

GENERAL PLAN AMENDMENT - REVISED 2021-2029 HOUSING ELEMENT AND DISCUSSION OF ZONING TEXT AMENDMENT AND ZONE CHANGE



CITY OF
HERMOSA
BEACH

Housing Element Requirements

- Required element of General Plan (PLAN Hermosa)
- Significant changes to Housing Element law since 2017
- Statutory deadline – October 15, 2021
- Must be reviewed and certified by State Department of Housing and Community Development (HCD) for compliance with State law
 - Ineligible for State fund
 - Risk of litigation



Background

June/
July 2021

- Planning Commission and City Council review of Draft Housing Element

August/
September
2021

- HCD review of Draft Housing Element

November/
December
2021

- Planning Commission recommendation and City Council Adoption of Housing Element

March 23,
2022

- HCD review of Adopted Housing Element
- Additional revisions are necessary to achieve substantial compliance



Background

November/
2022

- City Council supported incorporation of residential uses into commercial corridors; discussed land value recapture and amending parking standards.

December/
2022

- Reviewed approach to Housing Element and zoning.

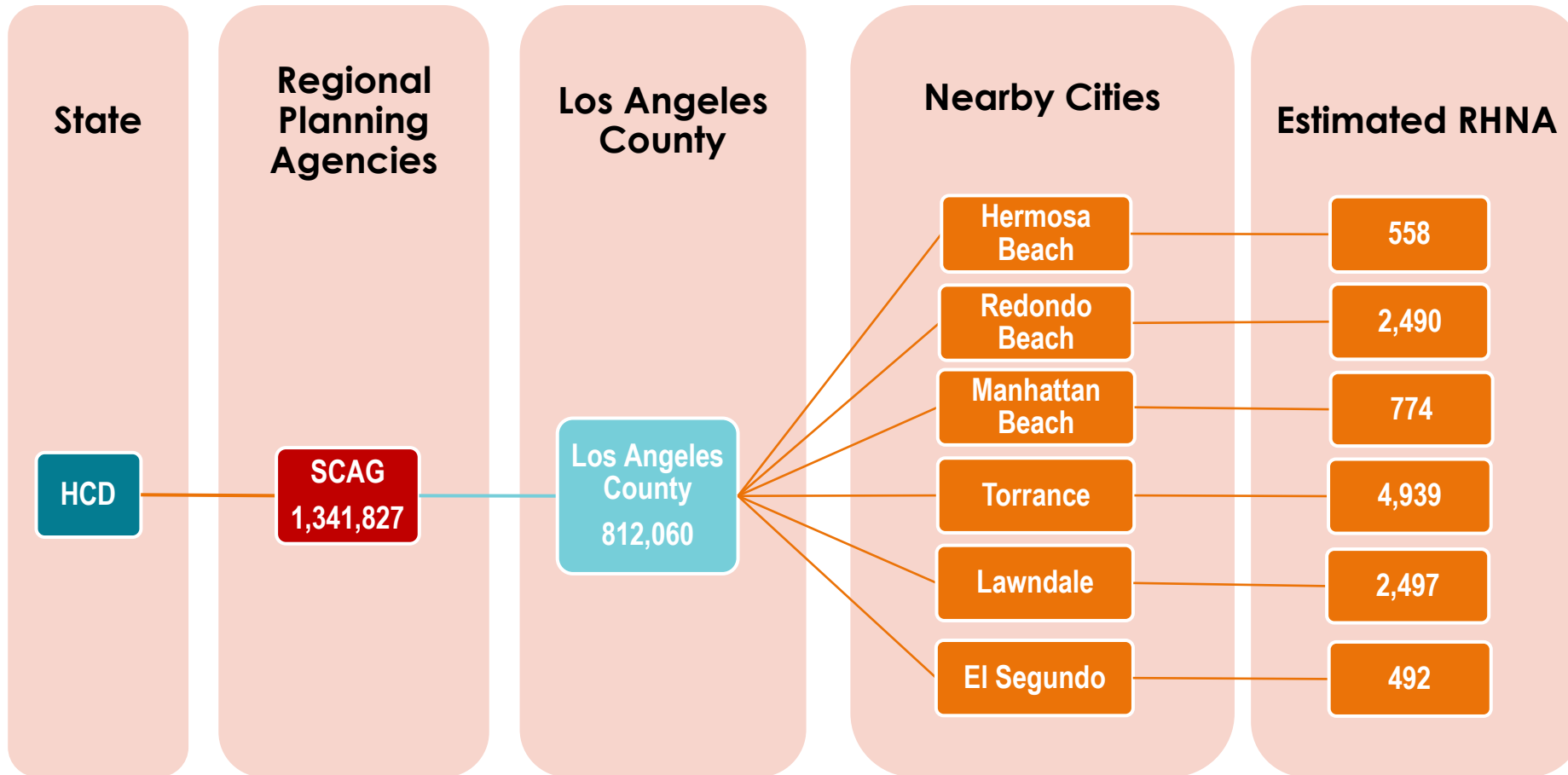
March 9,
/2023

- Update on progress and provided input on Site Inventory.

