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November 11, 2025

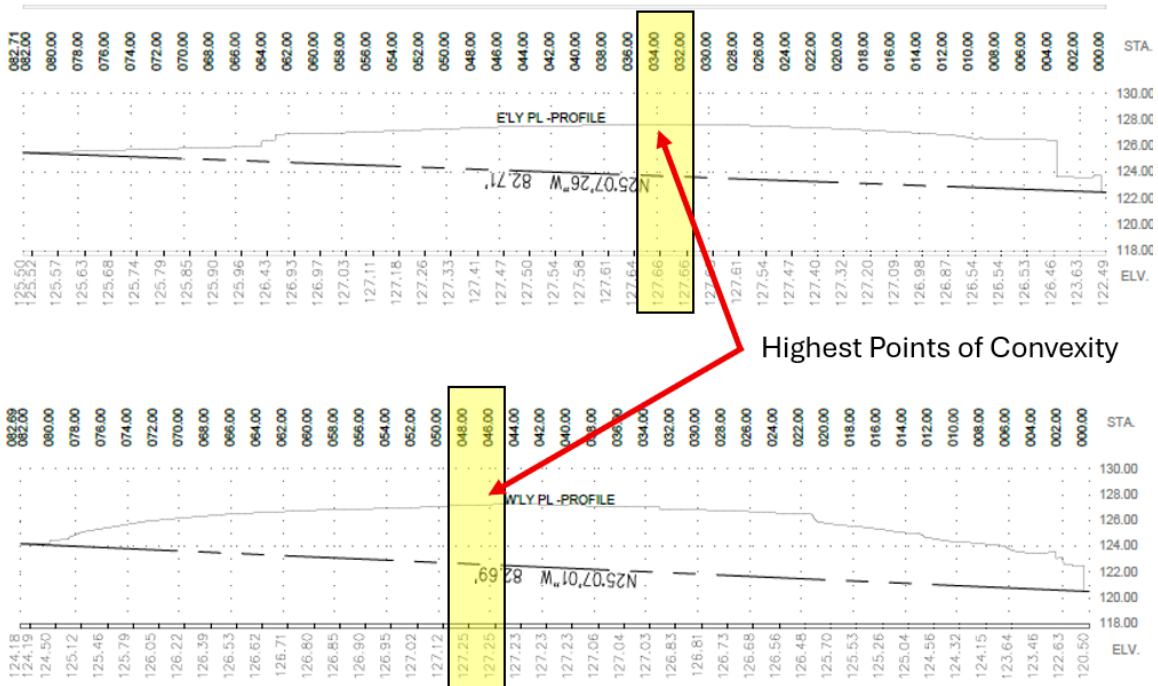
Community Development Department
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

Dear Community Development Department:

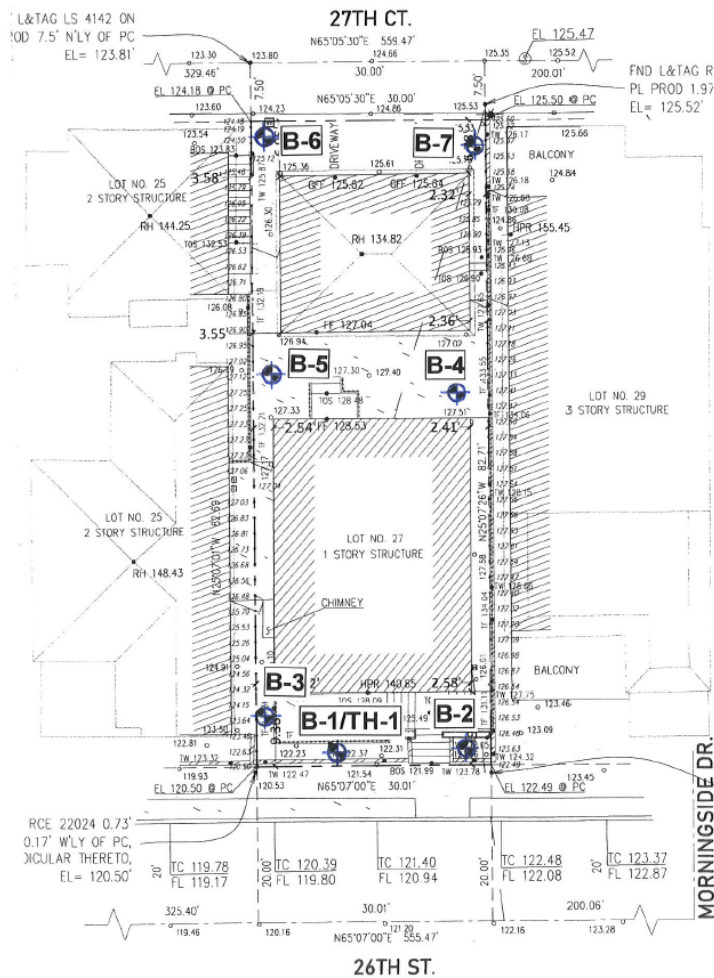
Enclosed please find an application for a convex slope determination for 333 26th Street and approval to use certain grade elevations as an alternative to the interpolated grade for purposes of determining the building height limit for the lot.

