

**CITY OF HERMOSA BEACH  
RESOLUTION NO. 26-XXXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, SUSTAINING THE PLANNING COMMISSION’S APPROVAL OF A PRECISE DEVELOPMENT PLAN (PDP 23-04) AND LOT LINE ADJUSTMENT (LLA 23-03) TO REMODEL AN EXISTING 12,012 SQUARE-FOOT TWO-STORY COMMERCIAL BUILDING AND CONSOLIDATE THREE EXISTING PARCELS INTO A SINGLE LOT AT 901 HERMOSA AVENUE, AND DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**RECITALS**

**WHEREAS**, Kyle Ransford (“Applicant”) filed an application for a Precise Development Plan (“PDP”) and Lot Line Adjustment (“LLA”) to remodel and add to an existing 14,021 square-foot two-story commercial building (“Project”) located at 901 Hermosa Avenue, Hermosa Beach, California (“Site”) on May 30, 2023; and

**WHEREAS**, the Project proposes to add a third story to the exiting building increasing the building height to 28 feet 9.6 inches, reconfigure the existing building layout resulting in a decrease of 194 square feet of usable floor area for a remodeled multi-tenant commercial building, and consolidate three existing parcels at the Site into a single lot; and

**WHEREAS**, the Planning Commission approved PDP 23-04 and LLA 23-03 at a duly noticed public meeting to consider the Applicant’s Project on December 16, 2025; and

**WHEREAS**, the City Council initiated a review of the Planning Commission’s action on the Project at its regularly scheduled meeting on December 23, 2025, and scheduled a de novo public hearing on January 27, 2026, to reconsider the Project pursuant to Hermosa Beach Municipal Code (“HBMC”) section 2.52.040.

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

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

**SECTION 2. PDP Findings.** The City Council (“Council”) hereby further finds the following pertaining to the application for PDP 23-04 regarding the design, layout, and other physical features of the Project pursuant to HBMC section 17.58.040:

a. Compliance with HBMC Title 17. The Project complies with all other applicable provisions of HBMC Title 17 and all other HBMC Titles. The proposed Project would (1) renovate the existing 12,012-square-foot two-story multi-tenant building; (2) 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 (3) 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 HBMC.

b. Compliance with the General Plan. The Project is consistent with the General Plan and any applicable specific plan or design guidelines. The 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 are services and activities associated with the local beach culture to residents as well as visitors to the City. Additionally, the downtown 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, and the proposed Project would maintain this nonconforming FAR.

c. Revitalize Existing Building. 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 third floor 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>	
<b>Goals &amp; Policies</b>	<b>Findings</b>
<b>Land Use Element</b>	
<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><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>	<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</p> <p>All future uses will be subject to compliance with the permitted uses of the C-2 zone per the HBMC.</p>
<b>Parks &amp; Open Space Element</b>	
<p><b>Goal 5. Scenic vistas, viewpoints, and resources are maintained or enhanced</b></p> <p><b>Policy 5.7 Light Pollution.</b> 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.</p>

d. Compliance with Zone. The Project complies with any design or development standards applicable to the zone, unless waived or modified pursuant to the provisions of HBMC Title 17. The Property has a Zoning Designation of Downton Commercial (C-2). The proposed Project would (1) renovate the existing 12,012-square-foot two-story multi-tenant building; (2) 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 (3) 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 break the monotony and create visual interest. The design will be compatible with buildings in the surrounding area. Moreover, the Project complies with all design development standards of the C-2 Zone.

**SECTION 3. LLA Findings.** The City Council hereby finds the following pertaining to the application for LLA 23-03 pursuant to the Subdivision Map Act of California Government Code section 66412(d):

a. A tentative map, parcel map, or final map shall not be required as a condition to the approval of a lot line adjustment if the lot line adjustment is approved by the City (1) between four or fewer existing adjoining parcels; (2) where the land taken from one parcel is added to an adjoining parcel; and (3) where a greater number of parcels than originally existed is not thereby created.

b. 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 or coastal plan, and zoning and building ordinances.

c. 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 LLA; 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 LLA 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.