March 23,
/2023

- Planning Commission discussed approaches to zoning, focused on including residential uses along commercial corridors.

Regional Housing Needs Assessment (RHNA)



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



HCD Letter March 23, 2022

- A Program-by-program review of past Housing Element cycle evaluating effectiveness.
- Assessment of Fair housing in the City (Affirmatively Furthering Fair Housing (AFFH)).
- A revised Sites Inventory that complies with State Housing Element Law.



HCD Letter March 23, 2022

- Revised Analysis on realistic development of Accessory Dwelling Units (ADUs).
- Evaluation of local processing and permit procedures.
- Specificity for Housing Element programs.
- Revisions addressing outstanding comments from the October 4, 2021 HCD letter.



Background – Required Zoning Changes

- State Housing Element Law now requires zone changes accompany the Housing Element to be certified.
- Ensure sites can realize development capacity in the Sites Inventory
- Align regulations for Special Housing Types with State law
- Development standards
- Review processes to ensure objectivity
- Revise parking standards



Overview of the Revised 2021-2022 Housing Element – Policy Plan

- The Revised Housing Policy Plan has been updated to reflect current circumstances to include commitments for specific actions over the next 8 years.
 - A schedule of actions with a planning period
 - Timeline for implementation
 - Agencies responsible for the implementation
- City's AFFH Place-Based strategies
- Summary of AFFH actions.



Overview of the Revised 2021-2022 Housing Element

- Housing Needs Assessment added information about persons with disabilities and special housing needs.
- An evaluation of resources and opportunities available to address housing issues.
- A review of governmental and non-governmental constraints with
 - Appendix A: Program-by-program of 2014-2021 Housing Element
 - Appendix B: Revised sites Inventory of sites for housing development.
 - Appendix C: A summary of opportunities for public participation.
 - Appendix D: Affirmatively Furthering Fair Housing analysis.



Proposed General Plan Changes

- Land Use Element must be updated consistent with the Housing Element.
- Add language for non-residential land use designations to allow mixed use/residential
- Amend the General Plan land use designation for Sites 1 and 2 (St. Cross church sites) for Low Density and Medium Density Residential uses to High Density Residential uses.



Proposed Zoning Changes

- Create a Housing Element Sites Inventory Overlay (--HE).
- Change zoning for the St. Cross Church sites.
- Create a new zone called Public Facility.
- Align zoning for properties that are zoned inconsistently with the General Plan.

Zoning Ordinance Text Amendment

- Update definitions and regulations for Special Housing Types.
- Amend Zoning Ordinance to broaden mixed-use development (including residential uses) to C-2, C-3, SPA-7, SPA-8, and SPA-11 RHNA Sites Inventory sites.
- Establish replacement housing requirements on RHNA sites.
- Establish a formal procedure to monitor for the No Net Loss of Capacity for RHNA.
- Revise Density Bonus regulations to align with the State law.



Zoning Ordinance Text Amendment

- Create a new zone called Public Facility (PF) to align with the PLAN Hermosa.
- Amend the M-1 zone to allow live/work configurations.
- Restructure the lot consolidation provision to apply to density bonus projects.
- Tier multi-family parking requirements.
- Revise the reasonable accommodation procedure.
- Amend the findings for Administrative Use Permit.
- Streamline the Precise Development Permit (PDP) process.



Other Housing Element Implementation

- Accessory Dwelling Units (ADU)

City Council adopted an updated ADU ordinance in June 2023.

- Land Value Recapture for Affordable Housing (Program #7)

Staff developing terms for a land value recapture program which for properties on the Housing Element Inventory sites and future rezoned non-residential sites not constructing affordable housing.

- Broader application - mixed-uses (and residential uses) along commercial corridors on sites not proposed as part of the Housing Element Sites Inventory.



Environmental Determination

- The Proposed Housing Element would not approve any development or change any land use designations exempt from California Environmental Quality Designations Act (CEQA) 15061, Review for Exemption of the CEQA Guidelines.
- Revisions continue to be consistent with the initial finding that the Housing Element is exempt under CEQA per Section 15061.
- Additional CEQA review will be conducted as part of the required zoning amendments.
- The City is currently performing analysis to assess whether any new environmental impacts would be created.



Public Notification

- Legal ad was published on June 8, 2023 in Easy Reader
- Approximately 1,500 emails were sent to community members from interest lists.



Recommendation

Staff recommends that the Planning Commission:

- Conduct a public hearing and solicit public comments
- Adopt a resolution recommending that the City Council adopt the revised 2021-2029 Housing Element;
- Provide input on proposed Zoning Text Amendment and Zone Change



QUESTIONS AND DISCUSSION



THANK YOU!

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Housing Element project information
available at

www.hermosabeach.gov/housingelement