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C.C. RESOLUTION NO. 17-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HERMOSA BEACH, CALIFORNIA, ADOPTING PLAN HERMOSA,
THE INTEGRATED GENERAL PLAN AND COASTAL LAND USE
PLAN FOR THE CITY OF HERMOSA BEACH.**

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

SECTION 1. In July 2013, the City of Hermosa Beach initiated a comprehensive update to the General Plan, including the integration of the City's Coastal Land Use Plan consistent with guidance from the California Governor's Office of Planning and Research that "to simplify implementation, coastal zone communities should integrate both sets of requirements (General Plan Requirements and Coastal Act Requirements) into a coherent and internally consistent local general plan."

SECTION 2. The Hermosa Beach community has had the opportunity to participate in the development and refinement of PLAN Hermosa through many avenues, including more than thirty City Council/Commission meetings to date (including Planning Commission, Parks and Recreation Commission, Public Works Commission, and Emergency Preparedness Advisory Commission), five community workshops, three educational series sessions, two citywide mailings, an online engagement opportunity, walking tours, and numerous press releases and reports in local papers about the process. At the direction of the City Council, the City Manager also appointed a fifteen-member General Plan Working Group, consisting of at least one representative of every City Commission as well as members of key community groups. The Working Group held more than a dozen meetings during the development of the PLAN Hermosa, during which the group provided feedback regarding key policy topics and input on the community engagement process.

SECTION 3. PLAN Hermosa includes comprehensive revisions to all previous elements of the General Plan, with the exception of the Housing Element. PLAN Hermosa contains each of the seven required topics under Government Code Section 65302, as follows:

- 1 A. Land Use, contained in the Land Use + Design Element, describing the general
2 distribution and location of land uses, standards of population density and building
3 intensity;
- 4 B. Circulation, contained in the Mobility Element, describing the general location and
5 extent of existing and proposed thoroughfares and transportation routes, correlated with
6 the land use element;
- 7 C. Housing; is not included in this update and was certified by the California Department
8 of Housing and Community Development on October 18, 2013.
- 9 D. Conservation, contained in the Sustainability + Conservation Element for the
10 conservation, development, and utilization of natural resources;
- 11 E. Open Space, contained in the Parks + Open Space Element; identifying areas intended
12 to preserve natural resources, serve outdoor recreational needs, and demand/opportunity
13 for recreational trails.
- 14 F. Noise, contained in the Public Safety Element, analyzing current and projected noise
15 levels from vehicles and stationary sources, providing noise contour maps for these
16 sources, and discussing possible solutions to address noise problems; and
- 17 G. Safety, contained in the Public Safety Element, for the protection of the community
18 from seismic hazards, flooding, and other risks.

19 **SECTION 4.** PLAN Hermosa also addresses several optional topics that are of particular
20 importance to the Hermosa Beach community, as allowed by Government Code section 65303,
21 including Governance and Infrastructure Elements.

22 **SECTION 5.** The City of Hermosa Beach does not include any land classified as state
23 responsibility areas, as defined in Section 4102 of the Public Resources Code, or very high fire
24 hazard severity zones, as defined in Section 51177 and therefore the Public Safety Element is not
25 subject to the requirements and guidance identified in California Government Code Section
26 65302(g)(3) regarding fire hazards. Additionally, the City of Hermosa Beach does not include any
27 disadvantaged communities, as defined by the California Office of Environmental Health Hazard
28 Assessment's CalEnviroScreen 2.0 Tool or designated through the implementation of Senate Bill

1 535. Therefore the General Plan for the City of Hermosa Beach is not subject to the requirements
2 identified in California Government Code Section 65302(h)(3) to prepare an Environmental Justice
3 Element.