**SECTION 4. PDP Conditions of Approval.** The City Council hereby approves PDP 23-04 to remodel and add to an existing 12,012-square-foot two-story commercial building at the Site subject to the following conditions:

a. General Conditions

(1) The development and continued use of the property shall be in conformance with submitted plans received and reviewed by the City Council

at its meeting of January 27, 2026, 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 Downtown Commercial (C- 2) Zone as applicable of the HBMC, including but not limited to: (a) height, including all required roof-mounted equipment, shall fully comply with the 30-foot height limit (precise building height compliance shall be reviewed at the time of the building plan review to the satisfaction of the Community Development Director); and (b) architectural treatments and accessory facilities shall be as shown on building elevations, site, and floor plans.

(3) The Project shall comply with all requirements of the City's Building Division, Public Works Department, Los Angeles County Fire Department, and the HBMC.

(4) This approval shall not be effective for any purposes until the Applicant and the owners of the Property involved have filed at the office of the Planning Division of the Community Development Department signed affidavits stating that they are aware of, and agree to accept, all the conditions of this grant. The PDP shall be recorded, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a building permit.

(5) Approval of this permit shall expire 24 months from the date of approval by the Planning Commission 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 shall be provided.

(6) The Planning Commission may review this PDP and may amend the subject conditions or impose any new conditions deemed necessary to mitigate detrimental effects on the surrounding neighborhood.

(7) The Property shall be developed, maintained, and operated in full compliance with the conditions of this permit; and any law, statute, ordinance, or other regulation applicable to any development or activity on the Property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

(8) Permittee shall defend, indemnify, and hold harmless the City (its City Council, its officers, employees, and agents ("Indemnified Parties")) to the greatest extent permitted by law from and against any claim, action, or proceeding brought by any party against the Indemnified Parties 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.

(9) 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.

b. Planning

(1) All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Community Development Department. These conditions shall be indexed on the cover sheet and referenced on the site plan.

(2) The Property is located in the coastal zone. As such, California Coastal Commission ("Commission") approval is required prior to submittal of the building plan check. A verbatim copy of the Commission's approval along with any conditions of approval shall be incorporated into the plan check set of plans. If the Applicant chooses to submit for building plan check prior to Commission approval, they may do so and provide the Community Development Department a waiver of liability.

(3) The floor plans shall be maintained and used in accordance with the floor plans incorporated as Exhibit A of this Resolution. Any revision to the floor plan configuration shall be reviewed and approved by the Planning Commission. Minor changes that do not materially change the project may be approved by the Community Development Director.

(4) All landscaped areas shall be maintained and strictly prohibited from use without approval of a PDP modification by the Planning Commission.

(5) Any proposed onsite landscaping shall comply with HBMC Chapter 8.60 and section 8.44.095(F)(1), and must be submitted to the Community Development Department and be approved prior to issuance of the building permit.

(6) All walls or fences (including the visible surface of retaining walls) shall be constructed of, or treated with, an aesthetically pleasing material approved by the Community Development Director including but not limited to masonry block designed and manufactured to be exposed (e.g., split-face, scored, textured or striated), surface treated masonry (e.g. stucco or paint), wrought iron or simulated wrought iron, brick, wood, stucco, or paint. Plain gray untreated block not designed or manufactured to be exposed and chain link fences are prohibited (HBMC section 17.46.130.E).

(7) Outdoor lighting and lighting for signs associated with commercial uses shall be designed so as not to adversely impact residences. No flashing, blinking, or high intensity lighting. Adequate lighting to illuminate parking areas and corridors to access parking and public sidewalk. Lighting for signs may only be illuminated during business hours.

(8) All lighting shall be directed downward, 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 (three feet or less in height) securing lighting and porch lights. 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.

(9) Signs shall be limited to the commercial space frontage pursuant to the requirements of HBMC Chapter 17.50.

