

# HOUSING ELEMENT STRATEGIES AND SITES LIST



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# Overview

- Regional Housing Needs Allocation
- Strategies for Meeting RHNA
  - Projected ADUs
  - Sites Inventory
- Criteria for Selecting Sites
- What if we can't meet the RHNA
- Changes to Site Inventory List



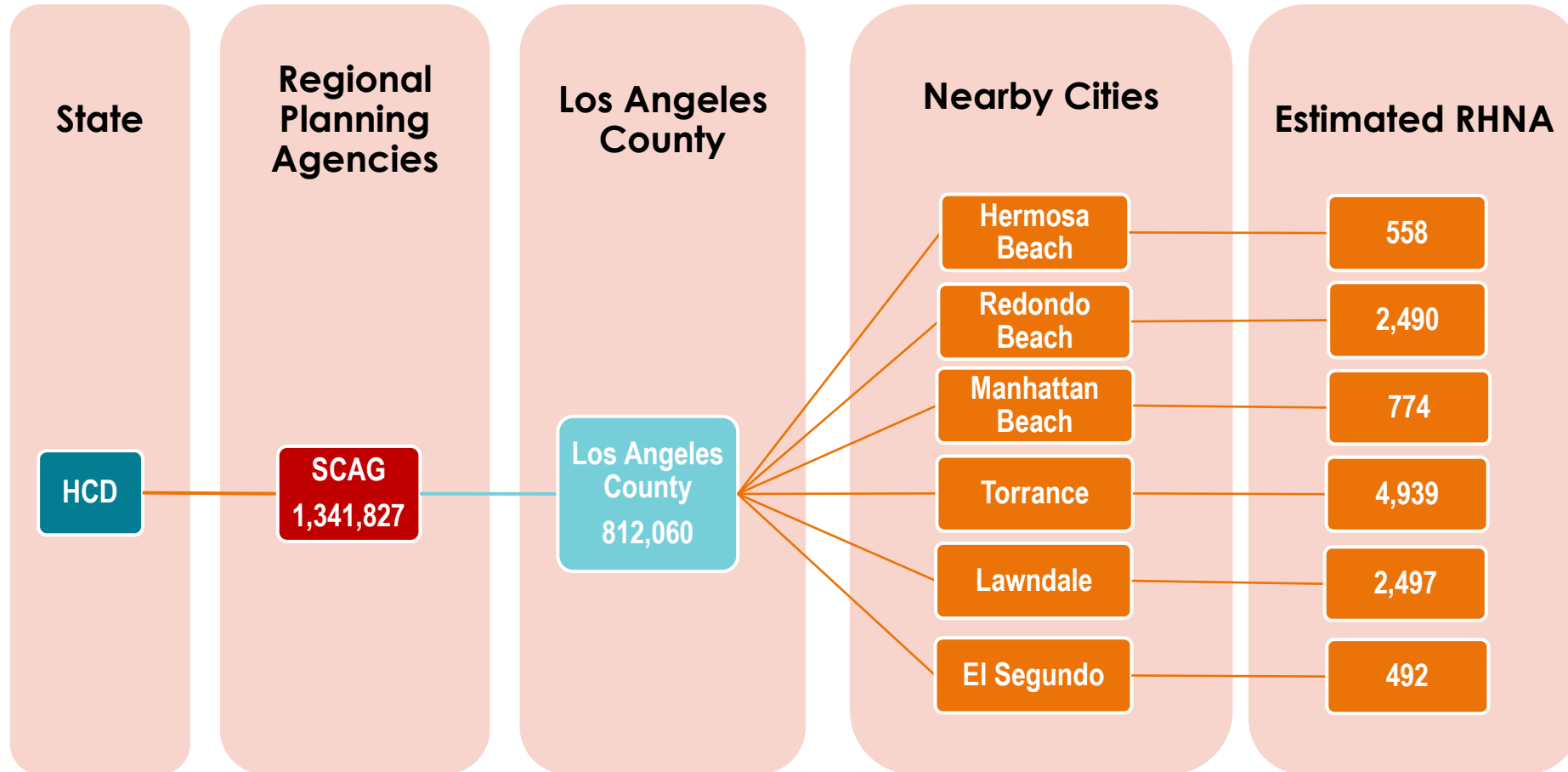
# WHAT IS THE RHNA?



# REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- Most critical component of HCD review of Housing Element compliance
- Planning goal – must provide capacity with appropriate land use policy and development standards
  - A density of 20 du/ac as feasible for facilitating lower income housing
- Not a production obligation

# REGIONAL HOUSING NEEDS ALLOCATION



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# RHNA BY INCOME CATEGORY

Income Category	City Income Distribution	6 <sup>th</sup> Cycle (2021-2029)	
		RHNA	%
Very Low (0-50% AMI)	9%	232	42%
Low (51-80% AMI)	6%	127	23%
Moderate (81-120% AMI)	12%	106	19%
Above Moderate (>120% AMI)	74%	93	17%
<b>Total</b>	<b><u>100%</u></b>	<b><u>558</u></b>	<b><u>100%</u></b>

**\*RHNA is a planning goal, not a production obligation**

Los Angeles County Area Median Income (AMI) = \$91,100



# LOS ANGELES COUNTY INCOME LIMITS

Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
<b>Extremely Low (0-30% AMI)</b>	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650
<b>Very Low (31-50% AMI)</b>	\$41,700	\$47,650	\$53,600	\$59,550	\$64,350
<b>Low (51-80% AMI)</b>	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950
<b>Moderate (81-120% AMI)</b>	\$76,500	\$87,450	\$98,350	\$109,300	\$118,050
<b>Area Median Income (AMI)</b>	\$63,750	\$72,900	\$82,000	\$91,100	\$98,400

# STRATEGIES FOR MEETING RHNA





# WAYS TO MEET RHNA

- Approved and entitled projects - limited
- Projected ADU production based on trend

Year	Permitted
2018	1
2019	1
2020	1
2021	13
2022	15
Average	6.2

- Sites available

# SITES SELECTION CRITERIA



# SIGNIFICANT CHANGES TO STATE LAW SINCE 5<sup>TH</sup> CYCLE

- AB 1397 (Adequate Sites)
  - Sites for lower income RHNA – not smaller than 0.5 acre and not larger than 10 acres
  - Changed definition of vacant site – parking lot as non-vacant
  - Substantial evidence that existing uses on site would not impede redevelopment

# SIGNIFICANT CHANGES TO STATE LAW SINCE 5<sup>TH</sup> CYCLE

- AB 1397 (Adequate Sites)...continued
  - By right approval if 20% of project is set aside for lower income households on sites:
    - Reuse from 5<sup>th</sup> cycle
    - Rezoning required and after statutory deadline – October 15, 2021
  - Replacement requirement – for demolished existing affordable units or occupied by lower income households

# SIGNIFICANT CHANGES TO STATE LAW SINCE 5<sup>TH</sup> CYCLE

- SB 166 (Not Net Loss)
  - Maintain adequate sites throughout 8 years
  - If development produces fewer units than assumed in HE, must ensure remaining sites are adequate for remaining RHNA
  - HCD recommends a buffer for lower income RHNA – 15-30%

# WHAT IF WE CAN'T MEET THE RHNA?

# NOT MEETING RHNA MEANS....

- Not providing adequate sites for RHNA
  - Housing Element will not be certified by HCD
  - Renders overall General Plan inadequate
  - RHNA shortfall is carried over to next cycle

