

**Public Notification Package – 620 9<sup>th</sup> Street**



**NOTICE OF PUBLIC MEETING**

NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION  
will hear a request for CONDITIONAL USE PERMIT (CUP) 23-10, PRECISE DEVELOPMENT PLAN (POP) 23-07, AND UESTIN'S TESTATIVE PARCEL MAP (UTPM) NO. 84231 FOR A THREE-UNIT ATTACHED CONDOMINIUM PROJECT AT 620 9TH STREET IN THE TWO-FAMILY (R-2) ZONE AND DETERMINE THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)  
located at 620 9TH STREET on DECEMBER 11, 2023.  
SAID MEETING WILL BE AT 7:00 PM in the Council Chambers, City Hall, 1315 Valley Drive, Hermosa Beach, California.  
ANY AND ALL PERSONS interested in the above matter may appear and be heard at said time and place or provide written comments to the COMMUNITY DEVELOPMENT Department at the above address, or call 310-318-0242.



**NOTICE OF PUBLIC MEETING**  
The following information is being provided to you as a property owner in the City of Los Angeles. This information is being provided to you as a property owner in the City of Los Angeles. This information is being provided to you as a property owner in the City of Los Angeles.



**City of Hermosa Beach  
PUBLIC HEARING NOTICE**

**NOTICE IS HEREBY GIVEN** that the **Planning Commission** of the City of Hermosa Beach shall hold a public hearing on **Monday, December 11, 2023** to consider the following:

1. **REQUEST FOR A CONDITIONAL USE PERMIT (CUP 23-10) PRECISE DEVELOPMENT PLAN (PDP23-07) AND VESTING TENTATIVE PARCEL MAP (VTPM NO. 84231) FOR A THREE-UNIT ATTACHED CONDOMINIUM PROJECT AT 620 9TH STREET IN THE TWO-FAMILY RESIDENTIAL (R-2) ZONE AND DETERMINE THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**
2. **REQUEST FOR A PRECISE DEVELOPMENT PLAN (PDP 23-05) AMENDMENT REQUEST FOR A TWO-UNIT ATTACHED DUPLEX PROJECT AT 414 MONTEREY BOULEVARD AND DETERMINE THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**All Planning Commission meetings are open to the public.** Meetings are held in-person in the City Hall Council Chambers located at 1315 Valley Drive, Hermosa Beach, CA 90254.

**Public comment will only be taken in person at City Hall during the meeting** or prior to the meeting by submitting a written comment via email or eComment before noon on the day of the meeting. As a courtesy, the City will also plan to broadcast/make available the meeting via the following listed mediums. However, these are done as a courtesy only and are not guaranteed to be technically feasible. To guarantee live-time viewing, members of the public shall attend in the Council Chambers.

ZOOM - <https://us02web.zoom.us/j/82539742028?pwd=OUNTRDNvd2l6TzBpTDJjc2x6bGFwdz09>

Meeting ID: **825 3974 2028** Password: **207860**

PHONE - Toll Free: (833) 548-0276 Meeting ID: **825 3974 2028**, then #; Passcode: **207860**

CABLE TV - Spectrum Channel 8 and Frontier Channel 31 in Hermosa Beach

YOUTUBE - <https://www.youtube.com/c/CityofHermosaBeach90254>

LIVE STREAM - [www.hermosabeach.gov](http://www.hermosabeach.gov) and visit the Agendas/Minutes/Videos

**ANY AND ALL PERSONS** interested are invited to attend. See the meeting agenda for participation details. Written comments will be accepted prior to the meeting by email, mail or eComment until 12:00 p.m. on December 11<sup>th</sup>. To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) are available for check out at the meeting. If you require special assistance to participate in this meeting, you must call or submit your request in writing to Community Development (310) 318-0242 or at [planning@hermosabeach.gov](mailto:planning@hermosabeach.gov) at least 48 hours before the meeting.

