CITY OF HERMOSA BEACH

Meeting Date: October 21, 2025
Staff Report No. 25-CDD-140

Honorable Chairperson and Members of the Hermosa Beach Planning Commission

ADOPT A RESOLUTION TO APPROVE A PRECISE DEVELOPMENT PLAN AND LOT LINE ADJUSTMENT TO REMODEL AND ADD A THIRD STORY TO AN EXISTING BUILDING AT 901 HERMOSA AVE IN THE GENERAL COMMERCIAL ZONE
CEQA: Determine the project is exempt from the California Environmental Quality Act.
(Contract Planner Kaneca Pompey)

Recommended Action:

Staff recommends the Planning Commission:

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 14,021 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)**; and

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 14,021 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 a decrease of 194 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. Staff recommend that the Planning Commission approve 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 has a General Plan land use designation of Community Commercial (CC) and is zoned Downtown Commercial (C-3) **(Attachment 2).** The site is currently developed with

a 14,021-square-foot two-story multi-tenant commercial building across three parcels. The current development has no surface parking. The site was developed in 1928.

Site Information Table:
The following table describes the existing site characteristics

Site Information	
General Plan	Community Commercial (CC)
Zoning	Downtown Commercial (C-3), 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

Authorization:
Pursuant to HBMC § 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 §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 14,021-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 14,021-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 3,654-square-foot third story to the building for office use. The project would result in the square footage of the building decreasing by 194 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 (**Attachment 3**). The project also includes a lot line adjustment to merge the three parcels the existing building is developed over into one parcel. **(Attachment 4)**.

Discussion:

Criteria	Required	Provided
LOT STANDARDS		
HEIGHT:	30 ft	28ft, 9.6in
YARDS:		
Front	Not required	0 feet
Side	5 ft	0 ft (existing, no change)
Rear	5 ft	1st floor: 2 ft, 11 in (existing, no change) 2nd floor: 5 ft, 10 inch 3rd floor: 5ft, 10 inch
PARKING:		
Total Parking Spaces Minimum	0 existing No additional stalls are required if building square footage does not increase	0 stalls

Nonconformity

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. 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 addition. The proposed project would decrease the 7,724-square-foot first floor to 7,179 square feet and decrease the 6,297-square-foot second floor to 2,994 square feet. Overall, the project would also include decommissioning approximately 1,340 square feet on the second floor and adding a 3,654 square-foot third story to the building for office use. The project would result in the square footage of the building decreasing by 194 square feet. Staff recommend a special condition of approval expressly prohibiting the use of this area without accounting for parking and would be walled off to prevent use of the 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 clear and open. The property currently does not have a trash enclosure and incorporates a room for trash and recycling on the northside of the building that will be accessible from 10th court.

Parking/Loading

The property currently has no off-street parking. Pursuant to HBMC § 17.44.015, additions greater than 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 10 percent or 500 square feet, whichever is greater.

The existing commercial building is 14,021 square feet. The project would include decommissioning approximately 1,340 square feet on the second floor and adding a 3,654 third story. The proposed project would decrease the square footage of the building by 194 square feet. Therefore, the proposed project would not increase the usable square footage and would not require additional parking.

The property also currently has no loading area. The proposed project would create a ground level loading room accessible by a grade level roll up door off 10th Court.

Landscape

The project does not propose landscaping. Any future onsite landscaping would be subject to HBMC Chapter 8.60, Water Efficient Landscaping.

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 break the monotony and 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 5).**

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 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 as a landmark. 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 (4) adjacent parcels into one (1) parcel, alter the boundary between up to four (4) parcels, or reconfigure the shapes of up to four (4) 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.

Findings:

Pursuant to Hermosa Beach Municipal Code §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 §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 14,021-square-foot two-story multi-tenant building and would include decommissioning approximately 1,340 square feet on the second floor, adding a 3,654 square-foot third story to the building for office use, and would result in the square footage of the building decreasing by 194 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 1.7. 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 third-floor addition with the installation of numerous windows and the incorporation of different materials. Additionally, the staff proposes a condition of approval prohibiting tinting and reflective glass. Therefore, the proposed project is consistent with the General Plan.

General Plan Consistency	
Goals & Policies	**Findings**
Land Use Element	
Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high-quality life for residents **Policy 1.3 Access to daily activities.** Strive to create sustainable development patterns such that the majority of residents are within walking distance to a variety of neighborhood goods and services **Policy 1.7 Compatibility of Uses.** Ensure the placement of new uses does not create or exacerbate nuisances between different types of land uses.	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-3 zone per the city's municipal code,
Parks & Open Space Element	
Goal 5. Scenic vistas, viewpoints, and resources are maintained or enhanced **Policy 5.7 Light pollution.** Preserve nighttime skyward views and reduce glare by minimizing shoreline lighting levels.	Nighttime views would be protected by a condition of approval requiring all exterior lighting to be downcast to minimize light pollution.

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 14,021-square-foot two-story multi-tenant building and would include decommissioning approximately 1,340 square feet on the second floor, adding a 3,654 square-foot third story to the building for office use, and would result in the square footage of the building decreasing by 194 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 proposed design will be compatible with buildings in the surrounding area. Moreover, the project complies with all design development standards.

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.

Public Notification:

CITY OF HERMOSA BEACH

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PRECISE DEVELOPMENT PLAN (PDP 23-04) AND LOT LINE ADJUSTMENT (LLA 23-03) TO REMODEL AN EXISTING 14,021 SQUARE-FOOT TWO-STORY COMMERCIAL BUILDING AND CONSOLIDATE THREE EXISTING PARCELS INTO A SINGLE LOT, AND DETERMINING THAT 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.

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

WHEREAS, on May 30, 2023, the applicant, Kyle Ransford, filed an application for a Precise Development Plan and Lot Line Adjustment, to remodel and add to an existing 14,021 square-foot two-story commercial building (the "Project") located at 901 Hermosa Avenue (the "site"). The project proposes to add a third story to the exiting building, increasing the building height to 28 feet 9.6 inches, and reconfigure the existing building layout, resulting in a decrease of 194 square feet of usable floor area for a remodeled multi-tenant commercial building. Additionally, the lot line adjustment will consolidate three existing parcels at the project site into a single lot; and

WHEREAS, the Planning Commission, at its public meeting of October 21, 2025, conducted a public hearing, and considered all testimony and evidence, both oral and written, that was presented to the Planning Commission; and

WHEREAS, the proposed project is Categorically Exempt from the California Environmental Quality Act as defined in section 15301, Class 1, Existing Facilities as the project 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 July 2024 and determined that 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, as per CEQA Guidelines (14 CCR § 15064.5(a)), 901 Hermosa Avenue 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, the property is not a historic resource for the purposes of the CEQA.. Moreover, none of the exceptions to the categorical exemption(s) apply under section 15300.2. The project is not located in a particularly sensitive environment such that its impact on the environment will be significant, and 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. 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.

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

SECTION 1. Based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares the following pertaining to the application for a Precise Development Plan (PDP 23-04), pursuant to section 17.58.040 of the Hermosa Beach Municipal Code ("HBMC"):

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 14,021-square-foot two-story multi-tenant building and would include decommissioning approximately 1,340 square feet on the second floor, adding a 3,654 square-foot third story to the building for office use, and would result in the square footage of the building decreasing by 194 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 are 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 (F.A.R.) for a community commercial land use designation is 1.25. The property is currently nonconforming with a FAR of 1.7, and 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 third floor addition with the installation of numerous windows and the incorporation of different materials. Additionally, staff proposes a condition of approval prohibiting tinting and reflective glass. Therefore, the proposed project is consistent with the General Plan.

General Plan Consistency	
Goals & Policies	**Findings**
Land Use Element	
Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high-quality life for residents **Policy 1.3 Access to daily activities.** Strive to create sustainable development patterns such that the majority of residents are within walking distance to a variety of neighborhood goods and services	The proposed project will increase access to services in the community and contribute to more options for residents to have access to daily activities.
Policy 1.7 Compatibility of Uses. Ensure the placement of new uses does not create	All future uses will be subject to compliance with the permitted uses

or exacerbate nuisances between different types of land uses.	of the C-3 zone per the city's municipal code.
Parks & Open Space Element	
Goal 5. Scenic vistas, viewpoints, and resources are maintained or enhanced Policy 5.7 Light pollution. Preserve skyward nighttime views and lessen glare by minimizing lighting levels along the shoreline.	Nighttime views would be protected by a condition of approval requiring all exterior lighting to be downcast to minimize light pollution.

3. **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 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 1.7. 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 third floor addition with the installation of numerous windows and the incorporation of different materials. Additionally, staff proposes a condition of approval prohibiting

tinting and reflective glass. Therefore, the proposed project is consistent with the General Plan.

SECTION 2. Based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares the following pertaining to the application for a Lot Line Adjustment (LLA 23-03) pursuant to the Subdivision Map Act, California Government Code Section 66412(d):

1. 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.

2. 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.

SECTION 3. Based on the foregoing, the Planning Commission **hereby approves** the subject Precise Development Plan (PDP 23-04) and Lot Line Adjustment (LLA 23-03) to remodel and add to an existing 14, 021 square-foot two-story commercial building located at 901 Hermosa Avenue. The lot line adjustment consolidates three existing parcels into a single lot as set forth in Planning Commission Resolution 25-10, subject to the following **Conditions of Approval**:

General Conditions

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

October 21, 2025, 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 Municipal Code, 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.

    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 of Hermosa Beach 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 permittee, Kyle Ransford, 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 Conditional Use Permit and Precise Development Plan 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 twenty-four (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 Precise Development Plan and may amend the subject conditions or impose any new conditions if deemed necessary to mitigate detrimental effects on the surrounding neighborhood.

7. The subject 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 subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

8. 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 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.

<u>Planning</u>

10. 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.

11. Landscaping: Any proposed onsite landscaping shall comply with HBMC chapter 8.60, Water Efficient Landscaping and HBMC 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.

12. Walls/Fences: 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).

13. Lighting: Outdoor lighting and lighting for signs associated with commercial uses 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.

14. Lighting: 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 (3 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.

15. Signs: Signs shall be limited to the commercial space frontage pursuant to the requirements of HBMC Chapter 17.50, Signs.
16. All proposed mechanical equipment shall be located outside of required setbacks in accordance with the Hermosa Beach Municipal Code. All mechanical equipment must be screened from public view subject to the review and approval of the Community Development Director or designee.
17. Use of the second-floor decommissioned area shall be strictly prohibited from use.
18. 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.
19. The use of tinted and/or reflective glass is prohibited.
20. 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.
21. 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 (1) year of this approval.
22. 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:

    · 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.

    · 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.

    · 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.

· All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.

· 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.

· General contractors shall maintain and operate construction equipment to minimize exhaust emissions.

· Trucks having no current hauling activity shall not idle but shall be turned off.

23. 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.

24. The project shall comply with South Coast Air Quality Management District Rule 1113, limiting the volatile organic compound content of architectural coatings.

25. Construction projects within the city shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.

26. 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 SOON funds.

27. As a standard condition of approval for future development projects implemented under PLAN Hermosa that involve ground disturbance or excavation:

    · 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.

    · 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.

Building

28. The previously provided LFA Report dated 10/8/24 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 PROW. No new walls or foundation footings (including underpinning) will be allowed within the public right-of-way without the approval of Public Works.
29. Must reference all gross square footage on page G-202, to include square footage that is being designated and labeled as "deactivated space".
30. 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 3 feet. b. The South egress path and door swing appear to swing out onto the encroachment area, subject to the approval of Public Works. 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.
31. Must acquire approval from Public Works if the existing wall encroaching on the Public Way is to be maintained in that location.
32. 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.

The following items will require plan review and approval, prior to permit issuance:

33. Pedestrian and adjacent property protection plans will be required for review and approval.
34. Submit all Architectural, Geotechnical Reports, LID, Site Drainage, Energy Sheets/Calculations, and Structural Plans for plan review and approval and acquire all required permits.
35. Submittal and plan approval required to LA County Fire Land Development Unit for the site plans and floor plans
36. Submittal and plan approval required to LA County Fire for Fire Sprinklers and Fire Alarm Systems.

Public Works

37. No new walls or foundation footing will be allowed to be constructed on or over the

public right-of-way.

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

The following conditions of approval shall be satisfied, subject to the satisfaction of the Public Works Director or designee.

39. 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 CD Department.
40. Civil engineering plans shall include adjacent properties/structures, sewer laterals, and storm drain main lines on the street.
41. Project construction shall protect private and public property in compliance with 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.
42. Sewer manhole rim/lid elevations must be submitted prior to grading and plan check.
43. 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.
44. The project must comply with Storm Water and Urban Runoff Pollution Control Regulations (HBMC Ch. 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 4. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after exhaustion of any available administrative remedies, must be made within 90 days after the final decision by the City Council. The Hermosa Beach City Council may on its own initiative review all actions of the Planning Commission. If the City Council does not initiate review of this decision as set forth in Hermosa Beach Municipal Code Section 2.52.040, this decision will become final.

PASSED, **APPROVED**, and **ADOPTED** on the 21st of October, 2025.

_____

VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT

CERTIFICATION

I hereby certify the foregoing Resolution PC 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 October 21, 2025.

_____ _____

Kate Hirsh, Chair Alison Becker, Secretary

_____

Date

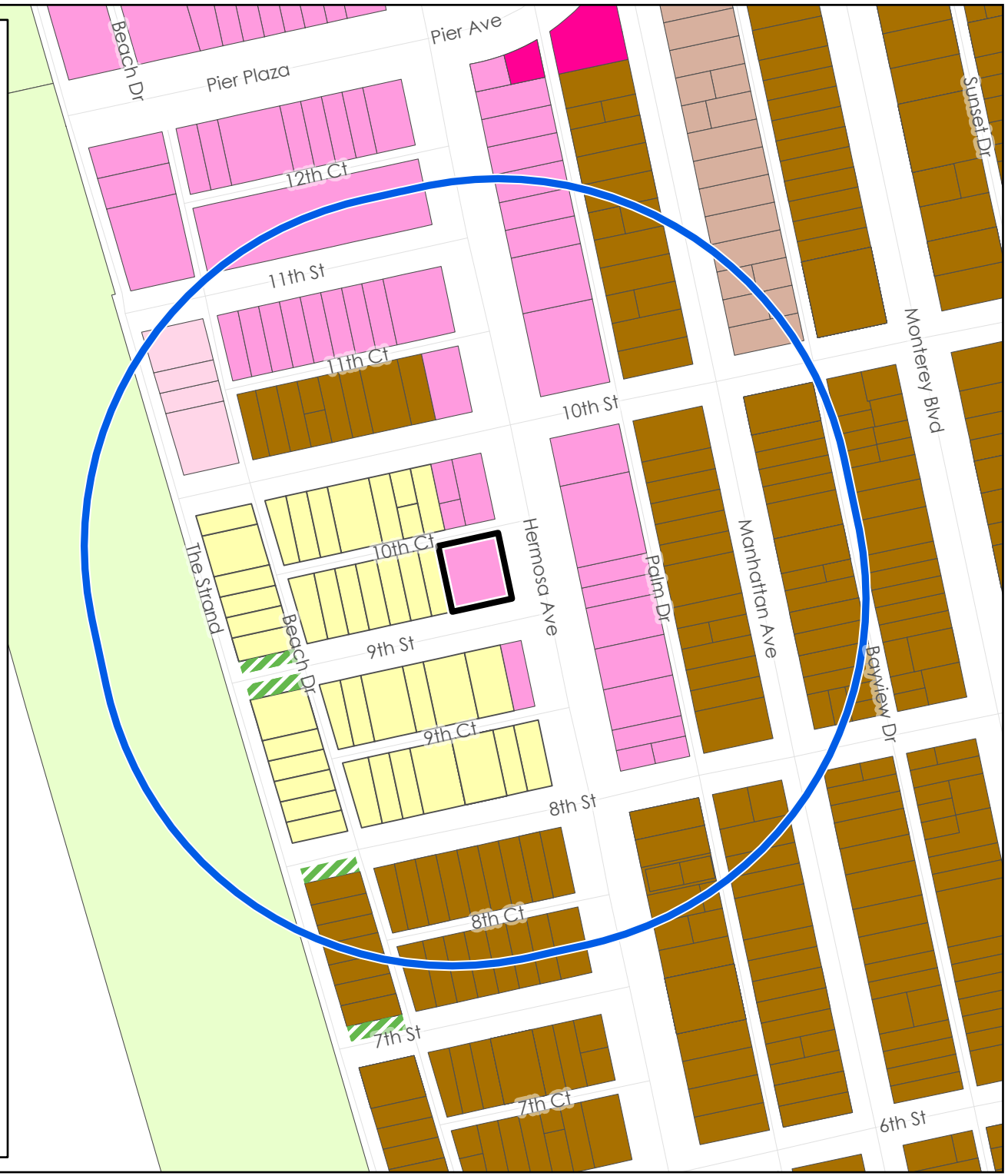
Project Zoning Map
Planning Commission
October 21, 2025

Description
901 Hermosa Avenue
APN: 4187-003-028
Zone: C-2 Downtown Commercial

Precise Development Plan

- R-1 Single Family Residential
- R-1A Limited Single-Family Residential
- R-2 Two Family Residential
- R-2B Limited Multiple Family Residential
- R-3 Multiple Family Residential
- R-P Residential-Professional
- RPD Residential Planned Development
- R-3PD Multiple Family Planned Development
- C-1 Neighborhood Commercial
- C-2 Downtown Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- OS Open Space
- OS-1 Restricted Open Space
- OS-2 Restricted Open Space
- OS-O Open Space Overlay
- MHP Mobile Home Park
- SPA Specific Plan Area (Residential)
- SPA Specific Plan Area (Commercial)

500' Notification Radius



For the October 21, 2025, Planning Commission hearing, a total of 696 public hearing notices were mailed to the applicant, occupants, and property owners of properties within a 500-foot radius on October 11, 2025. A legal ad was published on October 11, 2025, in the Daily Breeze, a newspaper of general circulation. An eBlast was sent to all subscribers on October 9, 2025 and it was posted on our website and bulletin board. 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 6**. As of the writing of the report, one public comment expressing opposition to the project was received (**Attachment 7**).

Attachments:

1. Resolution 25-XX
2. Zoning Map
3. Project Plans
4. Lot Line Adjustment
5. Historic Resource Assessment
6. Public Notification Package
7. Public Comment

Respectfully Submitted by: Kaneca Pompey, Contract Planner
Concur: Alexis Oropeza, Planning Manager
Approved: Sarah Locklin, Interim Assistant City Attorney
Approved: Alison Becker, Community Development Director

SHEET INDEX

COVER SHEET & GENERAL INFO

G-101	COVER SHEET	☐
G-102	GENERAL NOTES	☐

DIAGRAMS

G-201	SITE PHOTOS	☐
G-202	CURRENT VS PROPOSED SQ FT	☐
G-203	CODE REPORT	☐
G-204	CODE PLANS & SECTIONS	☐

SURVEY - MAPPING

V-101	SURVEY PLAN	☐

DEMOLITION SITE

AD-101	DEMOLITION SITE PLAN	☐

DEMOLITION PLANS

AD-111	DEMOLITION 1st FLOOR PLAN	☐
AD-112	DEMOLITION 2nd FLOOR PLAN	☐
AD-113	DEMOLITION ROOF PLAN	☐

CIVIL

C-000	TITLE SHEET	☐
C-100	EROSION CONTROL PLAN	☐
C-210	GRADING AND DRAINAGE PLAN	☐
C-300	LOW IMPACT DEVELOPMENT PLAN	☐
C-400	UTILITY PLAN	☐

A-101	SITE PLAN	☐

FLOOR PLANS

A-111	FOUNDATION PLAN	☐
A-112	1st FLOOR PLAN	☐
A-113	2nd FLOOR PLAN	☐
A-114	3rd FLOOR PLAN	☐
A-115	ROOF PLAN	☐

ELEVATIONS

A-201	EXISTING ELEVATIONS	☐
A-202	EXISTING ELEVATIONS	☐
A-203	PROPOSED ELEVATIONS	☐
A-204	PROPOSED ELEVATIONS	☐

SECTIONS

A-301	BUILDING SECTIONS	☐
A-302	BUILDING SECTION	☐
A-303	WALL SECTIONS	☐

ENLARGED PLANS

A-401	STAIR 01 PLAN & SECTION	☐
A-402	STAIR 02 PLAN & SECTION	☐
A-403	STAIR 03 & ELEVATOR 02 PLAN & SECTION	☐
A-404	ENLARGED BATHROOM PLANS & ELEVATIONS	☐
A-405	ENLARGED KITCHEN PLANS & ELEVATIONS	☐

ASSEMBLY DETAILS

A-501	DETAILS - WALL ASSEMBLIES	☐
A-502	DETAILS - FLOOR / ROOF / CEILING ASSEMBLIES	☐

SCHEDULES

A-601	FINISH SCHEDULE & MATERIAL LEGEND	☐
A-602	DOOR + WINDOW SCHEDULES	☐
A-603	CURTAIN WALL SCHEDULE	☐

PROJECT INFORMATION

PROJECT ADDRESS
901 HERMOSA

LEGAL DESCRIPTION
LOT 25, 26 AND 27, BLOCK 10. HERMOSA BEACH, M.B. 1-25-26

APN#
4187-003-028

ZONE
C2 (DOWNTOWN COMMERCIAL ZONE)

LOT AREA (NET)
8,180 SF

OCCUPANCY GROUP
MERCANTILE OFFICE & STORAGE

CONSTRUCTION TYPE
TYPE V

NO. OF STORIES
THREE STORIES

FIRE SPRINKLERS
SPRINKLERS THROUGHOUT

PARKING
N/A

SCOPE OF WORK
MAJOR REMODEL OF EXISTING TWO-STORY COMMERCIAL STRUCTURE. PROPOSED WORK INCLUDES:
REMOVE EXISTING EXTERIOR WALL FINISH AND INSTALL NEW FINISH OVER SUBSTRATE
REMOVE EXISTING EXTERIOR DOORS AND REPLACE WITH NEW
REMOVE EXISTING EXTERIOR WINDOWS AND REPLACE WITH NEW
RECONFIGURE EXISTING INTERIOR SPACES PER PLANS. GC TO REMOVE DRYWALL AT ALL SURFACES AS NEEDED TO ACCOMMODATE REMODEL.
EXISTING INTERIOR AND EXTERIOR LIGHTING TO BE REMOVED AND REPLACED
EXISTING MECHANICAL EQUIPMENT AND DUCTWORK TO BE REMOVED AND REPLACED
EXISTING ROOF AND ROOF DRAINAGE TO BE RENEWED. GC TO APPLY NEW FINISH TO EXISTING ROOF
EXISTING FLOOR AND WALL FINISHES TO BE REMOVED THROUGHOUT
EXISTING LOW VOLTAGE AND A/V SYSTEMS TO BE REMOVED AND REPLACED WITH NEW
EXISTING PLUMBING FIXTURES TO BE REMOVED AND REPLACED WITH NEW. GC TO REWORK EXISTING PIPING AS NEEDED FOR NEW CONFIGURATION
EXISTING HARDSCAPE, SOFTSCAPE, AND PLANTERS TO BE REMOVED. GC TO INSTALL NEW HARDSCAPE, SOFTSCAPE, AND PLANTERS PER PLANS
REWORK EXISTING DRAINAGE AS NEEDED

PROJECT DIRECTORY

CLIENT
KYLE RANSFORD
901 HERMOSA PARTNERS LLC
2301 ROSECRANS AVENUE, SUITE 4130 EL SEGUNDO CA 90254 USA

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE HERMOSA BEACH CA 90254
ANTHONY@LANEY.LA
(310) 870-7175

SURVEYOR
DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921, TORRANCE, CA, 90503
(310) 542-9491

STRUCTURE + CIVIL
LABIB FUNK + ASSOCIATES
319 MAIN STREET, EL SEGUNDO, CA 90245
(213) 239-9700

GEO-TECHNICAL ENGINEER
NORCAL ENGINEERING
10641 HUMBOLT STREET, LOS ALAMITOS, CA 90720
(526) 799-9469

MEP
NATIONAL ENGINEERING & CONSULTING, INC
30 THOMAS I, IRVINE, CA 92618
(714) 495-8004

DEFERRED SUBMITTALS

- FIRE SPRINKLERS AND ALARMS

A) DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW. THE ENGINEER OF RECORD FOR THE BUILDING PROJECT SHALL PROVIDE A NOTE ON THE DEFERRED PLANS OR A SHOP DRAWING APPROVAL STAMP STATING THAT THE PLANS ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDINGS. (CBC 106.3.4.2)

FIRE SPRINKLER NOTE

AN AUTOMATIC COMMERCIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING AND IN OTHER AREAS AS REQUIRED BY THE FIRE CODE OFFICIAL. AUTOMATIC COMMERCIAL FIRE SPRINKLERS SHALL COMPLY WITH THE HERMOSA BEACH FIRE DEPARTMENT MINIMUM REQUIREMENTS FOR NFPA 13D FIRE SPRINKLER SYSTEMS. FIRE SPRINKLERS SHALL BE UNDER SEPARATE PLAN CHECK AND PERMIT [R313 CRC, 903.2.8.2 CFC AS AMENDED BY MBMC 3.16.020]

RELEVANT CODES

2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CMC, 2022 CEC, 2022 CPC, 2022 CRC

OTHER

- ANY EXISTING FIRE SPRINKLER OR FIRE ALARM SYSTEMS MUST SUBMIT FOR SEPARATE PLAN REVIEW.

- FIRE SPRINKLERS SHALL BE UNDER SEPARATE PLAN CHECK PERMIT.

- PROPERTY ADDRESS(S) MUST BE PERMANENTLY AFFIXED TO BUILDING IN ACCORDANCE WITH MBFC 505.1 PRIOR TO FINAL FIRE INSPECTION. [MBMC 3.16.20].

- AUTOMATIC COMMERCIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING AND IN OTHER AREAS AS REQUIRED BY THE FIRE CODE OFFICIAL.

- AUTOMATIC COMMERCIAL FIRE SPRINKLERS SHALL COMPLY WITH THE HERMOSA BEACH FIRE DEPARTMENT MINIMUM REQUIREMENTS FOR NFPA 13D FIRE SPRINKLER SYSTEMS.

- HORN/STROBE ALARM DEVICES SHALL BE PLACED ON THE ADDRESS SIDE OF THE BUILDING UNLESS OTHERWISE SPECIFIED BY FIRE DEPARTMENT PERSONNEL.

- ALL WATER PIPES TO SINKS AND LAUNDRY FACILITIES SHALL BE INSTALLED WITH SOUND DEADENING MATERIALS TO PREVENT THE TRANSFER OF NOISE.

- ALL VOIDS AROUND PIPES SHALL BE PACKED WITH ROCK WOOL OR EQUIVALENT SOUND-DEADENING MATERIALS TO PREVENT THE TRANSFER OF NOISE.

- NO PLUMBING VENTS OR SIMILAR EQUIPMENT SHALL BE PLACED BACK TO BACK BETWEEN SEPARATE DWELLING UNITS.

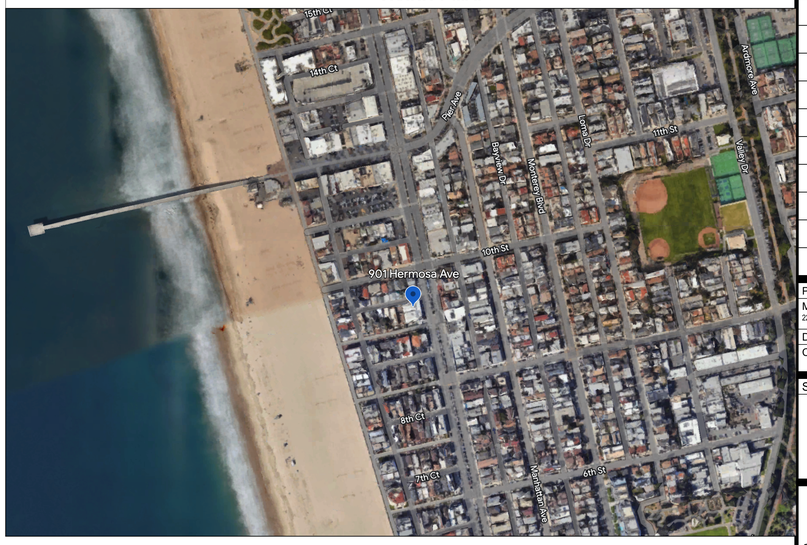
ABBREVIATIONS

@	AT
A.F.F.	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
ALUM	ALUMINUM
ANCH	ANCHOR
APPROX	APPROXIMATELY
ATTEN	ATTENUATION
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
B.O.	BOTTOM OF
(C)	COMPACT PARKING STALL
CA	CLEAR ANODIZED
CAB	CABINET
CER	CERAMIC
CJ	CONTROL JOINT
CL	CLOSET
C.L.	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DTL	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELECT	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
(E)	EXISTING
EP	ELECTRIC PANEL
EXT	EXTERIOR
FD	FLOOR DRAIN
FIN.	FINISH
F.F.E.	FINISH FLOOR ELEVATION
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.	FACE OF
FT	FOOT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GI	GALVANIZED IRON
GALV	GALVANIZED
GL	GLASS
GYP BD	GYPSUM BOARD
HD	HEAD
HDWD	HARDWOOD
HORIZ	HORIZONTAL
HT	HEIGHT
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
LAM	LAMINATE
LAV	LAVATORY
LT FXT	LIGHT FIXTURE
MAX	MAXIMUM
MEMB	MEMBRANE
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
(N)	NEW
NIC	NOT IN CONTRACT
OC	ON CENTER
OD	OUTSIDE DIAMETER
P.C.	PROPERTY CORNER
P.L.	PROPERTY LINE
PLT	PLATE
PLAS	PLASTER
PLWD	PLYWOOD
R	RISERS
RD	ROOF DRAIN
R.O.	ROUGH OPENING
RAD	RADIUS
RDL	ROOF DRAIN LEADER
REC	RECESSED
REINF	REINFORCED
REQD	REQUIRED
RES	RESISTANT
RESIL	RESILIENT
RET	RETAINING
REV.	REVERSE
RM	ROOM
S.S.	STAINLESS STEEL
SV	SHEET VINYL
SCHED	SCHEDULE
SECT	SECTION
SAM	SELF ADHERING MEMBRANE
SFR	SINGLE FAMILY RESIDENCE
SHT	SHEET
SIM	SIMILAR
SPEC	SQUARE
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	TREADS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
TOP	TOPPING
TELE	TELEPHONE
TEMP	TEMPERED
T.S.	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
URM	UNREINFORCED MASONRY
VCT	VINYL COMPOSITION TILE
W/	WITH
WC	WATER CLOSET
WF	WIDE FLANGE
WP	WATERPROOF
WD	WOOD
WRB	WEATHER RESISTANT BARRIER
±	PLUS OR MINUS
#	NUMBER

SYMBOLS

	SOLID LINE
	DASHED LINES INDICATE HIDDEN, OVERHEAD OR ITEMS TO BE REMOVED
	BUILDING FLOOR OR ELEVATION
	PROPERTY LINE
	BREAK LINE - MATERIAL TO CONTINUE
	GRIDLINE ON CENTER OF COLUMN
	GRIDLINE TO FACE OF STRUCTURE
	DIMENSION TO CENTERLINE
	DIMENSION TO FACE
	BUILDING SECTION
	WALL SECTION
	DETAIL
	INTERIOR ELEVATION - MULTIPLE WALLS
	INTERIOR ELEVATION - 1 WALL
	EXTERIOR ELEVATION
ENTRY	ROOM NAME
101	ROOM NUMBER
	WALL TYPE
100 / 1	DOOR MARK
100 / A	WINDOW MARK
APP-01	EQUIPMENT MARK
PL-01	PLUMBING FIXTURES
PT-01	FINISH DESIGNATION
1	KEYNOTE
	REVISION NUMBER
	EXISTING ELEVATION
	NEW ELEVATION
	CONTROL POINT / DATUM
	ALIGN
	EXISTING WALL
	NEW WALL
	DIRECTION OF SLOPE TO DRAIN
	EXHAUST FAN
SP	FIRE SPRINKLER
SD	SMOKE DETECTOR
	DIMMER/VACANCY SENSOR
WS	WALK STREET
SB	SETBACK

VICINITY MAP



Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
March 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

PROJECT NO: 22007
MODEL FILE:
22007 - 901 Hermosa Ave - Powerscourt
DRAWN BY:
COPYRIGHT:

SHEET TITLE
COVER SHEET

G-101

CITY OF HERMOSA BEACH

PLANNING

A) SEPARATE PERMITS: SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR PANELS, DEMOLITION, AND SEWER CAP OF EXISTING BUILDINGS.

B) VERTICAL PROJECTIONS IN SETBACKS: FENCE, WALL, AND HANDRAIL HEIGHTS AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK, AND 72" AT ALL OTHER LOCATIONS ON SITE UNLESS LOCATED IN A LINE-OF-SIGHT OR DRIVEWAY VISIBILITY AREA. CONTRACTOR TO CONFIRM HEIGHT LIMITATIONS WITH THE LOCAL PLANNING DEPARTMENT

C) ADDRESS NUMBERS: BUILDING ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE 4" MINIMUM HIGH WITH A MINIMUM STROKE WIDTH OF 0.5" PER CBC R319.9.

D) ON SITE PARKING: PARKING IS NOT PERMITTED IN REQUIRED YARDS OR OPEN SPACE EXCEPT FOR A 20' WIDE FRONT YARD DRIVEWAY.

E) FUTURE SOLAR WATER HEATING: A "CAPPED TEE" FITTING MUST BE INSTALLED OVER THE COLD WATER SUPPLY LINE ABOVE THE WATER HEATER FOR FUTURE SOLAR WATER HEATING. PIT RELIEF VALVE SHALL TERMINATE OUTSIDE THE BUILDING.

F) UNDERGROUND CONDUIT: ROUTE UNDERGROUND CONDUIT TO POWER POLE PER PUBLIC WORKS STANDARD DETAILS. STUB OUT FOR PROPERTY LINE FOR FUTURE UNDER-GROUNDING OF UTILITIES WHEN APPLICABLE.

G) MECHANICAL EQUIPMENT SCREENING: PROVIDE VISUAL SCREENING FOR PROPOSED MECHANICAL EQUIPMENT AND UTILITY METERS. TOP NEED NOT TO BE SCREENED IF LOCATED ON INTERIOR SIDE OF DWELLING.

H) METER CLEARANCE: GAS AND ELECTRIC METERS MUST CLEAR PROPERTY LINES BY 3'-0".

I) CESSPOOL LOCATIONS: IF THERE IS AN EXISTING CESSPOOL ON SITE, IT MUST BE LOCATED BY CITY PERSONNEL BEFORE DEMOLITION OR BUILDING PERMITS CAN BE ISSUED. CONTRACTOR TO VERIFY EXISTENCE OF CESSPOOL WITH LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO PROCEEDING WITH DEMOLITION OR CONSTRUCTION ACTIVITIES.

HERMOSA BCH CITY

X)

BUILDING & SAFETY

A) CONSTRUCTION TIMES: CONTRACTOR SHALL CONFIRM HOURS FOR CONSTRUCTION ACTIVITY WITH LOCAL AGENCY AND ONLY OPERATE DURING APPROVED HOURS. NO CONSTRUCTION IS PERMITTED OUTSIDE OF THOSE HOURS.

B) CONSTRUCTION SIGNS: CONTRACTOR SHALL CONFIRM REQUIREMENTS FOR CONSTRUCTION SITE SIGNAGE WITH LOCAL AGENCY. CONTRACTOR SHALL PROVIDE AND MAINTAIN REQUIRED SIGNAGE AT PROJECT SITE AT ALL TIMES.

C) CONSTRUCTION FENCE: CONTRACTOR SHALL PROVIDE CONSTRUCTION FENCE PER CBC 3303.A1 AT PUBLIC RIGHT-OF-WAY FOR PEDESTRIAN PROTECTION IF ANY WORK IS TO BE PERFORMED ON ANY BUILDING OR STRUCTURE ADJACENT TO PUBLIC RIGHT-OF-WAY.

D) DEMOLITION: NO DEMOLITION SHALL COMMENCE WITHOUT A VALID DEMOLITION PERMIT. WORK COMMENCES WITHOUT A VALID PERMIT MAY BE SUBJECT TO A SPECIAL INVESTIGATION BEFORE A PERMIT MAY BE ISSUED.

E) GRADING PERMIT: A GRADING PERMIT IS REQUIRED WHEN GRADING OR EXCAVATION INVOLVES A CUT OR FILL DEPTH OF 3' OR MORE AND/OR 200 CUBIC YARDS. SUBMIT GRADING PLAN AND SOILS REPORT TO THE BUILDING DEVISION FOR REVIEW AND APPROVAL. DUST SHALL BE CONTROLLED CONTINUOUSLY BY WATERING OR BY OTHER APPROVED MEANS OF EXCAVATING. CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.

F) SHORING PERMIT: A SHORING PERMIT IS REQUIRED FOR ANY VERTICAL CUT OR FILL THAT IS EQUAL TO OR GREATER THAN 5' IN HEIGHT. ENGINEERED SHORING PLANS AND CALCULATIONS AND SOILS REPORT MUST BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL PER SECTION 3301.2 OF THE CBC. THE HOLDER OF A SHORING PERMIT SHALL NOTIFY IN WRITING ALL THE OWNER'S OF ADJOINING PROPERTIES NOT LESS THAN 10 DAYS BEFORE SUCH EXCAVATION IS TO COMMENCE. AN OSHA PERMIT IS ALSO REQUIRED - A COPY OF WHICH SHALL BE SUBMITTED TO THE BUILDING DEVISION. SHORING CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.

G) SANDBLASTING: THE SANDBLASTING MUST BE WET SANDBLASTING AND ALL THE PRECAUTIONARY MEASURES MUST BE TAKEN BY THE CONTRACTOR TO PROTECT LIFE AND PROPERTY OF NEIGHBORS, RESIDENTS AND THE PUBLIC. ADJACENT PROPERTY OWNERS MUST BE NOTIFIED AT LEAST (2) DAYS PRIOR TO SANDBLASTING.

H) SITE DRAINAGE: PROVIDE ROOF GUTTERS AND DOWNSPOUTS OR CONCRETE PAVEMENTS/SWALE ON GROUND TO DIVERT OR CARRY SURFACE WATER AWAY FROM BUILDING TO CATCH BASIN AND DRAIN PIPES THROUGH CURB TO STREET AND STORM DRAIN SYSTEM.

I) STAIRWAYS: WIDTH OF STAIRWAYS SHALL BE 36" MIN CLEAR TAKEN FROM FACE OF FINISH. GUARDRAILS OR HANDRAIL PICKETS SHALL HAVE A MAXIMUM 4" SPACING BETWEEN PICKETS.

J) GARAGE DOOR: GARAGE DOOR OPENING INCLUDING HARDWARE SHALL BE 7' MINIMUM AND 16' WIDE. GARAGE DOOR SPRINGS AND OPENERS SHALL BE STATE APPROVED AND WITH MANUFACTURER'S LABEL. DOOR LEADING FROM GARAGE TO DWELLING UNIT SHALL BE A 20 MINUTE FIRE RATED, 1-3/8" SOLID WOOD, SELF-CLOSING, AND TIGHT FITTING DOOR.

K) NAILS: ONLY COMMON NAILS SHALL BE PERMITTED FOR THE REQUIRED NAILINGS ON VERTICAL AND HORIZONTAL DIAPHRAGMS SUCH AS SHEAR WALLS AND ROOF/FLOOR SHEATHINGS RESPECTIVELY.

L) REBAR WELDING: WELDING OF REBAR SHALL COMPLY WITH CBC, STANDARD 19-1. CONTRACTOR TO SUBMIT WELDING PROCEDURES AND QUALIFICATION OF DEPUTY/SPECIAL INSPECTIONS IN ACCORDANCE WITH SPECIAL INSPECTION PROGRAM TO THE BUILDING DIVISION FOR APPROVAL PRIOR TO ANY WELDING WORK.

M) FUTURE UTILITIES: CONTRACTOR TO PROVIDE UNDERGROUND CONDUIT FOR FUTURE ELECTRICAL LINES AT THE PRONT PROPERTY LINES. CONTRACTOR TO COORDINATE WITH INSPECTOR FOR ADDITIONAL COMMENTS.

PUBLIC WORKS

A) BACK FLOW DEVICES: ALL LANDSCAPE IRRIGATION BACK FLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.

B) WASTE REMOVAL: NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED. NO REFUSE OF ANY KIND GENERATED ON A CONSTRUCTION SITE MAY BE DEPOSITED IN RESIDENTIAL, COMMERCIAL, OR PUBLIC REFUSE CONTAINERS AT ANY TIME. THE UTILIZATION OF WEEKLY REFUSE COLLECTION SERVICE BY THE CITY'S HAULER FOR ANY REFUSE GENERATED AT THE CONSTRUCTION SITE IS STRICTLY PROHIBITED. FULL DOCUMENTATION OF ALL MATERIALS/TRASK LANDFILLED AND RECYCLED MUST BE SUBMITTED TO THE PERMITS DIVISION IN COMPLIANCE OF THE CITY'S CONSTRUCTION AND DEMOLITION RECYCLING ORDINANCE.

C) SEWER CLEANOUT: A PROPERTY LINE CLEANOUT MUST BE INSTALLED ON A 6 DEGREE SANITARY SEWER LATERAL. IF THERE IS NO 6 DEGREE LATERAL, THEN A NEW ONE MUST BE INSTALLED WITHIN THE PROPERTY LINES. SEE LOCAL PUBLIC WORKS DEPARTMENT FOR TYPICAL CONSTRUCTION DETAILS.

D) BACKWATER VALVE: A BACKWATER VALVE IS REQUIRED ON THE SANITARY SEWER LATERAL IF THE DISCHARGES FROM FIXTURES WITH FLOOD LEVEL RIMS ARE LOCATED BELOW THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER. SEE LOCAL PUBLIC WORKS DEPARTMENT FOR TYPICAL CONSTRUCTION DETAILS.

E) EXISTING SEWER LATERAL: IF AN EXISTING SEWER LATERAL IS USED, IT MUST BE TELEVISED TO VERIFY ITS STRUCTURAL INTEGRITY. THE TAPE MUST BE MADE AVAILABLE FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT. THE LOCAL PUBLIC WORKS DEPARTMENT WILL REVIEW THE TAPE AND DETERMINE AT THAT TIME IF THE SANITARY LATERAL NEEDS REPAIRING, REPLACING, OR THAT IT IS STRUCTURALSY SOUND AND CAN BE USED IN ITS PRESENT CONDITION.

F) UNUSED LATERALS: ANY UNUSED WATER OR SANITARY SEWER LATERALS MUST BE ABANDONED AT THE CITY MAIN.

G) PROTECTION OF PROPERTY: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL THE STREET SIGNS, STREET LAMPS/LIGHTS, PARKING METERS, AND/OR TREES AROUND THE PROPERTY. IF THEY ARE DAMAGED, LOST OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE THEM AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ANY STREET MARKINGS THAT ARE DAMAGED OR REMOVED BY THE CONTRACTOR'S OPERATIONS. CONTACT THE PUBLIC WORKS INSPECTOR FOR SIGN SPECIFICATION AND SUPPLIERS.

H) WATER METERS: WATER METERS MUST REMAIN ACCESSIBLE FOR METER READERS DURING CONSTRUCTION. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE. THE WATER METER BOX MUST BE PURCHASED FROM THE CITY AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.

I) PARKWAY TREES: IF ANY PARKWAY TREES ARE REMOVED, THEY MUST BE REPLACED WITH TREES SELECTED FROM THE CITY'S APPROVED PARKWAY TREE LIST AND PLANTED IN ROOT BARRIER BOXES.

J) BEST MANAGEMENT PRACTICES: EROSION AND SEDIMENT CONTROL DEVICES BMP'S (BEST MANAGEMENT PRACTICES) MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGE TO THE STREET AND ADJACENT PROPERTIES. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER FROM ENTERING THE SITE.

K) DRAIN LINES: ALL DRAIN LINES INSTALLED WITHIN THE STREET RIGHT-OF-WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE. DRAINS MUST BE SHOWN ON PLANS.

L) RUNOFF DISCHARGE: ALL RUNOFF WATER FROM THE ROOF, SIDE YARDS, AND PATIOS MUST DISCHARGE ONTO STREET.

BEST MANAGEMENT PRACTICES

A) TYPE OF CONSTRUCTION: ALL PERSONS WORKING ON THE SITE SHOULD OBTAIN, READ, AND UNDERSTAND THE BEST MANAGEMENT PRACTICES PAMPHLET FOR THE TYPE(S) OF CONSTRUCTION BEING DONE.

B) SITE WASH-OFF: STOCKPILES OF SOILS, DEMOLITION DEBRIS, CEMENT, SAND, TOPSOIL, ETC., MUST BE COVERED WITH WATERPROOF MATERIALS OR BERMED TO PREVENT BEING WASHED OFF SITE.

C) LIQUID MATERIALS: FUELS, OILS, PAINTS, SOLVENTS, AND OTHER LIQUID MATERIALS MUST NOT BE WASHED INTO THE STREET.

D) CONCRETE WASTE: WASTE CONCRETE MUST NOT BE WASHED INTO STREET. STORM DRAIN CATCH BASINS, OR PUBLIC RIGHT-OF-WAY. ALL DUST AND SLURRY FROM CONCRETE CUTTING MUST BE REMOVED USING WET-DRY VACUUM OR EQUIVALENT.

E) SOLID WASTE: TRASH AND OTHER CONSTRUCTION SOLID WASTE MUST BE PLACED IN A COVERED TRASH RECEPTACLE.

F) ERODED SOIL: ERODED SOIL FROM DISTURBED SLOPED MUST BE CONTAINED USING BERMS, SILT FENCES, SETTING BASINS, OR GOOD EROSION MANAGEMENT PRACTICES SUCH AS RESEEDING.

G) WASH WATER: WASH WATER FROM CLEANING CONSTRUCTION VEHICLES AND EQUIPMENT MUST BE KEPT ON-SITE WITHIN A CONTAINMENT AREA.

H) CONCRETE DRIVEWAY: CONSTRUCT NEW COMMERCIAL CONCRETE DRIVEWAY TYPE WHERE NOTED ON SITE PLAN. NEW CONCRETE SHALL BE CLASS 520-C-2500.

I) PREFABRICATED BEAMS: SUBMIT CERTIFICATE OF PREFABRICATED BEAMS TO BUILDING INSPECTOR PRIOR TO INSTALLATION OF SUCH BEAMS.

GENERAL CONSTR.

A) CONSTRUCTION DOCUMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WILL ALL NOTES INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BRING ANY AND ALL DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, ADDENDUMS, AND ANY REVISIONS ISSUED AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR WRITTEN CLARIFICATION.

B) CONSTRUCTION DOCUMENTS: THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE REPRESENTATIONAL OF THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS + METHODS OF CONSTRUCTION, TECHNIQUES, SEQUENCING, OR PROCEDURES REQUIRED FOR CONSTRUCTION.

C) APPROVED DRAWING SET: THE CONTRACTOR SHALL KEEP AND MAINTAIN THE CITY APPROVED RECORD SET OF DRAWINGS AT THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL KEEP THE SET CURRENT WITH ANY APPROVED REVISIONS OR ADDENDA.

D) MINIMUM STANDARDS OF WORK: IF ANY CONFLICT EXISTS IN QUALITY OF WORK OR CODE REQUIREMENTS, THE HIGHER QUALITY AND MORE RESTRICTIVE SHALL APPLY.

E) NOT IN SCOPE: WORK INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS AS N.I.C. OR BY SEPARATE CONTRACTORS, IS NOT INCLUDED WITHIN THE CONTRACT OR CONSTRUCTION DOCUMENTS FOR THE PROJECT. CONTRACTOR SHALL COOPERATE FULLY WITH ALL SEPARATE CONTRACTORS CONTRACTED WITH THE OWNER.

F) CODE COMPLIANCE: THE WORK SHALL BE COMPLIANT WITH ALL APPLICABLE CODE, ORDINANCES, AND REGULATIONS LISTED IN THE CONSTRUCTION DOCUMENTS AND AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

G) OSHA COMPLIANCE: WORK SHALL COMPLY WITH PERTINENT HEALTH AND SAFETY REGULATIONS FOR REQUIRED METHODS TO PROTECT ALL PERSONS INVOLVED WITH THE WORK OR VISITING THE SITE DURING THE CONSTRUCTION PERIOD.

H) SITE MEASUREMENTS: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS TO THE ARCHITECT PRIOR TO CONTINUING WORK.

I) DIMENSIONS: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTING DIMENSIONS BETWEEN ARCHITECTURAL + ENGINEERING DRAWINGS. THE CONTRACTOR SHALL NOT SCALE ANY DIMENSIONS OFF OF THE DRAWINGS.

J) DETAILS: DETAILS PROVIDED WITHIN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED PER FIELD CONDITIONS. CONTRACTOR TO NOTIFY ARCHITECT OF SUCH REVISIONS.

K) SUBSTITUTIONS: NO SUBSTITUTIONS ARE ALLOWED UNLESS SPECIFICATIONS ARE SUBMITTED TO AND APPROVED BY THE OWNER AND ARCHITECT.

L) CONTRACT DEVIATIONS: ANY VALUE ENGINEERING OR SUBSTITUTION OF REQUIREMENTS NOTED IN THE CONTRACT DOCUMENTS TAKEN WITHOUT WRITTEN CONSENT FROM THE ARCHITECT, SHALL RELEASE THE ARCHITECT FROM ANY AND ALL LIABILITY FOR THAT PORTION OF THE PROJECT.

M) COORDINATION WITH CONTRACTORS/CONSULTANTS: THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES, CONSULTANTS, AND SUB-CONTRACTORS WORKING ON THE PROJECT WHETHER UNDER CONTRACT OF THE CONTRACTOR OR OWNER.

N) DIMENSIONS: ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DIMENSIONAL CONFLICTS WITHIN THE CONTRACT DOCUMENTS.

O) SITE ACCESS: THE CONTRACTOR SHALL GIVE THE CLIENT, ARCHITECT, CONSULTANTS, AND INSPECTORS ACCESS TO THE JOB SITE DURING NORMAL BUSINESS HOURS FOR THE DURATION OF CONSTRUCTION.

