



**Honorable Chair and Members of the Hermosa Beach Planning Commission**

**LOCATION: 1244 2ND STREET**

**ADOPT A RESOLUTION TO APPROVE A LOT LINE ADJUSTMENT AND VARIANCE AT 1244 2ND STREET (APN 4186-027-031) AND APN 4186-027-030 (NO ADDRESS) IN THE SINGLE-FAMILY RESIDENTIAL ZONE (R-1)**

**CEQA:** Determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15305.  
(Assistant Planner DeDe Tran)

---

**Recommended Action:**

Staff recommends Planning Commission:

1. Determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15305; and
2. Adopt a Resolution approving Lot Line Adjustment (LLA 25-02) and Variance (VAR25-03) at 1244 2<sup>nd</sup> Street and Assessor's Parcel Number 4186-027-030 (**Attachment 1**).

**Executive Summary:**

The request is to move the existing north/south property line between the parcels and rotate it to an east/west property line to create two nearly equal lots to facilitate development of single-family residences on each parcel.

**Background:**

The subject parcels are located at the southeastern end of the city west of Prospect Avenue and are "through lots" having frontage on two streets. The lots front on 2<sup>nd</sup> Street to the north and 1<sup>st</sup> Place to the south. Both parcels are zoned Single-Family Residential (R-1) zone and have a General Plan designation of Low Density Residential (LD).

The project site consists of two lots: 1244 2<sup>nd</sup> Street (APN 4186-027-031) or "Lot A" (in the attached exhibit) with approximately 37.5 feet of street frontage totaling 3,379.5 square feet in size and APN 4186-027-030 (no address) "Lot B" (in the attached exhibit) with approximately 12.5 feet of street frontage totaling 1,126.5 square feet in size. Lot A is comprised of all of Lot 104 and the easterly 12.5 feet of Lot 103 as shown on the Assessor's Parcel Map (**Attachment 2**). The lots were formally merged into a single lot in 1988 by the Planning Commission. Lot A is developed with a single-family residence and a detached garage.

### **Past Commission Actions**

Meeting Date	Description
<b><u>Planning Commission:</u></b> October 18, 1988	Planning Commission approves a lot merger of Lot 104 and the E' 12.5 Lot 103

Site Information Table:

The following table describes the site characteristics for both properties.

<b>Site Information</b>		
General Plan (Both)	Low-Density Residential (LD)	
Zoning (Both)	Single-Family Residential (R-1)	
Existing Lot Size	Lot A	3,830 square feet
	Lot B	1,126.5 square feet
Surrounding Zoning (Both)	North: Single-Family Residential (R-1)	
	East: Single-Family Residential (R-1)	
	South: Single-Family Residential (R-1)	
	West: Single-Family Residential (R-1)	
Surrounding Uses (Both)	North: Residential	
	East: Residential	
	South: Residential	
	West: Residential	

### **Project Description**

The applicant is seeking a lot line adjustment to reconfigure the lots and create two nearly equal properties. The proposed north lot (Lot C) would be 50 feet wide with frontage on 2<sup>nd</sup> Street and a depth of 45.12 feet. The proposed south lot (Lot D) would be 50 feet wide, with frontage on 1st Place, and a lot depth of 45 feet. Lot C would be six square feet larger than Lot D at 2,256 square feet (**Attachment 3**).

Currently, a single-family residence is developed on existing Lot A. The applicant plans to demolish the existing home and, if the lot line adjustment is approved, build new single-family homes (one on each lot) for a total of two new residences with a net gain of one residence.

**Discussion:**

A Lot Line Adjustment is the process under the State Subdivision Map Act that is used to change property lines between existing parcels. The process can be used to do a number of things, such as: combine up to four (4) adjacent parcels into one (1) parcel, alter the boundary between up to four (4) parcels, or reconfigure the shapes of up to four (4) parcels. A Variance is required for this Lot Line Adjustment request due to the size of the lots. Per Hermosa Beach Municipal Code (HBMC) Section 17.08.030 (I), the minimum lot size for newly created lots shall be 4,000 square feet. Both properties are currently substandard to this requirement and if the project is approved, both would remain substandard. However, the newly created lots will be evenly divided in terms of square footage and will facilitate the development of two new single-family residences.

