

CITY OF HERMOSA BEACH
RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING FINAL MAP NO. 83937 FOR A TWO-UNIT DETACHED CONDOMINIUM PROJECT LOCATED AT 705 2ND STREET AND DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on February 21, 2023, the Planning Commission of the City of Hermosa Beach conducted a duly noticed public hearing to consider the application for approval of Conditional Use Permit (CUP) 23-01, Precise Development Plan (PDP) 23-01, and Vesting Tentative Parcel Map (VTPM) No. 83937 for the construction of a new two-unit detached condominium project at 705 2nd Street and, upon conclusion of said public hearing the Planning Commission adopted its Resolution No. 23-03 approving Vesting Tentative Parcel Map No. 83937; and

WHEREAS, on February 12, 2025, Maria Islas on behalf of the owner Daniel Coleman of DD Built LLC (the "Applicant" hereinafter) filed an application for approval of Final Map No. 83937 (the "Application" hereinafter), as described in the title of this Resolution; and

WHEREAS, pursuant to Municipal Code Section 16.08.040, the City Engineer has reviewed Final Map No. 83937 and determined that the map is technically correct, conforms to the approved Vesting Tentative Parcel Map and is in compliance with applicable provisions of Title 16 of the Municipal Code and of the Subdivision Map Act; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

SECTION 2. Pursuant to Section 16.08.040 of the Hermosa Beach Municipal Code, the City Council finds the Final Parcel Map to be in substantial conformance with the

Vesting tentative Parcel map, with Title 7, Division 2, Chapter 3 of the California Government Code and with the applicable provisions of Title 16 of the Municipal Code. Based on the foregoing finding, the City council hereby approves Final Marcel Map No. 83937 as presented.

SECTION 3. Pursuant to the California Environmental Quality Act (CEQA), the proposed project is Categorical Exempt from the California Environmental Quality Act as defined in Section 15303(b), Class 3 Exemption, New Construction or Conversion of Small Structures, because the proposal pertains to final map approval for the construction of limited numbers (two) of new, small structures. More specifically, the project is comprised of two new condominium units in an urbanized area, totaling no more than six dwelling units. Moreover, none of the exceptions to the Categorical Exemption apply, nor would the project result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway.

SECTION 4. This Resolution shall take effect immediately. The City Clerk shall certify the passage and adoption of this Resolution; shall cause the original of the same to be entered among the original resolutions of the City Council; shall make a minute of the passage and adoption thereof in the minutes of the City Council meeting at which the same is passed and adopted; and shall transmit a copy of this Resolution to the Applicant.

PASSED, APPROVED, and ADOPTED on this 8th day of April, 2025.

Dean Francois
President of the City Council and **Mayor** of the City of Hermosa Beach, CA

Myra Maravilla
City Clerk

Patrick Donegan
City Attorney