The Hermosa Beach Municipal Code allows consideration of spot elevation points along side property lines as an alternative to elevations along the interpolated grade, if the lot is determined to have a convex slope. A finding of a convex slope must be based on evidence that grade elevations along the property lines represent natural or unaltered grades.

A survey and topographic profile of the lot prepared by Eagle Eye Land Surveying shows spot elevations at two-foot intervals along the easterly and westerly lot lines, with the highest points of convexity reaching elevations of 127.66' and 127.25', respectively.



Based on the topographical survey, the slope of the subject lot appears convex. A geotechnical engineering investigation for the site indicates the extent to which the elevation of the convex slope is due to fill soil. In a report dated October 30, 2025, NorCal Engineering presented data from seven boring holes on the site, labeled B-1 through B-7 on the diagram below.

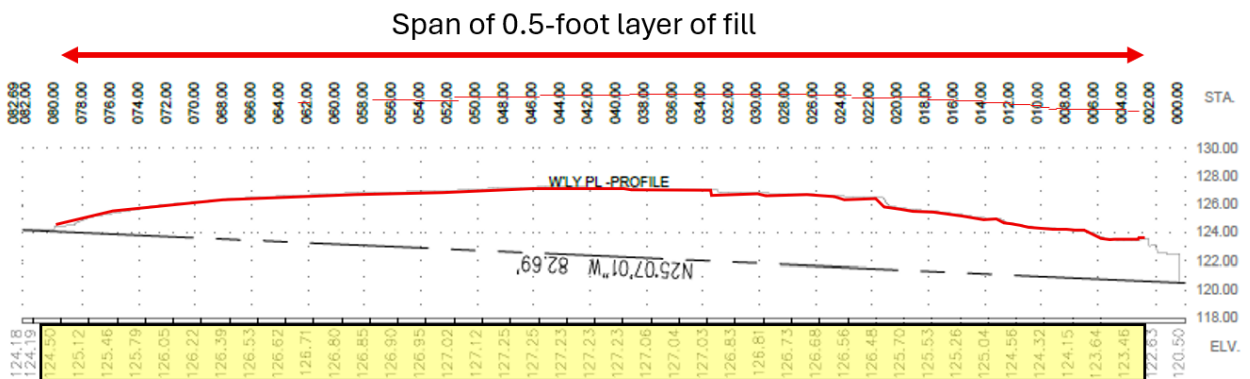
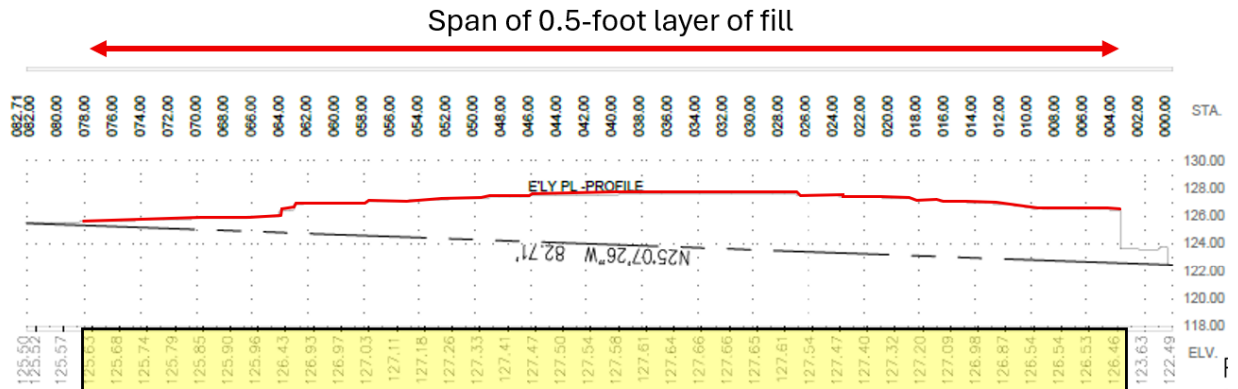


Appendix A, pages 1-6, of the NorCal Report shows the depth of fill soil at the boring points as follows:

B-1	1.5'
B-2	2.0'
B-3	2.5'
B-4	0.5'
B-5	0.5'
B-6	1.5'
B-7	1.0'

At the boring sites nearest the highest point of convexity, B-4 and B-5, the report indicates 0.5' of fill soil. Therefore, when excluding fill soil at the highest points of convexity, the elevations of the natural soil are 127.16' on the east lot line and 126.75' on the west lot line.

Based on the relatively level grade at the top of the convexity, we believe it is reasonable to conclude that the 0.5' layer of fill spans the portion of the lot depicted in red below.



Accordingly, we request a determination that a natural convex slope condition exists on the subject lot and that alternate elevation points may be used to determine the height limit. In light of the NorCal Report indicating a 0.5' fill layer across most of the lot, we request that the elevations on the easterly and westerly property lines depicted on the topographical survey -- less 0.5' to account for fill -- be used to determine the height limit for the subject lot.

Included with this application are elevation drawings and a roof plan and critical points for a proposed single-family residence on the subject site. The elevations and roof plan incorporate the profile of the convex slope on the survey, less .5', and the corresponding proposed maximum height elevations. Please review these plans to confirm that they would be compliant with the height limit if a convex slope determination were approved for the site.

Thank you for your review of this application.

Best regards,

Brandon Straus

Brandon Straus

