



**Honorable Mayor and Members of the Hermosa Beach City Council**

**ADOPT A RESOLUTION APPROVING A PRECISE DEVELOPMENT PLAN AND LOT LINE ADJUSTMENT TO REMODEL AND ADD A THIRD STORY TO AN EXISTING COMMERCIAL BUILDING AT 901 HERMOSA AVENUE IN THE DOWNTOWN COMMERCIAL ZONE AND COASTAL ZONE**

**CEQA:** Determine the project is exempt from the California Environmental Quality Act. (Community Development Director, Alison Becker)

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**Recommended Action:**

Staff recommends City Council:

1. Determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15301, class 1 and section 15305, class 5 of the CEQA guidelines;
2. Adopt a Resolution approving Precise Development Plan (PDP23-04) and Lot Line Adjustment (LLA 23-03) to remodel and add to an existing two-story commercial building that measures 12,012 square feet located at 901 Hermosa Avenue. The lot line adjustment consolidates three existing parcels into a single lot, subject to conditions of approval (**Attachment 1**).

**Executive Summary:**

This is a request for approval of a Precise Development Plan (PDP) and Lot Line Adjustment (LLA) to remodel and add to an existing two-story commercial building that measures 12,012 square feet. The project adds a third story with a height of 28 feet, 9.6 inches and reconfigures the existing building layout, resulting in an increase of 793 square feet of usable floor area for a remodeled multi-tenant commercial building located at 901 Hermosa Avenue. The lot line adjustment consolidates three existing parcels into a single lot. The Planning Commission considered this request at its October 21, 2025 meeting and continued the item to a date uncertain to give the applicant time to address questions and concerns raised during the meeting. The Commission subsequently approved the project by a 4-1 vote after a second public hearing held on December 16, 2025. Staff recommends that the City Council uphold the Planning Commission approval of 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 an existing 8,177-square-foot corner lot located in the southwestern portion of the City, between Ninth Street and Tenth Court and is adjacent to a walk-street. The site is designated Community Commercial (CC) in the General Plan and is zoned Downtown Commercial (C-3) (**Attachment 2**). The site is currently developed with a 12,012-square-foot two-story multi-tenant commercial building across three parcels. The current development has no surface parking. The site was developed in 1928.

On October 21, 2025, the Planning Commission held a public hearing to consider the current application, at which time project-specific questions from Planning Commissioners remained unanswered (**Attachment 8**). To give the applicant and staff time to address these questions and concerns raised, the Planning Commission continued the item to a date uncertain.

On December 16, 2025, the Planning Commission held a public hearing to consider the current application at which time project-specific questions from the October 21, 2025 Planning Commission meeting were addressed. The Planning Commission approved the project in a 4-1 vote (**Attachment 9**).

***Past Commission Actions***

<b>Meeting Date</b>	<b>Description</b>
Planning Commission <a href="#">October 21, 2025</a>	Planning Commission holds a public hearing for a remodel and third story addition to an existing commercial building and continues the matter to a date uncertain.
Planning Commission <a href="#">December 16, 2025</a>	Planning Commission holds a public hearing for a remodel and third story addition to an existing commercial building and approves the project in a 4-1 vote.

Pursuant to Hermosa Beach Municipal Code (HBMC) Section 2.52.040, the City Council may act to initiate a review of the actions taken by the Planning Commission. The City Clerk received a request from two members of the City Council before the expiration of the call up review, and the matter was subsequently scheduled for a hearing. The City Council’s review is a *de novo* public hearing regarding the PDP and the PDP may be approved as conditioned by the Planning Commission, approved with modified conditions or denied on the basis of findings.

**Discussion:**

**Site Information Table:**

The following table describes the existing site characteristics:

Site Information	
General Plan	Community Commercial (CC)
Zoning	Downtown Commercial (C-2), Coastal Zone
Lot Size	8,177 square feet
Surrounding Zoning	North: C-2 East: C-2 South: C-2 and R-2 (Two-Family Residential) West: R-2
Surrounding Uses	North: Residential East: Restaurant South: Restaurant and Residential West: Residential

Pursuant to HBMC Section 17.58.020, Precise Development Plan 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 Section 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 interior and exterior remodel of a 12,012-square-foot, two-story, multi-tenant commercial building. Therefore, the project requires the approval of a Precise Development Plan.

