

1 **RESOLUTION NO. 17-_____**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY**
3 **OF HERMOSA BEACH, CALIFORNIA, RECOMMENDING CITY**
4 **COUNCIL ADOPT PLAN HERMOSA, THE INTEGRATED GENERAL**
5 **PLAN AND COASTAL LAND USE PLAN FOR THE CITY OF**
6 **HERMOSA BEACH AND DIRECT STAFF TO SUBMIT THE COASTAL**
7 **LAND USE PLAN TO THE CALIFORNIA COASTAL COMMISSION**
8 **FOR CERTIFICATION.**

9 **THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH,**
10 **CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

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

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

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

4 A. Land Use, contained in the Land Use + Design Element, describing the general
5 distribution and location of land uses, standards of population density and building
6 intensity;

7 B. Circulation, contained in the Mobility Element, describing the general location and
8 extent of existing and proposed thoroughfares and transportation routes, correlated with
9 the land use element;

10 C. Housing; is not included in this update and was certified by the California Department
11 of Housing and Community Development on October 18, 2013.

12 D. Conservation, contained in the Sustainability + Conservation Element for the
13 conservation, development, and utilization of natural resources;

14 E. Open Space, contained in the Parks + Open Space Element; identifying areas intended
15 to preserve natural resources, serve outdoor recreational needs, and demand/opportunity
16 for recreational trails.

17 F. Noise, contained in the Public Safety Element, analyzing current and projected noise
18 levels from vehicles and stationary sources, providing noise contour maps for these
19 sources, and discussing possible solutions to address noise problems; and

20 G. Safety, contained in the Public Safety Element, for the protection of the community
21 from seismic hazards, flooding, and other risks.

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

25 **SECTION 5.** The City of Hermosa Beach does not include any land classified as state
26 responsibility areas, as defined in Section 4102 of the Public Resources Code, or very high fire
27 hazard severity zones, as defined in Section 51177 and therefore the Public Safety Element is not
28 subject to the requirements and guidance identified in California Government Code Section

1 65302(g)(3) regarding fire hazards. Additionally, the City of Hermosa Beach does not include any
2 disadvantaged communities, as defined by the California Office of Environmental Health Hazard
3 Assessment's CalEnviroScreen 2.0 Tool or designated through the implementation of Senate Bill
4 535. Therefore the General Plan for the City of Hermosa Beach is not subject to the requirements
5 identified in California Government Code Section 65302(h)(3) to prepare an Environmental Justice
6 Element.

7 **SECTION 6.** Pursuant to Senate Bill 379 and California Government Code Section
8 65302(g)(4), the Public Safety Element has been developed to address climate adaptation and
9 resiliency strategies applicable to the City of Hermosa Beach and is consistent with the Governor's
10 Office of Planning and Research advice to:

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

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

27 **SECTION 7.** Portions of the City of Hermosa Beach are located within the Coastal Zone
28 and subject to the requirements of the California Public Resources Code, Division 20, California

1 Coastal Act of 1976, to prepare a Local Coastal Program consisting of a Coastal Land Use Plan
2 and Implementation Plan. PLAN Hermosa includes comprehensive revisions to the City’s Coastal
3 Land Use Plan, previously certified by the California Coastal Commission in 1982. PLAN
4 Hermosa contains each of the required topics for a Local Coastal Program as detailed in Chapter 3
5 of the California Coastal Act (Public Resources Code Division 20 Section 30200) as follows:

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

27 **SECTION 8.** Pursuant to the California Environmental Quality Act (“CEQA”), the City,
28 acting as Lead Agency, circulated a Notice of Preparation (“NOP”) for the project on August 7,

1 2015, beginning a 30-day review period. As part of the Environmental Impact Report (“EIR”)
2 scoping process, the City held a public scoping meeting at the Planning Commission meeting on
3 August 18, 2015, in the Hermosa Beach City Council Chambers. The NOP and letters received in
4 response to the NOP from both public agencies and members of the public are included in
5 Appendix B of the Draft EIR. The Draft EIR was circulated for a 72-day review period beginning
6 October 26, 2016 and ending on January 5, 2017. As part of the Draft EIR review process, the
7 Planning Commission held a special meeting on November 21, 2016 to take public comment on
8 the Draft EIR. The Final EIR was made public on February 9, 2017. Revisions to the Final EIR
9 have been made based on Planning Commission review and changes to PLAN Hermosa. All
10 required notifications were provided pursuant to CEQA (Public Resources Code Section 21092.5)
11 and all comment letters were incorporated into the Final EIR.

