



Honorable Chair and Members of the Hermosa Beach Planning Commission

LOCATION: 520 25th STREET

PROJECT DESCRIPTION: ADOPT A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP25-12), PRECISE DEVELOPMENT PLAN (PDP25-09), AND VESTING TENTATIVE PARCEL MAP NO. 84845 FOR NEW TWO-UNIT RESIDENTIAL CONDOMINIUMS AT 520 25TH STREET IN THE TWO DWELLING UNITS PER LOT ZONE (R-1A).

CEQA: Determine the project is categorically exempt from the California Environmental Quality Act.
(Assistant Planner DeDe Tran)

Recommended Action:

Staff recommend Planning Commission:

1. Determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 3 categorical exemption, as defined in section 15303 of the CEQA Guidelines for new construction and conversion of small structures; and
2. Adopt a Resolution (**Attachment 1**) approving Conditional Use Permit (CUP25-12), Precise Development Plan (PDP25-09), and Vesting Tentative Parcel Map No. 84845 permitting two-unit residential condominium buildings in the Two Dwelling Units Per Lot Zone (R-1A) subject to conditions.

Executive Summary:

The following is a request for approval of a Conditional Use Permit (CUP), Precise Development Plan (PDP), and a Vesting Tentative Parcel Map (VTPM) that would permit the construction of two detached residential condominium units at 520 25th Street. Staff recommend that the Planning Commission approve the requested CUP, PDP, and VTPM with conditions of approval and determine that the project is categorically exempt from the California Environmental Quality Act.

Background:

The project site consists of an interior lot with vehicle access on 25th Street in the Two Dwelling Units Per Lot Zone (R-1A) within the Coastal Zone (**Attachment 2**). The City's General Plan (PLAN Hermosa) designates the property as Low Density Residential with an allowable density range of 2.0 – 13.0 dwelling units per acre. The site is located on the south side of 25th Street and west of Valley Drive. The subject parcel is developed with one single-family residence built prior

to 1925 with a detached garage and workshop, which are proposed to be demolished. The proposed project, if approved, would increase the number of residences by one.

Protected Units:

The Housing Crisis Act’s (HCA), replacement housing requirement, as amended by Senate Bill 8, applies to a housing development that demolishes existing residential units. Additionally, California Government Code Section 66300, states protected units are required to be replaced. Pursuant to California Government Code Section 66300.5(h)(4), protected units include residential dwelling units that are or were rented by lower or very low-income households within the past five years. Per this requirement, the applicant has demonstrated that the prior occupants of the home proposed to be demolished were not lower or very low-income households within a five-year period via attestations from the prior occupants on forms prescribed by the city.

Site Information Table:

The following table describes the existing site characteristics.

Site Information	
General Plan	Low Density (LD)
Zoning	Two Dwelling Units Per Lot Zone (R-1A)
Lot Size	7,445 square feet
Surrounding Zoning	North: R-1A
	East: R-1A
	South: R-1
	West: R-1A and R-1
Surrounding Uses	North: Residential
	East: Residential
	South: Residential
	West: Residential

Project Description

The project consists of the construction of two detached residential condominium units within two buildings on an existing ground lot and the demolition of an existing residence (**Attachment 3**). The new residence at the front of the lot, nearest to 25th Street (Unit A), would consist of 2,919 square feet of living area, while the residence at the back of the lot (Unit B) would consist of 2,978.5 square feet of living area. Vehicular access to the site would be provided from 25th Street via an eleven-foot-wide driveway, which would lead to two-car garages for each unit, as well as an open guest parking space in between the two attached garages of each unit. Also on this level (the first floor) of Unit A, there is a powder room, kitchen, living room, study, and a stairway leading to the second floor. The first floor of Unit B is the same as that of Unit A, except that Unit B does

not have a study. On the second floor of each unit lies the primary bedroom suite and bath, with four additional bedrooms and three bathrooms, as well as a laundry room.

The project requires the Planning Commission’s review and approval of a Conditional Use Permit, a Precise Development Plan, and a Vesting Tentative Parcel Map. The CUP and PDP review aims to promote compatibility, architectural unity, enhance design, and ensure neighborhood compatibility. A Vesting Tentative Parcel Map for condominium purposes is requested so that the units may be sold separately (**Attachment 4**).

