

Public Notification Package - 168 Hill Street





NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION

will hear a request for PRECISE DEVELOPMENT PLAN (PDP) 23-04 AND VESTING TENTATIVE PARCEL MAP (UTM) NO. 84202 FOR A 234 SQUARE FOOT ADDITION TO AN EXISTING CONDOMINIUM LOCATED AT 168 HILL STREET AND A DETERMINATION THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

located at 168 HILL STREET on SEPTEMBER 19, 2023

SAID MEETING WILL BE AT 7:00 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 NOTICE

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Hermosa Beach shall hold a hybrid public hearing on **Tuesday, September 19, 2023** to discuss the following:

PRECISE DEVELOPMENT PLAN (PDP) 23-05 AND VESTING TENTATIVE PARCEL MAP (VTPM) NO. 84202 FOR A 234 SQUARE FOOT ADDITION TO AN EXISTING CONDOMINIUM LOCATED AT 168 HILL STREET AND A DETERMINATION THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CUP 23-07 ROCKEFELLER - REQUEST FOR A CONDITIONAL USE PERMIT AMENDMENT (CUP 23-07) TO MODIFY THE APPROVED FLOOR PLAN AND EXISTING TYPE 41 ON-SALE BEER & WINE - EATING PLACE LICENSE, TO A TYPE 47 ON-SALE GENERAL - EATING PLACE LICENSE, FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR THE CONSUMPTION ON THE LICENSE PREMISES, AT AN EXISTING RESTAURANT LOCATED AT 420-422 PIER AVENUE (ROCKEFELLER), WITH EXISTING HOURS OF OPERATION OF 7 DAYS A WEEK, FROM 7 A.M. TO 11 P.M.; AND TO MAKE THE DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

SAID PUBLIC HEARINGS shall be held as a hybrid meeting and open to the public both virtually and in-person at 7:00 PM, or as soon thereafter as the matter may be heard. MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON IN THE COUNCIL CHAMBERS OR VIRTUALLY VIA ZOOM.

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 for teleconference participation details. For inclusion in the agenda packet, 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 by noon on September 12, 2023.

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 more information, please contact the Community Development Department at (310) 318-0242 or CommunityDevelopment@hermosabeach.gov. Operating hours are 7:00 AM to 6:00 PM, Monday through Thursday. A copy of the agenda and staff reports will be available for public review at least 72 hours in advance of the meeting on the City's website at www.hermosabeach.gov.

Carrle Tal, AICP
Community Development Director

Pub Sep 9, 2023 DB#11623198

Community Development Department
Planning Division, Attn: J. Masi
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

IMPORTANT PUBLIC NOTICE

168 Hill Street, Hermosa Beach, CA 90254
Assessor Parcel Number **4188-021-025**

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Hermosa Beach will hold a hybrid public hearing on **Tuesday, September 19, 2023** to consider the request described above.

1. **PRECISE DEVELOPMENT PLAN (PDP) 23-05 AND VESTING TENTATIVE PARCEL MAP (VTPM) NO. 84202 FOR A 234 SQUARE FOOT ADDITION TO AN EXISTING CONDOMINIUM LOCATED AT 168 HILL STREET AND A DETERMINATION THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

SAID PUBLIC MEETING shall be held in-person and virtually as a hybrid meeting. The public may attend in person at Council Chambers, 1315 Valley Drive, Hermosa Beach, CA 90254 or virtually by Zoom using the meeting link provided on the agenda posted on the City's Agendas/Minutes/Video webpage 72 hours before the meeting. The public may also view the hearing on Spectrum Channel 8, Frontier Channel 31, and <https://www.youtube.com/c/CityofHermosaBeach90254>. The meeting begins at **7:00 P.M.** and the matter will be heard in the order as listed on the posted agenda.

ANY AND ALL PERSONS interested are invited to participate and speak at these meetings. See the meeting agenda or contact Planning at Planning@hermosabeach.gov for participation details. All written testimony by any interested party will be accepted prior to or at the scheduled time on the agenda for the matter.

Written comments may also be submitted via e-Comment in 3 easy steps once the agenda has been posted on the City website:

1. Go to [Agendas/Minutes/Video](#) webpage and find the meeting on which you'd like to comment.
2. Find the agenda item on which you'd like to comment; and
3. Sign in to your SpeakUp Hermosa Account or sign in as a guest, enter your comment in the field provided, provide your name, and if applicable, attach files before submitting your comment.

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 above-listed departments at, or prior to, the public meeting.

FOR FURTHER INFORMATION, please contact the Community Development Department at (310) 318-0235 or communitydevelopment@hermosabeach.gov. The Department operates from 7:00 AM to 6:00 PM, Monday through Thursday. A copy of the agenda and staff report(s) will be available for public review 72 hours in advance of the meeting on the City's website at www.hermosabeach.gov.

Carrie Tai, AICP

Community Development Director

City News & Press Releases

Planning Commission | Notice of Public Hearing | 168 Hill St & 420-422 Pier Ave (Rockefeller)

Post Date: 09/07/2023 5:29 PM

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2. **CUP 23-07 ROCKEFELLER - REQUEST FOR A CONDITIONAL USE PERMIT AMENDMENT (CUP 23-07) TO MODIFY THE APPROVED FLOOR PLAN AND EXISTING TYPE 41 ON-SALE BEER & WINE – EATING PLACE LICENSE, TO A TYPE 47 ON-SALE GENERAL – EATING PLACE LICENSE, FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR THE CONSUMPTION ON THE LICENSE PREMISES, AT AN EXISTING RESTAURANT LOCATED AT 420-422 PIER AVENUE (ROCKEFELLER), WITH EXISTING HOURS OF OPERATION OF 7 DAYS A WEEK, FROM 7 A.M. TO 11 P.M; AND TO MAKE THE DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

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Carrie Tai, AICP

Community Development Director

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