

CITY OF HERMOSA BEACH
PC RESOLUTION NO. 23-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVE ZONE CHANGE 23-01 TO REZONE CERTAIN PARCELS TO R2A – MEDIUM DENSITY RESIDENTIAL (22) TO REALIZE DEVELOPMENT CAPACITY ANTICIPATED IN THE HOUSING ELEMENT, REZONE CERTAIN OPEN SPACE (OS) PARCELS AS PUBLIC FACILITY (PF) TO ALIGN WITH PLAN HERMOSA LAND USE DESIGNATIONS, DESIGNATE ZONING FOR HOUSING ELEMENT SITES INVENTORY SITES WITH AN OVERLAY, AND MAKE A DETERMINATION THAT THE ZONE CHANGES ARE CONSISTENT WITH THE PLAN HERMOSA ENVIRONMENTAL IMPACT REPORT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on August 8, 2023, the City Council held a public hearing and adopted the revised 2021-2029 Housing Element; and

WHEREAS, State law now requires all required rezonings to implement the Housing Element programs to be included in order for the California State Department of Housing and Community Development (HCD) to certify the Housing Element; and

WHEREAS, the revised Housing Element includes a Sites Inventory which lists sites meeting State law criteria for housing development to accomplish the assisted Regional Housing Needs Assessment (RHNA). In order to realize the housing capacity anticipated by the Housing Element, certain properties must be rezoned to allow appropriate density; and

WHEREAS, PLAN Hermosa created a Public Facility land use designation to accommodate sites with public buildings currently developed with the Civic Center, including City Hall and associated grounds, library, fire station, and the community center. Most civic center locations are currently zoned Open Space (OS), which is not consistent with the PF land use designation. Zoning is required to be consistent with the General Plan. Two of the Civic Center sites are listed on the Sites Inventory as potentially accommodating housing development. As such, these properties must be rezoned to allow for alignment with the General Plan; and

WHEREAS, after a detailed analysis of vacant land and potential redevelopment opportunities was prepared as required by State law, it was determined the City's land inventory based on current zoning is insufficient to accommodate the Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period; and

WHEREAS, there is a need for zoning to be consistent with General Plan Designations. As such, zoning of parcels inconsistent with the Land Use Element must be amended; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing to consider the Zoning Changes necessary to implement the Housing Element; and

WHEREAS, pursuant to the California Environmental Quality Act, the City has evaluated the proposed Zone Change and concludes, based on substantial evidence in the record, that the proposed changes would not trigger any of the conditions set forth in State CEQA Guidelines Section 15162 in that the revisions would not result in any new significant environmental impacts nor substantially increase the severity of any significant impacts described in the PLAN Hermosa EIR (State Clearinghouse Number 2015081009), certified on August 22, 2017. Preparation of an EIR Addendum is appropriate, pursuant to CEQA Guidelines Section 15162, and an EIR Addendum has been prepared, dated September 14, 2023, as the City has evaluated the Zone Changes and concluded, based on substantial evidence in the record, that the Zone Changes would not trigger any of the conditions set forth in State CEQA Guidelines Section 15162. The revised Housing Element would not result in any new significant environmental impacts nor substantially increase the severity of any significant impacts described in the PLAN Hermosa EIR. The PLAN Hermosa certified EIR, findings, Mitigation and Monitoring Program, and Statement of Overriding Considerations, are hereby incorporated by reference.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Hermosa Beach hereby recommends City Council **adopt Ordinance 23-XX approving Zone Change 23-01**, which consists of the following:

- a. Rezoning the following parcels as R-2A – Medium Density

Residential (22) on the Zoning Map:

- | | |
|------------------------|-------------------------|
| 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 |

b. Rezoning the following parcels to Public Facility (PF) on the Zoning Map,

- | | |
|-----------------------|-------------------|
| i. APN 4187-024-902 | 710 Pier Avenue |
| ii. APN 4187-020-903 | 550 Pier Avenue |
| iii. APN 4187-020-904 | 1315 Valley Drive |
| iv. APN 4187-020-905 | Bard Street |
| v. APN 4187-020-906 | 1309 Bard Street |
| vi. APN 4187-020-907 | 552 11th Place |

c. Add a zoning overlay titled "Housing Element Sites Inventory Overlay (--HE) to the underlying zoning of all properties listed on the 2021-2029 Housing Element Sites Inventory.

