

March 21, 2023 Planning Commission Study Session

REZONING APPROACH FOR HOUSING ELEMENT

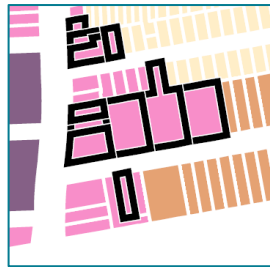
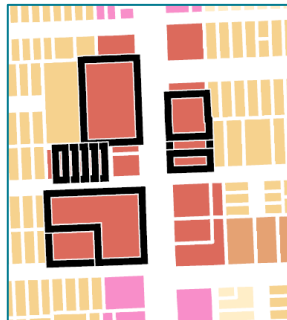
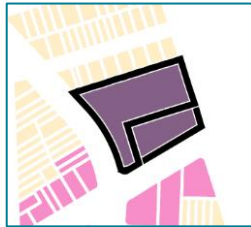
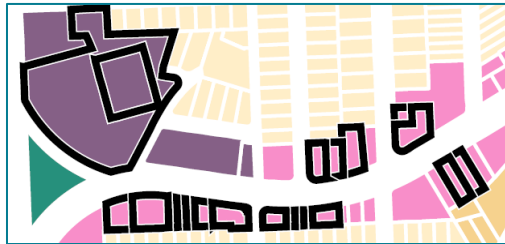
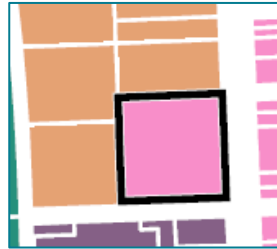
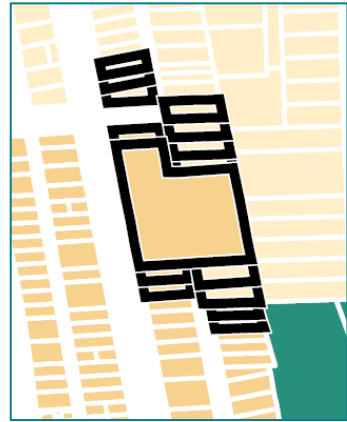


Background

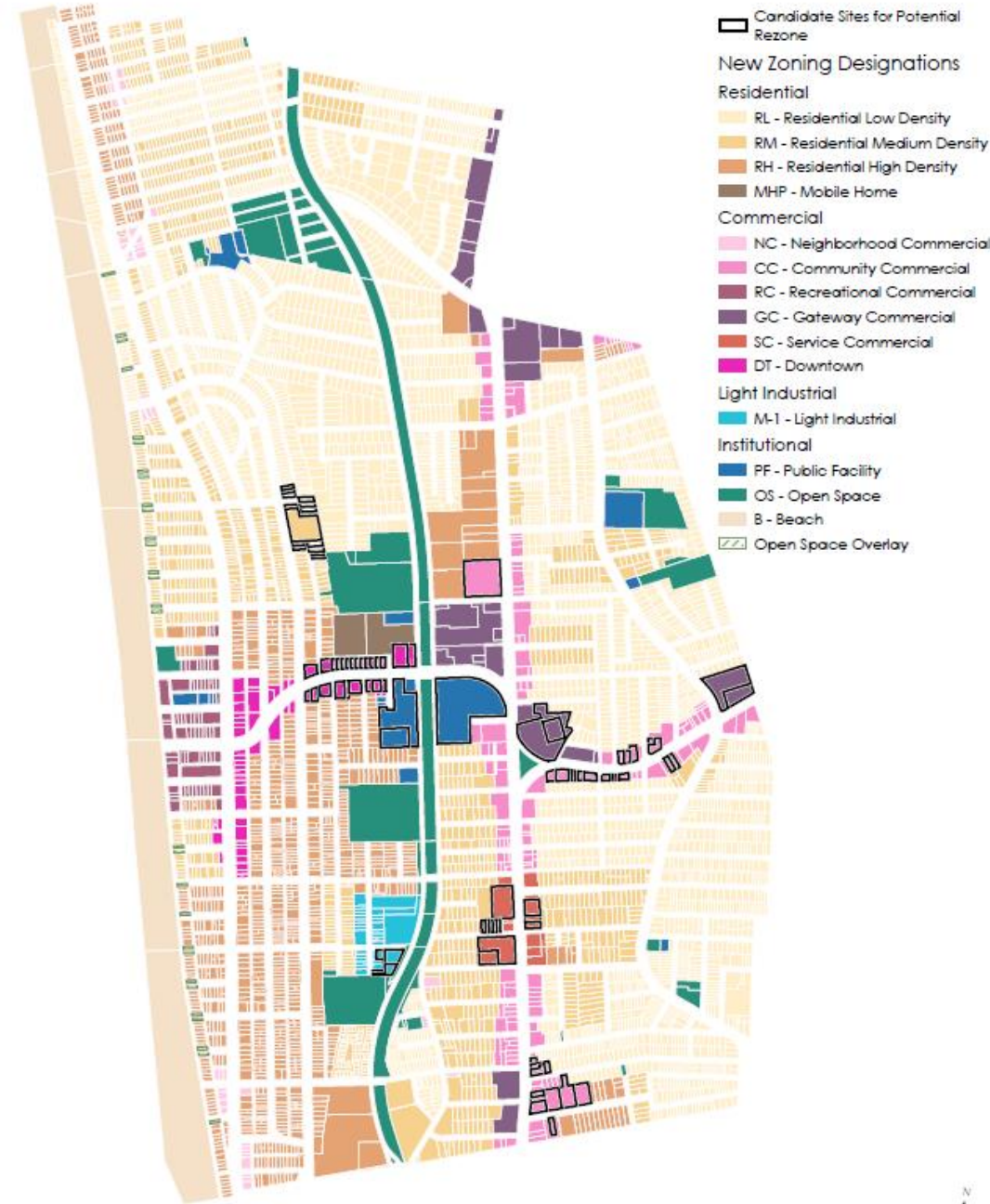
- Housing Element revisions in process
- Regional Housing Needs Assessment – 558 units
- State law requirement that zoning be completed for Housing Element certification
- March 9, 2023 – Planning Commission Study Session on Housing Element Sites Inventory



