



CONVEX SLOPE/ALTERNATIVE SPOT ELEVATION APPLICATION

Please refer to the June 16, 2020 Planning Commission agenda for a staff presentation, staff report and a sample convex slope application for additional information regarding these requests.

Agenda link (refer to Items 11 and 12) staff reports and attachments

https://hermosabeach.legistar1.com/hermosabeach/meetings/2020/6/1274_A_Planning_Commission_20-06-16_Regular_Meeting_Agenda.pdf

Video (Fast-forward to 11:45 minutes into meeting)

https://hermosabeach.granicus.com/MediaPlayer.php?view_id=6&clip_id=5384

The following items must be submitted to the Community Development Department, Planning Division, regarding the determination of grade for calculating building height for convex sloping lots or to use alternative points other than the corner points.

Each Application shall include the following items:

1. **One (1) Lot Surveys (11" x 17", collated, stapled, and folded vertically in half)** prepared by licensed surveyor or civil engineer showing all existing improvements, including adjacent sidewalk, curb, street improvements, with property corner and adjacent property elevations and showing spot elevations along the relevant property lines at **2-foot intervals** and **surrounding spot elevations** on adjacent property.
 - a. Each survey shall include **Topographic Profiles** prepared by licensed surveyor or civil engineer scaled to the lot survey and showing the profile of the property along the relevant property lines.
2. **One (1) full size survey to scale**, not exceeding 24" x 36"; collated, stapled and folded to approximately 8 ½" x 14". Plans shall include all required items listed above (Items 1 and 1a).
3. **One (1) Soils Investigation Reports** prepared by a licensed engineer detailing soil conditions using a minimum of **three boring locations** (front yard, center of property, rear yard). **The boring locations will be selected by Planning Division.**
4. **One (1) copy of photos** of the subject property and surrounding terrain.



City of Hermosa Beach

Community Development Department | Planning Division
1315 Valley Drive, Hermosa Beach, CA 90254

o: 310-318-0242 e: planning@hermosabeach.gov

Office Hours: Monday – Thursday 7:00 AM – 6:00 PM

5. **Street profile information** from the Public Works Department.
6. **Completed Planning Application form.** All required signatures must be included on the application.
7. **Payment of Fees**

Only complete applications will be accepted. The Community Development Department, Planning Division, reserves the right to reject any application based on insufficient information or to request additional information for 30 days after the submittal.

PLANNING COMMISSION

Once the application has been deemed complete by Planning Division and does not require environmental review, the applicant will be scheduled for a public hearing before the Planning Commission.

The Planning Commission is composed of five citizens appointed by the City Council. The Planning Commission has the authority to approve or deny the request.

A representative of the project may attend the meeting of the Planning Commission to answer any questions.

**Staff reports, meeting agendas and documents related to City decision on your project will be emailed to you. Please provide correct email addresses on the application.