

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 R3 – MULTIPLE FAMILY RESIDENTIAL TO REALIZE DEVELOPMENT CAPACITY IN THE HOUSING ELEMENT, REZONE CERTAIN OPEN SPACE (OS) PARCELS AS PF – PUBLIC FACILITY TO ALIGN WITH PLAN HERMOSA LAND USE DESIGNATIONS, DESIGNATE ZONING FOR HOUSING ELEMENT SITES INVENTORY SITES WITH AN OVERLAY

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 June 20, 2023, the Planning Commission held a public hearing to consider the revised 2021-2029 Housing Element. 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.
- B. 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.
- C. 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.

SECTION 2. Environmental Review. [PENDING]

SECTION 3. The Planning Commission **recommended that the City Council** adopt the draft Ordinance to amend the City Zoning Map in the following ways:

a. Re-zone the following properties to R-3, Multiple-Family Residential, 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. 2022-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.

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 July, 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 R3 – Multiple Family Residential Zone
(follows this page)

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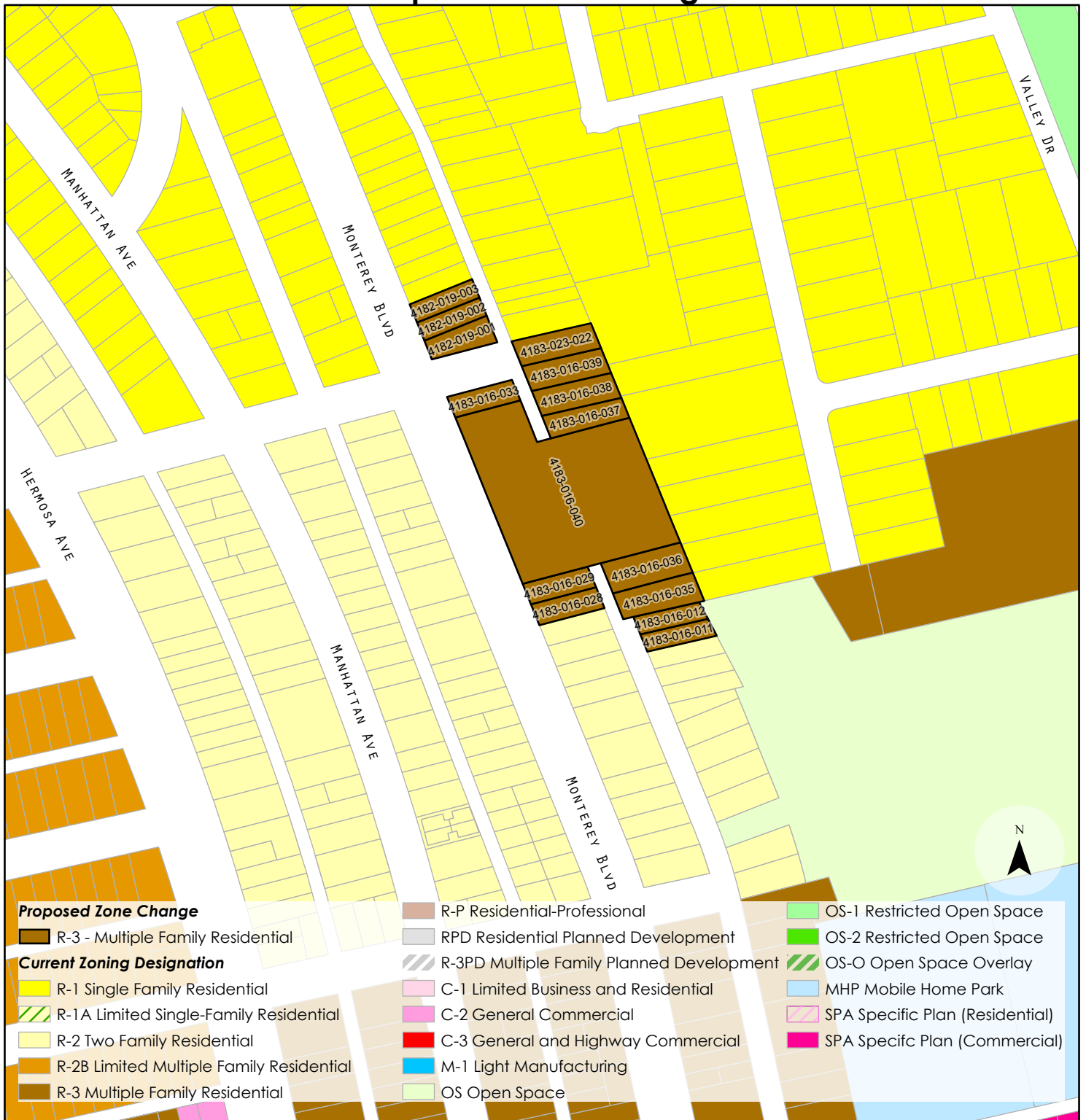
Exhibit B
Parcels rezoned to PF – Public Facility
(follows this page)

