

City Council Meeting –January 27, 2026

**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 AND COASTAL ZONE**



CITY OF  
HERMOSA  
BEACH

# Request

- Categorical exemption from the California Environmental Quality Act (CEQA)
- Adopt a draft resolution to approve a precise development plan and lot line adjustment to remodel and add a third story to an existing two-story commercial building

# Background

- **October 21, 2025-** Planning Commission (PC) considered the current application and continued the matter to allow the applicant and staff time:
  - To prepare a detailed breakdown of the existing and proposed building square footage
- **December 16, 2025** - PC held a public hearing and approved project



# Zoning Map

**Zoning Map**  
City Council Meeting  
January 27, 2026

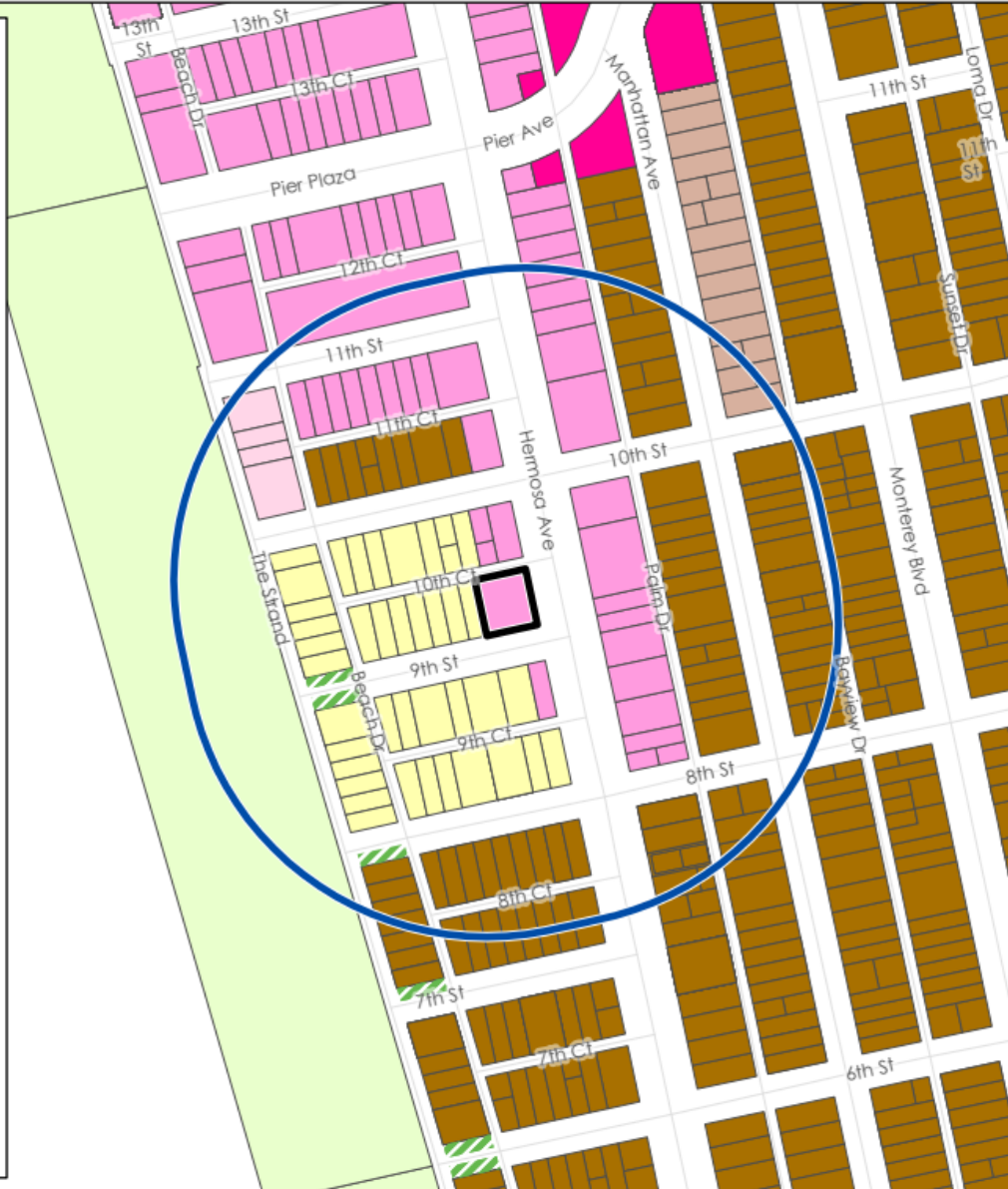


**Description**

703 Pier Ave  
APN: 4185-001-015  
Zone: SPA-8 Specific Planning Area 8

Conditional Use Permit (CUP 25-16)

- 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)
- HE Housing Element Overlay
- 500' Notification Radius



**Zoning:** Downtown Commercial,  
Coastal Zone

**General Plan:** Community  
Commercial



