

## Easy Reader

Run Date: September 3, 2020

### 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 15, 2020**, to consider the following:

1. TEXT 20-2 Consideration of a Text Amendment to amend HBMC Chapter 17.44 Off-street parking to allow the use of mechanical vehicle lifts as a method to provide required parking, adopt proposed definition of "vehicle lift," and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
2. CON 20-2, PDP 20-5, VTPM #82983- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82983 for a two-unit detached condominium project at 622 1st Place and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).
3. CUP 20-06 -- Conditional Use Permit amendment to allow on-sale general alcohol, floor plan alterations, and to modify conditions of approval to change operating hours from between 7:00 AM and 10:00 PM daily to between 7:00 AM and 11:00 PM daily at an existing restaurant limited to on-sale beer and wine, at 844 Hermosa Avenue "The Stanton" (previously "Hot's Kitchen"), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**SAID PUBLIC HEARINGS** shall be held virtually at **6:00 PM**, or as soon thereafter as the matter may be heard. THIS MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020. ANY OR ALL PLANNING COMMISSION MEMBERS MAY ATTEND AND PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE.

**ANY AND ALL PERSONS** interested are invited to participate and speak at these hearings at the above time. See the meeting agenda or contact [CommunityDevelopment@hermosabeach.gov](mailto:CommunityDevelopment@hermosabeach.gov) for teleconference participation details. For inclusion in the agenda packet to be distributed, written comments of interested parties should be mailed to the Community Development Department, Planning Division, in care of City Hall at 1315 Valley Drive, Hermosa Beach, CA 90254 or emailed to [CommunityDevelopment@hermosabeach.gov](mailto:CommunityDevelopment@hermosabeach.gov) by noon of the Tuesday, one week before the meeting. 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](mailto:CommunityDevelopment@hermosabeach.gov). The Department operates from 7:00 AM to 6:00 PM, Monday through Thursday. A copy of the agenda and staff reports will be available for public review 72 hours in advance of the meeting on the City's website at [www.hermosabeach.gov](http://www.hermosabeach.gov). Relevant Municipal Code sections are also available on the website.

Ken Robertson  
Director of Community Development

# CITY OF HERMOSA BEACH

## CERTIFIED PROPERTY OWNERS/OCCUPANTS LIST AND MAILING AFFIDAVIT

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:

844 Hermosa AVE

The addresses of the properties within a 300-foot radius are:

622 1st Pl

RECEIVED

SEP 09 2020

COMMUNITY DEV. DEPT.

The date of mailing was September 3, 2020

SIGNED

  
Kathrine Powers

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 03<sup>rd</sup> day of Sep., 2020, by Kathrine Powers,  
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Rod Elyson (Seal)

