

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 ZONING TEXT AMENDMENT (TA23-02) CONSISTING OF CHANGES TO TITLE 17 OF THE HERMOSA BEACH MUNICIPAL CODE (ZONING ORDINANCE), AND MAKE A DETERMINATION THAT THE ZONING TEXT AMENDMENT IS CONSISTENT WITH THE PLAN HERMOSA ENVIRONMENTAL IMPACT REPORT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on August 8, 2023, the City Council conducted 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); and

WHEREAS, in order to realize the housing capacity anticipated by the Housing Element, certain properties must be rezoned to allow appropriate density; and

WHEREAS, the Housing Element programs include implementation actions that require changes and updates to the City's Zoning Ordinance regulating the development of residential uses; and

WHEREAS, after a thorough evaluation of the City's Zoning Ordinance in accordance with Housing Element programs and required State law, it was determined that changes are needed to the City's Zoning Ordinance to effectively implement the 2021-2029 Housing Element; and

WHEREAS, on September 19, 2023, the Planning Commission conducted a duly-noticed public hearing to consider the proposed Zoning Text Amendment, and after considering public testimony and discussion, recommended that the City Council approve the Zoning Text Amendment with minor revisions; and

WHEREAS, pursuant to the California Environmental Quality Act, the City has evaluated the revised Zone Text Amendment 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 Text Amendment and concluded, based on substantial evidence in the record, that the Zone Text Amendment as 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.

**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 Text Amendment 23-02, as included in Exhibit A.**

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 October 17, 2023.

Peter Hoffman
Chair

Carrie Tai
Secretary

Date

Exhibit A
Draft Ordinance with Zoning Ordinance Amendments
(follows this page)