Discussion:

Development Standards

Two Dwelling Units Per Lot Zone (R-1A) Development Standards

Criteria	Required	Provided
LOT STANDARDS		
Minimum Lot Area	3,350 square feet per unit	3,722.5 square feet per unit
Lot Coverage Maximum	65%	52%
HEIGHT:	25 ft	24 ft 10 in
YARDS:		
Front	10 ft	10 ft
Side	5 ft	5 ft
Rear	5 ft	5 ft
PARKING AND DRIVEWAYS:		
Total Parking Spaces Minimum	5	5
Garage Spaces Minimum	4	4
Guest Space Minimum	1	1
OPEN SPACE:		
Private Open Space:	800 square feet	800 square feet
DESIGN ELEMENTS:		
Solid Waste Area (Per Unit)	(3) 2.5 ft X 2.5 ft bins	(3) 2.5 ft X 2.5 ft bins

The following summarizes the requirements of condominium construction and maintenance, and the development's compliance with residential minimum design standards.

Criteria	Required	Provided
LOT STANDARDS		
Minimum Lot Width	30'	50 feet
DESIGN ELEMENTS:		
Unit Size	1,600 sf per unit (based on 4 bedrooms)	2,919 sf Unit A 2,978.5 sf Unit B
Private Storage Space	200 cubic feet per unit	200 cubic feet each unit
Height	25 ft max along walk streets. Otherwise, base zone standard applies.	25 ft. Not a walk street
YARDS:		
Front	5 ft	10 ft

Historical Assessment

The existing home was not included in the City's inventory of Potential Historic Resources, as documented in Figure 7.2 of Appendix C of the Plan Hermosa Program Environmental Impact Report nor is it a locally designated historic resource. Therefore, it is not considered a historic resource.

Project Findings:

A Conditional Use Permit may only be approved or conditionally approved when positive findings can be made for all of the findings pursuant to Hermosa Beach Municipal (HBMC) Code Section 17.56.050:

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Title and all other titles of the Hermosa Beach Municipal Code;

The project site is located within the Two Dwelling Units Per Lot Zone (R-1A). The proposed use for two detached residential units is allowed within the R-1A zone and is compliant with the City's Zoning Ordinance and all other provisions in the Municipal Code. The project would be developed with two units within 7,445 square feet, which is compliant with the requirement of one unit per 3,350 square feet in the R-1A Zone. The project demonstrates consistency with applicable criteria of HBMC Section 17.56.040 Criteria for Review of Conditional Use Permits, specifically that the site provides a total of five parking spaces, meeting the development standard for parking in the R-1A zone as required in Section 17.44.020. Also, the proposed location of the parking and size of the spaces complies with Sections 17.44.090 and 17.44.100 in that the parking spaces are located entirely onsite within two garages with

dimensions of 20 feet by 18 feet and with an open guest space which is between the two attached garages a dimension of 10 feet by 20 feet. Additionally, the scope of the project is within the anticipated development of the City and the impact to the City's infrastructure and services will be mitigated through compliance with Building and Safety standards, public right-of-way improvements and assessed initial and ongoing fees to service providers.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

The project site has a Low Density Residential land use designation in the City's General Plan (PLAN Hermosa). The proposed use is consistent with the Low Density Residential designation and is not a part of any specific plan area. The Low Density Residential designation intends to provide the lowest levels of density, offer a high quality environment for family life and ensure the preservation of residential property values. The project site is also located within the Valley Neighborhood Character Area of the General Plan. The purpose of the General Plan character areas is to provide guidance on how buildings should interact with the public realm to encourage a coordinated urban realm. The Valley Neighborhood Character Area establishes that the area is almost exclusively one to two-story single-family homes, with multi-family condo development next to Valley Park (as this project is). This project respects the building design and orientation in that the garages are not featured prominently at the street view. The proposed project would comply with or exceed the minimum front, side, and rear yard areas for the R-1A Zone. The identified density range for the land use designation is 2.0 – 13.0 dwelling units per acre pursuant to PLAN Hermosa. The proposed two-unit condominium would have a density of 11.7 dwelling units per acre, which within the designated density range. Additionally, the project has been reviewed for consistency with the General Plan policies and goals. A summary of the most relevant goals and policies is detailed in the table below.

