

Public Notification Package 3232 Hermosa Avenue



# NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION

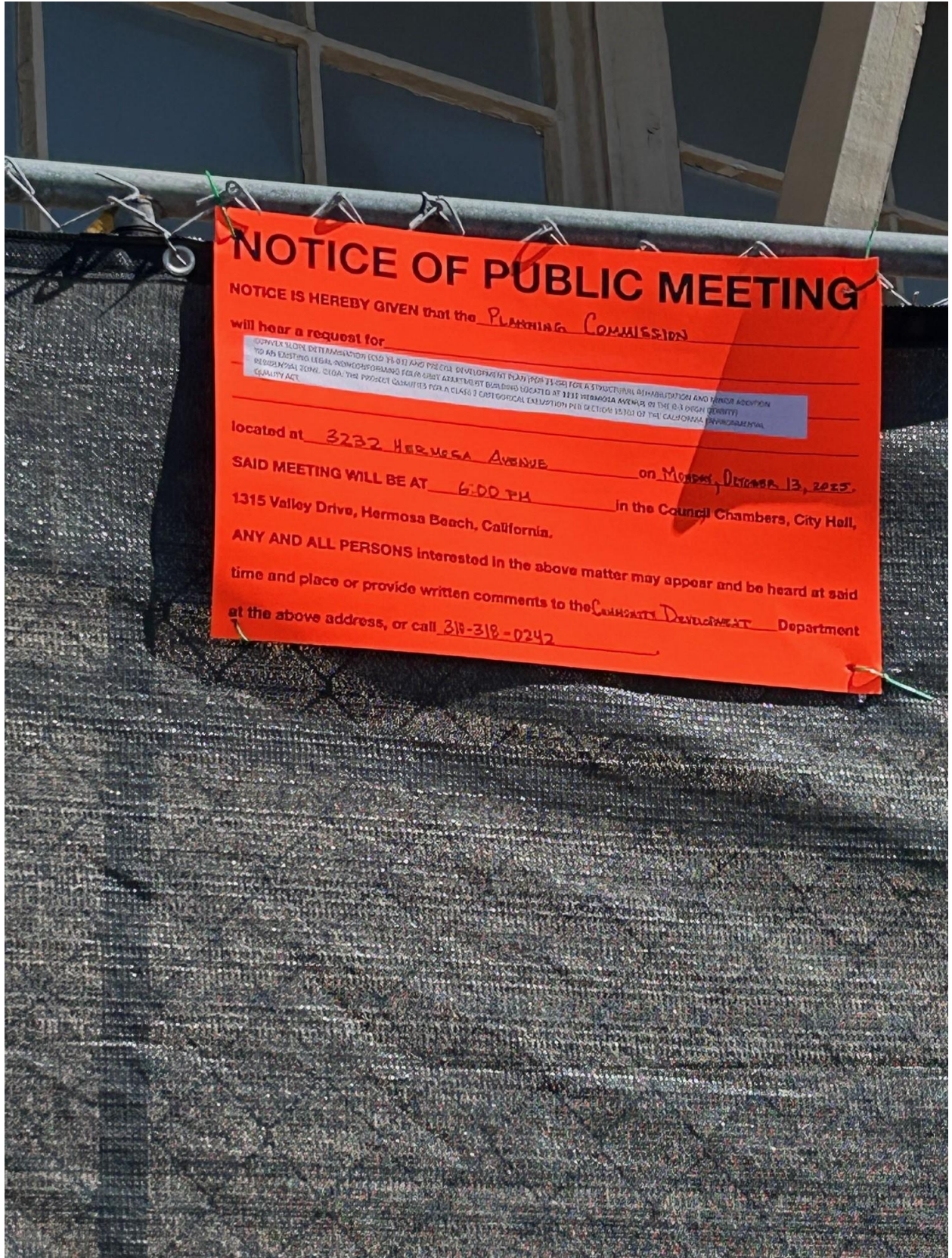
will hear a request for \_\_\_\_\_

CONVEX SLOPE DETERMINATION (CSD 25-01) AND PRECISE DEVELOPMENT PLAN (PDP 25-04) FOR A STRUCTURAL REHABILITATION AND MINOR ADDITION TO AN EXISTING LEGAL-NONCONFORMING FOUR-UNIT APARTMENT BUILDING LOCATED AT 3232 HERMOSA AVENUE IN THE R-3 (HIGH DENSITY) RESIDENTIAL ZONE. CEQA: THE PROJECT QUALIFIES FOR A CLASS 2 CATEGORICAL EXEMPTION PER SECTION 15302 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

located at 3232 HERMOSA AVENUE on MONDAY, OCTOBER 13, 2025.