**IF YOU CHALLENGE** the above matter(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the above-listed departments at, or prior to, the public meeting.

**FOR FURTHER INFORMATION**, please contact Community Development at (310) 318-0242 or [planning@hermosabeach.gov](mailto:planning@hermosabeach.gov). The Department operates from 7:00 AM to 6:00 PM, Monday through Thursday. A copy of the agenda and staff report(s) will be available for public review 72 hours in advance of the meeting on the City's website at [www.hermosabeach.gov](http://www.hermosabeach.gov).

**Carrie Tai, AICP**  
Community Development Director

Community Development Department  
**Planning Division – Attn: Johnathon Masi**  
City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254

**IMPORTANT PUBLIC NOTICE**

**620 9<sup>th</sup> Street, Hermosa Beach, CA 90254**

Assessor Parcel Number 4187-028-003

**NOTICE IS HEREBY GIVEN** that the **Planning Commission** of the City of Hermosa Beach will hold a public hearing on **Monday, December 11, 2023** to consider the request described above.

**REQUEST FOR A CONDITIONAL USE PERMIT (CUP 23-10) PRECISE DEVELOPMENT PLAN (PDP23-07) AND VESTING TENTATIVE PARCEL MAP (VTPM NO. 84231) FOR A THREE-UNIT ATTACHED CONDOMINIUM PROJECT AT 620 9TH STREET IN THE TWO-FAMILY RESIDENTIAL (R-2) ZONE AND DETERMINE THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

**SAID PUBLIC MEETING** shall be held in-person in the Hermosa Beach Council Chambers located at 1315 Valley Drive, Hermosa Beach, CA 90254.

**PUBLIC COMMENT WILL ONLY BE TAKEN IN PERSON** during the meeting or prior to the meeting by submitting a written comment via email or eComment. As a courtesy, the City will also plan to broadcast/make available the meeting via the following listed mediums. However, these are done as a courtesy only and are not guaranteed to be technically feasible. To guarantee live-time viewing, members of the public shall attend in Council Chambers.

**ZOOM** - <https://us02web.zoom.us/j/82539742028?pwd=OUNTRDNvd2I6TzBpTDIjc2x6bGFwdz09>  
Meeting ID: 825 3974 2028 Password: 207860

**PHONE** - Toll Free: (833) 548-0276 Meeting ID: 825 3974 2028, then #; Passcode: 207860

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**VIEW PLANNING COMMISSION STAFF REPORTS AND ATTACHMENTS AT:** [www.hermosabeach.gov](http://www.hermosabeach.gov) and visit the Agendas/Minutes/Video page.

