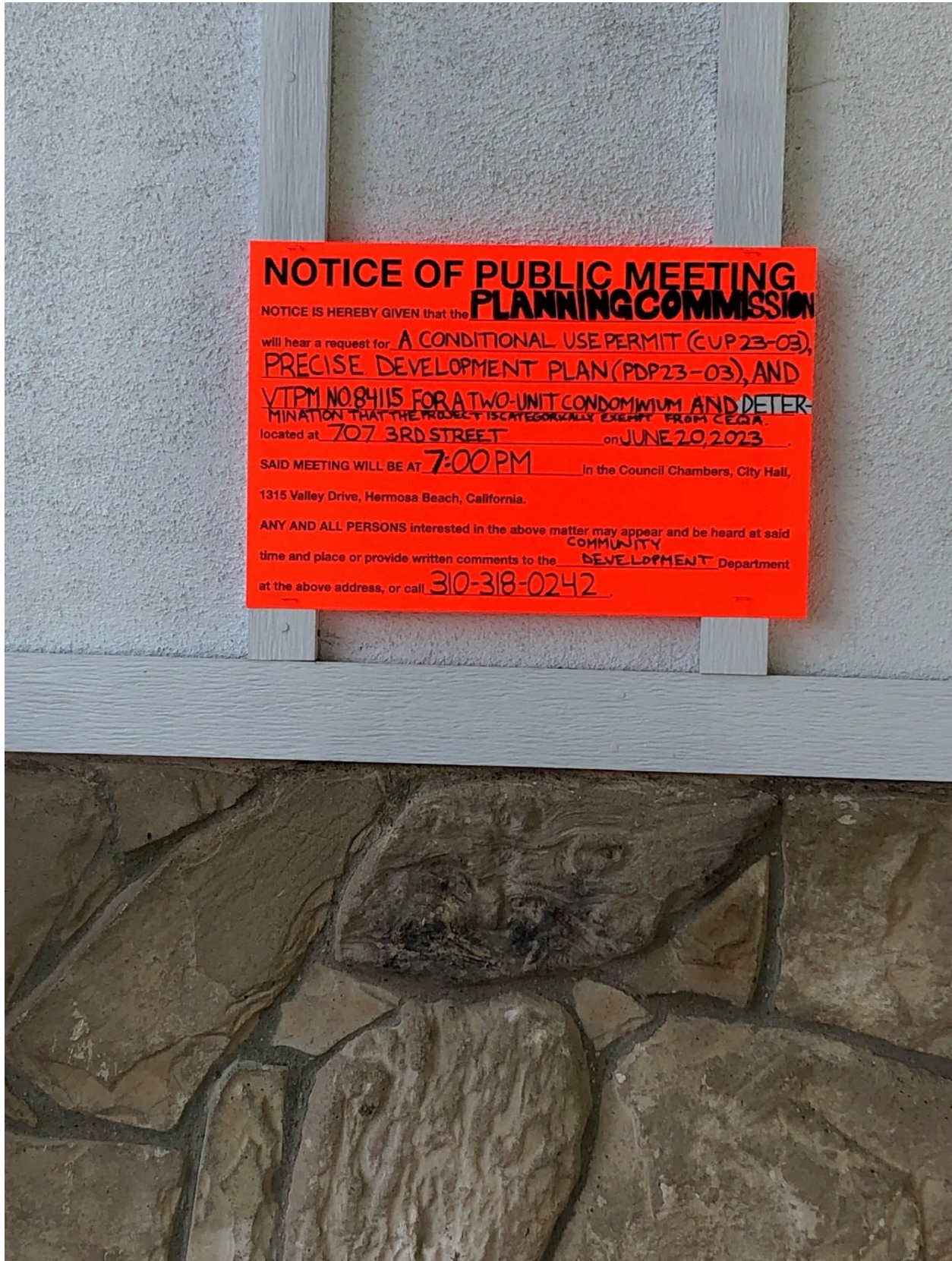


Public Notice Poster – 707 3<sup>rd</sup> Street



**NOTICE OF PUBLIC MEETING**  
**PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the

will hear a request for A CONDITIONAL USE PERMIT (CUP 23-03),  
PRECISE DEVELOPMENT PLAN (PDP 23-03), AND  
VTPM NO 84115 FOR A TWO-UNIT CONDOMINIUM AND DETER-  
MINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA.