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

19 **SECTION 10.** The Public Review Draft of PLAN Hermosa was made available to the
20 public on December 15, 2015 as follows: digital copies were posted on the City’s website, and
21 hard copies were available for review at the Community Development Counter of City Hall, the
22 Police Department, the Community Center and the Hermosa Beach Library. Hard copies were also
23 made available to the community free of charge from the Community Development Department. A
24 city-wide mailing was produced and sent to all addresses within the City in January 2016 to let the
25 community know about opportunities to provide input or participate in meetings related to PLAN
26 Hermosa. Written comments on the Public Review Draft of PLAN Hermosa were encouraged to
27 be submitted between December 15, 2015 and February 25, 2016 and were presented for
28

1 consideration by the City’s Commissions during their review of PLAN Hermosa. Opportunities to
2 provide verbal comments at the following public meetings:

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

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

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

26 Through these meetings, all of the commissions have recommended modifications to the
27 document. The Planning Commission further held Public Hearings on February 22, 23, and 27, and
28 March 13, 21, and 27, 2017 to review and identify additional recommended changes to PLAN

1 Hermosa, based on previous input from the Public Works Commission, Parks and Recreation
2 Commission, and Emergency Preparedness Advisory Commission, and public testimony and
3 planning commissioner input provided during the public hearings. The changes to PLAN Hermosa
4 that the Planning Commission recommends to the City Council, have been incorporated into the
5 Planning Commission Recommended Draft prepared in March 2017 can be found as Attachment A
6 to this resolution.

7 **SECTION 12.** Copies of the Public Review Draft of PLAN Hermosa were submitted to
8 the required state agencies for review on as part of the Environmental Review process on October
9 26, 2016. The City also consulted with local water and utility providers and other agencies in
10 preparation of PLAN Hermosa.

11 **SECTION 13.** Notice of the public hearing before the Planning Commission was
12 advertised in The Easy Reader Newspaper on February 16, 2017, and re-advertised in the Easy
13 Reader on March 16, 2017. Notification of the Public Hearing was also shared with the local press
14 and was also distributed via the City's eNotify, Nixle and Nextdoor communication systems to the
15 Hermosa Beach community.

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

- 19 • February 22, 2017
- 20 • February 23, 2017
- 21 • February 27, 2017
- 22 • March 13, 2017
- 23 • March 21, 2017
- 24 • March 27, 2017

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

1 Monitoring and Reporting Program, and the Project Findings and Statement of Overriding
2 Considerations Recommending the adoption of PLAN Hermosa, these documents will be referred
3 to collectively as the “Final EIR.” These Findings are based on the entire record before the
4 Planning Commission, including the Final EIR. The Planning Commission recommended the City
5 Council certify the EIR and adopt the Findings, Statement of Overriding Considerations and
6 Mitigation Monitoring and Reporting Program in PC Resolution No. 17-_____.

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

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

18 **SECTION 18.** Based on evidence in the record, the Planning Commission hereby finds
19 that PLAN Hermosa meets the requirements of, and is in conformance with the policies and
20 requirements of Chapter 3 of the California Coastal Act, and recommends amending the existing
21 certified Coastal Land Use Plan in its entirety by replacing it with PLAN Hermosa as the Coastal
22 Land Use Plan portion of the City’s Local Coastal Program. The Planning Commission hereby
23 further recommends that the City Council direct staff to submit PLAN Hermosa to the California
24 Coastal Commission for certification, in conformance with the submittal requirements specified in
25 California Code of Regulation, Title 14, Division 5.5, Chapter 8, Subchapter 2, Article 7 and
26 Chapter 6, Article 2 and Code of Regulations Section 13551, et. seq.

27 **SECTION 19.** The Planning Commission further recommends that the goals and policies
28 of PLAN Hermosa should be the standard of review for determining consistency with the General

1 Plan and Coastal Land Use Plan for all future discretionary development projects. Project
2 applications that have been submitted to the City and deemed complete prior to the date in which
3 PLAN Hermosa has been adopted should consider and try to meet the vision in PLAN Hermosa,
4 but to the extent that new mitigation measures, thresholds, zoning and development standards or
5 implementation actions come from PLAN Hermosa, those would not apply to project applications
6 that have been submitted and deemed complete by the City prior to the adoption of PLAN
7 Hermosa.

8 VOTE: AYES:
9 NOES:
10 ABSTAIN:
11 ABSENT:

12 APPROVED BY A MOTION OF THE PLANNING COMMISSION OF THE CITY OF
13 HERMOSA BEACH ON THIS ___ DAY OF MARCH, 2017.

14 _____
15 Ken Robertson, Secretary

16 ATTEST:

17 _____
18 Michael Flaherty, Chairman

19 _____
20 Date