

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 A GENERAL PLAN MAP CHANGE, AND MAKING A DETERMINATION THAT THE CHANGE IS CONSISTENT WITH THE PLAN HERMOSA CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, the Planning Commission held a duly noticed public hearing on September 19, 2023, to consider revisions to the General Plan Map resulting from the City's adopted Housing Element for the 2021-2029 planning period; and

WHEREAS, in order to the City to obtain State certification of the adopted Housing Element, the City must complete the zoning changes anticipated by the Housing Element to effectuate the development capacity, in compliance with the State Housing Element law; 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 City is required to amend its Zoning Ordinance to ensure that the development capacity in the Housing Element is sufficient to meet the RHNA allocation; and

WHEREAS, Government Code Section 65860 requires that a jurisdiction's zoning ordinance be consistent with the City's General Plan; and

WHEREAS, the General Plan Map must be amended in order to remain consistent with the proposed changes to the zoning changes; and

WHEREAS, pursuant to the California Environmental Quality Act, the City has evaluated the proposed General Plan Map 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 General Plan Map Change and concluded, based on substantial evidence in the record, that the General Plan Map Change 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 **approve redesignating the following parcels as Medium Density Residential (MDR) on the General Plan Map**, included as **Exhibit A.**

- | | |
|------------------------|-------------------------|
| i. APN 4183-016-039 | 1854 Loma Drive |
| ii. APN 4183-023-022 | 1902 Loma Drive |
| iii. APN 4183-019-002 | 1908 Monterey Boulevard |
| iv. APN 4183-016-036 | 1734 Loma Drive |
| v. APN 4183-016-038 | Loma Drive/19th Street |
| vi. APN 4183-019-003 | 1914 Monterey Boulevard |
| vii. APN 4183-016-035 | 1730 Loma Drive |
| viii. APN 4183-019-001 | 1900 Monterey Boulevard |
| ix. APN 4183-016-037 | Loma Drive/19th Street |

VOTE: AYES:

NOES:

ABSTAIN:

ABSENT:

CERTIFICATION

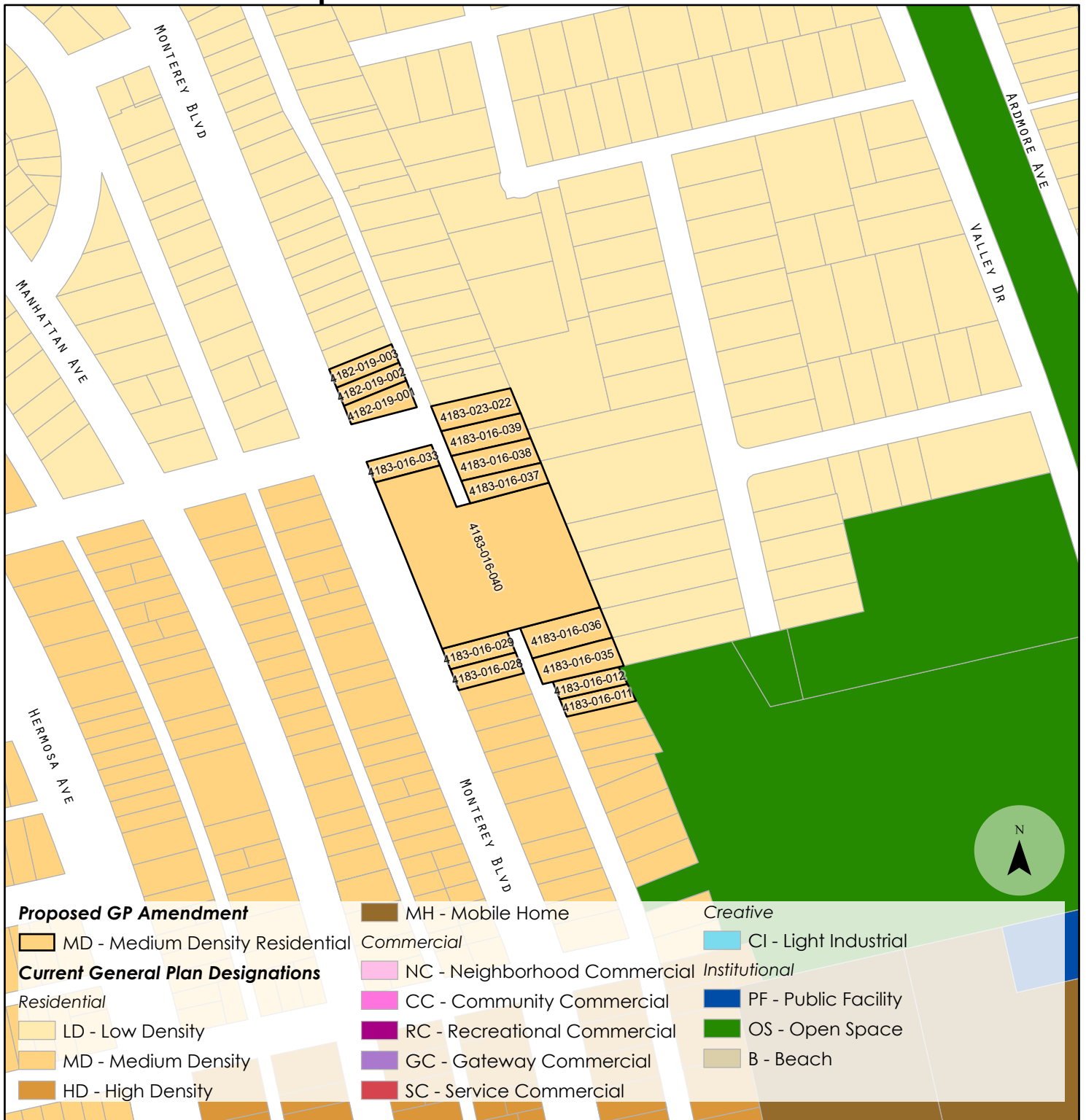
I hereby certify the foregoing Planning Commission Resolution 23-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at its regular meeting of September 19, 2023.

Peter Hoffman
Chair

Carrie Tai
Secretary

Date

Proposed General Plan Amendment



APN	Current GP Designation	Proposed GP Amendment
4183-016-039	LD - Low Density Residential	MD - Medium Density Residential
4183-023-022	LD - Low Density Residential	MD - Medium Density Residential
4183-016-011	MD - Medium Density Residential	MD - Medium Density Residential
4183-016-033	MD - Medium Density Residential	MD - Medium Density Residential
4183-016-029	MD - Medium Density Residential	MD - Medium Density Residential
4182-019-002	LD - Low Density Residential	MD - Medium Density Residential
4183-016-036	LD - Low Density Residential	MD - Medium Density Residential
4183-016-038	LD - Low Density Residential	MD - Medium Density Residential

APN	Current GP Designation	Proposed GP Amendment
4183-016-040	MD - Medium Density Residential	MD - Medium Density Residential
4183-016-012	MD - Medium Density Residential	MD - Medium Density Residential
4182-019-003	LD - Low Density Residential	MD - Medium Density Residential
4183-016-028	MD - Medium Density Residential	MD - Medium Density Residential
4183-016-035	LD - Low Density Residential	MD - Medium Density Residential
4182-019-001	LD - Low Density Residential	MD - Medium Density Residential
4183-016-037	LD - Low Density Residential	MD - Medium Density Residential