

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

IMPORTANT PUBLIC NOTICE

414 Monterey Boulevard, Hermosa Beach, CA 90254

Assessor Parcel Number 4188-019-066

1. PDP 22-03 - Precise Development Plan (PDP 22-03) 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).

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Hermosa Beach will hold a hybrid in-person and virtual public hearing on **Tuesday, February 21, 2023** to consider the request described above.

SAID PUBLIC HEARING shall be held at **6:00 PM**, or as soon thereafter as the matter may be heard. THIS MEETING IS HELD PURSUANT TO AB 361 (CHAPTER 165, STATUTES OF 2021) ISSUED BY GOVERNOR GAVIN NEWSOM ON NOVEMBER 15, 2022. PLANNING COMMISSION MEMBERS MAY PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING DUE TO STATE AND LOCAL OFFICIALS RECOMMENDING MEASURES TO PROMOTE SOCIAL DISTANCING. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING IN ORDER TO RESTRICT THE IMMINENT RISKS TO THE HEALTH AND SAFETY OF ATTENDEES.

ANY AND ALL PERSONS interested are invited to participate and speak at these hearings at the above time. Written materials pertaining to matters listed on the agenda of a Regular Planning Commission meeting must be submitted by noon on Tuesday, February 14, 2023, in order to be included in the agenda packet. However, written materials received after that deadline will nonetheless be posted under the relevant agenda item on the City's website at the same time as they are distributed to the Planning Commission by email and provided to the Planning Commission and public at the meeting. Written comments may be mailed to the Community Development Department, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, CA 90254 or emailed to CommunityDevelopment@hermosabeach.gov.

PUBLIC PARTICIPATION

Members of the public may submit eComments (instructions below) or email comments to CommunityDevelopment@hermosabeach.gov until 12:00 PM on the meeting date. Please see the meeting agenda for teleconference participation details.

Written comments may also be submitted via eComment in 3 easy steps: 1) Go to the Agendas/Minutes/Video webpage and find the meeting on which you'd like to comment; 2) Find the agenda item on which you'd like to comment; and 3) sign in to your SpeakUp Hermosa Account or sign in as a guest, enter your comment in the field provided, provide your name, and if applicable, attach files before submitting your comment.

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 FURTHER INFORMATION, please contact the Community Development Department, Planning Division, at (310) 318-0242 or CommunityDevelopment@hermosabeach.gov. The Department operates from 7:00 AM to 6:00 PM, Monday through Thursday. A copy of the agenda and staff reports will be available for public review 72 hours in advance of the meeting on the City's website at www.hermosabeach.gov. Relevant Municipal Code sections are also available on the website.

CITY OF HERMOSA BEACH

Carrie Tai, AICP

Community Development Department Director

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, February 21, 2023** to discuss the following:

1. Precise Development Plan (PDP 22-03) 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).
2. Conditional Use Permit (CUP 23-01), Precise Development Plan PDP 23-01) and Vesting Tentative Parcel Map (VTPM# 83937) for a two-unit condominium located at **705 2nd Street**, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
3. Precise Development Plan Amendment (PDP 22-04) request to allow a 399 square foot addition to an existing condominium unit located at **1723 Golden Avenue**, and determination that the project is categorically 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 **6:00 PM**, or as soon thereafter as the matter may be heard. THIS MEETING IS HELD PURSUANT TO AB 361 (CHAPTER 165, STATUTES OF 2021) ISSUED BY GOVERNOR GAVIN NEWSOM ON SEPTEMBER 16, 2021. PLANNING COMMISSION MEMBERS MAY PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING DUE TO STATE AND LOCAL OFFICIALS RECOMMENDING MEASURES TO PROMOTE SOCIAL DISTANCING. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING IN ORDER TO RESTRICT THE IMMINENT RISKS TO THE HEALTH AND SAFETY OF ATTENDEES.

