



**PART I: PLANNING APPLICATION**

*Please note that all information submitted is public record.*

**SECTION A: PROJECT INFORMATION**

PROJECT NAME:	333 26th Street											
SITE ADDRESS/LOCATION:												
ASSESSOR'S PARCEL NUMBER: ( <a href="#">USE LINKED GIS TOOL TO LOCATE APN</a> )	4	1	8	1	—	0	2	4	—	0	2	6
BRIEF PROJECT DESCRIPTION:												
Appeal of Director decision dated January 28, 2026, denying request for a convex slope determination and approval of alternate elevation points to measure building height.												

**SECTION B: APPLICANT (INDIVIDUAL/ENTITY RESPONSIBLE) SHALL BE THE POINT OF CONTACT UNLESS SECTION C IS COMPLETED**

NAME:	Brandon Straus											
COMPANY:	Srour & Associates											
ADDRESS:	2615 Pacific Coast Highway, Suite 206											
CITY, STATE, ZIP:	Hermosa Beach, CA 90254											
EMAIL:	brandon@esrou.com											
PHONE:	310-372-8433					MOBILE PHONE:						

**SECTION C: APPLICANTS' AUTHORIZED AGENT/REPRESENTATIVE (IF APPLICABLE)**

NAME:	N/A											
COMPANY:												
ADDRESS:												
CITY, STATE, ZIP:												
EMAIL:												
PHONE:						MOBILE PHONE:						

<b>CITY USE ONLY</b>				
<b>Received By:</b>	<b>Fee(s):</b>	<b>Date Paid:</b>	<b>Case No.:</b>	<b>Case Planner:</b>



**SECTION D: PROPERTY OWNER**

NAME:	<u>Dana Collins, Successor Trustee of The Shirley A. Lehmer Revocable Trust aka The Shirley A. Lehmer Revocable Trust</u>		
COMPANY:	<u>Lehmer Revocable Trust</u>		
ADDRESS:	<u>333 26th St.</u>		
CITY, STATE, ZIP:	<u>Hermosa Beach, CA 90254</u>		
EMAIL:	<u>Dana Collins: danacollinsbroker@gmail.com</u>		
PHONE:		MOBILE PHONE:	

**SECTION E: APPLICATION(S) (select all that apply)**

- |   |   |
|---|---|
| <input type="checkbox"/> Amendment to Planning Entitlement<br><input checked="" type="checkbox"/> Appeal to the Planning Commission<br><input type="checkbox"/> Conditional Use Permit<br><input type="checkbox"/> Condominium<br><input type="checkbox"/> CC&R's Review<br><input type="checkbox"/> Director Determination<br><input type="checkbox"/> Extension of Time for Planning Entitlement<br><input type="checkbox"/> Final Map<br><input type="checkbox"/> General Plan Amendment<br><input type="checkbox"/> Height Limit Exception<br><input type="checkbox"/> Minor Historic Review/Cert. of Appropriateness<br><input type="checkbox"/> Major Historic Review/Cert. of Appropriateness<br><input type="checkbox"/> Historic Landmark Nomination<br><input type="checkbox"/> Limited Outdoor Seating<br><input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Minor Modification<br><input type="checkbox"/> Mural Review<br><input type="checkbox"/> Parking Plan<br><input type="checkbox"/> Planning Commission Interpretation<br><input type="checkbox"/> Precise Development Plan<br><input type="checkbox"/> Sign Variance<br><input type="checkbox"/> Similar Use Determination<br><input type="checkbox"/> Slope/Grade Height Determination<br><input type="checkbox"/> Tentative Map<br><input type="checkbox"/> Zoning Code Text Amendment<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Zone Change<br><input type="checkbox"/> Categorical Exemption<br><input type="checkbox"/> Negative Declaration / Initial Study<br><input type="checkbox"/> Environmental Impact Report |
|---|---|

*Please refer to Section III of the application for information on current fees. Be advised, multiple fees may apply to your application (e.g. a CUP application may include a CUP fee, categorical exemption fee, public noticing fee(s), and technology fee).*

**SECTION F: CERTIFICATION**

1. I certify that to, the best of my knowledge, the information in this application and all plans and submittals are true, accurate and correct; this application is made with my consent; and misrepresentation of factual information may invalidate development entitlements granted by the City.
2. I understand that work pertaining to the project shall not begin prior to final City approval. 'Final City approval' means approval by the final decision-making authority on the application, following any appeal period set



**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

forth in the Hermosa Beach Municipal Code. Please be advised for projects within the Coastal Zone, the California Coastal Commission may be the final decision-making body.

