



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, August 15, 2023** to discuss the following:

1. **11 PIER AVENUE (PUBLIC HEARING) TIME EXTENSION REQUEST FOR PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AMENDMENT (CUP 18-3) AND PARKING PLAN AMENDMENT (PARK 18-2) AT AN EXISTING LATE-NIGHT ON-SALE ALCOHOL ESTABLISHMENT (VISTA RESTAURANT) AT 11 PIER AVENUE, PURSUANT TO HBMC SECTION 17.70.020**
2. **ZONE TEXT AMENDMENT TA23-04 (PUBLIC HEARING) AND ORDINANCE TO AMEND PORTIONS OF THE HERMOSA BEACH MUNICIPAL CODE TITLE 17 RELATING TO SHORT TERM VACATION RENTALS IN COMMERCIAL ZONES AND A DETERMINATION THE ORDINANCE IS 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 August 8, 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.

Carrie Tai, AICP
Community Development Director



CITY OF HERMOSA BEACH

CERTIFIED PROPERTY OWNER MAILING AFFIDAVIT

I, Melanie Bristow, hereby certify that on the 3rd day of August in 2023, I mailed with first class postage a notice of public hearing before the Planning Commission 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. Notice was also mailed to the property tenant at 11 Pier Avenue, Hermosa Beach, CA 90254 on August 3rd.

11 Pier Avenue, Hermosa Beach, CA 90254
Vista

I declare, under penalty of perjury, that the foregoing is true and correct. I have executed this declaration on the 3rd of August, 2023, at Hermosa Beach, California.

Melanie Bristow
Printed Name

Melanie Bristow
Signature

City of Hermosa Beach
Community Development Department
City of Hermosa Beach

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, _____, by _____, who proved to me on the basis of satisfactory evidence to be the person who appeared before me.

* See attached
for Notary public
AK

SEAL

Notary Signature _____

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 LDS Angeles

Subscribed and sworn to (or affirmed) before me on this 3rd
day of August, 2023, by Melanie Bristow

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature Affaw

Community Development Department
Planning Division - Maricela Guillean
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

IMPORTANT PUBLIC NOTICE

11 Pier Avenue, Hermosa Beach, CA 90254
Assessor Parcel Number 4183-002-001

1. VISTA - 11 PIER AVENUE (*PUBLIC HEARING*) TIME EXTENSION REQUEST FOR PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AMENDMENT (CUP 18-3) AND PARKING PLAN AMENDMENT (PARK 18-2) AT AN EXISTING LATE-NIGHT ON-SALE ALCOHOL ESTABLISHMENT (VISTA RESTAURANT) AT 11 PIER AVENUE, PURSUANT TO HBMC SECTION 17.70.020

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Hermosa Beach will hold a hybrid in-person and virtual public hearing on **Tuesday, August 15, 2023** to consider the request described above.

SAID PUBLIC HEARING shall be held at **7:00 PM**, or as soon thereafter as the matter may be heard. **MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING OR IN-PERSON AT THE CITY OF HERMOSA BEACH COUNCIL CHAMBERS LOCATED AT THE ADDRESS ABOVE.**

ANY AND ALL PERSONS interested are invited to participate and speak at these hearings at the above time. Written materials pertaining to matters listed on the agenda of a Regular Planning Commission meeting must be submitted by noon on Tuesday, August 8, 2023, in order to be included in the agenda packet. However, written materials received after that deadline will nonetheless be posted under the relevant agenda item on the City's website at the same time as they are distributed to the Planning Commission by email and provided to the Planning Commission and public at the meeting. Written comments may be mailed to the Community Development Department, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, CA 90254 or emailed to CommunityDevelopment@hermosabeach.gov.

PUBLIC PARTICIPATION

Members of the public may submit eComments (instructions below) or email comments to CommunityDevelopment@hermosabeach.gov until 12:00 PM on the meeting date. Please see the meeting agenda for teleconference participation details.

Written comments may also be submitted via eComment in 3 easy steps: 1) Go to the **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 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. 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. Relevant Municipal Code sections are also available on the website.