SAID MEETING WILL BE AT 6:00 P.M. in the Council Chambers, City Hall,  
1315 Valley Drive, Hermosa Beach, California.

ANY AND ALL PERSONS interested in the above matter may appear and be heard at said  
time and place or provide written comments to the COMMUNITY DEVELOPMENT Department  
at the above address, or call 310-318-0242.



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will hear a request for \_\_\_\_\_  
COMPLEX FROM DETERMINATION (CDD) IS 01) AND PRELIM DEVELOPMENT PLAN (PDP) IS 02) FOR A STRUCTURAL REHABILITATION AND RENOVATION  
TO AN EXISTING LEGAL NONCONFORMING FOR A SHOT ARMS/SHOT BUILDING LOCATED AT 3232 HERMOSA AVENUE IN THE B-3 HIGH DENSITY  
RESIDENTIAL ZONE. CEQA: THE PROJECT QUALIFIES FOR A CLASS 3 CATEGORICAL EXEMPTION PER SECTION 15301 OF THE CALIFORNIA ENVIRONMENTAL  
QUALITY ACT.

located at 3232 HERMOSA AVENUE on Monday, October 13, 2025  
SAID MEETING WILL BE AT 6:00 PM in the Council Chambers, City Hall,  
1315 Valley Drive, Hermosa Beach, California.  
ANY AND ALL PERSONS interested in the above matter may appear and be heard at said  
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at the above address, or call 310-318-0242





## City of Hermosa Beach

### PUBLIC HEARING NOTICE

**NOTICE IS HEREBY GIVEN** that the Chairperson of the Hermosa Beach **Planning Commission** has called a special public hearing on **Monday, October 13, 2025 at 6:00 p.m.** to consider and take action on only those matters set forth on the agenda below.

1. CITY-INITIATED REQUEST FOR A CONDITIONAL USE PERMIT (CUP25-13/APE25-004) AMENDMENT TO MODIFY THE CONDITIONS OF APPROVAL FOR OFF-SALE ALCOHOL (BEER, WINE, AND DISTILLED SPIRITS) AT AN EXISTING LIQUOR STORE (**ROBERT'S LIQUOR**) LOCATED AT **74 PIER AVENUE** IN THE DOWNTOWN COMMERCIAL (C-2) ZONE. CEQA: THE PROJECT QUALIFIES FOR A CLASS 1 CATEGORICAL EXEMPTION PER SECTION 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY GUIDELINES.
2. PRECISE DEVELOPMENT PLAN (PDP 25-05) TO REMODEL AN EXISTING 129,736-SQUARE-FOOT SHOPPING CENTER WITH: 1) SITE IMPROVEMENTS INCLUDING NEW LANDSCAPING, EXPANDED WALKWAYS AND ACCESSIBLE PATH OF TRAVEL, AND PARKING RECONFIGURATION; 2) NEW FACADE TREATMENTS AND ARCHITECTURAL FEATURES INCLUDING A TOWER FEATURE MEASURING 35 FEET IN HEIGHT; AND 3) INTERIOR TENANT IMPROVEMENTS AT **1100 PACIFIC COAST HIGHWAY** IN THE C-3 (GENERAL COMMERCIAL) ZONE. CEQA: THE PROJECT QUALIFIES FOR A CLASS 1 CATEGORICAL EXEMPTION PER SECTION 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.
3. CONVEX SLOPE DETERMINATION (CSD 25-01) AND PRECISE DEVELOPMENT PLAN (PDP 25-04) FOR A STRUCTURAL REHABILITATION AND MINOR ADDITION TO AN EXISTING LEGAL-NONCONFORMING FOUR-UNIT APARTMENT BUILDING LOCATED AT **3232 HERMOSA AVENUE** IN THE R-3 (HIGH DENSITY) RESIDENTIAL ZONE. CEQA: THE PROJECT QUALIFIES FOR A CLASS 2 CATEGORICAL EXEMPTION PER SECTION 15302 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

