

Easy Reader

Run Date: June 6, 2019

Acct: 7010-2110

DISPLAY**City of Hermosa Beach
PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Hermosa Beach shall hold a public hearing on **Tuesday, June 18, 2019** to consider the following:

1. 2447 Pacific Coast Highway, AT&T Mobility- CUP19-3—Conditional Use Permit request to modify an existing non-conforming rooftop wireless telecommunication facility by removing and relocating antennas within new screening boxes below the existing building height and upgrading equipment (AT&T Mobility) at 2447 Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
2. 914 Aviation Boulevard, Unity Performance- CUP19-4-- Conditional Use Permit request for an assembly hall health and fitness golf instruction center (Unity Performance) at 914 Aviation Boulevard, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
3. 1515 Monterey Boulevard- VAR19-1— A request for a Variance from the Multiple Family Residential (R-3) open space zone provisions and parking standards to allow a new single-family residence to provide less than required open space, 230 sq. ft., rather than the required 300 sq. ft. with a parking space located within the front 20 feet of the lot not leading to a garage on a 1,150 sq. ft. lot at 1515 Monterey Boulevard and determination that the project is Categorically Exempt from the California Environmental Quality Act (CEQA).
4. 70 10th Street- PDP19-2 & PARK19-2— A request for a Precise Development Plan 19-2 and Parking Plan 19-2 to allow a new six unit commercial motel through construction of a new three-story, detached 2,744 square foot single-family residence to be converted to a commercial building containing one motel unit with a 212 square foot ancillary registration office, and a Parking Plan to allow the six-space parking requirement to be met with four on-site spaces (including 1 tandem space) plus fees in lieu for two spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th Street; and adoption of a Mitigated Negative Declaration.
5. 1429 Hermosa Avenue—Precise Development Plan Amendment to extend the building permit expiration date, pursuant to Section 15.04.050 of the Municipal Code, for a 30-room hotel currently under construction at 1429 Hermosa Avenue.

SAID PUBLIC HEARINGS shall be held at **7:00 P.M.**, or as soon thereafter as the matter may be heard, in the **City Council Chambers, City Hall, 1315 Valley Drive, Hermosa Beach, CA 90254.**

ANY AND ALL PERSONS interested are invited to participate and speak at these hearings at the above time and place. Written materials pertaining to matters listed on the agenda of a Regular Planning Commission meeting must be submitted by noon of the Tuesday, one week before the meeting 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 submitted to the Community Development Department, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, CA 90254. 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 fax to (310) 937-6235. The Department is open from 7:00 a.m. to 6:00 p.m. Monday through Thursday. Please contact a staff planner to discuss subject project on the Planning Commission agenda. A copy of the agenda will be available for public review at the end of the business day on Thursday, June 13, 2019 at the Hermosa Beach Police Department and Public Library. The staff report(s) in the Planning Commission packet will be available to view on the City's website at www.hermosabch.org. Relevant Municipal Code sections are also available on the website.

Elaine Doerfling
City Clerk

CITY OF HERMOSA BEACH

CERTIFIED PROPERTY OWNERS/OCCUPANTS LIST AND MAILING AFFIDAVIT

RECEIVED

JUN 11 2019

COMMUNITY DEV. DEPT.

I, Maria Muccitelli 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 (300) foot radius of the exterior boundaries of the properties listed below. The property owners list was compiled from the latest available assessment roll the County of Los Angeles.

The addresses of the properties within a 300-foot radius are:

1515 Monterey Blvd

I further certify that I mailed with first class postage fully prepaid a notice of public hearing to all property owners and occupants within a five hundred (500) foot radius of the exterior boundaries of the properties listed below. The property owners list was compiled from the latest available assessment roll the County of Los Angeles.

The addresses of the properties within a 500-foot radius are:

70 10th St

2447 Pacific Coast Hwy

914 Aviation Blvd

1429 Hermosa Ave

The date of mailing was June 6, 2019

SIGNED

Maria Muccitelli

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

Subscribed and sworn to (or affirmed) before me on this 10th day of June, 2019, by Maria Muccitelli

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

Rod Elyson

(Seal)

