

Planning Commission Meeting – March 17, 2026

**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)**



CITY OF
HERMOSA
BEACH

Photo of Existing Site



Zoning Map



Exhibit- Existing Boundary Conditions

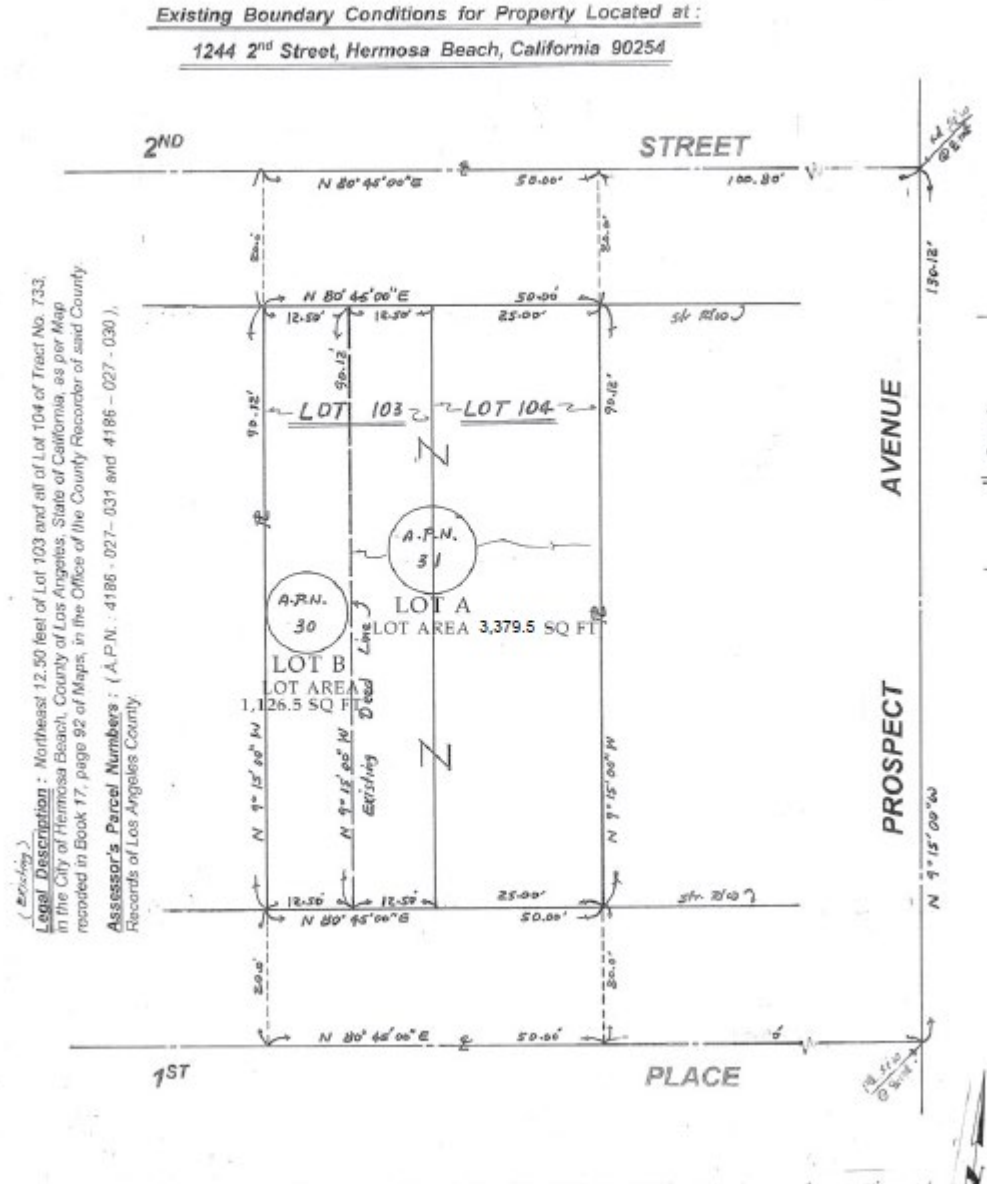
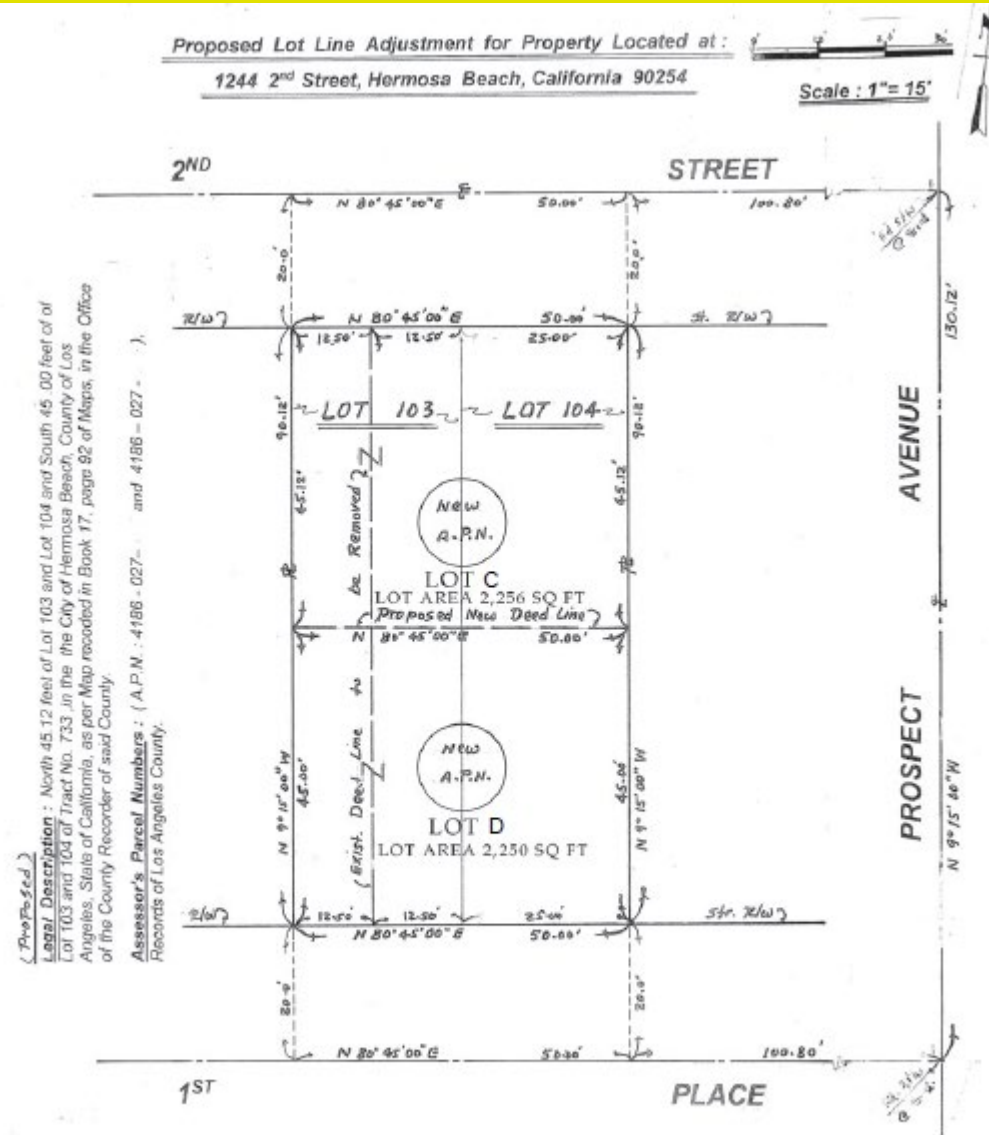