4 **SECTION 6.** Pursuant to Senate Bill 379 and California Government Code Section
5 65302(g)(4), the Public Safety Element has been developed to address climate adaptation and
6 resiliency strategies applicable to the City of Hermosa Beach and is consistent with the Governor's
7 Office of Planning and Research advice to:

- 8 • conduct a vulnerability assessment identifying climate change risks
- 9 • include a set of adaptation and resilience goals, policies, and objectives based on the
10 identified climate change vulnerabilities
- 11 • identify a set of feasible implementation measures designed to carry out the goals, policies,
12 and objectives
- 13 • incorporate a reference to the local hazard mitigation plan that fulfills goals and objectives
14 and contains information related to climate change vulnerability and adaptation policies

15 In the preparation of the Public Safety Element, the City of Hermosa Beach utilized the Cal Adapt
16 Tool and California Adaptation Planning Guide to identify climate change risks and determined
17 that sea level rise and extreme heat are the primary risk to Hermosa Beach. The impacts of sea
18 level rise were further evaluated in two studies: a social vulnerability assessment and infrastructure
19 vulnerability assessment to sea level rise. The findings in these studies were summarized in the
20 Public Safety Element, and a set of goals, policies, and implementation actions to address sea level
21 rise have been identified. The Public Safety Element also incorporates by reference the City of
22 Hermosa Beach Local Hazard Mitigation Plan, which considers the effects of climate change to
23 increase the frequency or severity of hazards and contains additional information on the assets,
24 resources, and populations that may be at risk to various hazards.

25 **SECTION 7.** Portions of the City of Hermosa Beach are located within the Coastal Zone
26 and subject to the requirements of the California Public Resources Code, Division 20, California
27 Coastal Act of 1976, to prepare a Local Coastal Program consisting of a Coastal Land Use Plan
28 and Implementation Plan. PLAN Hermosa includes comprehensive revisions to the City's Coastal

1 Land Use Plan, previously certified by the California Coastal Commission in 1982. PLAN
2 Hermosa contains each of the required topics for a Local Coastal Program as detailed in Chapter 3
3 of the California Coastal Act (Public Resources Code Division 20 Section 30200) as follows:

- 4 A. Public Access, containing policies regarding recreational opportunities, development
5 projects, public facilities and lower cost visitor and recreational facilities within the
6 Land Use + Design, Mobility, Parks + Open Space and Infrastructure Elements;
- 7 B. Recreation, including protection of certain water-oriented activities, protection of
8 oceanfront land for recreational use, and priority of development purposes within the
9 Land Use + Design, Mobility, and Parks + Open Space Elements;
- 10 C. Marine Environment, containing policies regarding water quality, hazardous substance
11 spills, movement of sediment, construction altering natural shoreline, water supply and
12 flood control contained within the Sustainability + Conservation, Public Safety, and
13 Infrastructure Elements;
- 14 D. Land Resources, including environmentally sensitive habitat areas, productivity of
15 soils, and archaeological or paleontological resources contained within the Governance,
16 Land Use + Design, Sustainability + Conservation, Parks + Open Space Elements;
- 17 E. Development, containing policies regarding existing developed area, scenic and visual
18 qualities, maintenance and enhancement of public access, minimization of adverse
19 impacts, public works facilities, and priority of coastal-dependent developments within
20 the Governance, Land Use + Design, Parks + Open Space, Public Safety, and
21 Infrastructure Elements;
- 22 F. Industrial Development, including location or expansion of coastal-dependent industrial
23 facilities, and renewable energy development contained within the Land Use + Design
24 and Sustainability + Conservation Elements.

25 **SECTION 8.** Pursuant to the California Environmental Quality Act (“CEQA”), the City,
26 acting as Lead Agency, circulated a Notice of Preparation (“NOP”) for the project on August 7,
27 2015, beginning a 30-day review period. As part of the Environmental Impact Report (“EIR”)
28 scoping process, the City held a public scoping meeting at the Planning Commission meeting on

1 August 18, 2015, in the Hermosa Beach City Council Chambers. The NOP and letters received in
2 response to the NOP from both public agencies and members of the public are included in
3 Appendix B of the Draft EIR. The Draft EIR was circulated for a 72-day review period beginning
4 October 26, 2016 and ending on January 5, 2017. As part of the Draft EIR review process, the
5 Planning Commission held a special meeting on November 21, 2016 to take public comment on
6 the Draft EIR. The Final EIR was made public on February 9, 2017. Revisions to the Final EIR
7 have been made based on Planning Commission and City Council review and changes to PLAN
8 Hermosa. All required notifications were provided pursuant to CEQA (Public Resources Code
9 Section 21092.5) and all comment letters were incorporated into the Final EIR.

