

**Daily Breeze**

Run Date: November 4, 2021

**DISPLAY**

Acct: 7010-2110

**City of Hermosa Beach**

**PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN** that the **Planning Commission** of the City of Hermosa Beach shall hold a public hearing on **Tuesday, November 16, 2021** to consider the following:

1. TA21-04 A Text Amendment request to amend Hermosa Beach Municipal Code Chapter 17.08 R-1 Single-Family Residential Zone to include Two-unit projects as permitted uses in section 17.08.020 and add a new section 17.08.050 Two-Unit Projects and a determination the project is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act.

**SAID PUBLIC HEARINGS** shall be held virtually at **6:00 PM**, or as soon thereafter as the matter may be heard. THIS MEETING IS HELD PURSUANT TO AB 361 (CHAPTER 165, STATUTES OF 2021) ISSUED BY GOVERNOR GAVIN NEWSOM ON SEPTEMBER 16, 2021. PLANNING COMMISSION MEMBERS MAY PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING DUE TO STATE AND LOCAL OFFICIALS RECOMMENDING MEASURES TO PROMOTE SOCIAL DISTANCING. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING IN ORDER TO RESTRICT THE IMMEDIATE RISKS TO THE HEALTH AND SAFETY OF ATTENDEES.

**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 to be distributed, 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 of the Tuesday, one week before the meeting. All written testimony by any interested party will be accepted prior to or at the scheduled time on the agenda for the matter.

**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](mailto: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](http://www.hermosabeach.gov). Relevant Municipal Code sections are also available on the website.

Ken Robertson  
Director of Community Development

**Easy Reader**

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**NOTICE IS HEREBY GIVEN** that the **Planning Commission** of the City of Hermosa Beach shall hold a public hearing on **Tuesday, November 16, 2021** to consider the following:

1. Consideration of a comprehensive amendment to the Housing Element of the Hermosa Beach General Plan for the 2021-2029 planning period, and a determination that the project is exempt from the California Environmental Quality Act. The Housing Element includes analysis of the community's housing needs, opportunities and constraints, as well as policies and programs to facilitate the construction, rehabilitation, and preservation of housing for all economic segments of the community. All cities in the Southern California Association of Governments region are required to prepare an updated Housing Element for the 2021-2029 planning period. Additional information regarding the Hermosa Beach Housing Element may be viewed on the City website at: [www.hermosabeach.gov/housingelement](http://www.hermosabeach.gov/housingelement).
2. **CON 21-4, PDP 21-4**, VTPM #83147- Conditional Use Permit, Precise Development Plan and Tentative Parcel Map No. 83147 for a two-unit detached condominium project at 620 11<sup>th</sup> Street and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).
3. **A-14#63**- Planning Commission consideration of a small lot exception to open space requirements otherwise required in the Single-Family Residential (R-1) zone for a new single-family residence at 120 25<sup>th</sup> Street, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

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Director of Community Development