Exhibit- Proposed Lot Line Adjustment

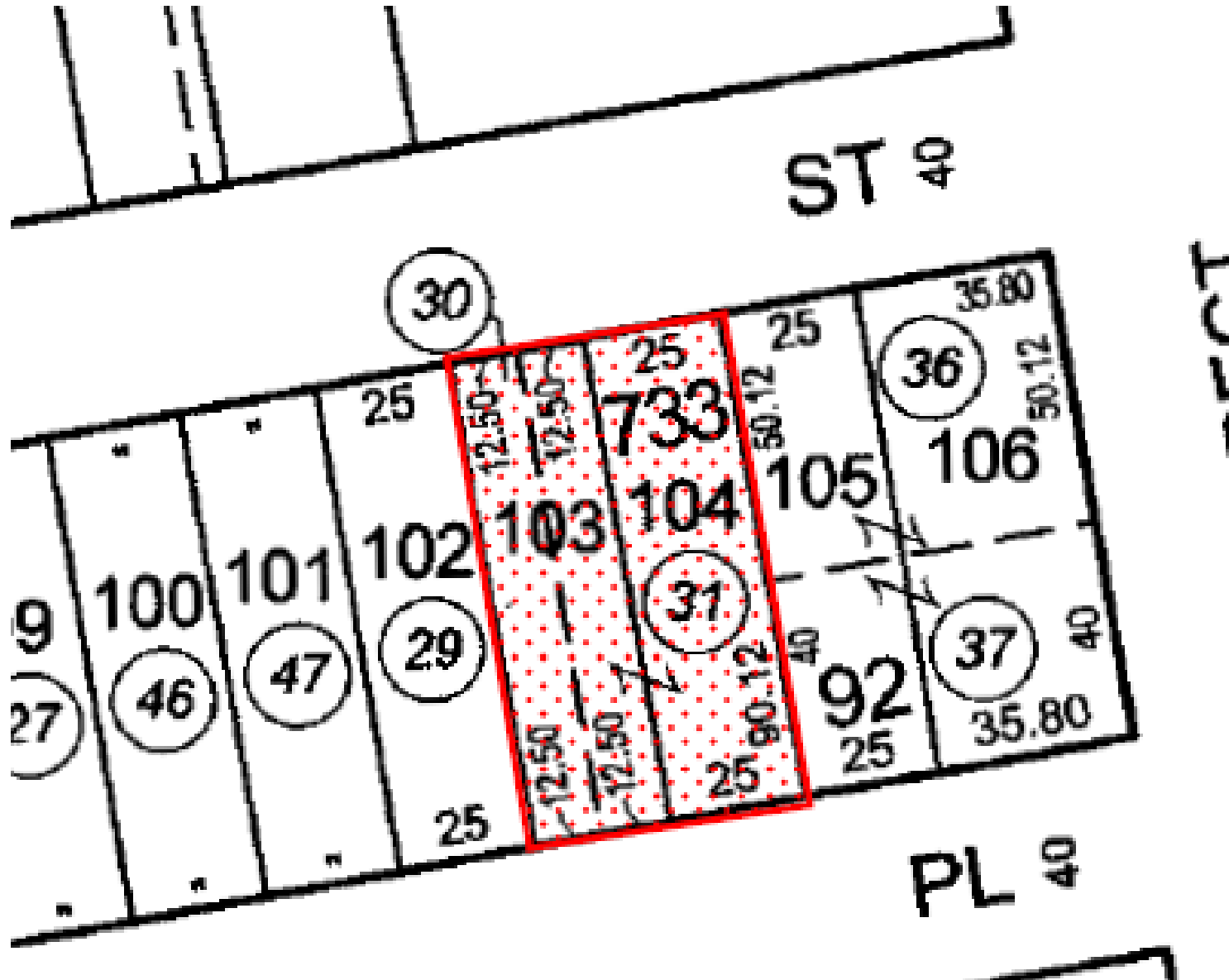
Lot	Existing Lot Size	Adjusted Lot size
Lot A (APN 4186-027-031, 1244 2 nd Street)	3,830.1 square feet	2,256 square feet (Lot C)
Lot B- (APN 4186-027-030)	1,126.5 square feet	2,250 square feet (Lot D)



Exhibit- Proposed Lot Line Adjustment



Parcel Map



Findings

- 1. Exceptional circumstances are applicable to the property involved;**
- 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;**
- 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;**
- 4. That the granting of the variance will not conflict with the provisions of, or be detrimental to, the general plan.**

Environmental Determination

- Determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15305



Public Noticing

March 5, 2026

199 public hearing notices mailed to the applicant, occupants and property owners of properties within a 500-foot radius

Legal Ad published in the Easy Reader

Notice posted at both sides of the location



Staff Recommendation

1. Determine that 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 2nd Street and Assessor's Parcel Number 4186-027-030



THANK YOU!

Contact us.

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