10 **SECTION 9.** In accordance with Senate Bill 18 (SB 18) and Government Code 69352.3,
11 and Assembly Bill 52 (AB 52) and Government Code 21000, the City of Hermosa Beach
12 requested a list of Tribal Organization contacts from the Native American Heritage Commission in
13 April 2014. The City of Hermosa Beach sent notifications to the appropriate tribal organizations in
14 January 2015 in compliance with SB 18, and again in August 2015 to comply with AB 52. The
15 City has complied with the requirements for tribal consultation and the findings of consultation
16 process can be found as Attachment D to the CC Resolution No. 17-__.

17 **SECTION 10.** The Public Review Draft of PLAN Hermosa was made available to the
18 public on December 15, 2015 as follows: digital copies were posted on the City's website, and
19 hard copies were available for review at the Community Development Counter of City Hall, the
20 Police Department, the Community Center and the Hermosa Beach Library. Hard copies were also
21 made available to the community free of charge from the Community Development Department. A
22 city-wide mailing was produced and sent to all addresses within the City in January 2016 to let the
23 community know about opportunities to provide input or participate in meetings related to PLAN
24 Hermosa. Written comments on the Public Review Draft of PLAN Hermosa were encouraged to
25 be submitted between December 15, 2015 and February 25, 2016 and were presented for
26 consideration by the City's Commissions during their review of PLAN Hermosa. Opportunities to
27 provide verbal comments at the following public meetings:

- January 25, 2016 – Joint Study Session of the Planning Commission, Public Works Commission, Parks and Recreation Commission, and Emergency Preparedness Advisory Commission
- January 26, 2016 – Study Session of the City Council
- February 5-6, 2016 – Community Open House and Walking Tours

SECTION 11. The Planning Commission, Public Works Commission, Parks and Recreation Commission, and Emergency Preparedness Advisory Commission held public meetings to review the Public Review Draft of PLAN Hermosa between March 2016 and June 2016 on the following dates:

- March 15, 2016 - Planning Commission Study Session (Land Use + Design Element)
- March 28, 2016 - Planning Commission Study Session (Land Use + Design Element)
- April 5, 2016 - Parks and Recreation Commission Meeting (Parks + Open Space Element)
- April 18, 2016 - Planning Commission Study Session (Land Use + Design Element)
- April 19, 2016 - Planning Commission Study Session (Mobility Element)
- April 25, 2016 - Planning Commission Study Session (Mobility Element)
- May 9, 2016 - EPAC Meeting (Public Safety Element)
- May 16, 2016 - Planning Commission Study Session (Sustainability + Conservation)
- May 18, 2016 - Public Works Commission Meeting (Mobility Element)
- June 15, 2016 - Public Works Commission Meeting (Infrastructure, Public Safety Elements)
- June 20, 2016 - Planning Commission Study Session (Governance, Parks + Open Space, Infrastructure Elements)
- June 21, 2016 - Planning Commission Study Session (Public Safety Element)

Through these meetings, all of the commissions have recommended modifications to the document. The Planning Commission held Public Hearings on February 22, 23, and 27, and March 13, 21, and 27, 2017 to review and identify additional recommended changes to PLAN Hermosa, based on previous input from the Public Works Commission, Parks and Recreation Commission, and Emergency Preparedness Advisory Commission, and public testimony and planning

1 commissioner input provided during the public hearings. The changes to PLAN Hermosa that the
2 Planning Commission recommended, were incorporated into the Planning Commission
3 Recommended Draft prepared in March 2017 and provided to the City Council for review.

4 **SECTION 12.** Copies of the Public Review Draft of PLAN Hermosa were submitted to the
5 required state agencies for review on as part of the Environmental Review process on October 26,
6 2016. The City also consulted with local water and utility providers and other agencies in
7 preparation of PLAN Hermosa.

8 **SECTION 13.** Notice of the public hearings before the City Council was advertised in
9 The Easy Reader Newspaper on June 29, 2017 and August 22, 2017. Notification of the City
10 Council Study Sessions and Public Hearings was also provided to all tenants and property owners
11 of all addresses in Hermosa Beach via mail, shared with the local press, and distributed via the
12 City's eNotify, Nixle and Nextdoor communication systems to the Hermosa Beach community.

