

Planning Commission Meeting – March 17, 2026

**ADOPT A RESOLUTION UPHOLDING THE
COMMUNITY DEVELOPMENT DIRECTOR'S
DETERMINATION DENYING A REQUEST
FOR A CONVEX SLOPE DETERMINATION
(CSD25-04) AT 333 26TH STREET**

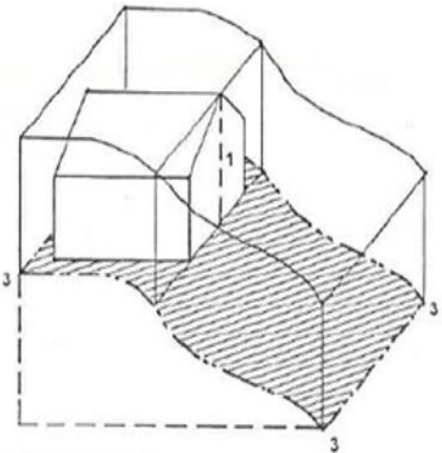


CITY OF
HERMOSA
BEACH

History

- Ordinance 94-1121, adopted November 22, 1994
- For lots with convex contours (where the ground level arches upward along a property line) the "grade" of a lot may be based on a detailed topographical survey along the property line with spot elevations called out at a minimum of two (2) foot intervals.

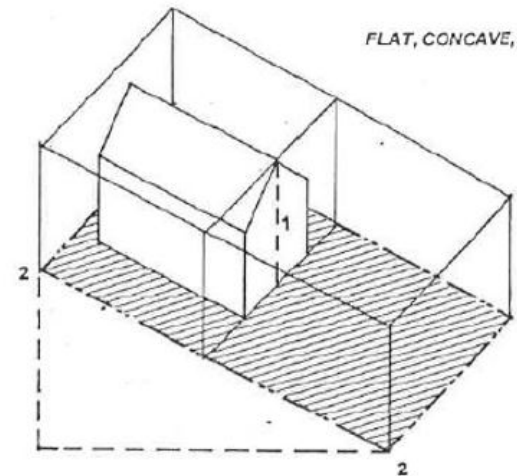
UNEVEN/CONVEX OR VARIABLY SLOPING LOT



- NOTES:
1. MAXIMUM BUILDING HEIGHT
HIGHEST POINT ON BUILDING RIDGE OR ROOF
 2. GRADE BASED UPON EXISTING CORNER
POINT ELEVATIONS
 3. GRADE BASED ON MULTIPLE SPOT ELEVATIONS

BUILDING HEIGHT ENVELOPE

FLAT, CONCAVE, OR UNIFORMLY SLOPING LOT



- NOTES:
1. MAXIMUM BUILDING HEIGHT
HIGHEST POINT ON BUILDING RIDGE OR ROOF
 2. GRADE BASED UPON EXISTING CORNER
POINT ELEVATIONS

Application

- The determination of grade shall be made by the community development director, based on all available evidence, and any disputes shall be referred to the planning commission.
- Evolutions: review by the Planning Commission, soil samples
- Progression: Reviewing the convex contours in the context of development, applying a 10% slope analysis
- Technical analysis, each property evaluated on its own submission