Project Description:

The proposed project would renovate the existing 12,012-square-foot, two-story, multi-tenant building. The project would also include decommissioning approximately 1,340 square feet on the second floor and adding a 4,058-square-foot third story to the building for office use. The project would result in the square footage of the building increasing by 793 square feet. A transformer would be located in a 172-square-foot enclosed space on the first floor with access from a roll-up door on 10th court. To comply with Southern California Edison guidelines, a 160-square-foot area on the second floor above the transformer will be clear and open. The property currently does not have a trash enclosure on site. The proposed project would include a trash room and loading room on the first floor both accessible from 10th Court. The project also includes a lot line adjustment to merge the three parcels the existing building is developed over into one parcel.

Development Standards		
Lot Standards	Required	Provided
Height	30 ft	28 ft, 9.6 inch
Yards:		
Front	Not Required	0 feet
Side	5ft	0 ft (existing, no change)

Development Standards				
Rear		5 ft		1 <sup>st</sup> floor: 2 ft, 11 in (existing, no change)  2 <sup>nd</sup> floor: 5 ft, 10 inch 3 <sup>rd</sup> floor: 5ft, 10 inch
Parking				
Total Minimum	Parking Spaces	0 existing  No additional stalls required if building square footages not exceed 10%		0 stalls

Legal Nonconforming Structure

The building is currently nonconforming as it does not meet required parking, setbacks, and the north, west, and east sides of the building sit over property lines. Pursuant to HBMC Section 17.52.030(B)(1)(b), any existing nonconforming portions of the structure (e.g. a wall nonconforming to a yard requirement, or a roof non-conforming to height requirements) may be partially modified or altered only to the extent necessary to satisfy the Uniform Building Code as recommended by a certified structural engineer but shall not be completely removed and replaced, and if completely removed must be brought into compliance with current requirements.

A licensed structural engineer prepared a memo to clarify that the north wall of the property does not meet basic performance objectives (**Attachment 5**). The existing wall will not be entirely abandoned. The proposed alterations to the wall will mitigate the performance deficiency and will meet current building code.

Site/Floor Plan

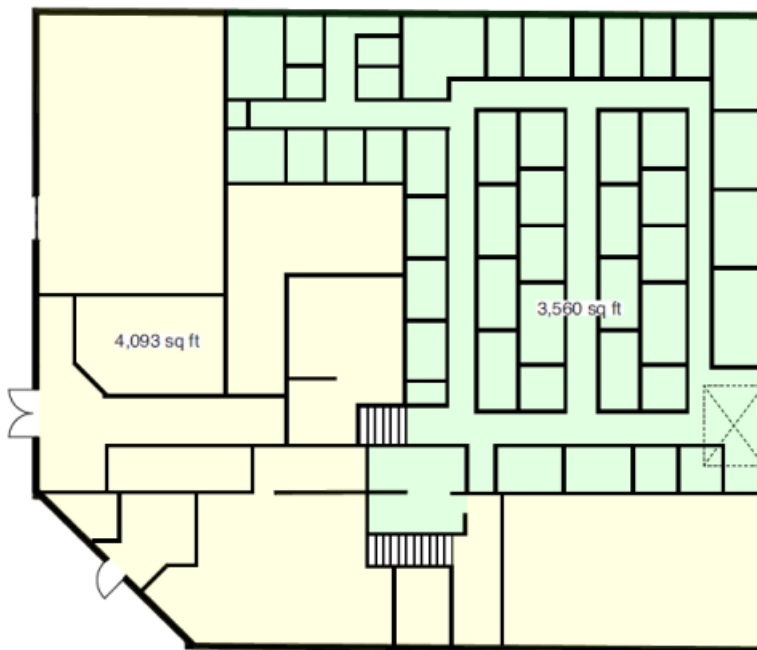
The project proposes decreasing square footage on the first and second floors to accommodate the third-story addition. The proposed project would decrease the 7,653 square-foot first floor to 5,980 square feet and decrease the 4,359-square-foot second floor to 2,767 square feet. The project would also include decommissioning approximately 1,340 square feet on the second floor and adding a 4,058-square-foot third story to the building for office use. The project would result in the square footage of the building increasing by 793 square feet. Staff recommend a special condition of approval expressly prohibiting the use of the decommissioned area. Additionally, the transformer would be located in a 172-square-foot enclosed space on the first floor with access from a roll-up door on 10th Court. To comply with Southern California Edison guidelines, a 160-square-foot area on the second floor above the transformer will be kept clear and open. The property currently does not have a trash enclosure; the project incorporates a room for trash and recycling on the north side of the building that would be accessible from 10th Court.

## Floor Area

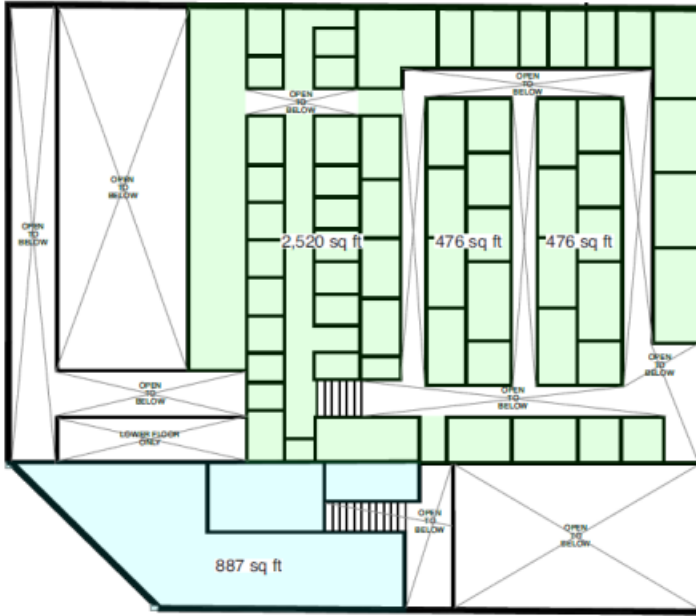
Pursuant to HBMC Section 17.44.010, the definition of “gross floor area” is the total area occupied by a building or structure, excepting therefrom only the area of any inner courts, exterior corridors, open balconies, open stairways, and designated garages. Such total area shall be calculated by measuring along the outside dimensions of the exterior surfaces of such building or the total of each floor level. Certain utilitarian spaces, such as mechanical/utility rooms, elevators, stairways, and loading/parking areas are excluded, as these spaces do not contribute to the functional intensity of the building.

The existing second floor includes movable floors and staircases, along with open areas that are not counted toward floor area. Figures 1 and 2 illustrate the existing floor area; areas shaded in green, yellow, and blue are usable and permitted areas that count towards the existing floor area of the building. Areas shown in white were not counted towards the building floor area