SITES INVENTORY



Candidate Sites Identified for Potential Rezone to Meet Housing Shortfall



CITY OF
HERMOSA
BEACH

ZONING CODE DESIGNATIONS

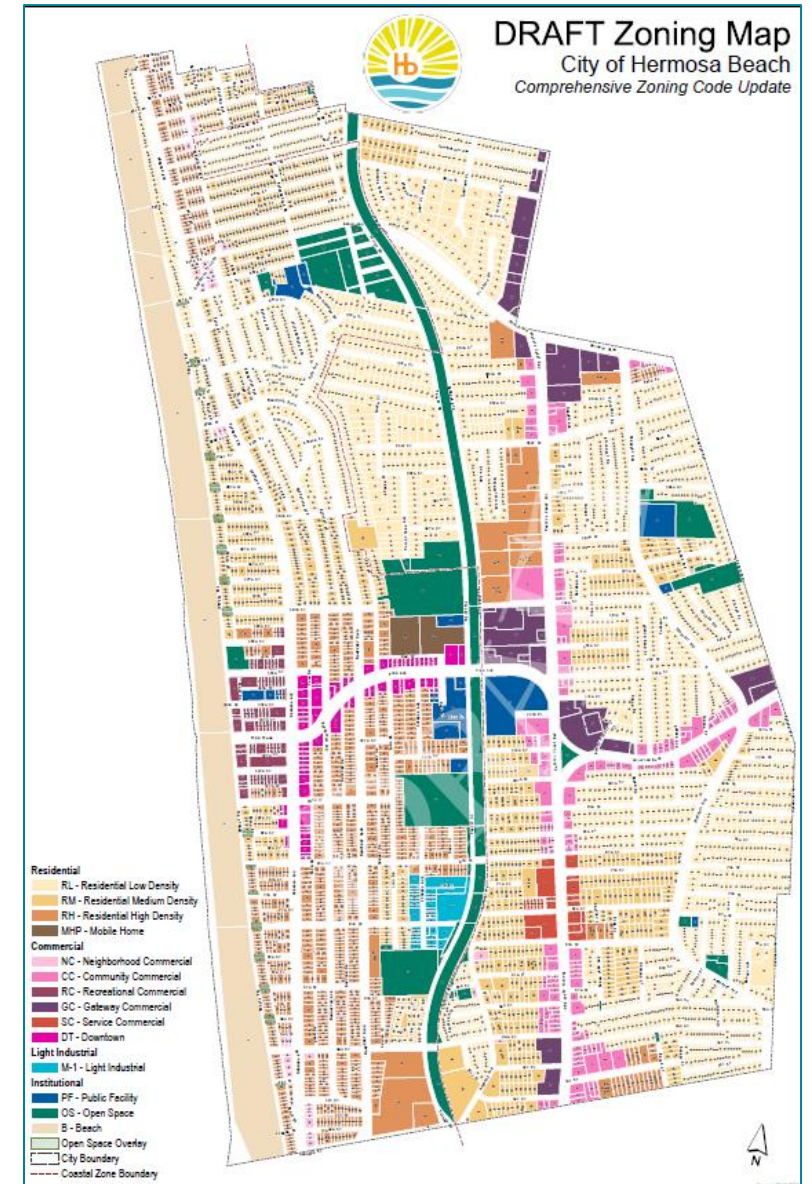
