

City News & Press Releases

Notice of Special Meeting | Planning Commission March 9, 2023

Post Date: 02/15/2023 9:00 AM

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Hermosa Beach shall hold a special hybrid meeting on Thursday, March 9, 2023 to discuss the following:

1. Special Meeting to Review and Discuss the Housing Element

SAID PUBLIC MEETING shall be held as a hybrid meeting and open to the public both virtually and in-person at **7:00 PM**, or as soon thereafter. Public meetings are broadcast live on **Spectrum Channel 8** and **Frontier Channel 31** in Hermosa Beach. Additional viewing options are provided as a courtesy.

ATTEND IN-PERSON: Hermosa Beach Council Chambers 1315 Valley Drive, Hermosa Beach CA 90254

JOIN VIRTUALLY ON ZOOM:

<https://us02web.zoom.us/j/81050255420?pwd=dTlUTHZhWFdML2pRN3Z5OWtoLoc3Zz09>

Webinar ID: 810 5025 5420

Passcode: 305405

PARTICIPATE BY PHONE: • Toll Free: 888-475-4499 • Meeting ID: 810 5025 5420, then # • Passcode: 305405

ATTENDEES WILL BE MUTED UNTIL THE PUBLIC PARTICIPATION PERIOD IS OPENED. If you are joining by phone, press * 9 to raise your virtual hand and * 6 to unmute your line when asked to do so. Comments from the public are limited to 3 minutes per speaker.

YOUTUBE CHANNEL: <https://www.youtube.com/c/CityofHermosaBeach90254>

CITY WEBSITE: www.hermosabeach.gov and visit the Agendas/Minutes/Videos page

ANY AND ALL PERSONS interested are invited to participate and speak at these hearings at the above time. See the meeting agenda or contact CommunityDevelopment@hermosabeach.gov for teleconference participation details. For inclusion in the agenda packet, written comments of interested parties should be mailed to the Community Development Department, Planning Division, in care of City Hall at 1315 Valley Drive, Hermosa Beach, CA 90254 or emailed to CommunityDevelopment@hermosabeach.gov by noon on

February 28, 2023.

FOR MORE INFORMATION, please contact the Community Development Department at (310) 318-0242 or CommunityDevelopment@hermosabeach.gov. Operating hours are 7:00 AM to 6:00 PM, Monday through Thursday. A copy of the agenda and staff reports will be available for public review at least 72 hours in advance of the meeting on the City's website at www.hermosabeach.gov.

Carrie Tai, AICP

Community Development Director

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City of Hermosa Beach

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Carrie Tai, AICP

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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?