**Figure 1.** Diagram of Existing First Floor

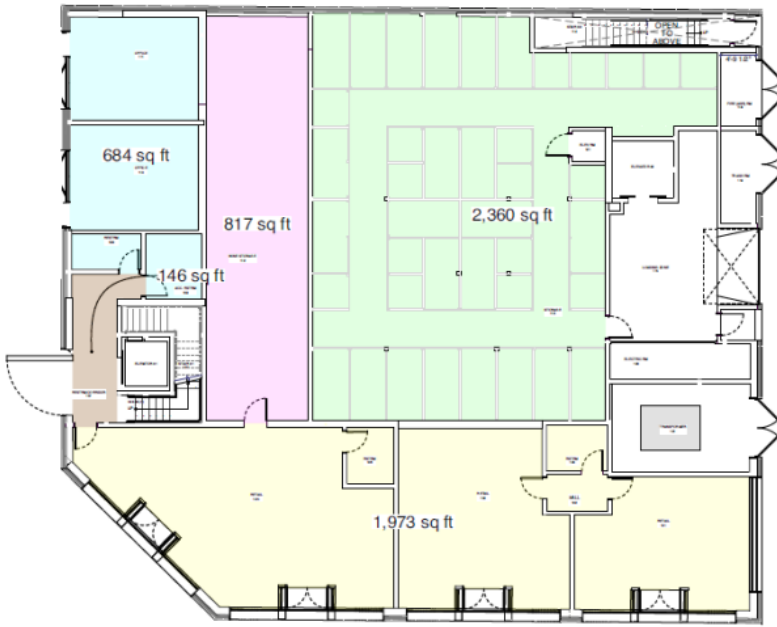


**Figure 2.** Diagram of Existing Second Floor

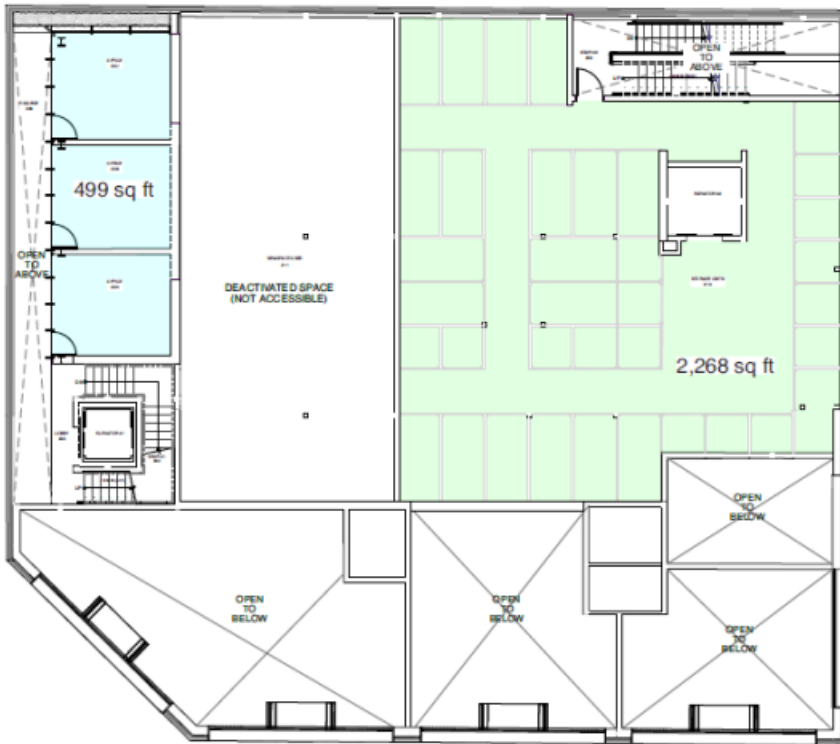


Figures 3 through 5 illustrate proposed floor area; areas that have not been counted toward floor area appear in white. The proposed second floor includes a 1,340 square-foot decommissioned space. The applicant has provided a letter from their structural engineer from Labib Funk and Associates (**Attachment 5**) justifying the need to keep the decommissioned area as it is structurally critical for seismic transfer of lateral forces to the lateral force resisting system

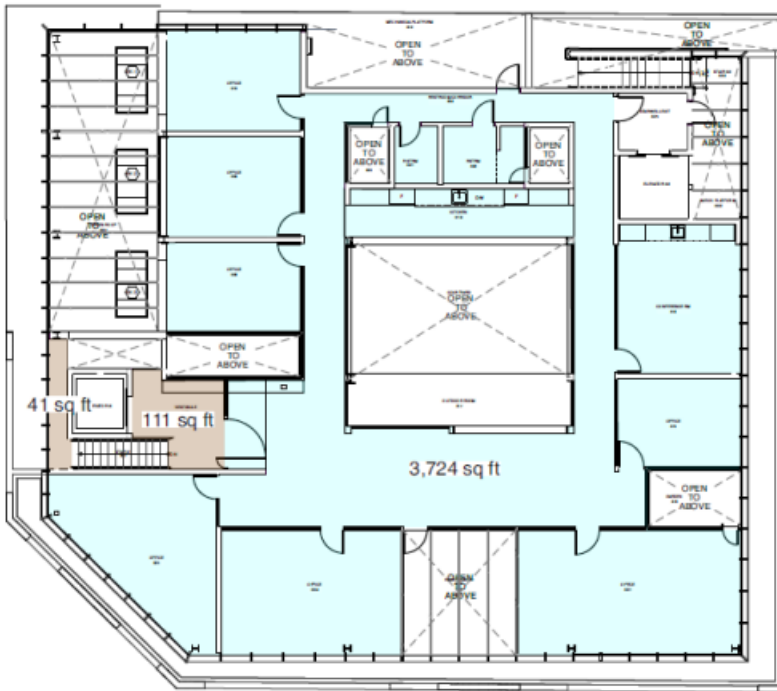
**Figure 3.** Diagram of Proposed First Floor