P) SITE OBSERVATION: ANY SITE OBSERVATION BY THE ARCHITECT DURING CONSTRUCTION IS FOR THE SOLE PURPOSE OF REVIEWING THE WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR INSPECTION OF PROTECTIVE MEASURE OR THE CONSTRUCTION PROCEDURES OR FOR GUARANTEEING THE CONTRACTOR'S WORK.

Q) DAMAGES: CONTRACTOR TO PROTECT ALL AREAS ADJACENT TO CONSTRUCTION AREAS FROM DAMAGE CAUSED BY MOVEMENT OF MATERIALS OR DUST. ALL DAMAGE INCURRED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

R) SITE EGRESS: ALL EXIT DOORS, EXIT ACCESS, AND CORRIDORS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES. MATERIALS SHALL NOT BE STORED OR STOCKPILED IN A MANNER WHICH BLOCKS EGRESS OF CREATES AN UNSAFE CONDITION.

S) SITE CLEANLINESS: CONTRACTOR SHALL MAINTAIN A CLEAN JOB SITE FREE OF TRASK AND DEBRIS. WORK AREAS SHALL BE MAINTAINED IN A BROOM CLEAN CONDITIONS AT THE END OF EACH WORK DAY/SHIFT.

T) STORING + DISPOSING OF MATERIALS: ALL CONSTRUCTION WORK INCLUDING MATERIALS OF CONSTRUCTION AND PROCEDURES FOR STORING, DISPOSING OF, AND INSTALLING MATERIALS SHALL CONFORM TO THE LATEST ADOPTED CODES OF THE LOCAL AUTHORITY HAVING JURISDICTION.

U) ROUGH UTILITIES: CONTRACTOR SHALL FURNISH AND INSTALL ROUGH PLUMBING AND ELECTRICAL AND FINAL HOOK-UP FOR ALL SPECIFIED FIXTURES, APPLIANCES, AND EQUIPMENT.

V) ACCESS PANELS: CONTRACTOR SHALL INCLUDE IN THE BASE BID ALL ACCESS PANELS REQUIRED IN CEILINGS, WALLS, OR FLOORS FOR ACCESS TO ALL EQUIPMENT AS REQUIRED PER APPLICABLE CODE.

W) EQUIPMENT STANDARDS: ALL ELECTRICAL, MECHANICAL AND PLUMPING FIXTURES/ EQUIPMENT SHOULD BE LISTED AND LABELED BY AN APPROVED TESTING AGENCY.

X) SUBMITTALS: THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SUBMITTALS FOR REVIEW DURING CONSTRUCTION PRIOR TO COMMENCEMENT OF SPECIFIC WORK. SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO, MATERIAL DATA SHEETS, PHYSICAL SAMPLES, AND SHOP DRAWINGS AND SHALL BE SUPPLIED TO THE ARCHITECT AS REQUESTED.

LANEY.LA

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
MARCH 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

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SHEET TITLE
GENERAL NOTES

G-102

WEST VIEW

NORTHEAST VIEW

NORTHWEST VIEW

SOUTHEAST VIEW

SOUTHWEST VIEW

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

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SHEET TITLE
SITE PHOTOS

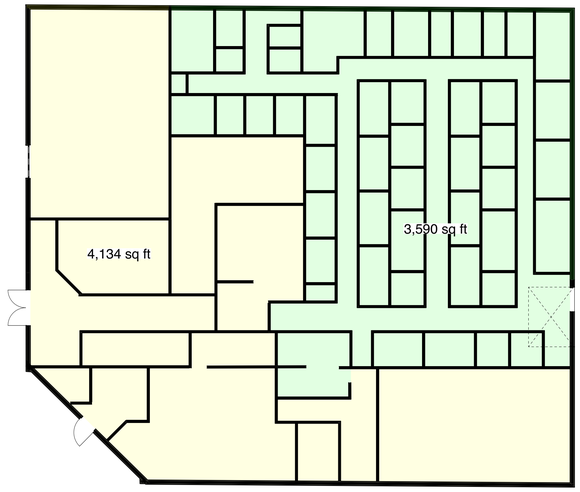
G-201

GROSS SQUARE FOOTAGE

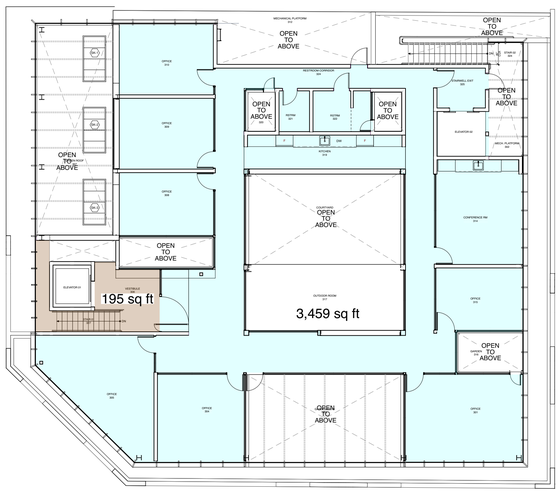
	EXISTING SQ FT	PROPOSED SQ FT	NET PROPOSED EXPANSION SQ FT
FIRST FLOOR	**7724**	**7179**	**-545**
STORAGE	3,590	2,840	-750
RETAIL	4,134	1,973	-2,161
RETAIL STORAGE	0	817	817
OFFICE	0	684	684
UTILITIES/STAIRS	0	639	639
ADDITIONAL SPACE	**0**	226	226
SECOND FLOOR	**6297**	**2994**	**-3303**
STORAGE	4,345	2,268	-2,077
RETAIL STORAGE	1,065	0	-1065
OFFICE	887	499	-388
ADDITIONAL SPACE	0	227	227
THIRD FLOOR	**0**	**3654**	**3654**
OFFICE	0	3,459	3459
STAIRS	0	195	195
TOTAL	**14021**	**13827**	**-194**
F.A.R. (8180 SF SITE)	**1.71**	**1.69**	

6 GROSS SQUARE FOOTAGE
NOT TO SCALE

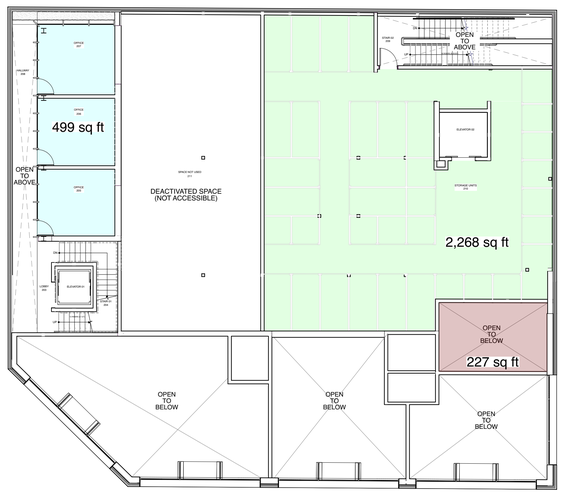
2 EXISTING SECOND FLOOR
NOT TO SCALE



1 EXISTING FIRST FLOOR
NOT TO SCALE



5 PROPOSED THIRD FLOOR
NOT TO SCALE



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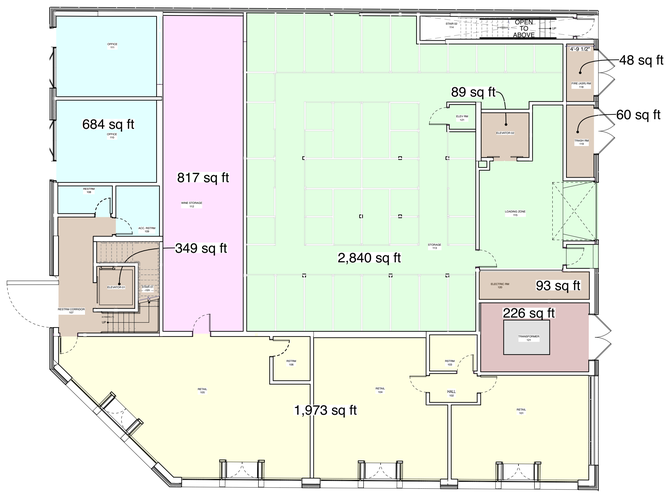
NOT TO SCALE



3 PROPOSED FIRST FLOOR
NOT TO SCALE

LANEY.LA

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
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CURRENT VS PROPOSED SQ FT

G-202

CHAPTER 9: FIRE PROTECTION SYSTEMS

906.1: PORTABLE FIRE EXTINGUISHERS
EXTINGUISHERS REQUIRED PER SECTION 906.1

906.2: GENERAL REQUIREMENTS
PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THIS SECTION AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3.

906.3 TABLE: SIZE AND DISTRIBUTIONS
LOW HAZARD OCCUPANCY

MIN-RATED SINGLE EXTINGUISHER	2-A EXTINGUISHER
MAX FLOOR AREA FOR UNIT	3,000 SF
MAX FLOOR AREA FOR EXTINGUISHER	11,250 SF
MAX DISTANCE OF TRAVEL TO EXTINGUISHER	*75'-0"*
REQUIRED:	
PROVIDED:	

906.5: CONSPICUOUS LOCATION
PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL HAVE READY ACCESS AND BE IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL, UNLESS THE FIRE CODE OFFICIAL DETERMINES THAT THE HAZARD POSED INDICATES THE NEED FOR PLACEMENT AWAY FROM NORMAL PATHS OF TRAVEL.

907: FIRE ALARM AND DETECTION SYSTEMS
GROUP B, M, & S: MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATER FLOW.

911: FIRE COMMAND CENTER
NOT REQUIRED FOR S-1 OCCUPANCY WITH A SIZE LESS THAN 500,000 SF

CHAPTER 10: MEANS OF EGRESS

1003.2: CEILING HEIGHT
THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" ABOVE THE FINISHED FLOOR
EXCEPTIONS:
- SLOPED CEILINGS IN ACCORDANCE WITH SECTION 1208.2
- ALLOWABLE PROJECTIONS IN ACCORDANCE WITH SECTION 1003.3
- STAIR HEADROOM IN ACCORDANCE WITH SECTION 1011.3
- DOOR HEIGHT IN ACCORDANCE WITH SECTION 1010.1.1
- RAMP HEADROOM IN ACCORDANCE WITH SECTION 1012.5.2
- AREAS ABOVE AND BELOW MEZZANINE FLOORS IN ACCORDANCE WITH SECTION 505.2

1004.4: MULTIPLE OCCUPANCIES
WHERE A BUILDING CONTAINS TWO OR MORE OCCUPANCIES, THE MEANS OF EGRESS REQUIREMENTS SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY OF THAT SPACE. WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYTEMS, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS OF ALL OCCUPANCIES THAT ARE SERVED.

1004.5: AREAS WITHOUT FIXED SEATING
THE NUMBER OF OCCUPANTS SHALL BE COMPUTED AT THE RATE OF ONE OCCUPANT PER UNIT OF AREA AS PRESCRIBED IN TABLE 1004.5 FOR AREAS WITHOUT FIXED SEATING. THE OCCUPANT LOAD SHALL BE NOT LESS THAN THAT NUMBER DETERMINED BY DIVIDING THE FLOOR AREA UNDER CONSIDERATION BY THE OCCUPANT LOAD FACTOR ASSIGNED TO THE FUNCTION OF THE SPACE AS SET FORTH IN TABLE 1004.5 WHERE AN INTENDED FUNCTION IS NOT LISTED IN TABLE 1004.5, THE BUILDING OFFICIAL SHALL ESTABLISH A FUNCTION BASED ON A LISTED FUNCTION THAT MOST NEARLY RESEMBLES THE INTENDED FUNCTION.

PER TABLE 1004.5

OFFICE SPACE, (BUSINESS AREAS) B:	150 GROSS/OCCUPANT
RETAIL, M:	60 GROSS/OCCUPANT
RETAIL STORAGE, M:	300 GROSS/OCCUPANT
SELF-STORAGE, S-1:	N/A (USING 500 GROSS FOR CALCULATIONS)

PROPOSED: SEE SHEET PLANS - G203 & G204

1004.9 POSTING OF OCCUPANT LOAD
EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. FOR THE INTENDED CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT.

1005.3: REQUIRED CAPACITY BASED ON OCCUPANT LOAD
THE REQUIRED CAPACITY, IN INCHES (MM), OF THE MEANS OF EGRESS FOR ANY ROOM, AREA, SPACE OR STORY SHALL BE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH SECTIONS 1005.3.1 AND 1005.3.2.

1005.3.1: STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

REQ'D STAIR WIDTH:	36" MIN
PROPOSED STAIR WIDTH:	*38.5" MIN*

1005.3.2: OTHER EGRESS COMPONENTS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1MM) PER OCCUPANT.

PROPOSED: XXX OCCUPANTS / XXX EXITS = XXX XXX*.02= XXX MIN ALLOWED: 44"
PER 1009.4 THE MIN WIDTH OR REQUIRED CAPACITY OF THE EXIT DISCHARGE SHALL BE NOT LESS THAN THE MINIMUM WIDTH OR REQUIRED CAPACITY OF THE EXITS BEING SERVED.

1005.7.1 DOORS
DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES (178MM). DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.

1006.1: NUMBER OF EXITS AND EXIT ACCESS DOORWAYS:
MAXIMUM OCCUPANT LOAD OF SPACE: SEE SHEET G204

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE:

A/M OCCUPANCY :	75' (W/ SPRINKLER SYSTEM)
B OCCUPANCY:	100' (W/ SPRINKLER SYSTEM)
S OCCUPANCY:	100' (W/ SPRINKLER SYSTEM)

1006.3.3: EGRESS BASED ON OCCUPANT LOAD
EACH STORY AND OCCUPIED ROOF SHAL HAVE THE MIN NUMBER OF SEPARATE AND DISTINCT EXITS, OR ACCESS TO EXITS, AS SPECIFIED IN TABLE 1006.3.3. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 1006.3.4. THE REQUIRED NUMBER OF EXITS, OR EXIT ACCESS STAIRWAYS OR RAMPS PROVIDING ACCESS TO EXITS, FROM ANY STORY OR OCCUPIED ROOF SHALL BE MAINTAINED UNTIL ARRIVAL AT THE EXIT DISCHARGE OR A PUBLIC WAY.

1-500 OCC LOAD	
EXIT(S) PER STORY:	2 EXITS REQ'D
PROPOSED:	2 EXITS

1007.1.1: TWO EXITS OR EXIT ACCESS DOORWAYS
WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

EXCEPTION 2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

SEE SHEET G205 FOR EGRESS DIAGRAMS

1008.2: ILLUMINATION REQUIRED
THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.

1008.2: ILLUMINATION LEVEL UNDER NORMAL POWER
THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. ALONG EXIT ACCESS STAIRWAYS, EXIT STAIRWAYS, AND AT THEIR REQUIRED LANDINGS, THE ILLUMINATION LEVEL SHALL NOT BE LESS THAN 10 FOOTCANDLES (108 LUX) AT THE WALKING SURFACE WHEN THE STAIRWAY IS IN USE.

1008.3: EMERGENCY POWER FOR ILLUMINATION
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. EMERGENCY ILLUMINATION TO BE IN ACCORDANCE WITH SECTION 1008.3.1-5

1008.3.3 ROOMS AND SPACES
IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS, PUBLIC RESTROOMS WITH AN AREA GREATER THAN 300 SF

1008.3.4 DURATION
THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

ZONING SUMMARY

APPLICABLE CODE:	HERMOSA BEACH MUNICIPAL CODE (HBMC)
ZONING DESIGNATION:	COMMUNITY COMMERCIAL - CC (GENERAL PLAN) GENERAL COMMERCIAL - C2 (HBMC)
CHARACTER AREA:	DOWNTOWN CENTER
NEIGHBORING ZONING:	LOT TO NORTH = C2 (GENERAL COMMERCIAL) LOT TO EAST = C2 (GENERAL COMMERCIAL) LOT TO SOUTH = R2/C2 (TWO-FAMILY RESIDENTIAL & GENERAL COMMERCIAL) LOT TO WEST = R2 (TWO-FAMILY RESIDENTIAL)
PARCEL NUMBER:	4187003028
SITE AREA:	8180 SQFT
BUILDING AREA PROPOSED:	*14,018 SQFT*
1ST FLOOR PROPOSED:	*7,531 SQFT*
2ND FLOOR PROPOSED:	*2,833 SQFT*
3RD FLOOR PROPOSED:	*3,654 SQFT*

ZONING ANALYSIS

HBMC 17.26.050	**STANDARDS AND LIMITATIONS**
FRONT:	N/A
PROPOSED:	*NO CHANGE TO EXISTING*
REAR:	N/A (EXISTING BUILDING PER 17.26.050.H.3)
PROPOSED:	*NO CHANGE TO EXISTING*
SIDE:	N/A (EXISTING BUILDING PER 17.26.050.H.3)
PROPOSED:	*NO CHANGE TO EXISTING*

GENERAL PLAN	**INTENSITY RANGE (FAR)**
MAX FAR:	1.25 FOR COMMUNITY COMMERCIAL 1.25 * 8,180 SF = 10,225 SF
MIN FAR:	.5 FOR COMMUNITY COMMERCIAL .5 * 8,180 SF = 4,090 SF
PROPOSED:	*EXEMPTION: THE PROJECT BUILDING IS EXISTING AND FALLS OUTSIDE FAR MAX; SEE SHEET G201*

HBMC 17.26.050 **STANDARDS AND LIMITATIONS**
THE DESIGN OF ALL SIGNS SHALL BE IN CONFORMANCE WITH THE DESIGN STANDARDS REFERENCED IN HBMC 17.50.130.

HBMC 17.26.050(E)	**BUILDING HEIGHT**
MAX BUILDING HEIGHT:	30'-0"
EXISTING:	16.71' MIN - 23.82' MAX
PROPOSED:	28.81' MIN - *29.97' MAX (SEE ROOF PLAN SHEET FOR CALCS)*

9

HBMC 17.26.050(F,G,H)	**SETBACKS**		
FRONT YARD SETBACK:	N/A	*PROPOSED:*	*EXISTING BUILDING FOOTPRINT*
ALLEY SETBACK:	SHALL CONFORM W/ SECTION 17.44.130	*PROPOSED:*	*EXISTING BUILDING FOOTPRINT*
REAR YARD SETBACK:	5' SETBACK	*PROPOSED:*	*EXISTING BUILDING FOOTPRINT*
EXISTING:	ZERO LOT-LINE CONDITIONS AT NORTH, EAST, & SOUTH; WEST PROP LINE SETBACK OF 2.8'		

HBMC 17.46.010 **HEIGHT OF ROOF STRUCTURES**
A. ELEMENTS LISTED IN 17.46.010.A MAY BE CONSTRUCTED ABOVE THE HEIGHT LIMIT, PROVIDED THEY DO NOT EXCEED THE HEIGHT LIMIT BY MORE THAN 8 FEET AND COVER NO MORE THAN 5 PERCENT OF THE TOTAL ROOF AREA.

HBMC 17.44.015 **OFF-STREET PARKING (APPLICABILITY)**
D.1 ADDITIONS LESS THAN 10 PERCENT OR 500 SF. NO ADDITIONAL PARKING IS REQUIRED FOR ALTERATIONS TO EXISTING BUILDINGS THAT DO NOT CHANGE THE BUILDING SQUARE FOOTAGE ON SITE BY MORE THAN 10 PERCENT OR 500 SF, WHICHEVER IS GREATER, PROVIDED THE USE IS OTHER THAN A LATE NIGHT ALCOHOL ESTABLISHMENT

PARKING PROPOSED: *N/A - EXISTING SITE WILL REMAIN WITH ZERO PARKING SPACES*

HBMC 17.46.220 **SOLAR ENERGY SYSTEMS-HEIGHT LIMIT EXCEPTION AND STREAMLINED PERMITTING**
C1. SOLAR COLLECTORS AND SOLAR ENERGY SYSTEMS MAY EXCEED THE HEIGHT LIMITS MANDATED BY THIS CODE TO THE MINIMUM EXTENT NECESSARY FOR THEIR SAFE AND EFFICIENT OPERATION IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND OTHER APPLICABLE PROVISIONS OF STATE LAW.

HBMC 12.36.060 **PERMIT REQUIREMENT FOR TREE REMOVAL**
E. A PERMIT TO REMOVE A TREE SHALL BE CONDITIONED ON REPLACEMENT OF THE TREE. EITHER ON SITE OR ELSEWHERE AS DESCRIBED BY THE CITY. ON-SITE REPLACEMENT IS REQUIRED UNLESS ON-SITE REPLACEMENT IS INFEASIBLE. REMOVED TREES SHALL BE REPLACED AT A MIN 2:1 RATIO WITH A TREE FROM THE CITY'S OFFICIAL LIST OF APPROVED PARKWAY TREES.

TREES REMOVED:	1 TREE
TREES PROPOSED:	*4TREES*

BUILDING CODE SUMMARY

APPLICABLE CODE:	2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 HERMOSA BEACH MUNICIPAL CODE (HBMC)

OCCUPANCY CLASSIFICATION (302):

BUSINESS:	B
MERCANTILE:	M
STORAGE:	S-1

CONSTRUCTION TYPE FOR EXISTING AND NEW PORTIONS OF PROJECT (601):
TYPE: VB - 0 HOUR

FIRE SPRINKLER REQUIREMENTS (903):
PER 903.2.7 - M OCCUPANCY: OUR BUILDING DOES NOT MEET CONDITIONS FOR REQUIRING A SPRINKLER SYSTEM
PER 903.2.9 - S1 OCCUPANCY: OUR BUILDING DOES NOT MEET CONDITIONS FOR REQUIRING A SPRINKLER SYSTEM

REQUIRED: FIRE SPRINKLER NOT REQUIRED
PROPOSED: *NFPA 13 SPRINKLER PROVIDED*

GENERAL CODE
CHAPTER 5: BUILDING HEIGHT AND AREA

504 - 506 TABLE: ALLOWABLE BUILDING HEIGHTS, STORIES ABOVE GRADE PLAN, AND AREAS:

TYPE VB CONSTRUCTION / SPRINKLERED / B OCCUPANCY:	60' H / 3-STORIES / 27,000 SF
TYPE VB CONSTRUCTION / SPRINKLERED / M OCCUPANCY:	60' H / 3-STORIES / 27,000 SF
TYPE VB CONSTRUCTION / SPRINKLERED / S-1 OCCUPANCY:	60' H / 3-STORIES / 27,000 SF
EXISTING HEIGHT / STORIES / AREA:	23.32' MIN - 24.48' MAX / 2 STORIES / 13,943 SF
PROPOSED HEIGHT / STORIES / AREA:	*28.81' MIN - 29.97' MAX / 3 STORIES / 13,885 SF*

CHAPTER 6: TYPES OF CONSTRUCTION

601 TABLE: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):

PRIMARY STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
INTERIOR NONBEARING WALLS AND PARTITIONS	0 HR
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0 HR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0 HR

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

705.2: PROJECTIONS
PROJECTS SHALL NOT EXTEND ANY CLOSER TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE THAN SHOWN IN TABLE 705.2

705.2.2: TYPE III, IV, OR V CONSTRUCTION
PROJECTIONS FROM WALLS OF TYPE III, IV, OR V CONSTRUCTION SHALL BE OF ANY APPROVED MATERIAL

705.5 FIRE-RESISTANCE RATINGS
EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION 601 AND 602. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10' SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10' SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

TABLE: FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (HOURS):

GROUP B / TYPE VB	
LESS THAN 5'-0"	0 HR
5'-0" TO LESS THAN 10'-0"	0 HR
10'-0" TO LESS THAN 30'-0"	0 HR
GREATER THAN 30'-0"	0 HR
GROUP M & S-1 / TYPE VB	
LESS THAN 5'-0"	2 HR
5'-0" TO LESS THAN 10'-0"	1 HR
10'-0" TO LESS THAN 30'-0"	0 HR
GREATER THAN 30'-0"	0 HR

EXISTING SEPARATION DISTANCE (SEE SITE PLAN A101)

705.8: OPENINGS
OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH SECTION 705.8.1 THROUGH 705.8.6

705.8.1: ALLOWABLE AREA OF OPENINGS
EXCEPTION 2: BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

705.8.5: VERTICAL SEPARATION OF OPENINGS
EXCEPTION 2: THIS SECTION SHALL NOT APPLY TO BUILDINGS THAT ARE THREE STORIES OR LESS ABOVE GRADE PLAN
EXCEPTION 3: THIS SECTION SHALL NOT APPLY TO BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.1.2

705.11: PARAPETS
PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS OF BUILDINGS

EXCEPTION: A PARAPET NEED NOT BE PROVIDED ON AN EXTERIOR WALL WHERE ANY OF THE FOLLOWING CONDITIONS ARE MET
- THE WALL IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 705.5 BECAUSE OF FIRE SEPARATION DISTANCE

708.6: OPENINGS (EXTERIOR WALL)
OPENINGS IN A FIRE PARTITIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716

708.7: PENETRATIONS (EXTERIOR WALL)
PENETRATIONS IN A FIRE PARTITION SHALL COMPLY WITH SECTION 714

708.9: DUCTS AND AIR TRANSFER OPENINGS (EXTERIOR WALL)
PENETRATIONS IN A FIRE PARTITION BY DUCTS AND AIR TRANSFER OPENINGS SHALL COMPLY WITH SECTION 717

711.2.3: SUPPORTING CONSTRUCTION (HORIZONTAL ASSEMBLIES)
THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED

EXCEPTION: IN BUILDINGS OF TYPE IIB, IIIB, OR VB CONSTRUCTION, THE CONSTRUCTION SUPPORTING THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED AT THE FOLLOWING:
- HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF INCIDENTAL USES AS SPECIFIED BY TABLE 509.1 PROVIDED THAT THE REQUIRED FIRE-RESISTANCE RATING DOES NOT EXCEED 1 HOUR.
- HORIZONTAL ASSEMBLIES AT SMOKE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 709

711.2.4.1: SUPPORTING CONSTRUCTION (HORIZONTAL ASSEMBLIES)
WHERE THE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4 BASED ONT HE OCCUPANCIES BEING SEPARATED

ALLOWABLE: NO SEPARATION REQUIREMENT REQUIRED

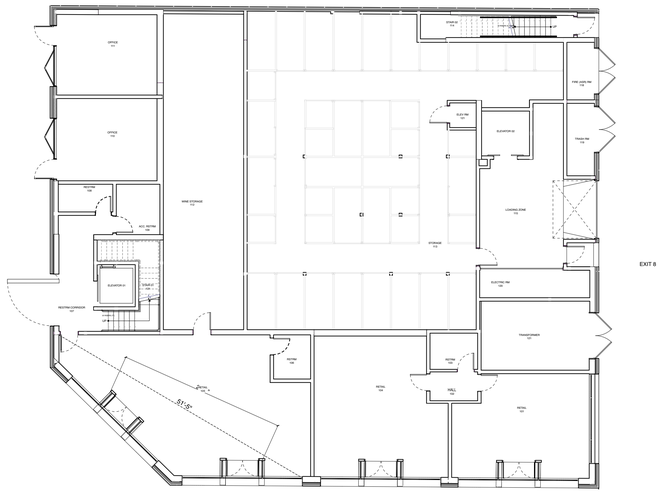
711.3: NONFIRE-RESISTANCE-RATED FLOOR AND ROOF ASSEMBLIES
NONFIRE-RESISTANCE-RATED FOOR, FLOOR/CEILING, ROOF AND ROOF/CEILING ASSEMBLIES SHALL COMPLY WITH SECTIONS 711.3.1 AND 711.3.2

713.4: FIRE-RESISTANCE RATING (SHAFT WALLS)
SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED BUT NOT EXCEED 2 HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.1.1

713.6: EXTERIOR WALLS (SHAFT WALLS)
WHERE EXTERIOR WALLS SERVE AS A PART OF A REQUIRED SHAFT ENCLOSURE, SUCH WALLS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705 FOR EXTERIOR WALLS AND THE FIRE-RESISTANCE-RATED ENCLOSURE REQUIREMENTS SHALL NOT APPLY.

DOOR SEPARATION:

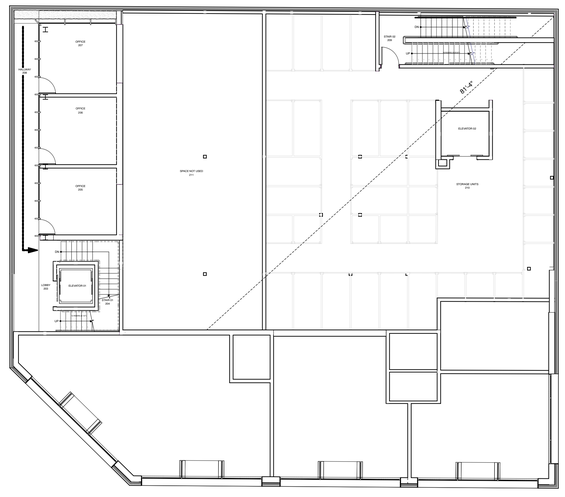
DIAGONAL = 51'-5"
PROPOSED = 29'-0"
ALLOWABLE MINIMUM = 17'-1"



1 EXIT SEPARATION - FIRST FLOOR
SCALE: 3/32" = 1'-0"

EXIT SEPARATION:

DIAGONAL = 81'-4"
PROPOSED = 39'-7"
ALLOWABLE MINIMUM = 27'-1"

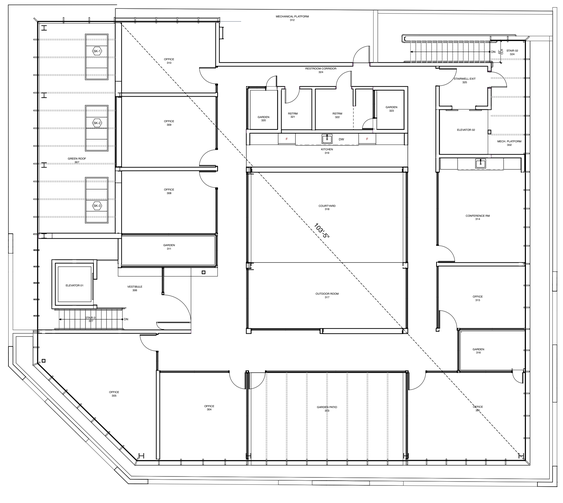


2 EXIT SEPARATION - SECOND FLOOR
SCALE: 3/32" = 1'-0"

EXIT SEPARATION:

DIAGONAL = 103'-5"
PROPOSED = 67'-9"
ALLOWABLE MINIMUM = 34'-5"

*CBC 2022 1007.1.1 EXCEPTION #2
WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.



3 EXIT SEPARATION - THIRD FLOOR
SCALE: 3/32" = 1'-0"

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
March 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

PROJECT NO: 22007
MODEL FILE:
22007 - 901 Hermosa Ave - Powerscourt
DRAWN BY:
COPYRIGHT:

SHEET TITLE
CODE REPORT

9

G-203

LIFE SAFETY LEGEND

EXIT #	EXIT
	EXIT ACCESS TRAVEL DISTANCE
	1 HOUR RATED SEPARATION
	2 HOUR RATED SEPARATION
	3 HOUR RATED SEPARATION

GENERAL NOTES

*ALL DOORS TO BE SIZED IN ACCORDANCE TO SECTION 1005.3.2 OF CBC

*DEAD END CORRIDORS NOT TO EXCEED 50' IN ACCORDANCE TO SECTION 1020.5 OF CBC

*TRAVEL DISTANCE SHALL NOT EXCEED 205 FT. FOR BUILDINGS SPRINKLED THROUGHOUT PER CBC SECTION 1004.2.3.2.2

OCCUPANT LEGEND

(B) BUSINESS

(M) MERCANTILE

(S-1) STORAGE

EXITS PER OCCUPANT LOAD

EXIT 1:
2 OCCUPANTS

EXIT 2:
2 OCCUPANTS

EXIT 3:
31/2 = 16 TOTAL OCCUPANTS FROM BUSINESS LEVEL 3
6 TOTAL OCCUPANTS FROM BUSINESS LEVEL 2
1 TOTAL OCCUPANTS FROM BUSINESS LEVEL 1
23 TOTAL OCCUPANTS

EXIT 4:
14/2 = 7 TOTAL OCCUPANTS FROM RETAIL 105
3/2 = 1.5 TOTAL OCCUPANTS FROM STORAGE 112
8.5 OCCUPANTS = **9 TOTAL OCCUPANTS**

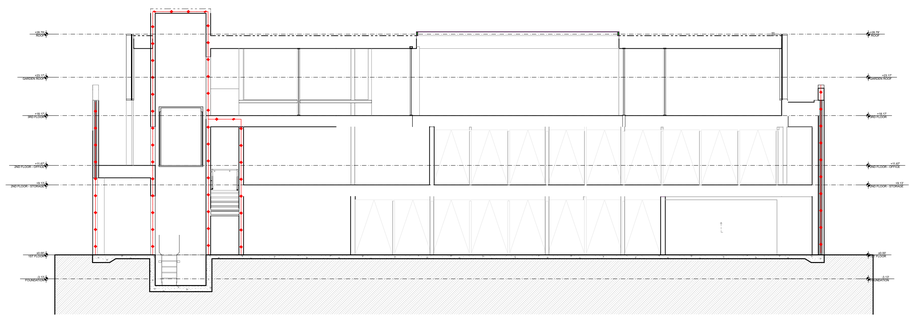
EXIT 5:
14/2 = 7 TOTAL OCCUPANTS FROM RETAIL 105
3/2 = 1.5 TOTAL OCCUPANTS FROM STORAGE 112
8.5 OCCUPANTS = **9 TOTAL OCCUPANTS**

EXIT 6:
9 OCCUPANTS

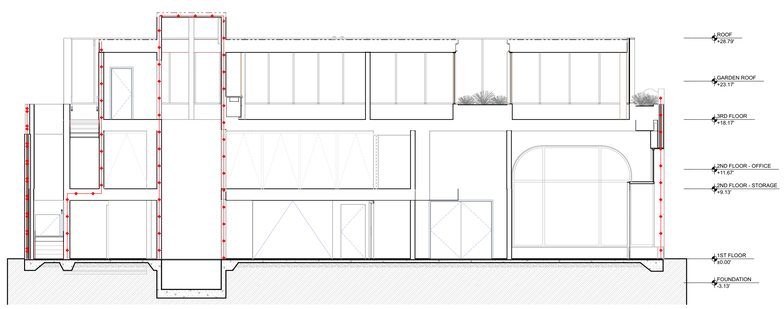
EXIT 7:
12 OCCUPANTS

EXIT 8:
10/2 EXITS = 5 OCCUPANTS FROM STORAGE LEVEL 2
12 TOTAL OCCUPANTS FROM STORAGE 113
17 TOTAL OCCUPANTS

EXIT 9:
31/2 EXITS = 16 TOTAL OCCUPANTS FROM BUSINESS LEVEL 3
10/2 EXITS = 5 TOTAL OCCUPANTS FROM STORAGE LEVEL 2
21 TOTAL OCCUPANTS



4 BUILDING SECTION - EAST/WEST
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION - NORTH/SOUTH
SCALE: 1/8" = 1'-0"

RETAIL 105 (M)
817 SF
817/60 = 14 OCCUPANTS

RETAIL 104 (M)
528 SF
528/60 = 9 OCCUPANTS

RETAIL 101 (M)
708 SF
708/60 = 12 OCCUPANTS

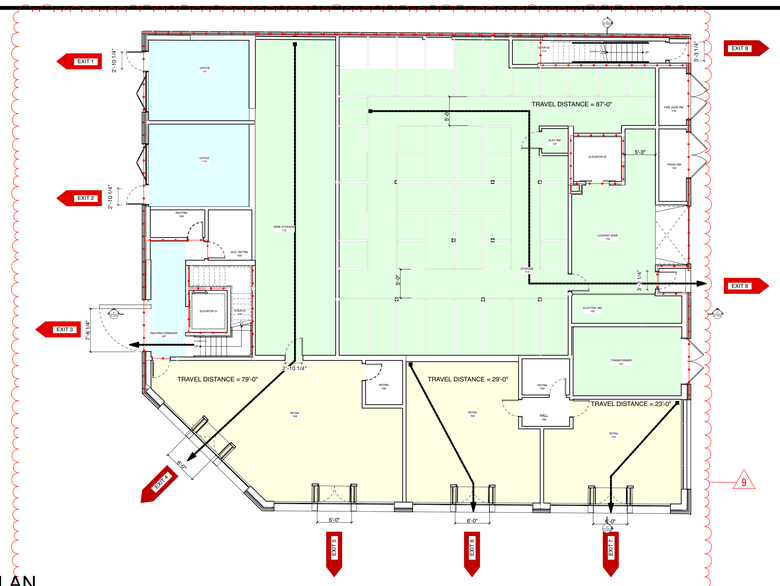
OFFICE 110 (B)
249SF
249/150 = 2 OCCUPANTS

OFFICE 111 (B)
245 SF
245/150 = 2 OCCUPANTS

LOBBY 107 (B)
122 SF
122/150 = 1 OCCUPANTS

STORAGE 112 (S-1)
769 SF
769/300 = 3 OCCUPANTS
TOTAL TRAVEL DISTANCE: 79'-0"

STORAGE 02 (S-1)
2,685 SF
2,685/300 = 9 OCCUPANTS
TOTAL TRAVEL DISTANCE: 87'-0"



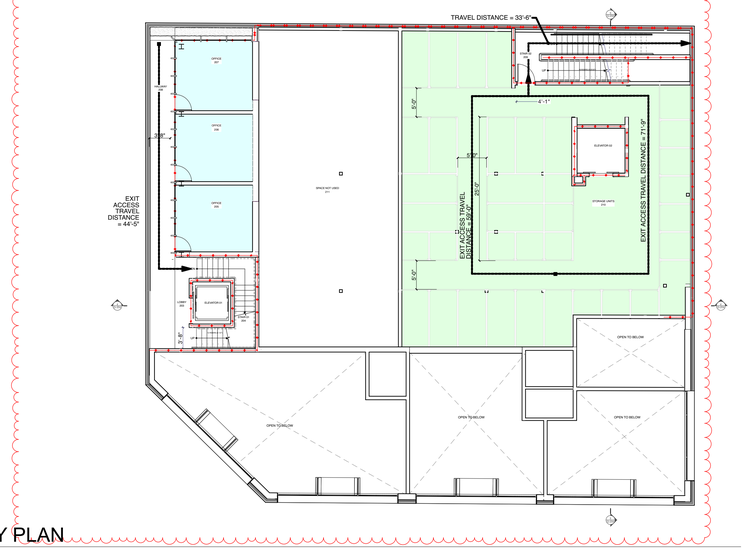
1 FIRST FLOOR LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"

OFFICE 207 (B)
161 SF
161/150 = 2 OCCUUPANTS

OFFICE 206 (B)
156 SF
156/150 = 2 OCCUUPANTS

OFFICE 205 (B)
154 SF
154/150 = 2 OCCUUPANTS

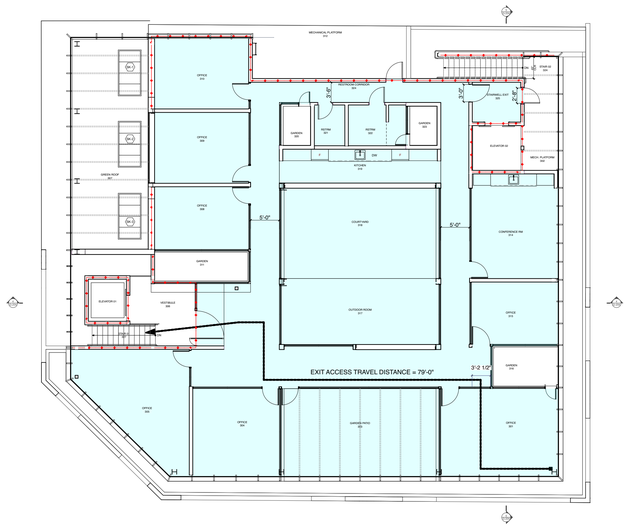
STORAGE 210 (S-1)
2,687 SF
2,687/300 = 9 OCCUUPANTS
TOTAL TRAVEL DISTANCE: 86'-0"



2 SECOND FLOOR LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"

OFFICE (B)
4,611 SF
4,611/150 = 31 OCCUUPANTS
TOTAL TRAVEL DISTANCE: 79'-0"

*ALL DOORS TO BE SIZED IN ACCORDANCE TO SECTION 1005.3.2



3 THIRD FLOOR LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
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	11-06-23	PLANNING SUBMITTAL
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	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

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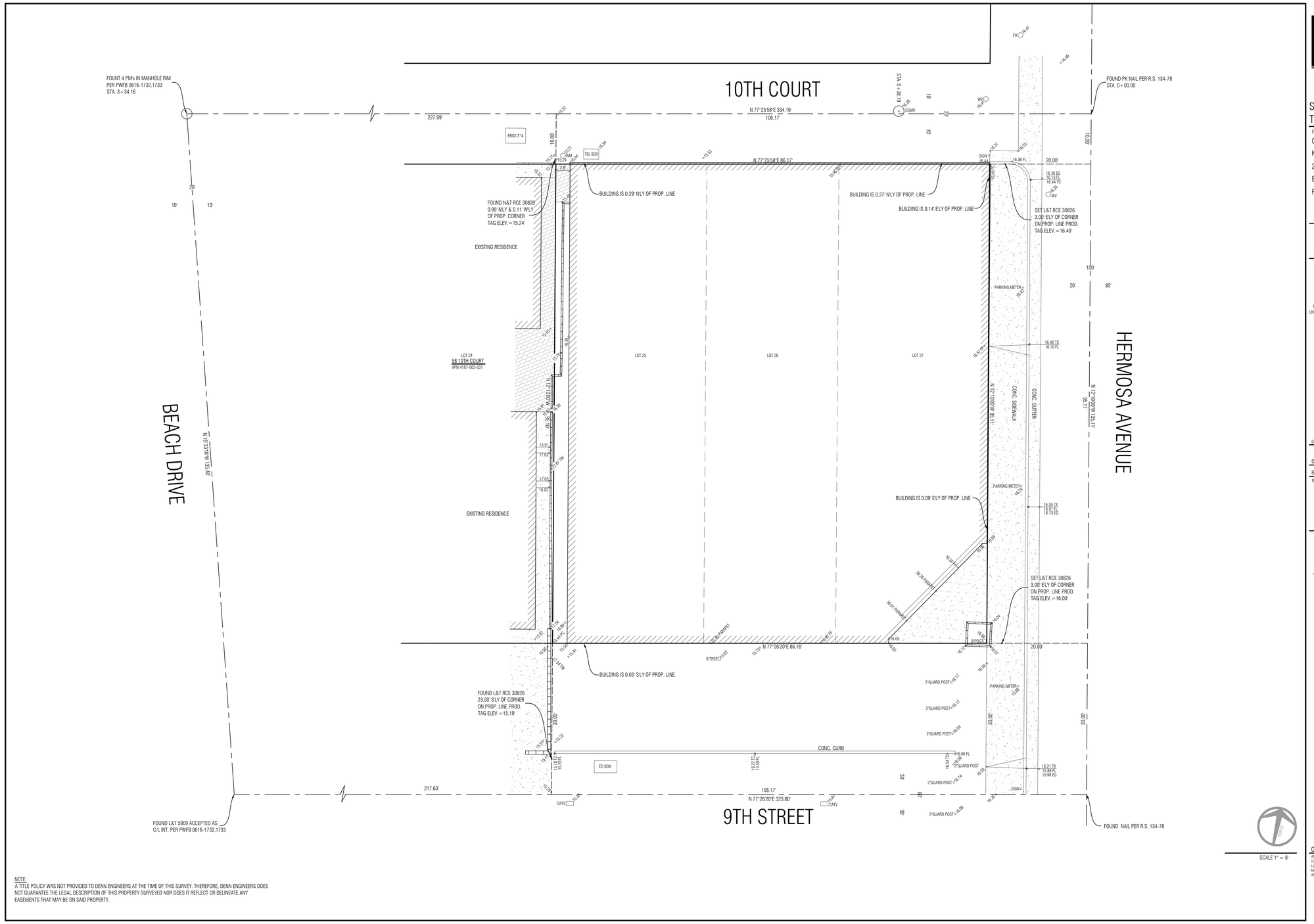
SHEET TITLE
CODE PLANS & SECTIONS

9

G-204



NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

DENN ENGINEERS
3914 DEL AMO BLVD. SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAHY

FOR
CARDINAL INVESTMENTS
KYLE RANSFORD
2301 ROSECRANS AVENUE, SUITE 4130
EL SEGUNDO, CA, 90254
PHONE

JOB ADDRESS
901 HERMOSA AVENUE
HERMOSA BEACH, CA 90254

LEGAL DESCRIPTION
LOT 25,26 AND 27, BLOCK 10
HERMOSA BEACH
M.B. 1-25-26
APN 4187-003-028

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
No. 30826
CIVIL
STATE OF CALIFORNIA

GARY J. ROEHL R.C.E. 30826

DRAWN BY FM CHECK BY GR

DRAWN ON FEBRUARY 10, 2022

REVISIONS
REVISIONS

LEGEND

EXISTING BUILDING
BRICK
CONCRETE
WOOD DECK
+106.76 EXISTING ELEVATION
EXISTING CONTOUR
BLOCK WALL
X EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
CATV	CABLE TV PULL BOX
CONC.	CONCRETE
CHIMNY	CHIMNEY
CEFB	CITY ENGINEERS FIELD BOOK
C/L	CENTERLINE
C.L.F. / W.I.F.	CHAIN LINK FENCE / WROUGHT IRON FENCE
ELY	EASTERLY
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GRF	GARAGE FINISH FLOOR
GM	GAS METER
GUY / GW	GUY WIRE
I.P.	IRON PIPE MONUMENT
L&T	LEAD AND TACK / TAG MONUMENT
MH	MANHOLE (SANITARY SEWER / STORM DRAIN)
NLY	NORTHERLY
N&T	NAIL AND TAG MONUMENT
PB	PULL BOX (EDISON / TRAFFIC / STREET LIGHT
PB (CONT)	TELEPHONE (CABLE TV)
PC	PROPERTY CORNER / PROP. CORNER
PL	PROPERTY LINE / PROP. LINE
PP / UP	POWER POLE / UTILITY POLE
PPT	PARAPET
PWFB	PUBLIC WORKS FIELD BOOK
R.R.	RAIL ROAD
RDFB	ROAD DEPARTMENT FIELD BOOK
R.S.	RECORD OF SURVEY
SPK / S&W	SPIKE / SPIKE AND WASHER MONUMENT
SLY	SOUTHERLY
SSCO	SANITARY SEWER CLEANOUT
STK / STA&T	STAKE / STAKE AND TAG MONUMENT
STLT / LT	STREET LIGHT POLE / LIGHT POLE
TC	TOP OF CURB
TA / BX	TOP OF APRON / BOTTOM OF APRON
WLY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAT FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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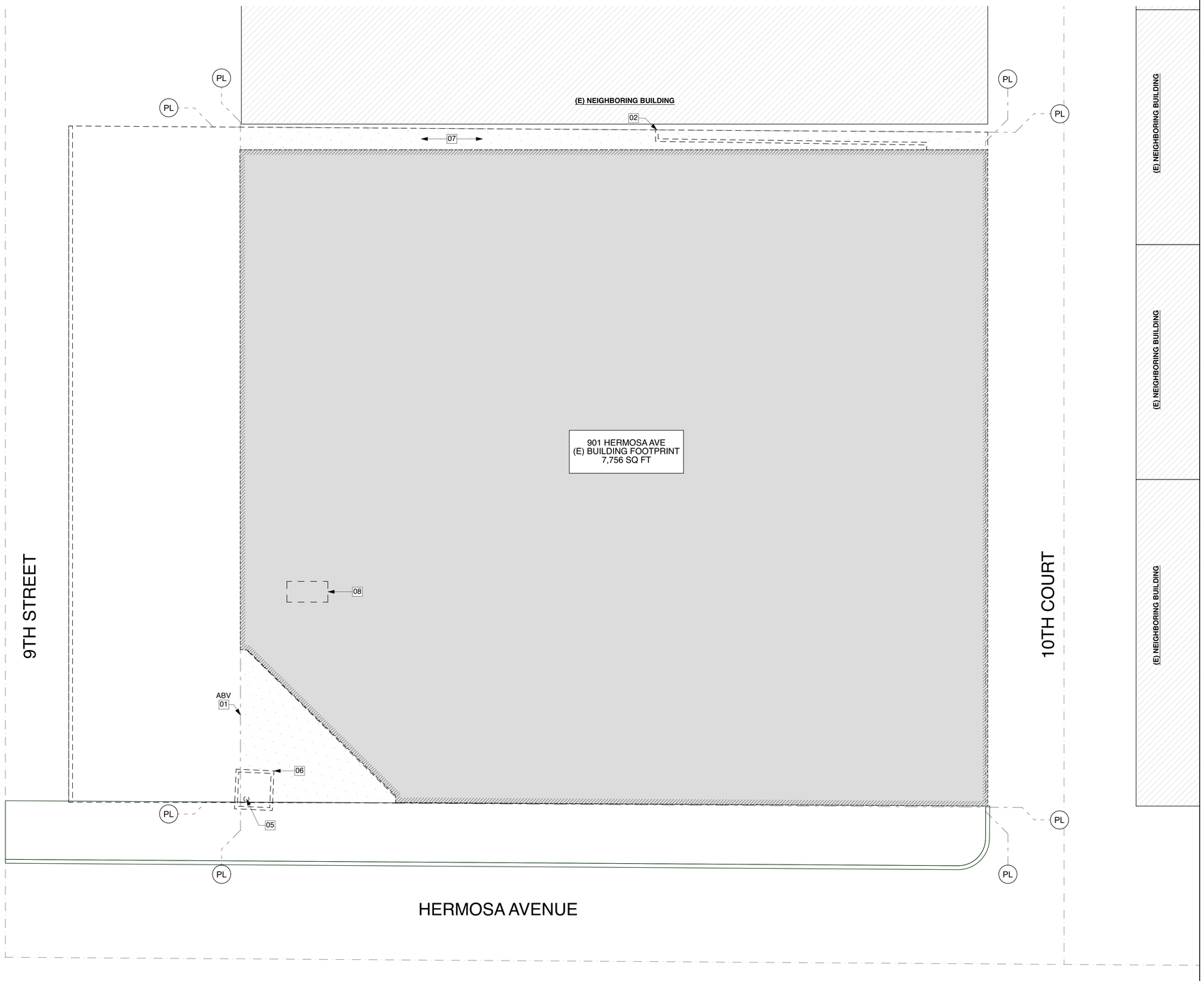
ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