CITY OF HERMOSA BEACH

Carrie Tai, AICP

Director of Community Development



M. BRISTOW

City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach
California 90254-3884

LOS ANGELES CA 900

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FIRST-CLASS



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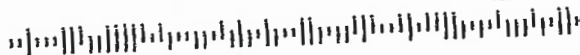
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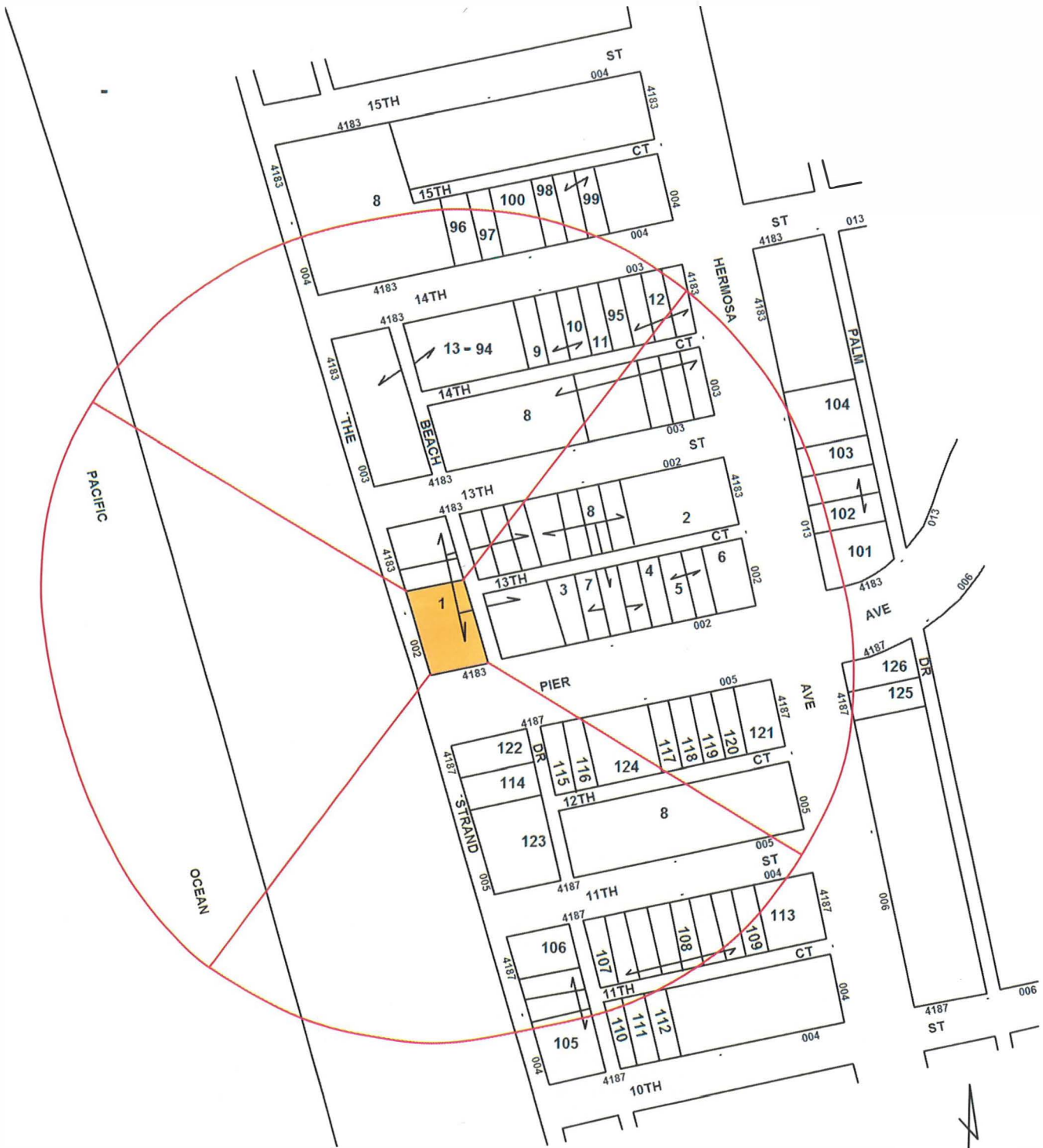
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AUG 03 2023

City of Hermosa Beach
Community Development Dept.
1315 Valley Drive Room 103
Hermosa Beach, CA 90254

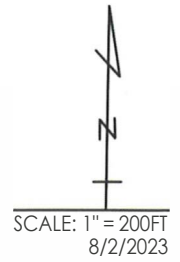
90254-3884





ADDRESS: 11 Pier Avenue (Vista)

