



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, July 18, 2023** to discuss the following:

As it relates to the revised Housing Element being considered by the City:

- 1) Zoning Text Amendment (TA-23-02) to effectuate programs in the Housing Element, including: 1) regulations special housing types (low barrier navigation centers, emergency shelters, supportive and transitional housing, and community care facilities); 2) provisions to allow and regulate development of housing on non-residential zones, including a land value recapture component; 3) standards relating to review processes for housing; 4) and associated parking standards; and
- 2) Zoning Changes (ZC 23-01) to:
 - a. Designate the following sites as Housing Element Sites Inventory sites on the Zoning Map;
 - b. Change zoning for the following sites on the Sites Inventory to allow realization of capacity;

- i. APN 4183-016-039 1854 Loma Drive
- ii. APN 4183-023-022 1902 Loma Drive
- iii. APN 4183-016-011 1718 Loma Drive
- iv. APN 4183-016-033 302 19th Street
- v. APN 4183-016-029 1736 Monterey Boulevard
- vi. APN 4183-019-002 1908 Monterey Boulevard
- vii. APN 4183-016-036 1734 Loma Drive
- viii. APN 4183-016-038 Loma Drive/19th Street
- ix. APN 4183-016-040 1818 Monterey Boulevard
- x. APN 4183-016-012 1722 Loma Drive
- xi. APN 4183-019-003 1914 Monterey Boulevard
- xii. APN 4183-016-028 1732 Monterey Boulevard
- xiii. APN 4183-016-035 1730 Loma Drive
- xiv. APN 4183-019-001 1900 Monterey Boulevard
- xv. APN 4183-016-037 Loma Drive/19th Street

APN	Zoning Label	Proposed Zone Change
4183-016-039	R-1 - Single Family Residential	R-3 - Multiple Family Residential
4183-023-022	R-1 - Single Family Residential	R-3 - Multiple Family Residential
4183-016-011	R-2 - Two Family Residential	R-3 - Multiple Family Residential
4183-016-033	R-2 - Two Family Residential	R-3 - Multiple Family Residential
4183-016-029	R-2 - Two Family Residential	R-3 - Multiple Family Residential
4182-019-002	R-1 - Single Family Residential	R-3 - Multiple Family Residential
4183-016-036	R-1 - Single Family Residential	R-3 - Multiple Family Residential
4183-016-038	R-1 - Single Family Residential	R-3 - Multiple Family Residential

APN	Zoning Label	Proposed Zone Change
4183-016-040	R-2 - Two Family Residential	R-3 - Multiple Family Residential
4183-016-012	R-2 - Two Family Residential	R-3 - Multiple Family Residential
4182-019-003	R-1 - Single Family Residential	R-3 - Multiple Family Residential
4183-016-028	R-2 - Two Family Residential	R-3 - Multiple Family Residential
4183-016-035	R-1 - Single Family Residential	R-3 - Multiple Family Residential
4182-019-001	R-1 - Single Family Residential	R-3 - Multiple Family Residential
4183-016-037	R-1 - Single Family Residential	R-3 - Multiple Family Residential

- c. Change zoning for the following sites to align zoning with the with the existing General Plan designation.

Pursuant to the California Environmental Quality Act, the General Plan Amendment, Zoning Text Amendment, and Zone Change are being evaluated for consistency with the certified PLAN Hermosa Environmental Impact Report. The Planning Commission’s action will be a recommendation to the City Council. Additional information regarding

the Hermosa Beach Housing Element may be viewed on the City website at: www.hermosabeach.gov/housingelement.

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 July 11, 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