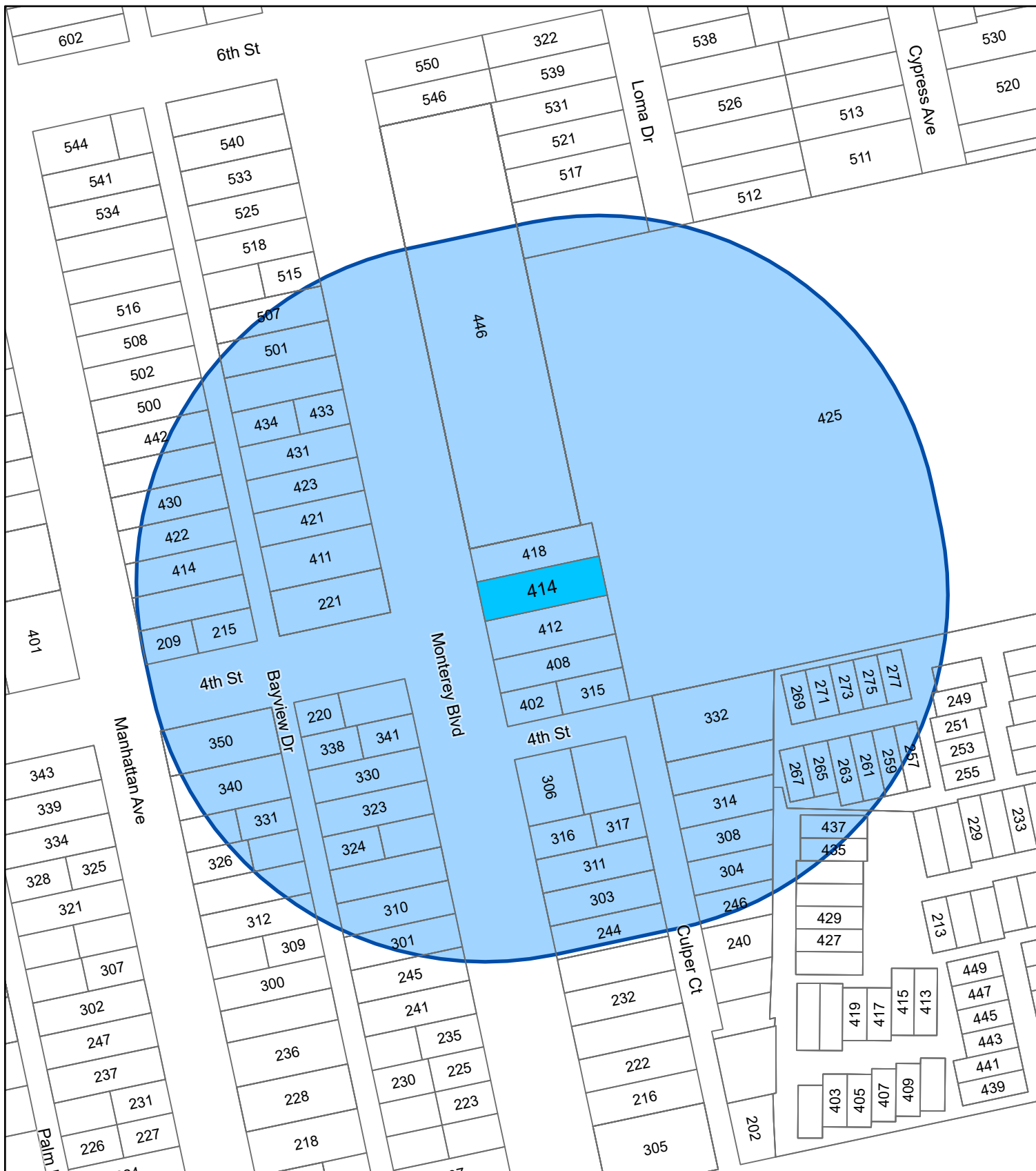
ANY AND ALL PERSONS interested are invited to participate and speak at these hearings at the above time. See the meeting agenda or contact CommunityDevelopment@hermosabeach.gov for teleconference participation details. For inclusion in the agenda packet, written comments of interested parties should 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 February 14, 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

Public Notice Poster – 414 Monterey Boulevard





300' RADIUS MAP

February 21, 2023

ADDRESS: 414 Monterey Blvd, Hermosa Beach, CA 90254





Certified Property Owners/Occupants List and Mailing Affidavit

Community Development Department – Planning Division

1315 Valley Drive • Hermosa Beach, California 90254 • (310) 318-0242 • Planning@HermosaBeach.gov

Certification Statement:

I, Melanie Bristow, hereby certify that I mailed with first class postage fully prepaid a *Notice of Public Hearing* to all property owners and occupants within a three hundred foot radius of the exterior boundaries of the property listed below. The property owners list and occupancy list was compiled by the Alexandria Hildebrand, GIS Analyst, on ARC using the latest available assessment roll of the County of Los Angeles within the area described and for a distance of 300 feet from the exterior boundaries of property legally described as:

414 Monterey Boulevard, Hermosa Beach, CA 90254

Name (printed): Melanie A. Bristow

Signature: Melanie A. Bristow

Title: Administrative Assistant

Date: February 9, 2023

FEB 10 2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

SEE ATTACHED DOCUMENT.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

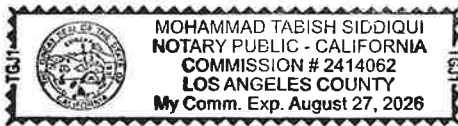
On 02/10/2023 before me, Mohammad Tabish Siddiqui (NOTARY PUBLIC)
Date Here Insert Name and Title of the Officer

personally appeared MELANIE AUTUMN BRISTOW
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Tabish
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: CERTIFIED PROPERTY OWNERS/OCCUPANTS LIST & MAILING AFFIDAVIT

Document Date: 02/09/2023 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: ✓