JOB NO. 22-006



1 DEMO SITE PLAN
SCALE: 3/16" = 1'-0"

0 4' 8' 12'

01	EXISTING AWNING TO BE REMOVED
02	EXISTING WALL TO BE REMOVED
03	EXISTING CONCRETE CURB TO BE REMOVED
04	EXISTING BOLLARDS TO BE REMOVED
05	EXISTING COLUMN TO BE REMOVED
06	EXISTING PLANTER BOX TO BE REMOVED
07	EXISTING HARDSCAPE TO BE REMOVED
08	EXISTING UTILITY BOX TO BE REMOVED. UTILITIES TO BE RELOCATED.
09	EXISTING TREE TO BE REMOVED

LANEY.LA

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
MARCH 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
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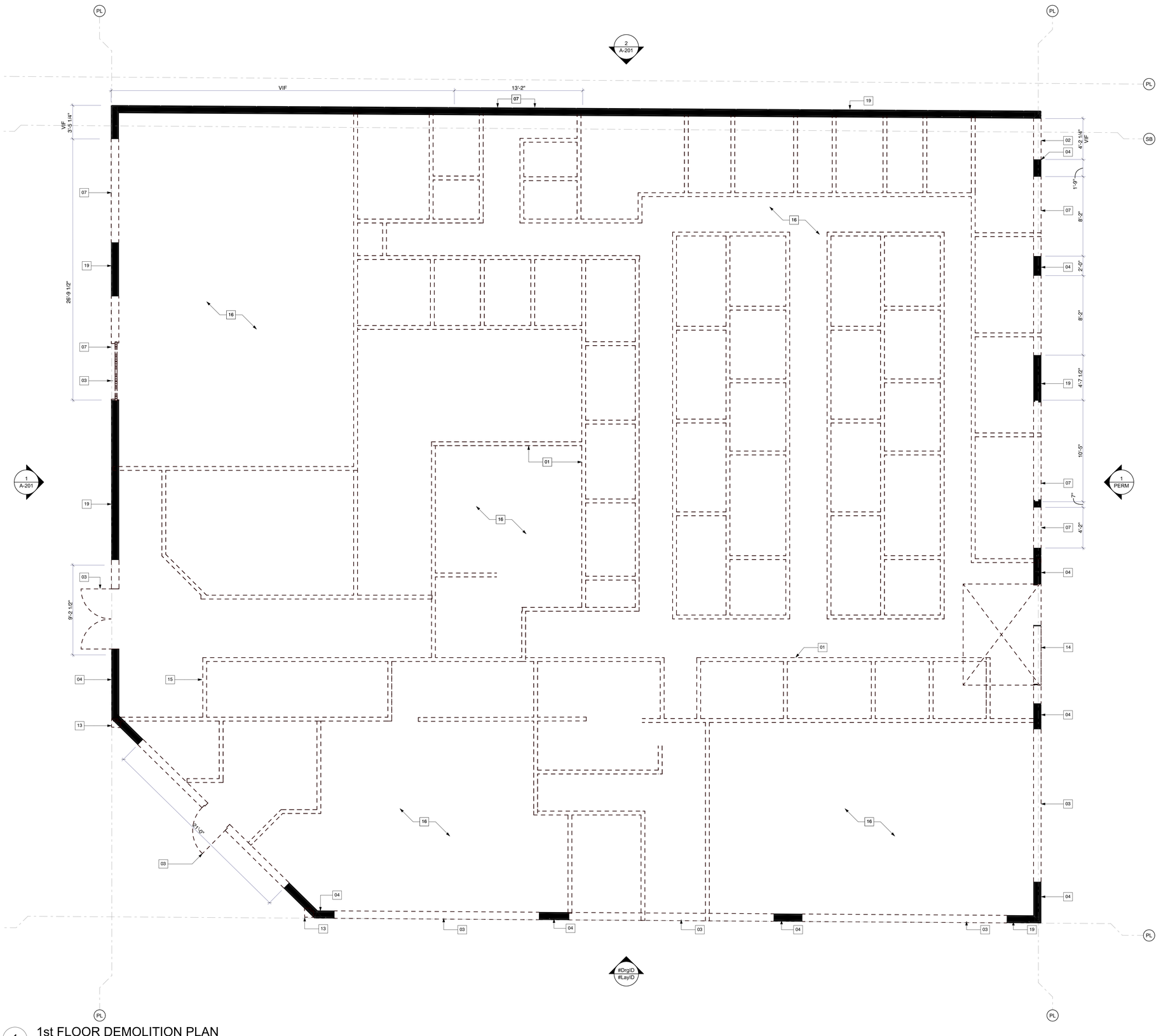
SHEET TITLE
DEMOLITION SITE PLAN

AD-101



1 1st FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

- WALLS TO REMAIN
- WALLS TO BE DEMO'D
- NEW WALLS

01	ALL INTERIOR WALLS TO BE REMOVED
02	DOOR TO BE REMOVED
03	REMOVE EXISTING WINDOW OR DOOR SYSTEM. NEW WINDOW OR DOOR SYSTEM TO BE INSTALLED IN SAME LOCATION
04	EXISTING WALL TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY
05	EXISTING ROOF TO BE REMOVED
06	EXISTING AWNING TO BE REMOVED
07	EXISTING WALL TO BE REMOVED. SEE PROPOSED PLAN/ELEVATIONS FOR DIMS
08	NOT USED
09	NOT USED
10	NOT USED
11	NOT USED
12	NOT USED
13	EXISTING WALL CORNER TO BE REMOVED. REPAIR TO MATCH ADJACENT.
14	EXISTING ROLLUP DOOR SYSTEM TO BE REMOVED / REPLACED
15	EXISTING UTILITIES TO BE RELOCATED.
16	OPEN TO ABOVE
17	NOT USED
18	NOT USED
19	EXISTING EXTERIOR STUCCO WALL FINISH AND WRB TO BE REMOVED AND REPLACED PER WALL ASSEMBLIES; TYP

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Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
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ANTHONY@LANEY.LA

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March 2027
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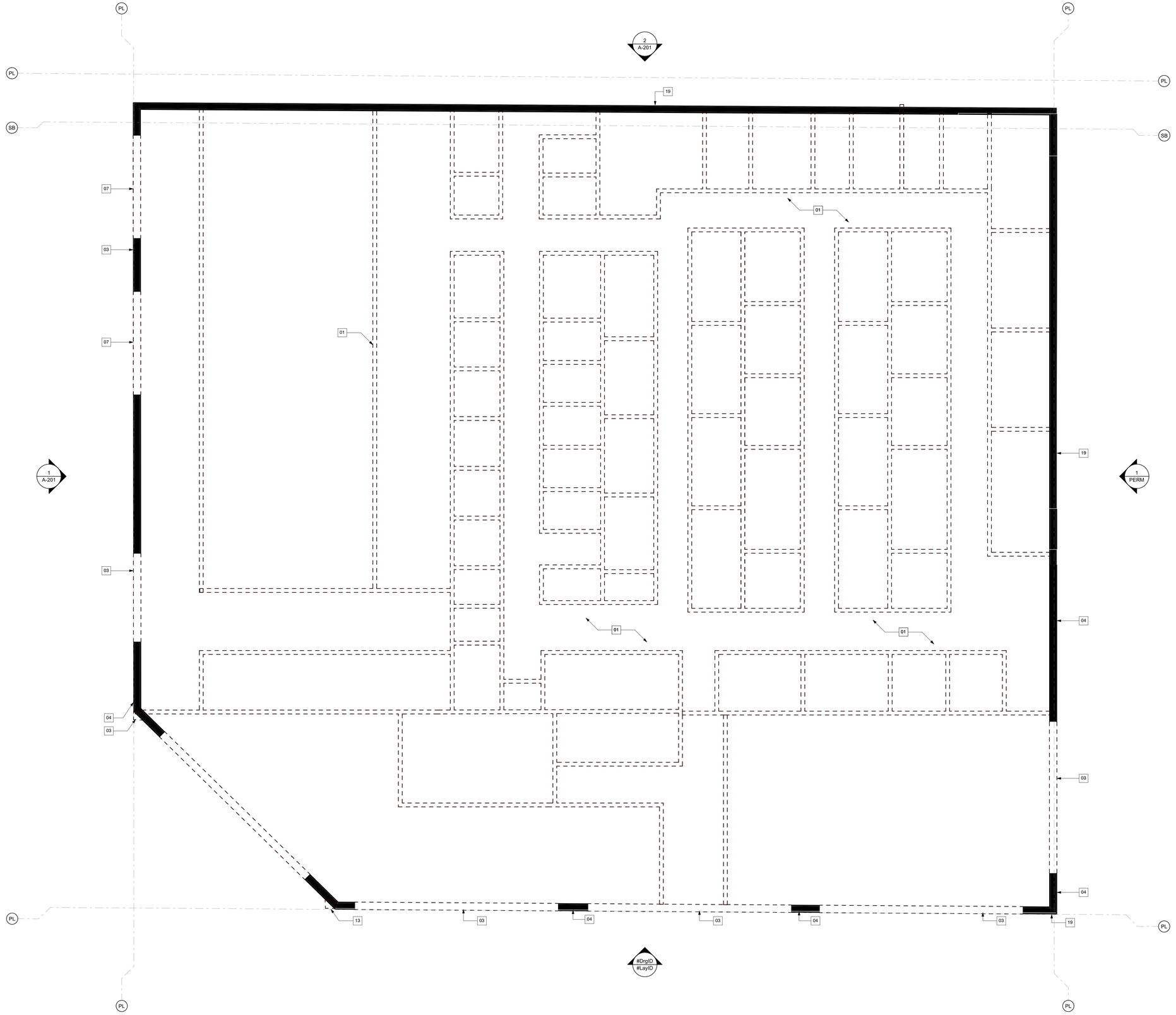
SHEET TITLE
DEMOLITION 1st FLOOR PLAN

AD-111



1 2nd FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

- WALLS TO REMAIN
- WALLS TO BE DEMO'D
- NEW WALLS

01	ALL INTERIOR WALLS TO BE REMOVED
02	DOOR TO BE REMOVED
03	REMOVE EXISTING WINDOW OR DOOR SYSTEM. NEW WINDOW OR DOOR SYSTEM TO BE INSTALLED IN SAME LOCATION
04	EXISTING WALL TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY
05	EXISTING ROOF TO BE REMOVED
06	EXISTING AWNING TO BE REMOVED
07	EXISTING WALL TO BE REMOVED. SEE PROPOSED PLAN/ELEVATIONS FOR DIMS
08	NOT USED
09	NOT USED
10	NOT USED
11	NOT USED
12	NOT USED
13	EXISTING WALL CORNER TO BE REMOVED. REPAIR TO MATCH ADJACENT.
14	EXISTING ROLLUP DOOR SYSTEM TO BE REMOVED / REPLACED
15	EXISTING UTILITIES TO BE RELOCATED.
16	OPEN TO ABOVE
17	NOT USED
18	NOT USED
19	EXISTING EXTERIOR STUCCO WALL FINISH AND WRB TO BE REMOVED AND REPLACED PER WALL ASSEMBLIES; TYP

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
March 2027
RENEWAL DATE
STATE OF CALIFORNIA

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9	10-08-25	PLANNING COM. HEARING

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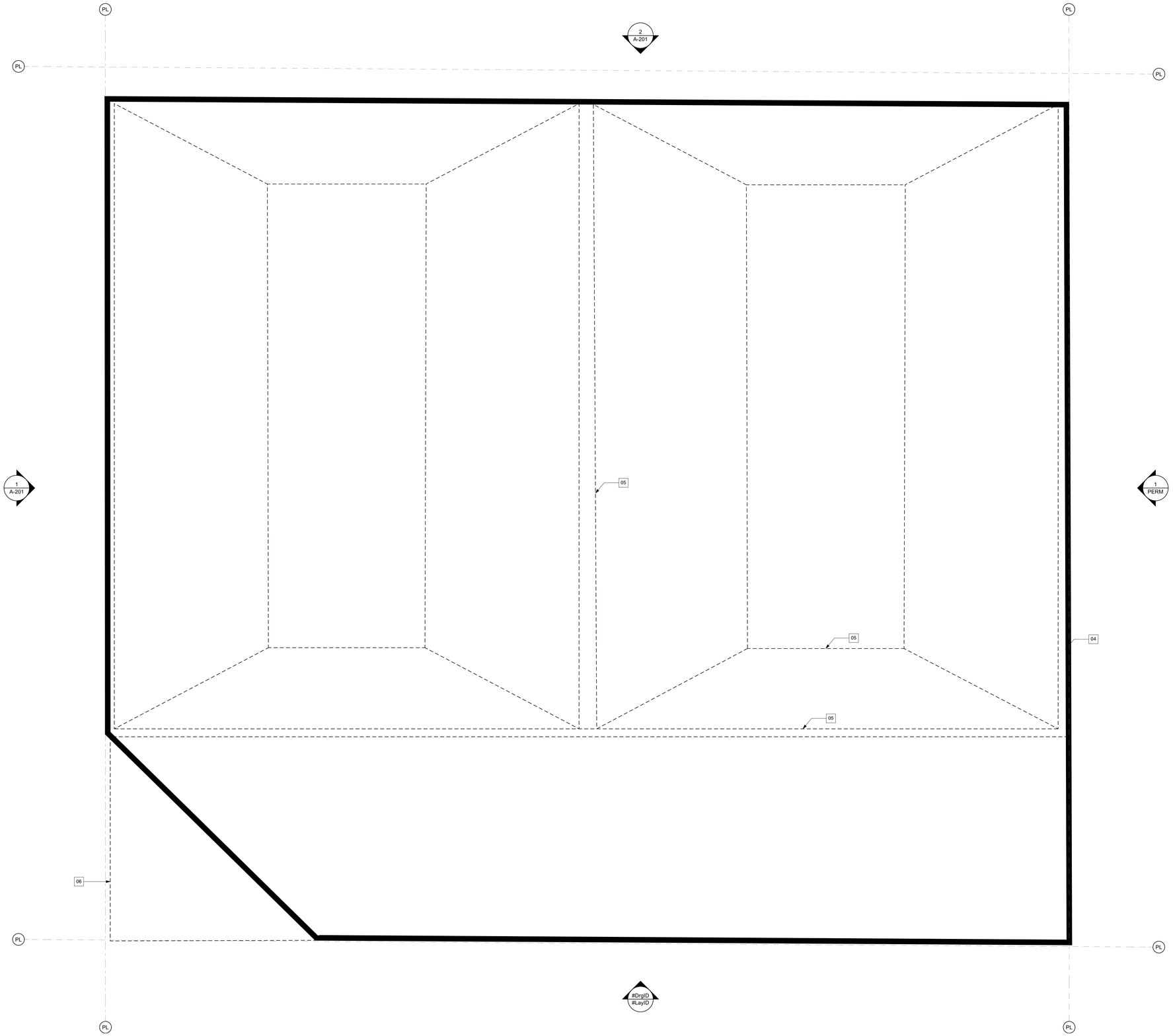
SHEET TITLE
DEMOLITION 2nd FLOOR PLAN

AD-112



1 DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"

WALLS TO REMAIN
WALLS TO BE DEMO'D
NEW WALLS

01	ALL INTERIOR WALLS TO BE REMOVED
02	DOOR TO BE REMOVED
03	REMOVE EXISTING WINDOW OR DOOR SYSTEM. NEW WINDOW OR DOOR SYSTEM TO BE INSTALLED IN SAME LOCATION
04	EXISTING WALL TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY
05	EXISTING ROOF TO BE REMOVED
06	EXISTING AWNING TO BE REMOVED
07	EXISTING WALL TO BE REMOVED. SEE PROPOSED PLAN/ELEVATIONS FOR DIMS
08	NOT USED
09	NOT USED
10	NOT USED
11	NOT USED
12	NOT USED
13	EXISTING WALL CORNER TO BE REMOVED. REPAIR TO MATCH ADJACENT.
14	EXISTING ROLLUP DOOR SYSTEM TO BE REMOVED / REPLACED
15	EXISTING UTILITIES TO BE RELOCATED.
16	OPEN TO ABOVE
17	NOT USED
18	NOT USED
19	EXISTING EXTERIOR STUCCO WALL FINISH AND WRB TO BE REMOVED AND REPLACED PER WALL ASSEMBLIES; TYP

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Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
MONTH 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

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901 HERMOSA AVE
HERMOSA BEACH, CA 90254

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SHEET TITLE
DEMOLITION ROOF PLAN

AD-113

901 HERMOSA AVE CIVIL PLANS

PUBLIC WORKS STANDARD NOTES

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION WORK HOURS ARE LIMITED TO 8:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY. WORK PROHIBITED ON SATURDAYS, SUNDAYS AND NATIONAL HOLIDAYS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK"), AND CITY OF HERMOSA BEACH PUBLIC WORKS STANDARD PLANS.
3. ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY A LICENSED CONTRACTOR WITH A CLASS A; C-8 OR C-12 LICENSE FOR ALL SIDEWALK, CURB AND GUTTER; C-12 LICENSE FOR ALL STREET PAVEMENT WORK; AND CLASS C-34 LICENSE FOR UTILITY WORK SUCH AS SEWER LATERAL, SEWER CAP AND UNDERGROUND UTILITY WORK IN CONJUNCTION WITH A SINGLE FAMILY RESIDENTIAL STRUCTURE.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS. PUBLIC WORKS TEMPORARY RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ANY SCAFFOLDING, UTILITY TRENCHING, LUMBER DROPS, CRANES, DUMPSTERS, ETC. ON PUBLIC PROPERTY. THE PUBLIC WORKS PERMIT MUST BE ON THE JOB SITE AND AVAILABLE FOR REVIEW BY CITY OFFICIALS AT ALL TIMES. IF ANY WORK HAS BEGUN BEFORE OBTAINING A PERMIT, THE JOB WILL BE STOPPED UNTIL THE PERMIT IS OBTAINED.
5. ALL CONTRACTORS WORKING ON PUBLIC WORKS PROJECTS MUST HAVE A CURRENT CITY OF HERMOSA BEACH BUSINESS LICENSE.
6. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 TWO WORKING DAYS BEFORE PERFORMING ANY DIGGING. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES THAT A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID.
7. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORKING DAY AND ROADS OPENED TO VEHICULAR TRAFFIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
8. CONTACT PUBLIC WORKS FOR INSPECTION AT LEAST 24 HOURS IN ADVANCE INSPECTIONS ARE AVAILABLE MONDAY THROUGH FRIDAY, 8:30 A.M. TO 12:00 A.M. AND 1:00 P.M. TO 4:30 P.M.; OFFICE COUNTER ASSISTANCE IS AVAILABLE FROM 7:00 A.M. TO 8:30 A.M. AND 4:30 P.M. TO 6:00 P.M.
9. ALL FORMS AND COMPACTION SHALL BE INSPECTED PRIOR TO ANY CONCRETE POUR OR ASPHALT BEING PLACED.
10. ALL SURVEY POINTS AND MONUMENTS SHALL BE PROTECTED IN PLACE OR RE-ESTABLISHED IF THEY ARE REMOVED OR DESTROYED DURING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL, DUST CONTROL, AND TEMPORARY DRAINAGE CONTOL AT ALL TIMES.
12. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH THE REGULATIONS OF CAL-OSHA.

GENERAL NOTES FOR STREET AND STORM DRAIN IMPROVEMENTS:

1. ALL STREET CLOSURES REQUIRE A TRAFFIC CONTROL PLAN TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL TRAFFIC CONTROL SHALL BE PER THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) MANUAL. STREET CLOSURES APPROVED BY THE CITY ENGINEER WILL REQUIRE A MINIMUM OF 48 HOUR NOTICE TO BE POSTED AND DISTRIBUTED WITH PROPER DOOR-HANGERS TO ALL RESIDENCES ON SAME BLOCK. THE CONTRACTOR SHALL ALSO NOTIFY THE DISPATCH CENTER FOR HERMOSA BEACH POLICE AND FIRE DEPARTMENTS AT (310) 524-2750 OF ANY CLOSURES OR RESTRICTIONS IN ACCESS.
2. GRAFFITI IN FRESHLY POURED CONCRETE SHALL BE REMOVED BY WHATEVER MEANS NECESSARY UP TO AND INCLUDING REMOVAL AND REPLACEMENT.
3. ANY ASPHALT OR CONCRETE PAVEMENT WITHIN THE PROPERTY LIMITS THAT IS DAMAGED PRIOR TO CONSTRUCTION SHALL BE REMOVED AND REPLACED TO MEET CURRENT CITY STANDARDS.
4. ANY PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND OR BETTER TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR. THE CITY SHALL AT ITS DISCRETION, AND IN THE INTEREST OF PUBLIC SAFETY, MAKE ANY REPAIRS DEEMED NECESSARY; THE COST OF WHICH WILL BE DEDUCTED FROM THE DEPOSIT HELD BY THE CITY.
5. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW-CUT OR WHEEL-CUT AND REMOVED TO CLEAN STRAIGHT LINES.
6. AT ALL LOCATIONS WHERE NEW PAVEMENT JOINS EXISTING, THE EXISTING PAVEMENT SHALL BE COATED WITH AN ASPHALTIC EMULSION.

GENERAL NOTES FOR SEWER AND UTILITY IMPROVEMENTS:

1. SEPARATION OF SEWER AND WATER FACILITIES SHALL BE IN CONFORMANCE WITH LATEST EDITION OF THE STATE OF CALIFORNIA DEPT OF HEALTH SERVICES.
2. SEWER LATERALS SHALL BE CONNECTED TO THE SEWER MAIN WITH WYES. THE SEWER LINE SHALL BE TESTED PRIOR TO MAKING PERMANENT SERVICE CONNECTIONS.
3. BACKFILL OF TRENCHES SHALL BE DONE IN LIFTS OF NO MORE THAN 8-INCHES WITH WATER AND APPROPRIATE COMPACTION TOOLS USED BETWEEN EACH LIFT. ONE SACK SLURRY MIX CAN BE USED IN PLACE OF NATIVE SOIL. AFTER BACKFILLING THE TRENCH, A TEMPORARY ASPHALT PATCH SHALL BE PLACED OVER THE TRENCH AND REMAIN FOR NO MORE THAN TWO WEEKS. THE FINAL PATCH SHALL BE A MINIMUM OF 5" THICK OR 1" THICKER THAN THE EXISTING PAVEMENT. THE CONTRACTOR SHALL FOLLOW THE LATEST HERMOSA BEACH STANDARD PLANS FOR AC AND P.C.C. PAVEMENT.
4. THE FINAL PATCH IN ASPHALT STREETS SHALL BE DONE IN TWO LIFTS, A BASE OF 3" MINIMUM 3/4" AGGREGATE AND A TOP LIFT OF 2" OF 3/8" AGGREGATE. ALL EDGES OF THE CUT ASPHALT TO BE TACKED THOROUGHLY AND THE PATCH COMPACTED BY MECHANICAL MEANS TO A HEIGHT SLIGHTLY HIGHER THAN THE EXISTING ASPHALT AND ALL EDGES TO BE TACKLE.
5. THE FINAL PATCH ON CONCRETE STREETS TO BE CLASS 3500 P.S.I (7 SACK), EXISTING CONCRETE TO BE DRILLED TWO AND ONE HALF INCHES (2 ½") BELOW THE SURFACE TO A DEPTH OF 6" MINIMUM AND DOWELLED WITH #5 REBAR ON 18" SPACING. FINISH TO MATCH EXISTING OR MEDIUM BROOM.
6. ALL UTILITY BOXES ARE TO BE ADJUSTED TO THE NEW GRADE. DAMAGED BOXES SHALL BE REPLACED. KEEP ALL UTILITY BOXES OUT OF DRAINAGE FLOW LINES, CURB RETURNS, DRIVEWAY APPROACH AND WHEEL CHAIR RAMPS, UNLESS APPROVED BY THE CITY ENGINEER.

JOB SAFETY REQUIREMENTS:

1. PROPER BARRICADES SHALL BE PLACED AROUND ANY CONSTRUCTION SITE WITHIN THE PUBLIC RIGHT-OF-WAY. THESE BARRICADES SHALL COMPLY WITH THE REQUIREMENTS OF THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) MANUAL.
2. ALL CONSTRUCTION FENCING SHALL BE BEHIND THE SIDEWALK AND ALL CONSTRUCTION MATERIAL WITHOUT PERMITS ARE TO BE BEHIND THE FENCE. SIDEWALKS ARE TO BE ACCESSIBLE TO PEDESTRIANS AT ALL TIMES.
3. NO CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIAL, PORTABLE TOILETS, DUMPSTERS, ETC. SHALL BE LEFT ON THE PUBLIC RIGHT-OF-WAY WITHOUT PROPER PERMITS. THESE OBSTRUCTIONS MUST HAVE PROPER BARRICADES WITH FLASHING YELLOW LIGHTS AFTER DARK.
4. ANY PUBLIC SIDEWALK DAMAGED TO THE POINT OF CAUSING A TRIP HAZARD MUST BE REPAIRED IMMEDIATELY. THE PANEL OF CONCRETE SHALL BE REMOVED AND PATCHED WITH A TEMPORARY ASPHALT PATCH AND MUST BE KEPT IN GOOD REPAIR UNTIL THE PERMANENT SIDEWALK IS CONSTRUCTED.
5. ALL VEHICLES THAT INTRUDE INTO A NORMAL TRAFFIC LANE MUST HAVE PROPER SIGNAGE AND BARRICADES AS REQUIRED BY THE (WATCH) MANUAL.
6. ALL WORK VEHICLES ARE SUBJECT TO ALL APPLICABLE PARKING RESTRICTIONS.
7. FLAGMEN ARE REQUIRED FOR ANY VEHICLES THAT BLOCK THE TRAVEL LANE AND REQUIRE TRAFFIC TO USE THE OPPOSING LANE TO PASS.

WATER QUALITY REQUIREMENTS:

1. PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY CONSTRUCTION MATERIAL DEBRIS OR RUNOFF FROM ENTERING ANY PUBLIC RIGHT-OF-WAY OR COUNTY STORM DRAIN. ALL SAW CUT RESIDUE MUST BE RETAINED WITH BERMS OR SANDBAGS AND VACUUMED TO PREVENT IT FROM ENTERING INTO ANY STORM DRAIN SYSTEM.
2. SANDBAGS ARE REQUIRED FOR EROSION CONTROL DURING THE RAINY SEASON, OCTOBER 15TH THROUGH APRIL 15TH, AND MAY BE REQUIRED AT OTHER TIMES. SANDBAGS ARE REQUIRED AT NEARBY CATCH BASINS DURING CONSTRUCTION. SANDBAGS SHALL BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
3. MAKE SURE BROKEN PAVEMENT DOES NOT COME IN CONTACT WITH RAINFALL OR RUNOFF.
4. SHOVEL OR VACUUM SAW-CUT SLURRY AND REMOVE FROM THE SITE. FOR DISPOSAL INFORMATION CONTACT THE L.A. COUNTY DEPARTMENT OF PUBLIC WORKS AT 800-552-5218.
5. COVER OR BARRICADE STORM DRAIN OPENINGS DURING SAW-CUTTING.
6. DURING CONSTRUCTION:
   - A. PROTECT CATCH BASINS AND MAINTENANCE HOLES WHEN APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, ETC.
   - B. USE CHECK DAMS, DITCHES OR BERMS TO DIVERT RUNOFF AROUND EXCAVATIONS.
   - C. COLLECT AND RECYCLE EXCESS ABRASIVE GRAVEL OR SAND.
   - D. AVOID OVER-APPLICATION BY WATER TRUCKS FOR DUST CONTROL.
   - E. NEVER HOSE DOWN "DIRTY" PAVEMENT OR SURFACES. CLEAN UP ALL SPILLS AND LEAKS USING "DRY" METHODS (WITH ABSORBENT MATERIALS AND /OR RAGES), OR DIG UP AND REMOVE CONTAMINATED SOIL. FOR DISPOSAL INFORMATION CALL (800) 552-5218.
   - F. CATCH DRIPS FROM PAVER WITH DRIP PANS OR ABSORBENT MATERIAL (CLOTH, RAGS, ETC.) PLACED UNDER MACHINE WHEN NOT IN USE.

ESTIMATED EARTHWORK QUANTITIES

CUT:	**50** CUBIC YARDS
FILL:	**00** CUBIC YARDS
NET **(CUT/EXPORT)**:	**50** CUBIC YARDS

EARTHWORK CALCULATION NOTES:

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, REPLACEMENT.

GEOTECHNICAL REPORT

1. PREPARED BY NORCAL ENGINEERING DATED OCTOBER 21, 2022 FOR THE PROPOSED DEVELOPMENT AT 901 HERMOSA AVE, HERMOSA BEACH, CA 90254.

ADDITIONAL NOTES TO CONTRACTOR:

- A. "BORROW OR DISPOSAL SITE MUST BE PERMITTED AND BONDED (IF WITHIN THE CITY)."
- B. "HAUL ROUTE MUST BE APPROVED BY ENGINEERING SERVICES."
- C. "OFFSITE GRADING APPROVAL MUST BE OBTAINED IN WRITING."
- D. "UTILITY LINES LOCATION SHALL BE PERMANENTLY IDENTIFIED ON CURB FACE. FONT 2" HEIGHT AND ¼" DEPTH."
- E. "IT IS THE RESPONSIBILITY OF THE DEVELOPER TO HAVE ALL STRIPING AND UTILITY TRENCHES PROPERLY RESTORED PER CITY STANDARD PLANS PRIOR TO RECEIVING PUBLIC WORKS FINAL SIGN OFF."
- F. "ANY LANDSCAPE IRRIGATION WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT."

SITE MAP
SCALE: NTS

REGIONAL MAP
SCALE: NTS

LEGEND

SITE

- CURB/BACK OF CURB/GUTTER
- RETAINING WALL/SITE WALL
- PROPERTY LINE/RIGHT OF WAY
- CENTER LINE
- FENCE

EROSION CONTROL

- GRAVEL DBAGS
- FIBER ROLL
- PROPOSED BUILDING EXCAVATION OUTLINE
- EXISTING DRAINAGE DIRECTION OF FLOW

GRADING

- 100 — PROPOSED MAJOR CONTOUR
- 102 — PROPOSED MINOR CONTOUR
- FLOW LINE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- EARTHEN SWALE
- SAWCUT
- LIMITS OF GRADING
- GRADING BENCH
- TOP / TOE — GRADED SLOPE (HORIZONTAL:VERTICAL)
- 4" SD — STORM DRAIN
- STORM DRAIN INLET

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MIN	MINIMUM
BCR	BEGIN CURVE RETURN	MH	MANHOLE
BW	BACK OF WALK	(N)	NORTH
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BENCH MARK	PA	PLANTER AREA
BOS	BOTTOM OF STAIRS	POC	POINT OF CONNECTION
BMP	BEST MANAGEMENT PRACTICES	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CI	CAST IRON	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PRV	PRESSURE REDUCING VALVE
CMU	CONCRETE MASONRY UNIT	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R	RADIUS
CONC	PORTLAND CEMENT CONCRETE	RCIP	RECTANGULAR CAST IRON PIPE
CF	CURB FACE	RD	ROOF DRAIN
DW	DOMESTIC WATER	RW	RIGHT-OF-WAY
(E)	EAST	(S)	SOUTH
ECR	END CURVE RETURN	S=	SLOPE EQUALS
EG	EDGE OF GUTTER	SD	STORM DRAIN
EL. OR ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC, ELECTRICAL	SS	SANITARY SEWER
EX. OR EXIST.	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE (LANDSCAPE)	TEL	TELEPHONE
FS	FINISHED SURFACE (HARDSCAPE)	TG	TOP OF GRATE
FH	FIRE HYDRANT	TOS	TOP OF STAIRS
FL	FLOW LINE	TW	TOP OF WALL
FT	FOOT OR FEET	TS	TRAFFIC SIGNAL
FU	FIXTURE UNITS	TSB	TRAFFIC SIGNAL BOX
FW	FIRE WATER	TYP	TYPICAL
GB	GRADE BREAK	TV	TELEVISION
GPM	GALLONS PER MINUTE	VIF	VERIFY IN FIELD
GV	GATE VALVE	VLT	VAULT
HDPE	HIGH DENSITY POLYETHYLENE	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	(N)	WEST
INV.	INVERT	W	WATER
LP	LOW POINT	WM	WATER METER
MAX	MAXIMUM	WV	WATER VALVE

PROJECT DESCRIPTION

REMODEL OF EXISTING TWO-STORY COMMERCIAL STRUCTURE.

PROPERTY INFORMATION

APN: 4187-003-028
LOT 25, 26 AND 27, BLOCK 10
M.B. 1-25-26
HERMOSA BEACH TRACT
LATITUDE & LONGITUDE: 33.86016, -118.39981
PROPERTY TYPE: COMMERCIAL
LOT SIZE: 8,194 S.F.
BUILDING SQUARE FOOTAGE: XXXXXX S.F.
SITE ADDRESS: 901 HERMOSA AVE

LID INFORMATION

SOIL TYPE: 003
BMP TYPE: PERMAVOID CAPTURE USE ON GREEN ROOF
TOTAL DRAINAGE AREA (ACRES): 0.19
STORM WATER QUALITY DESIGN VOLUME (CUBIC FEET): 368
PERCENT OF IMPERVIOUSNESS OF DRAINAGE AREA: 77%
BMP DESIGN CAPACITY VOLUME: XXXXX C.F.
PERVIOUS AREA: 1,875 S.F.
IMPERVIOUS AREA: 6,319 S.F.
PROPERTY OWNER: KYLE RANSFORD, CARDINAL INVESTMENTS

PROJECT DIRECTORY

PROPERTY OWNER:
KYLE RANSFORD
CARDINAL INVESTMENTS
2301 ROSECRANS AVE
SUITE 4130
EL SEGUNDO, CA 90254

ARCHITECT:
LANEY LA, INC
725 CYPRESS AVE
HERMOSA BEACH, CA 90254
TEL: 310.870.7175

CIVIL ENGINEER:
LABIB FUNK + ASSOCIATES
CONTACT: FRANK LAROCCA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700 EXT. 150

GEOTECHNICAL ENGINEER:
NORCAL ENGINEERING
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
TEL: 562.799.9469

SHEET INDEX

C-000	TITLE SHEET
C-100	EROSION CONTROL PLAN
C-210	GRADING & DRAINAGE PLAN
C-300	LOW IMPACT DEVELOPMENT PLAN
C-400	UTILITY PLAN

GEOTECHNICAL ENGINEER'S STATEMENT

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORT DATED OCTOBER 21, 2022 BY NORCAL ENGINEERING.

SIGNATURE ____________ DATE ________ STAMP

1-800-227-2600
CALL USA/SC FOR UNDERGROUND LOCATING 48 HOURS BEFORE YOU DIG!

UNDERGROUND SERVICE ALERT 1-800-227-2600

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG

LANEY.LA
Laney LA

CONSULTANTS
LFA Labib Funk + Associates
Structural | Shoring | Civil | EBM
319 Main Street
El Segundo, CA 90245
T: 213.239.9700
LFA Job No. 22079

REGISTERED PROFESSIONAL ENGINEER
FRANCIS JOSEPH LAROCCA
No. C75181
Exp. 12/31/2025
CIVIL
STATE OF CALIFORNIA
SIGN DATE 08/08/2025

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

PROJECT NAME
901 HERMOSA AVE, HERMOSA BEACH, CA, 90254

CLIENT
KYLE RANSFORD
#Client Phone Number

PROJECT ADDRESS
-
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MARK	DATE	DESCRIPTION
CD - WIP	08/28/2023	CONSTRUCTION DOCUMENTS

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SHEET TITLE
TITLE SHEET

C-000

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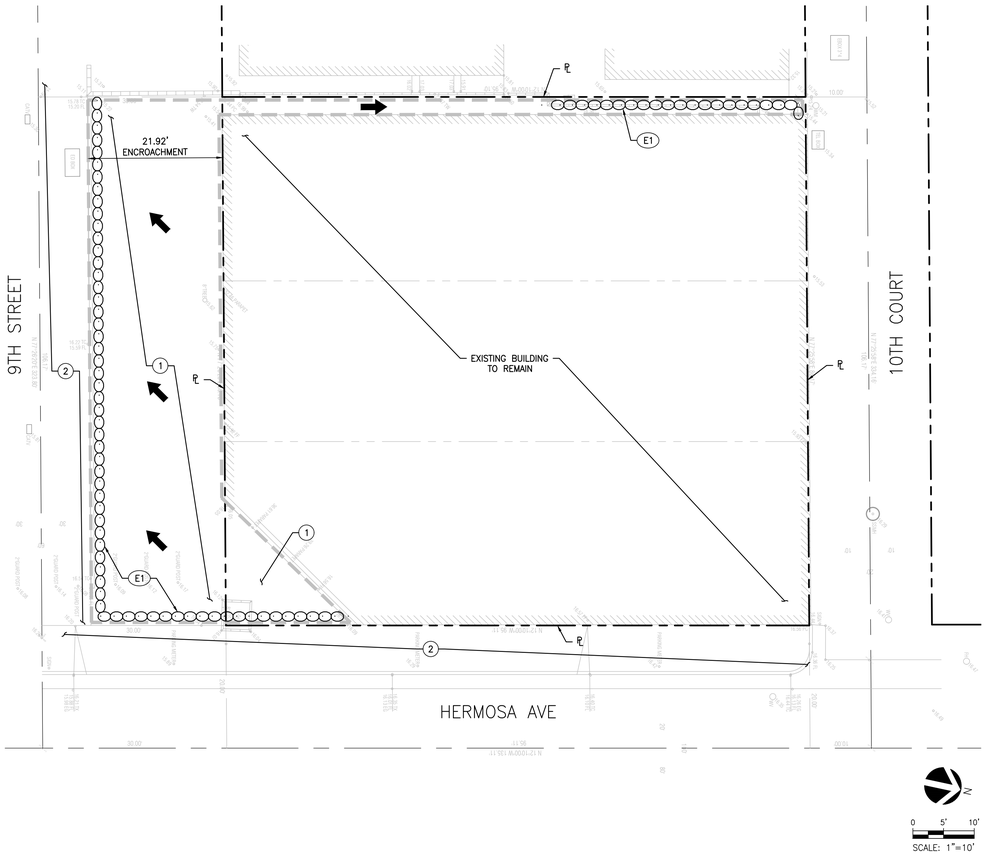

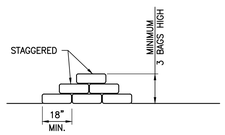

NOTES:

1. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
2. BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
3. FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
4. TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
5. USE PYRAMID APPROACH WHEN STACKING BAGS.

1 GRAVEL BAG BARRIER
N.T.S.

LEGEND

- PROPERTY LINE
- LIMIT LINE OF EROSION CONTROL
- GRAVEL BAG BARRIER
- DIRECTION OF FLOW

DEMOLITION NOTES

1. SEE GENERAL DEMOLITION NOTES HEREON.
2. WORK WITHIN THE PUBLIC RIGHT OF WAY TO BE PERFORMED UNDER SEPARATE PERMIT.

EROSION CONTROL NOTES

E1 PLACE GRAVEL BAG BARRIER, TRIPLE ROW PER DETAIL 1, HEREON.

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

EROSION CONTROL NOTES

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
3. WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
   NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
   PHONE NUMBER: _____

BMP NOTES

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

EC1-SCHEDULING
EC2-PRESERVATION OF EXISTING VEGETATION
EC3-HYDRAULIC MULCH
EC4-HYDROSEEDING
EC5-SOIL BINDERS
EC6-STRAW MULCH
EC7-GEOTEXTILES AND MATS
EC8-WOOD MULCHING
EC9-EARTH DIKES AND DRAINAGE SWALES
EC10-VELOCITY DISSIPATION DEVICES
EC11-SLOPE DRAINS
EC12-STREAMBANK STABILIZATION
EC13-RESERVED
EC14-COMPOST BLANKET
EC15-SOIL PREPARATION/ROUGHENING
EC16-NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1-SILT FENCE
SE2-SEDIMENT BASIN
SE3-SEDIMENT TRAP
SE4-CHECK DAM
SE5-FIBER ROLLS
SE6-GRAVEL BAG BERM
SE7-STREET SWEEPING AND VACUUMING
SE8-SANDBAG BARRIER
SE9-STRAW BALE BARRIER
SE10-STORM DRAIN INLET PROTECTION
SE11-ACTIVE TREATMENT SYSTEMS
SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS
SE13-COMPOST SOCKS AND BERMS
SE14-BIOFILTER BAGS

EQUIPMENT TRACKING CONTROL

TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC2-STABILIZED CONSTRUCTION ROADWAY
TC3-ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

WE1-WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT

NS1-WATER CONSERVATION PRACTICES
NS2-DEWATERING OPERATIONS
NS3-PAVING AND GRINDING OPERATIONS
NS4-TEMPORARY STREAM CROSSING
NS5-CLEAR WATER DIVERSION
NS6-ILLICIT CONNECTION/DISCHARGE
NS7-POTABLE WATER/IRRIGATION
NS8-VEHICLE AND EQUIPMENT CLEANING
NS9-VEHICLE AND EQUIPMENT FUELING
NS10-VEHICLE AND EQUIPMENT MAINTENANCE
NS11-PILE DRIVING OPERATIONS
NS12-CONCRETE CURING
NS13-CONCRETE FINISHING
NS14-MATERIAL OVER WATER
NS15-DEMOLITION ADJACENT TO WATER
NS16-TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

WM1-MATERIAL DELIVERY AND STORAGE
WM2-MATERIAL USE
WM3-STOCKPILE MANAGEMENT
WM4-SPILL PREVENTION AND CONTROL
WM5-SOLID WASTE MANAGEMENT
WM6-HAZARDOUS WASTE MANAGEMENT
WM7-CONTAMINATED SOIL MANAGEMENT
WM8-CONCRETE WASTE MANAGEMENT
WM9-SANITARY/SEPTIC WASTE MANAGEMENT
WM10-LIQUID WASTE MANAGEMENT

DUST CONTROL NOTES

1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
6. PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

Laney LA

CONSULTANTS

LFA Labib Funk + Associates
Structural | Shoring | Civil | FBM
319 Main Street
El Segundo, CA 90245
T: 213.239.9700
LFA Job No. 22079
REGISTERED PROFESSIONAL ENGINEER
FRANK S. JOSEPH
No. C 74129
CIVIL
STATE OF CALIFORNIA
SIGN DATE 08/08/2025

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

PROJECT NAME
901 HERMOSA AVE, HERMOSA BEACH, CA, 90254

CLIENT
KYLE RANSFORD
#Client Phone Number

PROJECT ADDRESS
-
-, - -

MARK	DATE	DESCRIPTION
CD - WIP	08/28/2023	CONSTRUCTION DOCUMENTS

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SHEET TITLE
EROSION CONTROL PLAN

C-100

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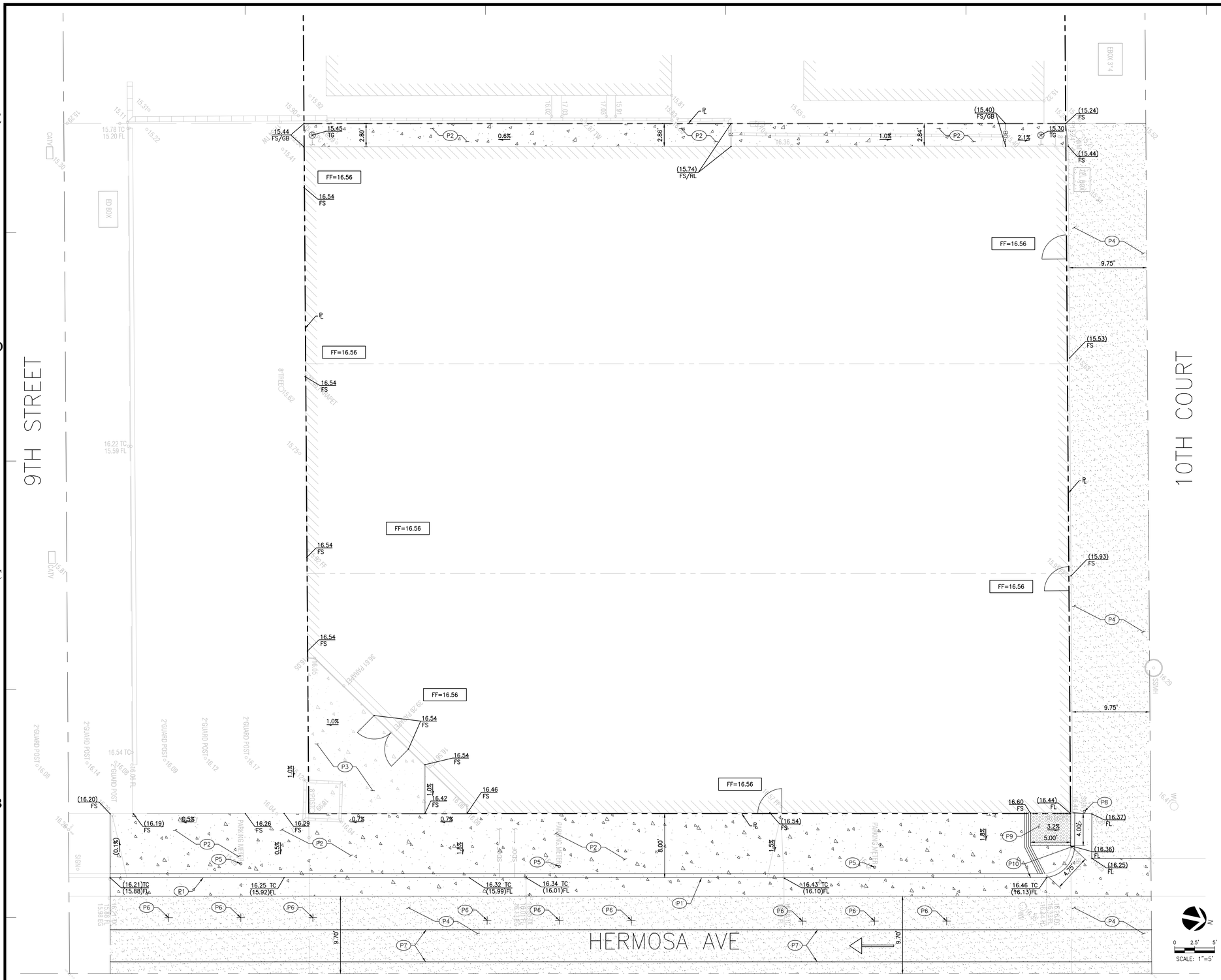
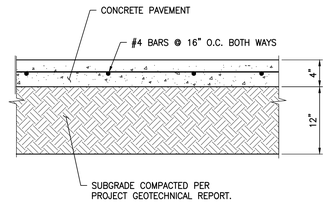


LEGEND

- PROPERTY LINE
- CONCRETE PAVEMENT PER DETAIL 1, HEREON
- PERMEABLE PAVERS PER LANDSCAPE PLANS
- AC PAVEMENT
- EXISTING/PROPOSED BUILDING

CONSTRUCTION NOTES

- (P1) INSTALL CURB AND GUTTER PER CITY OF HERMOSA BEACH STANDARD PLAN 100.
- (P2) INSTALL CONCRETE SIDEWALK PER CITY OF HERMOSA BEACH STANDARD PLAN 106.
- (P3) PERMEABLE PAVEMENT PER ARCHITECT PLANS.
- (P4) AC PAVEMENT PER CITY OF HERMOSA BEACH STANDARD PLAN.
- (P5) PROTECT IN PLACE EXISTING PARKING METERS.
- (P6) REPAINT EXISTING PARKING STRIPING.
- (P7) REPAINT EXISTING BIKE LANES.
- (P8) PROTECT IN PLACE STOP SIGN.
- (P9) CONSTRUCT CURB RAMP.
- (P10) REPAINT EXISTING RED CURB.



NOTES:

1. PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM THE PROJECT GEOTECHNICAL REPORT.
2. REFER TO LANDSCAPE PLANS FOR CONCRETE COLOR, PATTERN, TEXTURE, AND FINISH.
3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.

1 CONCRETE PAVEMENT
N.T.S.

Laney LA

CONSULTANTS

LFA Labib Funk + Associates
Structural | Shoring | Civil | FBM
319 Main Street
El Segundo, CA 90245
T: 213.239.9700
LFA Job No. 22079
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ANTHONY LANEY AIA
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SHEET TITLE
GRADING AND DRAINAGE PLAN

C-210

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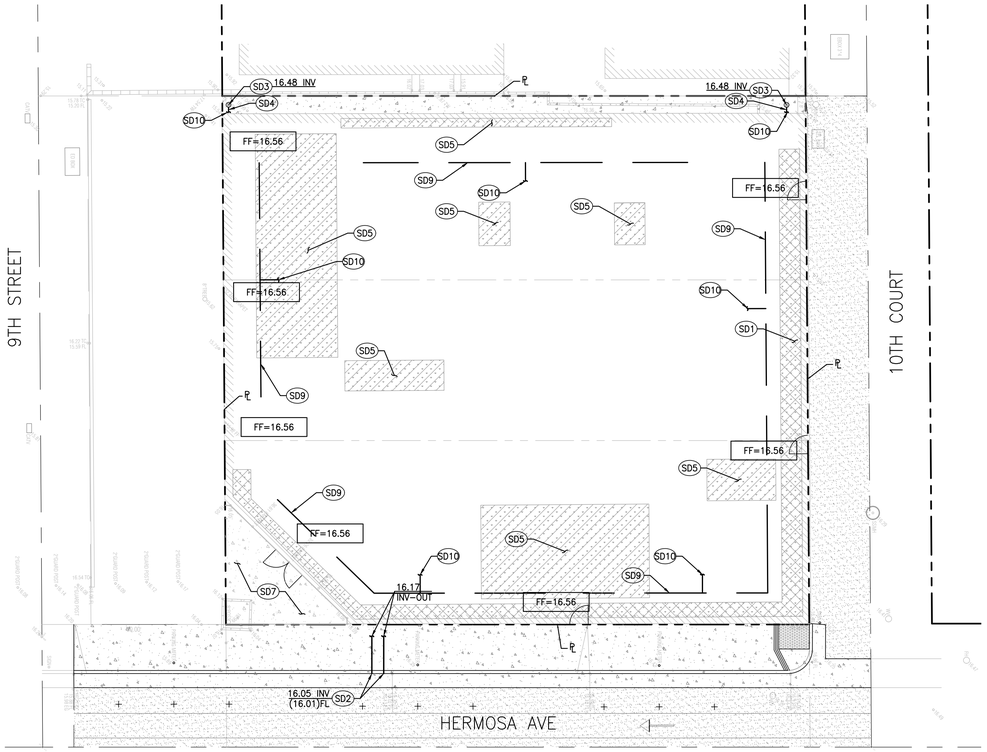


LEGEND

- PROPERTY LINE
- CONCRETE PAVEMENT
- AC PAVEMENT
- LANDSCAPE PER LANDSCAPE PLANS
- PERMAVOID GREEN ROOF WITH PERMAVOID CAPTURE USE PLANTER
- GREEN ROOF
- AREA DRAIN
- PERMEABLE PAVERS PER LANDSCAPE PLANS
- EXISTING/PROPOSED BUILDING

STORM DRAIN NOTES

- SD1 CONSTRUCT PERMAVOID GREEN ROOF WITH CAPTURE USE PER ARCHITECTURAL DRAWINGS AND PERMAVOID DETAILS. (1,167 SF OF GREEN ROOF. 465 SF OF PERMAVOID PLANTER STORES 435 CF OF STORM WATER IN PV150x2 (12" THICK). 380 CF OF STORM WATER IS NEEDED TO BE CAPTURED AND TREATED TO COMPLY WITH LID REQUIREMENTS. 435CF WILL BE PROVIDED BY THE PERMAVOID SYSTEM.
- SD2 CONSTRUCT CURB DRAIN PER APWA STANDARD PLAN 150-3.
- SD3 INSTALL 4" AREA DRAIN PER DETAIL 1 HEREON.
- SD4 INSTALL 4" PVC SDR 35 STORM DRAIN PIPE.
- SD5 CONSTRUCT GREEN ROOF PER ARCHITECTURAL DRAWINGS. (1,167SF)
- SD6 (NOT USED).
- SD7 PERMEABLE PAVEMENT PER ARCHITECT PLANS.
- SD8 OUTLET SD PIPE.
- SD9 INSTALL 4" PERFORATED PVC STORM DRAIN PIPE FOR INTERIOR FOOTING SUB DRAINAGE PER DETAIL 2 HEREON.
- SD10 FUTURE POINT OF CONNECTION WITH PLUMBING IN THE BUILDING, SEE FUTURE PLUMBING PLANS FOR CONTINUATION.

