

CITY OF HERMOSA BEACH

RECEIVED

CERTIFIED PROPERTY OWNERS/OCCUPANTS LIST
AND MAILING AFFIDAVIT

JAN 13 2020

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:

847 BARD 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:

2515 PACIFIC COAST HWY

828 HERMOSA AVE

CYPRESS DISTRICT M-1 ZONE

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 one hundred (100) 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 date of mailing was January 10, 2020.

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.

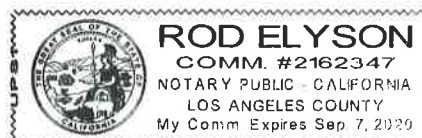
State of California, County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 10th day of Jan, 2020, 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)



Easy Reader

Run Date: **January 9, 2020**

DISPLAY

Acct: 7010-2110

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, January 21, 2020**, to consider the following:

1. CUP 19-9 & PARK 19-6- Conditional Use Permit and Parking Plan amendment request to provide on-site sale, service and consumption of beer and wine indoors only, Friday and Saturday 6:00 a.m. to 11:00 p.m. and Sunday through Thursday, 6:00 a.m. to 10:00 p.m. at an existing hotel (Hotel Hermosa) located at 2515 Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
2. CON 19-1, PDP 19-1, VTPM #80296 & S-21#31- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 80296 for a two-unit detached condominium project, and grade height determination along the south property line for purposes of locating underground garages eight inches into the south side yard setback, at 847 Bard Street and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).
3. Conditional Use Permit CUP 19-12, a request to operate a fitness studio (Lightning Fit) within a 1,298 square foot tenant space at 828 Hermosa Avenue and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).
4. 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.

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 prior to Tuesday, January 14, 2020, at 12:00 p.m. However, 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 CommunityDevelopment@hermosabeach.gov. 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, January 16, 2020, on the City's website at www.hermosabeach.gov. Relevant Municipal Code sections are also available on the website.

Ken Robertson, Director
Community Development Department