

**Easy Reader**

Run Date: September 5, 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, September 17, 2019**, to consider the following:

1. Precise Development Plan Amendment 19-10 to expand an existing 238 square foot roof deck by 510 square feet totaling 748 square feet at one of the three residential condominium units below the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
2. Conditional Use Permit 19-3, Precise Development Plan 19-6, and Vesting Tentative Parcel Map No. 82373 for a two-unit detached condominium project at 421 Monterey Boulevard, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**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. For inclusion in the agenda packet to be distributed, written comments of interested parties should be submitted to the Community Development Department, Planning Division, in care of City Hall at 1315 Valley Drive, Hermosa Beach, CA 90254 prior to **Thursday, September 12, 2019**, at 12:00 noon. All written testimony by any interested party will be accepted prior to or at the scheduled time on the agenda for the matter.

**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 any project on the Planning Commission agenda. A copy of the staff report(s) in the Planning Commission packet will be available for public review at the end of the business day on Thursday, September 12, 2019, at the Hermosa Beach Police Department, Public Library, and on the City's website at [www.hermosabch.org](http://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

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:

421 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:

40 HERMOSA AVE

**RECEIVED**

SEP 10 2019

COMMUNITY DEV. DEPT.

The date of mailing was SEPTEMBER 5, 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 06<sup>th</sup> day of Sep., 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)

