

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



City Council Regular Meeting - July 11, 2023

# Housing Element Requirements

- Required element of General Plan (PLAN Hermosa)
- Significant changes to Housing Element law since 2017
- Key dates
  - Statutory deadline for adoption – October 15, 2021
  - Statutory deadline grace period – February 15, 2022
  - Extended certification deadline – October 15, 2022
- Significance of deadlines relates to rezoning deadlines
  - Meets deadlines – three years for rezoning
  - Did not meet deadline – immediate rezoning



# Housing Element Requirements

- Must be reviewed and certified by State Department of Housing and Community Development (HCD)
  - Fines / Suspension of local permitting
  - Ineligible for State funds
  - Risk of litigation
  - “Builder’s Remedy” projects
- City is past statutory and extended deadlines
  - Triggers rezoning along with Housing Element



# 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.

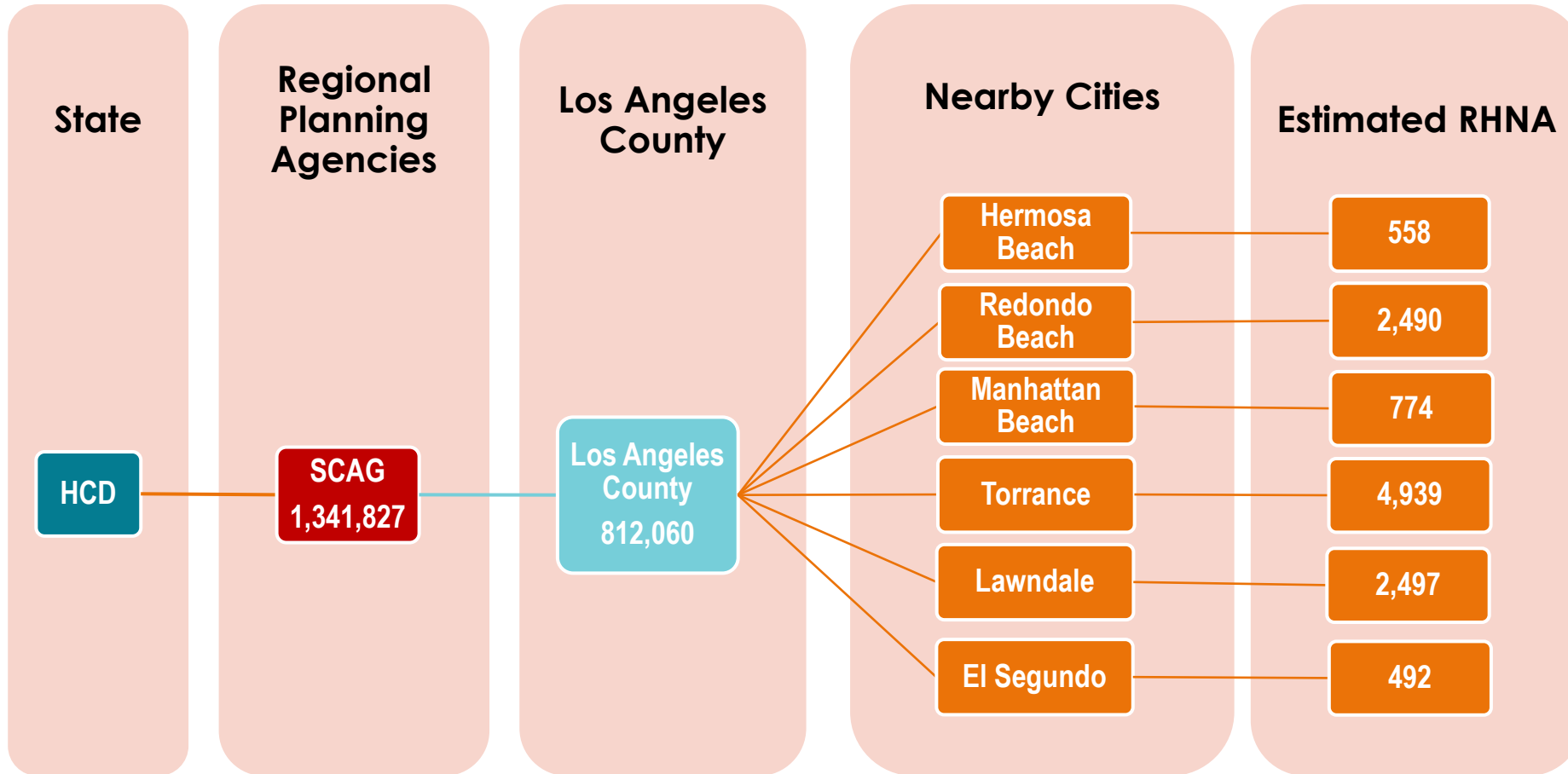


# Planning Commission Action

- March 9, 2023 – Conducted a study session to review sites inventory and provide feedback
- March 21, 2023 – Conducted a study session to discuss rezoning approaches for implementation
- June 20, 2023 – Conducted a public hearing and recommended City Council adopt the revised Housing Element



# Regional Housing Needs Assessment (RHNA)



# Past Housing Element Cycle RHNA History

Cycle Term	RHNA Allocation
1984-1989	765 units
1990-1997	513 units
1998-2008	333 units
2008-2013	562 units
2013-2021	2 units (10 Rehabilitated)



# 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



# 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 and meets RHNA



# 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.



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

- The Revised Housing Policy Plan has been updated to reflect current circumstances and to include commitments for specific actions over 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.



# Housing Element Policy Plan

- Density Bonus and Other Incentives
- Conservation of Existing Affordable Housing
- Code Enforcement
- New Affordable Housing Development



# Housing Element Policy Plan Continued

- Affordable Housing Development Outreach and Assistance
- Facilitate Efficient Use of Sites that Allow High-Density Residential Development
- Accessory Dwelling Units
- Land Value Recapture
- Housing Trust Funds



# Housing Element Policy Plan Continued

- Provision of Adequate Sites for New Housing
- Adequate Sites to Accommodate Housing Needs
- Removal of Governmental Constraints to Housing
- Housing for Persons with Special Needs
- Streamline Housing Permit Processing
- Remove Governmental Constraints



# Housing Element Policy Plan Continued

- Equal Housing Opportunity
- Affirmatively Furthering Fair Housing
- Neighborhood Improvement
- Sustainable Housing Development
- Sustainable Housing Developemnt