3. I understand that property development is complex and responsibility for understanding and abiding by all legal requirements pertaining to this project lies with myself, the property owner and project developers. I understand that unknown conditions and requirements may arise during the development process, which may result in unanticipated time, cost, requirements, or project denial. I understand that my project may be subject to requirements of other City departments, such as the Public Works or Los Angeles County Fire Departments and have inquired about them, or other local, state or federal, or utility company requirements.
4. I hereby authorize employees of the City of Hermosa Beach to enter upon the subject property, as necessary to enable the City to process this application and upon providing reasonable notice, to inspect the premises and post public hearing notices.
5. I understand that any decision of the Planning Commission may be reviewed by the City Council and some applications are subject to appeal. Appeals must be filed in writing with the City Clerk within ten calendar days from the date of the subsequent City Council meeting.
6. To the extent permitted by law, I agree to defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
7. I understand that all information of any type pertaining to this application is public information and may be uploaded to the Internet in a portable document format (PDF) as part of an agenda packet for Planning Commission or City Council meetings. Any information that I believe is proprietary or should not be viewed by the public is clearly designated; however, and notwithstanding, I understand such information may be subject to disclosure under the California Public Records Act (Government Code section 6250 et seq.).
8. I understand that I may request in writing to receive notice of any proposal to adopt or amend the general plan, a specific plan, zoning or other ordinance affecting building permits or grading permits reasonably related to my proposal. (Government Code Section 65945).
9. I understand that the City reserves the right to require an additional deposit of funds in order to complete an environmental assessment pursuant to the California Environmental Quality Act (CEQA).

**I hereby certify that I have read, understand, and agree with all the statements above.**

(Applicant and Property Owner's Signature shall be notarized)

Applicant:	<i>Brandon Straus</i>	Brandon Straus	11/10/2025
	<i>Signature</i>	<i>Print Name</i>	<i>Date</i>
Owner:	<i>Dana Collins</i>	Dana Collins	11/10/2025
	<i>Signature</i>	<i>Print Name</i>	<i>Date</i>
		Successor Trustee of The Shirley A. Lehmer Revocable Trust aka The Shirley A. Lehmer Revocable Trust	

*\*\*\*If the above signature(s) are on behalf of a LLC or Trust, the Planning Application shall be accompanied by verification documents (Articles of Incorporation, Deed of Trust, etc.) to demonstrate the signatories are authorized to sign on behalf of the entity.*

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

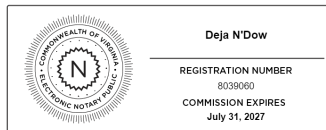
State of Virginia  
County of Newport News)

On 11/10/2025 before me, Deja N'Dow Electronic Notary Public  
(insert name and title of the officer)

personally appeared Brandon Bernstein Straus ~~Dana Collins~~ *JN*,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Virginia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notarized remotely online using communication technology via Proof.

Signature *Deja N'Dow* (Seal)

Clear Form

Print Form

State of Florida  
County of Orange

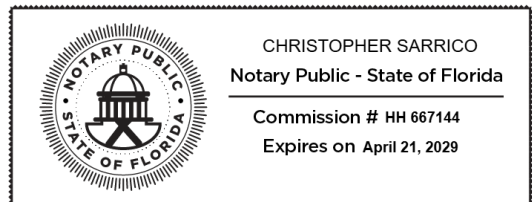
This foregoing instrument was acknowledged before me by means of online notarization, this 11/10/2025 by Dana Collins.

*Christopher Sarrico*

Christopher Sarrico

Personally Known OR  Produced Identification

Type of Identification Produced DRIVER LICENSE



Notarized remotely online using communication technology via Proof.

## PART II: SUPPLEMENTAL INFORMATION FORM

1. Describe the project site, as it currently exists, including size of buildings and improvements, existing uses, number of parking spaces, square footage of landscaping etc. (use separate sheet if necessary)

Currently on site is an 875-square-foot single-family residence and detached two-car garage, built in 1925. There is a small landscaped area in the front yard.

