

**CITY OF HERMOSA BEACH**  
**ORDINANCE NO. 22-XX**

**AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA,  
APPROVING A ZONE TEXT AMENDMENT TO THE MUNICIPAL CODE TO  
CHANGE THE ZONING DESIGNATION FROM SPECIFIC PLAN AREA 7  
(SPA-7) TO RESIDENTIAL PROFESSIONAL (R-P) AT 911 1<sup>ST</sup> STREET (APN  
4186-026-047)**

**THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH DOES HEREBY ORDAIN  
AS FOLLOWS:**

**SECTION 1.** Findings. The City Council finds as follows:

- A. An application was filed on December 2, 2020, by the applicant Luigi Schiappa Development Inc., for development of a property located at 911 1st Street requesting, among other things a Zone Text Amendment amending the zoning designation from Specific Plan Area 7 (SPA-7) to Residential Professional (R-P) at 911 1<sup>st</sup> Street (APN 4186-026-047).
- B. An Initial Study ("IS") was prepared by the City in conformance with the requirements of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines. The IS indicated that the Project would not have an impact on the environment. As such, a Negative Declaration ("ND") was prepared.
- C. On March 15, 2022, the Planning Commission held a public hearing to consider a 12-unit condominium project. There was discussion regarding the current Housing Element process being updated and whether there was an opportunity to consider affordable housing or other public benefit within this project. The project was continued for further study. The Housing Element Process has been lengthier than expected and mechanisms to require affordable housing or other public benefit have not been implemented. The Planning Commission held a dully noticed public hearing on November 15<sup>th</sup> and deliberated on the project. All interested parties were given full opportunity to be heard and to present evidence.
- D. The Planning Commission adopted Resolution No. 22-17 recommending, among other things, adoption of the Zoning Text Amendment amending the

zoning designation from Specific Plan Area 7 (SPA-7) to Residential Professional (R-P) and adoption of the IS/ND.

- E. The City Council conducted a duly noticed public hearing on the 29<sup>th</sup> day of November, 2022. All interested parties were given full opportunity to be heard and to present evidence.
- F. The City Council has approved Resolution No. 22-XX, which adopted the IS/ND for, among other things, the zone text amendment.

**SECTION 2.** Approval.

The Zoning Map is hereby amended as attached as Exhibit A which changes the Zoning Designation from Specific Plan Area 7 (SPA-7) to Residential Professional (R-P) for 911 1<sup>st</sup> Street (APN 4186-026-047).

**SECTION 3.** Environmental Review.

The City Council has adopted Resolution No. 22-XX finding that the IS/ND was prepared pursuant with the requirements of the California Environmental Quality Act on the basis that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas as a result of the Project.

**SECTION 4.** Effective Date. This Ordinance shall take effect thirty (30) days after its passage and adoption pursuant to California Government Code section 36937.

**SECTION 5.** 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 29<sup>th</sup> day of November, 2022.

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Michael Detoy, **PRESIDENT** of the City Council and **MAYOR** of the City of  
Hermosa Beach, CA

**ATTEST:**

**APPROVED AS TO FORM:**

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Myra Maravilla  
City Clerk

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Michael Jenkins  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. 22-XX was adopted by the  
City Council of the City of Hermosa Beach at a regular meeting held thereof on  
the 29<sup>th</sup> day of November 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Myra Maravilla  
City Clerk