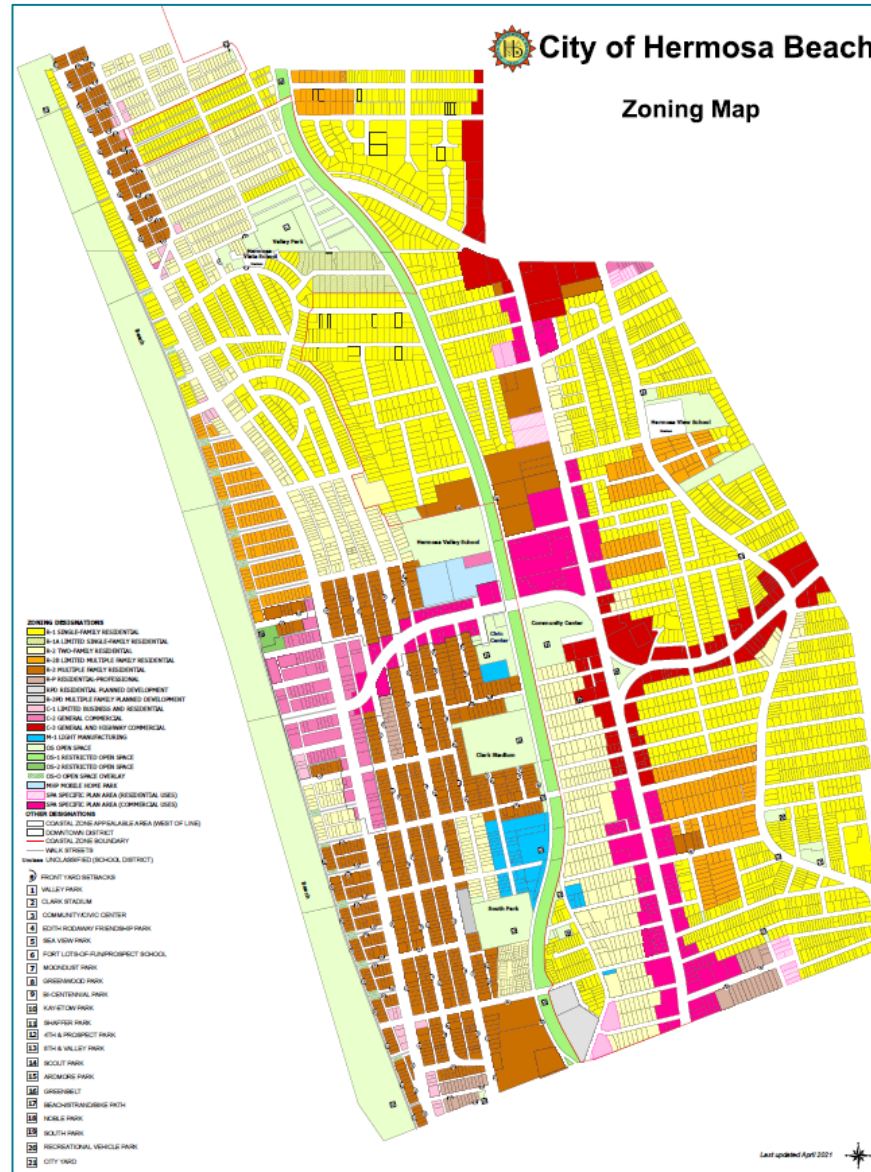
- Adopts PLAN Hermosa designations
- Integrates numerous Specific Plan Areas into zoning districts
- Reflects the character and location of districts



