

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:

1001 HERMOSA AVE

400 PACIFIC COAST HWY

RECEIVED

MAY 12 2020

COMMUNITY DEV. DEPT.

The date of mailing was May 7, 2020.

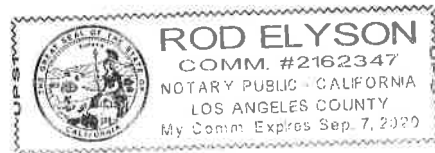
SIGNED [Handwritten Signature]

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 08th day of May 20, 20 by Maria Muccielli proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature] (Seal)



Easy Reader

Run Date: May 7, 2020

Acct: 7010-2110

DISPLAY

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, May 19, 2020**, to consider the following:

1. Precise Development Plan PDP 20-2, a request to remodel and add 71 square feet to an existing 6,726 square foot office building (the new building size will be 6,797 square feet), add a new 2,212 square foot roof deck, and remodel the façade of the office building located at 1001 Hermosa Avenue, and determine that the project is categorically exempt from the California Environmental Quality Act.
2. Conditional Use Permit Amendment CUP 20-3 request to expand a dance and music studio (assembly hall) within the existing building at 400-402 Pacific Coast Highway (School of Dance and Music), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
3. Initiation of a Zoning Code Text Amendment to allow the use of mechanical vehicle lifts as a method to provide required parking and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
4. Receive a presentation, discuss, and provide feedback on the Hermosa Beach Zoning and Subdivision Ordinance Assessment Report.

SAID PUBLIC HEARINGS shall be held virtually at **7:00 P.M.**, 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. 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 prior to Tuesday, May 12, 2020, at 12:00 p.m. All written testimony by any interested party will be accepted prior to or at the scheduled time on the agenda for the matter.

Public Participation

City Hall will be closed to the public until further notice. Members of the public may submit eComments (instructions below) or email comments to CommunityDevelopment@hermosabeach.gov until 12:00 p.m. on the meeting date. Members of the public may also participate by phone.

TO PARTICIPATE BY PHONE:

1. Prior to 6:00 p.m. on the meeting date, email Planning@hermosabeach.gov to be added to the speaker list. Please provide your full name and indicate which item you would like to speak on.
2. Dial in 10 minutes prior to the start of the meeting.
 - Toll Free Dial in: 877 309 2073
 - Participant passcode: 510 957 837#
3. PLEASE MUTE YOUR PHONE UNTIL YOU ARE CALLED TO SPEAK. Comments from the public are limited to 3 minutes per speaker.

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 a.m. to 6:00 p.m., Monday through Thursday. Please contact a staff planner at Planning@hermosabeach.gov to discuss a specific project on the Planning Commission agenda. A copy of the staff report(s) in the Planning Commission packet will be available for public review at the end of the business day on Thursday, May 14, 2020, 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