Photo of Existing Site

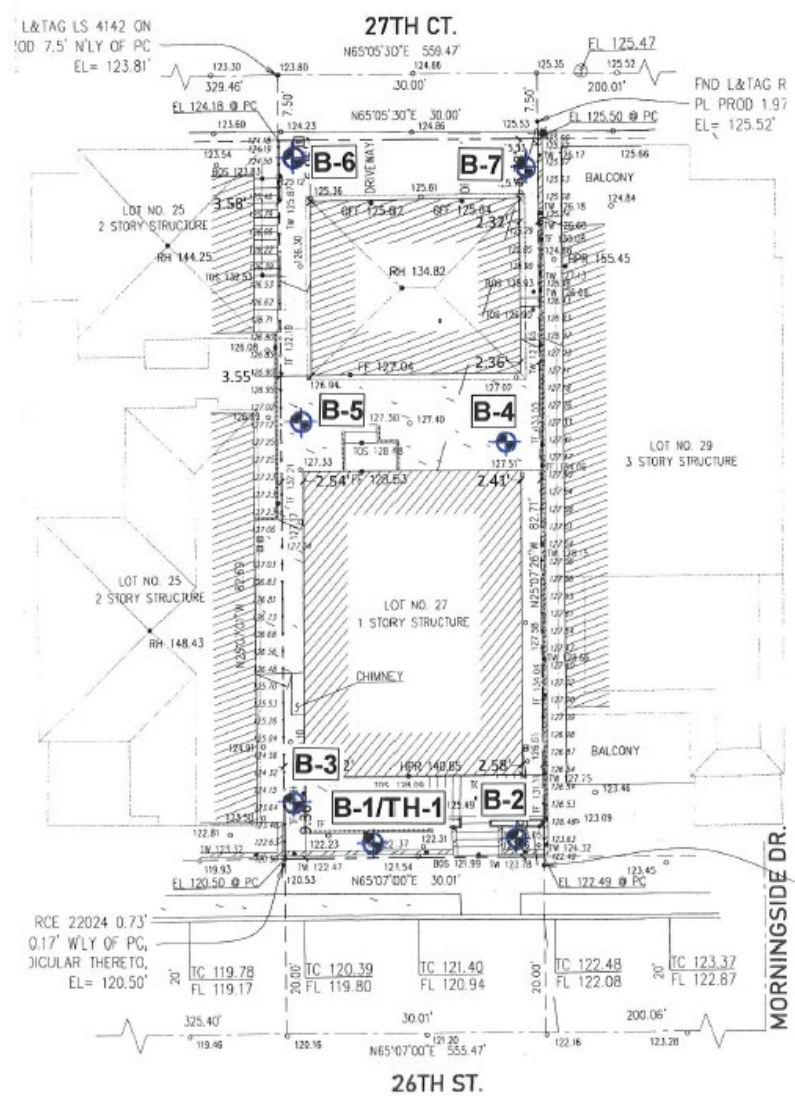


Background

History	
December 2, 2025	Applicant applied for a Convex Slope Determination
December 29, 2025	Staff completed their review and sent a comment letter
January 8, 2026	The Director and staff met with the applicant and reviewed the applicant's materials and received clarification on several items
January 28, 2026	The Director determined that the findings to support a convex slope were not met and issued a denial
February 5, 2026	The applicant filed an appeal to the Director's Determination



