

**Easy Reader**

Run Date: November 28, 2019

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**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 **Monday, December 9, 2019**, to consider the following:

1. Zone Text Amendment 19-2, a request to amend the Hermosa Beach Municipal Code, related to regulations for Accessory Dwelling Units (ADUs), as mandated by State law, and determination that the project is statutorily exempt from the California Environmental Quality Act (CEQA).
2. CON 19-4, PDP 19-7, VTPM #82783 - Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82783 for a two-unit attached condominium project at 645 10<sup>th</sup> Street, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).
3. CUP 19-11 -- Conditional Use Permit request for an assembly hall use for a dance and music studio on a (SPA-7) Specific Plan Area 7 zoned lot at 402 Pacific Coast Highway (Studio 1137 Dance and Music Studio) and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
4. Municipal Code amendment to the M-1 Light Manufacturing Zone to consider allowing Cypress District businesses to host openings or events to showcase and offer products for sale on a limited basis. This item was continued from the November 19, 2019 meeting.

**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 or by email to [CommunityDevelopment@hermosabeach.gov](mailto:CommunityDevelopment@hermosabeach.gov) prior to **Wednesday, December 4, 2019**, at 12:00 p.m. 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 Wednesday, December 4, 2019, on the City's website at [www.hermosabeach.gov](http://www.hermosabeach.gov). 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:

645 10TH ST

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:

402 PACIFIC COAST HWY

RECEIVED

DEC 03 2019

The date of mailing was NOVEMBER 27 2019

COMMUNITY DEV. DEPT.

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 27th day of Nov, 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)

