



City of Hermosa Beach

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Community Development Department, Tel: (310) 318-0242

Effective January 1, 2018

New Changes to Improve and Streamline Plan Check and Permit Issuance

Greetings Hermosa Beach Development Community!

The City of Hermosa Beach is making changes to improve and streamline the plan check and building permit process for efficiency and to save everyone time and money! Effective January 1, 2018, for those projects that require civil engineer drawings (C-sheets) the City will need complete C-sheets to be submitted concurrently with architectural and structural drawings at the time of initial submittal.

The concurrent submittal of C-sheets along with architectural and structural drawings allows the City to provide feedback early on what public improvements will be required (curb, gutter sidewalk, sewer, etc.) which will, in turn, give the developer a better sense of how much to budget for the project. It also improves the process by identifying early on the potential issues related to where improvements on private property meet and connect with improvements in the public right-of-way, and thereby avoid subsequent revisions to critical components, such as curb cut locations, driveway slopes, floor elevations and building heights.

The Public Works Department will provide a cursory over-the-counter review of C-sheets to ensure that the information necessary to review the drawings is provided prior to the developer submitting the entire development package to the Community Development Department. A compiled list of required items to be included as part of the C-sheets submittal will be made available shortly.

Also, effective January 1, 2018, the City will need complete C-sheets with the initial submittal of architectural drawings for development projects that require Planning Commission and/or City Council approval.

We appreciate your cooperation and look forward to working with you on a more efficient plan check and permit process!

Sincerely,

Ken Robertson
Director of Community Development

Glen Kau
Director of Public Works