VOTE: AYES:

NOES:

ABSTAIN:

ABSENT:

CERTIFICATION

I hereby certify the foregoing Planning Commission Resolution 23-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at its regular meeting of September 19, 2023.

Peter Hoffman
Chair

Carrie Tai
Secretary

Date

CITY OF HERMOSA BEACH
ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA APPROVING ZONE CHANGE 23-01 TO REZONE CERTAIN PARCELS TO R2A – MEDIUM DENSITY RESIDENTIAL (22) TO REALIZE DEVELOPMENT CAPACITY ANTICIPATED IN THE HOUSING ELEMENT, REZONE CERTAIN OPEN SPACE (OS) PARCELS AS PUBLIC FACILITY (PF) TO ALIGN WITH PLAN HERMOSA LAND USE DESIGNATIONS, DESIGNATE ZONING FOR HOUSING ELEMENT SITES INVENTORY SITES WITH AN OVERLAY, AND MAKE A DETERMINATION THAT THE ZONE CHANGES ARE CONSISTENT WITH THE PLAN HERMOSA CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings. The Planning Commission finds as follows:

- A. On August 8, 2023, the City Council conducted a public hearing and adopted the revised 2021-2029 Housing Element; and
- B. State law now requires all required rezonings to implement the Housing Element programs to be included in order for the California State Department of Housing and Community Development (HCD) to certify the Housing Element.
- C. The revised Housing Element includes a Sites Inventory which lists sites meeting State law criteria for housing development to accomplish the assisted Regional Housing Needs Assessment (RHNA). In order to realize the housing capacity anticipated by the Housing Element, certain properties must be rezoned to allow appropriate density.
- D. PLAN Hermosa created a Public Facility land use designation to accommodate sites with public buildings currently developed with the Civic Center, including City Hall and associated grounds, library, fire station, and the community center. Most civic center locations are currently zoned Open Space (OS), which is not consistent with the PF land use designation. Zoning is required to be consistent with the General Plan. Two of the Civic

Center sites are listed on the Sites Inventory as potentially accommodating housing development. As such, these properties must be rezoned to allow for alignment with the General Plan.

- E. On September 19, 2023, the Planning Commission held a public hearing to consider the Zone Changes associated with the revised 2021-2029 Housing Element, and forwarded a recommendation to the City Council to adopt the Zone Changes.

SECTION 2. Pursuant to the California Environmental Quality Act, the City has evaluated the proposed Zone Change and concludes, based on substantial evidence in the record, that the proposed changes would not trigger any of the conditions set forth in State CEQA Guidelines Section 15162 in that the revisions would not result in any new significant environmental impacts nor substantially increase the severity of any significant impacts described in the PLAN Hermosa EIR (State Clearinghouse Number 2015081009), certified on August 22, 2017. Preparation of an EIR Addendum is appropriate, pursuant to CEQA Guidelines Section 15162, and an EIR Addendum has been prepared, dated September 14, 2023, as the City has evaluated the Zone Changes and concluded, based on substantial evidence in the record, that the Zone Changes would not trigger any of the conditions set forth in State CEQA Guidelines Section 15162. The revised Housing Element would not result in any new significant environmental impacts nor substantially increase the severity of any significant impacts described in the PLAN Hermosa EIR. The PLAN Hermosa certified EIR, findings, Mitigation and Monitoring Program, and Statement of Overriding Considerations, are hereby incorporated by reference.

SECTION 3. The **City Council hereby adopts** an Ordinance to amend the City Zoning Map in the following ways:

- a. Re-zone the following properties to R-2A, Medium-Density Residential (22), also indicated on Exhibit 1:

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	1739 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

b. Change the zoning for the following properties to Public Facility (PF), also indicated on Exhibit 2:

i. APN 4187-024-902	710 Pier Avenue
ii. APN 4187-020-903	550 Pier Avenue
iii. APN 4187-020-904	1315 Valley Drive
iv. APN 4187-020-905	Bard Street
v. APN 4187-020-906	1309 Bard Street
vi. APN 4187-020-907	552 11th Place

c. Add a zoning overlay titled "Housing Element Sites Inventory Overlay (--HE) to all properties designated on the map included as Exhibit 3.