located at 707 3RD STREET on JUNE 20, 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, June 20, 2023** to discuss the following:

1. REQUEST FOR A CONDITIONAL USE PERMIT (CUP 23-03), PRECISE DEVELOPMENT PLAN (PDP23-03), AND VESTING TENTATIVE PARCEL MAP NO. 84115 FOR A TWO-UNIT DETACHED CONDOMINIUM AT **707 3RD STREET** AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.
2. **TRI-ANNUAL REVIEW** FOR THE TIME PERIOD OF NOVEMBER 1, 2022 – APRIL 30, 2023.
3. MURAL DETERMINATION REQUEST (MD23-01) FOR A 116 SQUARE FOOT PAINTED DISPLAY ON THE SOUTH WALL OF AN EXISTING COMMERCIAL BUILDING LOCATED AT **312 PIER AVENUE** (KELLY AND BRANDON SALON) AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

**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](mailto: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](mailto:CommunityDevelopment@hermosabeach.gov) by noon on June 13, 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](mailto: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](http://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 25th day of May 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 300 foot radius of the exterior boundaries of the property listed below. The mailing list was compiled from the latest available assessment roll for the County of Los Angeles.

**707 3rd Street, Hermosa Beach, CA 90254**

Two-Unit Detached Condominium

I declare, under penalty of perjury, that the foregoing is true and correct. I have executed this declaration on the 12th day of June, 2023, at Hermosa Beach, California.

Melanie Bristow  
Printed Name

Melanie Bristow  
Signature

City of Hermosa Beach  
Community Development Department  
City of Hermosa Beach

\*\*\*\*\*

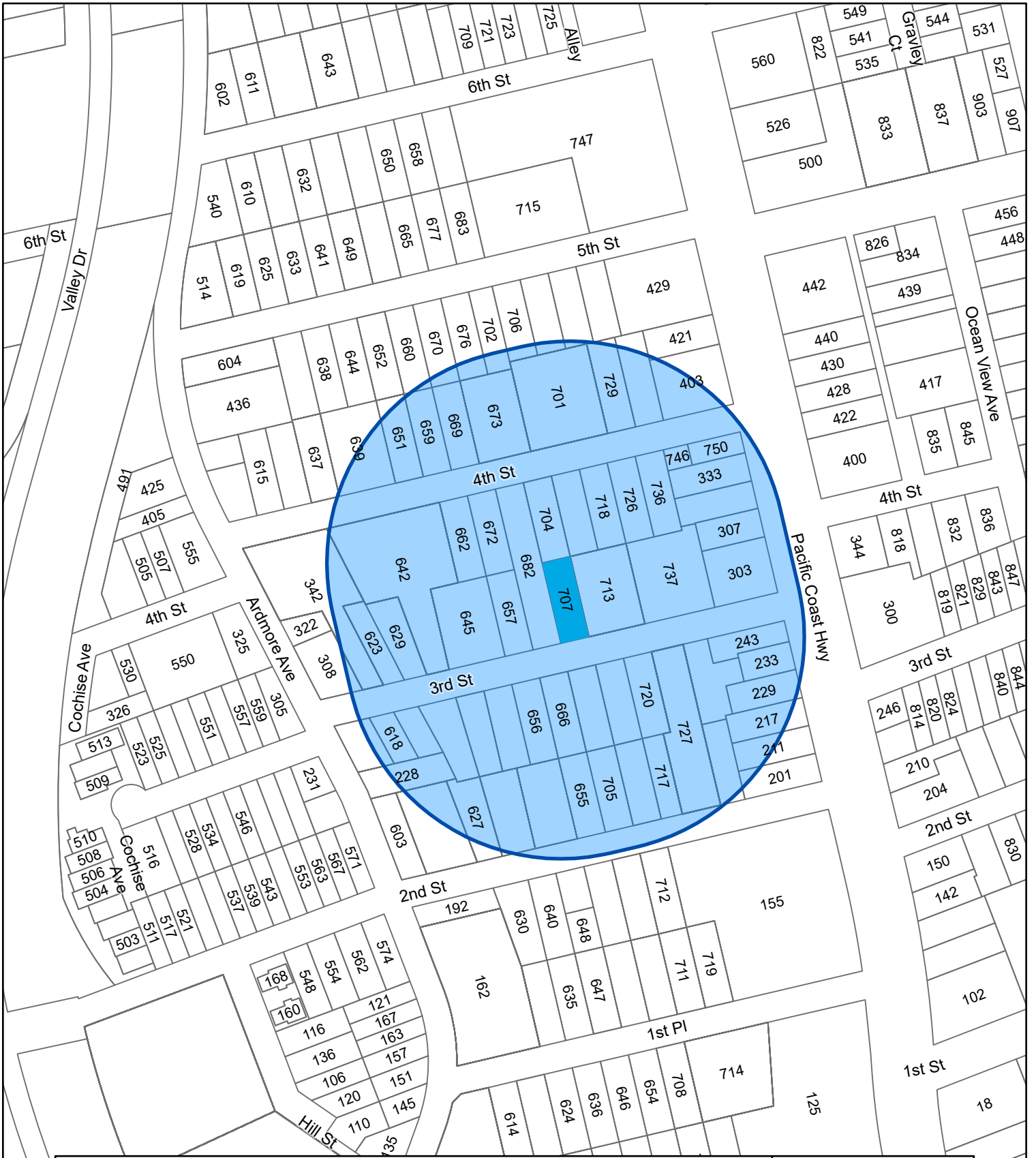
State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 12th day of June, 2023, by Melanie A. Bristow, who proved to me on the basis of satisfactory evidence to be the person who appeared before me.