N

0 5' 10'

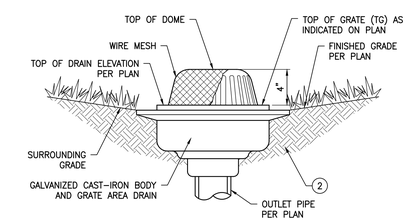
SCALE: 1"=10'

LID SUMMARY	
PERMAVOID PLANTERS	QUANTITIES
TOTAL SITE AREA (SF)	8,194
TOTAL IMPERVIOUS AREA (SF)	6,562
TOTAL IMPERVIOUS PERCENTAGE (%)	80
TOTAL PERVIOUS AREA (SF)	1632
TOTAL LID PLANTER (SF)	465

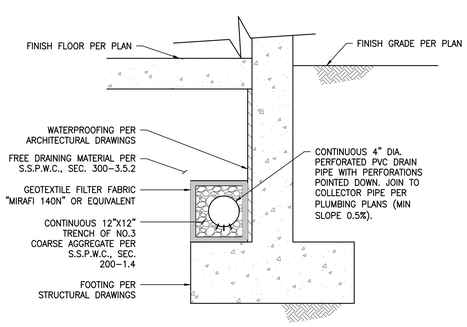
NOTES

SITE DRAINAGE WILL BE REDIRECTED TO THE BUILDING AND HANDLED BY PLUMBING. A SUMP PUMP WITHIN THE BUILDING WILL DISCHARGE THE REMAINING DRAINAGE TO THE PERMAVOID PLANTER TO ENSURE FULL COMPLIANCE WITH LID REQUIREMENTS.

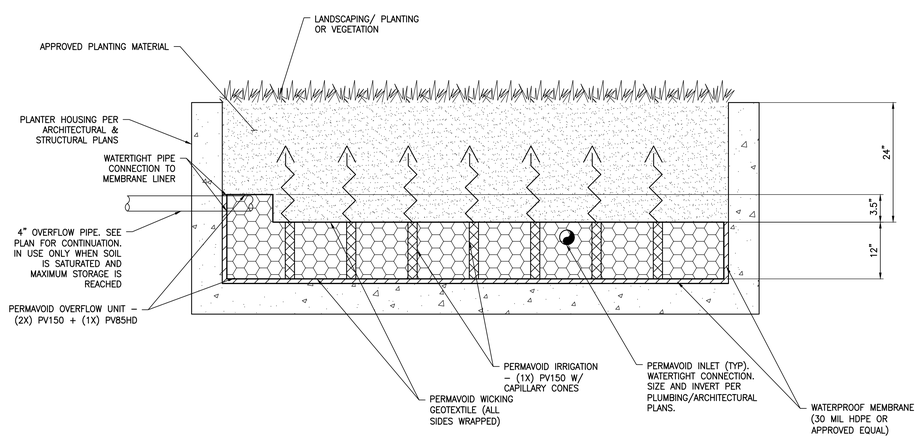
THE PLUMBING SET WILL BE INCLUDED IN FUTURE SUBMISSIONS.



1 C300 PLANTER DRAIN
N.T.S.



2 C300 INTERIOR FOOTING SUBDRAIN
N.T.S.



1 C3.00 PERMAVOID PLANTER – CAPTURE AND REUSE
N.T.S.

Laney LA

CONSULTANTS

LFA Labib Funk + Associates Structural | Shoring | Civil | FBM
319 Main Street
El Segundo, CA 90245
T: 213.239.9700
LFA Job No. 22079

REGISTERED PROFESSIONAL ENGINEER FRANK S. JOSEPH No. C76175 CIVIL STATE OF CALIFORNIA

SIGN DATE 08/08/2025

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

PROJECT NAME
901 HERMOSA AVE, HERMOSA BEACH, CA, 90254

CLIENT
KYLE RANSFORD
#Client Phone Number

PROJECT ADDRESS
-
-, - -

MARK	DATE	DESCRIPTION
CD - WIP	08/28/2023	CONSTRUCTION DOCUMENTS

PROJECT NO: 22007
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LOW IMPACT DEVELOPMENT PLAN

C-300

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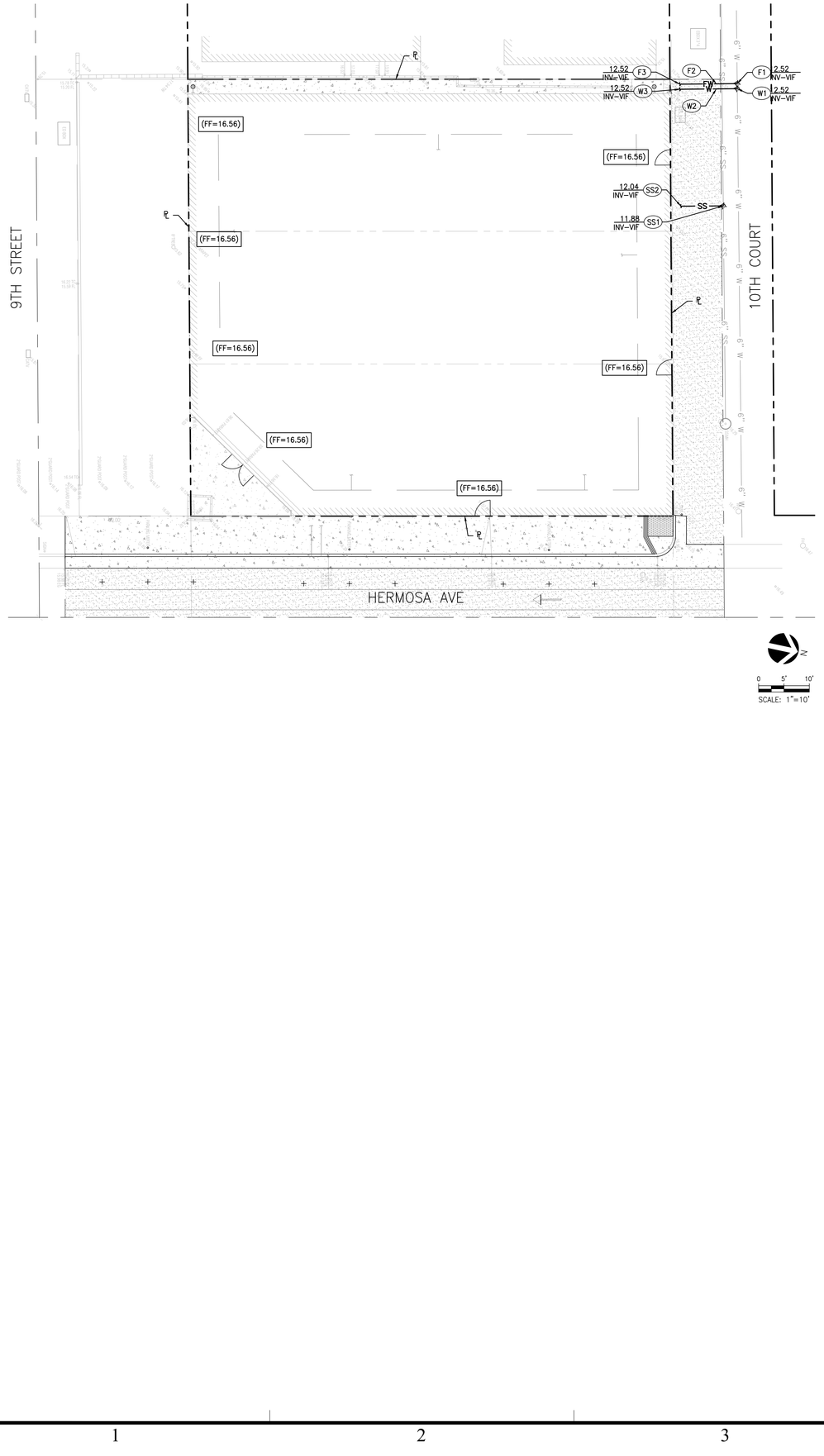

LEGEND

- PROPERTY LINE
- CONCRETE PAVEMENT
- PERMEABLE PAVERS PER LANDSCAPE PLANS
- AC PAVEMENT
- EXISTING/PROPOSED BUILDING
- W — EXISTING WATER
- SS — EXISTING SEWER
- W — PROPOSED DOMESTIC WATER
- FW — PROPOSED FIRE WATER
- SS — PROPOSED SANITARY SEWER

CONSTRUCTION NOTES

DOMESTIC WATER

(W1) CONTRACTOR TO COORDINATE CONNECTION TO EXISTING WATER METER WITH DOMESTIC WATER PURVEYOR. REPLACE EXISTING WATER METER WITH A TRAFFIC RATED WATER METER IF EXISTING METER IS NOT TRAFFIC RATED.

(W2) INSTALL 3" PIPE, TYPE PER PLUMBING PLANS.

(W3) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.

FIRE WATER

(F1) CONTRACTOR TO COORDINATE CONNECTION TO WATER LINE WITH WATER PURVEYOR. REPLACE EXISTING WATER METER WITH A TRAFFIC RATED WATER METER IF EXISTING METER IS NOT TRAFFIC RATED.

(F2) INSTALL 4" PIPE, TYPE PER PLUMBING PLANS.

(F3) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE FIRE SAFETY DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.

SANITARY SEWER

(SS1) CONSTRUCT NEW 6" VCP SEWER LATERAL PER APWA STD PLAN NO 222-1. CONNECTION INTO MAIN LINE SHALL INCORPORATE THE INSTALLATION OF A NEW "WYE". SADDLES SHALL NOT BE ALLOWED.

(SS2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION. INVERT ELEVATION TO BE CONFIRMED WITH DESIGN/BUILD PLUMBING ENGINEER PLANS.

NOTES:

1. NEW SEWER LATERAL CONNECTION SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF FIRST FLOOR.
2. ALL EXISTING OVERHEAD UTILITY SERVICES ENTERING PROPERTY TO BE UNDERGROUNDED.
3. ALL TRENCHING FOR UNDERGROUND UTILITIES SHALL COMPLY WITH THE CITY OF HERMOSA BEACH STANDARD PLAN 117. ALL TRENCHES SHALL BE PER ALTERNATIVE B AND SHALL BE A MIN OF 14".
4. ALL ABANDONED OVERHEAD UTILITY WIRES SHALL BE REMOVED FROM LINES. CONTACT UTILITY COMPANY TO CLEAN UP WIRES.
5. EXISTING SEWER LATERAL TO BE CUT AND CAPPED PER THE REQUIREMENTS OF THE CITY OF HERMOSA BEACH.
6. WHERE THE SEWER LATERAL SHALL CROSS OVER THE EXISTING MAIN, THE SEWER LATERAL SHALL BE ENCASED IN CONCRETE.
7. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS AND UTILITY LOCATIONS NOTED ON THE PLANS HEREON PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER OF RECORD AND OWNER PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW UTILITIES.
8. EXISTING UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE ASBUILT RECORDS PROVIDED BY THE LOCAL UTILITY PURVEYORS AND/OR CITY OF HERMOSA BEACH. CONTRACTOR SHALL VERIFY ALL NOTED CONNECTION LOCATIONS AND ELEVATIONS PRIOR TO INSTALLATION. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO PRECEDING WITH THE INSTALLATION OF ALL NOTED UTILITIES.
9. OFFSITE GRADING APPROVAL MUST BE OBTAINED IN WRITING.
10. UTILITY LINES LOCATION SHALL BE PERMANENTLY IDENTIFIED ON CURB FACE. FONT 2" HEIGHT AND 1/4" DEPTH.
11. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO HAVE ALL STRIPING AND UTILITY TRENCHES PROPERLY RESTORED PER CITY STANDARD PLANS PRIOR TO RECEIVING PUBLIC WORKS FINAL SIGN OFF.

Laney LA

CONSULTANTS

LFA Labib Funk + Associates Structural | Shoring | Civil | FBM
319 Main Street
El Segundo, CA 90245
T: 213.239.9700
LFA Job No. 22079

REGISTERED PROFESSIONAL ENGINEER FRANK S. JOSEPH No. C 74127 CIVIL STATE OF CALIFORNIA
SIGN DATE 08/08/2025

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

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UTILITY PLAN

C-400

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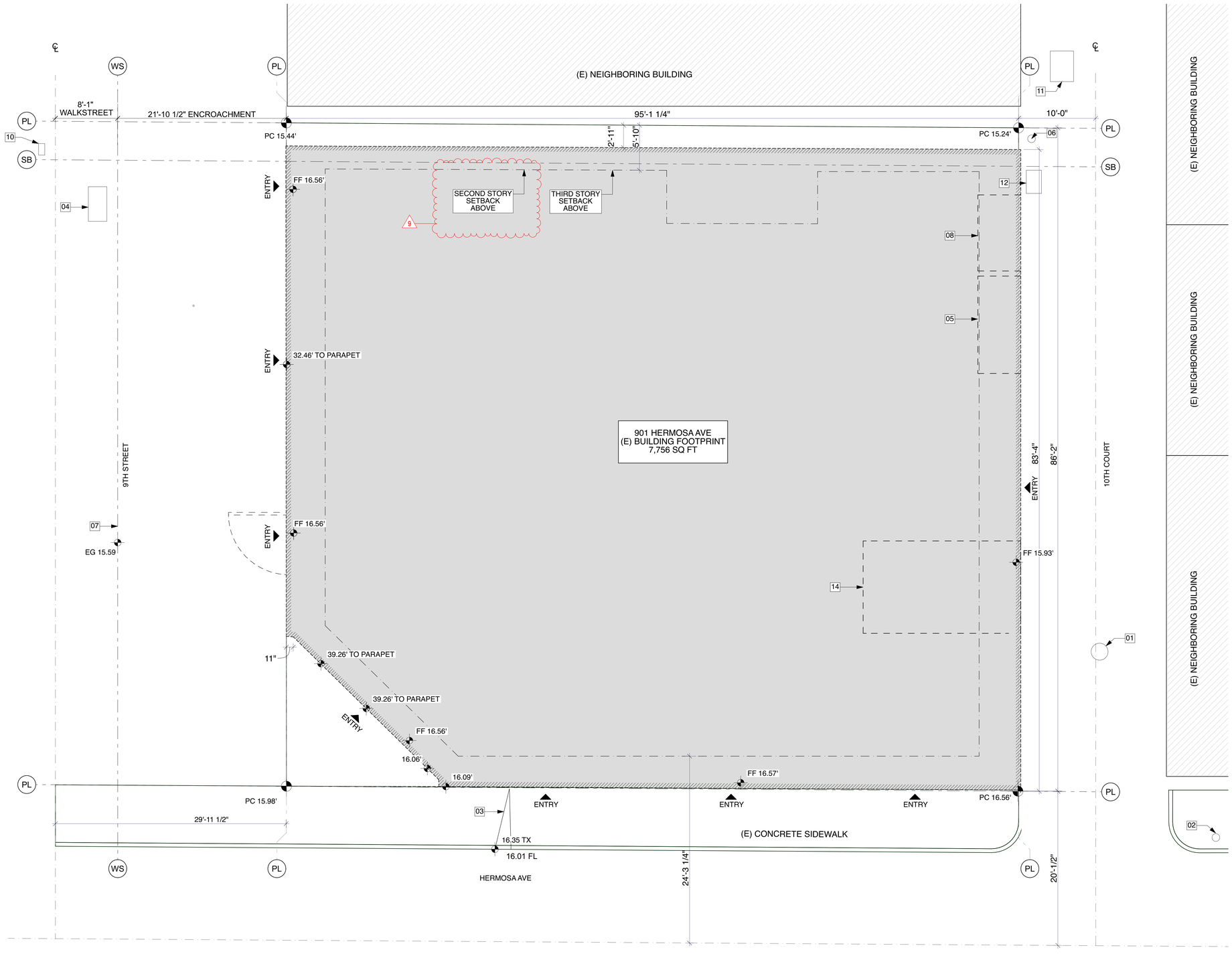

1 SITE PLAN
SCALE: 3/16" = 1'-0"

01 (E) SEWER
02 (E) FIRE HYDRANT
03 (E) CURB CUT PER SURVEY
04 (E) EDISON BOX
05 (N) TRASH ENCLOSURE
06 (E) WATER METER
07 SLOPE NOT TO EXCEED 6.67%
08 (N) FIRE ROOM ENCLOSURE
09 PROPOSED CONCRETE PLANTER NOT TO EXCEED 42"
10 (E) CATV BOX
11 (E) ELECTRICAL BOX
12 (E) TELEPHONE BOX
13 PROPOSED CONCRETE BENCH NOT TO EXCEED 20"
14 (N) TRANSFORMER ENCLOSURE

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT ANTHONY LANEY C-34383 March 2027 RENEWAL DATE STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

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SHEET TITLE
SITE PLAN

A-101
SHEET 60 OF 136

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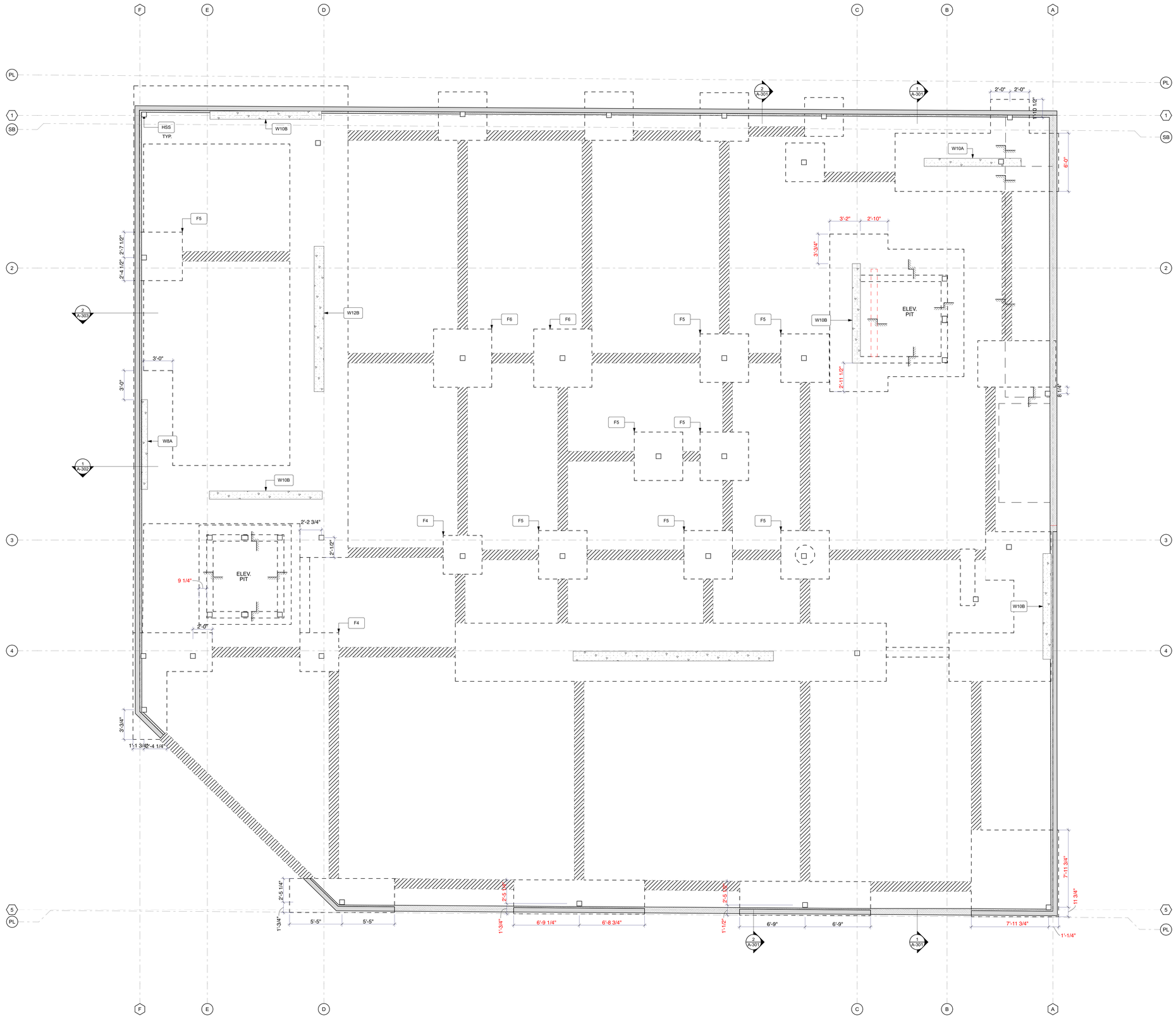

1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

TYPICAL CONCRETE FOOTING, SEE STRUCTURAL SET

GRADE BEAM, SEE STRUCTUAL SET

TURN DOWN SLAB EDGE, SEE STRUCTURAL SET

CONCRETE WALL, SEE STRUCTURAL SET

EXISTING FOUNDATION

STRUCTURAL WALL & COLUMN TAG, SEE STRUCTURAL SET

INDICATES CHANGE IN FLOOR ELEVATION, SEE STRUCTURAL SET

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
March 31, 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
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8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

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SHEET TITLE
FOUNDATION PLAN

A-111

SHEET 61 OF 136

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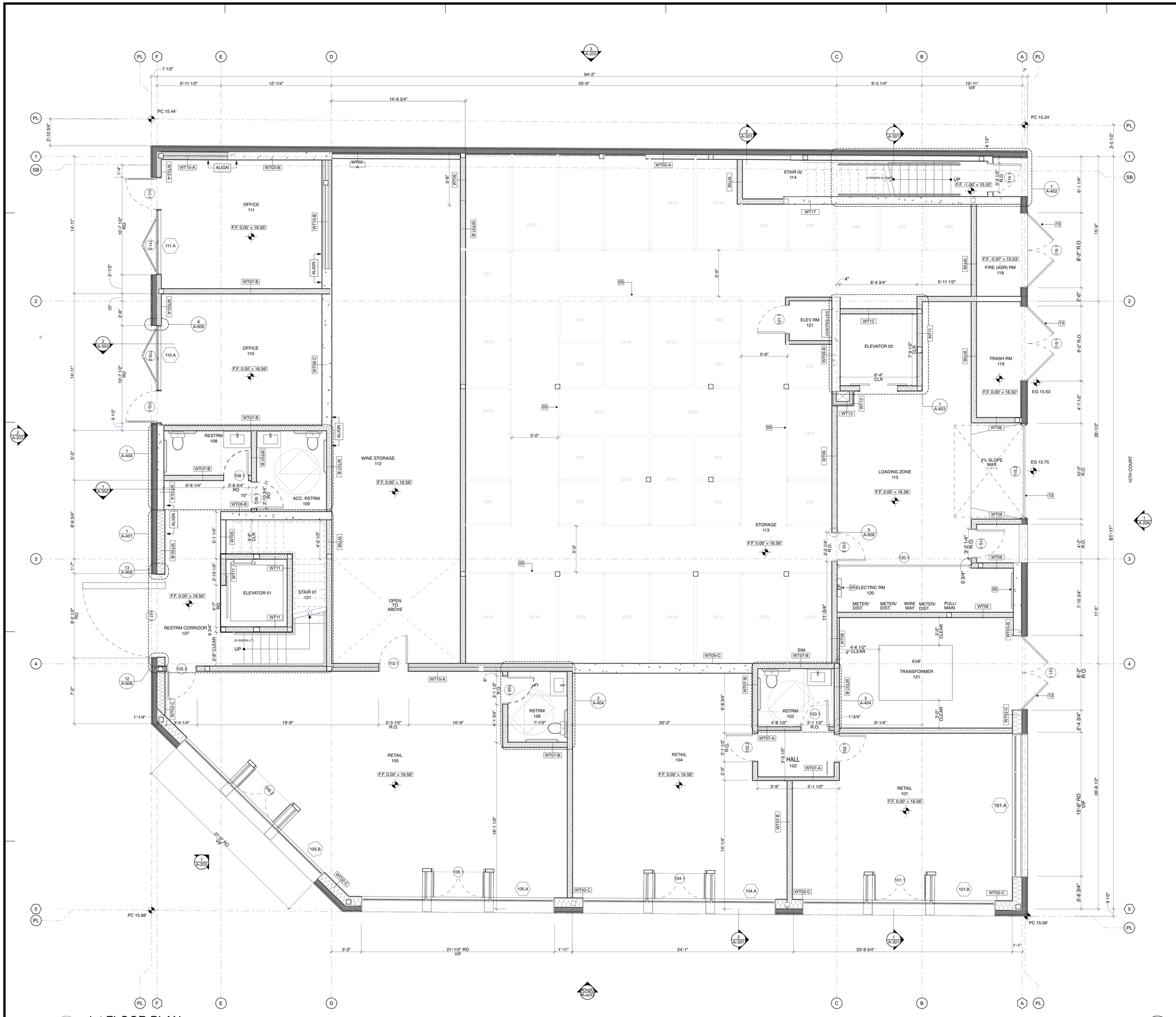

1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

01	ROOF DRAIN WITH OVERFLOW
02	TELEPHONE BACKBOARD
03	STORAGE SYSTEM BY OTHERS
04	HOUSE EP
05	PLANTED ROOFTOP
06	LINE OF FLOOR BELOW
07	CURB MOUNTED SKYLIGHT
08	STUCCO
09	CURTAIN WALL SYSTEM
10	TRASH ENCLOSURE
11	OPEN TO BELOW
12	OPEN TO BELOW
13	NEW APERTURES TO BE RECESSED BEHIND PROPERTY LINE. DOORS NOT TO PROJECT OVER PROPERTY LINE

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
March 2027
RENEWAL DATE
STATE OF CALIFORNIA

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901 HERMOSA

PROJECT NUMBER
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SHEET TITLE
1st FLOOR PLAN

A-112

SHEET 62 OF 136

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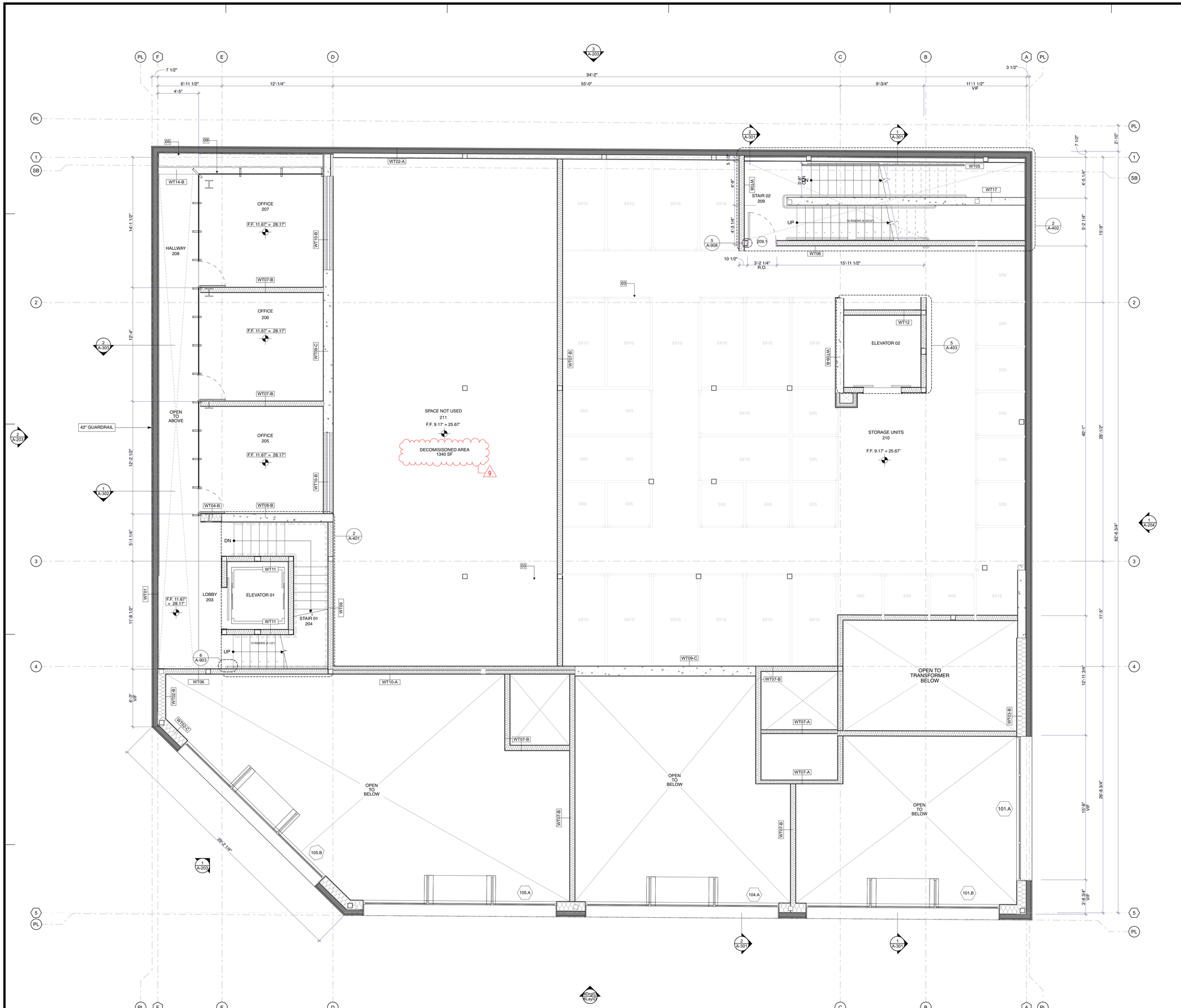

1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

01	ROOF DRAIN WITH OVERFLOW
02	TELEPHONE BACKBOARD
03	STORAGE SYSTEM BY OTHERS
04	HOUSE EP
05	PLANTED ROOFTOP
06	LINE OF FLOOR BELOW
07	CURB MOUNTED SKYLIGHT
08	STUCCO
09	CURTAIN WALL SYSTEM
10	TRASH ENCLOSURE
11	OPEN TO BELOW
12	OPEN TO BELOW
13	NEW APERTURES TO BE RECESSED BEHIND PROPERTY LINE. DOORS NOT TO PROJECT OVER PROPERTY LINE

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
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CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
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HERMOSA BEACH, CA 90254

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SHEET TITLE
2nd FLOOR PLAN

A-113
SHEET 63 OF 136

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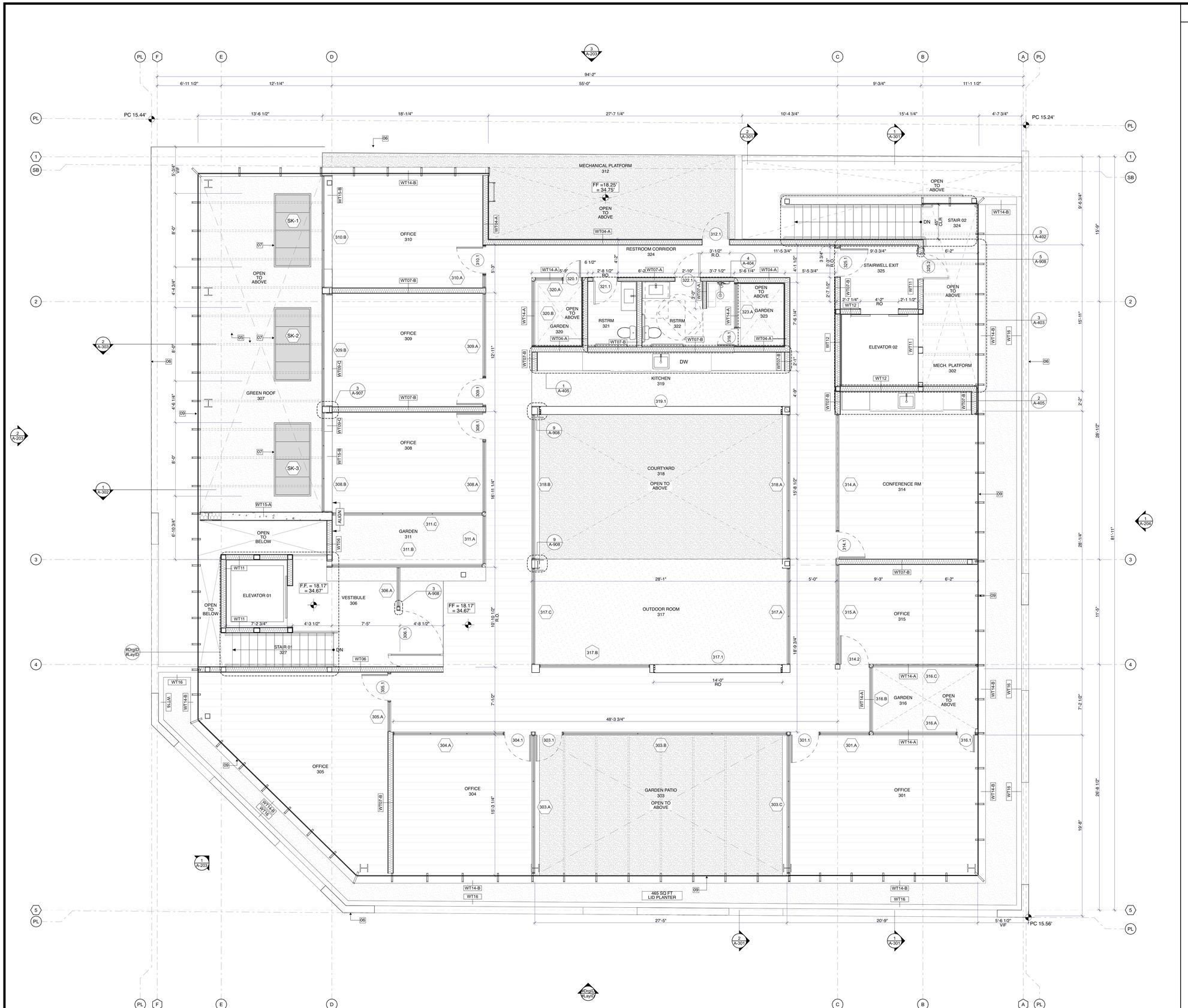

1 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

01	ROOF DRAIN WITH OVERFLOW
02	TELEPHONE BACKBOARD
03	STORAGE SYSTEM BY OTHERS
04	HOUSE EP
05	PLANTED ROOFTOP
06	LINE OF FLOOR BELOW
07	CURB MOUNTED SKYLIGHT
08	STUCCO
09	CURTAIN WALL SYSTEM
10	TRASH ENCLOSURE
11	OPEN TO BELOW
12	OPEN TO BELOW
13	NEW APERTURES TO BE RECESSED BEHIND PROPERTY LINE. DOORS NOT TO PROJECT OVER PROPERTY LINE

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
March 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

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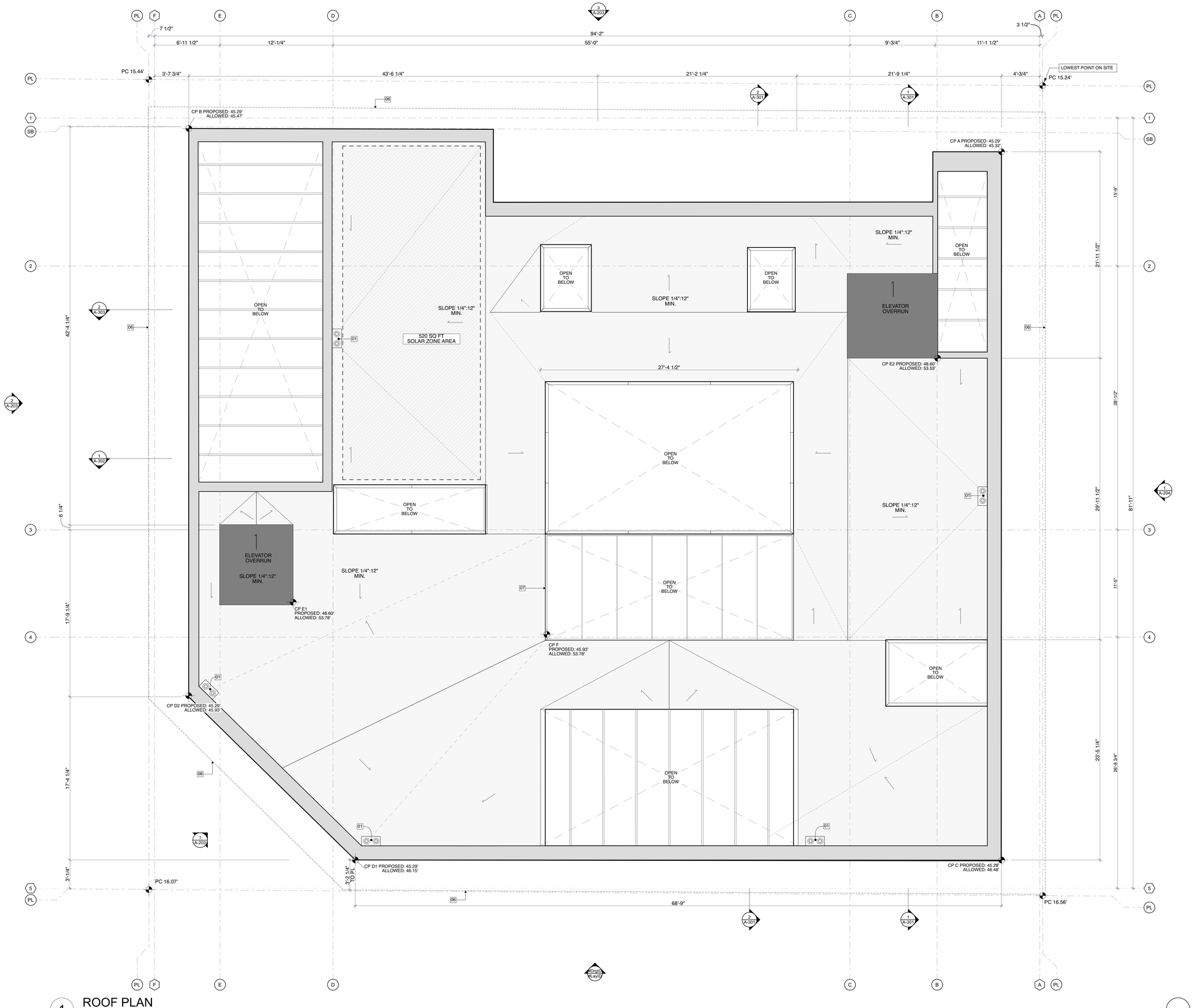
SHEET TITLE
3rd FLOOR PLAN

A-114

SHEET 64 OF 136



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

01	ROOF DRAIN WITH OVERFLOW
02	TELEPHONE BACKBOARD
03	STORAGE SYSTEM BY OTHERS
04	HOUSE EP
05	PLANTED ROOFTOP
06	LINE OF FLOOR BELOW
07	CURB MOUNTED SKYLIGHT
08	STUCCO
09	CURTAIN WALL SYSTEM
10	TRASH ENCLOSURE
11	OPEN TO BELOW
12	OPEN TO BELOW
13	NEW APERTURES TO BE RECESSED BEHIND PROPERTY LINE; DOORS NOT TO PROJECT OVER PROPERTY LINE

North

P.C. Elevation 15.24 (Point A)	Lot Width = 86.17'	P.C. Elevation 16.56 (Point C)
West		East
Lot Length = 95.10'		Lot Length = 95.11'
P.C. Elevation 15.44 (Point B)	Lot Width = 86.16'	P.C. Elevation 16.07 (Point D)

South

Elev. Pt. A	15.24	
Elev. Pt. B	15.44	
Length A-B	95.1	
Length A-AB'	**4.35**	
	Elev. AB':	*15.25*
Elev. Pt. C	16.56	
Elev. Pt. D	16.07	
Length C-D	95.11	
Length C-CD'	**4.35**	
	Elev.CD':	*16.54*
Length AB'-CD'	86.16	
Length AB'-CP1	**5**	
	Elev. CP1:	*15.32*
Height Limit	30	
Max. Ht. @ CP A:	**45.32**	
Prop. Ht. @ CP A:	45.29	

Elev. Pt. A	15.24	
Elev. Pt. B	15.44	
Length A-B	95.1	
Length A-AB'	**90.83**	
	Elev. AB':	*15.43*
Elev. Pt. C	16.56	
Elev. Pt. D	16.07	
Length C-D	95.11	
Length C-CD'	**90.83**	
	Elev.CD':	*16.09*
Length AB'-CD'	86.16	
Length AB'-CP1	**5**	
	Elev. CP1:	*15.47*
Height Limit	30	
Max. Ht. @ CP B:	**45.47**	
Prop. Ht. @ CP B:	45.29	

Elev. Pt. A	15.24	
Elev. Pt. B	15.44	
Length A-B	95.1	
Length A-AB'	**4.35**	
	Elev. AB':	*15.25*
Elev. Pt. C	16.56	
Elev. Pt. D	16.07	
Length C-D	95.11	
Length C-CD'	**4.35**	
	Elev.CD':	*16.54*
Length AB'-CD'	86.16	
Length AB'-CP1	**82.42**	
	Elev. CP1:	*16.48*
Height Limit	30	
Max. Ht. @ CP C:	**46.68**	
Prop. Ht. @ CP C:	45.29	

Elev. Pt. A	15.24	
Elev. Pt. B	15.44	
Length A-B	95.1	
Length A-AB'	**73.13**	
	Elev. AB':	*15.39*
Elev. Pt. C	16.56	
Elev. Pt. D	16.07	
Length C-D	95.11	
Length C-CD'	**73.13**	
	Elev.CD':	*16.18*
Length AB'-CD'	86.16	
Length AB'-CP1	**82.42**	
	Elev. CP1:	*16.15*
Height Limit	30	
Max. Ht. @ CP D1:	**46.15**	
Prop. Ht. @ CP D1:	45.29	

Elev. Pt. A	15.24	
Elev. Pt. B	15.44	
Length A-B	95.1	
Length A-AB'	**90.83**	
	Elev. AB':	*15.43*
Elev. Pt. C	16.56	
Elev. Pt. D	16.07	
Length C-D	95.11	
Length C-CD'	**90.83**	
	Elev.CD':	*16.09*
Length AB'-CD'	86.16	
Length AB'-CP1	**65.52**	
	Elev. CP1:	*15.93*
Height Limit	30	
Max. Ht. @ CP D2:	**45.93**	
Prop. Ht. @ CP D2:	45.29	

LANEY.LA

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
March 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

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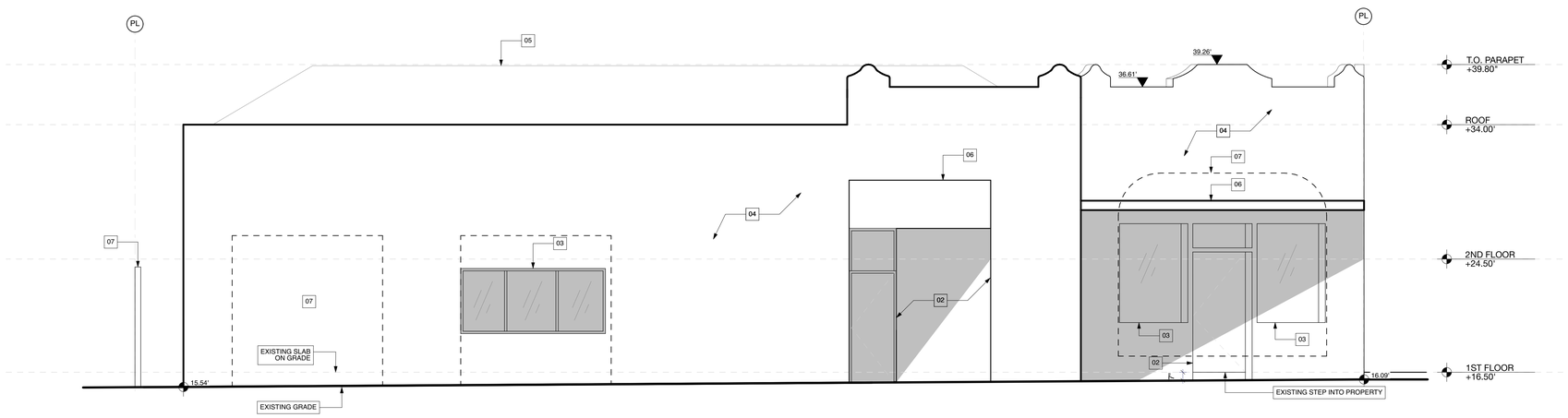
SHEET TITLE
ROOF PLAN

A-115

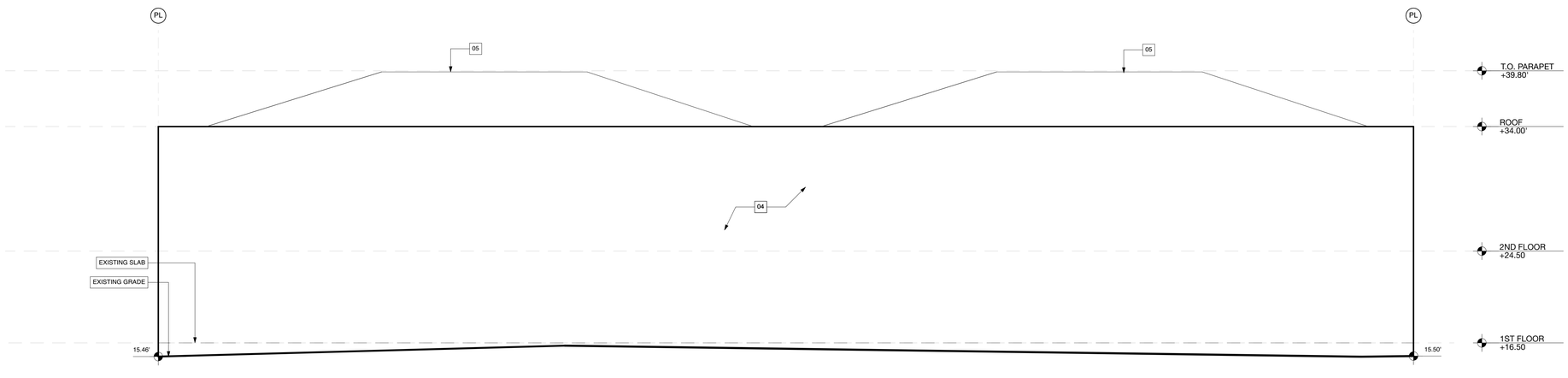
SHEET 65 OF 136

01	ALL INTERIOR WALLS TO BE REMOVED
02	DOOR TO BE REMOVED
03	REMOVE EXISTING WINDOW OR DOOR SYSTEM. NEW WINDOW OR DOOR SYSTEM TO BE INSTALLED IN SAME LOCATION
04	EXISTING WALL TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY
05	EXISTING ROOF TO BE REMOVED
06	EXISTING AWNING TO BE REMOVED
07	EXISTING WALL TO BE REMOVED. SEE PROPOSED PLAN/ELEVATIONS FOR DIMS
08	NOT USED
09	NOT USED
10	NOT USED
11	NOT USED



1 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

LANEY.LA

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
March 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

PROJECT NO: 22007
MODEL FILE:
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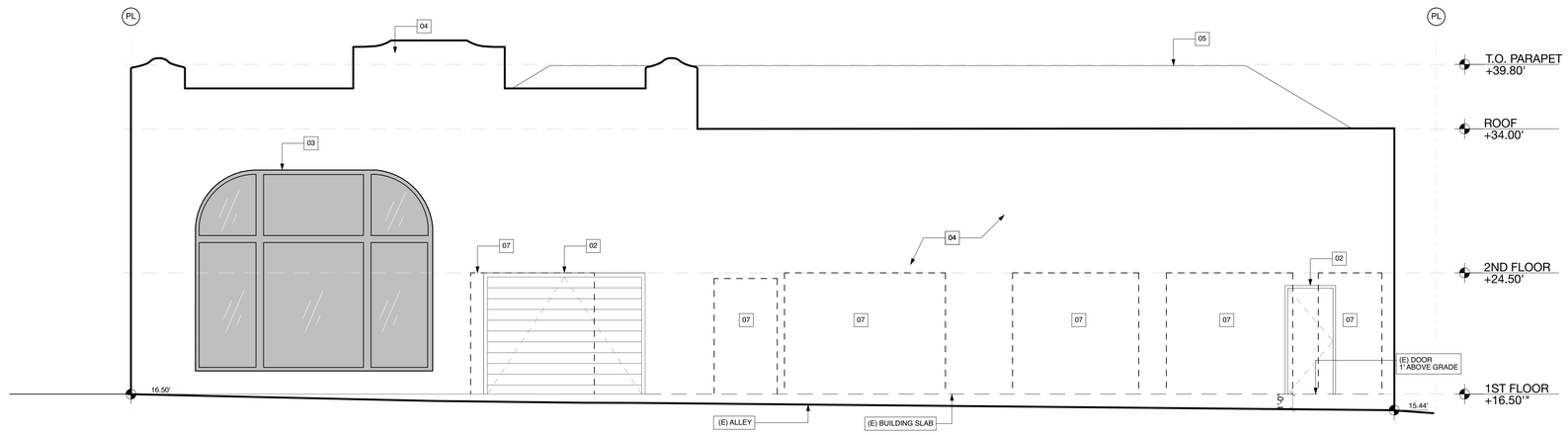
SHEET TITLE
EXISTING ELEVATIONS

