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Run Date: December 1, 2016

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**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 **Monday, December 12, 2016**, to consider the following:

1. Precise Development Plan to allow a food and beverage market (Lazy Acres Market) within an existing 29,653 square foot building at 2510 Pacific Coast Highway (currently Hope Chapel Youth Center), Conditional Use Permit for outdoor dining accessory to the proposed food and beverage market; and a Parking Plan to allow parking requirements to be met with a shared parking arrangement with the two adjacent buildings at 950 Artesia Boulevard (currently a multi-tenant office building) and 2420 Pacific Coast Highway (currently Hope Chapel Church) and the parking lot currently used by Hope Chapel at 2306 Pacific Coast Highway; and adoption of the Mitigated Negative Declaration (continued from the November 15, 2016 meeting).
2. Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 74291 for a two-unit condominium project at 945 7th Street, and determination that the project is categorically exempt from the California Environmental Quality Act.
3. Text Amendment to the Municipal Code, Title 17, to regulate short term rentals in existing nonconforming residential units located in commercial zoning districts, and determination that the project is not subject to the California Environmental Quality Act (continued from the November 15, 2016 meeting).

**SAID PUBLIC HEARINGS** shall be held at **7:00 P.M.**, or as soon thereafter as the matter may be heard, in the **City Council Chambers, City Hall, 1315 Valley Drive, Hermosa Beach, CA 90254**.

**ANY AND ALL PERSONS** interested are invited to participate and speak at these hearings at the above time and place. For inclusion in the agenda packet to be distributed, written comments of interested parties should be submitted to the Community Development Department, Planning Division, in care of City Hall at 1315 Valley Drive, Hermosa Beach, CA 90254 prior to **Thursday, December 8, 2016**, at 12:00 noon. 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 fax to (310) 937-6235. The Department is open from 7:00 a.m. to 6:00 p.m. Monday through Thursday. Please contact a staff planner to discuss any 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, December 8, 2016, at the Hermosa Beach Police Department, Public Library, and on the City's website at [www.hermosabch.org](http://www.hermosabch.org). Relevant Municipal Code sections are also available on the website.

Elaine Doerfling  
City Clerk