	Existing	Proposed	
2. What is the <a href="#">General Plan Land Use Designation</a> for the site?	Residential Medium Density	No change	
3. What is the <a href="#">Zoning</a> for the Site?	R-2	No Change	
4. Is the site in the <a href="#">Coastal Zone</a> ?	<b>Yes:</b> X	<b>No:</b>	
5. Will the project be developed or constructed in phases? If yes, include a phasing plan in the detailed project description.	<b>Yes:</b> N/A	<b>No:</b>	
6. Are you proposing any other development, uses, or alterations of the site that are not included in this application?	<b>Yes:</b> N/A	<b>No:</b>	
7. Has the project or site received previous or other approvals? (If so, please provide them. An amendment may be required.)	<b>Yes:</b> N/A	<b>No:</b>	
8. Is any part of the site subject to any lease, agreement, covenant, association, easement, or other encumbrance?	<b>Yes:</b> N/A	<b>No:</b>	
9. Have you conducted any pre-submittal community outreach? If yes, please include a narrative of the results of the outreach, including any opposition.	<b>Yes:</b>	<b>No:</b> X	
10. Describe adjacent land uses, including business names:			
To North: R-2, residential			
To South: R-2, residential			
To East: R-2, residential			
To West: R-2, residential			
11. Lot coverage and surfaces: (Note: Only the existing square footage column must be completed unless new construction is proposed)			
Type	Existing (sq ft)	Proposed (sq ft)	Net Change (sq ft)
Lot coverage*			
Paved area			
Landscaped area		<b>N/A</b>	
Unimproved area			
Pervious surfaces			
Total building area			
Provide # of buildings & size of			



each building			
<p><b>*Lot coverage:</b> area of lot covered by foundations of all buildings and structures, cantilevers projecting from a building, decks and stairs &gt;30" above grade. <u>Excluded:</u> Architectural projections, eaves, unenclosed balconies open on ≥ 2 sides including portions under another balcony projecting ≤5' from a building face; nonstructural stairs, patios, walkways and planters establishing finish grade; fences and walls. (Hermosa Beach Municipal Code, Chapter 17.04 )</p>			
12. Will any buildings be demolished? If yes, complete 12a-12c.		<b>Yes:</b>	<b>No:</b> x
12a. Number of buildings to be demolished?			
12b. Gross floor area of buildings to be demolished.			
12c. Are any buildings on site at least 50 years old? If yes, a professionally prepared historical resource survey is required			
13. Will any dwelling units be demolished? If yes, complete 13a-13c.		<b>Yes:</b>	<b>No:</b> x
13a. Number of dwelling units currently on property.			
13b. Number of dwelling units to be demolished.			
13c. Has the <a href="#">income certification form</a> been completed?		<b>Yes:</b>	<b>No:</b>
14. Are any temporary uses or structures proposed?		<b>Yes:</b>	<b>No:</b>
15. Will fences, walls /retaining walls, or similar elements be installed or altered?		<b>Yes:</b>	<b>No:</b>
16. Are any roof decks proposed? If yes, complete 16a.		<b>Yes:</b>	<b>No:</b>
16a. Size of roof deck			
17. Are electrical transformers, fire hydrants, antennae, rooftop elements, solar photovoltaic energy systems, tanks, or similar improvements proposed/required?		<b>Yes:</b>	<b>No:</b>
18. Will any structure, architectural projection, stairs, decks, utilities, or other elements encroach into a setback as a result of the project?		<b>Yes:</b>	<b>No:</b>
19. Will any signs be installed or altered in connection with the use or building?		<b>Yes:</b>	<b>No:</b>
20. Will trash/recycling facilities be installed or altered?		<b>Yes:</b>	<b>No:</b>
21. Will any part of the project, or its use, encroach on the public right-of-way (during or after construction or operation)?		<b>Yes:</b>	<b>No:</b>
22. Will exterior lighting on any building or site be installed or altered?		<b>Yes:</b>	<b>No:</b>
23. Number of Proposed Parking spaces			
Type	Existing	Proposed	Net Change
Regular space			
Compact			
Disabled			
Loading/other			
Guest (residential)			
24. Are any parking spaces located offsite or shared with other uses or businesses on the site? If yes, include a narrative in the project description and describe their location.		<b>Yes:</b>	<b>No:</b>
<p><i>*Please note that a parking study prepared by a professional parking &amp; traffic expert may be required for parking plan applications.</i></p>			