Proposed Zoning Designations

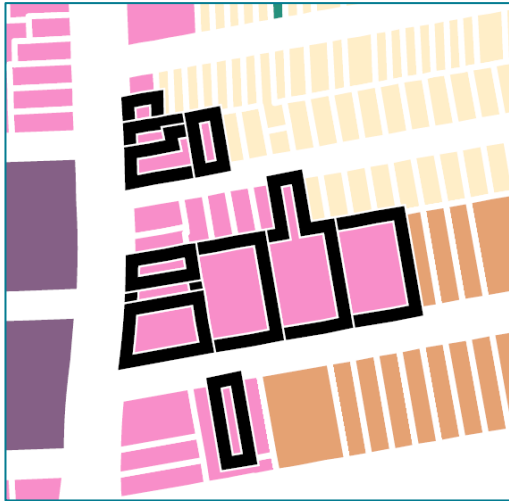
Proposed Zoning Designation		Existing Zoning Designation	
RL	Residential Low Density	R-1	Single-Family Residential
		R-1A	Limited Single-Family Residential
RM	Residential Medium Density	R-2	Two-Family Residential
		R-2B	Limited Two-Family Residential
		SPA-2	Specific Plan Area (Residential)
		SPA-3	Specific Plan Area (Residential)
		SPA-4	Specific Plan Area (Residential)
		SPA-5	Specific Plan Area (Residential)
		SPA-10	Specific Plan Area (Residential)
RH	Residential High Density	R-3	Multiple Family Residential
		R-P	Residential - Professional
		RPD	Residential Planned Development
		SPA-6	Specific Plan Area (Residential)
		SPA-9	Specific Plan Area (Residential)
MHP	Mobile Home Park	MHP	Mobile Home
NC	Neighborhood Commercial	C-1	Limited Business / Professional*
CC	Community Commercial	SPA-7	Specific Plan Area (Commercial)*
		SPA-8	Specific Plan Area (Commercial)*
		C-3	General / Highway Commercial*
RC	Recreational Commercial	C-1	Limited Business / Professional*
		C-2	General Commercial*
SC	Service Commercial	SPA-7	Specific Plan Area (Commercial)*
DT	Downtown	SPA-11	Specific Plan Area (Commercial)
		C-2	General Commercial*
M-1	Light Industrial	M-1	Light Manufacturing
PF	Public Facility	C-2	General Commercial*
		OS	Open Space*
OS	Open Space	OS-1	Restricted Open Space
		OS-2	Restricted Open Space
B	Beach	OS	Open Space*

