

CITY OF HERMOSA BEACH
PC RESOLUTION NO. 23-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH RECOMMENDING CITY COUNCIL APPROVE THE REVISIONS TO THE ADOPTED 2021-2029 CITY OF HERMOSA BEACH HOUSING ELEMENT, APPROVE CORRESPONDING AMENDMENTS TO THE LAND USE ELEMENT, AMENDMENTS TO THE GENERAL PLAN LAND USE MAP TO IMPLEMENT THE HOUSING ELEMENT, AND MAKE A DETERMINATION THAT THE REVISED HOUSING ELEMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, the Planning Commission held a duly noticed public hearing on June 20, 2023, to consider revisions to the City's adopted Housing Element for the 2021- 2029 planning period, in compliance with the State Housing Element law; and

WHEREAS, the Housing Element is part of PLAN Hermosa, the City's General Plan, which also contains the Land Use Element establishing the City's goals, objectives and policies with respect to the development of land; 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, the Land Use Element must be amended in order to accommodate programs in the Housing Element and to ensure internal consistency amongst the different elements in PLAN Hermosa; and

WHEREAS, during the initial adoption of the 2021-2029 Housing Element on December 21, 2021, the City found that the proposed Housing Element would not approve any development or change any land use designations; therefore, the City determined that it was exempt from California Environmental Quality Act (CEQA) per Section 15061, Review for Exemption of the CEQA Guidelines. Specifically, Section 15061(b)(3) states, in part, that a project is exempt from CEQA if "the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the

activity is not subject to CEQA." The revisions to the Housing Element continue to be consistent with the initial finding that the Housing Element is exempt under CEQA per Section 15061.pursuant to the provisions of the California Environmental Quality Act, the revised Housing Element is exempt from California Environmental Quality Act (CEQA) requirements per Section 15061, Review for Exemption of the CEQA Guidelines. Specifically, Section 15061(b)(3) states, in part, that a project is exempt from CEQA if "the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The Housing Element would not approve any development project or change any zoning regulations which control development, and therefore would not cause a significant effect on the environment.

NOW, THEREFORE, THE CITY COUNCIL 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 **approval** of the **revised General Plan 2021-2029 Housing Element**, as included in Exhibits A and B.

SECTION 2. The Planning Commission of the City of Hermosa Beach hereby recommends City Council **approval** of **redesignating the following parcels as High Density Residential (HDR) on the General Plan Map**, included as **Exhibit C**.

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

SECTION 3. The Planning Commission of the City of Hermosa Beach hereby recommends City Council **approval** of **amendments to the Land Use Element to allow mixed uses (including residential) in designated non-residential land use designated**, as included as **Exhibit D**.

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 June 20, 2023.

Stephen Izant
Chair

Carrie Tai
Secretary

Date