25. Will any driveways or access ways be constructed or altered?	<b>Yes:</b>	<b>No:</b>
26. Will drainage be altered or increased? If yes, please describe.	<b>Yes:</b>	<b>No:</b>
N/A		
27. Is a Standard Urban Storm Water Mitigation Plan required? <i>(Hermosa Beach Municipal Code, Chapter 8.44)</i>	<b>Yes:</b>	<b>No:</b>
28. Are any trees, unique environmental conditions, or cultural elements located on the site or an adjacent site?	<b>Yes:</b>	<b>No:</b>
29. Will any trees be removed, or will construction, trenching, construction materials, or vehicles encroach within the drip line of existing trees?	<b>Yes:</b>	<b>No:</b>
30. Will any vegetation or planters be removed, altered or installed?	<b>Yes:</b>	<b>No:</b>
31. Is site grading or contouring proposed?	<b>Yes:</b>	<b>No:</b>
Cut (cubic yards):	Fill (cubic yards):	
Cubic yards export:	Cubic yards import:	
Maximum height fill slope (feet):	Maximum height cut slope (feet):	
<b>RESIDENTIAL PROJECTS</b> (Skip to Question 35 if not a residential project)		
32. Type of units		
Type	Number of units	Bedrooms per unit
Single-family		
Duplex		
Multi-family		
Condominiums		
Accessory or other		
Unit size (sq ft) - except garages	N/A	
Garage– per unit (sq ft)		
Total size– all units (sq ft)		
33. Will affordable or special need housing be provided? If yes, complete 33a & 33b.	<b>Yes:</b>	<b>No:</b>
33a. Indicate the number of affordable units as well as the <a href="#">level of affordability</a> (ex: Moderate income, low income, very low income etc.)		
33b. Indicate the number of special need housing units proposed and describe the type of special needs housing.		
34. Will any amenities be provided?	<b>Yes:</b>	<b>No:</b>
<b>COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OTHER</b> (Skip to Acknowledgements if inapplicable)		
35. Provide details on the following criteria:		
	Existing	Proposed
Days and hours of operation:		
Shifts per day:		
Employees on largest shift:		
Estimated total number of employees:		
Number of seats (for restaurants, schools, theaters, etc.):		



36. Specify any outdoor activities (dining, storage, etc.):		
37. Will machinery other than typical office equipment be used? If yes, please describe:	<b>Yes:</b>	<b>No:</b>
38. Will any flues, filtration systems, ventilation or similar equipment be installed or altered (e.g., affecting air, water, grease or oil trap)? If yes, please describe:	<b>Yes:</b>	<b>No:</b>
39. Will any hazardous or dangerous materials be used? If yes, please describe:	<b>Yes:</b>	<b>No:</b>
40. Will the use create any noise or vibration that will heard/felt off the site? If yes, please describe:	<b>Yes:</b>	<b>No:</b>
41. How is the project consistent with, and meet the goals of, the City's General Plan? The General Plan can be found at <a href="https://www.hermosabeach.gov/our-government/community-development/plan-hermosa">https://www.hermosabeach.gov/our-government/community-development/plan-hermosa</a> .		



**DISCLOSURE STATEMENT**  
**CONSULTATION OF LIST OF SITES RELATED TO HAZARDOUS WASTES**

Certification of Compliance with Government Code Section 65962.5

Pursuant to Government Code Section 65962.5(f), this statement must be completed and signed by the applicant before an application can be deemed complete for any type of development project.

I certify that on 2-4-26, I consulted the list of identified hazardous waste sites (Cortese List) consolidated by the Office of Planning and Research (OPR), which can be found at [www.calepa.ca.gov/sitecleanup/CorteseList](http://www.calepa.ca.gov/sitecleanup/CorteseList).

I hereby certify under penalty of perjury that the proposed location for a development permit application at:

333 26th St. 4181-024-026  
 Street Address Assessor Parcel No.

- is not** on the most recent list of identified hazardous waste sites consolidated by the Office of Planning and Research.
- is** on the most recent list of identified hazardous waste sites consolidated by the Office of Planning and research. A copy of the list is hereby attached.

Brandon Straus  
 Applicant Signature

2/5/26  
 Date

Brandon Straus  
 Applicant Print Name