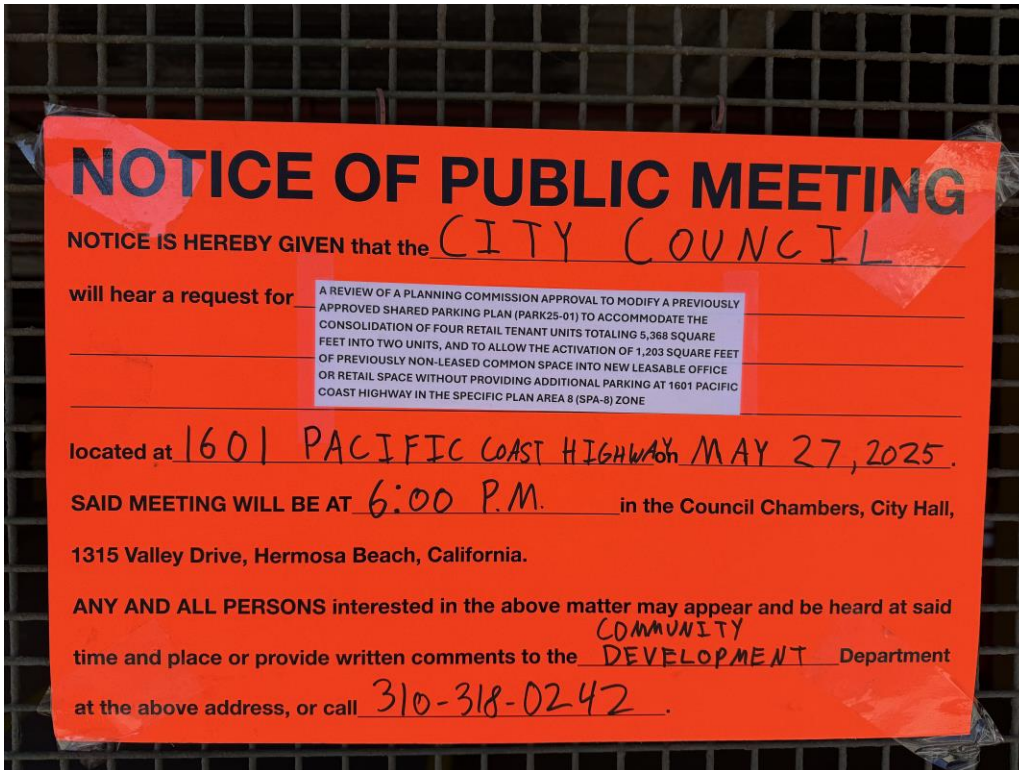


Public Noticing 1601 PCH



Public Noticing 1601 PCH



City of Hermosa Beach
PUBLIC HEARING NOTICE

The **City Council** of the City of Hermosa Beach shall hold an in-person public hearing on **May 13, 2025, at 6:00 pm in City Hall Council Chambers** located at **1315 Valley Drive, Hermosa Beach, California 90254** to consider the following:

CITY COUNCIL REVIEW OF AN AMENDMENT TO A SHARED PARKING PLAN (PARK25-01), APPROVED BY THE PLANNING COMMISSION, TO ACCOMMODATE THE CONSOLIDATION OF FOUR RETAIL TENANT UNITS TOTALING 5,368 SQUARE FEET INTO TWO UNITS, AND TO ALLOW THE CONVERSION OF 1,203 SQUARE FEET OF COMMON SPACE INTO LEASABLE OFFICE OR RETAIL SPACE WITHOUT ADDITIONAL PARKING AT **1601 PACIFIC COAST HIGHWAY** (HERMOSA PAVILLION). THE CITY COUNCIL'S DECISION WILL BE FINAL.

ENVIRONMENTAL REVIEW: THE PROJECT QUALIFIES FOR A CATEGORICAL EXEMPTION PER SECTION 15301 (e)(1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PUBLIC PARTICIPATION. Any member of the public is welcome to send **the Community Development Department** written comments in advance of the hearing at planning@hermosabeach.gov or provide public comment during the hearing. To make a request for accommodation under the Americans with Disabilities Act, please contact the Office of the City Clerk at (310) 318-0204 or cityclerk@hermosabeach.gov.

FOR FURTHER INFORMATION, please contact the **Community Development Department** at 310-318-0242 or planning@hermosabeach.gov. A copy of the agenda and staff report(s) will be viewable on the City's website 72 hours before the meeting at www.hermosabeach.gov/agenda. As a courtesy, the hearing can be viewed on Spectrum Channel 8, Frontier Channel 31, YouTube, Zoom, and/or the City's website.

Alexis Oropeza
Planning Manager



CITY OF HERMOSA BEACH

CERTIFIED PROPERTY OWNER MAILING AFFIDAVIT

I, Melanie Hurtado, hereby certify that on the 30th day of April in 2025, I mailed with first class postage a notice of public hearing before City Council to all property owner and occupants within a 500-foot radius of the exterior boundaries of the property listed below. The mailing list was compiled from the assessment roll for the County of Los Angeles and included 953 addresses. Notice was also mailed to the property 1601 Pacific Coast Highway, Hermosa Beach, CA 90254 on April 30, 2025.

