

**SROUR & ASSOCIATES**  
Real Estate Development Services Group, Inc.  
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August 1, 2019

Ms. Suja Lowenthal  
City Manager  
City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254

RE: Notice of Appeal of Planning Commission Denial of Variance 19-1

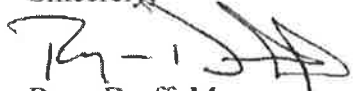
Dear Ms. Lowenthal:

As the owner of the property at 1515 Monterey Boulevard, I hereby appeal the action of the Planning Commission on July 16, 2019, denying variance 19-1, requesting to deviate from Municipal Code Sections 17.16.080 and 17.44.090(D).

Please notify me and my representative, Stacy Straus of Sroure & Associates, when this matter will be scheduled for a City Council hearing and what further submissions are required.

Enclosed please find the attached credit card authorization for the required appeal and noticing fees.

Sincerely,

  
Ryan Dorff, Manager  
1515 Monterey Blvd LLC  
Ryan@peregrine1.com

Enclosure