# Background

- The project site is an 8,177-square-foot corner lot adjacent to a walk-street
- The site was developed in 1928
- The site is currently developed with a 12,012-square-foot two-story multi-tenant commercial building
- The current development has no surface parking or landscaping



# Project Description

- **Precise Development Plan**
  - Remodel and addition
  - Add a third-story with a height of 28 feet, 9.6 inches
  - Reconfigure the existing building layout, resulting in an increase of 793 square feet of usable floor area
- **Lot Line Adjustment**
  - Consolidates 3 existing parcels into a single lot

# Photo of Existing Site



WEST VIEW



NORTHEAST VIEW



NORTHWEST VIEW



# Photo of Existing Site



SOUTHEAST VIEW



SOUTHWEST VIEW

# Rendering



# Development Standards

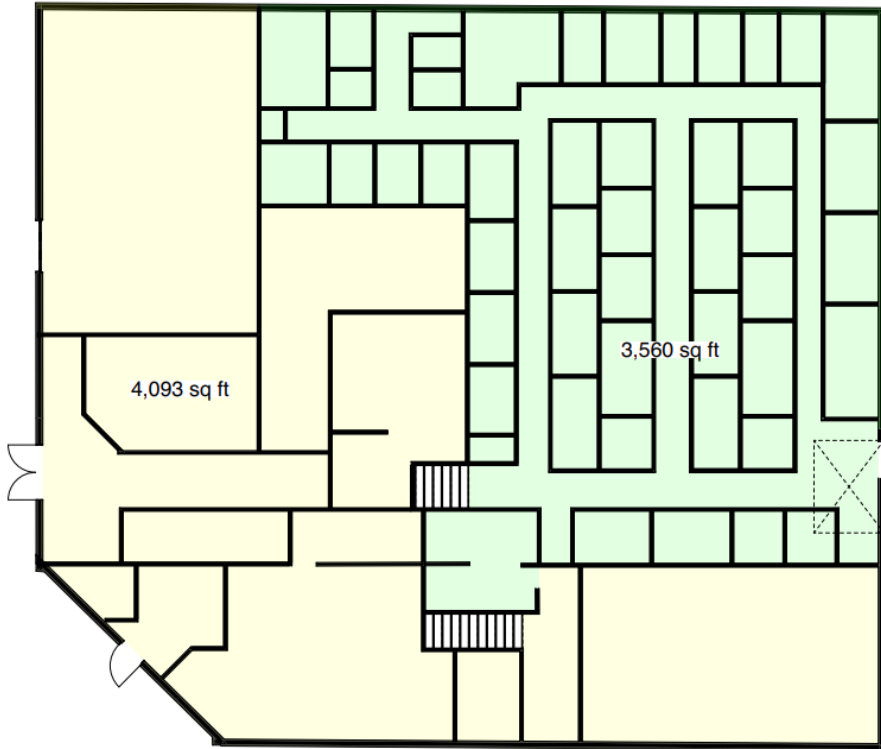
Criteria	Required	Provided
<b>LOT STANDARDS</b>		
<b>HEIGHT:</b>	30 ft	28ft, 9.6in
<b>YARDS:</b>		
<b>Front</b>	Not required	0 feet
<b>Side</b>	5 ft	0 ft (existing, no change)
<b>Rear</b>	5 ft	1 <sup>st</sup> floor: 2 ft, 11 in (existing, no change) 2 <sup>nd</sup> floor: 5 ft, 10 inch 3 <sup>rd</sup>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





