

Easy Reader

Run Date: December 3, 2020

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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, December 15, 2020**, to consider the following:

1. Parking Plan 20-4 request to allow medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
2. Precise Development Plan PDP 20-9: a request for a three-story attached duplex located at 44 The Strand and determination that the project is Categorically Exempt from the California Environmental Quality Act.
3. Conditional Use Permit CON 20-4 and Precise Development Plan PDP 20-8 Amendment: a request to remodel and construct a 619 square foot addition to one of the two detached condominiums, located at 160 Lyndon Street and determination that the project is Categorically Exempt from the California Environmental Quality Act.
4. Conditional Use Permit CUP 20-7: a request for On-Sale General Alcohol at an existing restaurant (Spumoni Trattoria & Pizzeria) with operating hours between 10 a.m. to 10 p.m. Sunday through Thursday and 10 a.m. to 11 p.m. Friday and Saturday, replacing and abandoning the existing Conditional Use Permit for On-Sale Alcohol limited to beer and wine, which currently allows late night hours past 11:00 P.M. to 12:00 A.M. midnight daily, located at 1101 Aviation Boulevard and determination that the project is Categorically Exempt from 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 EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020. ANY OR ALL PLANNING COMMISSION MEMBERS MAY ATTEND AND PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE.

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 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 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. 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.

Ken Robertson
Director of Community Development

CITY OF HERMOSA BEACH

**CERTIFIED PROPERTY OWNERS/OCCUPANTS LIST
AND MAILING AFFIDAVIT**

I further certify that I mailed with first class postage fully prepaid a notice of public hearing to all property owners and occupants within a five hundred (500) foot radius of the exterior boundaries of the properties listed below. The property owners list was compiled from the latest available assessment roll the County of Los Angeles.

The addresses of the properties within a 500-foot radius are:

2200 PACIFIC COAST HWY
1101 AVIATION BLVD

The addresses of the properties within a 300-foot radius are:

160 LYNDON ST
44 THE STRAND

The date of mailing was December 3, 2020.

RECEIVED
DEC 08 2020
COMMUNITY DEV. DEPT.

SIGNED *Maria Muccitelli*

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 03rd day of Dec, 2020, by Maria Muccitelli,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *Rod Elyson* (Seal)

