RESOLUTION NO. 17-____


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

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

**SECTION 4.** The Planning Commission, Public Works Commission, Parks and Recreation Commission, and Emergency Preparedness Advisory Commission held public meetings to review the 2015 Public Review Draft of PLAN Hermosa between January 2016 and June 2016, and have recommended modifications to the document. The Planning Commission further 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 and commissioner testimony provided during the public hearings. The changes to PLAN Hermosa that the Planning Commission recommends to the City Council, have been incorporated into the Planning Commission Recommended Draft prepared in March 2017 can be found as Attachment A to the PC Resolution No 17-____ and are included as part of the Planning Commission’s recommendation for City Council consideration. The proposed changes to the project largely clarify and define policy language without changing the intent of the PLAN’s goals and objectives. Pursuant to Section 15088.5 of the State CEQA Guidelines, the changes would not result in any new significant environmental impacts nor substantially increase
the severity of significant impacts described in the EIR and a recirculation of the EIR is not
necessary. The EIR is not changed in a way that deprives the public of a meaningful opportunity to
comment upon a substantial adverse environmental effect of the project because the impact
conclusions have not changed. The EIR is also not changed in a way that deprives the public of a
meaningful opportunity to comment upon a feasible way to mitigate or avoid such an effect that
will not be implemented, as all feasible mitigation and a reasonable range of alternatives were
discussed in the EIR and during the extensive public hearing process. There are no new or
substantially increased impacts that were not previously identified in the EIR. As explained further
in Attachment D, Hermosa Beach Planning Commission Project Findings and Statement of
Overriding Considerations Recommending the adoption of PLAN Hermosa, none of the conditions
set forth in CEQA requiring recirculation of a Draft EIR have been met.

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

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

SECTION 7. Notice of the public hearing before the Planning Commission on the PLAN
Hermosa and FEIR was advertised in The Easy Reader Newspaper on February 16, 2017, and re-
advertised in the Easy Reader on March 16, 2017. Notification of the Public Hearing was also
shared with the local press and was also distributed via the City’s eNotify, Nixle and Nextdoor
communication systems to the Hermosa Beach community.
SECTION 8. In accordance with CEQA Section 21082, the Planning Commission independently reviewed and analyzed the Final EIR, provided as Attachments A through E, and the administrative record relating to the proposed project. The Final EIR constitutes an accurate and complete statement of the environmental impacts of the proposed project. The Final EIR reflects the independent judgment of the Planning Commission and it hereby recommends the City Council adopt the facts and analysis in the Final EIR and in the Project Findings and Statement of Overriding Considerations Recommending the adoption of PLAN Hermosa and certify the Final EIR, with the additional changes that the street addresses should be deleted from Appendix C-7. The omission of some detail or aspect of the Final EIR does not mean that it has been rejected by the Planning Commission.

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

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


__________________________________________
Ken Robertson, Secretary

ATTEST:

__________________________________________
Michael Flaherty, Chairman

__________________________________________
Date