



December 29, 2025

**TRANSMITTED VIA EMAIL**

Srour & Associates  
Brandon Straus  
2615 Pacific Coast Highway, Ste 206  
Hermosa Beach, CA 90254

RE: CSD25-04 for a convex slope determination located at 333 26<sup>th</sup> Street.

To Brandon Straus:

Thank you for applying for a convex lot determination for staff review.

**Background Zoning Information**

General Plan Designation: MD (Medium Density)  
Zoning District: R-2 (Two-Family Residential Zone)  
Coastal Zone: Yes

During this review period of your application, staff identified the following information necessary for staff to determine compliance with the Zoning Ordinance. See analysis below for specific concerns:

**Comments/ Correction Items:**

*General*

1. Please specify which proposed alternative elevation points are intended to be used for height calculation purposes and highlight them on the topographical survey.
2. Please provide the proposed alternative elevation points showing the subtraction of any fill.
3. Please provide a written narrative of which alternate points are being requested for height analysis purposes in lieu of the property corner points and why.
4. Provide an interpolated line diagram on both sets of elevations and on the survey (please distinguish lines clearly with a legend). Please include all the following in the diagram, provided without the proposed building. If desired, you can also include a second diagram with the proposed building and critical points:
  - a. Natural Grade Line (excluding fill soils)
  - b. Interpolated Line without convex slope determination using existing property corners established in the provided survey.
  - c. The Proposed Interpolated line if granted convex slope determination as you have requested above (CSD), making sure to exclude fill soils and indicate how much fill is being excluded at which points
    - i. The difference (measured in feet) between the minimum and maximum difference in the interpolated line without CSD and with CSD
5. Please be aware that prior to the public hearing for the Convex Slope Determination, a check for \$75 made payable to the Los Angeles County Registrar-Recorder/County Clerk for the recordation of the CEQA Notice of Exemption will be required pursuant to



**City of Hermosa Beach**

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

o: 310-318-0242 e: [planning@hermosabeach.gov](mailto:planning@hermosabeach.gov)

**Office Hours:** Monday – Thursday 7:00 AM – 6:00 PM

the Class 2 Section 15302 Categorical Exemption of the California Environmental Quality Act. Staff will advise you on when to provide the check in advance of the hearing.

Once your resubmittal package is ready, please submit the revised plans to [CommunityDevelopment@hermosabeach.gov](mailto:CommunityDevelopment@hermosabeach.gov) along with a response letter to the comments identified above indicating how each comment was addressed in the resubmittal. Additional comments may be forthcoming upon receipt of revised plans and/or new information.

If you have any questions, please do not hesitate to contact me at (310) 318-0243 or by email at [dtran@hermosabeach.gov](mailto:dtran@hermosabeach.gov) .

Sincerely,

*DeDe Tran*

DeDe Tran  
Assistant Planner