional Use Permits (CUPs), Precise Development Plans (PDPs), and a Vesting Tentative Parcel Map (VTPM) that would permit the construction of four detached residential condominium units at 714 & 722 Loma Drive (two units per lot). Staff recommends that the Planning Commission approve the requested CUPs, PDPs, and VTPM with conditions of approval and determine that the project is categorically exempt from the California Environmental Quality Act (**Attachment 1**).

Background:

The project sites consist of two interior lots with vehicle access on Loma Drive in the Two-Family Residential Zone (R-2) (**Attachment 2**). The City's General Plan (PLAN Hermosa) designates the properties as Medium Density Residential with an allowable density range

of 13.1-25 dwelling units per acre. The sites are located on the east side of Loma Drive, between 6th and 8th streets.

Protected Units

The Housing Crisis Act’s (HCA) replacement housing requirement, as amended by Senate Bill 8, applies to a housing development that demolishes existing residential units. It prohibits reducing the number of dwelling units on a site and prohibits approving projects that demolish "protected" units without replacement. California Government Code 66300 states that “protected units” are required to be replaced. Pursuant to California Government Code section 66300.5(h)(4), protected units include residential dwelling units that are or were rented by lower or very low-income households within the past five years. The subject parcel at 714 is developed with a two unit-family residence built in 1953 which is proposed to be demolished and be replaced with two units, resulting in a net zero unit change for the first of the proposed projects. The subject parcel at 722 is developed with a single-family residence also built in 1953 which is proposed to be demolished and be replaced with two units, resulting in a plus one unit change for the second proposed project. Therefore, taken together, the proposed projects, if approved, would increase the number of residences by one. Additionally the applicant has demonstrated to the City’s satisfaction that the prior occupants of all existing units proposed to be demolished within a five year period were not rented by low or very low-income households via the City’s established income certification forms.

Site Information Table:

The following table describes the existing site characteristics.

Site Information	
General Plan	Medium Density Residential (MD)
Zoning	Two-Family Residential (R-2)
Lot Size	3,965 square feet each
Surrounding Zoning	North: R-2
	East: M-1
	South: R-2
	West: R-2
Surrounding Uses	North: Residential
	East: Office
	South: Residential
	West: Residential

Project Description

The projects consist of the construction of four detached condominium units on two adjacent existing ground lots each within two buildings on each lot. As well as the demolition of one existing duplex (714 Loma Drive) and one existing residence (722 Loma Drive) (**Attachment 3**). The units share a common driveway that straddles both lots and each lot has a front unit (Units A) and back unit (Units B). The units on 714 Loma Drive are a mirror layout of the units on 722 Loma Drive. Units A are at the front of the lots (closest to Loma Drive) and would result in 2,748 square feet of living area each. Units B at the rear of the lots would result in 2,790 square feet of living area each. Vehicular access to the site would be provided from Loma Drive via a shared 10 foot-wide driveway, which would lead to two-car garages for each unit, as well as a guest parking spaces adjacent to the B Units of each lot. The project would require the removal and relocation of an existing light pole currently in the public right of way and in the middle of the proposed drive apron. The Public Works Department (PWD) is aware of the proposal and the applicant will coordinate with PWD and Southern California Edison to address the light pole.

Units A are mirror images of each other, each having a garage on level 1 along with a laundry, bathroom, bedroom, elevator and stairway leading to level 2. Level 2 comprises three additional bedrooms and bathrooms, an elevator and stairway leading to level 3. Level 3 is the main living area with kitchen, living area, fireplace, powder room, open balcony and stairway leading to the roof. The roof provides space for a deck and fixed, waterproof, lockable 150 gallon deck box.

Units B have the same floor plan and configuration as Units A, flipped. Units B are also designed with a deck at level 2, but smaller in size, with additional open space being provided in the rear yard and a larger rooftop deck (although only 100 square feet of qualifying open space in both cases).