**Figure 4.** Diagram of Proposed Second Floor



**Figure 5.** Diagram of Proposed Third Floor



### Parking/Loading

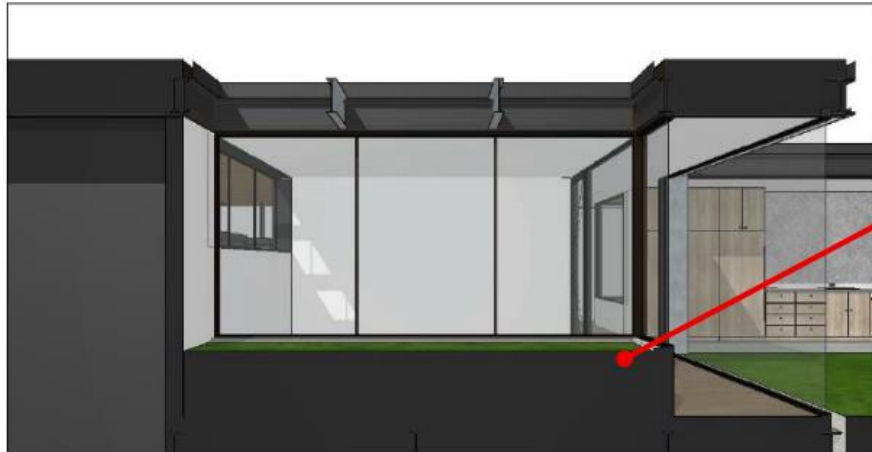
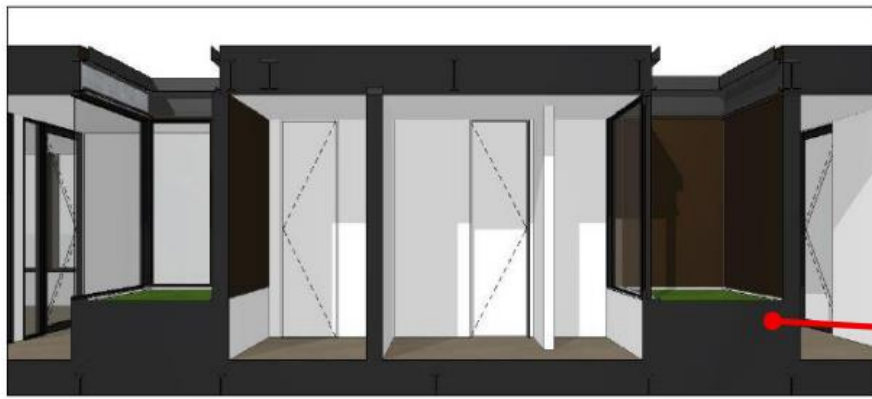
The property currently has no off-street parking. Pursuant to HBMC Section 17.44.015, additions greater than ten (10) percent or 500 square feet, additional parking in accordance with this Chapter shall be provided for any alteration which would change the building square footage on site by more than ten (10) percent or 500 square feet, whichever is greater. The existing commercial building is 12,012 square feet. The project would include decommissioning approximately 1,340 square feet on the second floor and adding a 4,058-square-foot third story. After accounting for the uninhabitable and utilitarian areas of the building, the proposed project would increase the square footage of the building by 793 square feet or six and a half percent. Therefore, the proposed project would not increase the usable square footage by more than 10 percent and would not require additional parking.

