

Public Notification Package – 435 8th Street





**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 **Tuesday, May 21, 2024 at 7:00 PM** to consider the following:

1. **PARKING PLAN (23-01) AND VARIANCE (23-03) FOR A NEW 975-SQUARE-FOOT SINGLE-FAMILY DWELLING WITH A VARIANCE TO ALLOW A NINE-FOOT GARAGE SETBACK INSTEAD OF 17 FEET AND A VARIANCE TO ALLOW THE REQUIRED OPEN SPACE TO BE PROVIDED IN A DIFFERENT RATIO THAN REQUIRED; AND A PARKING PLAN TO ALLOW A RECONFIGURED GUEST PARKING SPACE AT 435 8TH STREET IN THE MULTIPLE-FAMILY RESIDENTIAL ZONE.**
2. **CONDITIONAL USE PERMIT AMENDMENT REQUEST (APE22-05) TO ALLOW ONSITE SERVICE OF BEER, WINE, AND SPIRITS IN THE FIRST-FLOOR LOUNGE AREA BETWEEN 7AM AND 10PM, AND ON THE THIRD-FLOOR DECK BETWEEN 9AM AND 9PM, TO GUESTS AND REGISTERED GUESTS AND THEIR GUESTS, AT AN EXISTING HOTEL (H2O HOTEL) LOCATED AT 1429 HERMOSA AVENUE, AND DETERMINATION THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**
3. **A CONDITIONAL USE PERMIT (CUP23-13) TO ALLOW A 7,214-SQUARE-FOOT PRESCHOOL AND DAYCARE WITH AN OUTDOOR PLAY AREA AT 210 PACIFIC COAST HIGHWAY IN THE SPECIFIC PLAN AREA (SPA) - 7 ZONE, AND DETERMINE THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15303, CLASS 3 OF THE CEQA GUIDELINES FOR A PROJECT INVOLVING THE CONVERSION OF EXISTING STRUCTURES FROM ONE USE TO ANOTHER.**
4. **A ZONE TEXT AMENDMENT (TA 24-02) TO AMEND TITLE 17 OF THE HERMOSA BEACH MUNICIPAL CODE FOR HOUSING ELEMENT-RELATED REGULATIONS PERTAINING TO MIXED-USE DEVELOPMENT, REVIEW PROCESSES, AND MULTI-FAMILY RESIDENTIAL PARKING REQUIREMENTS AND DETERMINE THAT THE ZONE TEXT AMENDMENT IS CONSISTENT WITH THE PLAN HERMOSA ENVIRONMENTAL IMPACT REPORT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Environmental Determination: Pursuant to the California Environmental Quality Act, the previously-adopted set of Housing-Element related Zoning Text Amendments were evaluated for consistency with the certified PLAN Hermosa Environmental Impact Report (EIR). An EIR Addendum was prepared in September 2023, pursuant to CEQA Guidelines Section 15162. The evaluation found that the proposed ZTA would not trigger any of the conditions set forth in State CEQA Guidelines Section 15162, as the changes would not result in any new significant environmental impacts nor substantially increase the severity of any significant impacts described in the PLAN Hermosa EIR, certified on August 22, 2017. ZTA 24-02 was evaluated in accordance with the Addendum and found to be consistent with prior findings.

SAID PUBLIC MEETING is open to the public and being held in-person in the City Hall Council Chambers located at 1315 Valley Drive, Hermosa Beach, CA 90254. Public comment is only guaranteed to be taken in person at City Hall during the meeting or prior to the meeting by submitting an eComment, email or letter for an item on the agenda.

As a courtesy only, the public may view and participate on action items listed on the agenda via the following:

ZOOM - <https://us02web.zoom.us/j/82539742028?pwd=OUNTRDNvd2l6TzBpTDIjc2x6bGFwdz09>
Meeting ID: **825 3974 2028** Password: **207860**

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

PLEASE BE ADVISED that while the City will endeavor to ensure these remote participation methods are available, the City does not guarantee that they will be technically feasible or work all the time. Further, the City reserves the right to terminate these remote participation methods (subject to Brown Act restrictions) at any time and for whatever reason. Please attend in person or by submitting an eComment prior to the meeting to ensure your public participation. To guarantee live time viewing and/or public participation, members of the public shall attend in Council Chambers.