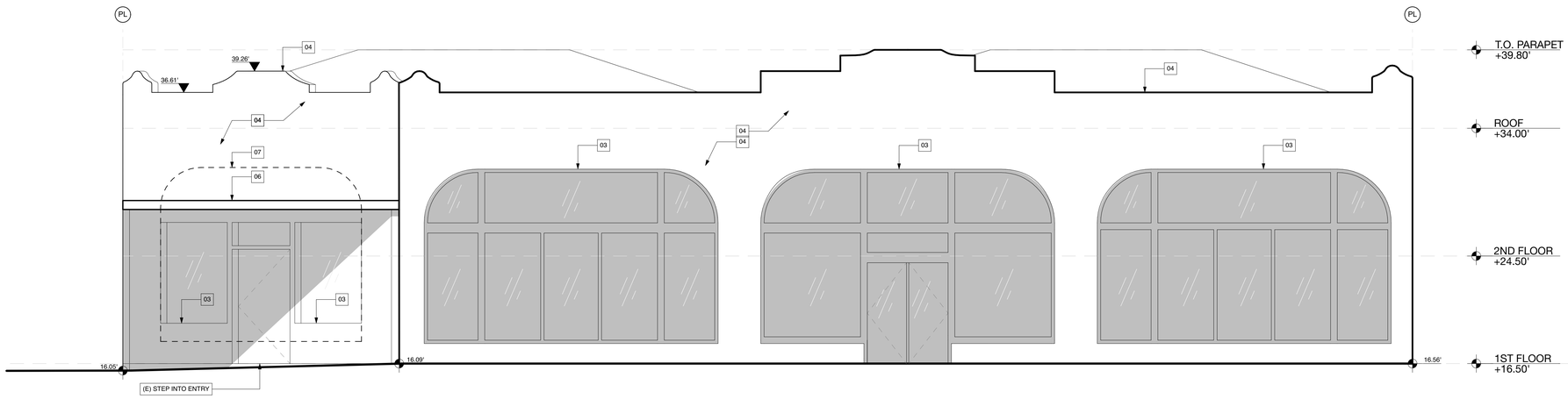
A-201

SHEET 72 OF 136

01	ALL INTERIOR WALLS TO BE REMOVED
02	DOOR TO BE REMOVED
03	REMOVE EXISTING WINDOW OR DOOR SYSTEM. NEW WINDOW OR DOOR SYSTEM TO BE INSTALLED IN SAME LOCATION
04	EXISTING WALL TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY
05	EXISTING ROOF TO BE REMOVED
06	EXISTING AWNING TO BE REMOVED
07	EXISTING WALL TO BE REMOVED. SEE PROPOSED PLAN/ELEVATIONS FOR DIMS
08	NOT USED
09	NOT USED
10	NOT USED
11	NOT USED



1 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

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PROJECT NO: 22007
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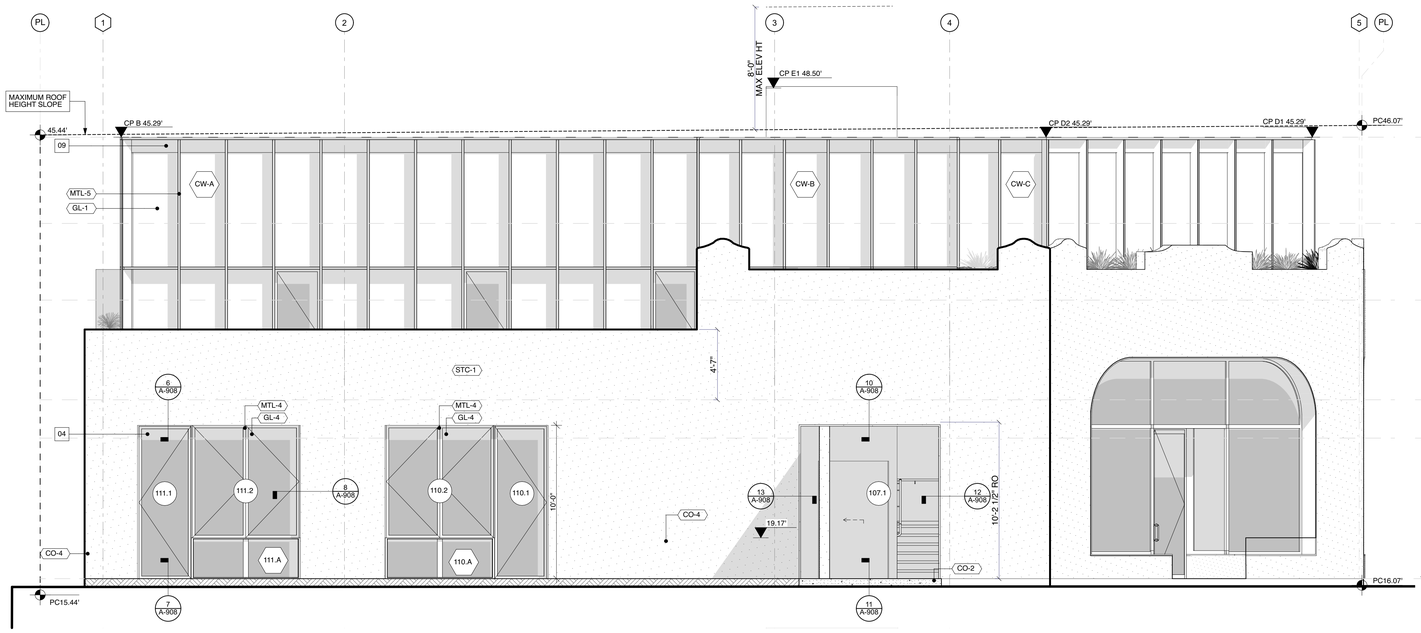
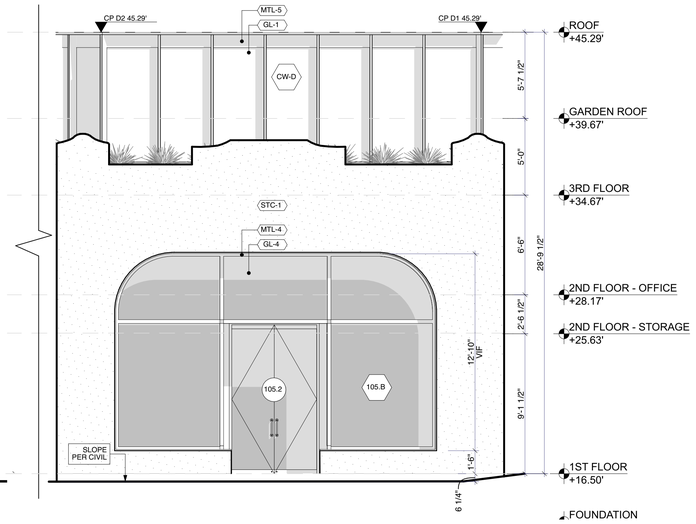
SHEET TITLE
EXISTING ELEVATIONS

A-202

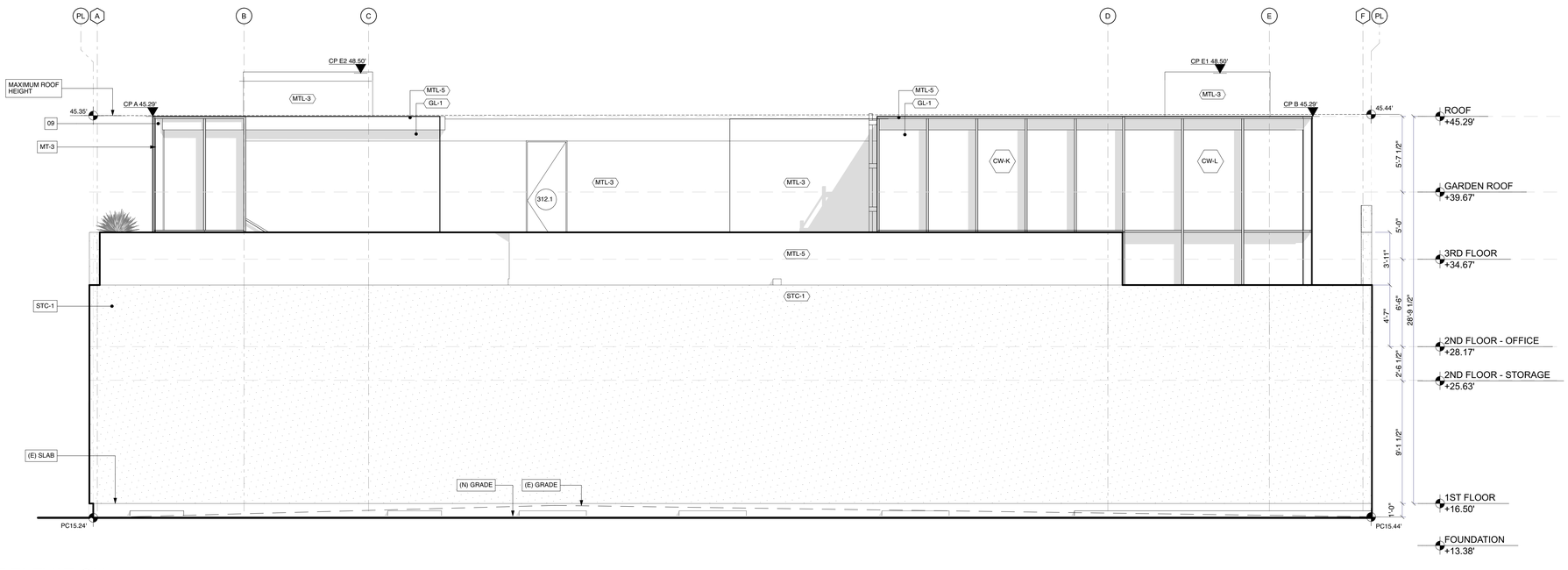
01	ROOF DRAIN WITH OVERFLOW
02	TELEPHONE BACKBOARD
03	STORAGE SYSTEM BY OTHERS
04	HOUSE EP
05	PLANTED ROOFTOP
06	LINE OF FLOOR BELOW
07	CURB MOUNTED SKYLIGHT
08	STUCCO
09	CURTAIN WALL SYSTEM
10	TRASH ENCLOSURE
11	OPEN TO BELOW
12	OPEN TO BELOW
13	NEW APERTURES TO BE RECESSED BEHIND PROPERTY LINE; DOORS NOT TO PROJECT OVER PROPERTY LINE



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
MARCH 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
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PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

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9	10-08-25	PLANNING COM. HEARING

PROJECT NO: 22007
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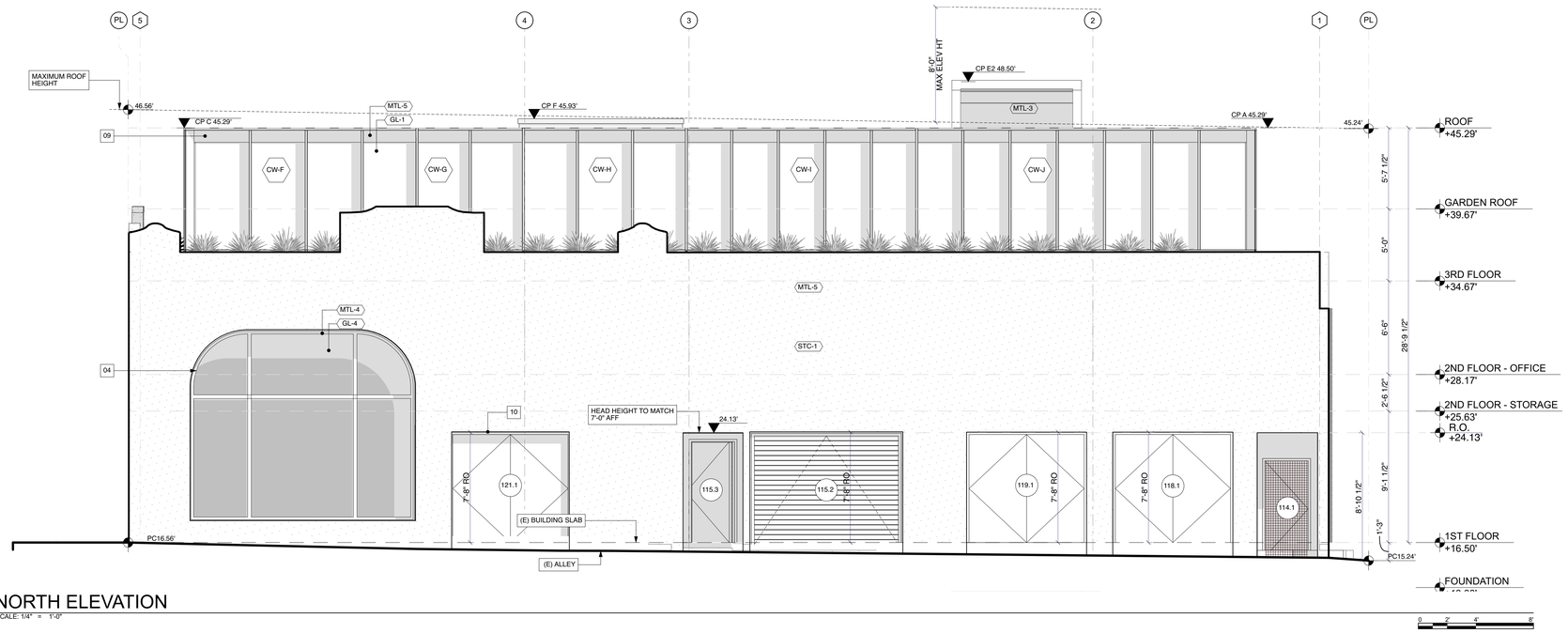
SHEET TITLE
PROPOSED ELEVATIONS

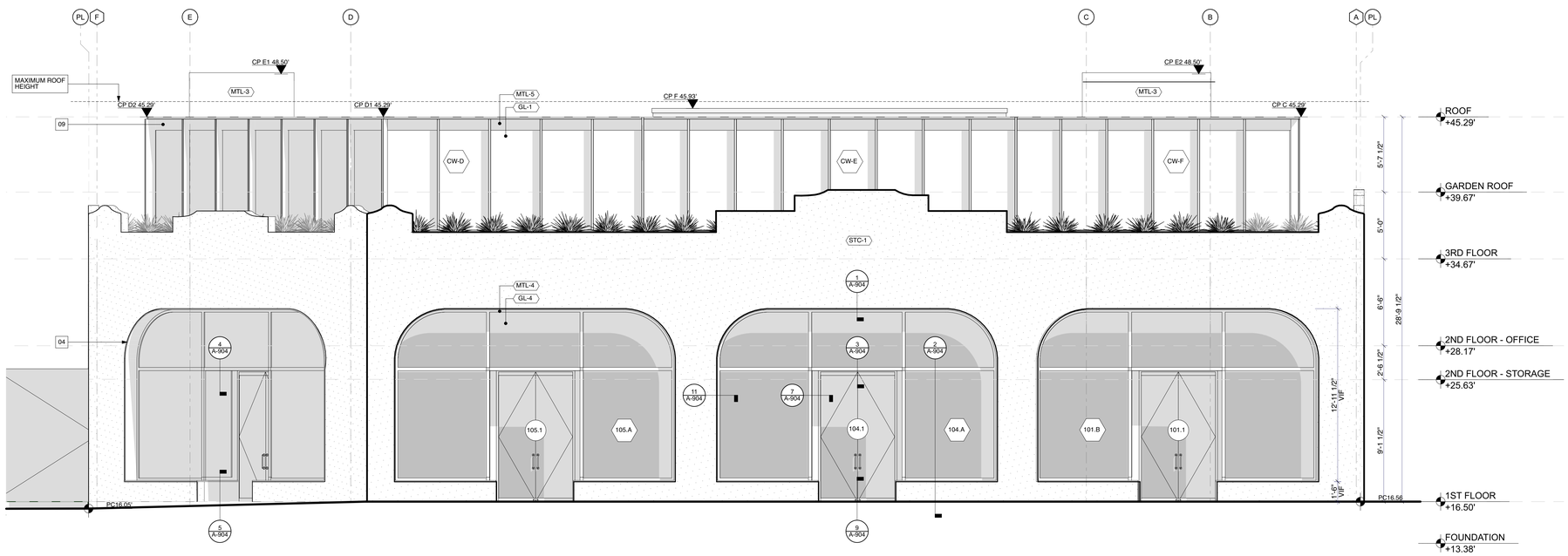
A-203

SHEET 74 OF 136

01	ROOF DRAIN WITH OVERFLOW
02	TELEPHONE BACKBOARD
03	STORAGE SYSTEM BY OTHERS
04	HOUSE EP
05	PLANTED ROOFTOP
06	LINE OF FLOOR BELOW
07	CURB MOUNTED SKYLIGHT
08	STUCCO
09	CURTAIN WALL SYSTEM
10	TRASH ENCLOSURE
11	OPEN TO BELOW



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Laney LA

CONSULTANTS

ARCHITECT
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LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
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PROJECT NUMBER
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PROJECT ADDRESS
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HERMOSA BEACH, CA 90254

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	12-03-24	PLANNING SUBMITTAL
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8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

PROJECT NO: 22007
MODEL FILE:
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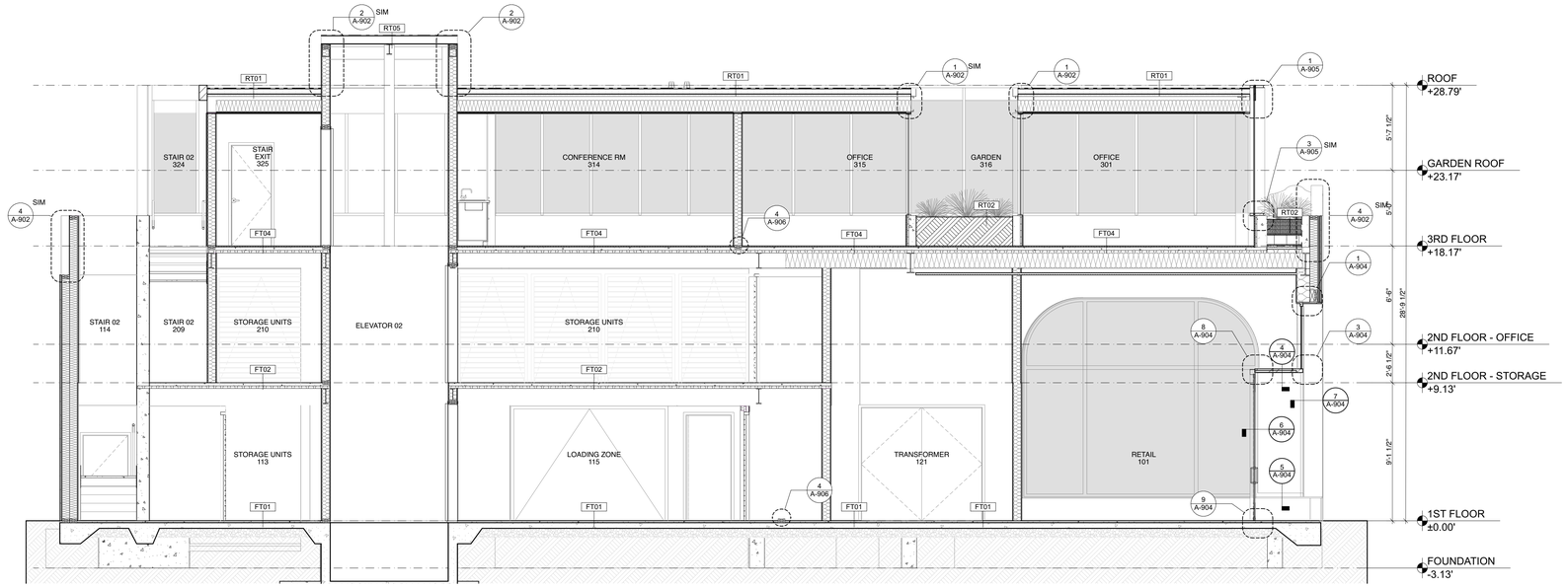
SHEET TITLE
PROPOSED ELEVATIONS

A-204

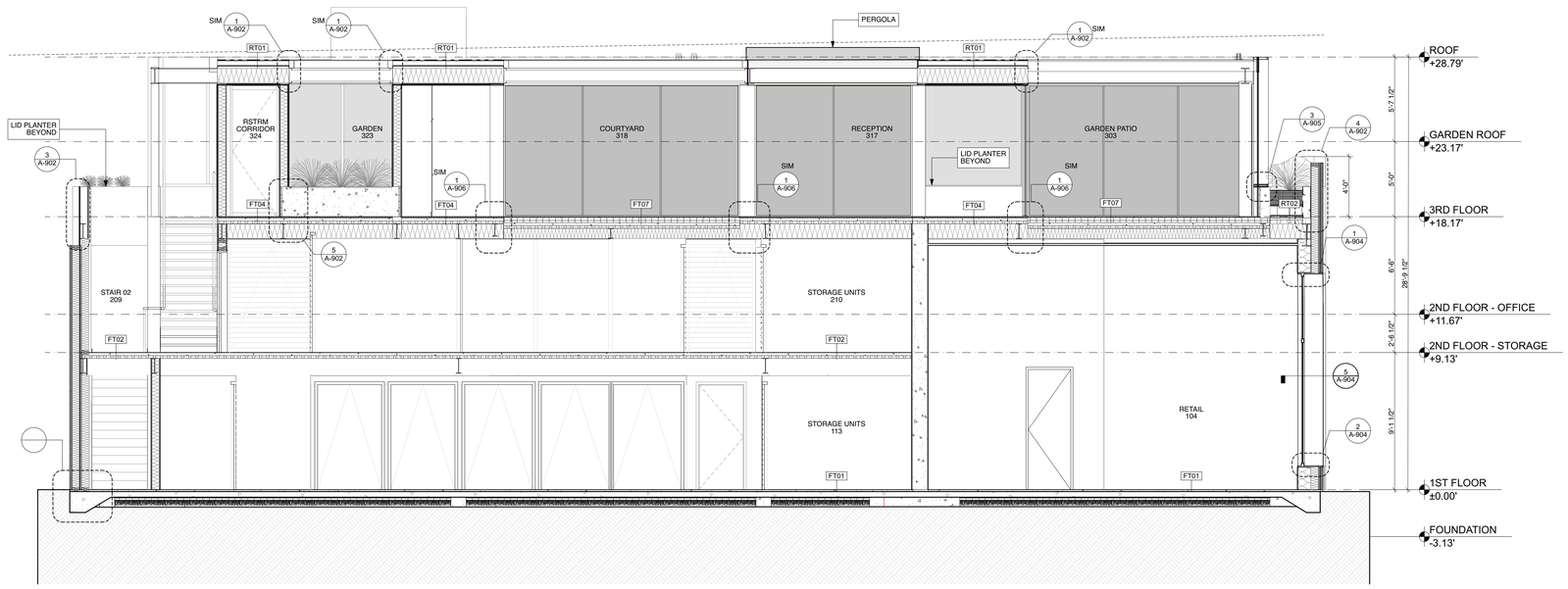
SHEET 75 OF 136

01	ROOF DRAIN WITH OVERFLOW
02	TELEPHONE BACKBOARD
03	STORAGE SYSTEM BY OTHERS
04	HOUSE EP
05	PLANTED ROOFTOP
06	LINE OF FLOOR BELOW
07	CURB MOUNTED SKYLIGHT
08	STUCCO
09	CURTAIN WALL SYSTEM
10	TRASH ENCLOSURE
11	OPEN TO BELOW
12	OPEN TO BELOW



1 BUILDING SECTION - E/W

SCALE: 1/4" = 1'-0"



2 BUILDING SECTION - COURTYARDS E/W

SCALE: 1/4" = 1'-0"

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PROJECT NO: 22007
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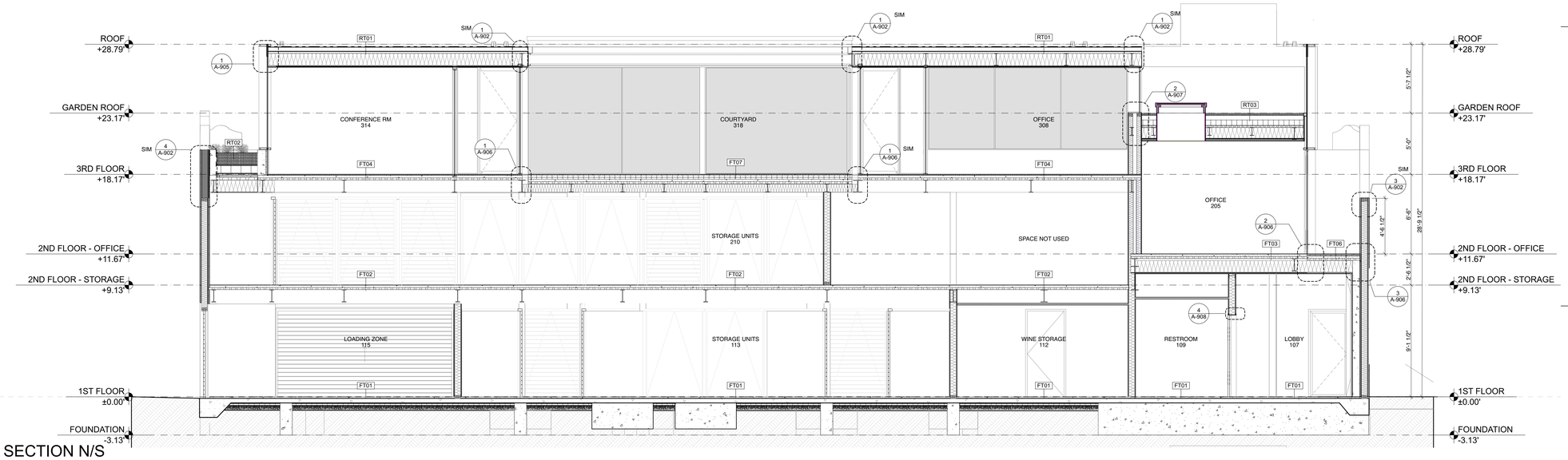
SHEET TITLE
BUILDING SECTIONS

A-301

SHEET 77 OF 136

BIMcloud: Laney LA - BIMcloud Basic for Archicad 26/22007 - 901 Hermosa Ave - Powerscourt



1 BUILDING SECTION N/S

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

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PROJECT NO: 22007
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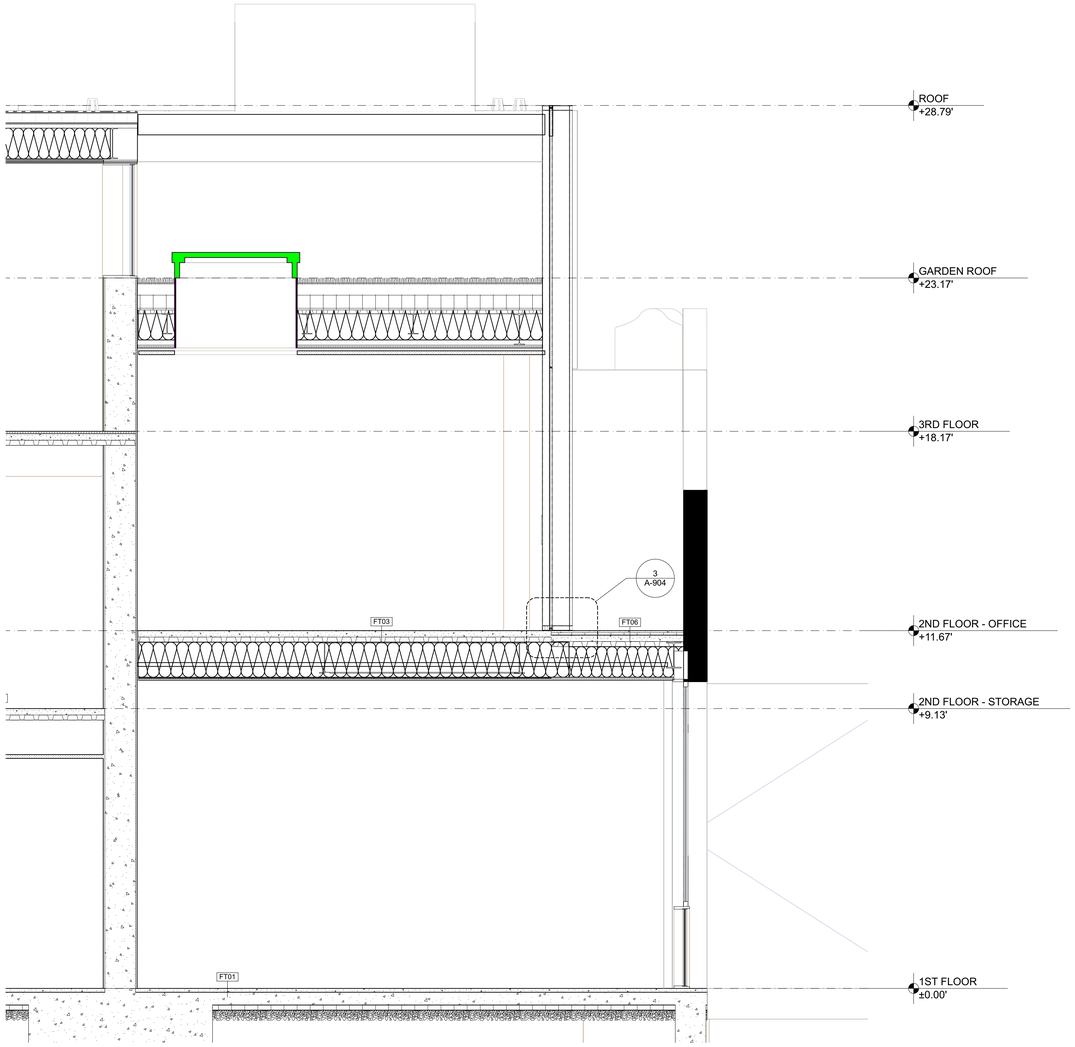
SHEET TITLE
BUILDING SECTION

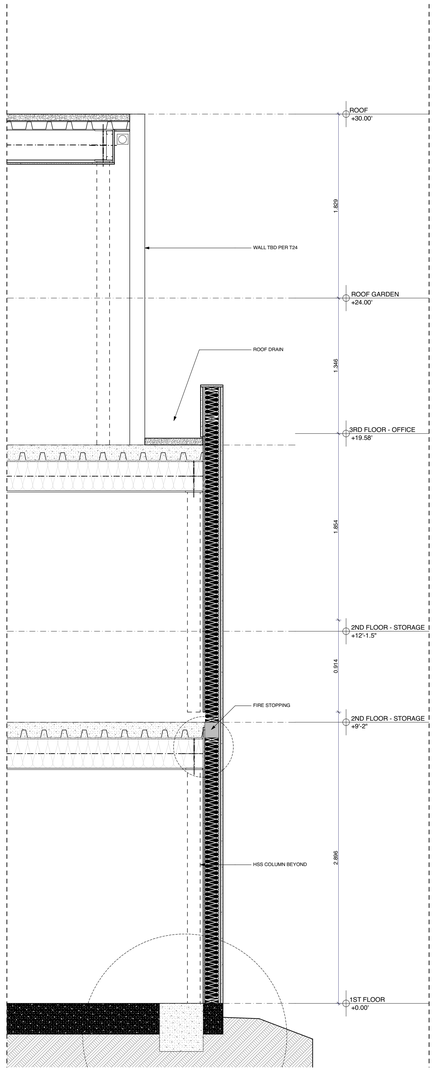
A-302

SHEET 78 OF 136

BIMcloud: Laney LA - BIMcloud Basic for Archicad 26/22007 - 901 Hermosa Ave - Powerscourt



2 WALL SECTION A - COORDINATION
SCALE: 1/2" = 1'-0"



1 WALL SECTION C
SCALE: 1/2" = 1'-0"

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
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PROJECT NO: 22007
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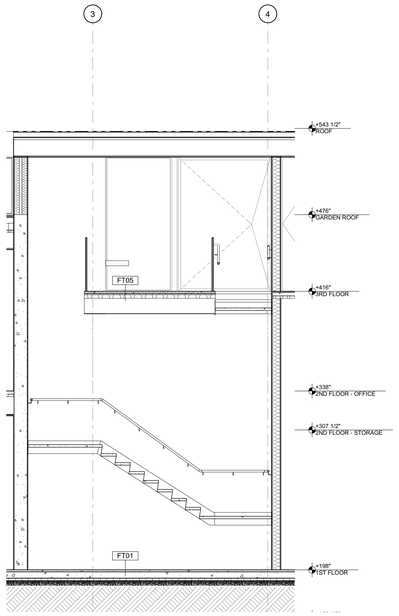
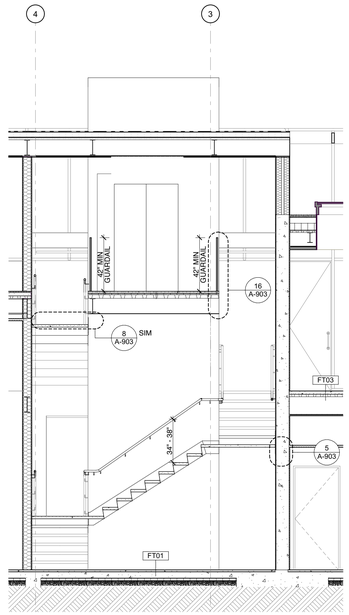
SHEET TITLE
WALL SECTIONS

A-303
SHEET 79 OF 136

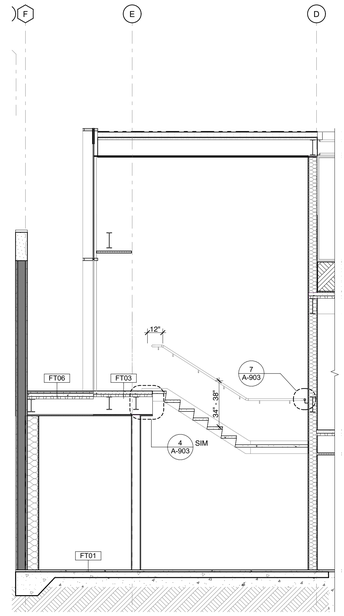
BIMcloud: Laney LA - BIMcloud Basic for Archicad 26/22007 - 901 Hermosa Ave - Powerscourt



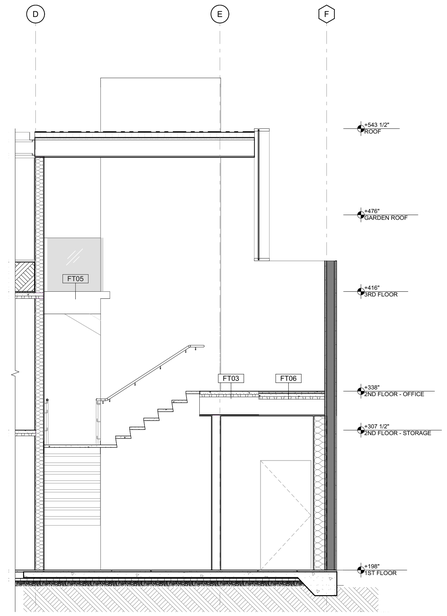
9 STAIR 01 SECTION NORTH
SCALE: 1/4" = 1'-0"



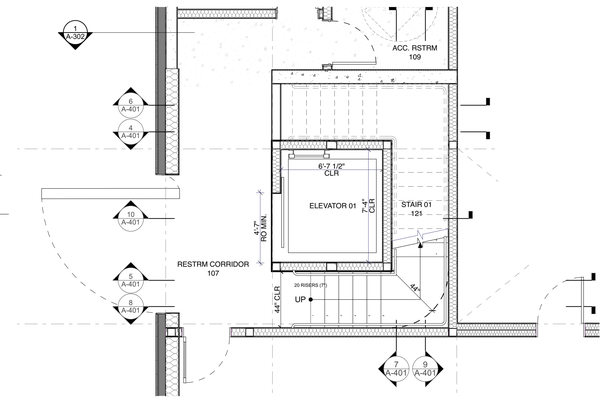
7 STAIR 01 SECTION SOUTH
SCALE: 1/4" = 1'-0"



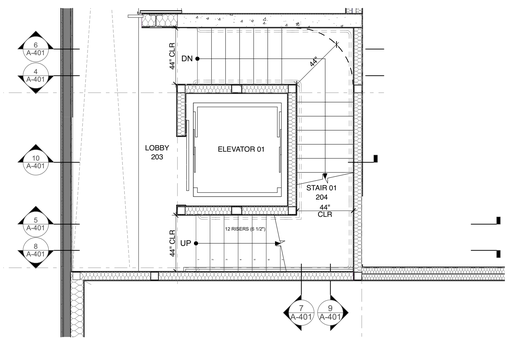
6 STAIR 01 SECTION WEST
SCALE: 1/4" = 1'-0"



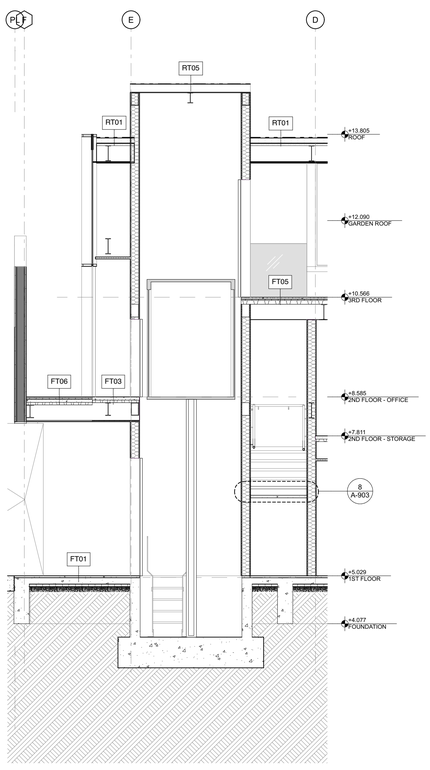
4 STAIR 01 SECTION EAST
SCALE: 1/4" = 1'-0"



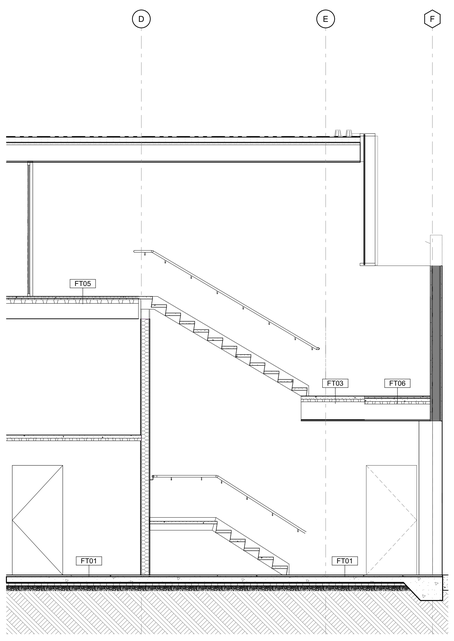
1 1ST FLOOR STAIR / ELEVATOR 01 PLAN
SCALE: 1/4" = 1'-0"



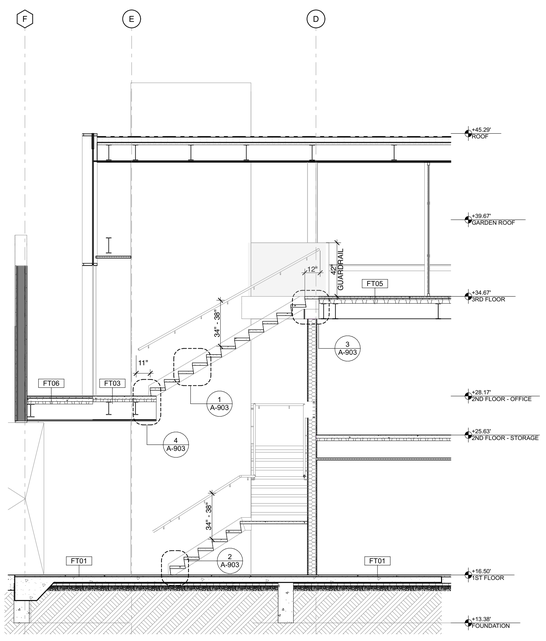
2 2ND FLOOR STAIR / ELEVATOR 01 PLAN
SCALE: 1/4" = 1'-0"



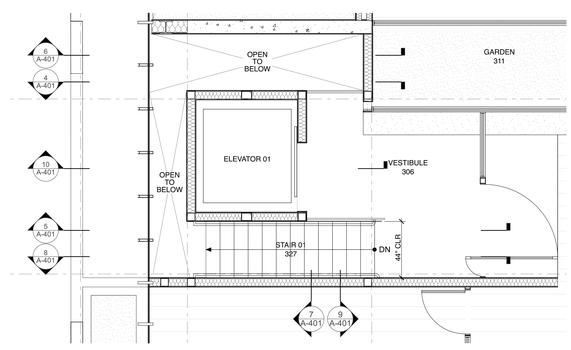
10 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"



8 STAIR 01 SECTION EAST
SCALE: 1/4" = 1'-0"



5 STAIR 01 SECTION WEST
SCALE: 1/4" = 1'-0"



3 3RD FLOOR STAIR / ELEVATOR 01 PLAN
SCALE: 1/4" = 1'-0"

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
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PROJECT NO: 22007
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22007 - 901 Hermosa Ave - Powerscourt
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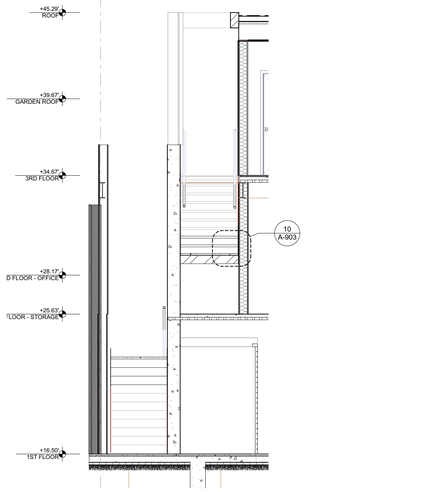
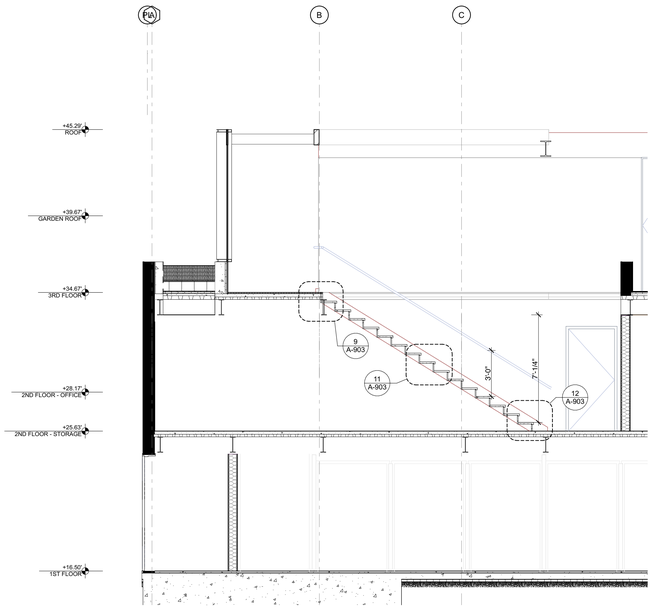
SHEET TITLE
STAIR 01 PLAN & SECTION

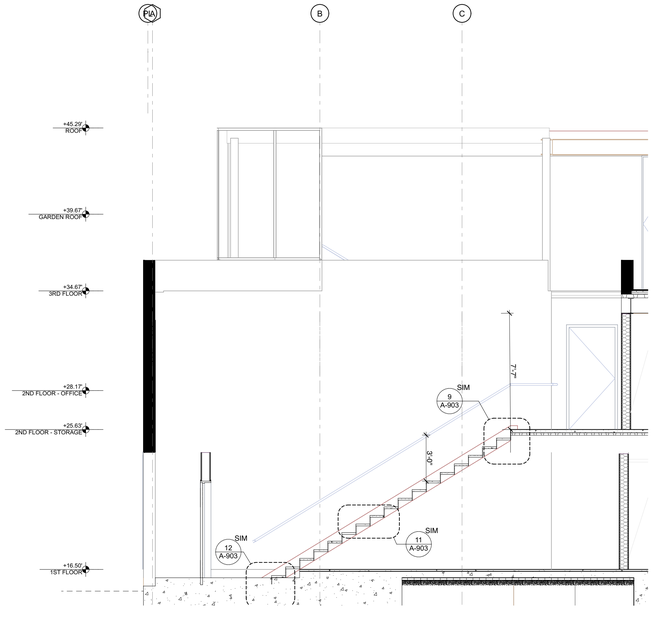
A-401



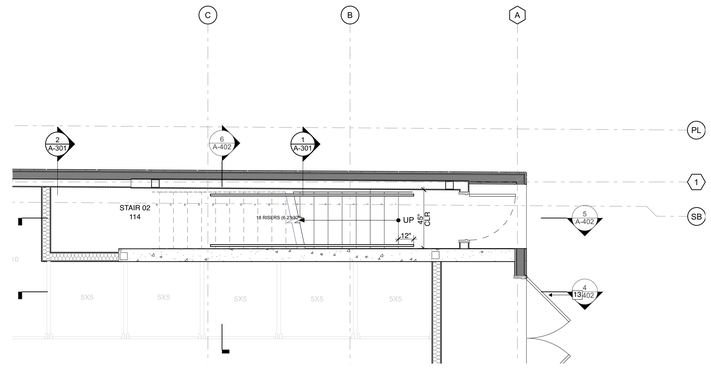
6 STAIR 02 SECTION
SCALE: 1/4" = 1'-0"



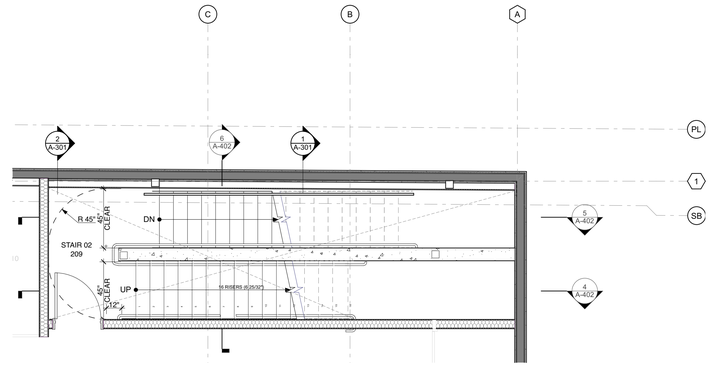
4 STAIR 02 SECTION
SCALE: 1/4" = 1'-0"



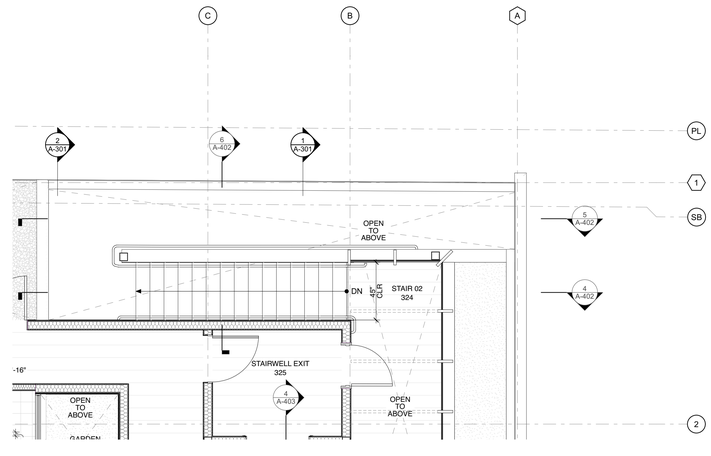
5 STAIR 02 SECTION
SCALE: 1/4" = 1'-0"



1 1ST FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0"



3 3RD FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0"

LANEY.LA

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
MONTH 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

PROJECT NO: 22007
MODEL FILE:
22007 - 901 Hermosa Ave - Powerscourt
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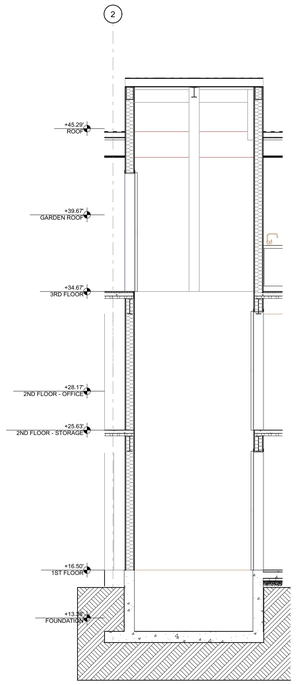
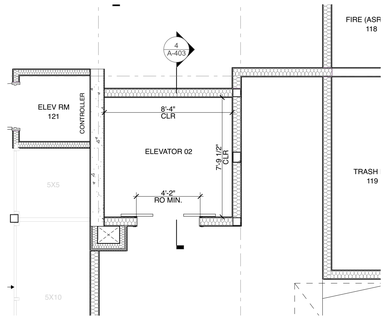
SHEET TITLE
STAIR 02 PLAN & SECTION

A-402

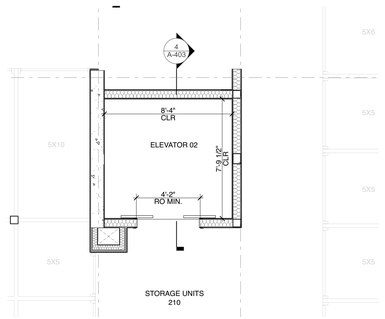
SHEET 81 OF 136



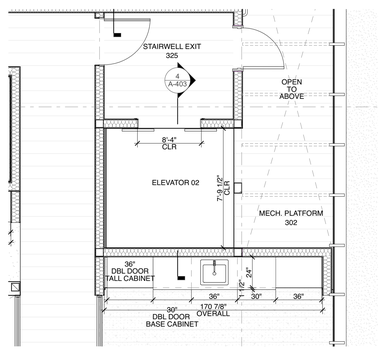
4 ELEVATOR 2 SECTION
SCALE: 1/4" = 1'-0"



