

Public Notification Package - ZONE TEXT AMENDMENT (TA24-01)



COUNCIL CHAMBERS

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION WILL HEAR A REQUEST FOR:

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 PLANNING COMMISSION'S ENVIRONMENTAL IMPACT REPORT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

1. APPROVAL AND FUNDING OF THE DEVELOPMENT PLAN, CONCEPTUAL PLAN, PRELIMINARY ENGINEERING, ARCHITECTURAL, AND FINANCIAL ACCOMPANIMENT FOR THE PROPOSED PROJECT TO BE SUBMITTED TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL.
2. APPROVAL AND FUNDING OF THE DEVELOPMENT PLAN, CONCEPTUAL PLAN, PRELIMINARY ENGINEERING, ARCHITECTURAL, AND FINANCIAL ACCOMPANIMENT FOR THE PROPOSED PROJECT TO BE SUBMITTED TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL.
3. APPROVAL AND FUNDING OF THE DEVELOPMENT PLAN, CONCEPTUAL PLAN, PRELIMINARY ENGINEERING, ARCHITECTURAL, AND FINANCIAL ACCOMPANIMENT FOR THE PROPOSED PROJECT TO BE SUBMITTED TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL.
4. APPROVAL AND FUNDING OF THE DEVELOPMENT PLAN, CONCEPTUAL PLAN, PRELIMINARY ENGINEERING, ARCHITECTURAL, AND FINANCIAL ACCOMPANIMENT FOR THE PROPOSED PROJECT TO BE SUBMITTED TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL.

located at CITYWIDE

on MAY 21, 2024

SAID MEETING WILL BE AT 7:00 P.M. 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.

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WONDER IS WAITING
Park free at California State Parks with a pass from LA County Library.

Mental Health is Health
Celebrate Mental Health Awareness Month in May with Beach Cities Health District

Stay Connected
Sign up to receive the latest news from LA County Library.

FREE READING HELP!
South Bay Literacy Council
Better Reading. Better Life.

TEEN MENTAL HEALTH MATTERS
An open book and experienced mental health professionals.

TEEN MENTAL HEALTH TOOLKIT
FOR TEACHERS & PARENTS

CONNECT TO YOUR FUTURE
SPRING 2024 HIRING LIST

HERMOSA BEACH

NOTICE OF PUBLIC MEETING
NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION**

A PUBLIC HEARING WILL BE HELD TO RECEIVE COMMENTS FROM THE PUBLIC ON THE PROPOSED DEVELOPMENT, REVIEW PROCEDURES AND HEALTH CARE SERVICES, FITNESS FACILITIES, AND OTHER USES OF THE PROPERTY. PUBLIC HEARING WILL BE HELD ON **May 21, 2024** at **7:00 PM** in the Council Chambers, City Hall, 1315 Valley Drive, Hermosa Beach, California.

ANY AND ALL PERSONS written interested in the above matter may appear and be heard at said time and place or provide written comments to the **CITY DEVELOPMENT** Department at the above address, or call **310.316.0242**.

Easy Reader

Shooting the Sun (and the sea)

TUCKED AWAY TREASURES

PENNSYLVANIA

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The Weekly Newspaper of Manhattan Beach with major distribution in El Segundo, Hermosa and Redondo Beach.

Offices Located at: 400 S. Sepulveda, Manhattan Beach
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**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:

A ZONE TEXT AMENDMENT (TA24-01) TO AMEND TITLE 17 OF THE HERMOSA BEACH MUNICIPAL CODE (HBMC) PERTAINING TO ADMINISTRATIVE PROCEDURES A PART OF THE COMPREHENSIVE ZONING CODE UPDATE. THE PROPOSED CHANGES INCLUDE:

- 1) REPEALING AND REPLACING THE FOLLOWING CHAPTERS OR SECTION OF THE MUNICIPAL CODE:
 - a. DECLARATION OF PURPOSE
 - b. VARIANCES
 - c. PRECISE DEVELOPMENT PLANS
 - d. CONDITIONAL USE PERMIT
 - e. DEVELOPMENT AGREEMENTS
 - f. ADMINISTRATIVE PERMIT
 - g. AMENDMENTS
 - h. PROCEDURES, HEARINGS, NOTICES, AND FEES
 - i. HOUSING ACCESSIBILITY – REASONABLE ACCOMMODATION FOR DISABILITY;
- 2) REPEALING PROCEDURES FOR MOVING BUILDINGS;
- 3) AMENDING THE MUNICIPAL CODE TO ADD PROCEDURES FOR THE FOLLOWING:
 - a. REVIEW AUTHORITIES
 - b. COMMON PROCEDURES
 - c. GENERAL PLAN AMENDMENT
 - d. MINOR EXCEPTIONS
 - e. TEMPORARY USE PERMITS
 - f. MINOR USE PERMITS
 - g. ZONING CLEARANCE
 - h. SPECIFIC PLANS
 - i. COASTAL ZONING CLEARANCE
 - j. PARKING PLANS; AND
- 4) AMENDING THE ZONING CODE TO ADD AND REVISE DEFINITIONS.

ENVIRONMENTAL DETERMINATION: PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) THE PROPOSED PROJECT IS EXEMPT PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(B)(3) AS IT CAN BE SEEN WITH CERTAINTY THAT THE SUBJECT MODIFICATIONS WOULD NOT HAVE THE POTENTIAL FOR SIGNIFICANT EFFECT UPON THE ENVIRONMENT, AND THEREFORE THE ACTIVITY IS NOT SUBJECT TO CEQA.

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=OUNTRDNvd2l6TzBpTDJjc2x6bGFwdz09>
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