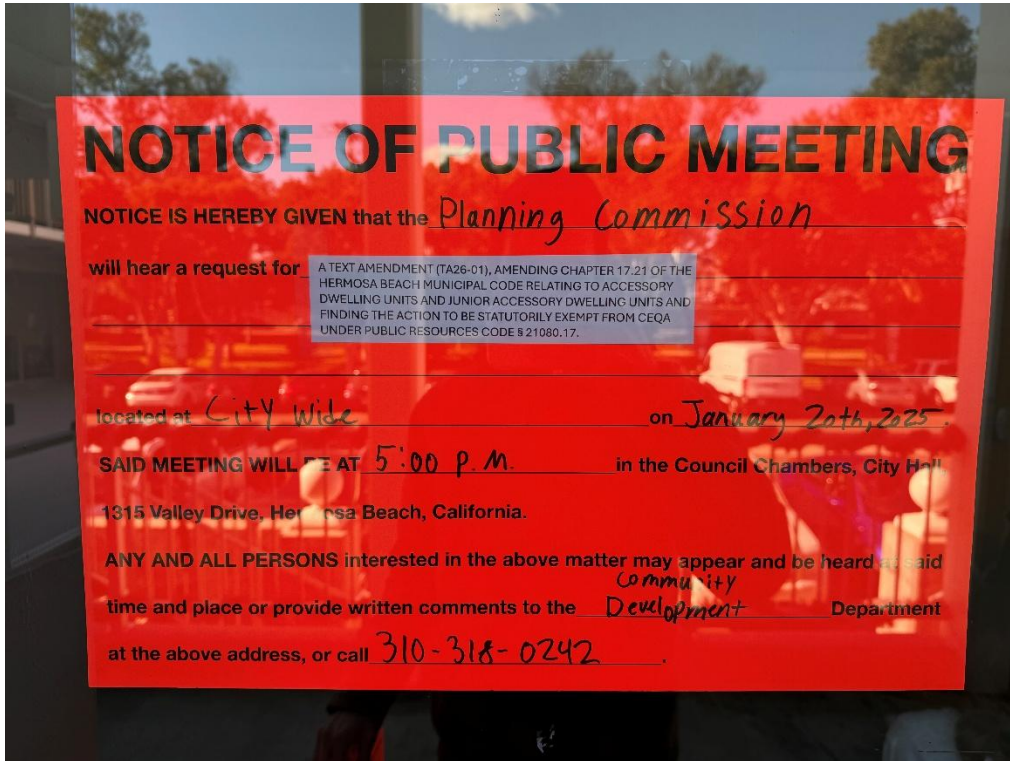
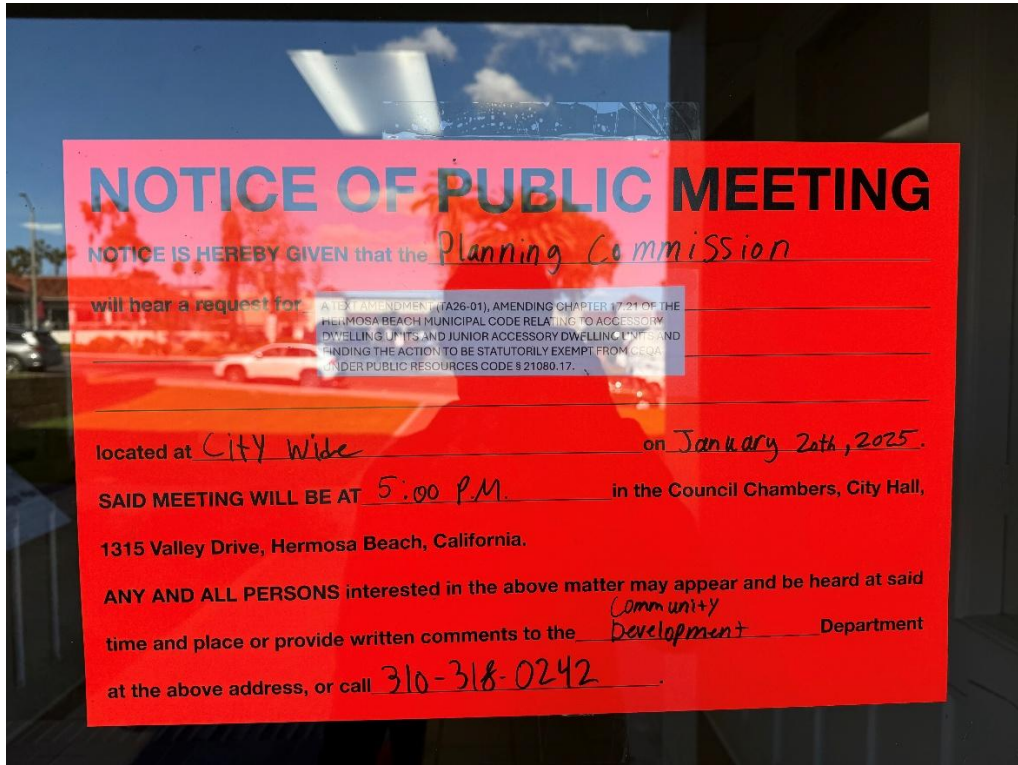