1 1ST FLOOR ELEVATOR 02 PLAN
SCALE: 1/4" = 1'-0"



5 2ND FLOOR ELEVATOR 02 PLAN
SCALE: 1/4" = 1'-0"



3 3RD FLOOR ELEVATOR 02 PLAN
SCALE: 1/4" = 1'-0"

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
March 2027
RENEWAL DATE
STATE OF CALIFORNIA

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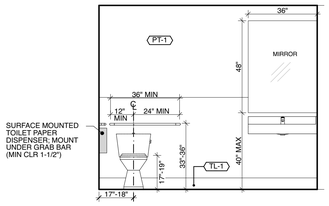
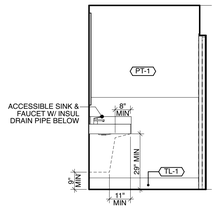
SHEET TITLE
STAIR 03 & ELEVATOR 02
PLAN & SECTION

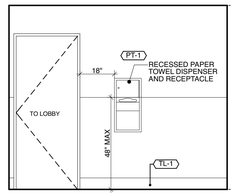
A-403



1A RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



1B RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



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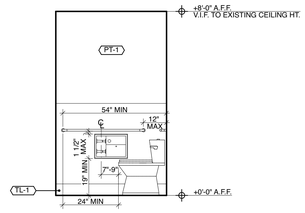
SCALE: 3/8" = 1'-0"



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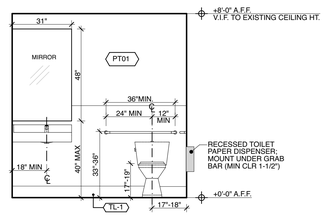
SCALE: 3/8" = 1'-0"



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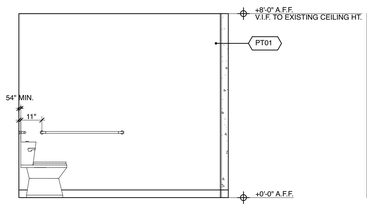
SCALE: 3/8" = 1'-0"



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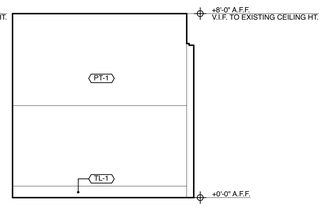
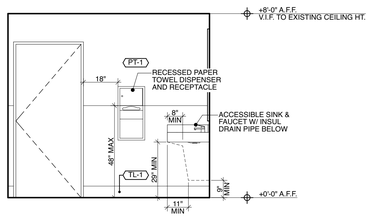
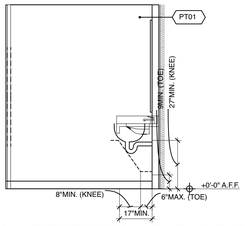
SCALE: 3/8" = 1'-0"



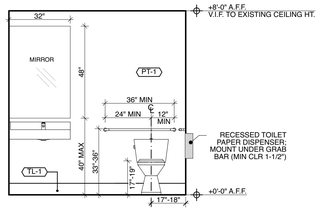
1G RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



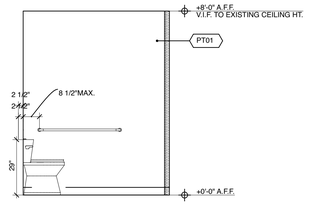
1H RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



2A RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



2B RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



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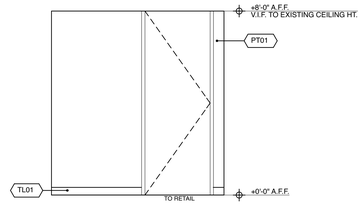
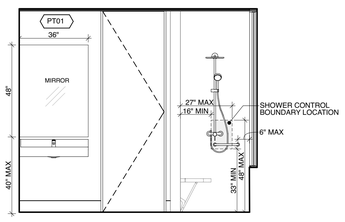
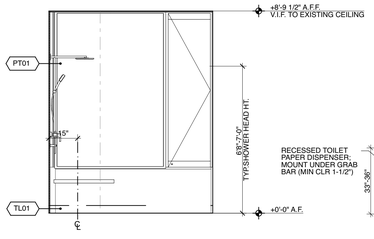
SCALE: 3/8" = 1'-0"



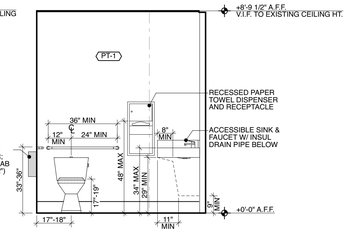
2D RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



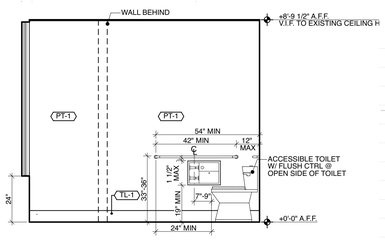
3A RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



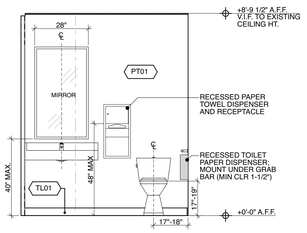
3B RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



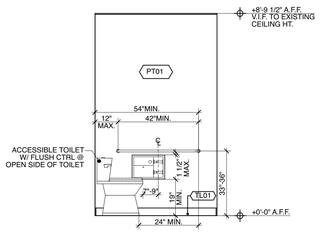
3C RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



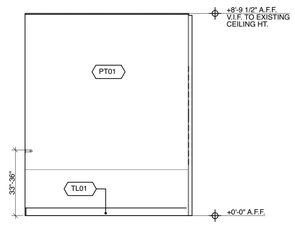
3D RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



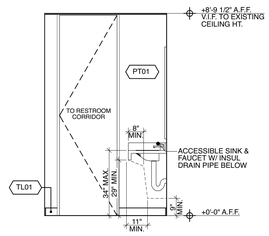
3E OFFICE RESTROOM



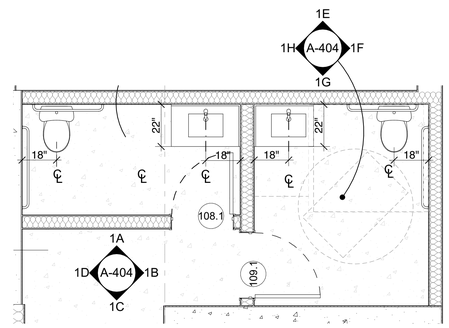
3F OFFICE RESTROOM
SCALE: 3/8" = 1'-0"



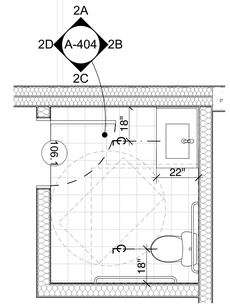
3G OFFICE RESTROOM
SCALE: 3/8" = 1'-0"



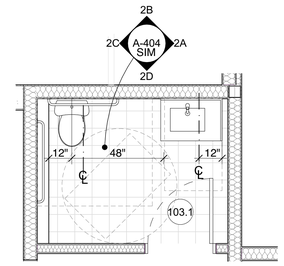
3H OFFICE RESTROOM
SCALE: 3/8" = 1'-0"



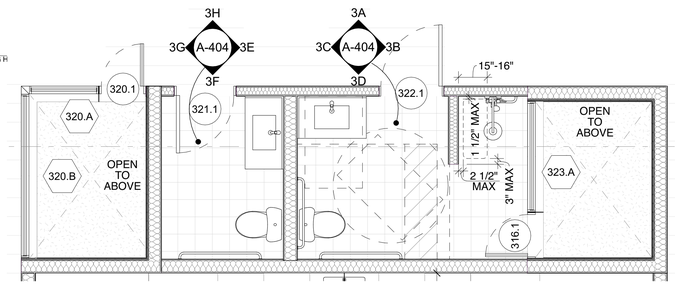
1 LOBBY RESTROOM
SCALE: 3/8" = 1'-0"



2 RETAIL RESTROOM 106
SCALE: 3/8" = 1'-0"



3 RETAIL RESTROOM 103
SCALE: 3/8" = 1'-0"



4 OFFICE RESTROOM
SCALE: 3/8" = 1'-0"

Laney LA

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ARCHITECT
ANTHONY LANEY AIA
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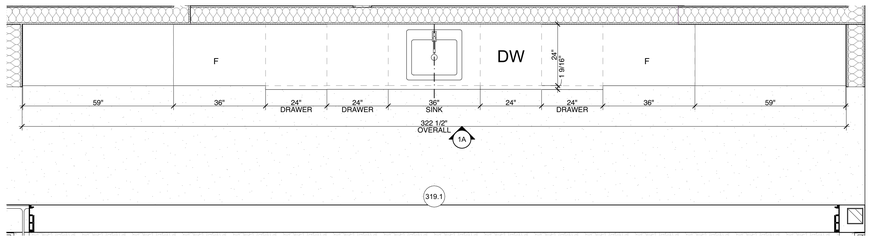
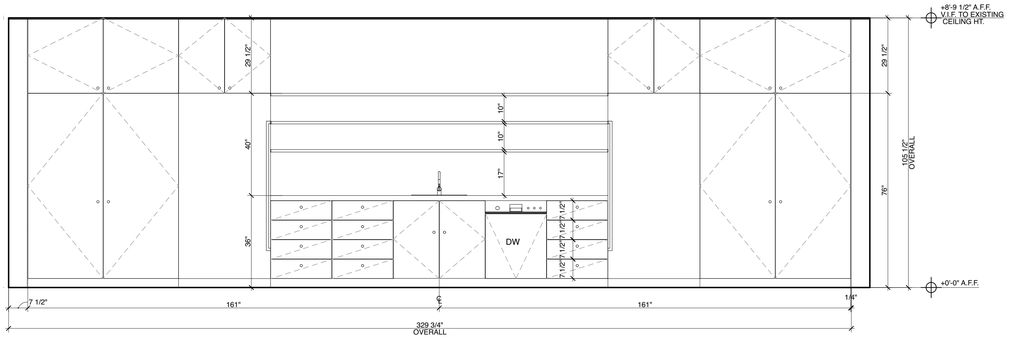
SHEET TITLE
ENLARGED BATHROOM PLANS & ELEVATIONS

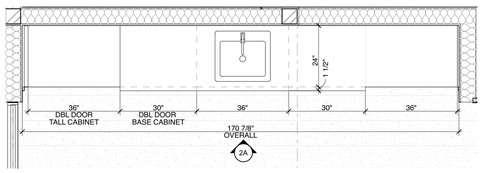
A-404



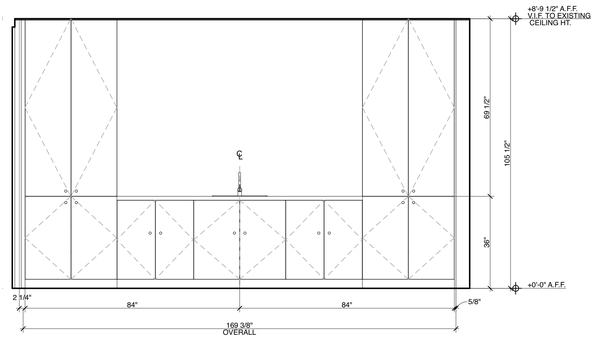
1 ENLARGED PLAN - KITCHEN
SCALE: 1/2" = 1'-0"



1A KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



2 ENLARGED PLAN - BAR
SCALE: 1/2" = 1'-0"



2A BAR ELEVATION
SCALE: 1/2" = 1'-0"

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
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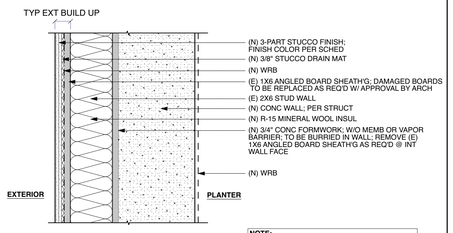
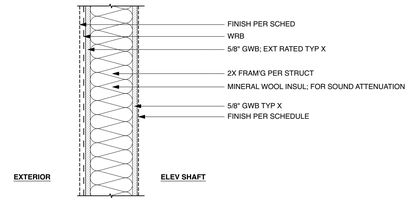
SHEET TITLE
ENLARGED KITCHEN PLANS & ELEVATIONS

A-405

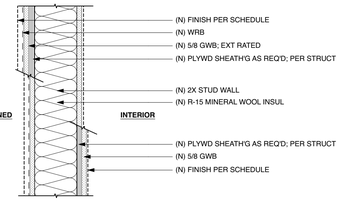


NOTE:
- PER DEMO SHEETS; ALL EXISTING EXTERIOR SIDING AND WRB TO BE REMOVED AND REPLACED PER TYP EXTERIOR BUILD UP

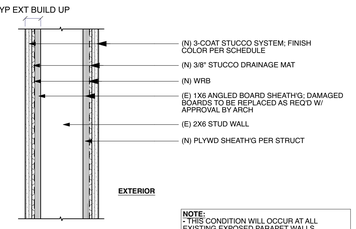
WT16	**CONC FURR'G WALL @ 3RD FLOOR LID PLANTER @ EXIST PERIM**	TYPE: A: B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



WT11	**ELEV 01 EXT/INT WALL**	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: 1 HOUR (GA FILE NO. WP 1072)	
		STC RATING: N/A	

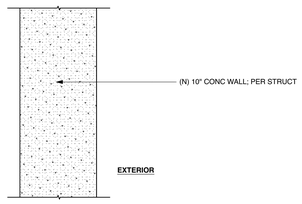


WT06	**TYP UNCONDITIONED / INT STUD WALL**	TYPE: A: N/A B: N/A C: N/A	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	

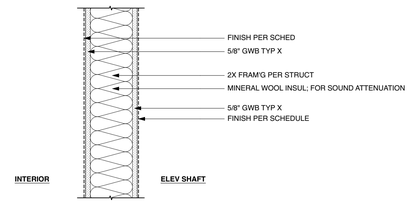


NOTE:
- THIS CONDITION WILL OCCUR AT ALL EXISTING EXPOSED PARAPET WALLS.
- PER DEMO SHEETS; ALL EXISTING EXTERIOR SIDING AND WRB TO BE REMOVED AND REPLACED PER TYP EXTERIOR BUILD UP

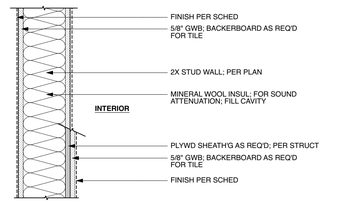
WT01	**EXT/EXT STUD WALL @ ROOF**	TYPE: A: N/A B: N/A C: N/A	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



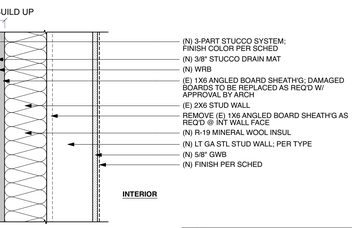
WT17	**CONC EXT WALL**	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



WT12	**ELEVATOR 02 WALL**	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: 1 HOUR (GA FILE NO. WP 1072)	
		STC RATING: N/A	

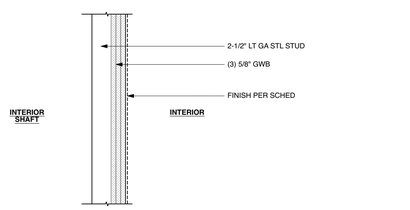


WT07	**TYP INT WALL**	TYPE: A: 2X4 STUD B: 2X6 STUD C: 2X10 STUD	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	

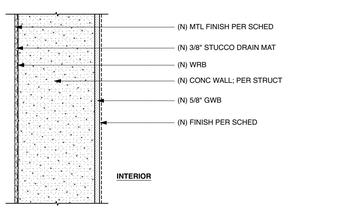


NOTE:
- PER DEMO SHEETS; ALL EXISTING EXTERIOR SIDING AND WRB TO BE REMOVED AND REPLACED PER TYP EXTERIOR BUILD UP

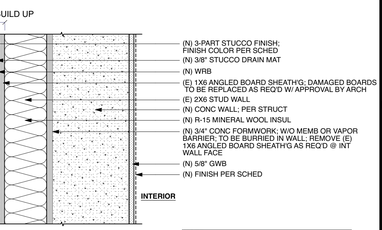
WT02	**TYP FURR'G WALL @ EXIST PERIM**	TYPE: A: 6" STL STUD B: 10" STL STUD C: 12" STL STUD	SECTION
		FIRE RATING: 2 HOUR (GA FILE NO. WP 8191)	
		STC RATING: N/A	



WT13	**TYP SHAFT WALL**	TYPE: A: N/A B: N/A C: N/A	SECTION
		FIRE RATING: 1 HOUR (GA FILE NO. WP 6852)	
		STC RATING: N/A	

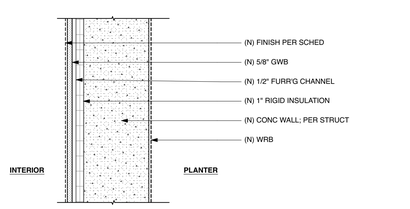


WT08	**CONC EXT/INT WALL**	TYPE: A: 8" THICK B: 10" THICK C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	

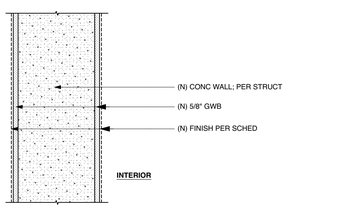


NOTE:
- PER DEMO SHEETS; ALL EXISTING EXTERIOR SIDING AND WRB TO BE REMOVED AND REPLACED PER TYP EXTERIOR BUILD UP

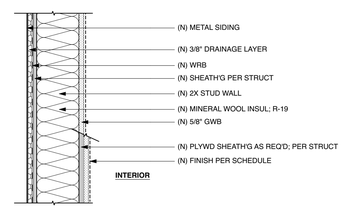
WT03	**CONC FURR'G WALL @ EXIST PERIM**	TYPE: A: 8" THICK B: 10" THICK C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



WT14	**CONC LID PLANTER WALL @ 3RD FLOOR**	TYPE: A: 6" THICK B: 8" THICK C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	

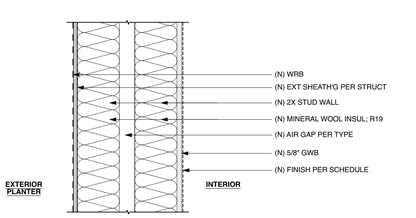


WT09	**CONC INT WALL**	TYPE: A: 8" B: 10" C: 12"	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	

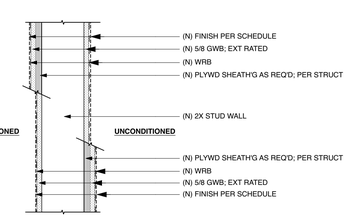


WT04	**TYP EXT MTL STUD WALL**	TYPE: A: 6" STL STUD B: 10" STL STUD C: N/A	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	

WT15	**EXT STUD WALL @ 3RD FLOOR CLERESTORY**	TYPE: A: N/A B: N/A C: N/A	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



WT10	**TYP INT DOUBLE STUD WALL**	TYPE: A: 1/2" AIR GAP B: 3" AIR GAP C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



WT05	**TYP UNCONDITIONED STUD WALL**	TYPE: A: N/A B: N/A C: N/A	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
March 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

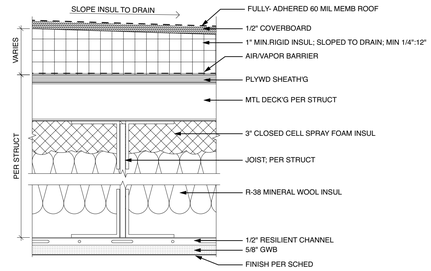
PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

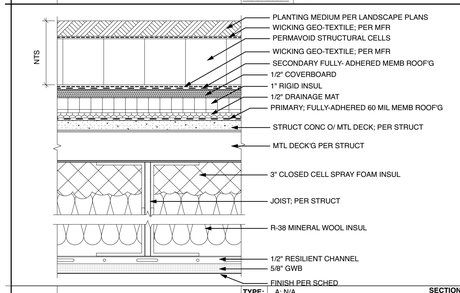
PROJECT NO: 22007
MODEL FILE:
22007 - 901 Hermosa Ave - Powerscourt
DRAWN BY:
COPYRIGHT:

SHEET TITLE
DETAILS - WALL ASSEMBLIES

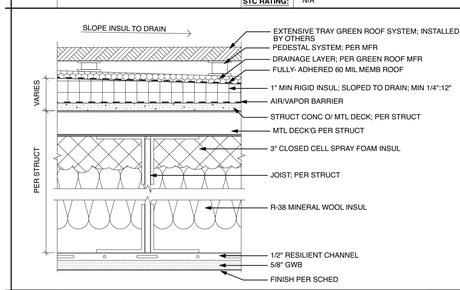
A-501



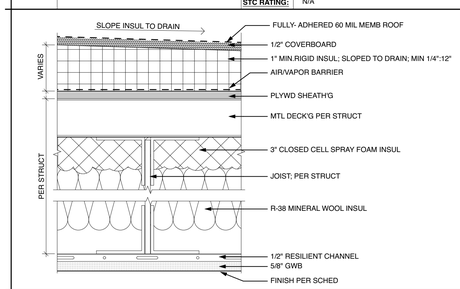
RT01	TYP ROOF	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



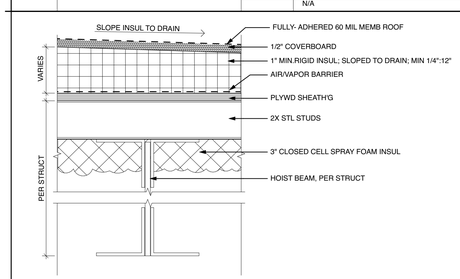
RT02	TYP ROOF @ LID PLANTER	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



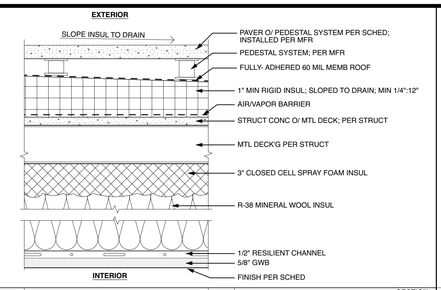
RT03	GREEN ROOF	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



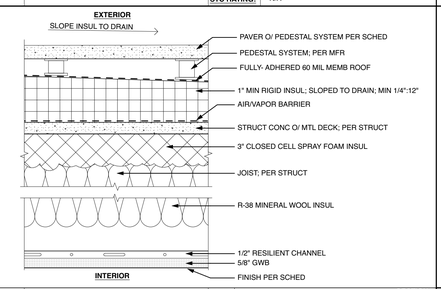
RT04	ROOF @ 3RD FLOOR MECH. DECK	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		N/A	



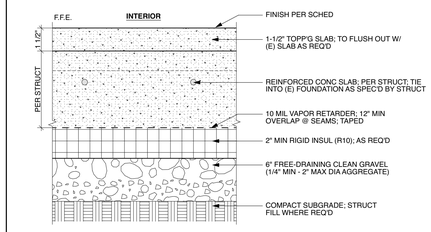
RT05	ELEVATOR ROOF	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		N/A	



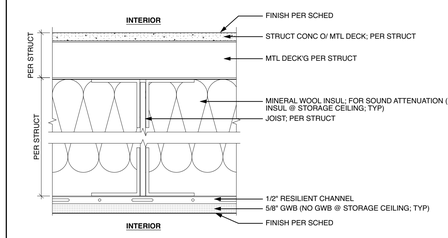
FT06	EXT. WALKWAY @ 2ND FLOOR	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



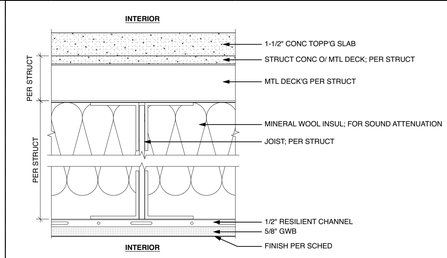
FT07	EXT COURTYARD @ 3RD FLOOR	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



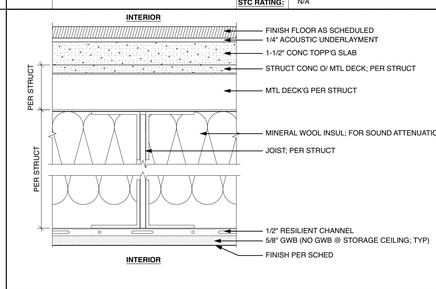
FT01	TYP SOG INFILL	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



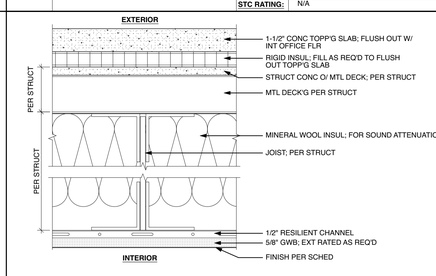
FT02	CONC O/ MTL DECK @ STORAGE	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



FT03	CONC O/ MTL DECK @ 2ND FLR OFFICE	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



FT04	CONC O/ MTL DECK @ 3RD FLR OFFICE	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	



FT05	CONC O/ MTL DECK @ 3RD FLR LANDING/ ENTRY	TYPE: A: N/A B: C:	SECTION
		FIRE RATING: N/A	
		STC RATING: N/A	

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
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901 HERMOSA

PROJECT NUMBER
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HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
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22007 - 901 Hermosa Ave - Powerscourt
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SHEET TITLE
DETAILS - FLOOR / ROOF / CEILING ASSEMBLIES

A-502

FINISH SCHEDULE

ROOM		WALL				BASE				FLOOR	CEILING	COUNTERTOP & BACKSPLASH	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST				
303	GARDEN PATIO	GL-2	PL-1 / GL-1	GL-2	GL-2	N/A	N/A	N/A	N/A	WD-1	OTS		SEE LANDSCAPE PLANS
304	OFFICE	GL-2	PL-1 / GL-1	PL-1	GL-2	N/A	TM-2	TM-2	N/A	WD-1	PL-1		
305	OFFICE	PL-1 / GL-2	PL-1 / GL-1	PL-1 / GL-1	PL-2	TM-2	TM-2	TM-2	TM-2	WD-1	PL-1		
306	VESTIBULE	GL-2	MT-1 / GL-3	MT-1	MT-1 / GL-3	TM-1	TM-1	TM-1	TM-1	CO-2	MT-1		
307	GREEN ROOF										OTS		SEE LANDSCAPE PLANS
308	OFFICE	GL-2	PL-1 / GL-2	PL-1	PL-1	N/A	TM-2	TM-2	TM-2	WD-1	PL-1		
309	OFFICE	GL-2	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	WD-1	PL-1		
310	OFFICE	PL-1 / GL-2	PL-1	PL-1	PL-1 / GL-1	TM-2	TM-2	TM-2	TM-2	WD-1	PL-1		
311	GARDEN	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	WD-1	PT-1		
312	MECHANICAL PLATFORM	STC-1	STC-1	STC-1	N/A	N/A	N/A	N/A	N/A	N/A	PT-1		SEE LANDSCAPE PLANS, SEE ELEVATIONS
314	CONFERENCE RM	PL-1 / GL-1	PL-1	GL-2	PL-1 / WD-3	TM-2	TM-2	N/A	TM-2	WD-1	PL-1	ST-1	SEE INTERIOR ELEVATION
315	OFFICE	PL-1 / GL-1	PL-1 / GL-2	GL-2	PL-1	TM-2	TM-2	N/A	TM-2	WD-1	PL-1		
316	GARDEN	GL-1	PL-1 / GL-2	PL-1 / GL-2	PL-1 / GL-2	N/A	N/A	N/A	N/A	N/A	OTS		SEE LANDSCAPE PLANS
317	OUTDOOR ROOM	GL-2	GL-2	GL-2	GL-2	N/A	N/A	TM-2	N/A	WD-1	PL-1		
318	COURTYARD	MT-1 / GL-2	MT-1 / GL-2	MT-1 / GL-2	MT-1 / GL-2	N/A	N/A	N/A	N/A		OTS		SEE LANDSCAPE PLANS
319	KITCHEN	WD-3	GL-2	WD-3	PL-1 / WD-3	TM-1	N/A	TM-1	TM-1	WD-1	PL-1	ST-1	SEE INTERIOR ELEVATION
320	GARDEN	MT-3	MT-3	PL-1 / GL-2	PL-1 / GL-2	N/A	N/A	N/A	N/A		OTS		SEE LANDSCAPE PLANS
321	RSTRM	PL-1	PL-1	PL-1	PL-1	TM-3	TM-3	TM-3	TM-3	TL-1	PL-1		
322	RSTRM	TL-1 / GL-2	PL-1	PL-1	PL-1	TM-3	TM-3	TM-3	TM-3	TL-1	PL-1		
323	GARDEN	MT-3	MT-3	PL-1 / GL-2	MT-3	N/A	N/A	N/A	N/A		OTS		SEE LANDSCAPE PLANS
324	RESTROOM CORRIDOR	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	WD-1	PL-1		
324	STAIR 02	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		
325	STAIRWELL EXIT	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		
327	STAIR 01	N/A	MT-1	N/A	MT-1 / GL-3	N/A	TM-1	N/A	TM-1 / GL-3	CO-2	MT-1		

2 FINISH SCHEDULE CONTINUED
SCALE: 1" = 1'-0"

FINISH SCHEDULE

ROOM		WALL				BASE				FLOOR	CEILING	COUNTERTOP & BACKSPLASH	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST				
	ELEVATOR 01												
	ELEVATOR 02												
101	RETAIL	PT-1	PT-1	PT-1	PT-1	TM-4	TM-4	TM-4	TM-4	CO-1	PT-1		
102	HALL	PT-1	PT-1	PT-1	PT-1	TM-4	TM-4	TM-4	TM-4	CO-1	PT-1		
103	RSTRM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		BASE TRIM TO BE 6" MIN
104	RETAIL	PT-1	PT-1	PT-1	PT-1	TM-4	TM-4	TM-4	TM-4	CO-1	PT-1		
105	RETAIL	PT-1	PT-1	PT-1	PT-1	TM-4	TM-4	TM-4	TM-4	CO-1	PT-1		
106	RSTRM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		BASE TRIM TO BE 6" MIN
107	RESTRM CORRIDOR	MT-1	MT-1	MT-1	MT-1	TM-1	TM-1	TM-1	TM-1	CO-2	MT-1		
108	RESTRM	PT-1	PT-1	PT-1	PT-1	TM-3	TM-3	TM-3	TM-3	CO-1	PT-1		BASE TRIM TO BE 6" MIN
109	ACC. RSTRM	PT-1	PT-1	PT-1	PT-1	TM-3	TM-3	TM-3	TM-3	CO-1	PT-1		BASE TRIM TO BE 6" MIN
110	OFFICE	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	CO-1	PL-1		
111	OFFICE	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	CO-1	PL-1		
112	WINE STORAGE	PT-1	PT-1	PT-1	PT-1	TM-4	TM-4	TM-4	TM-4	CO-1	PT-1		
113	STORAGE	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		SEE STORAGE UNIT SPECS FOR WALL FINISH
114	STAIR 02	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		
115	LOADING ZONE	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		
118	FIRE (ASR) RM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		
119	TRASH RM	MT-2	MT-2	MT-2	MT-2	TM-1	TM-1	TM-1	TM-1	CO-1	OTS		
120	ELECTRIC RM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		
121	ELEV RM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		
121	STAIR 01	MT-1	MT-1	MT-1	MT-1	TM-1	TM-1	TM-1	TM-1	CO-2	MT-1		
121	TRANSFORMER												
203	LOBBY	MT-1	MT-1	STC-1	MT-1	TM-1	TM-1	TM-1	TM-1	CO-2	MT-1		
204	STAIR 01	MT-1	MT-1	MT-1	MT-1	MT-1	MT-1	MT-1	MT-1	CO-2	MT-1		
205	OFFICE	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	CO-1	PL-1		
206	OFFICE	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	CO-1	PL-1		
207	OFFICE	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	CO-1			
208	HALLWAY	N/A	STC-1	STC-1	N/A	N/A	N/A	N/A	N/A	CO-3	OTS		
209	STAIR 02	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5		CO-1	PT-1		
210	STORAGE UNITS	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		SEE STORAGE UNIT SPECS FOR WALL FINISH
211	SPACE NOT USED	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PTS		
301	OFFICE	PL-1 / GL-1	PL-1 / GL-1	GL-2	GL-2	TM-2	TM-2	N/A	N/A	WD-1	PL-1		
302	MECH. PLATFORM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		
303	GARDEN PATIO	GL-2	PL-1 / GL-1	GL-2	GL-2	N/A	N/A	N/A	N/A	WD-1	OTS		SEE LANDSCAPE PLANS

1 FINISH SCHEDULE
SCALE: 1" = 1'-0"

FINISH LEGEND

TAG	DESCRIPTION	VENDOR/MANUFACTURER	MODEL	FINISH/COLOR	SIZE	LOCATION	NOTES
CO-1	CONCRETE FLOOR	TBD	TBD	TBD	TBD	101 - 106, 108 - 120, 201, 202, 205 - 207, 209 - 211	TOPPING SLAB
CO-2	CONCRETE FLOOR - BUSH HAMMERED					107, 121, 319	TOPPING SLAB BUSH HAMMERED
CO-3	CONCRETE PEDESTAL SYSTEM					208	PAVERS TO MATCH CO-2
CO-4	TEXTURED CONCRETE					EXTERIOR PLANTERS	
GL-1	GLASS CURTAIN WALL	ARCADIA	TBD	TBD	TBD	SEE ELEVATIONS	
GL-2	GLASS PARTITION WALL	ARCADIA	TBD	TBD	TBD	SEE PLANS	
GL-3	GLASS RAILING	ARCADIA	TBD	TBD	TBD	306	
GL-4	GLASS STOREFRONT	ARCADIA	TBD	TBD	TBD	SEE ELEVATIONS	
MT-1	METAL PANELING - DECORATIVE	TBD	TBD	TBD	TBD	107, 121, 203, 204, 306, 327	
MT-2	METAL PANELING - PROTECTION	TBD	TBD	TBD	TBD	119	TRASH ROOM
MT-3	METAL PANELING - EXTERIOR					312, 320, 323	EXTERIOR GRADE
MT-4	ALUMINUM STOREFRONT			LIGHT CHAMPAGNE		101, 104, 105 STOREFRONT / 110, 111 IN 1ST FLOOR OFFICE	
MT-5	ALUMINUM CURTAIN WALL			MEDIUM BRONZE			2ND FLOOR AND 3RD FLOOR
OTS	OPEN TO STRUCTURE						
PL-1	PLASTER - LEVEL 5 FINISH	TBD	TBD	TBD	TBD	110, 111, 205, 206, 207	
PT-1	PAINT					101 - 106, 108, 109, 112, 114, 116 - 118, 120, 201, 202, 209, 211, 311, 324 - 326	
ST-1	GRANITE COUNTER TOP	TBD	TBD	TBD	TBD	314, 319	
STC-1	3 PART STUCCO - EXTERIOR COAT	TBD	TBD	TBD	TBD	SEE ELEVATIONS	
TL-1	TILE	TBD	TBD	TBD	TBD	321, 322	
WD-1	WOOD FLOOR	TBD	TBD	TBD	TBD	301, 302, 304, 305, 308 - 311, 314, 315, 317, 324	
WD-2	WOOD WALL	TBD	TBD	TBD	TBD		
WD-3	WOOD MILLWORK	TBD	TBD	TBD	TBD	314, 319	
TM-1	BASE TRIM - METAL	TBD	TBD	TBD	TBD	107, 119, 121, 203, 204, 306, 327	
TM-2	BASE TRIM - 3/8" REVEAL	TBD	TBD	TBD	TBD	110, 111, 205, 206, 207, 301, 304, 305, 308, 309, 310, 314, 315, 317, 324	
TM-3	BASE TRIM - TILE 6"	TBD	TBD	TBD	TBD	108, 109, 321, 322	
TM-4	BASE TRIM - WOOD	TBD	TBD	TBD	TBD	101, 102, 104, 105, 112,	
TM-5	BASE TRIM - RUBBER	TBD	TBD	TBD	TBD	103, 106, 112 - 118, 120, 201, 202, 209, 210, 211, 311, 324, 325, 326	

3 FINISH LEGEND
SCALE: 1" = 1'-0"

LANEY.LA

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
March 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

PROJECT NO: 22007
MODEL FILE:
22007 - 901 Hermosa Ave - Powerscourt
DRAWN BY:
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SHEET TITLE
FINISH SCHEDULE & MATERIAL LEGEND

A-601

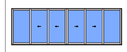
HARDWARE SCHEDULE

HARDWARE GROUP	FUNCTION	MANUFACTURER	MODEL	FINISH	NOTES
1	ENTRY	TBD	TBD	TBD	
2	PASSAGE	TBD	TBD	TBD	
3	PRIVACY	TBD	TBD	TBD	
4	COVER PANEL	TBD	TBD	TBD	
5	GARAGE	TBD	TBD	TBD	

1 HARDWARE SCHEDULE
SCALE: 1' = 1'-0"

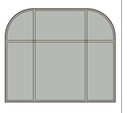
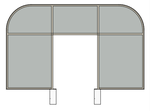
	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE F
VIEW						
OPERATION	PIVOT	SWING	SWING	INT. SWING	EXT. SWING	EXT. ROLL-UP

DOOR

TYPE G	TYPE H	TYPE I	TYPE J	TYPE K	TYPE L	TYPE M
						
EXT. SWING	EXT. DOUBLE SWING	INT. SWING	EXT. SLIDING	EXT. PIVOT	EXT. SWING	INT. SWING

2 DOOR SCHEDULE
SCALE: 1' = 1'-0"

WINDOW LEGEND

TYPE		A	B	C	D
VIEW					
OPERATION		FIX	FIX	FIX	FIX

3 WINDOW SCHEDULE
SCALE: 1' = 1'-0"

EXTERIOR DOOR SCHEDULE

ID	ROOM NAME	TYPE	OPERATION	NET FRAME WIDTH	NET FRAME HEIGHT	MATL	FRAME			HDWR. SET	ACCESORIES	RATINGS		Manufacturer	REMARKS
							MATL	DETAIL				FIRE	STC		
								HEAD	JAMB						
101.1	RETAIL	H	EXT. DOUBLE SWING	5'-9 1/2"	9'-10"	ALUM / GLASS	HM	8/904	11/904	1		Unrated		ARCADIA	10" BOTTOM RAILS W/ ADA THRESHOLD
104.1	RETAIL	H	EXT. DOUBLE SWING	5'-9 1/2"	9'-10"	ALUM / GLASS	HM	8/904	11/904	1		Unrated		ARCADIA	10" BOTTOM RAILS W/ ADA THRESHOLD
105.1	RETAIL	H	EXT. DOUBLE SWING	5'-9 1/2"	9'-10"	ALUM / GLASS	HM	8/904	11/904	1		Unrated		ARCADIA	10" BOTTOM RAILS W/ ADA THRESHOLD
105.2	RETAIL	H	EXT. DOUBLE SWING	5'-9 1/2"	9'-10"	ALUM / GLASS	HM	8/904	11/904	1		Unrated		ARCADIA	10" BOTTOM RAILS W/ ADA THRESHOLD
107.1	RESTRM CORRIDOR	K	EXT. PIVOT	9'-1 1/2"	10'	SC WOOD	WD	10/908	12/908	1		1 hour		CUSTOM	8" LEAF / STEEL W/ CLADDING (PLASTER)
110.1	OFFICE	L	EXT. SWING	3'-6"	10'	ALUM / GLASS	HM	6/908	7/908	1		1 hour		ARCADIA	10" BOTTOM RAIL W/ ADA THRESHOLD
110.2	OFFICE	H	EXT. BI-FOLD	7'	7'-4"	ALUM / GLASS	HM	6/908	8/908	3		1 hour		ARCADIA	
111.1	OFFICE	L	EXT. SWING	3'-6"	10'	ALUM / GLASS	HM	6/908	8/908	1		1 hour		ARCADIA	10" BOTTOM RAIL W/ ADA THRESHOLD
111.2	OFFICE	H	EXT. BI-FOLD	6'-11 1/2"	7'-4"	ALUM / GLASS	HM	6/908	8/908	3		1 hour		ARCADIA	
114.1	STAIR 02	E	EXT. SWING	3'-4"	6'-10"	HM	HM	4/908	5/908	6		1.5 hours			
115.1	LOADING ZONE	E	EXT. SWING	3'	7'	HM	HM	4/908	5/908	6		45 minutes			
115.2	LOADING ZONE	F	EXT. ROLL-UP	10'-4"	7'-8 1/4"	HM	HM	4/908	5/908	5		1 hour		JANUS	GARAGE DOOR
115.3	LOADING ZONE	E	EXT. SWING	3'	7'	HM	HM	4/908	5/908	6		20 minutes			
119.1	TRASH ROOM	F	EXT. ROLL-UP	8'-2"	7'-8"	HM	HM	---	---	5		1 hour	---	JANUS	GARAGE DOOR
120.1	LOADING ZONE	F	EXT. ROLL-UP	14'-2 1/4"	7'	HM	HM			5		1 hour		JANUS	GARAGE DOOR
121.1	STORAGE	E	EXT. SWING	3'	7'	HM	HM	4/908	5/908	6		20 minutes			
303.1	GARDEN PATIO	B	SWING	3'	8'-9 1/2"	ALUM / GLASS	HM	1/902	3/908	2		Unrated		ARCADIA	
306.1	VESTIBULE	A	PIVOT	6'-1 1/2"	8'-9 1/2"	ALUM / GLASS	HM	1/908	3/908	1		Unrated			
312.1	RESTROOM CORRIDOR	C	SWING	3'	8'-9 1/2"	HM	HM	4/908	5/908	3		30 minutes			
316.1	GARDEN	B	SWING	2'	6'-9 1/4"	ALUM / GLASS	HM	1/902	3/908	2		Unrated			
316.1	GARDEN	B	SWING	2'	6'-9 1/4"	ALUM / GLASS	HM	1/902	3/908	2		Unrated			
317.1	OUTDOOR ROOM	J	EXT. SLIDING	14'	8'-10"	ALUM / GLASS	HM	1/908	9/908	2		Unrated		ARCADIA	1 FIXED, 2 SLIDING PER SIDE
319.1	COURTYARD	J	EXT. SLIDING	26'-5"	8'-10"	ALUM / GLASS	HM	1/908	9/908	2		Unrated		ARCADIA	1 FIXED, 2 SLIDING PER SIDE
320.1	GARDEN	B	SWING	2'-1/8"	6'-9 1/4"	ALUM / GLASS	HM	1/902	3/908	3		Unrated		ARCADIA	GARDEN DOOR TO SWING INTO HALLWAY

INTERIOR DOOR SCHEDULE

ID	ROOM NAME	TYPE	OPERATION	NET FRAME WIDTH	NET FRAME HEIGHT	MATL	FRAME			HDWR. SET	ACCESORIES	RATINGS		Manufacturer	REMARKS
							MATL	DETAIL				FIRE	STC		
								HEAD	JAMB						
102.1	RETAIL	D	INT. SWING	3'-1/2"	8'-1 1/4"	HM	HM	4/908	5/908	2		Unrated			
102.2	RETAIL	D	INT. SWING	3'-1/2"	8'-1 1/4"	HM	HM	4/908	5/908	2		Unrated			
103.1	HALL	D	INT. SWING	3'-1/2"	6'-9 1/4"	HM	HM	4/908	5/908	3		Unrated			
105.3	RESTRM CORRIDOR	D	INT. SWING	3'-2 1/2"	7'-1 1/4"	HM	HM	4/908	5/908	3		Unrated			
106.1	RSTRM	D	INT. SWING	3'-1/2"	8'-1 1/4"	HM	HM	4/908	5/908	3		Unrated			
108.1	RESTRM CORRIDOR	D	INT. SWING	2'-10 1/2"	6'-9 1/4"	HM	HM	4/908	5/908	3		Unrated			
109.1	ACC. RSTRM	D	INT. SWING	3'-1/2"	6'-9 1/4"	HM	HM	4/908	5/908	3		Unrated			
112.1	WINE STORAGE	D	INT. SWING	3'-2 1/2"	7'-1 1/4"	HM	HM	4/908	5/908	3		Unrated			
209.1	STAIR 02	M	INT. SWING	3'-4"	6'-10"	HM	HM	4/908	5/908	6		1.5 hours			
301.1	OFFICE	B	SWING	3'-2"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
304.1	OFFICE	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
305.1	OFFICE	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
308.1	OFFICE	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
309.1	OFFICE	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
310.1	OFFICE	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
314.1	CONFERENCE RM	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
314.2	OFFICE	B	SWING	3'-3 1/4"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
321.1	RSTRM	C	SWING	2'-8"	8'-9 1/2"	SC WOOD	WD			3		Unrated			
322.1	RESTROOM CORRIDOR	C	SWING	2'-9 1/2"	8'-9 1/2"	SC WOOD	WD			3		Unrated			
325.1	STAIRWELL EXIT	C	SWING	3'-2"	8'-9 1/2"	HM	HM			2		45 minutes			
325.2	STAIRWELL EXIT	I	INT. SWING	3'-0"	6'-10"	HM	HM			3		Unrated			

WINDOW SCHEDULE

STORY	LOCATION	TYPE	ID	UNIT SIZE	Nominal Surface Area	MODEL	MANUFACTURER	FRAME MAT.	FRAME FINISH	OPERATION	HW SET	REMARKS
1ST FLOOR	OFFICE	C	110.A	7'-0"×2'-8"	18.67		ARCADIA	HM		FIX		
1ST FLOOR	OFFICE	C	111.A	6'-11 3/4"×2'-8"	18.63	<Undefined>	ARCADIA	HM		FIX		
1ST FLOOR	RETAIL	A	101.A	15'-8"×13'-3"	207.64	N/A	CUSTOM	HM		FIX		
1ST FLOOR	RETAIL	D	101.B	21'-0"×15'-2 1/2"	319.55	N/A	CUSTOM	HM		FIX		
1ST FLOOR	RETAIL	D	104.A	21'-0"×15'-2 1/2"	319.55	N/A	CUSTOM	HM		FIX		
1ST FLOOR	RETAIL	D	105.A	21'-0"×15'-2 1/2"	319.55	N/A	CUSTOM	HM		FIX		
1ST FLOOR	RETAIL	D	105.B	21'-0"×15'-2 1/2"	319.55	N/A	CUSTOM	HM		FIX		
3RD FLOOR	OFFICE	B	301.A	5'-4 3/4"×8'-9 1/2"	47.43	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	303.A	14'-11 3/4"×9'-0"	134.82	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	303.B	24'-4"×8'-9 1/2"	213.93	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	303.C	14'-11 3/4"×8'-9 1/2"	131.70	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	304.A	12'-0"×8'-9 1/2"	105.41	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	305.A	3'-3 1/2"×8'-9 1/2"	28.96	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	306.A	4'-3 1/2"×8'-9 1/4"	37.69	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	308.A	7'-8 1/4"×8'-9 1/4"	67.35	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	309.A	9'-1/2"×8'-9 1/2"	79.51	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	309.B	12'-3 1/2"×3'-9 1/4"	46.32	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	310.A	1'-4 1/4"×8'-9 1/2"	11.95	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	314.A	12'-7 3/4"×8'-9 1/2"	111.23	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	315.A	10'-9 1/2"×8'-9 1/2"	94.88	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	317.A	10'-5 1/4"×8'-9 1/2"	91.72	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	317.B	11'-11 1/2"×8'-9 1/2"	105.13	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	317.C	10'-5 1/4"×8'-9 1/2"	91.72	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	318.A	15'-8"×8'-9 1/2"	137.73	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	318.B	15'-8"×8'-9 1/4"	137.40	UNDEFINED	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	308.B	10'-9 3/4"×3'-9 1/4"	40.75	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	310.B	12'-2"×3'-9 1/4"	45.84	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	311.A	5'-3"×6'-9 1/4"	35.60	<Undefined>	<Undefined>	HM		FIX		
GARDEN ROOF	OFFICE	B	311.B	16'-4 1/2"×6'-9 1/2"	111.20	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	311.C	16'-3 3/4"×6'-9 1/2"	110.85	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	316.A	9'-1 1/4"×6'-9 1/4"	61.64	<Undefined>	<Undefined>	HM		FIX		
GARDEN ROOF	OFFICE	B	316.B	7'-1/4"×6'-9 1/4"	47.52	<Undefined>	<Undefined>	HM		FIX		
GARDEN ROOF	OFFICE	B	316.C	11'-4 1/2"×6'-9 1/4"	77.08	<Undefined>	<Undefined>	HM		FIX		
GARDEN ROOF	OFFICE	B	320.A	3'-0"×6'-9 1/4"	20.29	<Undefined>	<Undefined>	HM		FIX		
GARDEN ROOF	OFFICE	B	320.B	7'-1"×6'-9 1/4"	48.00	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	323.A	4'-9 1/2"×6'-10"	32.70	<Undefined>	ARCADIA	HM		FIX		

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
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C-34383
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901 HERMOSA

PROJECT NUMBER
22007

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901 HERMOSA PARTNERS LLC

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HERMOSA BEACH, CA 90254

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	10-09-24	PLANNING SUBMITTAL
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	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

PROJECT NO: 22007
MODEL FILE:
22007 - 901 Hermosa Ave - Powerscourt
DRAWN BY:
COPYRIGHT:

SHEET TITLE
DOOR + WINDOW SCHEDULES

A-602

EXHIBIT "A1"

EXISTING LEGAL DESCRIPTION: (APN 4187-003-028)

LOTS 25, 26, AND 27, BLOCK 10, HERMOSA BEACH TRACT, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
R.C.E. 30826
CIVIL
STATE OF CALIFORNIA