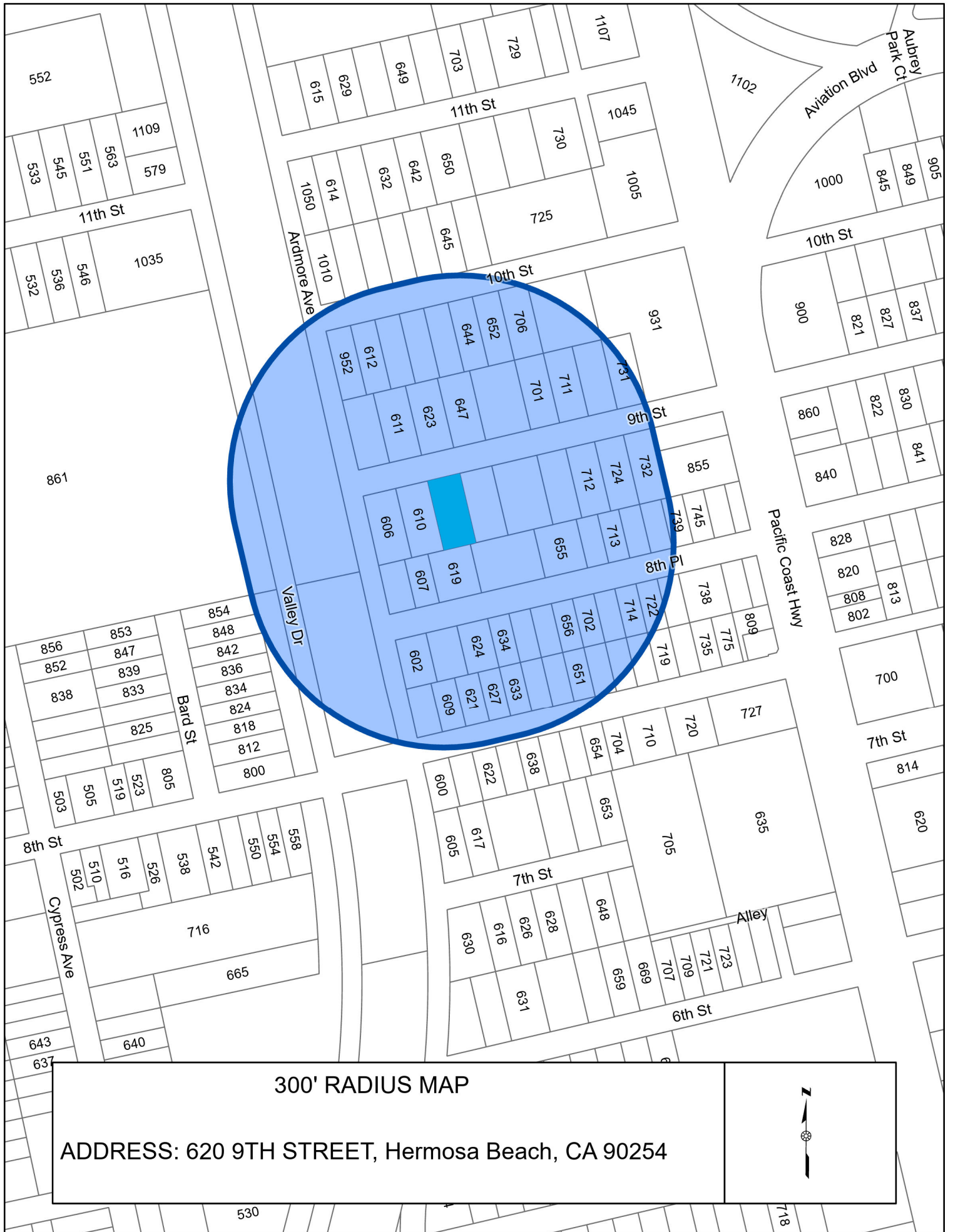
Council Chambers WiFi Network ID: *CHB-Guest* Password: *chbguest*

**TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT** of 1990, Assistive Listening Devices (ALD) are available for check out at the meeting. If you require special assistance to participate in this meeting, you must call or submit your request in writing to the Office of the City Clerk at (310) 318-0204 or at [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov) at least 48 hours before the meeting.

**PERSONS WHO WISH TO HAVE WRITTEN MATERIALS INCLUDED IN THE AGENDA PACKET** at the time the agenda is published on the City's website must submit their written communication to the Community Development Department's office by noon on December 4, 2023. Supplemental communications may be submitted via eComment or emailed to [Planning@hermosabeach.gov](mailto:Planning@hermosabeach.gov). Supplemental materials must be received by 12:00 p.m. on the date of the meeting. The Planning Commission receives a packet with detailed information for every agenda item. Planning Commission agenda packets are available for your review on the City's website. Complete agenda packets are also available for public inspection in the Community Development office at City Hall. Community Development hours are Monday through Thursday from 7:00 AM to 6:00 PM. During live meetings, a packet is also available in the Council Chambers foyer, or you can access the packet at our website, [www.hermosabeach.gov](http://www.hermosabeach.gov).

**Carrie Tai, AICP**

Community Development Director



**300' RADIUS MAP**

**ADDRESS: 620 9TH STREET, Hermosa Beach, CA 90254**



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