# HOUSING ELEMENT STRATEGIES

## 1. Add Residential Uses to Commercial Zones

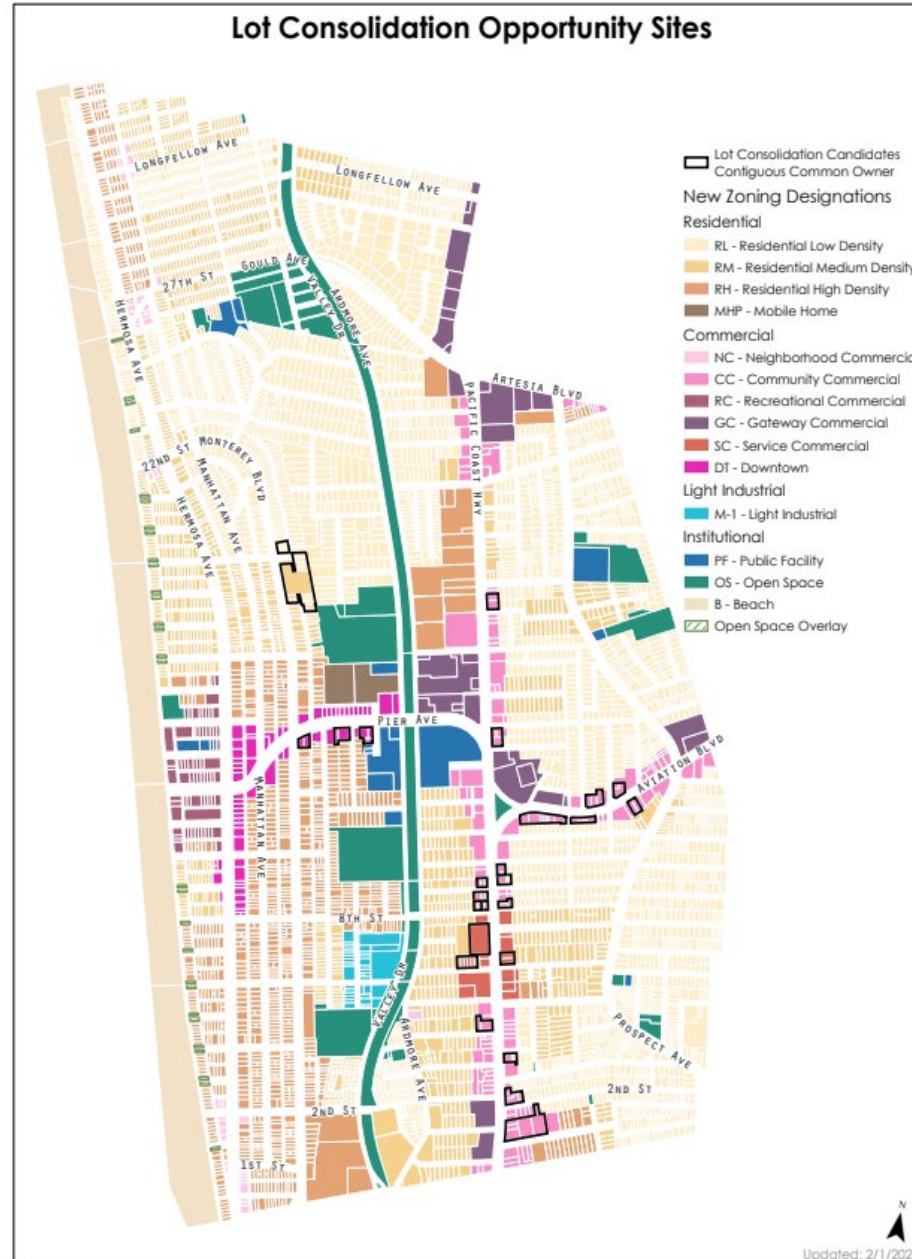
- Mixed Use
- 100% Residential with one-half acre minimum if 20% Affordable