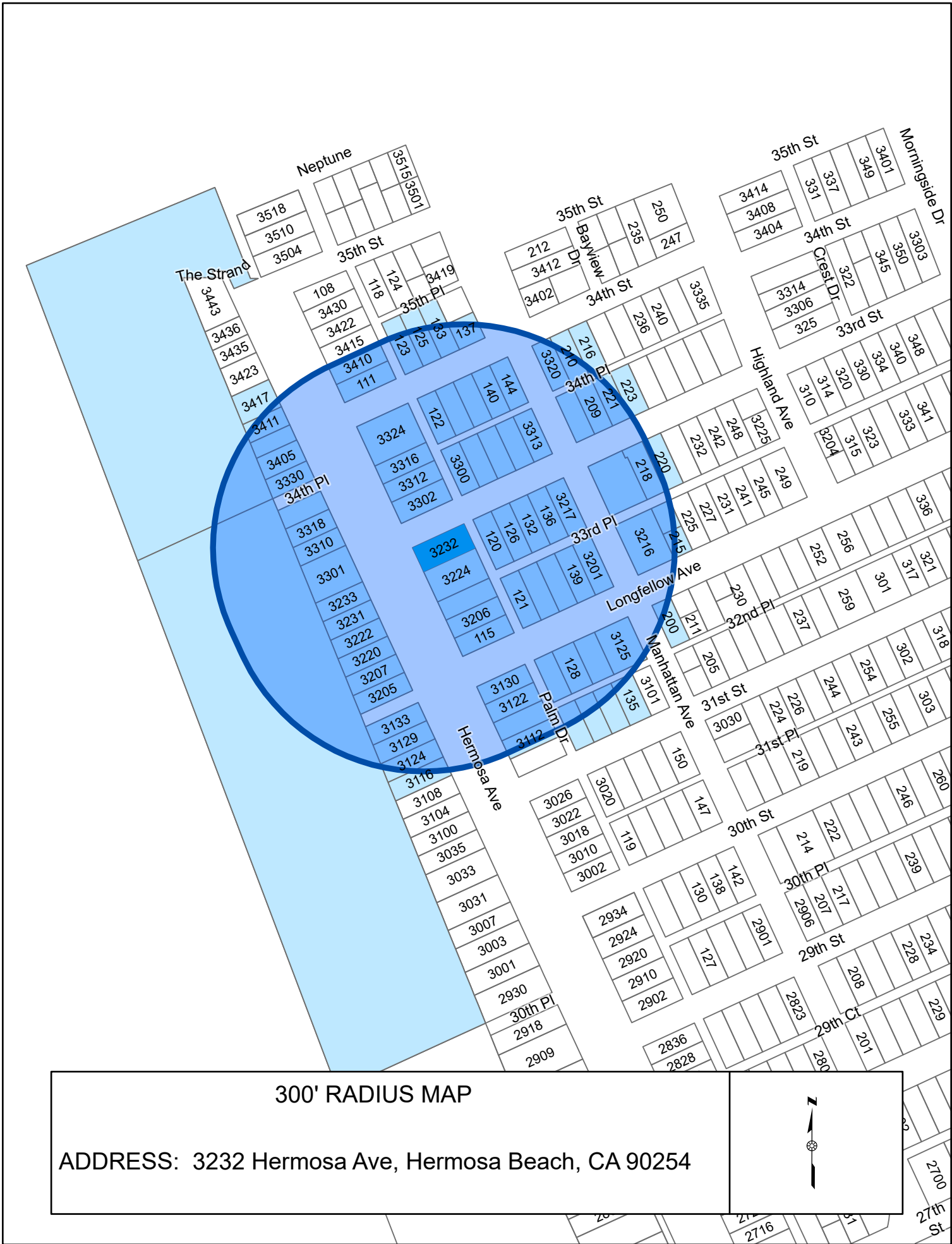
**SAID PUBLIC MEETING** is open to the public and being held in-person in the City Hall Council Chambers located at 1315 Valley Drive, Hermosa Beach, California 90254.

**PUBLIC PARTICIPATION.** See the meeting agenda for all public comment details and opportunities. All written testimony by any interested party will be accepted prior to or at the scheduled time on the agenda for the matter. Information regarding the Americans with Disabilities Act of 1990, please visit the meeting agenda or contact the Office of the City Clerk at (310) 318-0204 or [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov).

**VIEWING OPTIONS** are available on Spectrum Channel 8, Frontier Channel 31, YouTube, Zoom, and/or the City's website. **IF YOU CHALLENGE** the above matter(s) in court, you may be limited to raising only those issues that are raised at or before the public hearing.