1601 Pacific Coast Highway, Hermosa Beach, CA 90254

I declare, under penalty of perjury, that the foregoing is true and correct. I have executed this declaration on the 30th day of April, in Hermosa Beach, California.

Melanie Hurtado

Printed Name

Melanie Hurtado

Signature

ACKNOWLEDGMENT

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

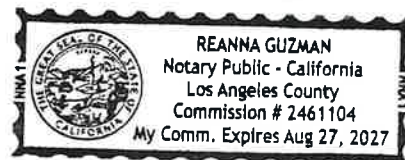
On April 30, 2025 before me, Reanna Guzman, Notary Public
(insert name and title of the officer)

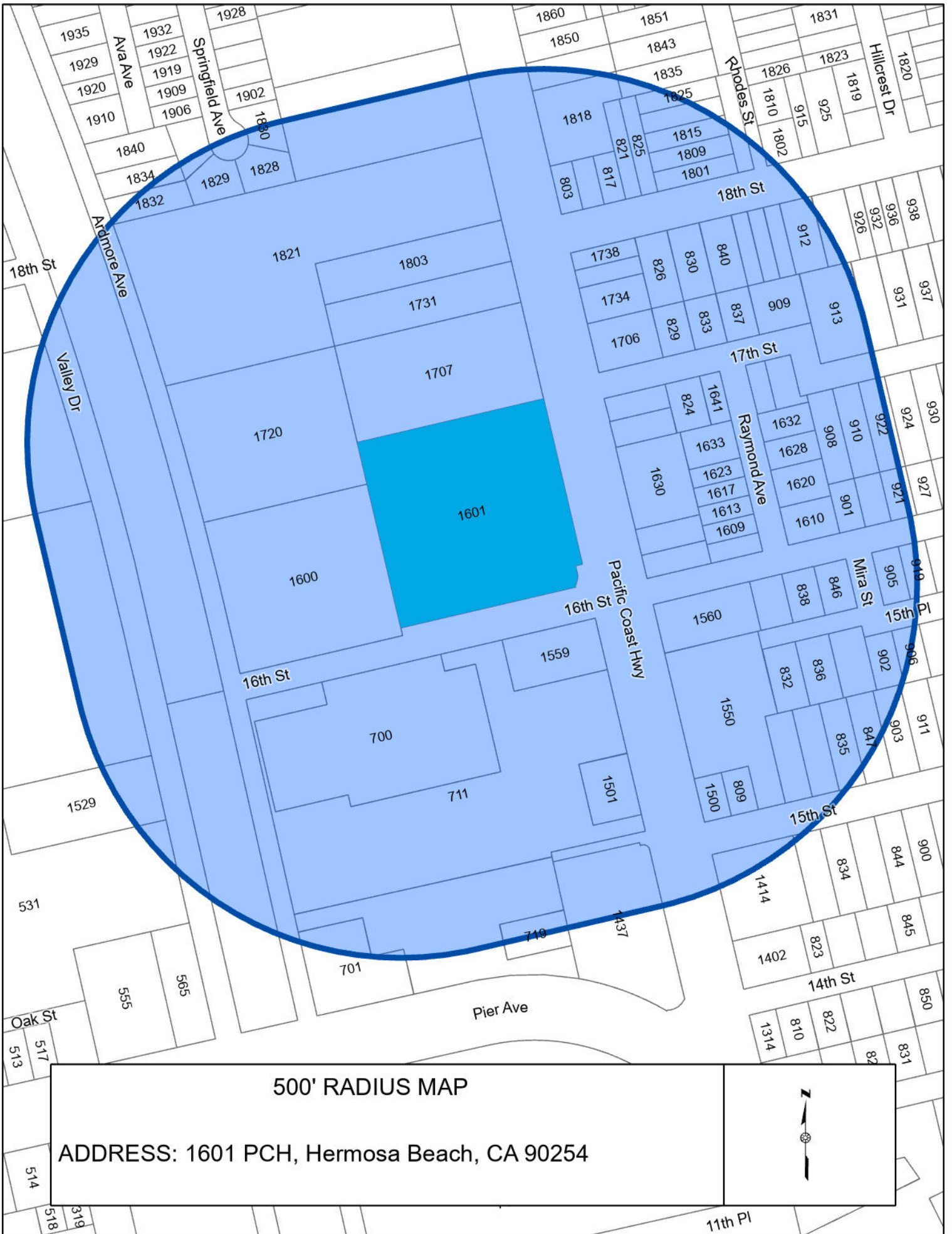
personally appeared Melanie Hurtado
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)





500' RADIUS MAP

ADDRESS: 1601 PCH, Hermosa Beach, CA 90254



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

IMPORTANT PUBLIC NOTICE

1601 Pacific Coast Highway, Hermosa Beach, CA 90254

Assessor Parcel Number **4184-025-211**

NOTICE IS HEREBY GIVEN that the City Council of the City of Hermosa Beach will hold an in-person Public Hearing on **Tuesday, May 13, 2025**, at **6:00 p.m.** to consider the following:

CITY COUNCIL REVIEW OF AN AMENDMENT TO A SHARED PARKING PLAN (PARK25-01), APPROVED BY THE PLANNING COMMISSION, TO ACCOMMODATE THE CONSOLIDATION OF FOUR RETAIL TENANT UNITS TOTALING 5,368 SQUARE FEET INTO TWO UNITS, AND TO ALLOW THE CONVERSION OF 1,203 SQUARE FEET OF COMMON SPACE INTO LEASABLE OFFICE OR RETAIL SPACE WITHOUT ADDITIONAL PARKING AT **1601 PACIFIC COAST HIGHWAY (HERMOSA PAVILLION)**. THE CITY COUNCIL'S DECISION WILL BE FINAL.

ENVIRONMENTAL REVIEW: THE PROJECT QUALIFIES FOR A CATEGORICAL EXEMPTION PER SECTION 15301 (e)(1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

AMERICANS WITH DISABILITIES ACT OF 1990 To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) are available for check out at the meeting. If you require special assistance to participate in this meeting, you must call or submit your request in writing to the Office of the City Clerk at (310) 318-0204 or at cityclerk@hermosabeach.gov at least 48 hours before the meeting.

PARTICIPATION AND VIEWING OPTIONS Hermosa Beach City Council meetings are open to the public and are being held in person in the City Hall Council Chambers located at 1315 Valley Drive, Hermosa Beach, CA 90254. Public comment is only guaranteed to be taken in person at City Hall during the meeting or prior to the meeting by submitting an eComment for an item on the agenda. As a courtesy only, the public may view and participate on action items listed on the agenda via the following:

- **Zoom:** <https://us02web.zoom.us/j/89968207828?pwd=bXZmWS83dmxHWDZLbWRtK2RVaUxaUT092>
- **Phone:** Toll Free: (833) 548 0276; **Meeting ID: 899 6820 7828**, then #: **Passcode: 472825**
- **eComment:** Submit an eComment no later than three (3) hours before the meeting start time.
- **Supplemental Email:** Supplemental emails are available for agenda items only and must be sent to cityclerk@hermosabeach.gov. Supplemental emails should indicate the agenda item and meeting date in the subject line and must be received no later than three (3) hours before the meeting start time. Emails received after the deadline but before the meeting ends will be posted to the agenda the next business day. Writings distributed to all, or majority of all, of the City Council after the agenda has been posted shall be available for inspection at the City Clerk's Office located at 1315 Valley Drive, Hermosa Beach, CA 90254 during regular business hours.

Please be advised that while the City will endeavor to ensure these remote participation methods are available, the City does not guarantee that they will be technically feasible or work all the time. Further, the City reserves the right to terminate these remote participation methods (subject to Brown Act restrictions) at any time and for whatever reason. Please attend in person or by submitting an eComment to ensure your public participation.

Similarly, as a courtesy, the City will also plan to broadcast the meeting via the following listed mediums. However, these are done as a courtesy only and not guaranteed to be technically feasible. Thus, in order to guarantee live time viewing and/or public participation, members of the public shall attend in Council Chambers.

- **Cable TV:** Spectrum Channel 8 and Frontier Channel 31 in Hermosa Beach
- **YouTube:** <https://www.youtube.com/c/CityofHermosaBeach90254>
- **Live Stream:** www.hermosabeach.gov/agenda
- **Cablecast App:** Available on supported devices and smart TVs

If you experience technical difficulties while viewing a meeting on any of our digital platforms, please try another viewing option. View City Council staff reports and attachments at www.hermosabeach.gov/agenda.

Alexis Oropeza
Planning Manager

Project Zoning Map
City Council
May 27, 2025



Description

APN: 4184-025-211

1601 Pacific Coast Highway

Zone: SPA-8 Specific Plan Area 8

-  R-1 Single Family Residential
-  R-1A Limited Single-Family Residential
-  R-2 Two Family Residential
-  R-2B Limited Multiple Family Residential
-  R-3 Multiple Family Residential
-  R-P Residential-Professional
-  RPD Residential Planned Development
-  R-3PD Multiple Family Planned Development
-  C-1 Limited Business and Residential
-  C-2 General Commercial
-  C-3 General and Highway Commercial
-  M-1 Light Manufacturing
-  OS Open Space
-  OS-1 Restricted Open Space
-  OS-2 Restricted Open Space
-  OS-O Open Space Overlay
-  MHP Mobile Home Park
-  SPA Specific Plan Area (Residential)
-  SPA Specific Plan Area (Commercial)
-  500' Notification Radius

