

City News & Press Releases

Notice of Public Hearing | Planning Commission | July 18, 2023

Post Date: 07/06/2023 10:18 AM

City of Hermosa Beach

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Hermosa Beach shall hold a hybrid public hearing on **Tuesday, July 18, 2023** to discuss the following:

1. **AKA SUSHI (PUBLIC HEARING)** CUP 23-08 / APE 23-04 – CITY-INITIATED REQUEST FOR A CONDITIONAL USE PERMIT AMENDMENT TO MODIFY A CONDITIONAL USE PERMIT FOR AN EXISTING RESTAURANT AT 1121 AVIATION BOULEVARD (AKA SUSHI) BY INCORPORATING ADDITIONAL CONDITIONS OF APPROVAL RELATED TO SERVICE OF ALCOHOL (BEER AND WINE); AND TO MAKE THE DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).
2. **TRI-ANNUAL REVIEW (PUBLIC HEARING)** FOR THE TIME PERIOD OF NOVEMBER 1, 2022 – APRIL 30, 2023.
3. **ZONE TEXT AMENDMENT (TA23-XX) AND ORDINANCE TO AMEND PORTIONS OF THE HERMOSA BEACH MUNICIPAL CODE TITLE 17 RELATING TO MOBILE CANNABIS DISPENSARIES AND A DETERMINATION THE ORDINANCE IS EXEMPT AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

SAID PUBLIC HEARINGS shall be held as a hybrid meeting and open to the public both virtually and in-person at **7:00 PM**, or as soon thereafter as the matter may be heard. MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON IN THE COUNCIL CHAMBERS OR VIRTUALLY VIA ZOOM.

ANY AND ALL PERSONS interested are invited to participate and speak at these hearings at the above time. See the meeting agenda or contact CommunityDevelopment@hermosabeach.gov for teleconference participation details. For inclusion in the agenda packet, written comments of interested parties should be mailed to the Community Development Department, Planning Division, in care of City Hall at 1315 Valley Drive, Hermosa Beach, CA 90254 or emailed to CommunityDevelopment@hermosabeach.gov by noon on July 11, 2023.

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 Community Development Department, Planning Division, at, or prior to, the public hearing. For more information, please contact the Community Development Department at (310) 318-0242 or

CommunityDevelopment@hermosabeach.gov. Operating hours are 7:00 AM to 6:00 PM, Monday through Thursday. A copy of the agenda and staff reports will be available for public review at least 72 hours in advance of the meeting on the City's website at www.hermosabeach.gov.

Carrie Tai, AICP

Community Development Director

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As it relates to the revised Housing Element being considered by the City:

- 1) Zoning Text Amendment (TA-23-02) to effectuate programs in the Housing Element, including: 1) regulations special housing types (low barrier navigation centers, emergency shelters, supportive and transitional housing, and community care facilities); 2) provisions to allow and regulate development of housing on non-residential zones, including a land value recapture component; 3) standards relating to review processes for housing; 4) and associated parking standards; and

- 2) Zoning Changes (ZC 23-01) to:

a. Designate the following sites as Housing Element Sites Inventory sites on the Zoning Map;

b. Change zoning for the following sites on the Sites Inventory to allow realization of capacity;

- i. APN 4183-016-039 1854 Loma Drive
ii. APN 4183-023-022 1902 Loma Drive
iii. APN 4183-016-011 1718 Loma Drive
iv. APN 4183-016-033 302 19th Street
v. APN 4183-016-029 1736 Monterey Boulevard
vi. APN 4183-019-002 1908 Monterey Boulevard
vii. APN 4183-016-036 1734 Loma Drive
viii. APN 4183-016-038 Loma Drive/19th Street
ix. APN 4183-016-040 1818 Monterey Boulevard
x. APN 4183-016-012 1722 Loma Drive
xi. APN 4183-019-003 1914 Monterey Boulevard
xii. APN 4183-016-028 1732 Monterey Boulevard
xiii. APN 4183-016-035 1730 Loma Drive
xiv. APN 4183-019-001 1900 Monterey Boulevard
xv. APN 4183-016-037 Loma Drive/19th Street

Table with 3 columns: APN, Zoning Label, Proposed Zone Change. Rows include APNs 4183-016-039, 4183-023-022, 4183-016-011, 4183-016-033, 4183-016-029, 4182-019-002, 4183-016-036, 4183-016-038, 4183-016-037.

Table with 3 columns: APN, Zoning Label, Proposed Zone Change. Rows include APNs 4183-016-040, 4183-016-012, 4182-019-003, 4183-016-028, 4183-016-035, 4182-019-001, 4183-016-037.

c. Change zoning for the following sites to align zoning with the with the existing General Plan designation.

Pursuant to the California Environmental Quality Act, the General Plan Amendment, Zoning Text Amendment, and Zone Change are being evaluated for consistency with the certified PLAN Hermosa Environmental Impact Report. The Planning Commission's action will be a recommendation to the City Council. Additional information regarding

the Hermosa Beach Housing Element may be viewed on the City website at: www.hermosabeach.gov/housingelement.

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Carrie Tai, AICP
Community Development Director

From: City of Hermosa Beach <info@news.hermosabeach.gov>

Sent: Thursday, July 6, 2023 10:22 AM

To: Melanie Bristow <mbristow@hermosabeach.gov>

Subject: City of Hermosa Beach: Notice of Public Hearing | Planning Commission | July 18, 2023

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