**FOR FURTHER INFORMATION,** please contact the **Community Development Department** at (310) 318-0242 or [planning@hermosabeach.gov](mailto: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. As a courtesy, the hearing can be viewed on Spectrum Channel 8, Frontier Channel 31, YouTube, Zoom, and/or the City's website.

**Alison Becker, AICP**  
Community Development Director  
Easy Reader Inc/Redondo Beach News/October 2, 2025/HD25-036



**300' RADIUS MAP**

**ADDRESS: 3232 Hermosa Ave, Hermosa Beach, CA 90254**



**Community Development Department**

Planning Division Attn: **Jake Whitney**

City of Hermosa Beach

1315 Valley Drive

Hermosa Beach, CA 90254

**IMPORTANT PUBLIC NOTICE**

**3232 Hermosa Avenue, Hermosa Beach, CA 90254**

Assessor Parcel Number: 4181-031-014

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Hermosa Beach will hold a special Public Hearing on **Monday, October 13, 2025, at 6:00 p.m.** to consider the request described below.

CONVEX SLOPE DETERMINATION (CSD 25-01) AND PRECISE DEVELOPMENT PLAN (PDP 25-04) FOR A STRUCTURAL REHABILITATION AND MINOR ADDITION TO AN EXISTING LEGAL-NONCONFORMING FOUR-UNIT APARTMENT BUILDING LOCATED AT **3232 HERMOSA AVENUE** IN THE R-3 (HIGH DENSITY) RESIDENTIAL ZONE. CEQA: THE PROJECT QUALIFIES FOR A CLASS 2 CATEGORICAL EXEMPTION PER SECTION 15302 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

**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](mailto:cityclerk@hermosabeach.gov) at least 48 hours before the meeting.

**PARTICIPATION AND VIEWING OPTIONS** - Hermosa Beach Planning Commission 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/88613327928?pwd=wslanaorhMUofgumcWi7b4Lbw4uP4n.1>

Meeting ID: **886 1332 7928** Password: **207860**

**Phone** - Toll Free: (833) 548-0276 Meeting ID: **886 1332 7928**, then #; Passcode: **207860**

**eComment** - Submit an eComment by 4:00 p.m. on the meeting date.

**Supplemental Email** - Supplemental emails are available for agenda items only and must be sent to Community Development at [planning@hermosabeach.gov](mailto:planning@hermosabeach.gov). Supplemental emails should indicate the agenda item plus meeting date in the subject line and must be received by 4:00 p.m. on the meeting date. Emails received after the deadline but before the meeting ends will be posted to the agenda the next business day.

Please be advised that while the City will endeavor to ensure 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 participation. Similarly, as a courtesy, the City will also broadcast the meeting via the following listed mediums. However, these are done as a courtesy only and not guaranteed to be technically feasible. To guarantee live time viewing and/or public participation, members of the public shall attend in Council Chambers. If you experience technical difficulties while viewing a meeting on any of our digital platforms, please try another viewing option. View staff reports and attachments at [www.hermosabeach.gov/agenda](http://www.hermosabeach.gov/agenda).

**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](http://www.hermosabeach.gov/agenda)

**Alison Becker**

Community Development Director



# CITY OF HERMOSA BEACH

## CERTIFIED PROPERTY OWNER MAILING AFFIDAVIT

I, Melanie Hurtado, hereby certify that on the 1<sup>st</sup> day of October in 2025, I mailed with first class postage a notice of public hearing before Planning Commission to all property owner and occupants within a 300-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 223 addresses. Notice was also mailed to the property 3232 Hermosa Avenue, Hermosa Beach, CA 90254 on October 1, 2025.

**3232 Hermosa Avenue, Hermosa Beach, CA 90254**

I declare, under penalty of perjury, that the foregoing is true and correct. I have executed this declaration on the 7<sup>th</sup> day of October, 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 October 7, 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 [Handwritten Signature] (Seal)






**Project Zoning Map**  
 Planning Commission  
 October 13, 2025



**Description**

3232 Hermosa Avenue  
 APN: 4181-031-014  
 Zone: R-3 Multiple Family Residential

Unit Remodel: Precise Development Plan, Convex Slope Determination

-  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 Neighborhood Commercial
-  C-2 Downtown Commercial
-  C-3 General 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)
-  -HE Housing Element Overlay
-  300' Notification Radius