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14 **SECTION 14.** The Hermosa Beach City Council has held study sessions and duly noticed
15 public hearings and has given all interested persons an opportunity to be heard on the adoption of
16 PLAN Hermosa and the associated Environmental Impact Report through meetings on:

- 17 • April 20, 2017
- 18 • May 23, 2017
- 19 • May 31, 2017
- 20 • June 13, 2017
- 21 • July 11, 2017
- 22 • July 17, 2017
- 23 • August 22, 2017

24 **SECTION 15.** The City of Hermosa Beach prepared the PLAN Hermosa Program EIR
25 (State Clearinghouse #2015081009) in its capacity as lead agency under CEQA and in compliance
26 with CEQA. The Final EIR consists of the NOP, Notice of Availability, the Draft EIR including
27 technical appendices, the Responses to Comments, Final Corrections and Additions, Mitigation
28 Monitoring and Reporting Program, and the Project Findings and Statement of Overriding

1 Considerations Recommending the adoption of PLAN Hermosa, these documents will be referred
2 to collectively as the “Final EIR.” These Findings are based on the entire record before the City
3 Council, including the Final EIR. The City Council certified the EIR and adopted the Findings,
4 Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program in CC
5 Resolution No. 17-__.

6 **SECTION 16.** PLAN Hermosa was completed in compliance with the requirements of
7 California Government Code Section 65300 et seq.

8 **SECTION 17.** The Hermosa Beach Planning Commission reviewed and considered PLAN
9 Hermosa Public Review Draft, Dated December 2015, and provided recommended changes that
10 have been compiled as the Planning Commission Recommended Draft of PLAN Hermosa, dated
11 March 2017. Through Study Sessions and Public Hearings, the City Council provided
12 recommended changes that have been incorporated into the City Council Final Draft of PLAN
13 Hermosa, dated August 2017, and finds that it is consistent with and reflective of the City’s
14 continuing goals, policies, actions and intent to adopt a general plan for the physical development
15 of the City. The City Council of the Hermosa Beach has reviewed and considered the PLAN
16 Hermosa, and finds that it is consistent with and reflective of the City’s continuing goals, policies,
17 actions and intent to adopt a general plan for the physical development of the City. Based on the
18 foregoing evidence and findings, the City Council hereby amends the existing General Plan, with
19 the exception of the City’s Certified Housing Element, by replacing it with PLAN Hermosa as the
20 General Plan of the City of Hermosa Beach. The City’s Certified Housing Element shall remain in
21 effect.

22 **SECTION 18.** Based on evidence in the record, the City Council hereby finds that PLAN
23 Hermosa is in conformance with the policies and requirements of Chapter 3 of the California
24 Coastal Act, and recommends amending the existing certified Coastal Land Use Plan in its entirety
25 by replacing it with PLAN Hermosa as the Coastal Land Use Plan portion of the City’s Local
26 Coastal Program. The City Council hereby further directs staff to create a complete LCP package,
27 for future submission to the Coastal Commission, consisting of the Coastal Land Use Plan (LUP)
28 and the Implementation Plan (IP) by:

- preparing the Coastal Implementation Plan (IP), consisting of the coastal-related municipal code amendments, described in the Implementation Actions,
- collaborating with Coastal Commission staff in reviewing both the LUP and IP for conformance with the California Coastal Act, and
- returning to the Planning Commission and City Council to review and consider the IP and if necessary, any amendments to the LUP so that the complete LCP may be formally submitted to the California Coastal Commission for certification, in conformance with the submittal requirements specified in California Code of Regulation, Title 14, Division 5.5, Chapter 8, Subchapter 2, Article 7 and Chapter 6, Article 2 and Code of Regulations Section 13551, et. seq.

SECTION 19. The City Council further finds that the goals and policies of PLAN Hermosa should be the standard of review for determining consistency with the General Plan and Coastal Land Use Plan for all future discretionary development projects. Project applications that have been submitted to the City and deemed complete prior to the date in which PLAN Hermosa has been adopted should consider and try to meet the vision in PLAN Hermosa, but to the extent that new mitigation measures, thresholds, zoning and development standards or implementation actions come from PLAN Hermosa, those would not apply to project applications that have been submitted and deemed complete by the City prior to the adoption of PLAN Hermosa.

PASSED, APPROVED and ADOPTED this 22nd day of August, 2017.

PRESIDENT of the City Council and **MAYOR** of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney