

**CITY OF HERMOSA BEACH**  
**PC RESOLUTION NO. 23-14**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PRECISE DEVELOPMENT PLAN (23-05) AND VESTING TENTATIVE PARCEL MAP NO. 84202 FOR A 234-SQUARE-FOOT ADDITION TO AN EXISTING CONDOMINIUM LOCATED AT 168 HILL STREET AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**WHEREAS**, on July 14, 1975, the Planning Commission approved a Conditional Use Permit (CUP) for a two-unit detached condominium Planned Unit Development (PUD) at 160 and 168 Hill Street, with the footprints of the condominiums recorded as private property lot boundaries by Tract Map No. 22392; and

**WHEREAS**, on June 25, 2018, the Planning Commission approved amendments to a CUP and PUD, and approved VTPM No. 82040 to allow a 397-square-foot addition at 160 Hill Street; and

**WHEREAS**, no Final Map was recorded at 160 Hill Street following Planning Commission approval of VTPM No. 82040, to effectuate changes to the lot boundaries consistent with the new building footprint, resulting in a Subdivision Map Act violation; and

**WHEREAS**, an application was filed on June 6, 2023 by the applicant, for a Precise Development Plan (23-05) and Vesting Tentative Parcel Map No. 84202, seeking approval for a 234-square-foot addition to an existing condominium unit located at 168 Hill Street; and

**WHEREAS**, Hermosa Beach Municipal Code (HBMC) Chapter 17.24 provides guidelines for allowing flexible development standards in all residential zones. Further, HBMC 17.24.020 establishes condominiums as a permitted use on properties with an R-1 designation, and prescribes modified open space standards; and

**WHEREAS**, on September 19, 2023, the Planning Commission conducted a duly noticed public hearing, at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission; and

**WHEREAS**, based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares pertaining to the application for a Precise Development Plan pursuant to Section 17.58.030 of the Municipal Code:

1. ***Distance from existing residential uses in relation to negative effects;***

The subject site is zoned R-1 Single-Family Residential and is surrounded by other residential properties. The units are existing and the addition poses no additional negative effect to surrounding properties.

2. ***The amount of existing or proposed off-street parking in relation to actual need;***

The project will not change the existing four off-street parking spaces. Two off-street garage parking spaces will remain for 160 Hill Street and 168 Hill Street.

3. ***The combination of uses proposed, as they relate to compatibility;***

The detached residential condominium use is consistent and compatible with the surrounding area because the building separation between 160 and 168 Hill Street is consistent with separation between neighboring units.

4. ***The relationship of the estimated generated traffic volume and the capacity and safety of streets serving the area;***

The project as proposed poses no significant increase in traffic.

5. ***The proposed exterior signs and decor, and the compatibility thereof with existing establishments in the area;***

The project will not contain signage, thus will not be incompatible with the area. Additionally, the architectural style (décor) for the addition will match the existing condominium unit. Accordingly, the aesthetic of the building will be compatible and complimentary to the existing residences in the area.

6. ***Building and driveway orientation in relation to sensitive uses, e.g., residences, schools, churches, hospitals and playgrounds;***

The buildings and driveways are oriented toward Hill Street. The proposed addition will not alter the building and driveway orientation, which is consistent with the building orientation of surrounding properties.

7. ***Noise, odor, dust and/or vibration that may be generated by the proposed use;***

The project is not anticipated to create adverse impacts because the proposal does not change the residential use of the property. Construction of the addition may generate noise, odor, dust, and vibration, but are considered temporary and will occur only during construction activities. Construction noise must comply with the City's Noise Ordinance HBMC Section 8.24.050.

8. ***Impact of the proposed use to the city's infrastructure, and/or services;***

The project does not change the existing use and will retain the same demand on infrastructure and services.

9. ***Adequacy of mitigation measures to minimize environmental impacts in quantitative terms;***

The project does not create adverse environmental impacts because the proposed addition retains the same density of units onsite. Further, the project is categorically exempt from the California Environmental Quality Act (CEQA).

10. ***Other considerations that, in the judgment of the planning commission, are necessary to assure compatibility with the surrounding uses, and the city as a whole.***

No other considerations noted; and,

**WHEREAS**, based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares pertaining to the application for a Precise Development Plan pursuant to Section 17.58.030 of the Municipal Code:

1. ***No land shall be subdivided and developed pursuant to a vesting tentative map for any purpose which is inconsistent with the general plan and any applicable specific plan.***

The existing two-unit condominium is on an existing 5,000 square foot lot, with a 50-foot lot width. The property is currently developed inconsistently with recorded Tract Map No. 22392. The proposed VTPM will correct the existing Subdivision Map Act violation, while maintaining the previous subdivision approved for the property through the PUD. The VTPM proposes no new subdivision of property; and,

**WHEREAS**, the Planning Commission found the proposed project is consistent with the City's General Plan. The project will not impede the City's ability to meet its General Plan goals, and the project will remain consistent with the intent for Low Density Residential uses. Specifically, the project aligns with the land use designation goal for the retention, maintenance, and investment in single-family residential neighborhoods; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 1 categorical exemption, Existing Facilities, as defined in Section 15301(e)(2) of the CEQA Guidelines, as it consists of an addition to an existing structure provided the addition will not result in an increase more than 10,000 square feet, is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and, is not located in an environmentally sensitive area. Moreover, none of the exceptions to the Categorical Exemption apply, nor will 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; and

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The Planning Commission of the City of Hermosa Beach **hereby approves** Precise Development Plan 23-05 and VTPM No. 84202 to allow a 234-square-foot addition to an existing detached condominium located at 168 Hill Street. **The Conditions of Approval set forth by Planning Commission Resolution 18-16 shall remain in full effect, with the following modifications:**

**1. The development and continued use of the property shall be in conformance with submitted plans received and reviewed by the Planning Commission at**

its meeting of September 19, 2023, revised in accordance with the conditions below. The Community Development Director may approve minor modifications that do not otherwise conflict with the HBMC or requirements of this approval.

2. The project shall fully comply with all requirements of the R-1 Zone pursuant to HBMC Chapter 17.08, as applicable, provisions as specified by HBMC Section 17.24.020 for Single-Family Residential Planned Developments, and the Condominium standards detailed by HBMC 17.22.060.

23. Prior to issuance of a Building Permit, the applicant shall record a Final Map, approved by City Council, that is consistent with VTPM No. 84202.

**VOTE:** AYES:

NOES:

ABSTAIN:

ABSENT:

#### CERTIFICATION

I hereby certify the foregoing Planning Commission Resolution 23-14 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at its regular meeting of September 19, 2023.

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Peter Hoffman  
Chair

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Carrie Tai  
Secretary

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Date