

Community Development Department
Planning Division
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

IMPORTANT PUBLIC NOTICE
Cypress District M-1 Zone Text Amendments

TA 19-1 – Consideration of a Text Amendment that would add a Limited Events permit option as an accessory use to businesses located in the City's Cypress District M-1 zone through a simple permitting process, including standards for proposed Limited Events Permit, adopt proposed definitions of "Artist Studio" and "Architect Studio," amend M-1 Light Manufacturing zone to allow "Architect Studio" as a permitted use, and determination that the project is categorically exempt from the California Environmental Quality Act.

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Hermosa Beach will hold a public hearing on **Tuesday, January 21, 2020** to consider TA 19-1-- Text Amendment that would add a Limited Events permit option as an accessory use to businesses located in the City's Cypress District M-1 zone through a simple permitting process, including standards for proposed Limited Events Permit, adopt proposed definitions of "Artist Studio" and "Architect Studio," amend M-1 Light Manufacturing zone to allow "Architect Studio" as a permitted use, and determination that the project is categorically exempt from the California Environmental Quality Act.

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 staff report(s) in the Planning Commission packet will be available for public review at the end of the business day on Thursday, January 16, 2020 on the City's website at www.hermosabeach.gov. Relevant Municipal Code sections are also available on the website.

CITY OF HERMOSA BEACH


Ken Robertson, Director
Community Development Department