(10) All proposed mechanical equipment shall be located outside of required setbacks in accordance with the HBMC. All mechanical equipment must be screened from public view subject to the review and approval of the Community Development Director or designee.

(11) Use of the second-floor decommissioned area shall be strictly prohibited from use.

(12) At the time of plan check approval, the Applicant shall

submit a building permit. The Applicant shall remit a construction plan, which shall include a plan for how it will maintain the existing perimeter walls throughout the various construction phases.

(13) Reflective window tints shall be prohibited on all windows. The ground floor street-facing windows shall provide a minimum visible light transparency transmittance level of 50%.

(14) Construction projects within the City shall demonstrate compliance with all applicable standards of the Southern California Air Quality Management District ("SCAQMD"), including the following provisions of SCAQMD Rule 403: (a) 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%); (b) 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; (c) all clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), to prevent excessive amounts of dust; (d) all dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust; (e) 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; (f) general contractors shall maintain and operate construction equipment to minimize exhaust emissions; and (g) trucks having no current hauling activity shall not idle but shall be turned off.

(15) In accordance with Section 2485 to 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 five minutes at any location.

(16) The Project shall comply with SCAQMD Rule 1113, limiting the volatile organic compound content of architectural coatings.

(17) Construction projects within the City shall install odor-reducing equipment in accordance with SCAQMD Rule 1138.

(18) Project applicants shall identify all measures to reduce air pollutant emissions below SCAQMD thresholds prior to the issuance of building permits. Should attainment of SCAQMD thresholds be determined to be infeasible,



construction contractors shall provide evidence of this to the City and will be encouraged to apply for SCAQMD Source Oriented Optimization Network funds.

(19) As a standard condition of approval for future development projects implemented under the General Plan that involve ground disturbance or excavation: (a) for any project where earthmoving or ground disturbance activities are proposed at depths that encounter older Quaternary terrace deposits, a qualified paleontologist shall be present during excavation or earthmoving activities; and (b) 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.

c. Building

(1) The previously provided Localized Forecast Analysis (“LFA”) Report dated October 8, 2024 states that the existing wall will not be entirely abandoned and that alterations will be made to mitigate structural deficiencies. Structural plans have not yet been reviewed to determine the extent of this work and how it may encroach into the public right-of-way. No new walls or foundation footings (including underpinning) will be allowed within the public right-of-way without the approval of Public Works.

(2) Must reference all gross square footage on page G-202, to include square footage that is being designated and labeled as “deactivated space”.

(3) Must clarify access areas on page G-202/G-203/G-204: (a) it appears that the access path to the proposed electrical room is less than three feet; (b) the South egress path and door swing appear to swing out onto the encroachment area, subject to the approval of Public Works; and (c) the doors on the North side of the building for the proposed fire room and trash room appear to swing into the public right of way, subject to the approval of Public Works.

(4) Must acquire approval from Public Works if the existing wall encroaching on the Public Way is to be maintained in that location.

(5) Referencing page AD-111: Any work that exceeds 50% demolition of the existing framing will be considered new and is subject to the development and building standards of a new building.

(6) The following items will require plan review and approval, prior to permit issuance: (a) pedestrian and adjacent property protection plans will be required for review and approval; (b) submit all architectural, geotechnical reports, low impact development ("LID"), Site drainage, energy sheets/calculations, and structural plans for plan review and approval and acquire all required permits; (c) submittal and plan approval required to the Los Angeles County Fire Land Development Unit for the site plans and floor plans; and (d) submittal and plan approval required to the Los Angeles County Fire for Fire Sprinklers and Fire Alarm Systems.

d. Public Works

(1) No new walls or foundation footing will be allowed to be constructed on or over the public right-of way.

(2) A Residential Encroachment permit is required for non-confirming structures located over or within the public right-of-way.

(3) Prior to issuance of a Building Permit, 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 HBMC and Public Works specifications) shall be filed with the Community Development Department.

(4) Civil engineering plans shall include adjacent properties and structures, sewer laterals, and storm drain main lines on the street.

(5) 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.

