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RESOLUTION NO. 17-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (“EIR”), ADOPT A MITIGIATON MONITORING AND REPORTING PROGRAM, AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS FOR PLAN HERMOSA, THE INTEGRATED GENERAL PLAN AND COASTAL LAND USE PLAN FOR THE CITY OF HERMOSA BEACH.

THE PLANNING COMMISSION 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 integration of the City’s Coastal Land Use Plan. This update includes comprehensive revisions to all previous elements of the General Plan, with the exception of the Housing Element, which was certified by the California Department of Housing and Community Development on October 18, 2013. The three-and-a-half year update process has resulted in the preparation of PLAN Hermosa, which includes General Plan Elements on Governance, Land Use + Design, Mobility, Sustainability + Conservation, Parks + Open Space, Public Safety, and Infrastructure. PLAN Hermosa also covers California Coastal Act topics of Public Access, Recreation + Visitor Serving Facilities, Water Quality Protection, Environmentally Sensitive Habitats + Natural Resources, Planning + Development, Archaeological + Cultural Resources, Scenic + Visual Resources, Coastal Hazards, Shoreline Erosion + Protective Devices, and Energy + Industrial Development.

SECTION 2. Pursuant to the California Environmental Quality Act (“CEQA”), the City, acting as Lead Agency, circulated a Notice of Preparation (“NOP”) for the project on August 7, 2015, beginning a 30-day review period. As part of the Environmental Impact Report (“EIR”) scoping process, the City held a public scoping meeting at the Planning Commission meeting on August 18, 2015, in the Hermosa Beach City Council Chambers. The NOP and letters received in response to the NOP from both public agencies and members of the public are included in Appendix B of the Draft EIR. The Draft EIR was circulated for a 72-day review period beginning

1 October 26, 2016 and ending on January 5, 2017. As part of the Draft EIR review process, the
2 Planning Commission held a special meeting on November 21, 2016 to take public comment on
3 the Draft EIR. The Final EIR was made public on February 9, 2017. Revisions to the Final EIR
4 have been made based on Planning Commission review and changes to PLAN Hermosa. All
5 required notifications were provided pursuant to CEQA (Public Resources Code Section 21092.5)
6 and all comment letters were incorporated into the Final EIR.

7 **SECTION 3.** In accordance with Senate Bill 18 (SB 18) and Government Code 69352.3,
8 and Assembly Bill 52 (AB 52) and Government Code 21000, the City of Hermosa Beach
9 requested a list of Tribal Organization contacts from the Native American Heritage Commission in
10 April 2014. The City of Hermosa Beach sent notifications to the appropriate tribal organizations in
11 January 2015 in compliance with SB 18, and again in August 2015 to comply with AB 52. The
12 City has complied with the requirements for tribal consultation and the findings of consultation
13 process can be found in Attachment D to this resolution.

14 **SECTION 4.** The Planning Commission, Public Works Commission, Parks and
15 Recreation Commission, and Emergency Preparedness Advisory Commission held public
16 meetings to review the 2015 Public Review Draft of PLAN Hermosa between January 2016 and
17 June 2016, and have recommended modifications to the document. The Planning Commission
18 further held Public Hearings on February 22, 23, and 27; and March 13, 21, and 27, 2017 to review
19 and identify additional recommended changes to PLAN Hermosa, based on previous input from
20 the Public Works Commission, Parks and Recreation Commission, and Emergency Preparedness
21 Advisory Commission, and public and commissioner testimony provided during the public
22 hearings. The changes to PLAN Hermosa that the Planning Commission recommends to the City
23 Council, have been incorporated into the Planning Commission Recommended Draft prepared in
24 March 2017 can be found as Attachment A to the PC Resolution No 17-____ and are included as
25 part of the Planning Commission's recommendation for City Council consideration. The proposed
26 changes to the project largely clarify and define policy language without changing the intent of the
27 PLAN's goals and objectives. Pursuant to Section 15088.5 of the State CEQA Guidelines, the
28 changes would not result in any new significant environmental impacts nor substantially increase