## 2. Lot Consolidations

- Sites under same ownership to achieve one-half acre to meet HCD criteria



# LOT CONSOLIDATION



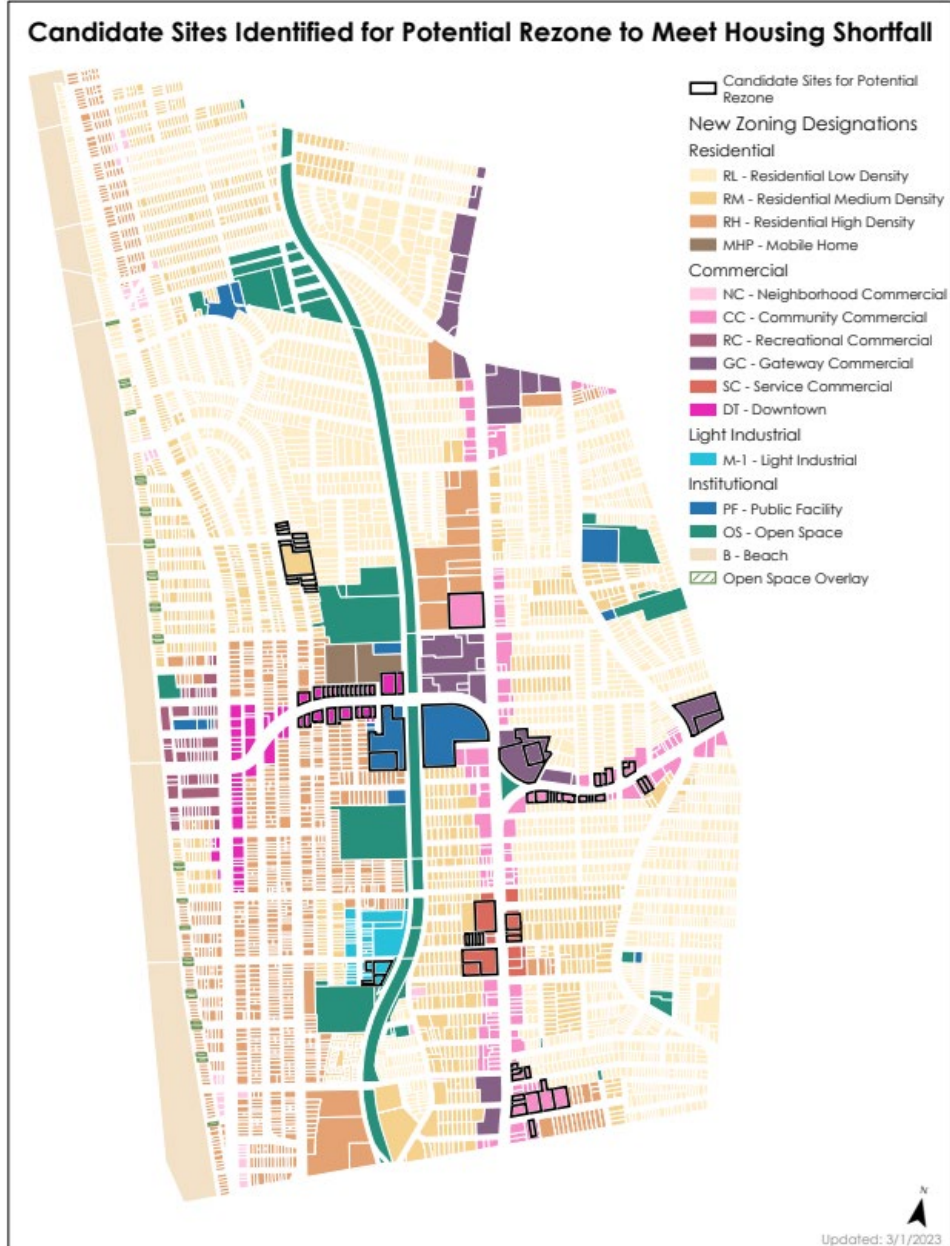
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# SITES INVENTORY LIST

## Changes:

- Developer and/or owner interest noted
- Current and Future Zoning Code Designations

# SITES INVENTORY MAP



# SITES INVENTORY LIST

## Sites Removed:

- 725 10<sup>th</sup> Street
- 1529 Valley Drive

# SITES INVENTORY LIST

## Sites Added:

- 900 and 1000 blocks Aviation Blvd.
- 824 1<sup>st</sup> Street
- 700 Pacific Coast Highway

# NEXT STEPS

## Community Engagement

- Website
- Social media
- Outreach
- Broader advertising

# NEXT STEPS

## Tentative Schedule for Public Participation

**March/April 2023**—Planning Commission study session to discuss zoning approaches to accommodate housing in the sites inventory

**May 2023**—Planning Commission review of draft Housing Element

**May 2023**—Planning Commission study session to review draft Zoning Code Update summarizing revisions from public and Planning Commission input

**June 2023**—Planning Commission study session to review draft Zoning Code Update (if needed)

**June 2023**—Submit Housing Element to HCD after 7 days public notice

**Summer 2023**—Planning Commission adoption hearing(s) to recommend to City Council with Zoning Ordinances, Housing Element, General Plan Amendment and environmental review

**Late Summer 2023**—City Council adoption hearing(s) to consider Zoning Code Update, Housing Element, General Plan Amendment and CEQA review



# QUESTIONS AND DISCUSSION





# THANK YOU!

## Contact us.

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Housing Element project information  
available at

[www.hermosabeach.gov/housingelement](http://www.hermosabeach.gov/housingelement)