500" Radius Map



Project Zoning Map

Planning Commission

August 15, 2023



Description

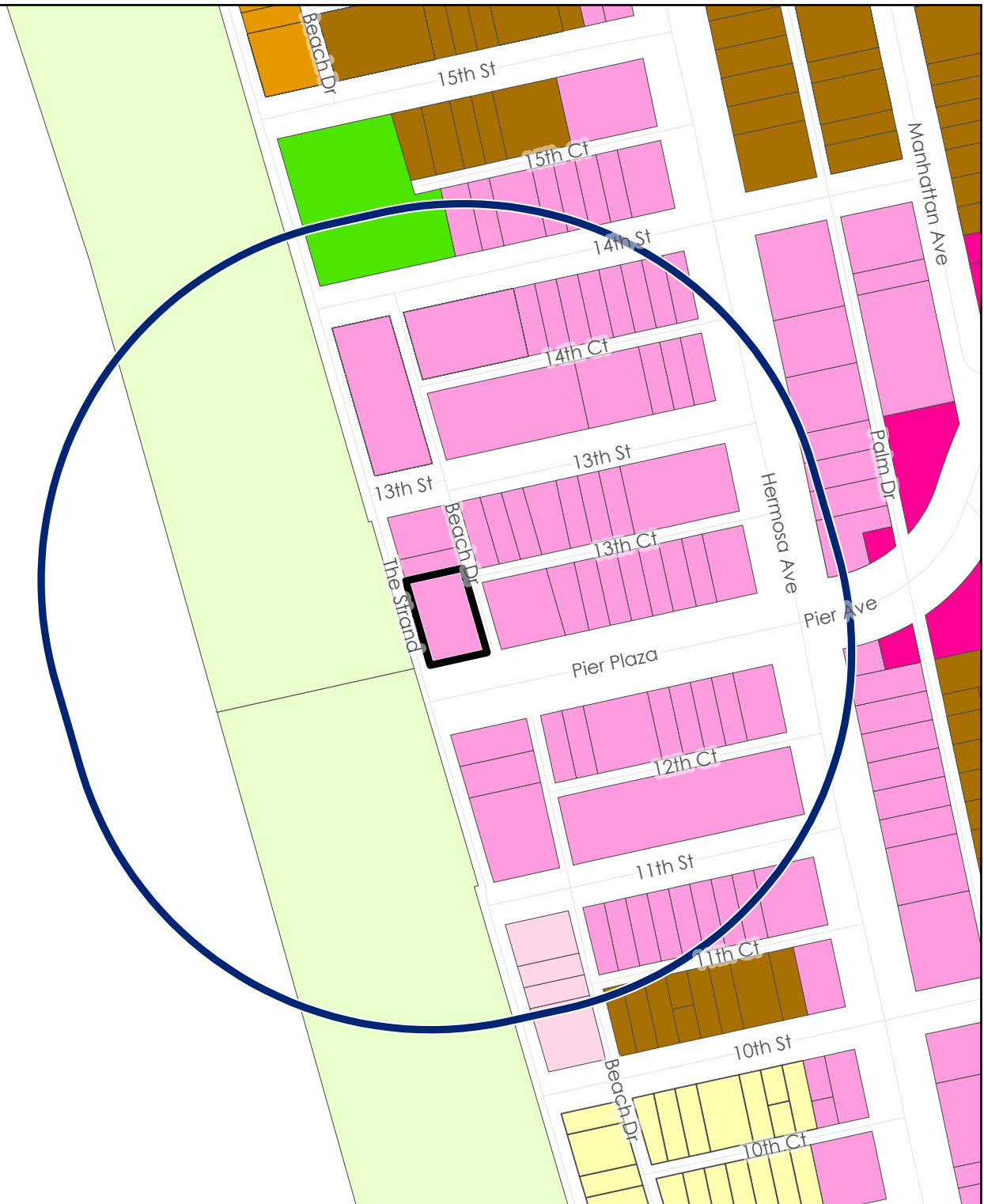
APN: 4183-002-001

11 Pier Ave

Zone: C-2 General Commercial

Time Extension Request for
Conditional Use Permit and
Parking Plan Amendment

-  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



Notice of Public Hearing | Planning Commission | August 15, 2023

Post Date: 08/03/2023 9:30 AM

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Carrie Tai, AICP

Community Development Director

[Click here to this notification online](#)

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This service is provided to you at no charge by [City of Hermosa Beach, California](#).

This email was sent to mhurtado@hermosabeach.gov using govDelivery Communications Cloud on behalf of: City of Hermosa Beach, California · 1315 Valley Drive · Hermosa Beach, CA 90254