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

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

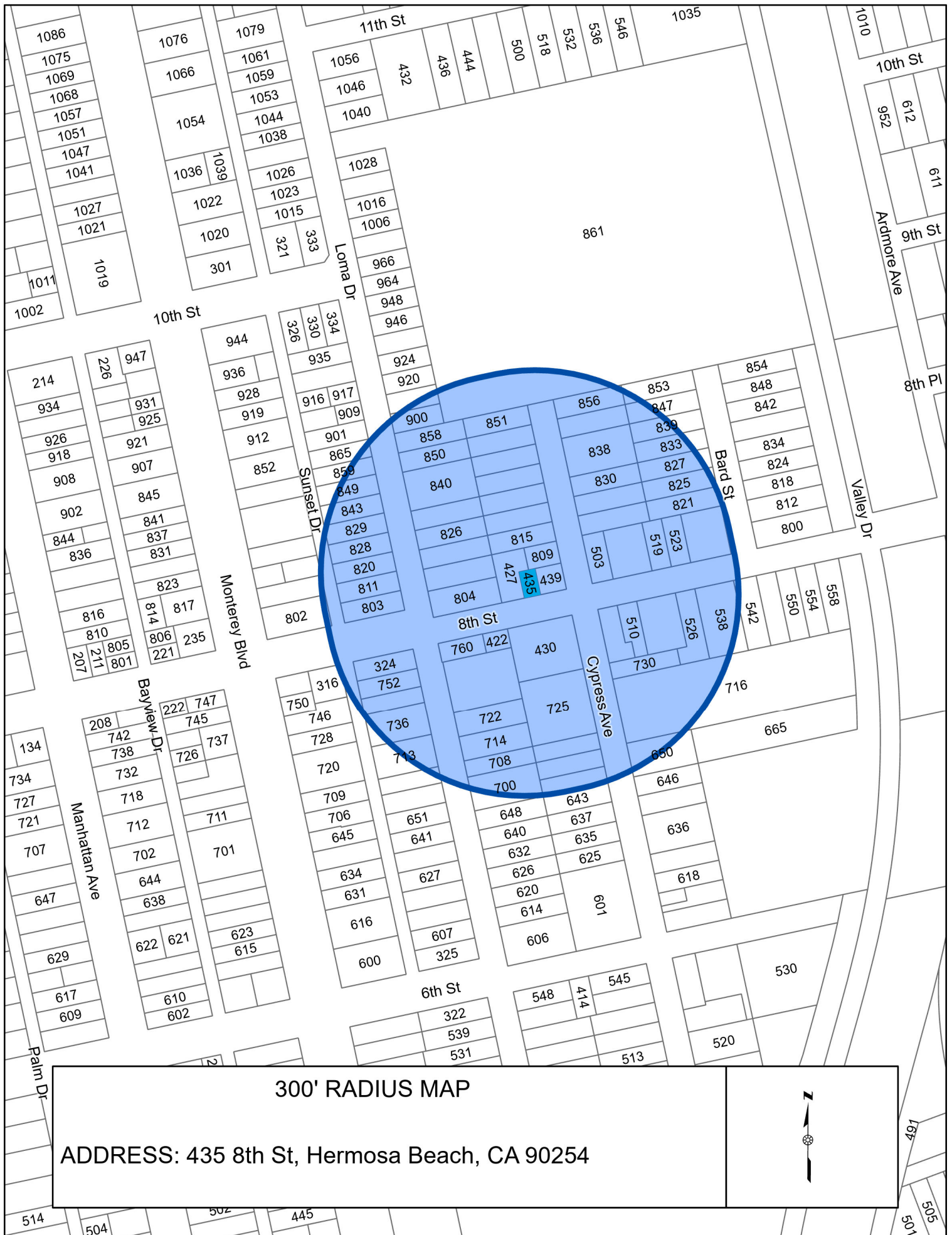
LIVE STREAM - www.hermosabeach.gov and visit the Agendas/Minutes/Videos page

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 email the Office of the City Clerk at (310) 318-0204 or at cityclerk@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 the Community Development Department at (310) 318-0235 or CommunityDevelopment@hermosabeach.gov. Department hours are 7:00 AM to 6:00 PM, Monday-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.

Carrie Tai, AICP
Director of Community Development



300' RADIUS MAP

ADDRESS: 435 8th St, Hermosa Beach, CA 90254





CITY OF HERMOSA BEACH

CERTIFIED PROPERTY OWNER MAILING AFFIDAVIT

I, Melanie Hurtado, hereby certify that on the 8th day of May in 2024, I mailed with first class postage a notice of public hearing before the Planning Commission to all property owner and occupants within a 300-foot radius of the exterior boundaries of the property listed below. The mailing list was compiled from the assessment roll for the County of Los Angeles. Notice was also mailed to the property 435 8th Street, Hermosa Beach, CA 90254.

435 8th Street, Hermosa Beach, CA 90254

I declare, under penalty of perjury, that the foregoing is true and correct. I have executed this declaration on the 15th of May, 2024, at Hermosa Beach, California.

Melanie Hurtado
Printed Name

Melanie Hurtado
Signature

ACKNOWLEDGMENT

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 May 15, 2024 before me, Reanna Guzman
(insert name and title of the officer)

personally appeared Melanie Hurtado
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

(Seal)