1 the severity of significant impacts described in the EIR and a recirculation of the EIR is not
2 necessary. The EIR is not changed in a way that deprives the public of a meaningful opportunity to
3 comment upon a substantial adverse environmental effect of the project because the impact
4 conclusions have not changed. The EIR is also not changed in a way that deprives the public of a
5 meaningful opportunity to comment upon a feasible way to mitigate or avoid such an effect that
6 will not be implemented, as all feasible mitigation and a reasonable range of alternatives were
7 discussed in the EIR and during the extensive public hearing process. There are no new or
8 substantially increased impacts that were not previously identified in the EIR. As explained further
9 in Attachment D, Hermosa Beach Planning Commission Project Findings and Statement of
10 Overriding Considerations Recommending the adoption of PLAN Hermosa, none of the conditions
11 set forth in CEQA requiring recirculation of a Draft EIR have been met.

12 **SECTION 5.** The City of Hermosa Beach prepared the PLAN Hermosa Program EIR
13 (State Clearinghouse #2015081009) in its capacity as lead agency under CEQA and in compliance
14 with CEQA. The Final EIR, provided as Attachments A through E consists of the NOP, Notice of
15 Availability, the Draft EIR including technical appendices, the Responses to Comments, Final
16 Corrections and Additions, Mitigation Monitoring and Reporting Program, and the Project
17 Findings and Statement of Overriding Considerations Recommending the adoption of PLAN
18 Hermosa. Hereafter, these documents will be referred to collectively as the “Final EIR.” These
19 Findings are based on the entire record before the Planning Commission, including the Final EIR.

20 **SECTION 6.** In accordance with Public Resources Code Section 21092.5, the City
21 provided written proposed responses to public agencies that commented on the Draft EIR ten (10)
22 days prior to certification of the Final EIR.

23 **SECTION 7.** Notice of the public hearing before the Planning Commission on the PLAN
24 Hermosa and FEIR was advertised in The Easy Reader Newspaper on February 16, 2017, and re-
25 advertised in the Easy Reader on March 16, 2017. Notification of the Public Hearing was also
26 shared with the local press and was also distributed via the City’s eNotify, Nixle and Nextdoor
27 communication systems to the Hermosa Beach community.

1 **SECTION 8.** In accordance with CEQA Section 21082, the Planning Commission
2 independently reviewed and analyzed the Final EIR, provided as Attachments A through E, and
3 the administrative record relating to the proposed project. The Final EIR constitutes an accurate
4 and complete statement of the environmental impacts of the proposed project. The Final EIR
5 reflects the independent judgment of the Planning Commission and it hereby recommends the City
6 Council adopt the facts and analysis in the Final EIR and in the Project Findings and Statement of
7 Overriding Considerations Recommending the adoption of PLAN Hermosa and certify the Final
8 EIR, with the additional changes that the street addresses should be deleted from Appendix C-7.
9 The omission of some detail or aspect of the Final EIR does not mean that it has been rejected by
10 the Planning Commission.

11 **SECTION 9.** Pursuant to Section 15091 (a)(1) of the CEQA Guidelines, the Planning
12 Commission finds that changes or alterations have been required in the project that, to the extent
13 feasible, substantially lessen the significant environmental effects identified in the EIR. These
14 changes or alterations are included in the Mitigation Monitoring and Reporting Program. In
15 accordance with Section 15091 (d), and Section 15097 of the CEQA Guidelines, which require a
16 public agency to adopt a program for reporting or monitoring required changes or conditions of
17 approval to substantially lessen significant environmental effects, the Planning Commission hereby
18 recommends the City Council adopt the Mitigation Monitoring and Reporting Program
19 incorporated herein as Attachment C.

20 **SECTION 10.** In accordance with CEQA Section 21081, specific overriding economic,
21 legal, social, technological, or other benefits of the project have been identified that outweigh the
22 significant effects on the environment, as described in the Statement of Overriding Considerations
23 (Attachment D). The Planning Commission hereby recommends the City Council make the
24 findings described in the Project Findings and Statement of Overriding Considerations
25 Recommending the adoption of PLAN Hermosa.
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VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

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

Ken Robertson, Secretary

ATTEST:

Michael Flaherty, Chairman

Date