The projects require the Planning Commission's review and approval of Conditional Use Permits, Precise Development Plans, and a Vesting Tentative Parcel Map. The CUP and PDP review aims to promote compatibility, architectural unity, enhance design, and ensure neighborhood compatibility. A Vesting Tentative Parcel Map for condominium purposes is requested so that the units may be sold separately (**Attachment 4**).

Discussion:

Development Standards

Two-Family Residential (R-2) Development Standards

Criteria	Required	Provided
LOT STANDARDS		
Minimum Lot Area	1,750 square feet per unit	1,982.5 square feet per unit
Lot Coverage Maximum	65%	64.99%

HEIGHT:	30 ft	30 ft
YARDS:		
Front	5 ft	7 ft/5 ft (above first floor)
Side	3.75 ft	3.7 ft @ North 5 ft @ South
Rear	5 ft/ 3 ft (above first floor)	5.21 ft/ 3.08 ft (above first floor)
PARKING AND DRIVEWAYS:		
Total Parking Spaces Minimum	10	10
Garage Spaces Minimum	8	8
Guest Space Minimum	2	2
OPEN SPACE:		
Private Open Space:	600 square feet	600 square feet
DESIGN ELEMENTS:		
Solid Waste Area (Per Unit)	(3) 2.5 ft X 2.5 ft bins	(3) 2.5 ft X 2.5 ft bins

The following summarizes the requirements of condominium construction and maintenance, and the development's compliance with residential minimum design standards.

Criteria	Required	Provided
LOT STANDARDS		
Minimum Lot Width	29 ft	37.41 ft
DESIGN ELEMENTS:		
Unit Size	1,600 sf per unit (based on 4 bedrooms)	2,748 sf Units A 2,790 sf Units B
Private Storage Space	200 cubic feet per unit	200+ cubic feet each unit
Height	25 ft max along walk streets. Otherwise, base zone standard applies.	30 ft. No walk street
YARDS:		

Front	5 ft	7 ft/5 ft (above first floor)
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Project Findings:

A Precise Development Plan may only be approved or conditionally approved when positive findings can be made pursuant to Hermosa Beach Municipal (HBMC) Code § 17.58.040. In accordance with Hermosa Beach Municipal Code (HBMC) Section 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 HBMC 17.58.40 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 [Title 17, Zoning] and all other titles of the Hermosa Beach Municipal Code;

The project sites are located within the Two-Family Residential Zone (R-2 Zone) on two separate lots (714 and 722 Loma Drive), with a shared driveway. 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 standard for height, front and side yards as contained within HBMC Section 17.12.020. Additionally, HBMC Section 17.12.050 requires that the minimum lot area per dwelling unit be not less than 1,750 square feet, where the sites each provide 2,129 square feet per unit per lot, for a total of four units on two lots. The projects comply with the

maximum lot coverage, which cannot exceed 65 percent of the lot per HBMC Section 17.12.060, as the projects provides for 64.99 percent per lot. Off street parking as required in HBMC Section 17.12.030 is accommodated entirely onsite. Each lot provides four enclosed spaces and one guest parking space for a total of eight enclosed parking spaces and two guest parking spaces for the project. Vehicle access and parking will be accommodated through a shared 10 foot-wide driveway between the two lots, with adequate space for vehicle maneuvering of 25 feet. Additionally, the sites will each feature a slimline rainwater harvesting tank and rain barrels to ensure compliance with low-impact development standards. The projects provide slightly more than the required open space of 300 square feet per unit under HBMC Section 17.12.080, provided for at the rear yards, second level decks and roof decks, each exceeding the minimum dimensions of seven feet by seven feet. The projects also comply with condominium standards including providing for compliant declaration of covenants, conditions and restrictions for each lot as found in the conditions of approval and required by HBMC Section 17.22.050. The lots are 37.41 feet wide, exceeding the minimum lot width for new condominium developments of 29 feet and provides for greater than 1,600 square feet 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 sites have a Medium Density Residential land use designation in the City's General Plan (PLAN Hermosa) and are not part of any specific plan area. The design, layout, and other physical features of the projects are consistent with the General Plan. The intent of the Medium Density Residential 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 13.1-25 dwelling units per acre pursuant to PLAN Hermosa. The proposed four-unit condominium projects comply with these standards and are within the allowable density range at 22 dwelling units per acre. There are no other specific plans or design guidelines required for the project sites. Additional General Plan consistency findings are provided below at Section 2, Finding 2 of this Staff Report. 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 zone and no waivers from these standards are being requested.

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-2 zone and no waivers from these standards are requested.

Additionally, a Conditional Use Permit may only be approved or conditionally approved when positive findings can be made for all of the findings pursuant to HBMC Code § 17.56.050:

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Title and all other titles of the Hermosa Beach Municipal Code;

The project site is located within the Two-Family Residential (R-2) Zone on two separate lots (714 and 722 Loma Drive), with a shared driveway. The proposed use for two detached residential units per lot (for a total of four units for the project) is allowed within the R-2 zone and is compliant with the City's Zoning Ordinance and all other provisions in the Municipal Code. The project would be developed with two units within 3,965 square feet per lot for a total of four units for the project, which is compliant with the maximum requirement of one unit per 1,750 square feet in the R-2 Zone. The project demonstrates consistency with applicable criteria of HBMC Section 17.56.040 Criteria for Review of Conditional Use Permits, specifically that each lot provides a total of five parking spaces, meeting the development standard for parking in the R-2 zone as required in Section 17.44.020. Also, the proposed location of the parking and size of the spaces complies with Sections 17.44.090 and 17.44.100 in that four of the parking spaces for each lot are located entirely onsite within two garages with dimensions of 21 feet 8 inches by 20 feet and 1 inch, and one open guest space per lot which is adjacent to the garage of Unit 2 with a dimension of 8 feet 6 inches by 18 feet. Additionally, the scope of the project is within the anticipated development of the City and the impact to the City's infrastructure and services will be mitigated through compliance with Building and Safety standards, public right-of-way improvements and assessed initial and ongoing fees to service providers.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

The project site has a Medium-Density Residential land use designation in the City's General Plan (PLAN Hermosa). The proposed use is consistent with the Medium-Density Residential designation and is not a part of any specific plan area. The Medium Density Residential designation intends to allow for mixed-scale residential neighborhoods with single-family residential and small-scale multifamily residential (duplex, triplex, condominium). The project site is also located within the Sand Section Neighborhood Character Area of the General Plan. The purpose of the General Plan character areas is to provide guidance on how buildings should interact with the public realm to encourage a coordinated urban realm. The Sand Section Neighborhood Character Area establishes that the area includes low- and medium-density residential uses. Building design includes two to four unit complexes resembling single-family homes with articulation and separate entrances. The proposed project would comply with or exceed the minimum front, side, and rear yard areas for the R-2 Zone. The

identified density range for the land use designation is 13.1-25 dwelling units per acre pursuant to PLAN Hermosa. The proposed two-unit condominium per lot (four units total for the project) would have a density of 22 dwelling units per acre on each lot, 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 & 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 projects are four-unit condominium developments, each consisting of three levels which is common of new multi-family development in this community. The developments fit 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>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 projects are located within walking distance to local schools, parks and the beach. Such proximity allows for a diverse choice of recreational activities and hobbies.</p>
<p>Policy 2.3 Balanced neighborhoods. Promote a diverse range of housing unit types and sizes, within allowed density.</p>	<p>The proposed projects are two new two-unit condominiums (four total) and would contribute to a diverse neighborhood with various housing types and unit sizes for residents of different income levels.</p>

General Plan Consistency	
Goals & Policies	Findings
<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 interest 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 projects would contribute to the diversity of architectural styles in the community through effective site design.</p> <p>The buildings' 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 projects provide 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>
<p>Policy 5.7 Light pollution. 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. In addition, the projects are sufficiently distanced from the shoreline such that the lighting levels will not affect glare.</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>The projects will support the development of safe, sound, and decent housing. The condominium units built from these projects 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 projects will enhance the public right-of-way and underground utilities to provide safe, sound, and decent housing.</p>

General Plan Consistency	
Goals & Policies	Findings
<p>Policy 2.4 The City will continue to support and promote homeownership in the community.</p>	<p>The proposed projects contain four 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 developments would be like 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 projects meet all requirements for the R-2 Zone and are consistent with the Medium-Density Residential land use designation and the Sand Section Neighborhood Character area in PLAN Hermosa. Further, the projects will comply with all current building and safety standards to ensure safety and reliability in construction. The sites provide residential vehicular access with their provision of compliant driveway width, garage parking and guest parking. The projects 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 projects will also maintain all required setbacks per HBMC Section 17.12.020 of each lot, 7 feet in the front yards (Level 1), 3.75 feet in the side yards (north side, 5 feet on the south side), ten feet in the rear yards Level 1 on the ground floor, and 5 feet above Level 1 of Units B.

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 developments are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity. The subject parcel at 714 is developed with a two unit-family residence which is proposed to be demolished and be replaced with two units, resulting in a net zero unit change. The subject parcel at 722 is developed with a single-family residence which is proposed to be demolished and be replaced with two units, resulting in a plus one unit change for the second proposed project.

5. The site is physically suitable for the type of use being proposed, including

access, utilities, and the absence of physical constraints.

The project sites are physically suitable for the type of use being proposed. The project site at 714 is developed with a duplex while 722 is developed with one existing single-family residence. The project sites are located on two 3,965 square-foot lots with existing access to a public street, utilities, and other essential services. The existing lots front Loma Drive and have lot widths of 37.41 feet. This exceeds the minimum lot width for new condominium developments of 29 feet. There are no physical constraints which would prohibit this type of development.

Finally, approval of a tentative parcel map is required for the creation of four residential condominiums. A subdivision for a tentative parcel map may only be approved or conditionally approved when positive findings can be made pursuant to §16.08.060 of the HBMC.

- 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 lots but would rather subdivide airspace within the lot for condominium purposes. The existing lots are each 37.41 feet with a total lot area of 3,965 square feet.

- 2. The proposed lots, after being divided, front on public streets and do not front on any alleys;**

The existing 3,965-square-foot lots both front 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 lots 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 lots are 37.41 feet wide each and have a total area of 3,965 square feet each.

- 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 lots 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-2 Zone. Additionally, the proposed subdivision would not alter the size of the existing lots. The subdivision as proposed is compliant with the intent and purpose of the comprehensive general plan for the City. The following table provides a summary of the relevant General Plan goals and policies with which the proposed subdivision conforms.

General Plan Consistency	
Goals & 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 developments are in line with that of the neighborhood and similar development surrounds the subject property. The proposed projects are a four- unit condominium development consisting of three levels which is common of new multi-family development in this community. The developments fit 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 projects 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.

Environmental Determination:

Pursuant to the California Environmental Quality Act (CEQA), the proposed projects qualify for a Class 3 categorical exemption, as defined in §15303 of the CEQA Guidelines, for New Construction as it consists of multifamily residential structures consisting of no more than six units in an urbanized area. Moreover, none of the exceptions to the categorical exemption(s) apply to these projects, as defined in section 15300.2 of the State CEQA Guidelines. The projects would not result in a significant cumulative impact of successive projects of the same type in the same place over time; the projects would not have a significant effect on the environment due to unusual circumstances; the projects would not damage a scenic highway or scenic resources within a state scenic highway; the projects are not located on a hazardous waste site; and the projects 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.

Public Notification:

For the November 18, 2025 Planning Commission hearing, a total of 228 public hearing notices were mailed to the applicant, occupants, and property owners of properties within a 300- 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 5**. As of the writing of the report, the staff have received no public comments.

Attachments:

1. Draft PC Resolution 25-20

2. Zoning Map
3. Project Plans
4. Vesting Tentative Parcel Map No. 84793
5. Public Notification Package

Respectfully Submitted by: DeDe Tran, Assistant Planner

Concur: Alexis Oropeza, Planning Manager

Legal Review: Sarah Locklin, Interim Assistant City Attorney

Approved: Alison Becker, Community Development Director