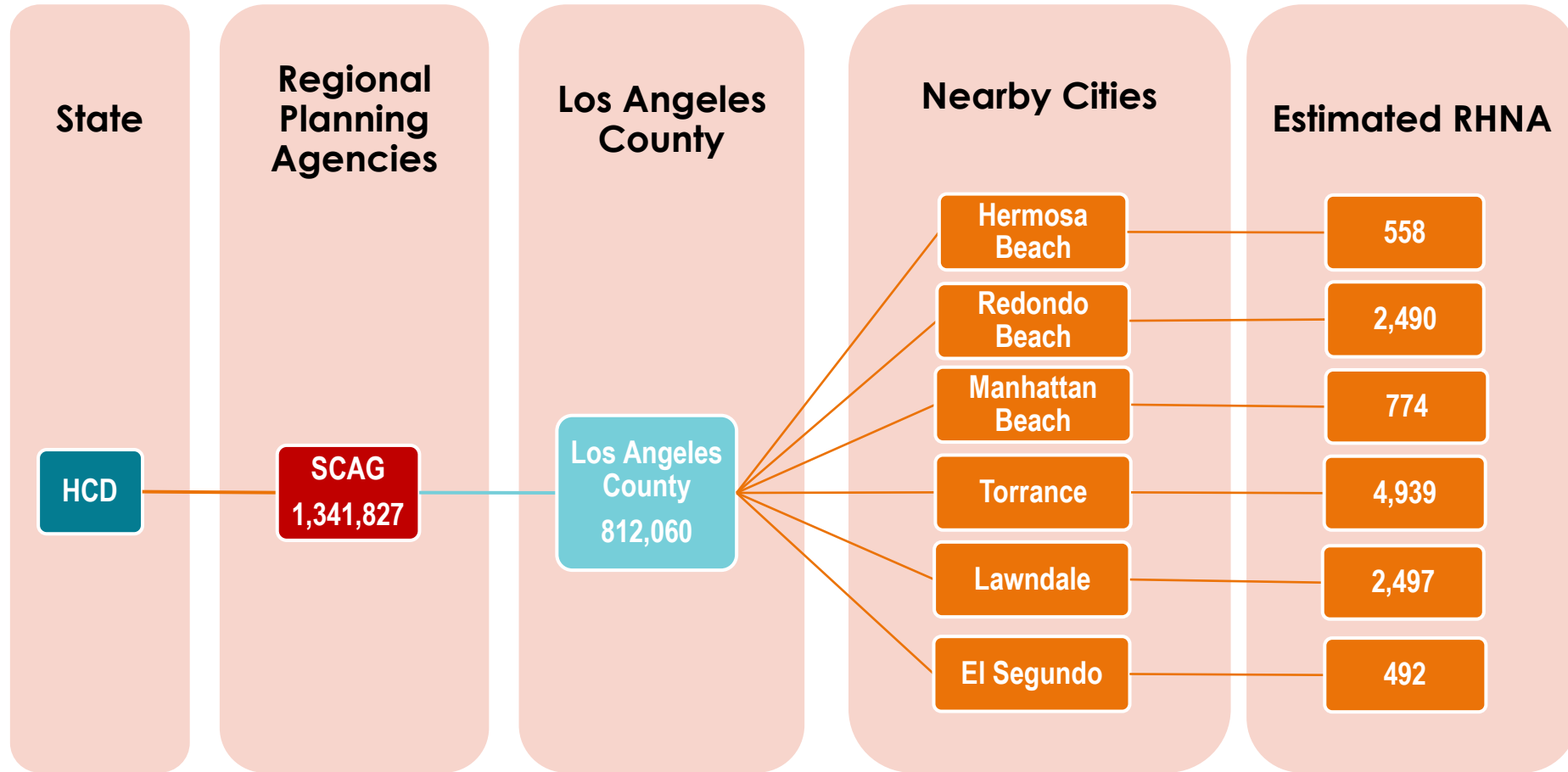


REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- 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 th 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%
Total	<u>100%</u>	<u>558</u>	<u>100%</u>

***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
Extremely Low (0-30% AMI)	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650
Very Low (31-50% AMI)	\$41,700	\$47,650	\$53,600	\$59,550	\$64,350
Low (51-80% AMI)	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950
Moderate (81-120% AMI)	\$76,500	\$87,450	\$98,350	\$109,300	\$118,050
Area Median Income (AMI)	\$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 5TH 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 5TH CYCLE

- AB 1397 (Adequate Sites)...continued
 - By right approval if 20% of project is set aside for lower income households on sites:
 - Reuse from 5th 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 5TH 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

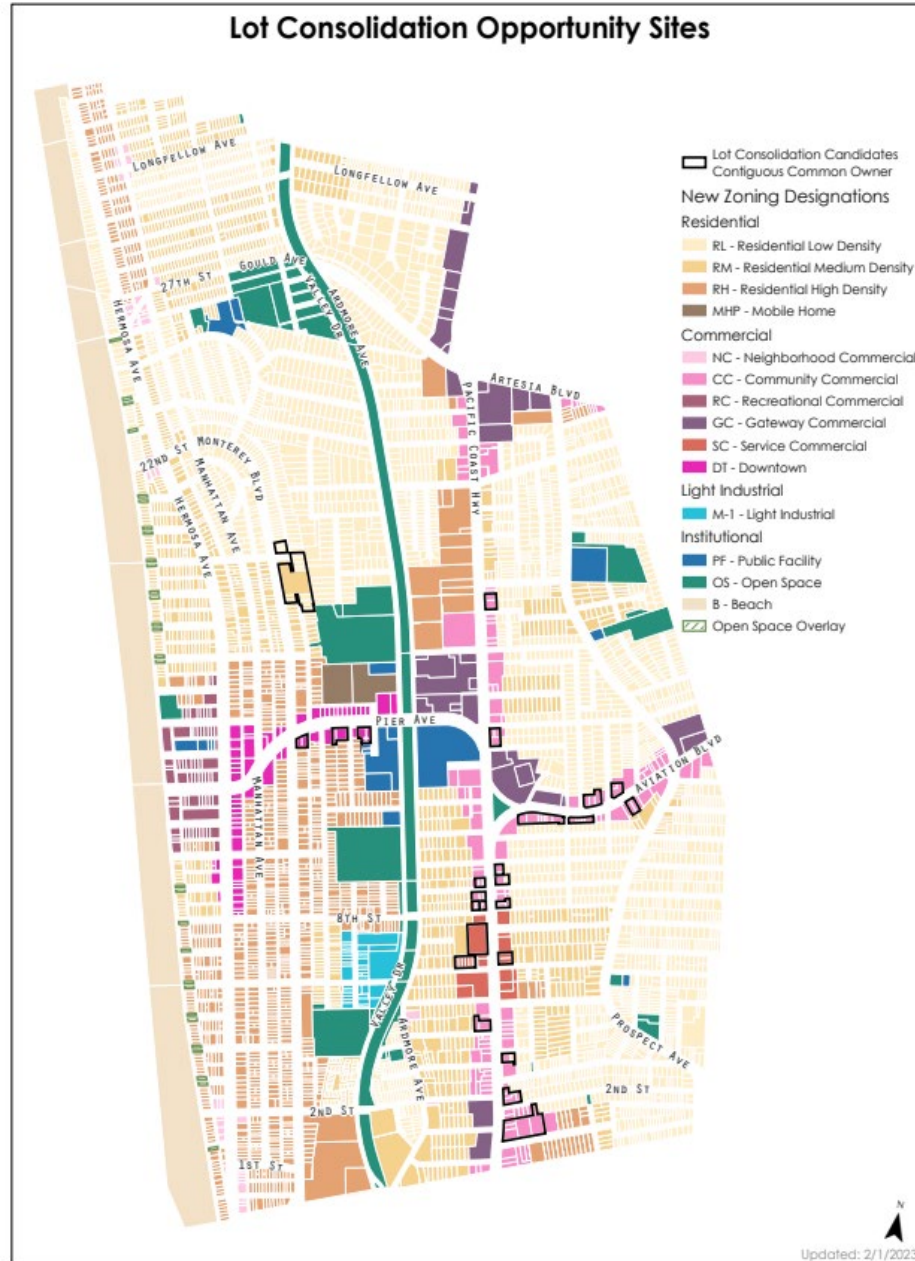
1. Add Residential Uses to Commercial Zones

