



City of Hermosa Beach

NOTICE OF CONTINUANCE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the following Public Hearing scheduled for the regular meeting of the Hermosa Beach City Council on Tuesday, July 25, 2023 has been continued to the regular meeting of the Hermosa Beach City Council on Tuesday, August 8, 2023 at 6:00 pm:

1. The Planning Commission recommends that City Council consider General Plan Amendment (GPA) 23-01 to revise the City's 2021-2029 Housing Element (adopted December 2021) and associated Land Use Element changes for consistency. The revisions to the Housing Element are needed to address comments from the California Department of Housing and Community Development (HCD) and include a revised Sites Inventory, Affirmatively Furthering Fair Housing analysis, revised analysis of opportunities and constraints, and strengthened programmatic commitments to facilitate the development and preservation of housing. The adopted Housing Element contains policies and programs to facilitate the construction, rehabilitation, and preservation of housing for all economic segments of the community; those policies and programs will remain. Additional information regarding the Hermosa Beach Housing Element may be viewed on the City website at: www.hermosabeach.gov/housingelement. As related to the Housing Element, the City Council will also consider associated General Plan changes to the Land Use Element to ensure consistency on certain Sites Inventory sites, shown on the diagram. On June 20, the Planning Commission forwarded a recommendation of approval to the City Council.

During the initial adoption of the 2021–2029 Housing Element on December 21, 2021, the proposed Housing Element would not approve any development or change any land use designations; therefore, the City determined that it was exempt from California Environmental Quality Act (CEQA) per Section 15061, Review for Exemption of the CEQA Guidelines. Specifically, Section 15061(b)(3) states, in part, that a project is exempt from CEQA if “the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The revisions to the Housing Element continue to be consistent with the initial finding that the Housing Element is exempt under CEQA per Section 15061.

The City Council may also discuss (but will formally consider and decide upon at a future meeting) a Zoning Text Amendment (TA-23-02) to effectuate programs in the Housing Element, including: 1) regulations special housing types (low barrier navigation centers, emergency shelters, supportive and transitional housing, and community care facilities); 2) provisions to allow and regulate development of housing on non-residential zones, including a land value recapture component; 3) standards relating to review processes for housing; 4) and associated parking standards; as well as Zoning Changes (ZC 23-01) to: 1) designate sites as Housing Element Sites Inventory sites on the Zoning Map; 2) change zoning for sites on the Sites Inventory to allow realization of capacity; and 3) align zoning for properties that are zoned inconsistently with the General Plan.

IF YOU CHALLENGE the above matter(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the above-listed departments at, or prior to, the public meeting. For further information, please contact the City Clerk's Office by emailing cityclerk@hermosabeach.gov or by phone at (310) 318-0204. You may also visit during normal business hours of 7:00 AM to 6:00 PM, Monday through Thursday, at 1315 Valley Drive. A copy of the agenda and staff reports is available for public review 72 hours before the meeting on the City's website at www.hermosabeach.gov.

Myra Maravilla, MPA, CMC

City Clerk