PROPOSED ZONING

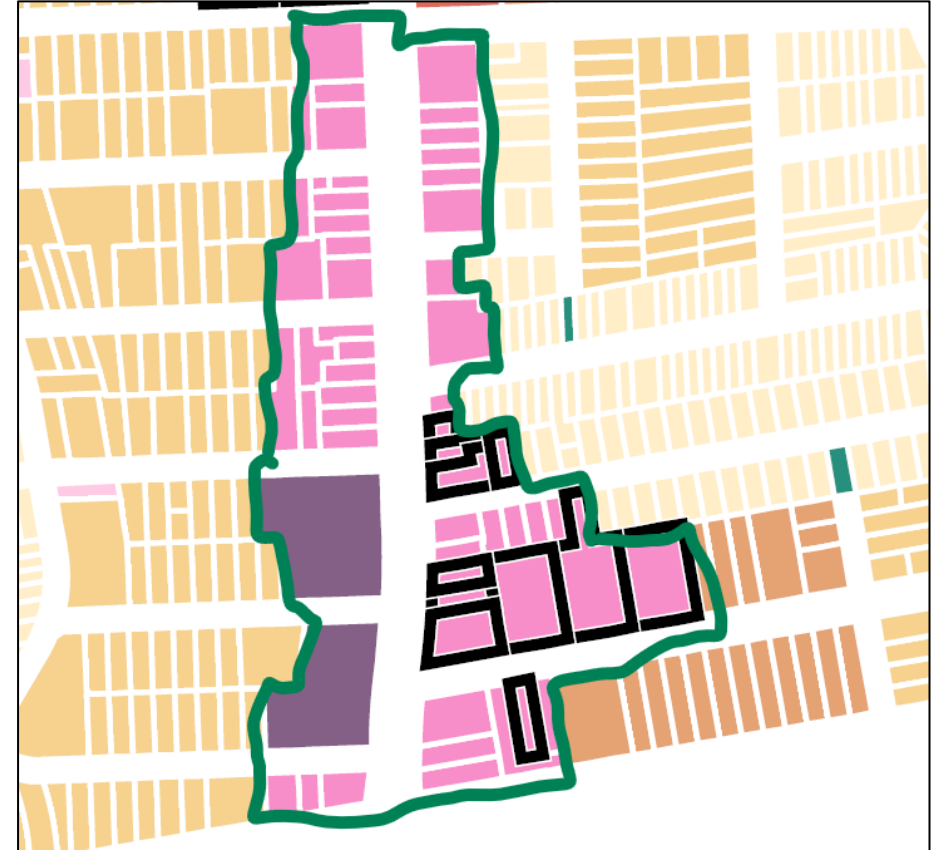
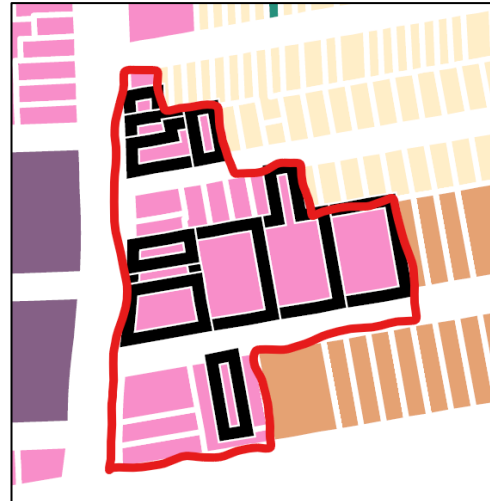


REZONING CONCEPTS

Sites Inventory
Sites Only



Nodes Around
Sites Inventory

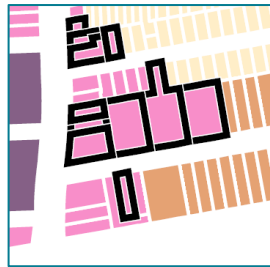
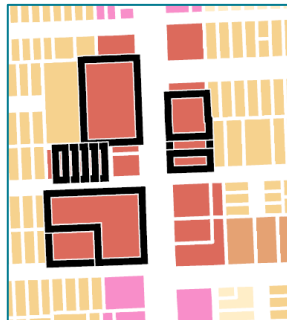
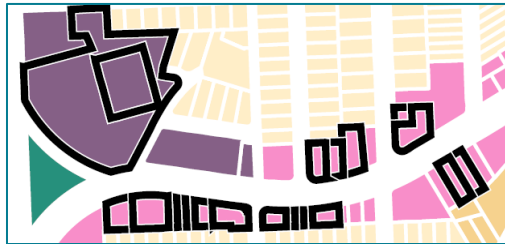
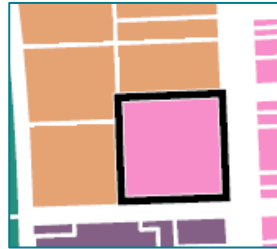
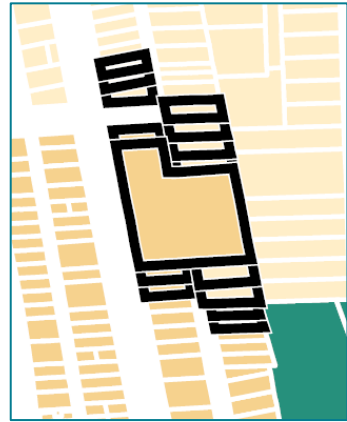