### Landscaping

The project proposes a green roof and four raised gardens (see images below) on the third floor to be utilized as a visual aesthetic for the enjoyment of future tenants. The gardens would not be utilized or accessible by the tenants and is a visual amenity to the office spaces. The Planning Commission’s approval includes a condition of approval requiring maintenance of the gardens and green roof. All proposed landscaping is subject to HBMC Chapter 8.60, Water Efficient Landscaping.

Figure 6. Proposed Raised Gardents (Third Floor Cross-Section)





The third-floor gardens are intended as visual amenities; access to the space is provided for maintenance. The planter beds are raised and open to the sky.

### Design

The development proposes a contemporary architectural style and would utilize several materials, such as metal paneling, aluminum, and glass on the storefront, and incorporates stucco, aluminum, and glass curtain walls to create visual interest. The pedestrian entryway closest to the walk street would be redesigned to be arched, thus keeping consistent with the other windows and entryways on the east side of the building. Additional service doors would be installed on the north side of the building off Tenth Court. Additional windows would be installed on the south side of the building.

### Historic Assessment

The City's General Plan identified the property as a potential historic resource in the windshield survey prepared as part of the General Plan Program Environmental Impact Report. All proposed alterations and demolitions of buildings identified on the City's survey of potential historic resources are required to be evaluated by a qualified historic preservationist to determine if the proposed demolition or alteration would result in the degradation of a historically significant site. As such, a historic resource assessment was prepared for the property by Page & Turnbull in April 2024 (**Attachment 7**). The historic resource assessment found that 901 Hermosa Avenue is not currently listed on any local, state, or federal register of historic resources. The structure is a local example of a 1920s automobile showroom. The building is a modest representation of the Mission Revival architectural style, as it is less elaborate and ornamented than other high-style examples

in the region. In addition, some of the original features, such as windows and doors, have been replaced or infilled. The assessment finds that the building does not possess a level of architectural distinction, nor is it associated with events or individuals of significance; the property does not meet the eligibility criteria for the National or California Register of Historical Resources. The city’s Historic Preservation Ordinance has been implemented voluntarily, and this building has not been locally designated. The assessment concludes that the project is not a historic resource for the purposes of CEQA.

Lot Line Adjustment

A lot line adjustment is the process under the State Subdivision Map Act that is used to change the property lines of existing parcels. The process can be used to do a number of things, such as: combine up to four adjacent parcels into one parcel, alter the boundary between up to four parcels, or reconfigure the shapes of up to four parcels.

The property is a corner lot consisting of three parcels, lots 25-27, and has the following dimensions.

Existing Lot Configuration		
Lot	Width	Length
25	30 ft	95 ft
26	26 ft-2 in	95 ft
27	30 ft	95 ft

The project would adjust the lot lines to create a single parcel with dimensions of 86 feet 2 inches wide by 95 feet long, totaling 8,177 square feet (**Attachment 6**).

**Findings:**

Pursuant to Hermosa Beach Municipal Code Section 17.58.020, remodels of 1,500 square feet or more in any zone shall be subject to a Precise development Plan (PDP). Pursuant to Hermosa Beach Municipal Code Section 17.58.040, all projects requiring a Precise Development plan must make the following findings to approve the PDP.

- 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 proposed project would renovate the existing 12,012-square-foot two-story multi-tenant building and would include decommissioning approximately 1,340 square feet on the second floor, adding a 4,058 square-foot third story to the building for office use, and would result in the square footage of the building increasing by 793 square feet. A transformer would be located in a 172-square-foot enclosed space on the first floor with access from a roll-up door on 10th court. To comply with southern California Edison guidelines, a 160-square-foot area on the second floor above the transformer will be clear and open. 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.