Discussion



Discussion

Figure 2: Two-Foot Interval Survey West

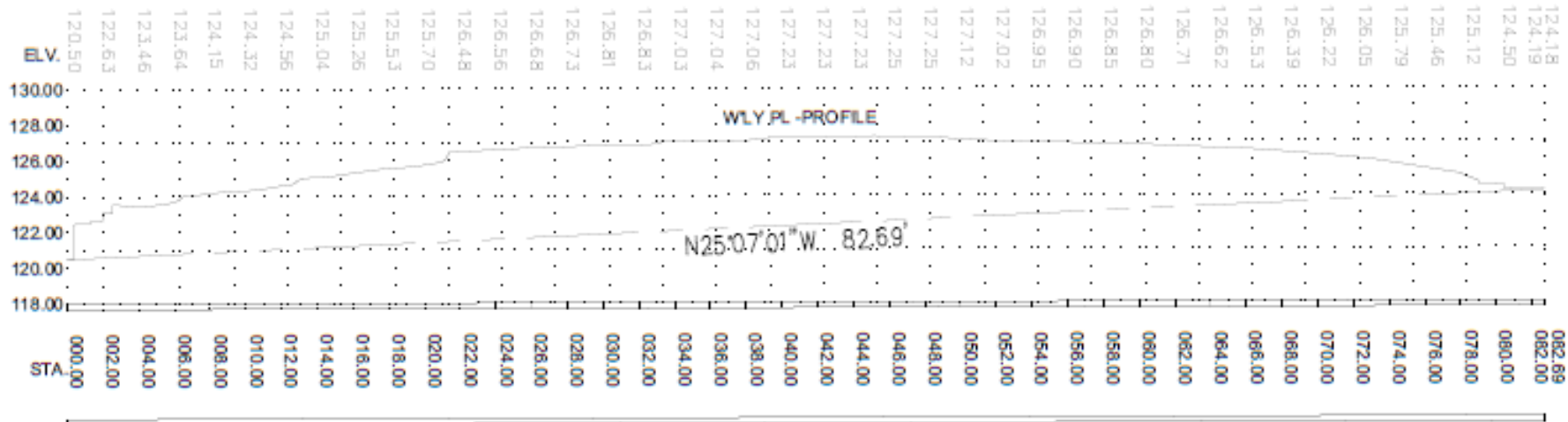
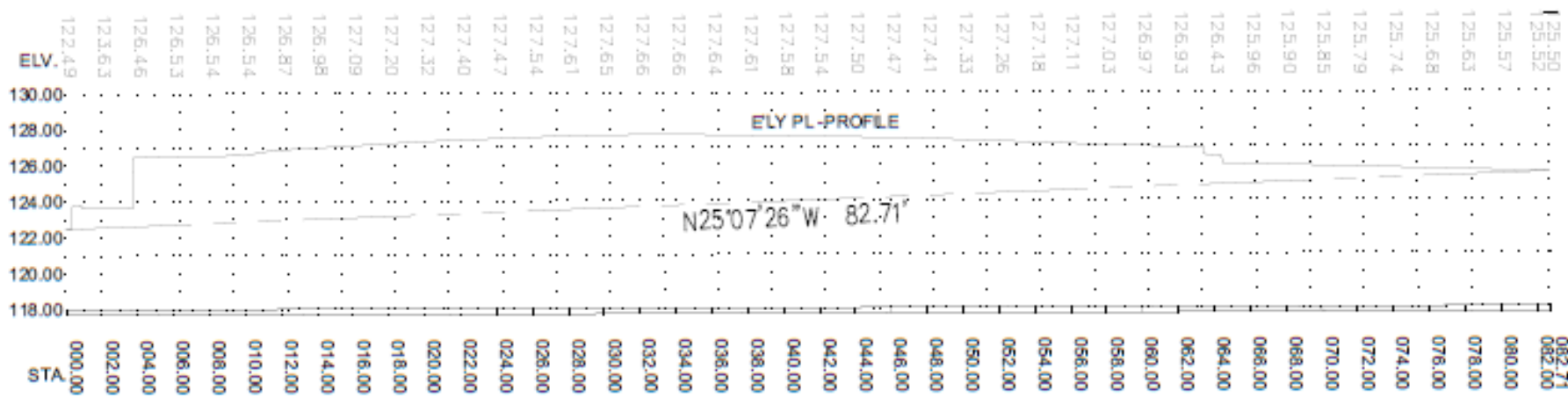
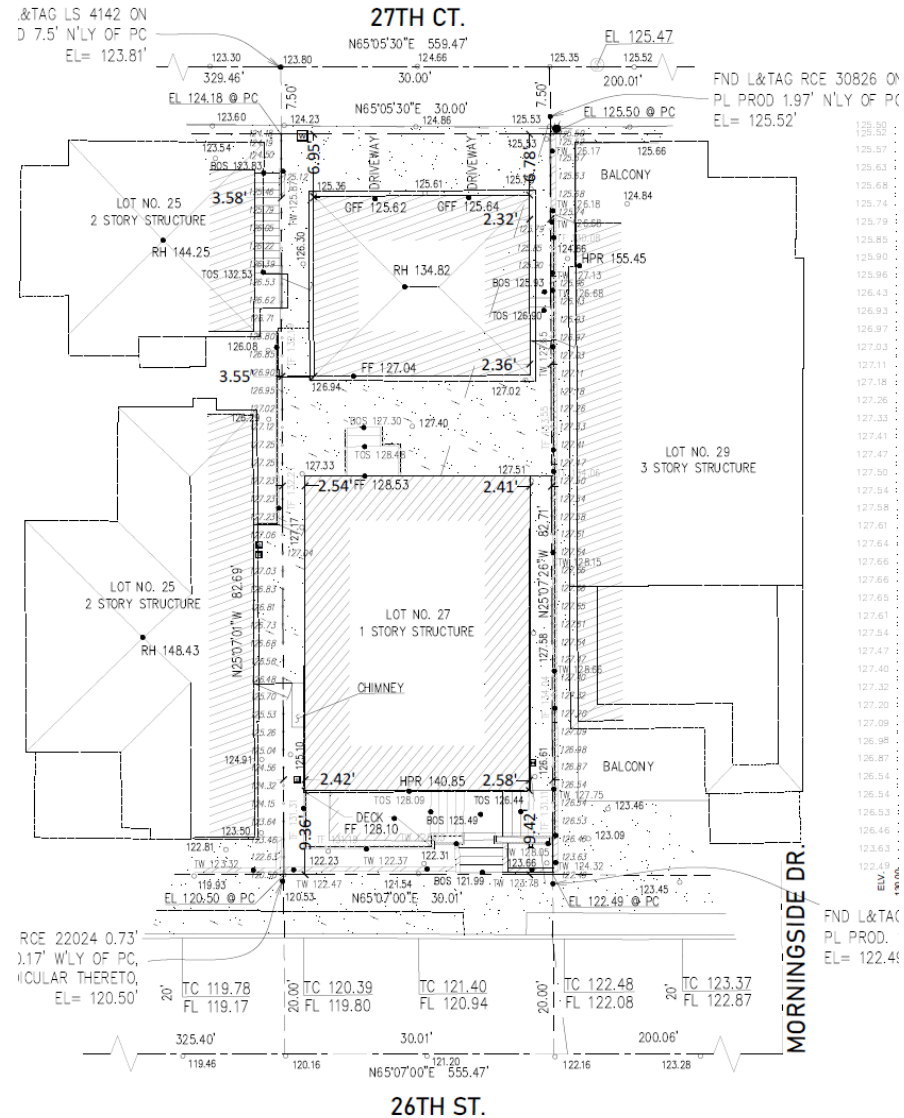