- 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



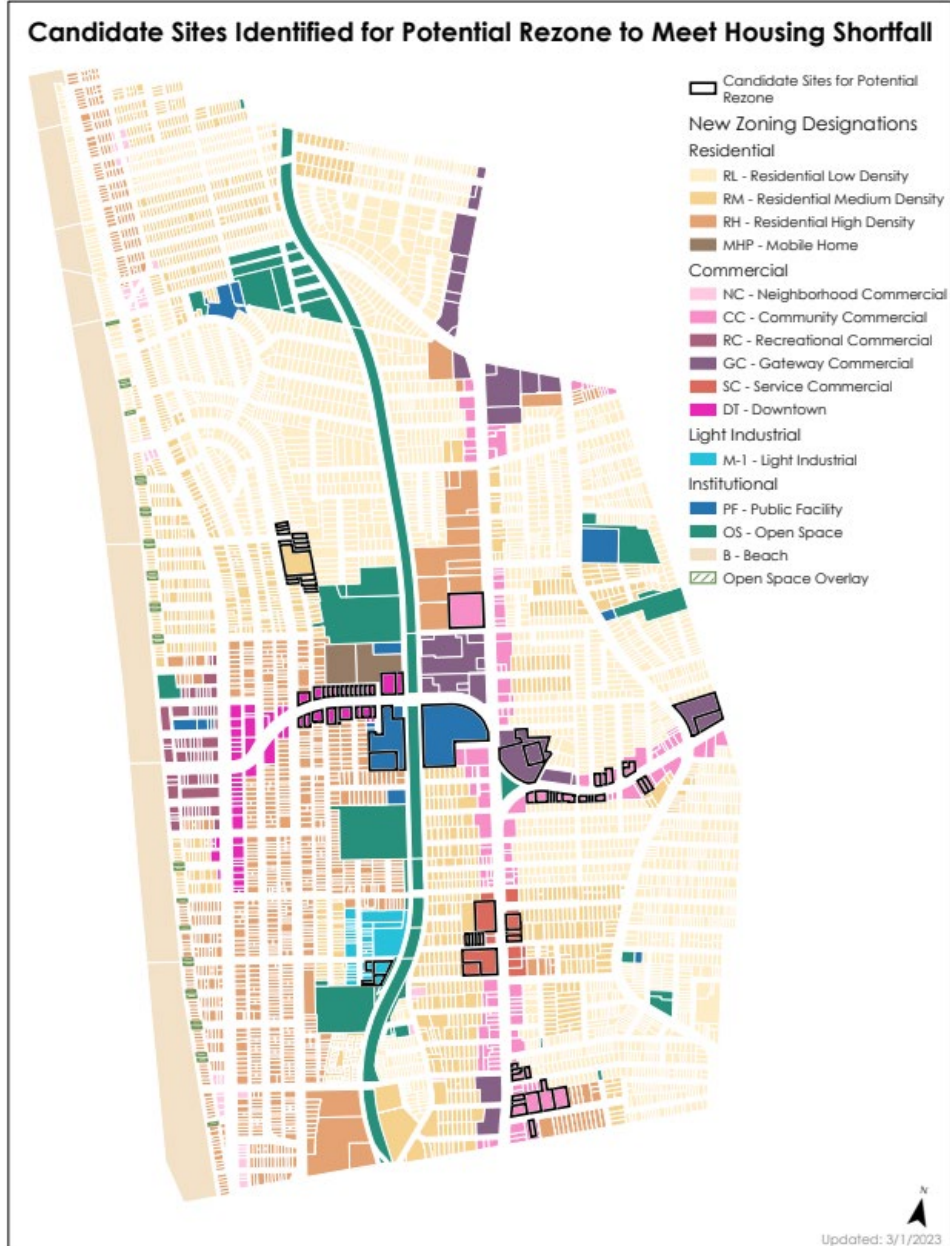
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SITES INVENTORY LIST

Changes:

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

SITES INVENTORY MAP



SITES INVENTORY LIST

Sites Removed:

- 725 10th Street
- 1529 Valley Drive

SITES INVENTORY LIST

Sites Added:

- 900 and 1000 blocks Aviation Blvd.
- 824 1st 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.

Christy Teague, Senior Planner
(310) 318-0242

cteague@hermosabeach.gov

Or planning@hermosabeach.gov

Housing Element project information
available at

www.hermosabeach.gov/housingelement