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 of Community Commercial. The purpose of this designation is to provide opportunities and locations for uses designed to serve the shopping, dining, and employment desires of the entire community. The site is also located within the Downtown District character area. The vision of this district is to enhance building form and orientation and maintain the pedestrian realm along Pier Avenue while transforming the realm on Hermosa Avenue. The Downtown District intended uses would be services and activities associated with the local beach culture to residents as well as visitors to the city. Additionally, The Downtown character district areas specifies a desired character and building area form that includes 1) Many of the unique buildings, streetscape features, and public spaces are iconic or historic in nature, and new buildings should be carefully integrated to retain the town’s eclectic charm and 2) Buildings should be two to three stories in height, cover most or all of the parcel, and may abut neighboring structures. The general plan states the maximum floor area ratio (FAR) for a community commercial land use designation is 1.25. The property is currently nonconforming with a FAR of approximately 1.5. The proposed project would maintain this nonconforming FAR.

The proposed project would revitalize the existing building and incorporate a more modern aesthetic, inclusive of a variety of materials to create interest and break monotony. The large arched storefront windows on the first floor would be maintained. The modern aesthetic would largely come into play in the new thirdfloor addition with the installation of numerous windows and the incorporation of different materials. Additionally, the Planning Commission’s conditions of approval prohibit tinting and reflective glass. The proposed project is consistent with the General Plan.

<b>General Plan Consistency</b>	
Goals & Policies	Findings
Land Use Element	
<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 will increase access to services in the community and contribute to more options for residents to have access to daily activities. All future uses will be subject to compliance with the permitted uses of the C-2 zone per the city’s municipal code.</p>

General Plan Consistency	
<p><b>Policy 1.7 Compatibility of Uses.</b> Ensure the placement of new uses does not create or exacerbate nuisances between different types of land uses</p>	
Parks & Open Space Element	
<p><b>Goal 5. Scenic vistas, viewpoints, and resources are maintained or enhanced</b></p> <p><b>Policy 5.7 Light pollution.</b> Preserve nighttime skyward views and reduce glare by minimizing shoreline lighting levels.</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 renovate the existing 12,012-square-foot two-story multi-tenant building and would include decommissioning approximately 1,340 square feet on the second floor, adding a 4,058 square-foot third story to the building for office use, and would result in the square footage of the building increasing by 793 square feet. The development proposes a contemporary architectural style and would utilize several materials, such as metal paneling, aluminum and glass on the storefront, and incorporate stucco, aluminum and glass curtain walls to create visual interest. The proposed design will be compatible with buildings in the surrounding area. Moreover, the project complies with all design development standards.

Additionally, Pursuant to the state Subdivision Map Act (California Government Code Section 66412(d)), a tentative map, parcel map, or final map shall not be required as a condition to the approval of a lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the City.

The City must limit its review and approval to a determination of whether the parcels resulting from the adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. Conditions and exactions placed on approval must be limited to those necessary to comply with the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. In addition, the City cannot require a record of survey for a

lot line adjustment unless otherwise required by law. The proposed lot line adjustment consolidates three existing lots into a single 8,177-square-foot lot (86 feet 2 inches wide by 95 feet) that is consistent with the General Plan, Zoning, applicable Coastal Plan, and building regulations.

**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 building. The proposed project also qualifies for a Class 5 categorical exemption, minor alterations in land use limitations, as defined in section 15305, as the project consists of a minor lot line adjustment. Additionally, a historic resource assessment was prepared for the project by Page & Turnbull in April 2024, and it was determined that the property is not considered a historic resource for the purposes of CEQA.

**Attachments:**

1. Resolution
2. Zoning Map
3. Project Plans
4. 3D Sections and View
5. Structural Engineer Letters
6. Lot Line Adjustment
7. Historic Resources Assessment
8. October 21, 2025 Planning Commission Staff Report and Attachments
9. December 16, 2025 Planning Commission Staff Report and Attachments
10. Public Notification Package

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

**Concur:** Alexis Oropeza, Planning Manager

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

**Noted for Fiscal Impact:** Brandon Walker, Administrative Services Director

**Legal Review:** Jason Baltimore, Interim City Attorney

**Approved:** Steve Napolitano, City Manager