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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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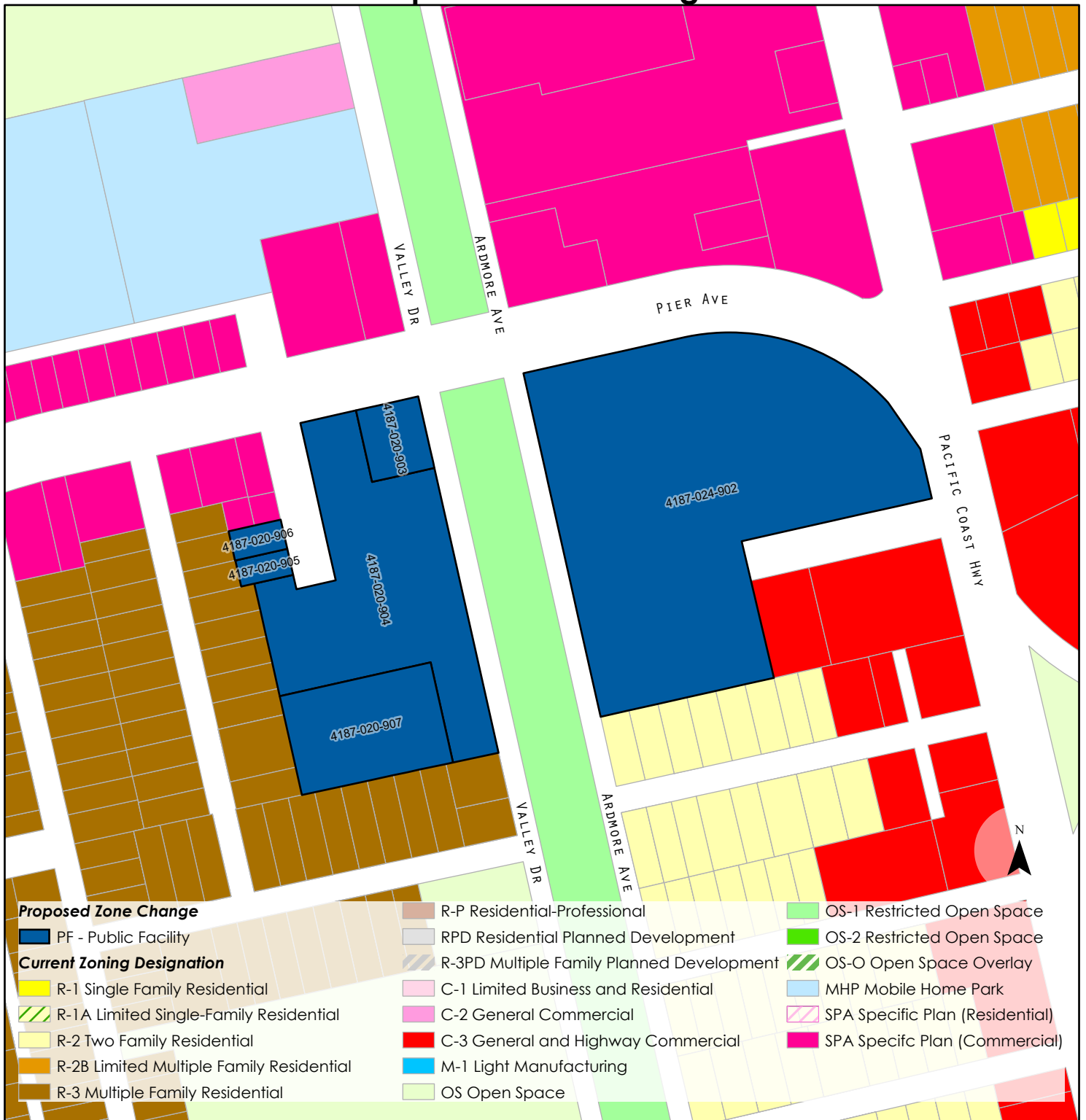
Proposed Zone Change



APN	Zoning Label	Proposed Zone Change
4183-016-039	R-1 - Single Family Residential	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

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)