General Plan Consistency	
Goals & Policies	Findings
Land Use Element	
<p>Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents.</p> <p>Policy 1.6 Scale and context. Consider the compatibility of new development within its urban context to avoid abrupt changes in scale and massing.</p>	<p>The scale of the development is in line with that of the neighborhood and similar development surrounds the subject property. The proposed project is a two- unit condominium development consisting of two levels which is common of new multi-family development in this community. The development fits in seamlessly with the urban context which is made up of one- and two-story buildings and does not contain abrupt changes in scale and massing.</p>

General Plan Consistency	
Goals & Policies	Findings
<p>Goal 2: Neighborhoods provide for diverse needs of residents of all ages and abilities and are organized to support healthy and active lifestyles.</p> <p>Policy 2.3 Balanced neighborhoods. Promote a diverse range of housing unit types and sizes, within allowed density.</p>	<p>The project is located within walking distance to local schools, parks and the beach. Such proximity allows for a diverse choice of recreational activities and hobbies.</p> <p>The proposed project is a two-unit condominium and would contribute to a diverse neighborhood with various housing types and unit sizes for residents of different income levels.</p>
<p>Goal 5. Quality and authenticity in architecture and site design in all construction and renovation of buildings.</p> <p>Policy 5.6 Eclectic and diverse architecture. Seek to maintain and enhance neighborhood character through eclectic and diverse architectural styles.</p> <p>Goal 6. A pedestrian-focused urban form that creates visual interest and a comfortable outdoor environment.</p> <p>Policy 6.7 Pedestrian oriented design. Eliminate urban form conditions that reduce walkability by discouraging surface parking and parking structures along walkways, long blank walls along walkways, and garage dominated building facades.</p>	<p>The proposed project would contribute to the diversity of architectural styles in the community through effective site design.</p> <p>The building design incorporates windows, projections eaves, and a pedestrian accessible entrance along the northern elevation, facing the street. The design features contribute to a pedestrian-focused urban form that creates visual interest. The proposed project provides setbacks along the front, rear, and side of the property to give relief to the site's relationship to the parkway and allow for a friendly relationship between the development and pedestrians traversing the public right-of-way.</p>

General Plan Consistency	
Goals & Policies	Findings
Parks & Open Space Element	
<p>Goal 5. Scenic vistas, viewpoints, and resources are maintained or enhanced.</p> <p>Policy 5.7 Light pollution. Preserve skyward nighttime views and lessen glare by minimizing lighting levels along the shoreline.</p>	<p>The project complies with a maximum height of 25 feet to allow for maintenance of vistas, viewpoints and resources.</p> <p>Nighttime views would be protected by a condition of approval requiring all exterior lighting to be downcast to minimize light pollution. In addition, the project is sufficiently distanced from the shoreline such that the lighting levels will not affect glare.</p>
Housing Element	
<p>Issue Area 2: Affordable Housing Development</p> <p>Policy 2.2 The City will continue to encourage the development of safe, sound, and decent housing to meet the need of varying income groups</p> <p>Policy 2.4 The City will continue to support and promote homeownership in the community.</p>	<p>The project will support the development of safe, sound, and decent housing. The condominium units built from this project would be made to comply with current building codes which are more robust than the codes used for the existing on-site residences. Furthermore, the project will enhance the public right of way and underground utilities to provide safe, sound, and decent housing.</p> <p>The proposed project contains two condominiums which present the opportunity for home ownership in the community.</p>

3. The proposed use will not be averse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

The proposed condominium development would be like other multifamily developments in the vicinity and would not be averse to the public health, safety, or general welfare of the community or detrimental to surrounding properties or improvements. The project meets all requirements for the R-1A zone and is consistent with the Low Density Residential land use designation and the Valley Neighborhood Character area in PLAN Hermosa. Further, the project will comply with all current building and safety standards to assure safety and reliability in construction. The site provides for residential vehicular access with its provision of compliant driveway width, garage parking and guest parking. The project will not exceed 25 feet in height, the maximum height and such height will be verified at the

time of construction per HBMC Section 17.46.015. The project will also maintain all required setbacks per HBMC Section 17.10.020, 10 feet in the front yard (as required), 5 feet in the side yard (as required), and 5 feet in the rear yard (as required).

4. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity; and

The design, location, size, and operating characteristics of the proposed condominium development are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity. The project site is developed with one existing single-family residence. The proposed project design is characteristic of similar multifamily residences in the area and is in a residential zone. The project is also consistent with the Low Density Residential land use designation and the Valley Neighborhood Character area in PLAN Hermosa. The project use as two detached residences on a single lot is consistent with reasonably foreseeable future land use.

5. The site is physically suitable for the type of the use being proposed, including access, utilities, and the absence of physical constraints.

The project site is physically suitable for the type of use being proposed. The project site is developed with one existing single-family residence. The project site is located on a 7,445 square foot lot with existing access to a public street, utilities, and other essential services. The existing lot fronts 25th Street and has a lot width of 50 feet. The proposed subdivision is for condominium purposes of two new detached residential buildings. There are no physical constraints which would prohibit this type of development.

Additionally, a Precise Development Plan may only be approved or conditionally approved when positive findings can be made for all of the findings pursuant to Hermosa Beach Municipal (HBMC) Code § 17.58.040:

1. The design, layout, and other physical features of the project comply with all other applicable provisions of this Title [Title 17, Zoning] and all other titles of the Hermosa Beach Municipal Code;

The project site is located within the Two Dwelling Units Per Lot Zone (R-1A). The design, layout, and physical features of the proposed development comply with the City's Zoning Ordinance and all relevant sections of the Hermosa Beach Municipal Code including the development standard for height as contained within HBMC Section 17.10.020. Additionally, HBMC Section 17.10.020.H requires that the minimum lot area per dwelling unit be not less than 3,350 square feet, where the site provides 3,722.5 square feet per unit. The project complies with the maximum lot coverage, which cannot exceed 65 percent of the lot per and the project provides for 52 percent. Off street parking as required in Section 17.10.020.F is accommodated entirely onsite. The development includes four enclosed parking spaces and one guest parking spaces. Vehicle access and parking will be accommodated through a shared 11 foot-wide driveway, with adequate space for vehicle maneuvering of 24 feet. Additionally, the site will feature a catch basin with filter insert to ensure compliance with low-impact development standards. The project provides the required open space of 400 square

feet per unit (HBMC Section 17.10.K) provided for behind the front setback of Unit A and to the rear of the rear yard setback for Unit B. The project also complies with condominium standards including providing for compliant declaration of covenants, conditions and restrictions as found in the conditions of approval and required by Section 17.22.050. The lot is 50 feet wide, exceeding the minimum lot width of 29 feet and provides for greater than 1,600 square feet unit per Section 17.22.060.

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; and

The project site has a Low Density Residential land use designation in the City's General Plan (PLAN Hermosa), and is not part of any specific plan area. The design, layout, and other physical features of the project are consistent with the General Plan. The Low Density Residential designation intends to provide the lowest levels of density, offer a high quality environment for family life and ensure the preservation of residential property values. The identified density range for the land use designation is 2.0 – 13.0 dwelling units per acre pursuant to PLAN Hermosa. The proposed two-unit condominium project complies with these standards and is within the allowable density range at 11.7 dwelling units per acre. There are no other specific plans or design guidelines required for the project site.

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 design, layout, and other physical features of the project comply with the design and development standards applicable to the zone and no waivers from these standards are being requested.

Finally, approval of a tentative parcel map is required for the creation of two residential condominiums. A subdivision for a tentative parcel map may only be approved or conditionally approved when positive findings can be made pursuant to Section 16.08.060 of the HBMC.

1. The proposed subdivision would not create lots smaller than a forty (40) foot width and having less than four thousand (4,000) square feet;

The proposed subdivision would not alter the sizes of the existing lot but would rather subdivide airspace within the lot for condominium purposes. The existing lot is 50 feet in width and is 7,445 square feet in total.

2. The proposed lots, after being divided, front on public streets and do not front on any alleys;

The existing 7,445 square-foot lot fronts on 25th Street. The proposed subdivision of airspace for condominium purposes would not alter this arrangement.