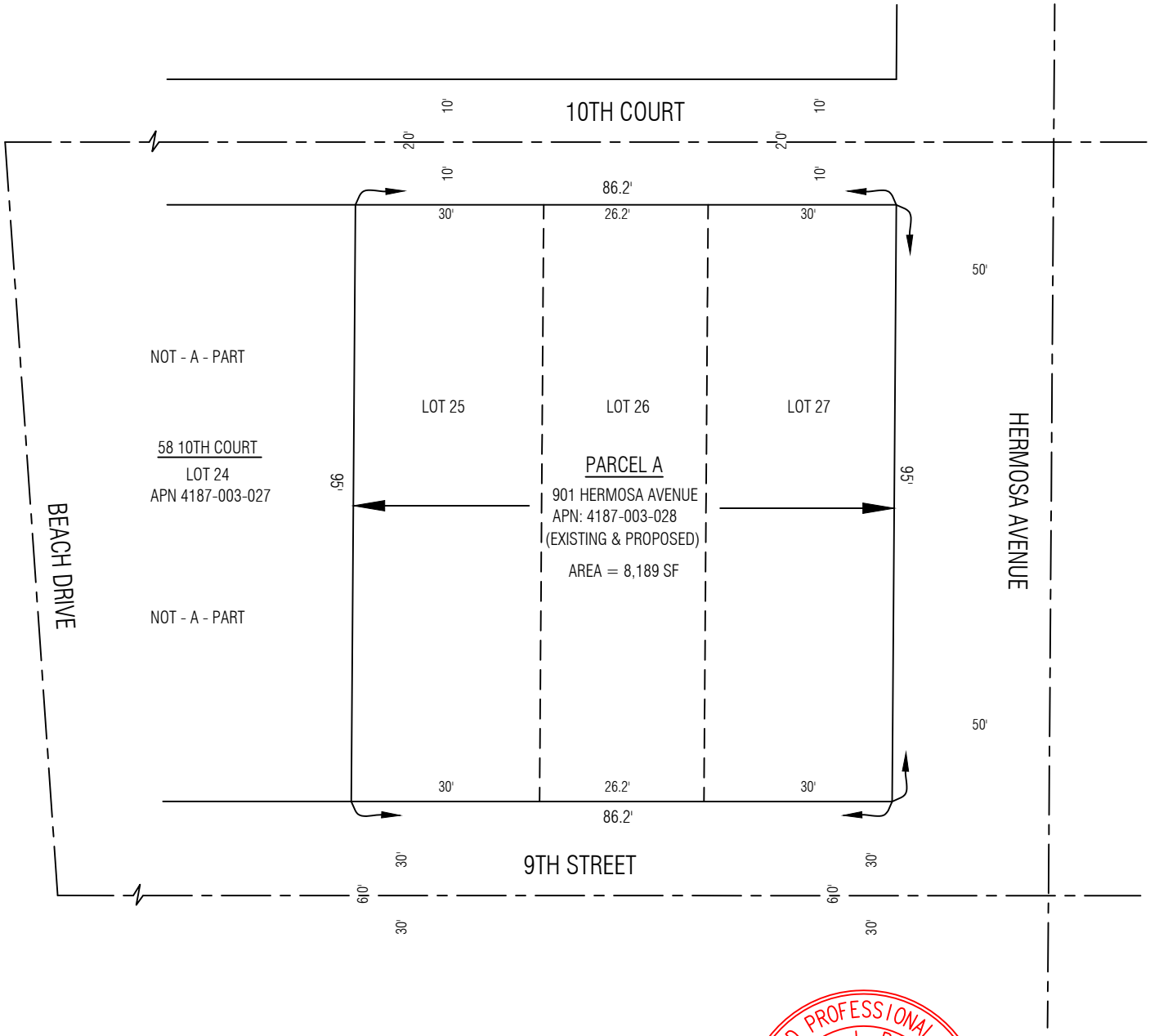
CITY OF HERMOSA BEACH

Prepared By: Denn Engineers - Gary J. Roehl
R.C.E. No. 30826, Expires: March 31, 2025
Owner: Cardinal Investments, Kyle Ransford
Address: 901 Hermosa Avenue, Hermosa Beach
Legal Description: Lot 25, 26 & 27, Block 10
Map of Hermosa Beach
M.B. 1-25-26
APN: 4187-003-028

NOT TO SCALE

EXHIBIT "A2"

EXISTING



REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
R.C.E. 30826
CIVIL
STATE OF CALIFORNIA

EXHIBIT "B1"

PROPOSED LEGAL DESCRIPTION:

LOTS 25, 26, AND 27, BLOCK 10, HERMOSA BEACH TRACT, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
R.C.E. 30826
CIVIL
STATE OF CALIFORNIA

CITY OF HERMOSA BEACH

Prepared By: Denn Engineers - Gary J. Roehl
R.C.E. No. 30826, Expires: March 31, 2025
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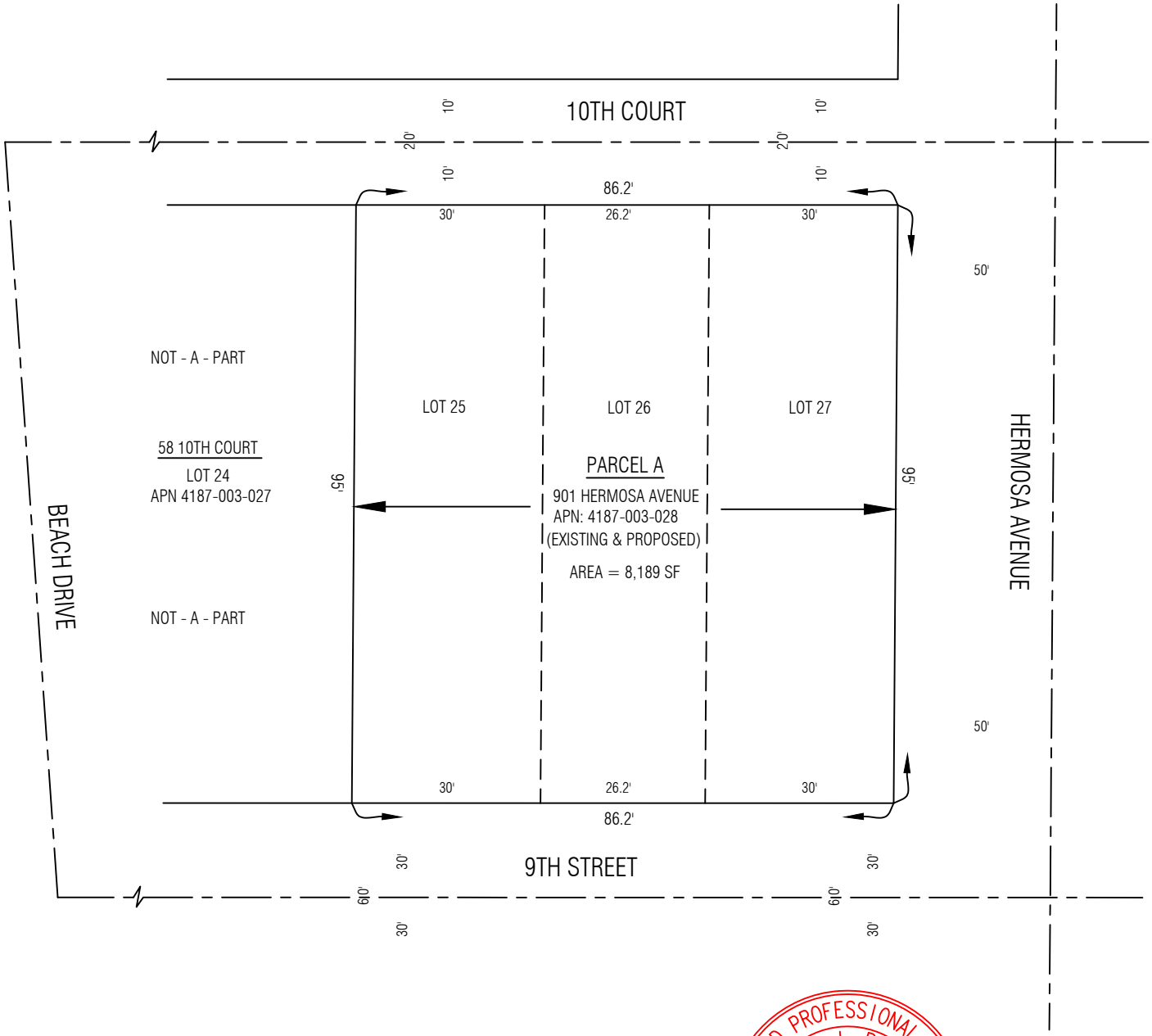
Map of Hermosa Beach
M.B. 1-25-26
APN: 4187-003-028

EXHIBIT "B2"

PROPOSED

NORTH

NOT TO SCALE



REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
R.C.E. 30826
CIVIL
STATE OF CALIFORNIA

PAGE&TURNBULL

901 HERMOSA AVENUE
HISTORIC RESOURCES ASSESSMENT

HERMOSA BEACH, CALIFORNIA
[24017]

PREPARED FOR
901 HERMOSA PARTNERS LLC

April 17, 2024

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I. INTRODUCTION

This Historic Resource Assessment (HRA) has been prepared at the request of the City of Hermosa Beach for property owners 901 Hermosa Partners LLC to evaluate the potential historic significance of the property at 901 Hermosa Avenue (APN# 4187-003-028) in Hermosa Beach, California **(Figure 1)**. The building sits on the west side of Hermosa Avenue, the city's main commercial corridor, and is bordered by 10th Court to the north and 9th Street to the south. **(Figure 2)**. 10th Court is a driving street while 9th Street is a pedestrian only walking street. The property has a high-bay, one-story, 7,780-square-foot commercial building with a rectangular footprint. Designed in a commercial vernacular style with modest references to the Mission Revival style, it was erected in 1922 as an automobile showroom and repair facility for Lincoln, Ford, and Fordson vehicles by business owner George L. Stiles. The former showroom area, facing Hermosa Avenue, has since been subdivided to accommodate smaller retail businesses. The former repair area, comprising the west side of the building behind the showroom, has been subdivided with a mezzanine to serve as a storage facility.

Figure 1: The location of the subject property is shaded red. Source: Los Angeles County office of the Assessor.
Edited by Page & Turnbull.

Figure 2: Aerial view of 901 Hermosa Avenue, the subject property outlined in red. Source: Google Earth 2024. Edited by Page & Turnbull.

This report provides an examination of the current historic status for 901 Hermosa Avenue, as well as a property description; historic contexts for Hermosa Beach and early twentieth century automobile retailing; a site history; and a biography for the developer and first owner for the subject property. The report also includes an evaluation of the building's eligibility for individual listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and as a Hermosa Beach Landmark. The 2017 Hermosa Beach General Plan Update identified 901 Hermosa Avenue as a potential local historic resource with a California Historical Resource Status Code of 5S3 (appears to be individually eligible for local listing or designation through survey evaluation) and as a representative example of a 1920s commercial building.[1] It appears that the property has not previously been evaluated for eligibility for listing in the National Register or the California Register as an individual property or as a contributor to an eligible district.

Methodology

Page & Turnbull staff prepared this report using research collected at various local repositories including the Los Angeles County Hermosa Beach Library and the Hermosa Beach Historical Society. Online resources included the Los Angeles County Office of the Assessor Property Assessment Information System for property information, the Los Angeles County Public Works Land Records

[1] PCR Services, "7.0 Cultural Resources, Technical Background Report," in *2017 City of Hermosa Beach PLAN Hermosa*, August 2017, 7-20, 7-21, 7-29.

Information portal for historic tract maps, the Los Angeles Public Library Collection for digital Sanborn maps, HistoricAerials.com, Newspapers.com, and Ancestry.com. Page & Turnbull staff submitted a public record request to the City of Hermosa Beach for building permits and to the Los Angeles County Assessor for property records; these provided information on construction and alterations to the property and on past ownership from approximately 1946 through 2023. Historical narratives chronicling the development of Hermosa Beach reference the historic context in the 2017 Hermosa Beach General Plan.[2] The current building owner, 901 Hermosa Partners LLC, provided Page & Turnbull staff with a Phase 1 Environmental Site Assessment Report prepared by Partner Engineering and Science, Inc. for the subject property in July 2022.[3] This document provided historic owner and occupant information that supplemented Page & Turnbull staff research.

Page & Turnbull staff conducted a site visit 901 Hermosa Avenue January 31, 2024. All photographs within this report were taken at that time, unless otherwise noted.

Summary of Findings

901 Hermosa Avenue is not currently listed on any local, state, or federal register of historic resources. The property was previously identified as potentially eligible for local landmark designation in a 2014 windshield survey, and it is Page & Turnbull's professional opinion that the property does appear to be eligible for local listing as a Hermosa Beach Landmark under Hermosa Beach Criterion C (Architecture) as a local example of a 1920s automobile showroom that is also one of the few remaining early commercial buildings in Hermosa Beach. This Historic Resource Assessment finds that the property *does not* appear to be individually eligible for listing in the National Register or California Register.

Per California Environmental Quality Act (CEQA) Guidelines (14 CCR § 15064.5(a)), as 901 Hermosa Avenue 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, the property is not a historic resource for the purposes of the CEQA.[4]

[2] PCR Services, "7.0 Cultural Resources, Technical Background Report," in *2017 City of Hermosa Beach PLAN Hermosa*, August 2017, 7-3 to 7-16.
[3] Partner Engineering and Science, Inc., *Phase 1 Environmental Site Assessment Report, 901 Hermosa Avenue*, Prepared for Powerscourt Partners LLC, July 22, 2022.
[4] Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), California Code of Regulations (CCR), Title 14 § 15000 et seq.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historic status currently assigned to the commercial building at 901 Hermosa Avenue.

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The subject property is not listed in the National Register of Historic Places individually, or as part of a registered historic district.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The subject property is not listed in the California Register of Historical Resources individually, or as part of a registered historic district.

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register).[5] Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either

[5] California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Los Angeles County, updated September 2022.

register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register or needs reevaluation.

901 Hermosa Avenue is not currently listed in the BERD database for Los Angeles County with a status code. This means the property has not been formally evaluated using California Historical Resource Status Codes and submitted to the California Office of Historic Preservation. The most recent update to the BERD database was in September 2022. [6]

Hermosa Beach Landmarks

The City of Hermosa Beach adopted a Historical Resources Preservation Ordinance in 1998 (Municipal Code Chapter 17.53). The ordinance is intended to identify and ensure the long-term protection and use of historic resources that reflect special elements of the City's architectural, artistic, cultural, historical, political, and social heritage. A historic resource must be at least 50 years old, or at least 30 years old if the City Council determines it is exceptional or threatened by demolition, removal, relocation, or inappropriate alteration. Nomination of a historic resource as a landmark is made by the City or by application of the property owners.

The ordinance has a Certificate of Appropriateness process for alterations, restorations, demolitions, removal, or relocation of any interior or exterior features for landmark or potential landmark properties. Potential landmark properties are those on a list of historic resources established by City Council being considered for landmark status. Designated landmarks can benefit from certain incentives, such as the Mills Act program, and the State Historic Building Code.

As of February 2024, four buildings have been designated or identified for protection under the City's Historic Resources Preservation Ordinance:

- The Bijou Theater, a 1923 theater at 1229-1235 Hermosa Avenue, as a local landmark;
- The Hermosa Beach Community Center, a 1939 Art Deco complex at 710 Pier Avenue originally built as a school, as a local landmark;
- Bank of America building at 90 Pier Avenue as a potential landmark warranting further study; and

[6] California Office of Historic Preservation. *Technical Assistance Bulletin No. 8: User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory* (Sacramento: California Office of State Publishing. November 2004).

- Hermosa Hotel at 710 Pier Avenue as a potential landmark warranting further study.[7]

901 Hermosa Avenue is not currently listed as a Hermosa Beach Landmark.

2017 City of Hermosa Beach General Plan Update

The 2017 Hermosa Beach General Plan Update incorporates the results of a 2014 windshield survey of approximately 3,600 Hermosa Beach properties that were over 45 years old at that time (2014 survey). Based solely on their architecture, the survey identified about 220 potential historic and cultural resources, including residential and commercial buildings, public facilities, and landscape features such as parks and walk streets closed to vehicular traffic. Among the resources were 14 one- to three-story commercial buildings dispersed throughout the city, including several in the area around Pier Plaza and south to 9th Street. These vary in style from brick utilitarian to beach cottage, Mission Revival, Renaissance Revival, Midcentury Modern, New Formalist, and roadside vernacular. They do not comprise a coherent district by location or type. Each potentially eligible resource was documented with a Department of Parks and Recreation (DPR) 523A (Primary Record) form. Each of these resources that was found to be potentially eligible for individual local listing or designation through survey evaluation was given status codes of "5S3."

However, the 2014 windshield survey did not conduct property-specific historic research on the identified properties, and no DPR 532B (Building, Structure, Object) evaluation forms were prepared. As such, the surveyed properties were expected to require additional research and evaluation as historic resources for the purposes of CEQA review. The 2014 windshield survey was not submitted to the California Office of Historic Preservation (OHP) or State Historic Resources Inventory and DPR 523B evaluation forms were not prepared; as such, the survey does not meet the requirements of Public Resources Code (PRC) Section 5024.1(g) as it relates to the thresholds for historical resources for the purposes of CEQA.[8]

Based on this 2014 windshield survey, the 2017 Hermosa Beach General Plan Update identified 901 Hermosa Avenue as a potential local historic resource with a California Historical Resource Status Code of 5S3 (appears to be individually eligible for local listing or designation through survey evaluation) as a representative example of a 1920s commercial building *(Appendix B)*.[9]

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[7] "Historic Resources," City of Hermosa Beach, accessed February 15, 2024, https://www.hermosabeach.gov/our-government/city-departments/community-development/historic-resources.
[8] CEQA Guidelines, 14 CCR § 15064.5.
[9] PCR Services, "7.0 Cultural Resources, Technical Background Report," in *2017 City of Hermosa Beach PLAN Hermosa*, August 2017, 7-20, 7-21, 7-29.

III. PROPERTY DESCRIPTION

The property at 901 Hermosa Avenue is a rectangular parcel that contains a high-bay one-story, 7,780-square-foot commercial building built in 1922 **(Figure 3)**. The building occupies the majority of its flat site which measures approximately 115 feet in width and 86 feet in depth. The east side of the building faces, and is set back from, Hermosa Avenue behind a pedestrian sidewalk; its north side is built out to the site perimeter at 10th Court; its west side faces a narrow, concrete-paved pedestrian alley and a two-story apartment building at 58 10th Court; its south side is set back approximately twenty feet from 9th Street and faces onto a concrete-paved strip that historically served as a driveway. The property boundary on the south side is defined by a low curb that separates the driveway from the street.

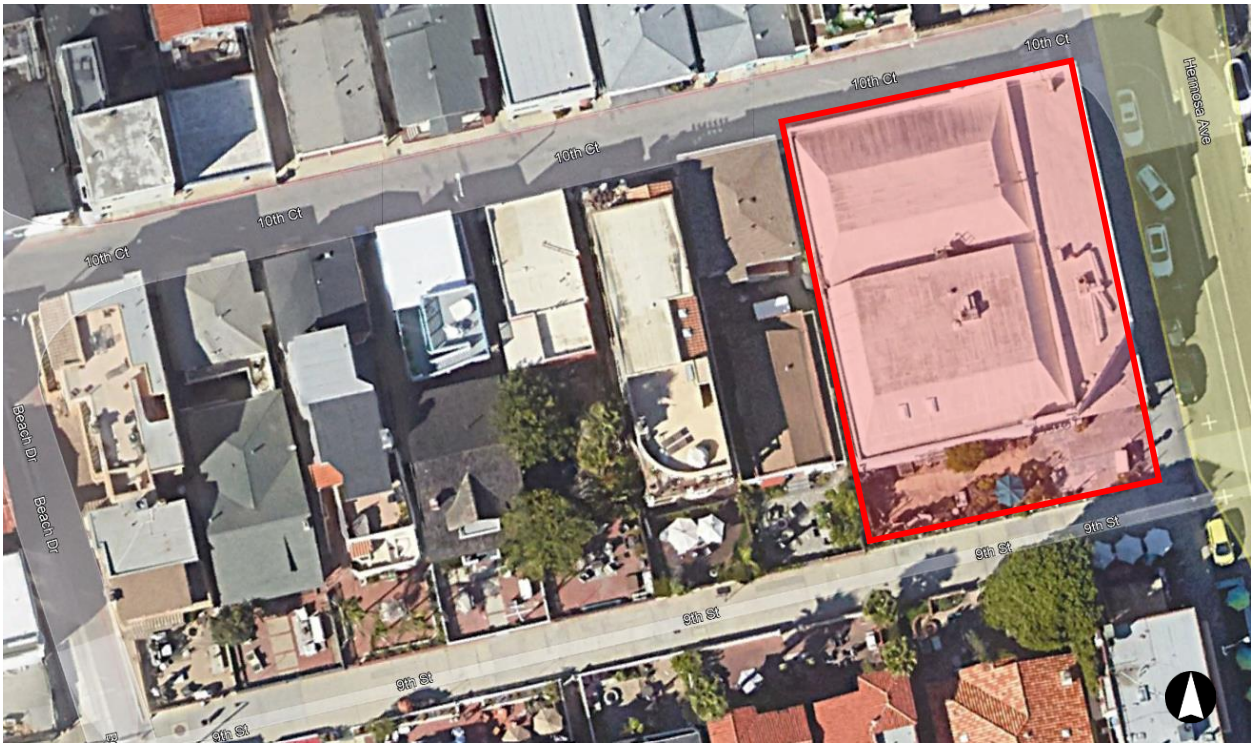

Figure 3: Aerial view of 901 Hermosa Avenue, outlined in red. Source Google Earth 2024. Edited by Page & Turnbull.

Building Description

901 Hermosa Avenue is occupied by a high-bay, one-story wood-frame building with box-like massing and a rectangular footprint except at its southeast corner where the façade is angled at forty-five-degrees **(Figure 4)**. The design of the building is typical of one-part vernacular commercial construction that provides a sizable wall area between windows and cornice for signage, a feature that also makes the façade appear larger.[10] The subject property's stucco finish and arched window openings modestly reference the Mission Revival style popular in 1920s Southern California.

Figure 4: Primary (east) façade of 901 Hermosa Avenue, view northwest.

The subject property has a combination of flat and projecting truss roof forms, covered with asphalt-coated rolled roofing, which are hidden behind a combination stepped and flat parapet. The stepped section of the parapet wraps the building's primary (east) façade and continues onto the east ends of the north and south façades. The building's undecorated stucco walls are painted. Fenestration includes punched arched openings with recessed, wood-framed, multi-light display windows, and rectangular steel-framed garage door openings. Each three-part display window is framed with tall lower panes surmounted by an arched upper transom. The lower panes and their wood frames and thin mullions are non-original in each opening. The transoms are generally original, featuring a centered row of narrow vertical panes flanked by arched corner fanlights; some

[10] Richard Longstreth, *The Buildings of Main Street* (Washington DC: Preservation Press, 1987), 54-65.

of the central sashes have been replaced. The rectangular garage openings at the side facades have metal roll-up doors.

The overall building massing is organized as three bays. A narrow rectangular bay with a flat roof along the east front of the building is oriented north-south and contains the former showroom, which is currently used as retail spaces. Behind the front bay, to the west, are two adjacent rectangular bays; these contain the former auto repair area, which has been retrofitted to serve as storage space. These rear bays have projecting wood truss roofs. The north side of the south bay's roof is straight rather than sloped; though currently covered, it is likely this face served as a glazed clerestory for natural daylighting.

Primary (East) Façade

The primary (east) facade consists of two parts: the main storefront parallel to Hermosa Avenue and an angled southeast façade at the corner. The southeast and east-facing façades have stepped parapets **(Figure 5)**.

Figure 5: Primary façade (right) and southeast angled corner façade (left), view northwest.

The angled southeast corner wall features a triangular wood-framed canopy over a single-panel entry door flanked by square, fixed wood-frame windows **(Figure 6 and Figure 7)**. The long edge of the canopy is attached to the angled wall and its southeast corner is supported by a wood-encased round metal column seated on a round concrete base. The fenestration is situated on the north

(right) half of the wall, where its perimeter is surrounded with horizontally-layered tree branch segments that form a rustic frame.

Figure 6: Southwest corner, view west.

Figure 7: Southwest corner, view north.

Figure 8: East façade, view northwest

Figure 9: East façade, view southwest

The storefront portion of the primary façade has three window bays, each with an arched opening and multi-light display window **(Figure 8 and Figure 9)**. The middle section of the south (left) transom has been subdivided to accommodate a new center mullion flanked by metal-frame single-light sliding windows. The center window retains its original configuration except for new paired metal-frame entry doors. The north (right) window retains its original configuration. A small number of transom lites have been replaced with new glass. Sign boards are attached to the wall above the center of each window opening.

North Façade

The north façade is organized in three sections, the east and center of which are located beneath the stepped parapet **(Figure 10 and Figure 11)**. The east (left) section features a typical arched display window; the center section of its transom has been covered with an opaque panel. The middle section of the façade is penetrated by a rectangular garage door opening with concrete wheel guards at its base. The long, west (right) section has an infilled rectangular opening at its center; its proportions suggest that it was formerly a second garage door. A single metal panel door is located at the far west end.

Figure 10: North façade, view southwest.

Figure 11: North façade, view southeast.

Rear (West) Façade

The west façade currently has no openings. Five recessed stucco panels, evenly arranged across the center of the wall plane, are infilled former window openings **(Figure 12)**.

Figure 12: Rear (west) elevation, view south.

South Façade

The south façade is organized in two sections, which are located to the west of the angled southwest corner wall **(Figure 13 and Figure 14).** The west (left) section of the façade has a large rectangular plaster patch covering an infilled window opening. The center of the wall currently features a metal-framed three-part fixed and sliding window with an interior security grille. The window is framed with a simple painted wood surround **(Figure 13)**. The east section has stepped parapet and is penetrated by a wide garage door opening with concrete wheel guards at its base and a cloth awning above. The opening has been subdivided to accommodate a single panel entry door with a glass-block transom on its west side and a smaller rolling security door on its east side **(Figure 14)**.

Figure 13: South façade, view northwest.

Figure 14: South façade, east end, view north.

Site Features

The curb between the public sidewalk and Hermosa Avenue at the southwest front of the property features a long curb cut, which formerly allowed vehicle access. The open area along the south property boundary is paved with scored concrete and separated from the adjacent walking street by a raised curb. Both site features indicate that this area was formerly used as a driveway to access the zone under the canopy and the garage door **(Figure 15)**. The area is now used as a seating area with outdoor furniture and potted plants.

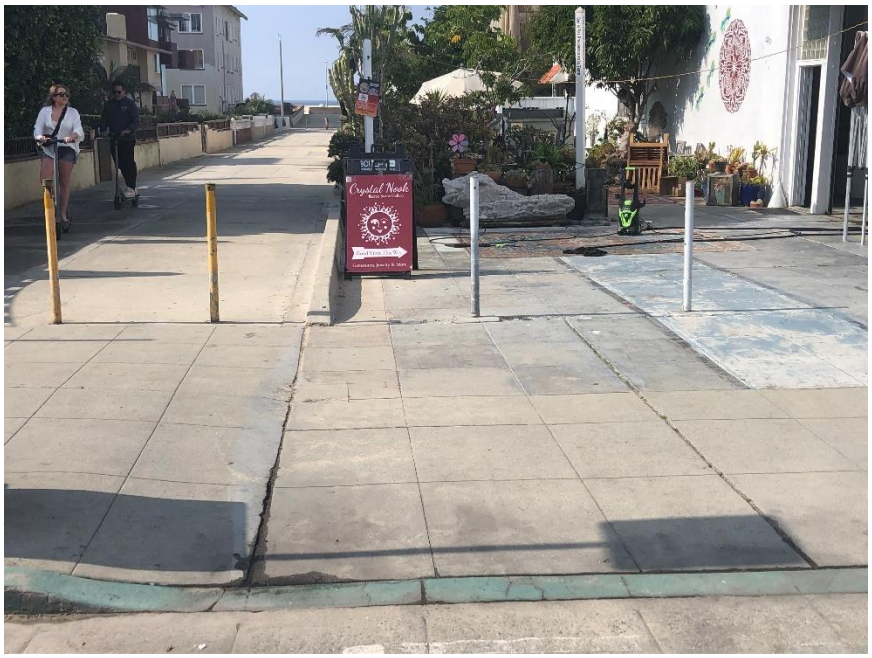

Figure 15: Streetside curb cut, curb, and driveway, view west.

Surrounding Neighborhood

The neighborhood surrounding 901 Hermosa Avenue is a mix of property types and uses. Hermosa Avenue to the north and south of the subject property is a Main Street-type commercial thoroughfare that was once a streetcar route **(Figure 16 and Figure 17)**. Properties along Hermosa Avenue are primarily one- and two-story commercial buildings, most of which are from the mid- to early twenty-first century. Two- and three-story commercial buildings are located directly across Hermosa Avenue from the subject property. Several 1920s-era commercial buildings remain on the street, including a former automobile repair building one-half block south of the subject property at 832 Hermosa Avenue, identified as potentially historic in the 2017 General Plan.[11] Also nearby,

[11] PCR Services, "7.0 Cultural Resources, Technical Background Report," in *2017 City of Hermosa Beach PLAN Hermosa*, August 2017, 7-21.

around Pier Avenue and Hermosa Avenue, are three of the four buildings receiving protection under the City's Historic Resources Preservation Ordinance: the former Bijou Theatre that is now a Chase bank and retail store, the Bank of America Building, and the Hermosa Hotel.

Figure 16: Typical commercial buildings along Hermosa Avenue, view north.

Figure 17: Typical commercial buildings along Hermosa Avenue, view south.

The blocks along 9th Street and 10th Court between Hermosa Avenue and Beach Drive are primarily residential with early one-story beach bungalows, mid- and late-twentieth century single-family residences and two-story apartment buildings **(Figure 18 and Figure 19)**.

Figure 18: Typical residential buildings along 9th Street, view west.

Figure 19: Typical residential buildings along 10th Court, view west.

IV. HISTORIC CONTEXT

Hermosa Beach History

Hermosa Beach is one of a string of beach cities in the southwest corner of Los Angeles County. [12] Prior to the founding of Hermosa Beach, the area was part of Rancho Sausal Redondo. Granted to Antonio Ignacio Avila in 1822 during the Mexican era, Rancho Sausal Redondo encompassed over 22,000 acres. It extended along the coast from present-day Marina del Rey south to Redondo Beach and east to Inglewood and Lawndale. Avila's ownership of the land was upheld in the transition to United States rule after the Mexican-American War ended in 1848, but his heirs sold the rancho lands after Avila's death in 1858. A Scottish baron, Robert Burnett, purchased Rancho Sausal Redondo and the adjacent Rancho Aguaje de la Centinela in the 1860s.[13] In the 1870s, Canadian Daniel Freeman and his wife, Catherine, leased both ranchos where they grew barley and grazed sheep; the Freemans purchased the land in 1885.[14] Freeman started to sell parts of the rancho and, in 1900, the Hermosa Land and Water Company purchased 1,500 acres of the former rancho.

Railway barons Moses Sherman and Eli Clark started the Hermosa Land and Water Company in anticipation of a resort settlement at the coast and growth from the City of Los Angeles. The land was surveyed in 1901 starting with Santa Fe Avenue (now Pier Avenue) running from the Santa Fe Railroad (at today's Valley Drive) to the beach. The survey also laid out a boardwalk along the beach (now The Strand), while Hermosa Avenue, the second thoroughfare, ran parallel to the beach. In 1901, the original Hermosa Beach tract was subdivided between the boardwalk and Hermosa Avenue. Numbered streets started with 1st Street at the south and extended north; Santa Fe Avenue corresponded to 12th Street. The "First Addition to Hermosa Beach" was surveyed later in 1901, extending north to 26th Street and east to Loma Drive. The "Second Addition" was surveyed in 1902 and extended east from Loma Drive to the eastern border just beyond present day Prospect Avenue.

The rapid pace of surveying and subdividing meant that residential development was sporadic in the first few decades. As a beach resort, Hermosa Beach was initially a seasonal community with a small permanent population that attracted many visitors on the weekends and in the summer.[15] In 1904, the first Hermosa Beach Pier was constructed of wood. By 1906, Hermosa Beach had a population of around 300 people and only a few public buildings existed: a post office, schoolhouse, grocery,

[12] Unless otherwise cited, this section is summarized from the PCR Services, "7.0 Historic Resources." Hermosa Beach General Plan Updated, 2014; and Chris Miller, Jerry Roberts, and Hermosa Beach Historical Society, *Images of America: Hermosa Beach* (Charleston, SC: Arcadia Publishing, 2005).
[13] Lorietta Louise Scheerer, "The History of the Sausal Redondo Rancho" (MA Thesis, University of Southern California, 1938), 20.
[14] Scheerer, "The History of the Sausal Redondo Rancho," 22-3.
[15] Patricia A. Gazin, *Footnotes on the Sand* (Hermosa Beach: Myron Gazin, 1991), 10.

general store, and a few boarding houses.[16] In January 1907, Hermosa Beach incorporated as the nineteenth city in Los Angeles County.

Figure 20: Late 1910s photograph of the corner of Santa Fe (now Pier) Avenue and Hermosa Avenue, looking northwest. Source: Roger Creighton in *Images of America: Hermosa Beach.*

Greater growth would come with the arrival of the Pacific Electric rail line **(Figure 20)**. By 1910, Hermosa Beach was a stop on the Pacific Electric's "Balloon Route Excursion" that ran along Hermosa Avenue. The train brought more tourists and potential new residents to the beach community. The Berth family built the first hotel at 10th Street and the Strand in 1907. The new city spent thousands of dollars on street and lighting improvements to attract new residents. Many of the early residences were summer homes for those in Los Angeles and Pasadena.[17] Most of the housing stock was the vernacular beach cottages or bungalows that could be built for a modest amount. Development was denser near the coast and toward the southern end of the city, though even in the 1920s, many blocks had several undeveloped lots. In the hills inland, Greek and Japanese farmers grew carnations, chrysanthemums, and other flowers **(Figure 21)**.[18]

[16] Scheerer, "The History of the Sausal Redondo Rancho," 28.
[17] Gazin, *Footnotes on the Sand,* 17, 26.
[18] Gazin, *Footnotes on the Sand,* 16-17.

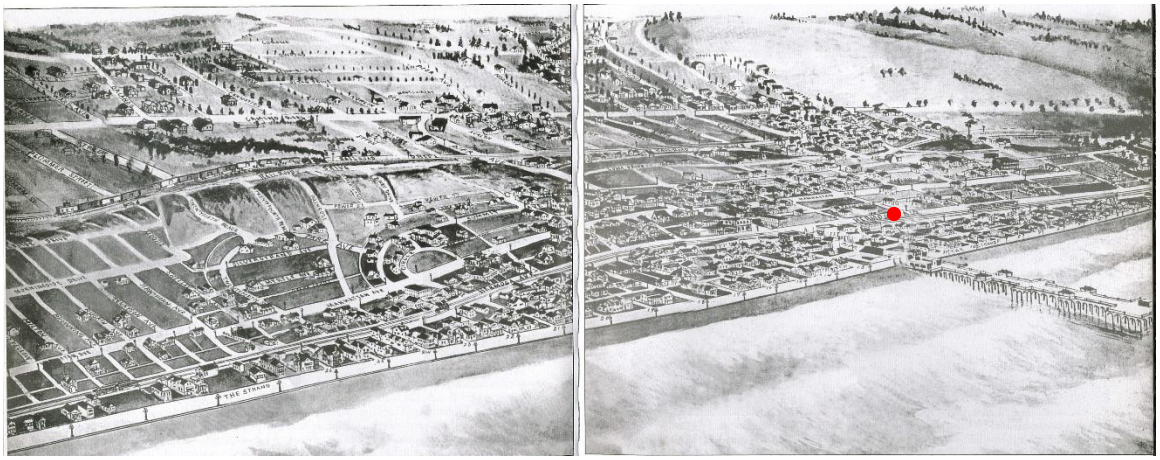

Figure 21: Map of Hermosa Beach in 1915 with concentrated development near the coast and scattered elsewhere. The approximate location of 901 Hermosa Avenue is marked with a red dot. Source: Hermosa Beach Historical Society in *Images of America: Hermosa Beach*.

In 1913, the city approved plans to replace its wood boardwalk with a concrete "Strand." That same year the extant wooden pier was replaced with a concrete pier. At the entrance of the new pier was a Mission Revival-style building (since demolished) with an archway that had an upper-level viewing deck **(Figure 22)**.[19] In 1917, the Hermosa Beach Bathhouse Company announced plans for a bathhouse at The Strand, just south of the pier. The Spanish Colonial Revival-style building provided a private place for beach visitors to change and store their belongings.

Figure 22: Mission Revival-style building at entrance to the Hermosa Beach Pier, circa 1940, demolished 1960s. Source: Hermosa Beach Historical Society in *Images of America: Hermosa Beach*.

[19] "Handsome Archway: Hermosa Beach Is Adding Decorative Additions to Its Pleasure Pier, Rest Rooms Provided," *Los Angeles Times*, January 4, 1914.

With the economic boom of the 1920s, Hermosa Beach saw greater residential and commercial development, much of the expansion serving tourists **(Figure 23)**. In 1923, the Surf and Sand Club announced plans for a clubhouse on The Strand located north of the pier, between 14th and 15th streets. Designed by prominent Southern California architect, Myron Hunt, the four-story building had a ballroom, indoor swimming pool, and 124 rooms with private bathrooms. The building became the Hermosa Biltmore Hotel (since demolished) in the 1930s. Also constructed in the 1920s was the Metropolitan (later Bijou) Theatre (extant, Hermosa Beach Landmark).

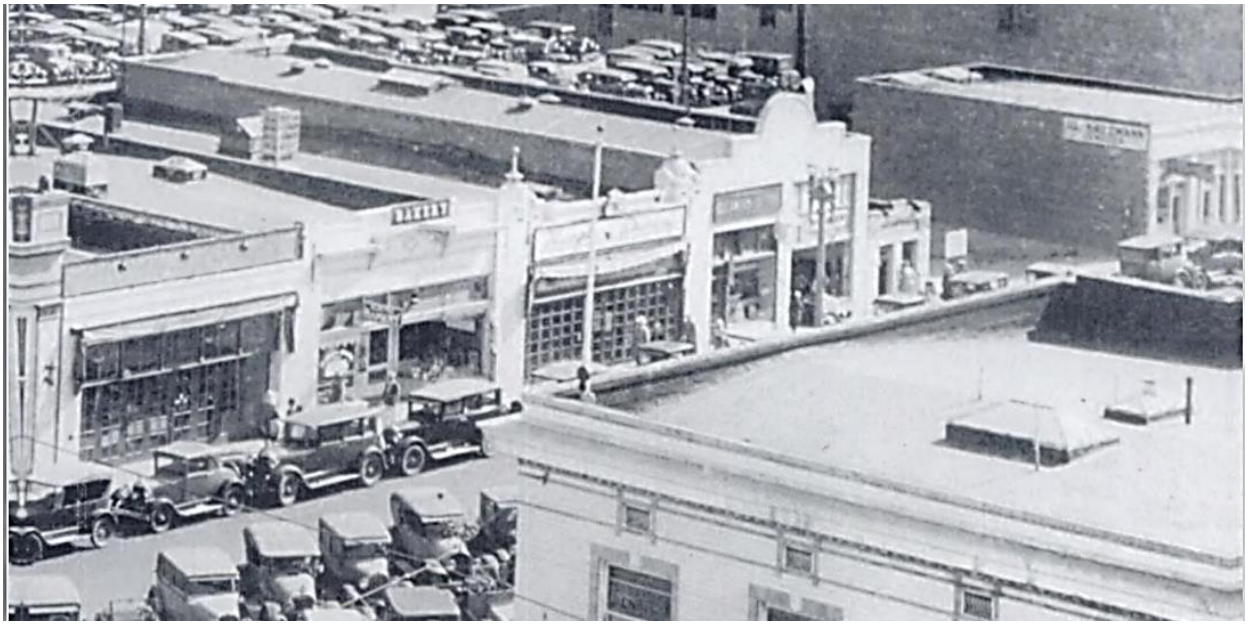

Figure 23: View of storefronts along Pier Plaza, circa 1925. Source: Hermosa Beach Historical Society in *Images of America: Hermosa Beach.*

Development in Hermos aBeach was modest during the Great Depression and World War II. Like much of Southern California, Hermosa Beach boomed in the post-World War II years. The lots near the ocean that had not yet been developed were finally infilled, while previously industrial and argicultural lands further inland were subdivided for new housing. A new civic center with a Modernist style city hall, police station, fire station, and library opened in 1962. Many of Hermosa Beach's earliest notable buildings and features were demolished in the 1960s, including the arch and pavililon buildings at the pier entrance, the former Surf and Sand Club (Hermosa Biltmore Hotel), and the Pacific Eletric rail line.

Automotive Retailing and Repair (1915 – 1930)

California's early and rapid embrace of the automobile made it a pioneer in automobile ownership and retailing.[20] The earliest automobile sales were conducted through livery stable, carriage dealer, or bicycle shops. Purpose-built auto dealerships emerged just before World War I, typically fitting into central retail districts with conventional storefronts, except for large entry doors and windows. By the late 1910s, sales facilities became more elaborate, and dealers frequently constructed impressive buildings in traditional styles with opulent sales salons to convey a reputable experience. Since most potential customers did not yet own automobiles, dealerships were located close to streetcar lines. Auto manufacturers were often corporate sponsors of the initial buildings; these sales rooms served as examples of the new form and distinctive quality manufacturers encouraged locally owned and built dealerships to emulate.[21]

In the early 1920s, urban dealerships began to combine auto servicing and repair with sales **(Figure 24)**. This required the construction of larger, often multi-story, facilities with ramps and the volume to accommodate multiple vehicles. Façades continued to feature historicist detailing with the only feature identifying the buildings as auto service facilities being factory sash windows and vehicle-sized openings.[22]

Figure 24: 1050 Hope Street (Los Angeles) was built as a showroom and service center for the Willys-Overland Company in 1916 and served as such through 1932, photo circa 2015. Source: *Survey-LA.*

[20] This section is adapted using relevant information from the Daniel Prosser and Daniel Herrick, "Commercial Development, 1850-1980: Commercial Development and the Automobile, 1910-1970" in *Survey-LA Los Angeles Historic Resources Survey, Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles Department of City Planning, August 2016.
[21] Prosser and Herrick, "Commercial Development, " 35-36.
[22] Prosser and Herrick, "Commercial Development, " 35-36.

Outlying business districts continued to build small single-story outlets on local main streets **(Figure 25)**. The suburban showrooms adopted a common three-bay façade composition consisting of an elaborate center entrance with symmetrically flanking show windows placed directly on the street without setback. These were essentially single-story versions of the more elaborate central business district dealerships, and they maintained a footprint similar to that of an early livery stable. The suburban buildings typically adopted the period revival styles popular at the time.[23]

Figure 25: Former showroom and repair facility (Hollywood) built in 1925, photo circa 2015. Source: *Survey-LA*.

By the 1930s, as many potential customers owned cars, there was no longer a need to be located close to streetcar lines. Instead, ease of access and adequate parking meant that the few new showrooms constructed during the Great Depression moved to outer arterial roads. The new facilities at these locations were typically designed with a showroom in the front, still positioned directly on the sidewalk without a setback, and service bays to the rear with generous perimeter parking and driveways. These buildings frequently adopted the new Streamline Moderne and Art Deco styles of the decade.

After World War II, the showroom typology shrank in size in favor of larger parts and service departments. By the 1960s, automobile retailing shifted again to facilities in the far suburbs with on-site showrooms at the back of the lot used as offices and for display of select models, the buying experience focused instead on vast outdoor sales lots.[24] These shifts meant that early automobile

[23] Prosser and Herrick, "Commercial Development, " 36.
[24] Prosser and Herrick, "Commercial Development, " 36-39.

retail buildings were quickly outdated. Some were repurposed for other uses. Some continued as brand-specific repair facilities, as satellite space for relocated dealerships, or as independent businesses providing a specialized automobile-related service. Many were demolished and early examples are increasingly rare.

The Sanborn Map Company fire insurance map of Hermosa Beach (Sheet 15, January 1927 – September 1946) showed four automobile sales and repair businesses on Hermosa Avenue between Pier Avenue and Second Street in this period. Three were located opposite 901 Hermosa Avenue on the east side of the street. These included an auto sales and repair facility at 900-910 Hermosa Avenue (demolished), an auto repair facility at 832-842 Hermosa Avenue (extant and converted to co-working space), and an auto service business between them (demolished). These businesses were likely accessed from the rear alley, Palm Drive, or through the auto service business. The remaining building at 832-842 Hermosa Avenue was built in 1913 and represents the previous decade in automotive history when buildings for both retail and repair were industrial in character without the accommodation for auto circulation and display evident at 901 Hermosa Avenue built in 1922 **(Figure 26)**.

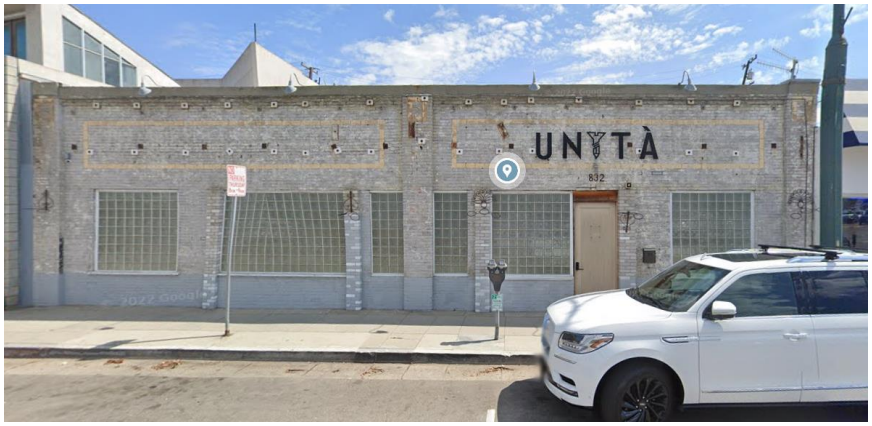

Figure 26: 832-842 Hermosa Avenue, built in 1913, circa 2022. Source: Google Street View.

V. SITE HISTORY

Site Development

The property at 901 Hermosa Avenue is located within the original Hermosa Beach tract that was surveyed and subdivided in 1901. The tract map for that year shows that lots 25, 26, and 27, which comprise the subject property, at the northwest corner of Ninth Street and Hermosa Avenue were part of the city's original plan **(Figure 27)**.

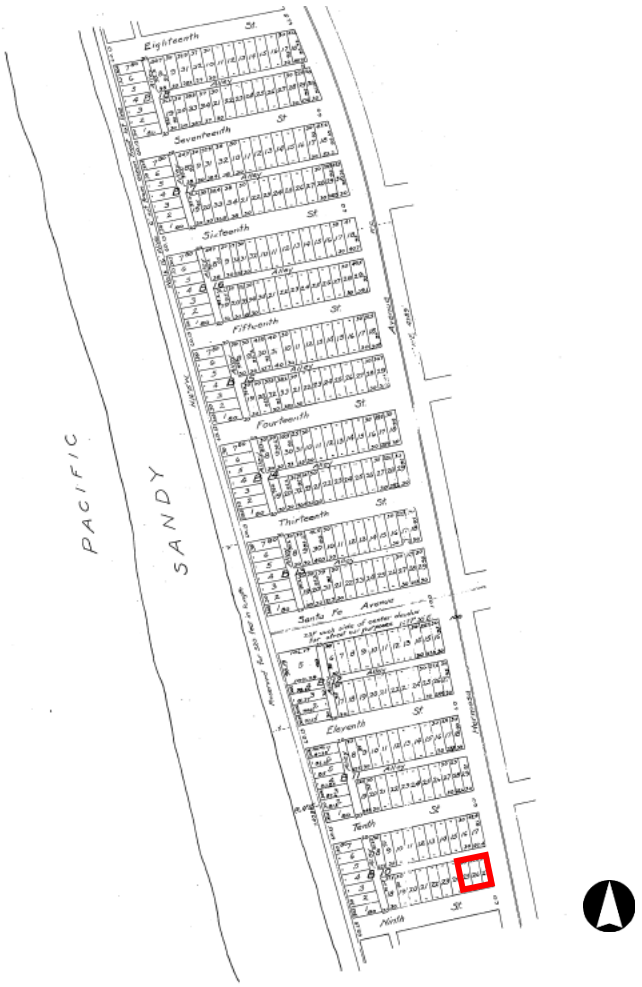

Figure 27: 1901 Tract Map of Hermosa Beach. Source: Los Angeles County Public Works Land Records Information. Edited by Page & Turnbull.

According to historic Los Angeles County Assessor map books, the first improvement on 901 Hermosa Avenue occurred around 1922. No original building permit for the subject property is on file at the City of Hermosa Beach, and research has not identified the architect or builder. By late 1922, the parcel was owned by George L. Stiles. A newspaper article announced his construction of a $25,000 Lincoln–Ford–Fordson dealership and repair facility at the corner of Hermosa Avenue and 9th Street, stating it would be built of "brown stucco of the Mission type of architecture so appropriate for western landscapes."[25] The article further noted that it would provide a larger floor space for Lincoln-Ford-Fordson products and repair than at other nearby dealers, and be open by November 1922. The accompanying rendering portrayed a building that is largely consistent with the appearance of 901 Hermosa Avenue in 2024, with overall massing fenestration, roof form, windows, and parapet intact **(Figure 28)**.

Figure 28: Proposed design of 901 Hermosa Avenue, October 1922. Source: "New $25,000 Lincoln – Ford – Fordson Agency at Hermosa Beach," *Redondo Reflex*, October 13, 1922, 6.

A 1927 Sanborn Map Company fire insurance map showed the footprint of the auto sales and repair building, including the angled façade and canopy. The map indicated that the building had a wood truss roof and concrete floor, and also showed the residential buildings to the west and commercial buildings along Hermosa Avenue **(Figure 29)**.

[25] "New $25,000 Lincoln-Ford-Fordson Agency at Hermosa Beach," *Redondo Reflex*, October 13, 1922, 6.

Figure 29: Sanborn Map Company fire insurance map of Hermosa Beach, Sheet 15, January 1927 – September 1946. The location of the subject property is outlined in red. Source: Los Angeles Public Library. Edited by Page & Turnbull.