# EXISTING FLOOR AREA

## Existing 1<sup>st</sup> floor



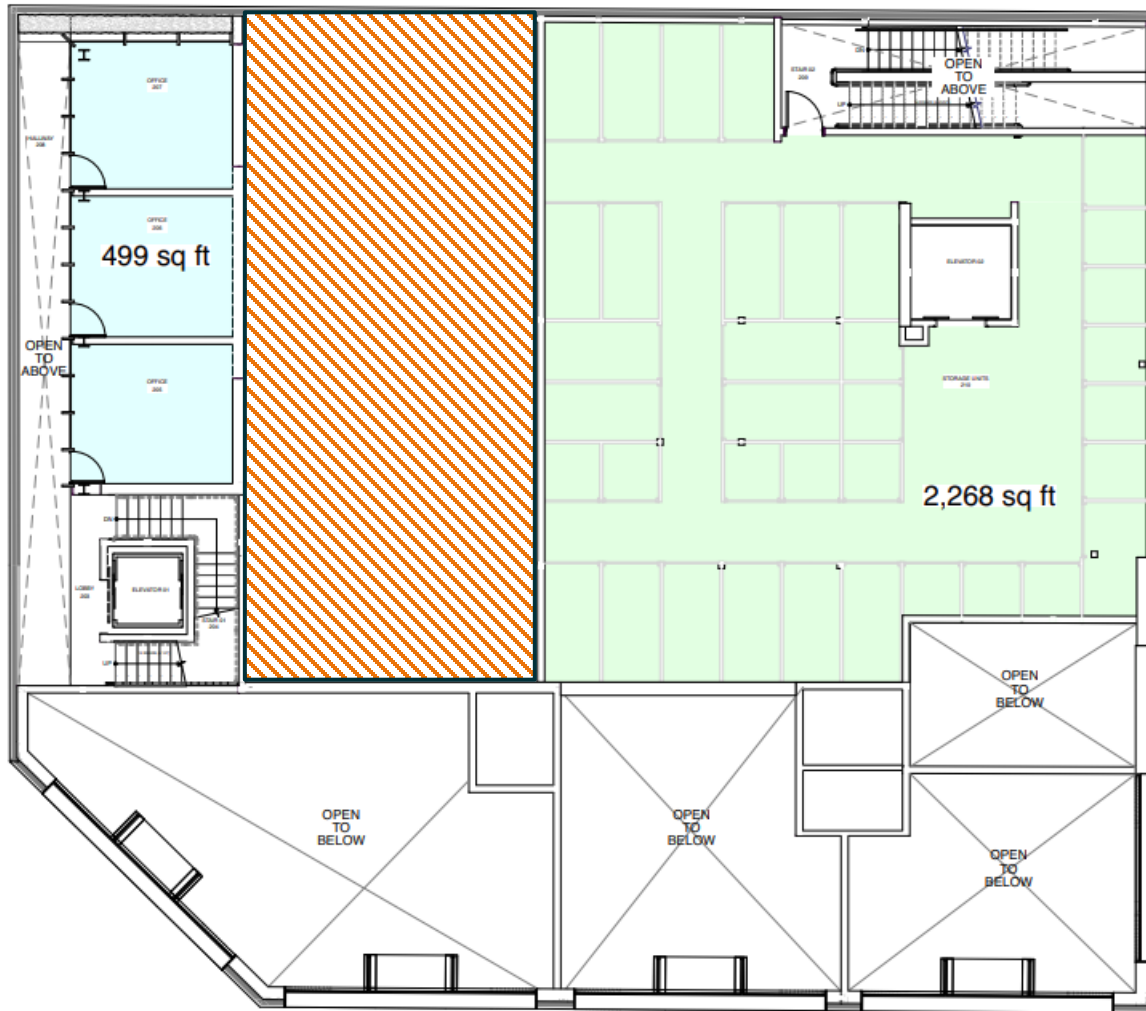
## Existing 2<sup>nd</sup> Floor



- Areas in white indicate not counted toward floor area includes:
  - Stairways
  - Movable floors

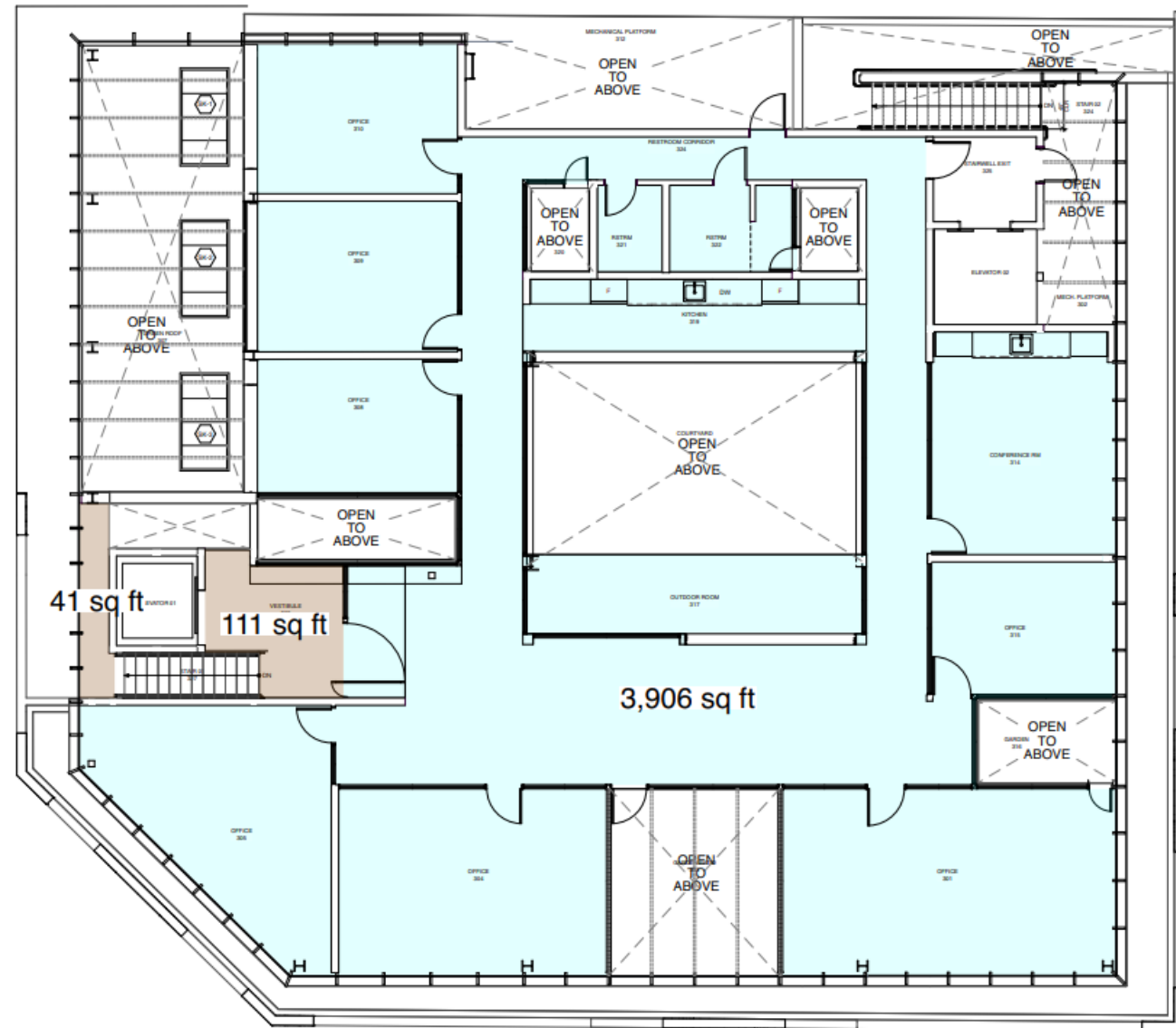


# Proposed Floor Plan- 2<sup>nd</sup> Floor



- Second floor deactivates 1,340 square feet of floor area
- Areas not counted toward floor area includes:
  - Stairways/elevators
  - Deactivated area
- Second Floor will decrease from 4,359 sq.ft. to 2,767 sq.ft.

# Proposed Floor Plan- 3<sup>rd</sup> Floor



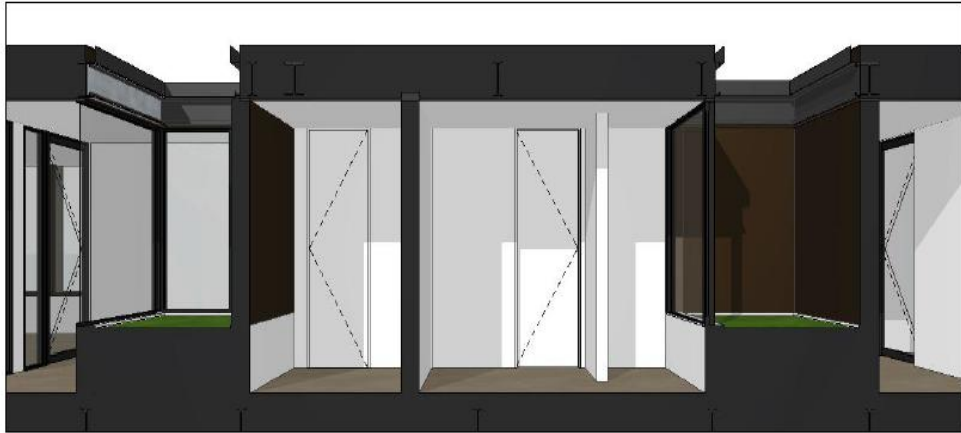
Project includes adding a 4,058 square foot third-story

Green Roof –  
3 raised gardens for the visual enjoyment of future tenants

Areas not counted toward floor area includes:

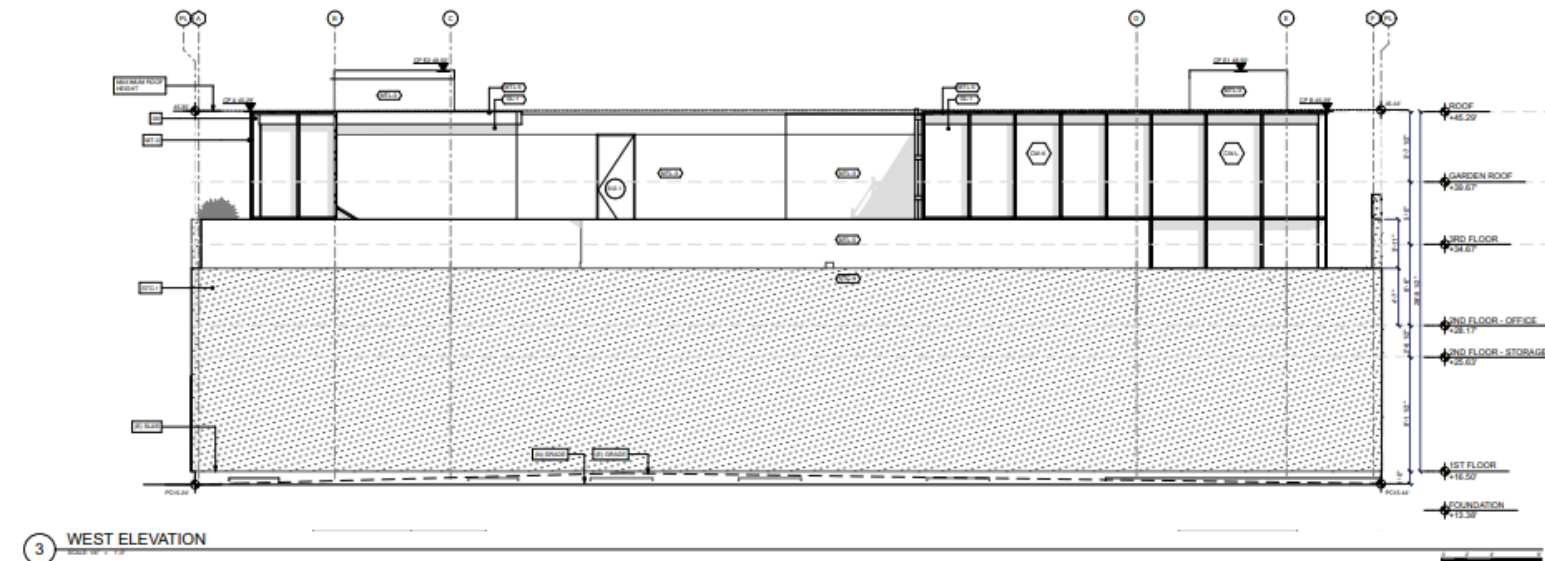
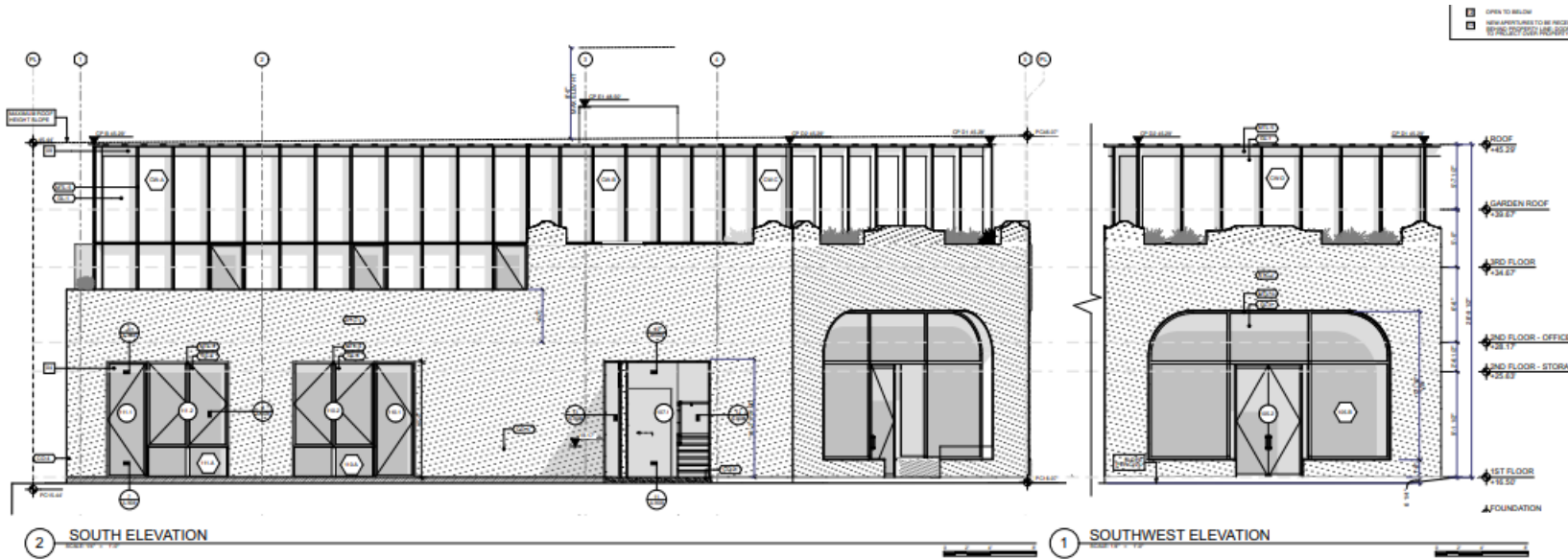
- Courtyards
- Green roof
- Stairways/elevators
- Mechanical room
- Raised gardens

# Landscaping



- Third-floor gardens designed as visual amenities
- Access is provided for maintenance
- Planters are raised and open to the sky

# Proposed Elevations

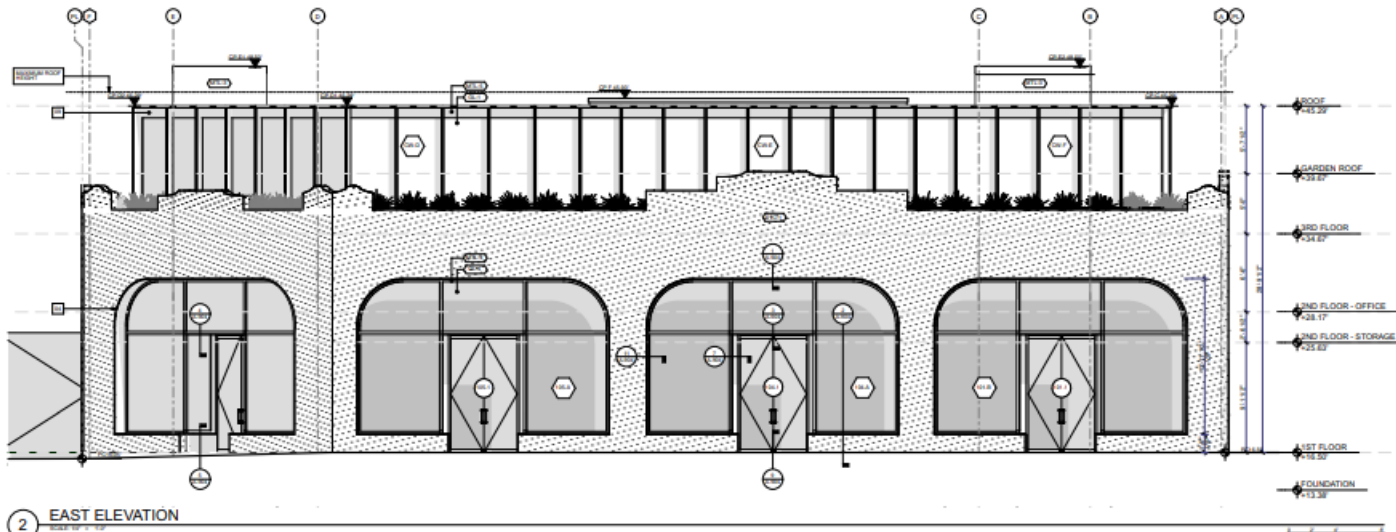
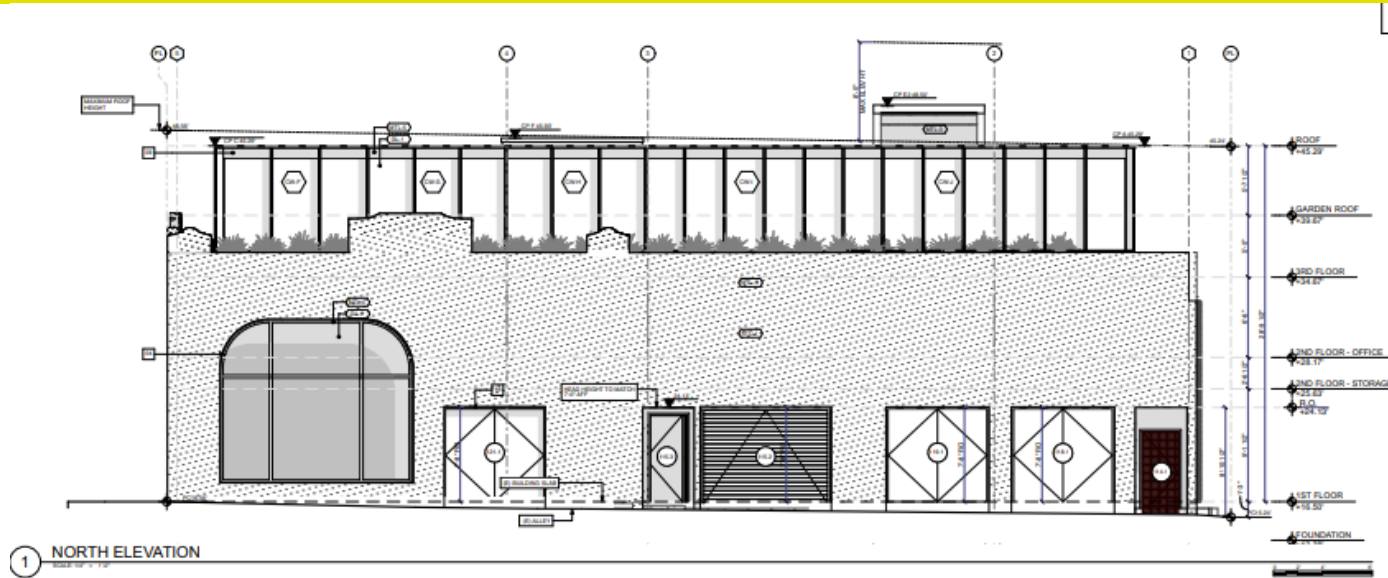