SECTION 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remainder of this resolution. The City Council hereby declares that it would have adopted this resolution, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof is declared invalid or unconstitutional.

SECTION 5. Record of Proceedings. The City Clerk is directed to certify to the adoption of this Resolution and to keep a copy of same along with such other documents and records of proceedings as may be designated by the City Manager. This Resolution shall only become effective upon the adoption and effective date of Ordinance No. 2022-XX. The effective date of this Resolution shall be the same as the effective date of Ordinance No. 2023-XX.

SECTION 6. Effective Date. This Ordinance shall take effect thirty (30) days after its passage and adoption pursuant to California Government Code section 36937, or upon certification of the City's 2021-2029 Housing Element (6th Cycle) by the California Department of Housing and Community Development, **whichever is later.**

SECTION 7. Certification. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

PASSED, APPROVED and ADOPTED on this _____ day of October, 2023.

Raymond Jackson

PRESIDENT of the City Council and **MAYOR** of the City of Hermosa Beach, CA

ATTEST:

APPROVED AS TO FORM:

Myra Maravilla
City Clerk

Patrick Donegan
City Attorney

Exhibit A
Parcels rezoned to R2A – Medium Density Residential (22) Zone
(follows this page)

DRAFT

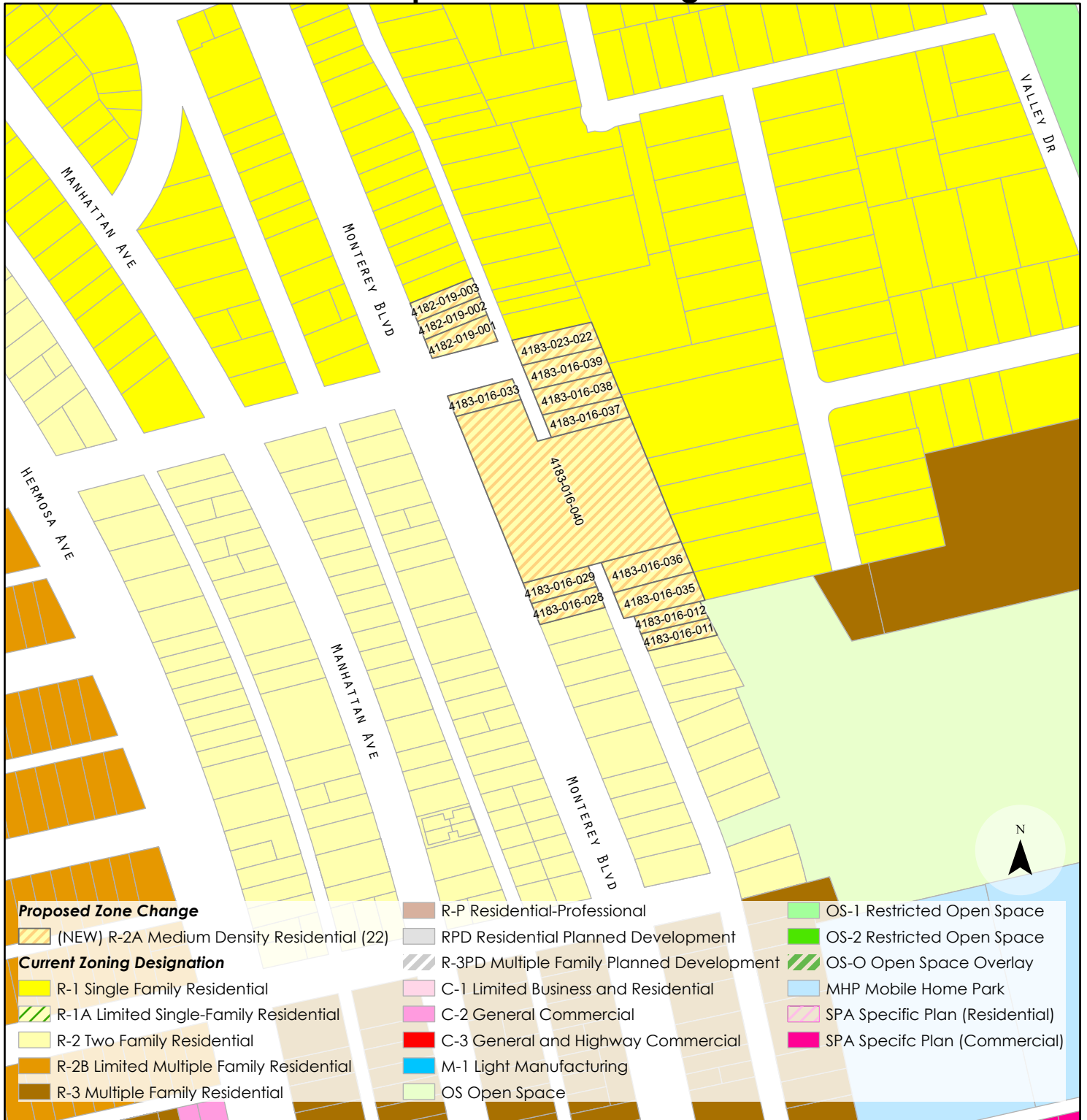
Exhibit B
Parcels rezoned to PF – Public Facility
(follows this page)