Building permits indicated that, in 1946, the subject property was reroofed and that windows on the north and south of the building were plastered over in 1975. In 1986, the exterior was water blasted (likely meaning pressure washed) and the building was reroofed again in 1991 and in 2010. An interior stair and emergency fire exit were constructed in 1998; this was likely the exit door at the west end of the north façade. Assessor notes dated September 17, 1956 (added to a September 3, 1947 Los Angeles County Assessor Building Description Blank Form) indicate that the rear west wall had been converted to a firewall by that time. It is likely that the windows on the rear wall were infilled as part of this change.

A comparison of the building rendering from 1922 with staff observations made during the Page & Turnbull site visit on January 31, 2024, reveals other visible alterations that are not recorded in building permits or assessor documentation. These changes include: replacement glazing in the

lower sections of the east façade windows and in the southeast façade windows; removal and enclosure of a door on the south half of the southeast façade; substitution of original wood panel doors on the south and north façades with metal rolling doors; and infill of a ribbon of windows at the west end of the south façade.

Building permits and assessor records suggest that the building continued to serve automotive uses through the late 1960s before being converted to warehouse and general retail use.

CONSTRUCTION CHRONOLOGY

The following table provides the building permit information for construction activity at 901 Hermosa Avenue based on applications on file with the City of Hermosa Beach Planning Division. Cancelled and expired permits are not included.

TABLE 1. PERMIT HISTORY FOR 901 HERMOSA AVENUE

Date Filed	Permit App. #	Owner	Contractor	Work
1946	3963	*Not listed*	*Not listed*	Reroofing
1975	16370	John Haworth	*Not listed*	Plaster up existing windows on north and south of building
1976	16550	John Haworth	*Not listed*	Construct non-bearing partition wall 61’ x 12’ high with 3’ door dividing rear area
1977	*Not listed*	John K. Haworth	*Not listed*	Interior partition walls
1980	*Not listed*	Greg Dahle	*Not listed*	Remodel existing storage use
1986	20209	Greg Dahle	*Not listed*	Water blast building exterior
1987	20913	Greg Dahle	*Not listed*	Install awnings
1991	22214	Greg Dahle	A-1 All American Roofing	Remove roof and install three-ply cap roof
1997	*Not listed*	*Not listed*	*Not listed*	Hermosa Fire Department letter noting no record of any permit for two level storage
1998	*Not listed*	Gregg and Kay J. Dahle	*Not listed*	Add stairs and emergency fire exit
2010	*Not listed*	Gregg and Kay J. Dahle	Shoreline Roof Co.	Apply four-layer built-up roof system over existing one-layer flat roof

Ownership and Occupant History

The following tables provide a summary of the ownership and occupancy history of 901 Hermosa Avenue beginning with the year of construction, compiled from historic newspaper articles, building permits, and data in the *Phase 1 Environmental Site Assessment Report* (2022) prepared by Partner Engineering and Science, Inc..[26]

TABLE 2. OWNERSHIP HISTORY FOR 901 HERMOSA AVENUE

Date(s)	Owner(s)	Occupation
1922- 1923	George L. Stiles	Owner, Lincoln-Ford-Fordson Dealership and Garage
1923-1943	Unknown	Unknown
1943–1980	John Haworth	Owner, Haworth Chevrolet Company, auto parts warehouse and auto glass replacement service, other retail
1980-2022	Melvin Greg Dahle	

TABLE 3. OCCUPANT HISTORY FOR 901 HERMOSA AVENUE

Date(s)	Occupant(s)
1923	Hufford & Haggett Lincoln and Ford
1927	Haggett Lincoln Autos
1931-1936	Nelson & Stickney Autos
1939	Haworth Jones Chevrolet
1941-1954	Haworth Chevrolet Company Autos
1954	Butler Buick
1960	John Haworth
1968	John Haworth (auto parts warehouse and auto glass replacement service, other retail)
1971	Gene's Restaurant Equipment, Sedillo Sheet Metal
1978	Cadene Ozzie, The First Time, The Grab Bag, TK & Company
1981	Dar Es Salam, Dial A Sign Inc, The Gazelle, Greenpeace Southern California, Iris Creation, Jamal Farida
1981-1985	Maya
1981-2024	Bay Self Storage
1985	Executive Communique, Intimate Impression, Maya, Murphy's Graphics, SJ & Company, Studio 9, Tattiahas Original, Things Oriental, West Coast Plants, Word Magic, Write Now Computer
1985-1995	Bradford GM & Associates
1990	Champ Awards, Jim Searcy Glass Etching, South Bay Hng GA FU, Sun International, Treasure House, Universal Cash Register
1995	Inta Sport, Keppler Entertainment, Woods of Holly Glory

[26] Partner Engineering and Science, Inc., *Phase 1 Environmental Site Assessment Report, 901 Hermosa Avenue*, prepared for Powerscourt Partners LLC, July 22, 2022, 8-9, 14.

Date(s)	Occupant(s)
1995-2003	Antique Eddy's
1995-2020	Grizzly Clothing
2003	Bearsmouth Entertainment, Meg Co
2003-2008	Let There Be Light
2003-2020	Meg Company
2008	Hermosa Hair Studio, Lucinda Messer Lecovin MD, Sol Baby
2008-2016	David Frederickson Law Office
2008-2024	Glow Hair & Skin Therapy, Ogden Photography
2012	Sole Searching
2012-2020	By Hand
2016	Hermosa Beadworks
2020	Lily Pad, Meg Co
2021-2024	Trick E-bikes

SELECT OWNER AND OCCUPANT BIOGRAPHIES

George Leslie Stiles (1880 – 1935)

George Leslie Stiles was born in Buffalo, New York in 1880 and died in Los Angeles in 1935.[27] By 1900, his family had relocated to Oklahoma City, Oklahoma, where George and his brother, Charles, worked at the family-run Stiles Floral Company, a wholesale florist and grower business established in 1899.[28] George married Katherine Gran Jervey in Oklahoma City in 1912 and continued working at the floral company through early 1922.[29] The business filed for bankruptcy in March of that year and, in June, George and Katherine moved to Los Angeles, likely to the community of Redondo Beach where directories placed them in 1925.[30] Within months, George became an active member of the Hermosa Beach area Chamber of Commerce, chairing their membership committee and networking to bring new businesses to the city.[31]

In October 1922, the local newspaper announced Stiles' construction of a $25,000 Lincoln-Ford-Fordson vehicle dealership and garage in Hermosa Beach, noting that sales were already underway and that the building would be ready for occupancy by mid-November 1922.[32] His association with the new business was brief as, in July 1923, Stiles sold the dealership to the Hufford & Haggett

[27] California United States Death Index 1880-1935, via Ancestry.com.
[28] 1900 United States Census, Oklahoma County, Oklahoma, digital image s.v. "George L. Stiles," via Ancestry.com; and "Oklahoma City Pays $300,000 Annually To Say It With Flowers," *The Daily Oklahoman* (Oklahoma City, OK), November 6, 1921, 9.
[29] Oklahoma County Marriage Records 1889-1951 Book 19, 460, s.v. "George Leslie Stiles," via Ancestry.com.
[30] "Notice of First Meeting of Creditors," *The Daily Law Journal-Record* (Oklahoma City, OK), March 9, 1922, 3; and Sadie Anderson, "Society," *Oklahoma City Times*, June 16, 1922, 7.
[31] "Agitate for Hotel," *Redondo Reflex*, October 20, 1922, 11.
[32] "New $25,000 Lincoln-Ford-Fordson Agency at Hermosa Beach," *Redondo Reflex*, October 13, 1922, 6.

Lincoln and Ford company.[33] By 1925, George and Charles Stiles, with partner John Zeller, took over an existing Hudson-Essex sales and repair business in Redondo Beach, forming Zeller-Stiles Motors.[34] In 1927, Stiles moved to Pasadena and refocused his business interests on real estate. He worked for architect and developer Frank Meline as the manager for his Miramar Sales Corporation's Miramar Estates in Santa Monica (now Castellammare in Pacific Palisades) and subsequently as a sales representative for a Chandler Improvement Company project to develop a winter resort in Arizona to be designed by architect John Byers.[35]

[33] "Hermosa News," *Redondo Reflex*, July 20, 1923, 5.
[34] "Locates in Redondo," *Redondo Reflex*, Jun12, 1925, 8.
[35] "Completion of New Boulevard Lends Impetus," *Los Angeles Times*, July 31, 1927,78; and "Winter Resort in Desert Will Be Cooperative," *Los Angeles Times*, February 23, 1920, 62.

VI. EVALUATION

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the Nation at the national, state, or local level. Typically, properties over fifty years of age may be eligible for listing in the National Register if they meet any one of the four significance criteria and if they retain sufficient historic integrity to convey that significance. However, properties under fifty years of age may be determined eligible if it can be demonstrated that they are of "exceptional importance." Other criteria considerations apply to cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed buildings, and properties primarily commemorative in nature. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation.*

The National Register has four basic criteria under which a property may be considered eligible for listing. It can be found significant under one or more of the following criteria.

- **Criterion A (Events):** Properties associated with events that have made a significant contribution to the broad patterns of our history.

- **Criterion B (Person):** Properties associated with the lives of persons significant in our past.

- **Criterion C (Architecture):** Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction.

- **Criterion D (Information Potential):** Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A property may be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.
In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- **Criterion 1 (Events):** Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

- **Criterion 2 (Persons):** Resources that are associated with the lives of persons important to local, California, or national history.

- **Criterion 3 (Architecture):** Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

- **Criterion 4 (Information Potential):** Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.[36]

The following section examines the eligibility of 901 Hermosa Avenue for individual listing in the National Register and the California Register.

CRITERION A/1 (EVENTS)

901 Hermosa Avenue does not appear eligible for listing in the National Register or California Register under Criterion A/1.

[36] California Office of Historic Preservation, *Technical Assistance Bulletin No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001), 11.

Research did not associate 901 Hermosa Avenue with any events that have made a significant impact in history. The building was built in 1922 and was among the group of early commercial buildings along Hermosa Avenue that arrived with the introduction of the Pacific Electric streetcar line in 1910 and the rise in automobile ownership. Although the streetcar increased access to Hermosa Beach, it was never a streetcar suburb of Los Angeles and remained a seasonal beach destination until after World War II. 901 Hermosa Beach does not appear to have played a unique or significant role in development of the Hermosa Avenue commercial corridor.

CRITERION B/2 (PERSONS)

901 Hermosa Avenue does not appear eligible for listing in the National Register or California Register under Criterion B/2.

The subject property was commissioned by George Stiles who owned the building for less than one year before selling. He appears to have been a serial entrepreneur whose next investment in a Redondo Beach automobile dealership was equally brief before he shifted his attention to real estate sales outside the beach cities area. Stiles lived in Hermosa Beach for only five years before moving to Pasadena. Research on his contributions to the city indicate that they did not rise above participation in various Chamber of Commerce activities. Stiles has no history as a leader or innovator in the automotive industry, the construction industry, or as an individual of note in shaping the new Hermosa Beach community.

CRITERION C/3 (ARCHITECTURE)

901 Hermosa Avenue does not appear to be eligible for listing in the National Register or California Register under Criterion C/3.

901 Hermosa Avenue is a modest example of an early automobile showroom and repair facility, typical of those located on suburban main streets adjacent to streetcar lines in the 1920s. The subject property illustrates the simplest version of the building typology prevalent in outlying areas in the decade before California's exploding car culture led to larger showrooms further from downtown areas. It features a characteristic single-story three-bay glazed façade composition. The subject property's massing, with a stylized streetside showroom fronting a functional rear repair area, illustrates how this early typology complemented and functioned within a typical early twentieth century streetscape. Its siting, which accommodates a driveway, angled corner, and passage through the building for cars, reveals how this early architectural form was manipulated to accommodate automobile circulation. Like other automobile sales and service buildings of the period, its design references a popular local style of the era, Mission Revival; here, it is executed with less elaboration and ornamentation than on more high-style examples. Further, original features

such as side windows and doors have been replaced or infilled. No builder or architect was identified in the course of research, and the property does not possess high artistic value. The modest design of 901 Hermosa Avenue does not rise to the level of architectural distinction required for state or national eligibility under Criterion C/3.

CRITERION D/4 (INFORMATION POTENTIAL)

901 Hermosa Beach does not appear to be eligible under Criterion 4 as a principal source of important construction-related information.

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. Page & Turnbull's evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Hermosa Beach Landmarks

To be listed as a Hermosa Beach Landmark, a property must be at least 50 years old and meet one or more of the following criteria:

A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
B. It is identified with persons or events significant in local, state, or national history; or
C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
D. It is representative of the notable work of a builder, designer, or architect; or
E. Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City.

A property that is at least 30 years old may become a Landmark if the City Council determines it is exceptional or threatened by demolition, removal, relocation, or inappropriate alteration.

The following section examines the eligibility of 901 Hermosa Avenue for individual listing as a Hermosa Beach Landmark.

HERMOSA BEACH CRITERION A (SPECIAL ELEMENTS OF THE CITY'S HISTORY)

901 Hermosa Avenue does not appear to be eligible under Hermosa Beach Criterion A.

Research did not show that the building played a role in Hermosa Beach's cultural, social, political, or engineering history. It was one among many commercial establishments along Hermosa Avenue, including three auto sales and service businesses located directly across the avenue, that served the local community without making automotive services a significant economic generator for the city. The subject property is not an exceptional example of the Mission Revival aesthetic and does not contribute to the overall architectural history of Hermosa Beach.

HERMOSA BEACH CRITERION B (PERSONS OR EVENTS)

901 Hermosa Avenue does not appear to be eligible under Hermosa Beach Criterion B.

The original owner, George L. Stiles, appears to be a serial entrepreneur whose association with the subject property and Hermosa Beach was brief and uneventful. General research on subsequent owners did not reveal that any made contributions significant to local, state, or national history. Research did not connect the building to events of significance to local, state, or national history.

HERMOSA BEACH CRITERION C (ARCHITECTURE)

901 Hermosa Avenue appears to be eligible under Hermosa Beach Criterion C.

901 Hermosa Avenue is one of the few remaining commercial properties that date to the early period of Hermosa Beach development and to the 1920s era of automobile retailing. It is an example of an increasingly rare early main street showroom and repair facility in an outlying town. Further, it exhibits site and architectural characteristics of a modest vernacular automotive building form specific to the 1920s, the transitional decade in which auto retailing discarded its previously industrial aesthetic and before it shifted to larger and more suburban facilities. It is distinct from the other remaining automotive building at 832 Hermosa Avenue that represents the industrial appearance associated with automobile service in the nineteen-teens. 901 Hermosa Avenue illustrates how automotive buildings fit into an early twentieth century commercial and streetcar setting, adjusted their form to meet the needs of automobile circulation, developed a distinctive appearance—single-story three-bay façade composition with an extensively glazed display in the front and service at the rear—to convey their business function, and asserted their status by adopting a current architectural style, here a minimal version of Mission Revival. The building continues to convey its original function, form, and aesthetic to illustrate the history of automobile and main street commercial retailing. While the property does not appear to rise to the level of significance for listing in the National Register or California Register, the property is a rare and

distinctive example of a former 1920s automobile showroom and repair facility in Hermosa Beach where very few early twentieth century commercial properties remain extant.

HERMOSA BEACH CRITERION D (BUILDER OR ARCHITECT)

901 Hermosa Avenue does not appear to be eligible under Hermosa Beach Criterion D.

Research did not uncover any information about a particular architect or builder associated with the building.

HERMOSA BEACH CRITERION E (UNIQUE LOCATION OR SINGULAR PHYSICAL CHARACTERISTIC)

901 Hermosa Avenue does not appear to be eligible under Hermosa Beach Criterion E.

While part of the City's downtown commercial streetscape near the ocean and pier, the building has a modest scale. Its angled southeast façade, while a unique response to the need for automotive circulation and service, is not a singular physical characteristic that has made the building an established or familiar visual landmark in the neighborhood or city.

INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance," or more simply defined by the National Park Service as "the ability of a property to convey its significance."[37]

In order to evaluate whether the subject property retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most, or all, of these aspects in

[37] California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001), 11; and National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995), 44.

order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

> Location is the place where the historic property was constructed or the place where the historic event occurred;
>
> Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);
>
> Design is the combination of elements that create the form, plan, space, structure, and style of the property;
>
> Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;
>
> Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
>
> Feeling is the property's expression of the aesthetic or historic sense of a particular period of time; and
>
> Association is the direct link between an important historic event or person and the historic property.

LOCATION

901 Hermosa Avenue retains integrity of location. The subject property has not been moved from its original site.

SETTING

901 Hermosa Avenue retains integrity of setting. Hermosa Avenue remains a commercial strip and both 9th Street and 10th Court continue to be residential. Although the scale and design of the surrounding properties has changed and the Pacific Electric streetcar line has been removed, these alterations, which are typical of commercial corridor development, have not dramatically altered the spatial relationship of 901 Hermosa Avenue to its setting. The building retains its spatial relationship with Hermosa Avenue, which was key to its original use for automobile service.

DESIGN

901 Hermosa Avenue retains integrity of design. The building continues to exhibit the original footprint, massing, roof form, fenestration, and parapet profile illustrated in the 1922 news article announcing its completion. It retains its position on the sidewalk without a setback, division into front and rear sections, three-bay façade composition, arched window openings, unique glazing pattern, and features reflecting automobile circulation such as service doors, driveway, canopy, and curb cut. Some alterations to the subject property were observed at the time of the site visit including the infill of side and rear windows. These changes are reversible and do not diminish the building's essential qualities as a showroom and repair facility.

MATERIALS

901 Hermosa Avenue retains integrity of materials. The original architectural palette of stucco cladding and glazing within arched openings is intact. Some alterations to the subject property were observed at the time of the site visit including the updating of some glazing, window frames, and doors, within original openings. New wood window framing for the lower units replicates the layout of the original; replaced glazing within the new frames replicates the original window pattern. Door replacement has occurred within original frames and does not detract from the original openings. These changes are reversible and do not diminish the building's essential qualities as a showroom and repair facility.

WORKMANSHIP

The majority of the building's original materials and method of assembly are still visible to illustrate construction of a modest retail building in the early twentieth century. The building has a reasonable level of original workmanship, and early twentieth century details such as the arched fanlight transoms remain extant.

FEELING

901 Hermosa Avenue retains integrity of feeling. With auto circulation accommodated by an angled corner and extant driveway and an intact front showroom façade, it continues to express the aesthetics and form of an early automobile retail and repair facility in a main street retail district.

ASSOCIATION

901 Hermosa Avenue retains integrity of association. It maintains its relationship to the street with its distinctive three-part façade and angled corner continues to convey its original use as an automobile-related business.

Overall, 901 Hermosa Avenue retains all seven aspects of integrity for local listing.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects.[38] CEQA applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies.[39] "Projects" are defined as "activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps."[40] Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. In the case of a proposed project at 901 Hermosa Avenue, the City of Hermosa Beach will act as the lead agency.

STATUS AS A HISTORICAL RESOURCE UNDER CEQA

In completing an analysis of a project under CEQA, it must first be determined if the project site possesses a historical resource. A site may qualify as a historical resource if it falls within at least one of four categories listed in California Code of Regulations (CCR), Title 14, Section 15064.5(a). The four categories are:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering,

[38] Public Resources Code (PRC), Section 21000 et seq.
[39] Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), California Code of Regulations (CCR), Title 14, Section 15000 et seq.
[40] 14 CCR § 15378: Project.

scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a) is considered to be a historical resource unless "the preponderance of evidence demonstrates" that the resource "is not historically or culturally significant."[41]

The subject property at 901 Hermosa Avenue is not currently listed in the California Register and this HRA finds that the property is not eligible for listing in the California Register. The property is not included in a local register of historic resources, nor has it been included in a survey meeting the requirements of PRC § 5024.1(g).[42] Therefore, 901 Hermosa Avenue does not appear to meet the thresholds for status as a historical resource under CEQA.

[41] 14 CCR § 15064.5(a)(2).
[42] Refer also to **Section II. Existing Historic Status** of this report relative to 14 CCR § 15064.5(a)(2) and PRC § 5024.1(g).

VII. CONCLUSION

Constructed in 1922 as a vernacular commercial automobile showroom and repair facility with Mission Revival style features, 901 Hermosa Avenue was previously identified as potentially eligible for local landmark designation in a 2014 windshield survey. This HRA finds that the property remains eligible for local listing. However, the property does not rise to the level of significance require to meet the eligibility criteria for individual listing in the National Register or the California Register.

Per California Environmental Quality Act (CEQA) Guidelines (14 CCR § 15064.5(a)), as 901 Hermosa Avenue 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, the property is not a historic resource for the purposes of the CEQA.[43]

[43] 14 CCR § 15064.5(a).

VIII. REFERENCES

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IX. APPENDICES

Appendix A – Preparer Qualifications

This Historic Resource Evaluation was prepared by Page & Turnbull of Los Angeles, California. Page & Turnbull staff responsible for this report include Christina Dikas, Principal-in-charge; Hannah Simonson, Senior Associate, Cultural Resources Planner, project manager; and Stephanie Hodal, Cultural Resources Planner, primary author, all of whom meet the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Appendix B – 2014 DPR Form for 901 Hermosa Avenue

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page of **Resource Name or #:** (Assigned by recorder)

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted **a. County** *Los Angeles*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** **; R** **; 1/4 of** **1/4 of Sec** **;** **B.M.**

c. Address: *901* *Hermosa Ave* City *Hermosa Beach* Zip *90254*

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *4187-003-028*

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

This one-story commercial building maintains its integrity and is potentially eligible as a good example of the Art Deco/Moderne style.

P3b. Resource Attributes: (List attributes and codes) *HP 6. 1-3 story commercial building*

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)
North West, 12/12/13

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1928

P7. Owner Address:

P8. Recorded by:
(Name, affiliation, and address)

PCR Services
201 Santa Monica Blvd, Ste 500
Santa Monica, CA 90401

P9. Date Recorded: *1/1/2014*

P10. Survey Type: (Describe)
Windshield Reconnaissance

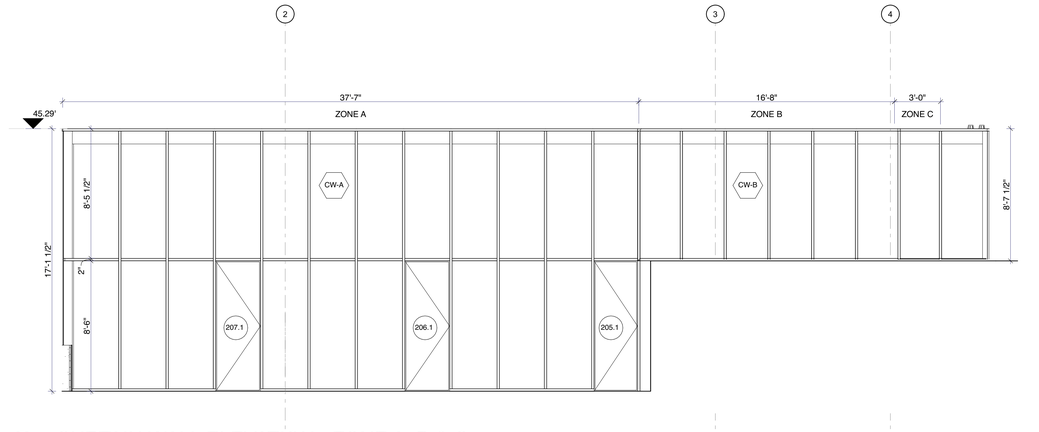
P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Hermosa Beach General Plan Update, 2014

Attachments:
☑ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record
☐ Other: (List)

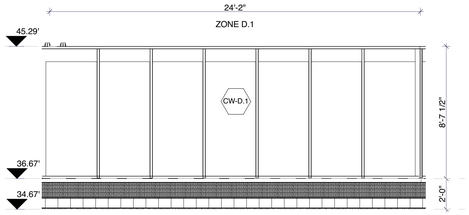
PAGE & TURNBULL

Imagining change in historic environments through
design, research, and technology

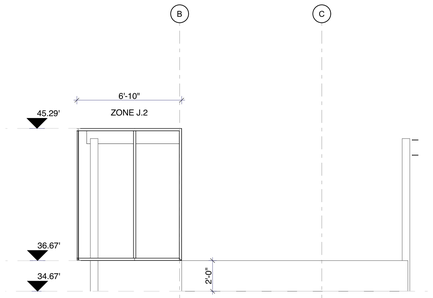
170 MAIDEN LANE, 5TH FLOOR SAN FRANCISCO, CALIFORNIA 94108 TEL 415-362-5154
523 WEST 6TH STREET, SUITE 1013 LOS ANGELES, CALIFORNIA 90014 TEL 213-221-1200
1007 7TH STREET, #404 SACRAMENTO, CALIFORNIA 95814 TEL 916-930-9903
75 EAST SANTA CLARA STREET, SUITE 900 SAN JOSE, CALIFORNIA 95113 TEL 408-320-7911



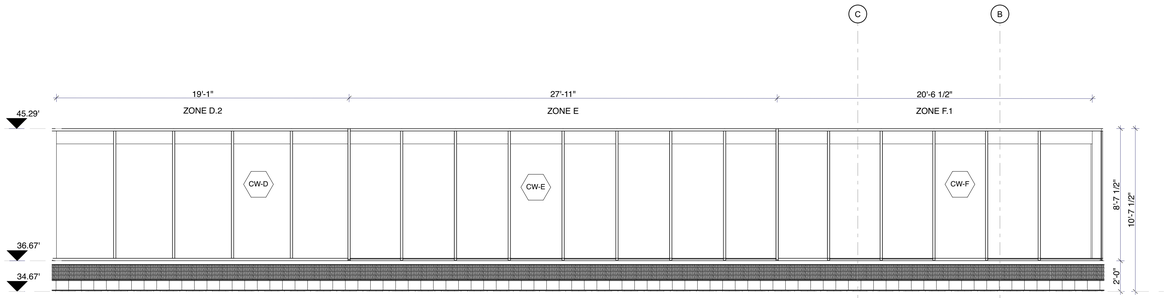
5 CURTAIN WALL ELEVATION - ZONE A, B & C
SCALE: 1/4" = 1'-0"



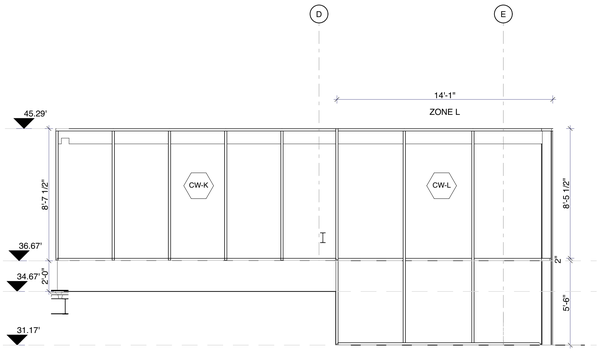
4 CURTAIN WALL ELEVATION - ZONE D.1
SCALE: 1/4" = 1'-0"



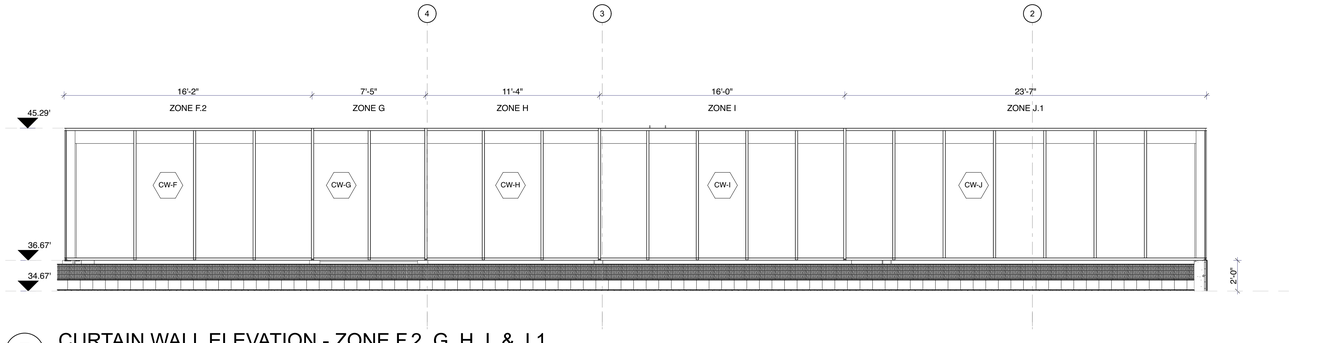
1 CURTAIN WALL ELEVATION - ZONE J.2
SCALE: 1/4" = 1'-0"



6 CURTAIN WALL ELEVATION - ZONE D.2, E, & F.1
SCALE: 1/4" = 1'-0"



2 CURTAIN WALL ELEVATION - ZONE K & L
SCALE: 1/4" = 1'-0"

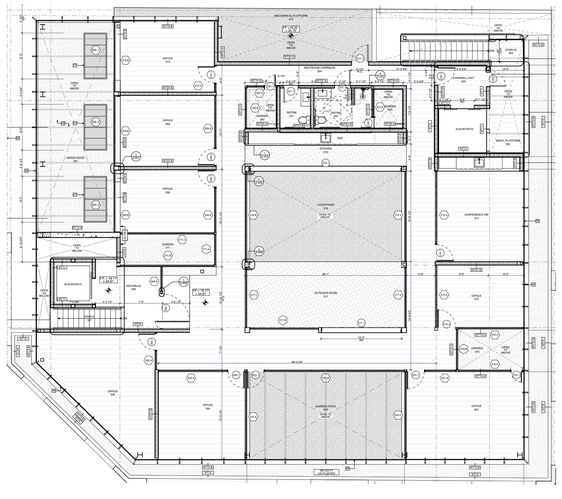


7 CURTAIN WALL ELEVATION - ZONE F.2, G, H, I, & J.1
SCALE: 1/4" = 1'-0"

CURTAIN WALL SCHEDULE

Element ID	Number of Panels	MODEL	MFG	MATERIAL	FINISH	SURFACE AREA	REMARKS
CW-A	26	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	581.59	
CW-B	6	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	132.45	
CW-D	14	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	386.49	
CW-E	8	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	221.57	
CW-F	10	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	284.70	
CW-G	2	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	58.54	
CW-H	3	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	89.71	
CW-I	5	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	125.76	
CW-J	9	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	226.99	
CW-K	5	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	147.24	
CW-L	6	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	176.10	

8 CURTAIN WALL SCHEDULE
SCALE: 1" = 1'-0"



3 CURTAIN WALL KEY
SCALE: 3/32" = 1'-0"

Laney LA

CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

LICENSED ARCHITECT
ANTHONY LANEY
C-34383
MARCH 2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING

PROJECT NO: 22007
MODEL FILE:
22007 - 901 Hermosa Ave - Powerscourt
DRAWN BY:
COPYRIGHT:

SHEET TITLE
CURTAIN WALL SCHEDULE

A-603

Public Notification Package- 901 Hermosa Avenue

LAX
FINNISH
AS F❄CK
@DRINKLONCARO
LONCARO

NOTICE OF PUBLIC MEETING
NOTICE IS HEREBY GIVEN that the Planning Commission
will hear a request for
A PRECISE DEVELOPMENT PLAN (PDP 23-04) AND LOT LINE ADJUSTMENT (LLA 23-02) TO REMODEL AND ADD TO AN EXISTING TWO-STORY COMMERCIAL BUILDING THAT MEASURES 14,021 SQUARE FEET. THE PROJECT ADDS A THIRD STORY WITH A HEIGHT OF 28 FEET 6 INCHES AND RECONFIGURES THE EXISTING BUILDING LAYOUT, RESULTING IN A DECREASE OF 194 SQUARE FEET OF USABLE FLOOR AREA FOR A REMODELED MULTI-TENANT COMMERCIAL BUILDING AT 901 HERMOSA AVENUE IN THE GENERAL COMMERCIAL (C-2) ZONE. THE LOT LINE ADJUSTMENT CONSOLIDATES THREE EXISTING PARCELS INTO A SINGLE LOT. CEQA: THE PROJECT QUALIFIES FOR A CLASS 1 CATEGORICAL EXEMPTION PER SECTION 15301 AND CLASS 5 CATEGORICAL EXEMPTION PER SECTION 15305 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.
located at 901 Hermosa Ave. on October 21, 2025
SAID MEETING WILL BE AT 6:00pm in the Council Chambers, City Hall,
1315 Valley Drive, Hermosa Beach, California.
ANY AND ALL PERSONS interested in the above matter may appear and be heard at said
time and place or provide written comments to the Community Development Department
at the above address, or call 310-318-0292

City of Hermosa Beach
PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Hermosa Beach shall hold a public hearing on **Tuesday, October 21, 2025** at **6:00 p.m.** to consider the following:

1. A PRECISE DEVELOPMENT PLAN (PDP 23-04) AND LOT LINE ADJUSTMENT (LLA 23-03) TO REMODEL AND ADD TO AN EXISTING TWO-STORY COMMERCIAL BUILDING THAT MEASURES 14,021 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 A DECREASE OF 194 SQUARE FEET OF USABLE FLOOR AREA FOR A REMODELED MULTI-TENANT COMMERCIAL BUILDING AT **901 HERMOSA AVENUE** IN THE GENERAL COMMERCIAL (C-2) ZONE. THE LOT LINE ADJUSTMENT CONSOLIDATES THREE EXISTING PARCELS INTO A SINGLE LOT. CEQA: THE PROJECT QUALIFIES FOR A CLASS 1 CATEGORICAL EXEMPTION PER SECTION 15301 AND CLASS 5 CATEGORICAL EXEMPTION PER SECTION 15305 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

2. A LOT LINE ADJUSTMENT (LLA 25-01) AND VARIANCE (VAR 25-01) REQUEST TO ELIMINATE A RESIDENTIAL ENCROACHMENT OVER AN EXISTING PROPERTY LINE AT **1102 AND 1110 21 ST STREET** IN THE SINGLE-FAMILY (R-1) ZONE. CEQA: THE PROJECT QUALIFIES FOR A CLASS 5 CATEGORICAL EXEMPTION PER SECTION 15305 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

3. CONDITIONAL USE PERMIT (CUP 25-08), PRECISE DEVELOPMENT PLAN (PDP 25-06), AND VESTING TENTATIVE PARCEL MAP (VTPM NO. 84716) FOR TWO, 30-FOOT-TALL RESIDENTIAL CONDOMINIUM BUILDINGS AT **620 11th STREET** IN THE TWO-FAMILY RESIDENTIAL (R-2) ZONE. CEQA: THE PROJECT QUALIFIES FOR A CLASS 3 CATEGORICAL EXEMPTION PER SECTION 15303(b) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

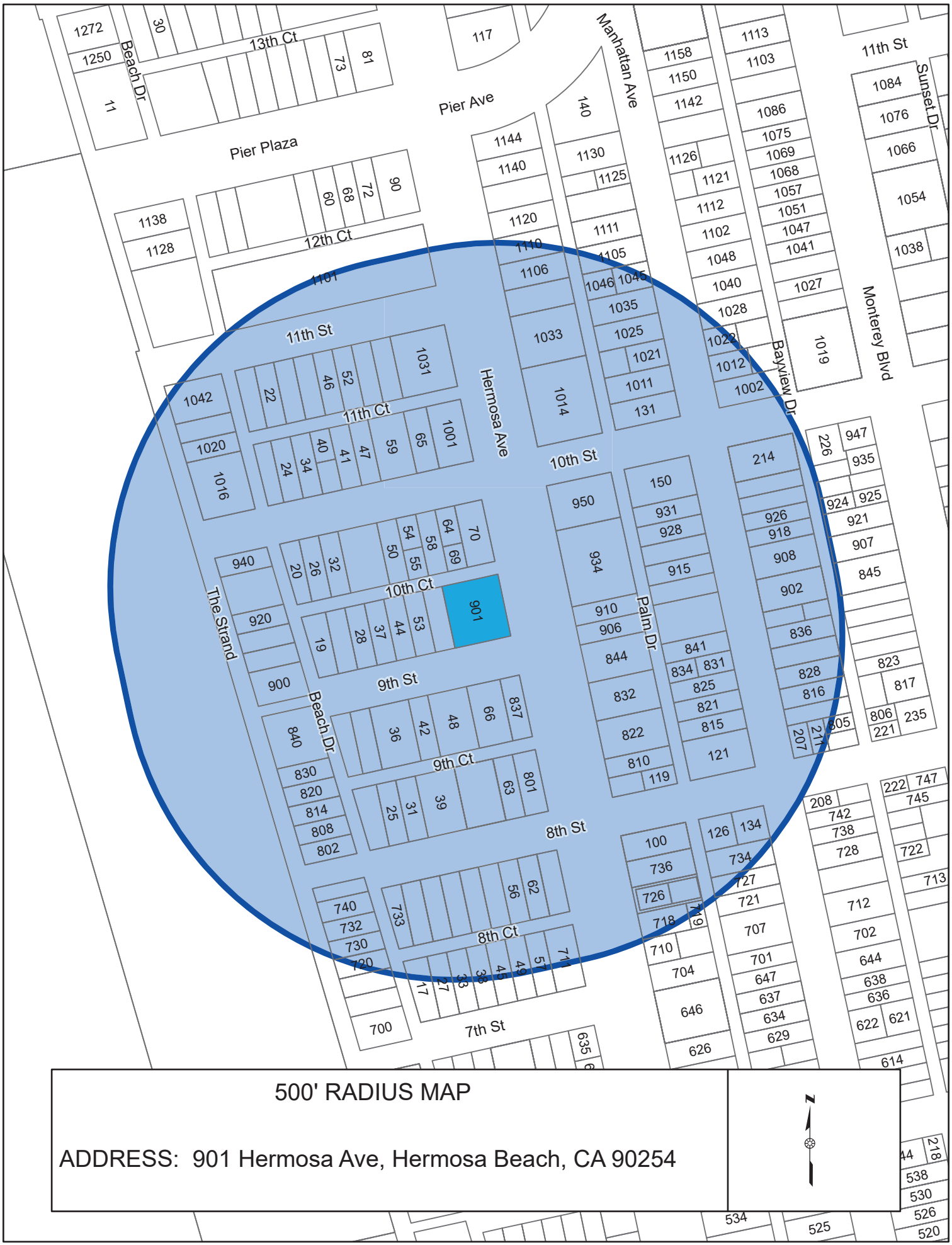
SAID PUBLIC MEETING is open to the public and being held in-person in the City Hall Council Chambers located at 1315 Valley Drive, Hermosa Beach, California 90254.

PUBLIC PARTICIPATION. See the meeting agenda for all public comment details and opportunities. All written testimony by any interested party will be accepted prior to or at the scheduled time on the agenda for the matter. Information regarding the Americans with Disabilities Act of 1990, please visit the meeting agenda or contact the Office of the City Clerk at (310) 318-0204 or cityclerk@hermosabeach.gov .

VIEWING OPTIONS are available on Spectrum Channel 8, Frontier Channel 31, YouTube, Zoom, and/or the City's website.

IF YOU CHALLENGE the above matter(s) in court, you may be limited to raising only those issues that are raised at or before the public hearing.
FOR FURTHER INFORMATION, please contact the **Community Development Department** at (310) 318-0242 or planning@hermosabeach.gov . A copy of the agenda and staff report(s) will be viewable on the City's website 72 hours before the meeting at www.hermosabeach.gov/agenda . As a courtesy, the hearing can be viewed on Spectrum Channel 8, Frontier Channel 31, YouTube, Zoom, and/or the City's website.

Alison Becker, AICP
Community Development Director



500' RADIUS MAP

ADDRESS: 901 Hermosa Ave, Hermosa Beach, CA 90254

Community Development Department
Planning Division
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

IMPORTANT PUBLIC NOTICE
901 Hermosa Avenue, Hermosa Beach, CA 90254
Assessor Parcel Number 4187-003-028

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Hermosa Beach will hold a Public Hearing on **Tuesday, October 21, 2025,** at **6:00 p.m.** to consider the request described below.

A PRECISE DEVELOPMENT PLAN (PDP 23-04) AND LOT LINE ADJUSTMENT (LLA 23-03) TO REMODEL AND ADD TO AN EXISTING TWO-STORY COMMERCIAL BUILDING THAT MEASURES 14,021 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 A DECREASE OF 194 SQUARE FEET OF USABLE FLOOR AREA FOR A REMODELED MULTI-TENANT COMMERCIAL BUILDING AT **901 HERMOSA AVENUE** IN THE GENERAL COMMERCIAL (C-2) ZONE. THE LOT LINE ADJUSTMENT CONSOLIDATES THREE EXISTING PARCELS INTO A SINGLE LOT. CEQA: THE PROJECT QUALIFIES FOR A CLASS 1 CATEGORICAL EXEMPTION PER SECTION 15301 AND CLASS 5 CATEGORICAL EXEMPTION PER SECTION 15305 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

AMERICANS WITH DISABILITIES ACT OF 1990 To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) are available for check out at the meeting. If you require special assistance to participate in this meeting, you must call or submit your request in writing to the Office of the City Clerk at (310) 318-0204 or at cityclerk@hermosabeach.gov at least 48 hours before the meeting.

PARTICIPATION AND VIEWING OPTIONS - Hermosa Beach Planning Commission meetings are open to the public and are being held in person in the City Hall Council Chambers located at 1315 Valley Drive, Hermosa Beach, CA 90254. Public comment is only guaranteed to be taken in person at City Hall during the meeting or prior to the meeting by submitting an eComment for an item on the agenda. As a courtesy only, the public may view and participate on action items listed on the agenda via the following:

Zoom - https://us02web.zoom.us/j/82539742028?pwd=ountrdnvd2l6tzbptdljc2x6bgfwdz09

Meeting ID: 825 3974 2028 *Password:* 207860

Phone - *Toll Free:* (833) 548-0276 *Meeting ID:* **825 3974 2028**, then #; *Passcode:* **207860**

eComment - Submit an eComment by 3:00 p.m. on the meeting date.

Supplemental Email - Supplemental emails are available for agenda items only and must be sent to Community Development at **planning@hermosabeach.gov**. Supplemental emails should indicate the agenda item plus meeting date in the subject line and must be received by 3:00 p.m. on the meeting date. Emails received after the deadline but before the meeting ends will be posted to the agenda the next business day. Please be advised that while the City will endeavor to ensure remote participation methods are available, the City does not guarantee that they will be technically feasible or work all the time. Further, the City reserves the right to terminate these remote participation methods (subject to Brown Act restrictions) at any time and for whatever reason. Please attend in person or by submitting an eComment to ensure participation. Similarly, as a courtesy, the City will also broadcast the meeting via the following listed mediums. However, these are done as a courtesy only and not guaranteed to be technically feasible. To guarantee live time viewing and/or public participation, members of the public shall attend in Council Chambers. If you experience technical difficulties while viewing a meeting on any of our digital platforms, please try another viewing option. View staff reports and attachments at www.hermosabeach.gov/agenda.

Cable TV - Spectrum (channel 8) and Frontier (channel 31) in Hermosa Beach

YouTube - https://www.youtube.com/c/cityofhermosabeach90254

Live Stream - www.hermosabeach.gov/agenda

Alison Becker
Community Development Director

CITY OF HERMOSA BEACH

PENALTY OF PERJURY STATEMENT: PUBLIC NOTIFICATION

I, Deidra Tran, on behalf of Melanie Hurtado, hereby certify that on the 9th day of October in 2025, Ms. Hurtado mailed with first class postage a notice of public hearing before City Council to all property owner and occupants within a 500-foot radius of the exterior boundaries of the property listed below. The mailing list was compiled from the assessment roll for the County of Los Angeles and included 696 addresses. Notice was also mailed to the property 901 Hermosa Avenue, Hermosa Beach, CA 90254 on October 9, 2025. Additionally, a legal ad was published on October 11, 2025 in the Daily Breeze and the applicant posted the public notice posters at least 10 days prior to the Planning Commission meeting.

901 Hermosa Avenue, Hermosa Beach, CA 90254

I declare, under penalty of perjury, that the foregoing is true and correct.

Deidra Tran
Printed Name

Deidra Tran
Signature

10-16-25
Date

Dear hermosa beach building department, Im reaching out to object to the project at 901 hermosa ave. That corner's got real history - an old service station from way back, Unique and full of charm exactly what hermosa takes pride on. Gutting it now ignores folk's love for our towns vibe - especially with adding another vacant office building. There's likley a buried gas tank underneath, new weight could crack it straight into the water table. We should save it as a landmark, heck even move the hermosa beach museum down there. Its important that we keep things that have historical value. Keeping our low rise beach vibe. There is ongoing construction just next door to this property aswell. Snarling up parking and turning our neighborhood into some commercial city work zone. Given the history of these "developers" Im concerned with their track record, rushed builds in manhattan, cutting corners and disregarding resident input. In my opinion my overall feeling with this project is not what hermosa needs or wants. This will absolutely clash with hermosa's intrinsic value. Deny it.

~~I urge you check on the peoples that are behind this project. Maybe understand the true nature of the business they bring and which LLC do they have on the table~~

yours truly,

concerned resident

please scrutinize the applicants' filings; transparency matters.

in addition the sign that was posted on the building in discussion does not accurately inform the public on where to send comments. I'm not going to say the code or point that this ignores however it is indicative of bad business and bad actors. Let's be honest with ourselves. Whatever they are selling its not worth Hermosa's Soul.

yours truly

RECEIVED
OCT 20 2025
COMMUNITY DEV. DEPT.

NOTICE OF DISAGREEMENT AND LAWFUL OBJECTION

TO PROPOSED PRECISE DEVELOPMENT PLAN (PDP 23-04) AND LOT LINE ADJUSTMENT (LLA 23-03) PERTAINING TO PROPERTY LOCATED AT 901 HERMOSA AVENUE, HERMOSA BEACH, CALIFORNIA 90254

I. NOTICE TO PRINCIPAL IS NOTICE TO AGENT / NOTICE TO AGENT IS NOTICE TO PRINCIPAL

All parties, including but not limited to the City of Hermosa Beach, its Planning Commission, Community Development Department, and any private or corporate applicants, are hereby placed on lawful notice of formal non-consent and disagreement with the referenced development proposal. This notice is tendered pursuant to UCC §1-308 (Reservation of Rights Without Prejudice) and UCC §1-103, which incorporates common law and equitable principles into all statutory applications and ensures that rights, remedies, and duties under the law of nations remain preserved.

II. LEGAL BASIS OF OBJECTION

A. Domestic Statutory and Environmental Law

1. 1. California Environmental Quality Act (CEQA) — The City's claim of "Class 1" and "Class 5" categorical exemptions under CEQA Guidelines §§15301 and 15305 is disputed as inconsistent with both the "unusual circumstances" exception (CEQA §15300.2(c)) and cumulative impact doctrine (see Berkeley Hillside Preservation v. City of Berkeley, 60 Cal.4th 1086 (2015)).
2. 2. California Constitution, Article X, §2 — Mandates the reasonable and beneficial use of resources, including air, light, and view corridors, which this development would adversely affect.
3. 3. California Civil Code §§3479–3480 — Defines a public nuisance as anything injurious to health or obstructing free use of property; excessive height, noise, or shading impacts qualify.
4. 4. California Government Code §65300 — Requires general plan consistency; modification of three parcels into one consolidated commercial lot may be inconsistent with Hermosa Beach's Local Coastal Program and zoning intent under the Coastal Act (Pub. Res. Code §30250).

B. International and Human Rights Law

5. 1. Universal Declaration of Human Rights (UDHR), Articles 17, 25, and 27 — Protects the right to property, environmental quality, and participation in cultural life, all threatened by unjustified redevelopment.
6. 2. International Covenant on Civil and Political Rights (ICCPR), Article 12(1) — Guarantees freedom of movement and habitation, which can be impaired by environmental degradation or commercial overdevelopment.
7. 3. Aarhus Convention (1998) — Affirms the public's right to access environmental information and participate in decision-making affecting local ecology and health, whether or not the United States is a formal signatory.

C. Uniform Commercial Code and Fiduciary Principles

Under UCC §1-201(b)(27) and §1-308, all municipal officers act as "persons" and "agents" engaged in commercial transactions. The approval of PDP 23-04 and LLA 23-03 constitutes a fiduciary action implicating public trust assets. See Illinois Central Railroad Co. v. Illinois, 146 U.S. 387 (1892), affirming the public trust doctrine against alienation of community resources without public consent. Government agents acting in bad faith or exceeding authority are personally liable under UCC §3-305 and Restatement (Third) of Agency §§8.01–8.11.

III. NOTICE OF NON-CONSENT AND DEMAND FOR REVIEW

By this lawful notice:

1. I disagree and object to the CEQA categorical exemptions asserted.
2. I demand a full Environmental Impact Report (EIR) pursuant to CEQA §§21080–21083.
3. I reserve all rights under UCC §1-308 to remain without prejudice, including rights to administrative appeal, judicial review under Cal. Code Civ. Proc. §1094.5, and equitable relief under 42 U.S.C. §1983.

IV. CASE LAW SUPPORTING OBJECTION

- Berkeley Hillside Preservation v. City of Berkeley, 60 Cal.4th 1086 (2015) — Categorical exemptions under CEQA invalid where unusual circumstances exist.
- Save Our Carmel River v. Monterey County Water Resources Agency, 141 Cal.App.4th 677 (2006) — Agencies must not rely on exemptions where cumulative impacts are foreseeable.
- Friends of Mammoth v. Board of Supervisors, 8 Cal.3d 247 (1972) — CEQA applies to private projects requiring governmental approval.
- Illinois Central Railroad Co. v. Illinois, 146 U.S. 387 (1892) — The public trust doctrine prohibits disposal of community resources.
- Sierra Club v. Morton, 405 U.S. 727 (1972) — Public has standing to protect environmental interests.

V. NOTICE OF RESERVATION OF RIGHTS

This lawful objection is made under UCC §1-308, California Constitution, and international law principles of jus cogens, equity, and public trust doctrine. No consent is granted to the subject project or any derivative contract, permit, or development action. All agents, applicants, and corporate entities are hereby instructed to cease and desist from any further advancement, authorization, or reliance upon defective CEQA exemptions until a full and transparent environmental and public impact assessment is conducted.

Respectfully Submitted, Hermosa Beach Occupant(s)
Dated: October 16, 2025. Without Prejudice UCC §1-308

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UNITED STATES OF AMERICA

FOREVER/USA

CITY OF HERMOSA BEACH
CIVIC ~~[illegible]~~ CENTER
1315 VALLEY DRIVE
HERMOSA BEACH
CA 90254-3884

90254-388499

Hermosa Beach planning, building departments & tourism

Without a vision the people perish.

Lets not get blinded with someone else's visions of Hermosa Beach ——

or be under the influence of lobbyists and liars