Contemporary architectural style while maintaining ground floor defining features of original building

Project proposes use of and several materials, such as metal paneling, aluminum and glass on the storefront, and incorporates stucco, aluminum and glass curtain walls

Additional windows would be installed on the south side of the building

# Proposed Elevations



- All roof top equipment will be screen from public view
- The pedestrian entryway closest to the walk street would be redesigned with an arch
- Additional service doors would be installed on the north side of the building off Tenth Court.

# Required Findings

- Precise Development Plan- HBMC 17.58.020
- Lot Line Adjustment

# General Plan Consistency

- **Land Use Element**

- Policy 1.3 – Access to daily activities
  - Provides 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
  - Uses will be subject to compliance with the permitted uses of the zone per the city's municipal code

- **Park and Open Space Element**

- Policy 5.7
  - Nighttime views are protected by a condition of approval requiring all exterior lighting to be downcast to minimize light pollution.



# Environmental Determination

- California Environmental Quality Act, Categorical Exemption
  - Section 15301, Class 1, Existing Facility
  - Section 15305, Class 5, Minor Alterations in Land Use Limitations



# Public Noticing



# Staff Recommendation

- Determine that the project is categorically exempt from the California Environmental Quality Act (CEQA)
- Adopt a Resolution approving Precise Development Plan (PDP 23-04) and Lot Line Adjustment (LLA 23-03) subject to conditions of approval



# THANK YOU!

## Contact us.

Kaneca Pompey, Contract Planner

714-568-1010 ext. 2752

[kpompey@hermosabeach.gov](mailto:kpompey@hermosabeach.gov)