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Exhibit C
Parcels to be designated on the Zoning Map as "Housing Element Sites Inventory
Overlay (--HE)

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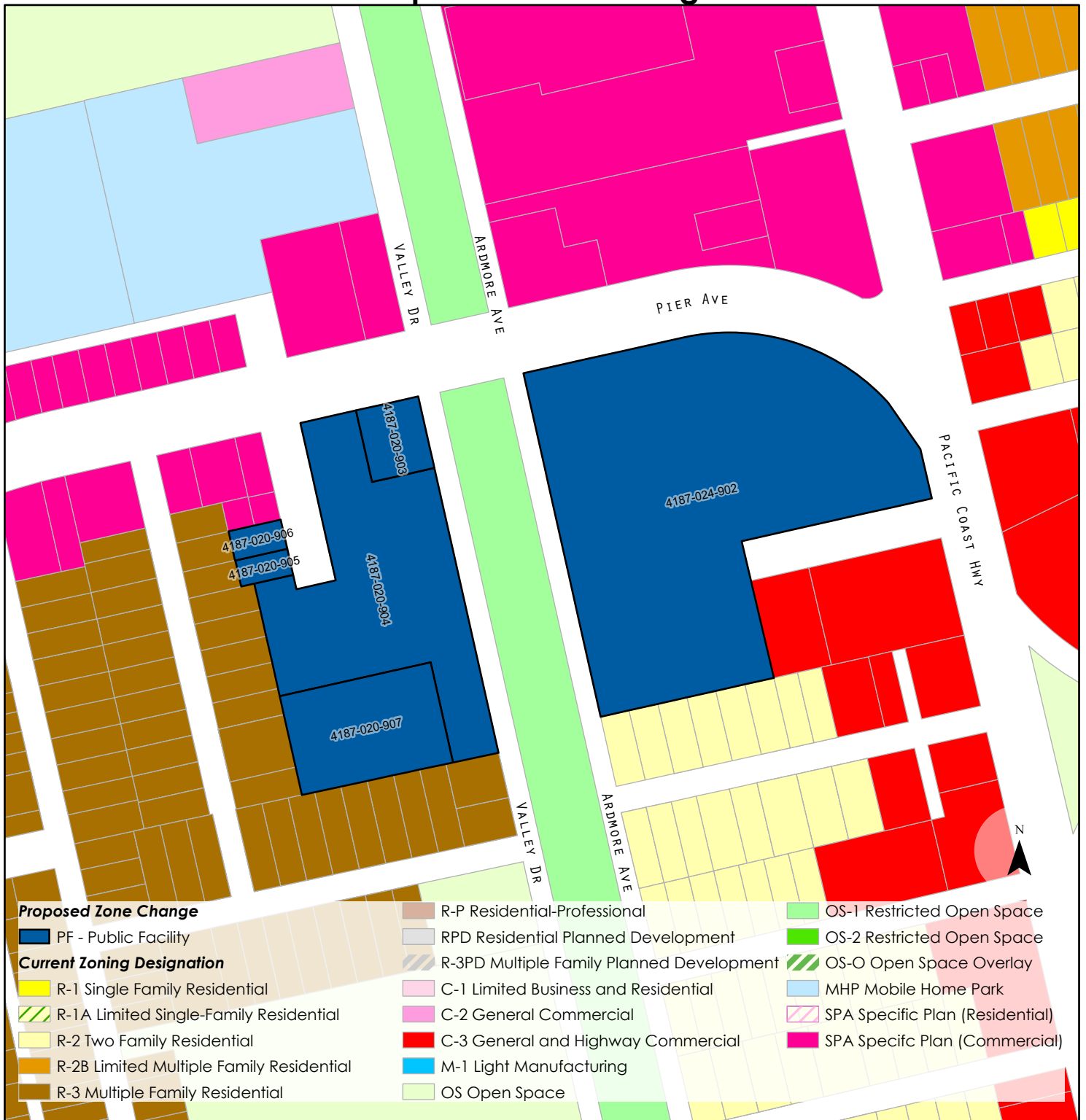
Proposed Zone Change