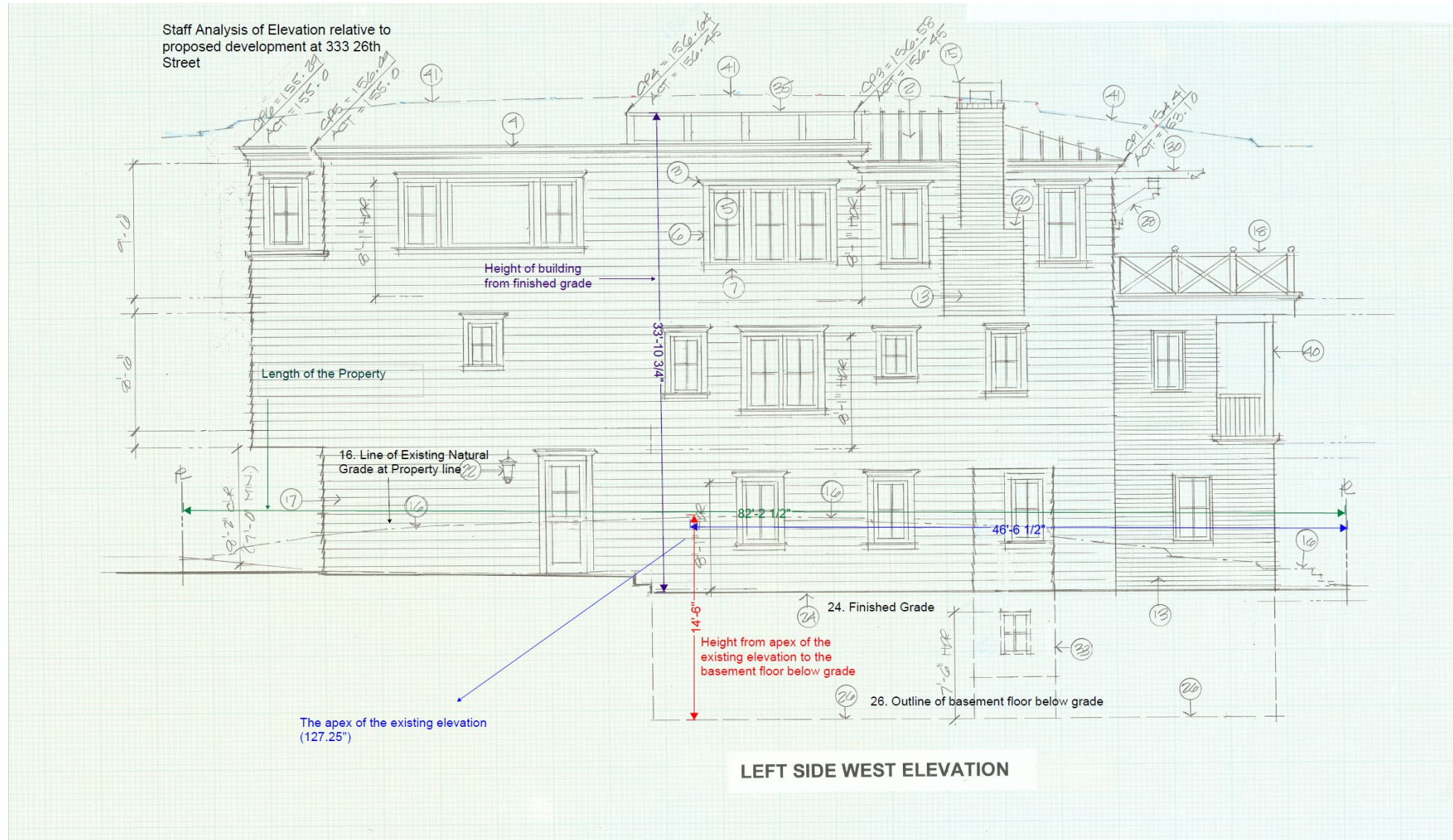
Figure 3: Two-Foot Interval Survey East



Discussion



Discussion



Environmental Determination & Public Noticing

- Not a project



Staff Recommendation

1. Determine this is not a project under the California Environmental Quality Act (CEQA) pursuant to section 21065 of the CEQA Guidelines; and
2. Adopt a resolution upholding the Community Development Director's Determination denying a request for a Convex Lot Determination at 333 26th Street in the Two-Family Residential Zone



THANK YOU!

Contact us.

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