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To: cityclerk@hermosabeach.gov

Cc: planning@hermosabeach.gov

Subject: Formal Objection to Categorical Exemptions - 901 Hermosa Avenue - Hearing

Date Jan 27, 2026

COMMUNITY DEV. DEPT.

To the Hermosa Beach City Council and Planning Commission,

I am writing to formally object to the proposed use of Class 1 (Section 15301) and Class 5 (Section 15305) Categorical Exemptions for the project located at 901 Hermosa Avenue.

These exemptions are legally invalid under CEQA Guidelines Section 15300.2 for the following critical reasons:

1. The Hazardous Waste Exception (Section 15300.2(e)):

The site at 901 Hermosa is a former service station with documented Underground Storage Tanks (USTs). CEQA law explicitly forbids the use of categorical exemptions for projects on hazardous waste sites. The risk of disturbing contaminated soil and groundwater requires a full environmental review, not an administrative shortcut.

2. Environmental Precedent of 1429 Hermosa (The Boardroom Project):

We have clear evidence that construction in this corridor involves sensitive groundwater issues. The developer's nearby project at 1429 Hermosa Ave was subject to a Los Angeles Regional Water Quality Control Board NPDES Permit specifically for the discharge of contaminated groundwater (which got dispersed at our pier). Granting an exemption for 901 Hermosa—a site with a higher risk of contamination—ignores this documented environmental necessity.

3. Pattern of "Project Creep" or "scope creep in project management" and if the board was concerned with the square footage. Now are they trying to decommission a level stated and adding a third floor to a nonexistent, second floor amount of parking involved. I can see why that has been an important factor- in addition to now what we all know... Transformation:

The community has already witnessed a "bait and switch" with the project at 1429 Hermosa. It was presented as "The Boardroom" (office/meeting use) but was converted into the H2O Hotel, which subsequently obtained a full liquor license. By granting a Categorical Exemption today, the City is bypassing the scrutiny required for a site that history shows will likely evolve in scope&scale/with certain rules that the city now has to comply (Kyle Ransford projects) due to the malignant nature of this person's behavior and business practices. It's just not fair to the ecosystems of this city.

I urge the City to deny these exemptions and require a transparent and environmental review to protect our water quality and the waves that are sometimes rideable with a stronger sense of community integrity. In addition the birds and the bees and all the Fishie's in the seas... all one has to do is think about it.

Thank you for your time,

Yours truly~

THEneighborhood

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CaseNumber	CaseTitle	CaseTypeDescription	PartyName	Location	FilingDate
18STCV00894	DIVERSIFIED THERMAL SERVICES, INC. VS FFPCH, LLC, ET AL.				10/15/2018
19TRCV00570	AL.	WORLD VARIETY PRODUCE, INC. VS CHEF'D, INC. A DELAWARE CORPORATION, ET			
25NWLC04513	JN BUILDS INC. VS HANAIEI PARTNERS LLC.				01/30/2025
25STCV20949	AL.	MIRAGE THRAMS, ET AL. VS REDHAWK MANAGEMENT, INC., A CALIFORNIA CORPORATION, ET			
25TRCV00299	JN BUILDS INC. VS 12421 SOUTH MAIN STREET PARTNERS LLC				01/29/2025
25TRCV00300	JN BUILDS INC. VS 2611 VINEYARD LLC				01/29/2025
25TRCV00302	JN BUILDS INC. VS 835 165TH PARTNERS LLC				01/29/2025
25TRCV00303	JN BUILDS INC. VS 4212 LOCKWOOD LLC				01/29/2025
25TRCV00304	JN BUILDS INC. VS MAVERICK PROPERTIES I, LLC.				01/29/2025
25TRCV02732	JN BUILDS INC. VS KYLE RANSFORD, ET AL.				08/15/2025
YC071287	AMERICAN CONSTRUCTION MANAGEMENT VS. CHEF'D, LLC, ET AL				04/29/2016
YC071750	NICOLE FITZGERALD VS. KYLE RANSFORD...ET AL				12/13/2016
BC422985	PACIFIC WESTERN BANK VS KYLE A RANSFORD				09/30/2009

Sent from my iPhone

ABOVE ARE JUST A FEW EXAMPLES OF THIS PERSONS
BUSINESS VENTURES AFTER THE FACTS.

SMOKE AND MIRRORS, PROVEN TRACK RECORDS
SHOW THE UNDENIABLE TRUTHS.

To: } THE HERMOSA BEACH
ATTENTION: } PLANNING COMMISSION

please and thank you
for the meeting taking place
on Tues, the 27th

J