APN	Zoning Label	Proposed Zone Change
4183-016-039	R-1 - Single Family Residential	(NEW) R-2A Medium Density Residential (22)
4183-023-022	R-1 - Single Family Residential	(NEW) R-2A Medium Density Residential (22)
4183-016-011	R-2 - Two Family Residential	(NEW) R-2A Medium Density Residential (22)
4183-016-033	R-2 - Two Family Residential	(NEW) R-2A Medium Density Residential (22)
4183-016-029	R-2 - Two Family Residential	(NEW) R-2A Medium Density Residential (22)
4182-019-002	R-1 - Single Family Residential	(NEW) R-2A Medium Density Residential (22)
4183-016-036	R-1 - Single Family Residential	(NEW) R-2A Medium Density Residential (22)
4183-016-038	R-1 - Single Family Residential	(NEW) R-2A Medium Density Residential (22)

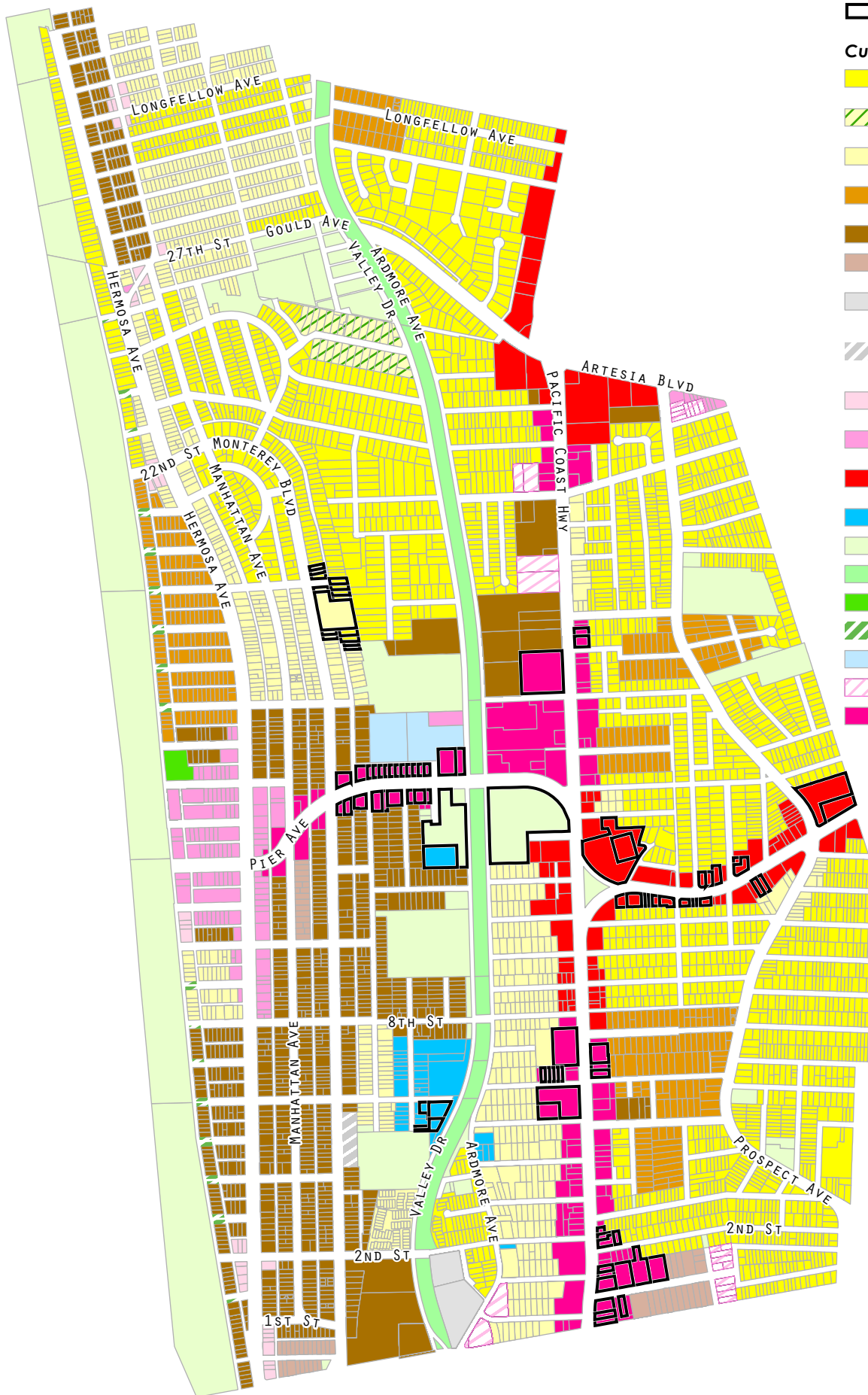
APN	Zoning Label	Proposed Zone Change
4183-016-040	R-2 - Two Family Residential	(NEW) R-2A Medium Density Residential (22)
4183-016-012	R-2 - Two Family Residential	(NEW) R-2A Medium Density Residential (22)
4182-019-003	R-1 - Single Family Residential	(NEW) R-2A Medium Density Residential (22)
4183-016-028	R-2 - Two Family Residential	(NEW) R-2A Medium Density Residential (22)
4183-016-035	R-1 - Single Family Residential	(NEW) R-2A Medium Density Residential (22)