SEAL

Notary Signature [Signature]



**300' RADIUS MAP**

ADDRESS: 707 3rd Street, Hermosa Beach, CA 90254



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

**IMPORTANT PUBLIC NOTICE**

**707 3<sup>rd</sup> Street, Hermosa Beach, CA 90254**  
Assessor Parcel Number **4188-029-052**

**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, June 20, 2023** to consider the request described above.

REQUEST FOR A CONDITIONAL USE PERMIT (CUP 23-03), PRECISE DEVELOPMENT PLAN (PDP 23-03), AND VESTING TENTATIVE PARCEL MAP NO. 84115 FOR A TWO-UNIT DETACHED CONDOMINIUM AT **707 3RD STREET** AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

**SAID PUBLIC HEARING** 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.

**ANY AND ALL PERSONS** interested are invited to participate and speak at the hearing at the above time. For inclusion in the agenda packet, written comments of interested parties should be mailed to the Hermosa Beach Community Development Department - Planning Division, in care of **Johnathon Masi, Assistant Planner**, at 1315 Valley Drive, Hermosa Beach, CA 90254 or emailed to [CommunityDevelopment@hermosabeach.gov](mailto:CommunityDevelopment@hermosabeach.gov) by noon on June 13, 2023.

The public may participate via the following:

1. IN-PERSON: City Hall Council Chambers, 1315 Valley Drive, Hermosa Beach, CA 90254
2. ZOOM: <https://us02web.zoom.us/j/82539742028?pwd=OUNTRDNvd2l6TzBpTDJjc2x6bGFwdz09>  
Meeting ID: 825 3974 2028 Password: 207860
3. PHONE: Toll Free: (833) 548-0276; Meeting ID: 825 3974 2028, then #; Passcode: 207860

As a courtesy, the City will also plan to broadcast the meeting via the following listed mediums. These are done as a courtesy only and are not guaranteed to be technically feasible.

4. YOUTUBE CHANNEL: <https://www.youtube.com/c/CityofHermosaBeach90254>
5. LIVE STREAM: [www.hermosabeach.gov](http://www.hermosabeach.gov) and visit the Agendas/Minutes/Videos page
6. CABLE TV: Spectrum Channel 8 in Hermosa Beach

**\*\*IF YOU EXPERIENCE TECHNICAL DIFFICULTIES, PLEASE TRY ONE OF THE OTHER VIEWING OPTIONS\*\***

**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 by emailing Community Development at [CommunityDevelopment@hermosabeach.gov](mailto: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](http://www.hermosabeach.gov).

**Carrie Tai, AICP**

Community Development Director  
CITY OF HERMOSA BEACH