<b>Lot</b>	<b>Existing Lot Size</b>	<b>Adjusted Lot size</b>
Lot A (APN 4186-027-031, 1244 2 <sup>nd</sup> Street)	3,830.1 square feet	2,256 square feet (Lot C)
Lot B- (APN 4186-027-030)	1,126.5 square feet	2,250 square feet (Lot D)

If approved, Lot A, which is one and a half as large as the surrounding lots and Lot B, which is a half lot, will be reconfigured to two lots that are nearly equal in size and typical of the area. Currently, the lots are vertically configured as through lots with frontage on Second Street. As proposed, they will be oriented horizontally making them in interior lots with frontage on only one street. Although this configuration would be unlike most lots on the block it would be similar to the two lots to the east.

Findings: Pursuant to Hermosa Beach Municipal Code (HBMC) §17.54.020 four required Variance findings must be made to approve, or conditionally approve, a Variance application. The inability to make one or more of the following findings is grounds for denial of an application.

- 1. Exceptional circumstances are applicable to the property involved;**  
Lot B is 1,126.5 square feet in size and is just 12.5 feet wide. The lot is well below the minimum 4,000-square-foot lot size required for new lots. The lot's narrowness is also substandard, making it nearly infeasible to develop the site without multiple variances. The variance for the minimum lot size results in a lot width of 50 feet and a larger lot size, which makes development more feasible.
- 2. That the variance is necessary for the preservation of a substantial property right possessed by other properties in the vicinity of the subject property;**  
The Variance is necessary in this case to allow the reconfiguration of the lot's development of a single-family home on two evenly divided lots.
- 3. That the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is located;**  
The Variance would not result in a net change in the non-conformity of the parcels, as one parcel would become more conforming to the zoning ordinance, and one would become less conforming. The Variance would result in two nearly equal lots

that could then be developed with two single-family homes. These two lots as proposed would be like the other lots on the block in terms of total square footage.

Lot	Existing Lot Size	Adjusted Lot size
Lot A-(APN 4186-027-031, 1244 2 <sup>nd</sup> Street)	3,830.1 square feet	2,256 square feet (Lot C)
Lot B-(APN 4186-027-030)	1,126.5 square feet	2,250 square feet (Lot D)

**4. That the granting of the variance will not conflict with the provisions of, or be detrimental to, the general plan.**

The granting of the Variance would not be detrimental to or conflict with the provisions of the general plan. Consistency with relevant policies from the general plan is provided below.

General Plan Consistency	
Land Use Element	Findings
<p><b>Goal 2:</b> Provide for diverse needs of residents of all ages and abilities</p> <p><b>Policy 2.5</b> Neighborhood preservation- Preserve and enhance the quality of residential neighborhoods by avoiding or abating the intrusion of disruptive non-conforming buildings or uses</p>	<p>The proposal is consistent with policy 2.5 as the project enhances the quality of a residential neighborhood by supporting development that can abide by the development standards of the municipal code and facilitate the development of an additional single-family residence.</p>

**Environmental Determination:**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 5 categorical exemption, Minor Alterations in Land Use Limitations, as defined in section 15305 of the State CEQA Guidelines, as the project consists of a Variance and minor Lot Line Adjustment not resulting in the creation of any new parcel, in an area with an average slope of less than 20 percent and does not result in any changes to land use or density. Moreover, none of the exceptions to the categorical exemption(s) apply to the project, as defined in section 15300.2 of the State CEQA Guidelines. The project is not located in a particularly sensitive environment such that the project may impact an environmental resource of hazardous or critical concern. The project would not result in a significant cumulative impact of successive projects of the same type in the same place over time; the project would not have a significant effect on the environment due to unusual circumstances; the project would not damage a scenic highway or scenic resources within a state scenic highway; the project is not located on a hazardous waste site; and the project would not cause a substantial adverse change in the significance of a historical resource.

**Public Notification:**

For the March 17, 2026, Planning Commission hearing, a total of 199 public hearing notices were mailed to the applicant, occupants and property owners of properties within a 500-foot radius on March 5, 2026. A legal ad was published on March 5, 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 17.68.050. Public notification materials are included as **Attachment 4**. As of the writing of the report, staff have received no public comments.

**Attachments:**

1. Draft Resolution
2. Assessor's Map
3. LLA Legal Descriptions and Exhibits
4. 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