4182-019-001	R-1 - Single Family Residential	(NEW) R-2A Medium Density Residential (22)
4183-016-037	R-1 - Single Family Residential	(NEW) R-2A Medium Density Residential (22)

Proposed Zone Change



APN	Current Zoning	Proposed Zone Change
4187-020-903	OS - Open Space	PF - Public Facility
4187-020-904	OS - Open Space	PF - Public Facility
4187-020-905	OS - Open Space	PF - Public Facility
4187-020-906	OS - Open Space	PF - Public Facility
4187-020-907	M-1 - Light Manufacturing	PF - Public Facility
4187-024-902	OS - Open Space	PF - Public Facility

Proposed Zone Change - Housing Element Sites Inventory Overlay (--HE)



(--HE) Housing Element Sites Inventory Overlay

Current Zoning Designation

R-1 Single Family Residential

R-1A Limited Single-Family Residential

R-2 Two Family Residential

R-2B Limited Multiple Family Residential

R-3 Multiple Family Residential

R-P Residential-Professional

RPD Residential Planned Development

R-3PD Multiple Family Planned Development

C-1 Limited Business and Residential

C-2 General Commercial

C-3 General and Highway Commercial

M-1 Light Manufacturing

OS Open Space

OS-1 Restricted Open Space

OS-2 Restricted Open Space

OS-O Open Space Overlay

MHP Mobile Home Park

SPA Specific Plan (Residential)

SPA Specific Plan (Commercial)

N