Public Notification Package: ADU Zone Text Amendment





NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the Planning Commission

will hear a request for

A TEXT AMENDMENT (TA26-01), AMENDING CHAPTER 17.21 OF THE HERMOSA BEACH MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21060.17.

located at City Wide on January 20th, 2025.

SAID MEETING WILL BE AT 5:00 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 time and place or provide written comments to the Community Development Department 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 public hearing on **Tuesday, January 20, 2026**, at **5:00 p.m.** to consider and take action on only those matters set forth on the agenda below.

1. A PRECISE DEVELOPMENT PLAN (PDP25-09), CONDITIONAL USE PERMIT (CUP25-12), AND VESTING TENTATIVE PARCEL MAP NO. 84845 FOR TWO NEW 25-FOOT-TALL RESIDENTIAL CONDOMINIUMS AT **520 25th STREET**, IN THE TWO DWELLING UNITS PER LOT (R-1A) ZONE. ENVIRONMENTAL REVIEW: THE PROJECTS QUALIFY FOR A CLASS 3 CATEGORICAL EXEMPTION PER SECTION 15303(b) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES FOR NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES.
2. A SIGN VARIANCE (VAR25-02), AS PART OF A COMPREHENSIVE SIGN PLAN, TO: 1) ALLOW A MAXIMUM OF TWO WALL SIGNS PER BUSINESS ENTITY INSTEAD OF ONE SIGN PER BUSINESS, AND 2) PERMIT THE SECONDARY WALL SIGN TO BE LOCATED ON BUILDING FRONTAGE WITHOUT PEDESTRIAN ACCESS AT A MULTI-TENANT SHOPPING CENTER LOCATED AT **1100 PACIFIC COAST HIGHWAY** IN THE GENERAL COMMERCIAL (C-3) ZONE. CEQA: THE PROJECT QUALIFIES FOR CLASS 11 EXEMPTION PER SECTION 15311 OF THE CEQA GUIDELINES FOR ACCESSORY STRUCTURES.
3. A CONDITIONAL USE PERMIT (CUP25-16) TO ALLOW THE OPERATION OF A PILATES STUDIO (CLUB PILATES) WITHIN AN EXISTING 2,423-SQUARE-FOOT COMMERCIAL SPACE LOCATED AT **703 PIER AVENUE**, SUITE H14, IN THE SPECIFIC PLAN AREA 8 (SPA-8) ZONE. CEQA: THE PROJECT QUALIFIES FOR CLASS 3, CATEGORICAL EXEMPTION PER SECTION 15303(b) OF THE CEQA GUIDELINES FOR NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES.
4. A ZONE TEXT AMENDMENT (TA 26-01) AMENDING CHAPTER 17.21 OF THE HERMOSA BEACH MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ADUs TO COMPLY WITH RECENT CHANGES IN STATE LAW (**CITYWIDE**). CEQA: THE PROJECT IS STATUTORILY EXEMPT FROM CEQA UNDER SECTION 21080.17 OF THE PUBLIC RESOURCES CODE.

SAID PUBLIC MEETING is open to the public and is 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.

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. 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