(6) Sewer manhole rim/lid elevations must be submitted prior to grading and plan check.

(7) 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 reviewing the sewer lateral video.

(8) The Project must comply with Storm Water and Urban Runoff Pollution Control Regulations (HBMC Chapter 8.44), implement required Low Impact Development Standards, provide calculations and documents (i.e., Appendix D and E of the Storm Water LID Guidelines), submit at time of grading, and plan check along with an erosion control plan.

**SECTION 5.** LLA Conditions of Approval. The City Council hereby approves LLA 23-03 which consolidates three existing parcels into a single lot, subject to the following:

a. General Conditions

(1) The Property shall be developed, maintained, and operated in full compliance with the conditions of this permit; and any law, statute, ordinance, or other regulation applicable to any development or activity on the Property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

(2) Permittee shall defend, indemnify, and hold harmless the City (its City Council, its officers, employees, and agents ("Indemnified Parties")) to the greatest extent permitted by law from and against any claim, action, or proceeding brought by any party against the Indemnified Parties 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.

(3) 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.

(4) The Property is located in the coastal zone. As such, Commission approval is required prior to submittal of the building plan check. A verbatim copy of the Commission's project approval, along with any conditions of approval, shall be incorporated into the plan check set of plans. If the Applicant chooses to submit for building plan check prior to Commission approval, they may do so at risk and provide the Community Development Department with a waiver of liability.

b. Planning

(1) Prepayment of all taxes as required California Government Code section 66412 and any fees required by the City shall be evidenced prior to recordation of the Certificate of Compliance.

(2) A Certificate of Compliance and legal descriptions in a form approved by the City and compliant with the Subdivision Map Act shall be submitted consistent with the plans approved by the Planning Commission, approved by the Community Development Director and City Attorney, and recorded with the Office of the Los Angeles County Recorder; and evidence of recording shall be submitted to the Community Development Department within one year of this approval.

**SECTION 6.** California Environmental Quality Act ("CEQA"). The City Council finds that this Resolution is not subject to CEQA (Title 14 of the California Code of Regulations) pursuant to the following CEQA Guidelines sections: (a) section 15301 (Class 1, Existing Facilities) as the Project consists of internal and exterior modification of an existing building; (b) section 15305 (Class 5 categorical exemption, Minor Alterations in land use limitations) as the Project consists of a minor lot line adjustment; (c) 15064.5(a) as the property is not considered a historical resource for the purposes of CEQA and will not cause a substantial adverse change in the significance of a historical resource based upon a historic resource assessment prepared for the Project by Page & Turnbull in July 2024, and the fact that the Site is not currently listed in a local register of historic resources or in the California Register and is not eligible for listing in the California Register; and (d) section 15300.2 as the Project is not located in a particularly sensitive environment such that its impact on the environment will be significant, 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. In addition, the Project will not damage a scenic highway or scenic resources within a state scenic highway as no scenic state highway exist in the vicinity of the Project, nor is the Project

located on a hazardous waste site.

**SECTION 7. Severability.** If any section or provision of this Resolution is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this Resolution shall remain valid. The City Council hereby declares that it would have adopted this Resolution, and each section or provision thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

**SECTION 8. Certification.** The City Clerk shall certify to the passage and adoption of this Resolution; cause the same to be entered among the original resolutions of the City; and make a minute of the passage and adoption thereof in the records of the proceedings of the Council in the minutes of the meeting at which time same is passed and adopted.

**SECTION 9. Effective Date.** This Resolution is effective immediately upon adoption.

**SECTION 10.** Pursuant to the Code of Civil Procedure section 1094.6, any legal challenge to the decision of the Council after exhaustion of any available administrative remedies must be made within 90 days after the final decision by the Council.

**PASSED, APPROVED and ADOPTED** on this 27th day of January 2026.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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Mayor Rob Saemann

**PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, CA

**ATTEST:**

**APPROVED AS TO FORM:**

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Reanna Guzman  
Interim City Clerk

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Jason Baltimore  
Interim City Attorney