All Non-
Residential Zones

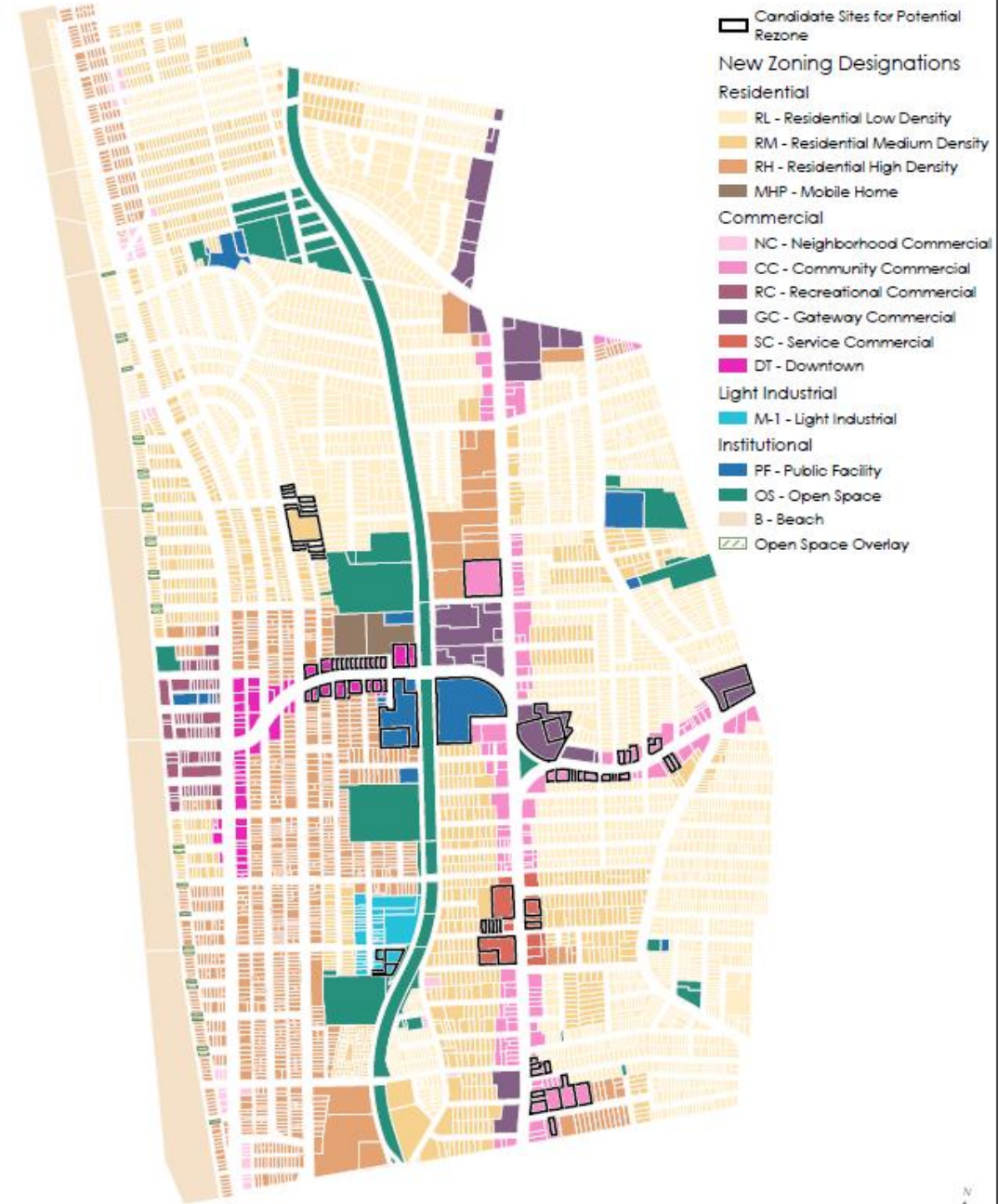


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TYPE OF RESIDENTIAL DEVELOPMENT

- Allow residential in non-residential zones
- Allowed mixed-use or all residential
 - Must allow all residential development
 - Must allow residential developments with 20% affordable housing by-right (ministerial)
- Current uses continued to be allowed

RESIDENTIAL DENSITIES

- General density range – 25-33 dwelling units/acre
 - Proposed for Sites Inventory sites
- Higher density ranges – 34-50 dwelling units/acre
 - Public Facility or Light Manufacturing zone

HOUSING-RELATED ZONING TOPICS

- Lot consolidation program / incentives
- Land value recapture for affordable housing
- Staff currently ensuring zoning ordinance meets State law for special housing types

Next Steps

- Planning Commission Discussion of Zoning Approaches
- Staff/Consultant continue to evaluate development standards for zoning to implement the Housing Element
- Tentative Schedule for Public Participation
 - **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/ 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



THANK YOU!