

CITY OF HERMOSA BEACH
CC RESOLUTION NO. 23-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH
APPROVING GENERAL PLAN AMENDMENT (GPA) 23-01, CONSISTING OF
REVISIONS TO THE ADOPTED 2021-2029 CITY OF HERMOSA BEACH
HOUSING ELEMENT, AND MAKING A DETERMINATION THAT THE REVISED
HOUSING ELEMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA)**

WHEREAS, the Housing Element is a required part of the City's General Plan, known as PLAN Hermosa; and

WHEREAS, the State of California requires that jurisdictions update the Housing Element at specified intervals, with all jurisdictions in the Southern California Association of Governments (SCAG) region having a statutory deadline of October 15, 2021, with a 120-day grace period ending February 15, 2022; and

WHEREAS, the City of Hermosa Beach received a Regional Housing Needs Assessment (RHNA) allocation of 558 units (232 very-low income; 127 low income; 106 moderate income; 93 above-moderate income); and

WHEREAS, the City's Housing Element must comply with State Housing Element Law (California Government Code Sections 65580 through 65589.11), including the Sites Inventory which demonstrates development capacity for the RHNA; and

WHEREAS, the City prepared a draft 2021-2029 Housing Element and submitted the document to California Housing and Community Development (HCD) for review on August 5, 2021; and

WHEREAS, the City received a comment letter from HCD on October 4, 2021 indicating revisions needed to the Housing Element to comply with required State Housing Element law; and

WHEREAS, the City Council conducted a duly-noticed public hearing, received public testimony, and adopted the 2021-2029 Housing Element on December 21, 2021; and

WHEREAS, the City submitted the adopted 2021-2029 Housing Element to HCD for review; and

WHEREAS, the City received a comment letter from HCD on March 22, 2022 indicating revisions needed to the 2021-2029 Housing Element to comply with required 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, 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."; and

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

WHEREAS, after considering public input, reviewing the agenda materials, and conducting discussion, the Planning Commission adopted a resolution recommending that the City Council adopt revisions to the City's adopted Housing Element for the 2021-2029 planning period; and

WHEREAS, the City Council held a duly noticed public hearing on August 8, 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, during which the City Council considered public input, reviewed agenda materials, and conducted discussions on the Housing Element.

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

SECTION 1. The City Council of the City of Hermosa Beach hereby **approves** the **revised General Plan 2021-2029 Housing Element**, as included in Exhibits A and B.

SECTION 2. The Housing Element includes programs to ensure that the Land Use Element of the General Plan and the Zoning Map and Ordinance will be amended in order to accommodate programs in the Housing Element and to ensure internal consistency amongst the different elements in PLAN Hermosa; and

SECTION 3. Based on the analysis in Appendix B, Sites Inventory, detailing substantial evidence of the likelihood of redevelopment on non-vacant sites with lower-income housing units in the RHNA allocation, with the substantial evidence consisting of physical site criteria, recent development trends, and property owner intent/interest, the City Council finds that there is substantial evidence and information provided in the record that the existing uses on the Sites Inventory sites to accommodate the RHNA low-income allocation are likely to be discontinued during the 2021-2029 planning period, and therefore do not constitute an impediment to additional residential development; and

SECTION 4. The City has reviewed the revisions to the 2021-2029 Housing Element for compliance with the California Environmental Quality Act. Pursuant to the provisions of the California Environmental Quality Act, the City finds that the revised 2021-2029 Housing Element continues to be consistent with the initial finding that the Housing Element is exempt under CEQA per Section 15061. the revised Housing Element is exempt from California Environmental Quality Act (CEQA) requirements per Section 15061, Review for Exemption of the CEQA Guidelines. 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; and

SECTION 5. The City Council of the City of Hermosa Beach hereby **adopts** the **revised 2021-2029 Housing Element**, as included in Exhibits A and B. The City Council authorizes staff to incorporate non-substantial revisions to the Housing Element, including the Sites Inventory, as necessary for internal consistency,

compliance with any HCD comments or requirements, and in conformity with the City Council action. Should HCD comments consist of substantial changes to the revised 2021-2029 Housing Element, staff will present the requested changes to City Council for review and adoption.

VOTE: AYES:

 NOES:

 ABSTAIN:

 ABSENT:

PASSED, APPROVED and **ADOPTED** on this 8th day of August, 2023.

Raymond A. 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