3. The proposed subdivision will in no way be inconsistent with the prevailing lot pattern or reduce property values in the surrounding neighborhood area;

The proposed subdivision of airspace is consistent with zoning for R-1A and there are no unique characteristics about this subdivision which would indicate that surrounding property

values would be negatively affected as a result of this subdivision.

4. **The size of the proposed lots is not smaller than the prevailing lot size and lot frontage within the same zone and general plan designation within a three hundred (300) foot radius; provided, however, that all such lots used in the comparison shall be in the same neighborhood area;**

The size of the lot would not be altered by the proposed subdivision as it pertains to airspace divisions for condominium purposes. There shall be no impact to this lot size standard. The existing lot is 50 feet wide, exceeding the minimum lot width of 30 feet and has a total area of 7,445 square feet where a minimum of lot size is required for new lots.

5. **The granting of the subdivision would result in the creation of lots that would be of a size and configuration which would be in keeping with the standards of development specified by the zoning ordinance for the land use zone in which it is located;**

The size of the lot would not be altered by the proposed subdivision as it pertains to airspace divisions for condominium purposes. There shall be no impact to this lot size or configuration standard.

6. **The creation of the proposed lots would be in conformity with the intent and purpose of the comprehensive general plan for the city;**

PLAN Hermosa, the City's General Plan allows for the creation of new condominium developments within the R-1A zone. Additionally, the proposed subdivision would not alter the size of the existing lot. The subdivision as proposed is compliant with the intent and purpose of the comprehensive general plan for the City. The following table provides a summary of the relevant General Plan goals and policies with which the proposed subdivision conforms.

General Plan Consistency	
Goals & Policies	Findings
Land Use Element	
<p>Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents.</p> <p>Policy 1.6 Scale and context. Consider the compatibility of new development within its urban context to avoid abrupt changes in scale and massing.</p>	<p>The scale of the development is in line with that of the neighborhood and similar development surrounds the subject property. The proposed project is a two- unit condominium development consists of two levels which is common of new multi-family development in this community. The development fits in seamlessly with the urban context which is made up of one and two-story buildings and does not contain abrupt changes in scale and massing.</p>
Housing Element	

General Plan Consistency	
Goals & Policies	Findings
<p>Issue Area 2: Affordable Housing Development</p> <p>Policy 2.2 The City will continue to encourage the development of safe, sound, and decent housing to meet the need of varying income groups</p> <p>Policy 2.4 The City will continue to support and promote homeownership in the community.</p>	<p>The project would support the development of safe, sound, and decent housing. The condominium units built from this project would be made to comply with current building codes which are more robust than the codes used for the existing on-site residences.</p> <p>Furthermore, the condominiums present the opportunity for home ownership in the community.</p>

7. The tentative subdivision map complies with the requirements for approval set forth in the Subdivision Map Act of the state of California.

The vesting tentative subdivision map complies with the Subdivision Map Act and shall be reviewed by the City Engineer for conformance with all requirements set forth in the Subdivision Map Act of California. No final map shall be approved by the jurisdiction until such time that the proposed subdivision map has been cleared for compliance.

Environmental Determination:

Pursuant to the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 3 categorical exemption, as defined in Section 15303 of the CEQA Guidelines, for New Construction as it consists of a multifamily residential structure consisting of no more than four units (**Attachment 1**).

Public Notification:

For the January 20, 2026, Planning Commission hearing, a total of 145 public hearing notices were mailed to the applicant, occupants, and property owners of properties within a 300- foot radius on January 7, 2026. A legal ad was published on January 8, 2026 in the Easy Reader, a newspaper of general circulation. 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 Section 17.68.050. Public notification materials are included as **Attachment 5**. As of the writing of the report, the staff have received no public comments.

Attachments:

1. Draft PC Resolution 26-XX
2. Zoning Map
3. Project Plans
4. Vesting Tentative Parcel Map No. 84845
5. Public Notification Package

Respectfully Submitted by: DeDe Tran, Assistant Planner
Concur: Alexis Oropeza, Planning Manager
Legal Review: Sarah Locklin, Interim Assistant City Attorney
Approved: Alison Becker, AICP, Community Development Director