# 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.

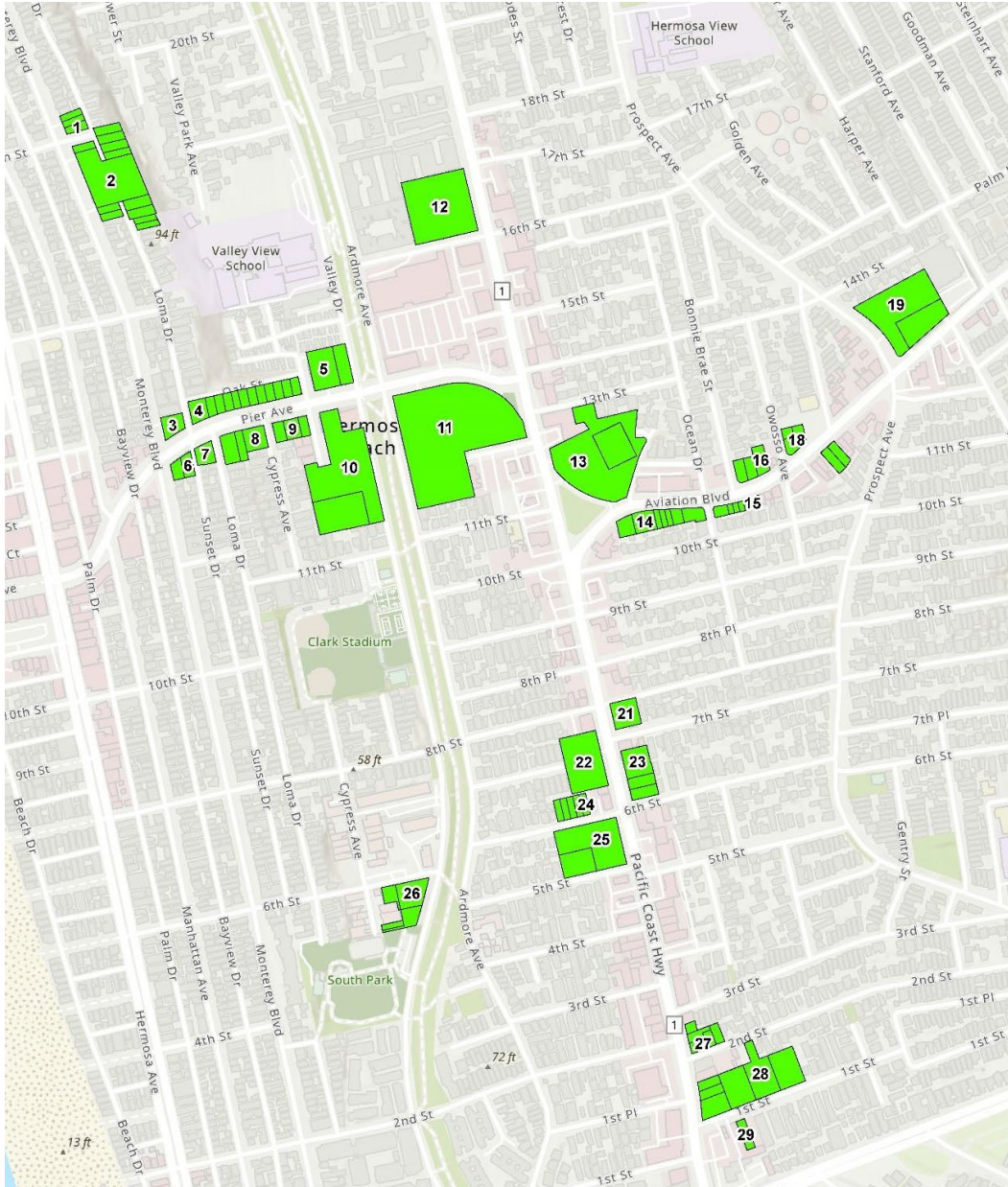


# Sites Inventory - Criteria

- Sites must have owner/developer interest, be vacant land, or a high vacancy building; or
- Two of the following factors:
  - Show a trend in redevelopment
  - Must have below a 1.0 floor area ratio
  - Low improvement to land ratio (0.6 improvement to land)
  - Structure was built prior to 1990
- To meet the low-income RHNA category, sites must also be a minimum of 1/2 acre
- Development capacity is based on site size with minimum density (25.1 dwelling units per acre)
- Minimum density is determined by metropolitan area and actual development density in the City



# Revised Sites Inventory



- Deletions
  - 725 10th Street
  - 1529 Valley
  - 2701 PCH
- Additions
  - Aviation Sites
  - 700 PCH
- Added parcel-by-parcel 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.



# Required Housing Element Zoning

- City is past statutory and extended deadlines
- State Housing Element Law now requires zone changes to accompany the Housing Element for certification.
  - Ensure sites can realize development capacity in the Sites Inventory
  - Align regulations for Special Housing Types with State law
  - Update development standards
  - Review processes to ensure objectivity
  - Revise parking standards



# Proposed Zoning Map 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.





# Zoning Ordinance Text Amendment

- Revise Density Bonus regulations to align with the State law.
- 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.





# Zoning Ordinance Text Amendment

- Revise the reasonable accommodation procedure.
- Amend the findings for Administrative Use Permit.
- Streamline the Precise Development Permit (PDP) process.
- Add objective findings for the Conditional Use Permit 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 revised 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

- Discussion item – e-blast and social media
- For the upcoming public hearing,
  - Legal ad to be published in the Easy Reader
- E-blast to 2,800 email addresses submitted by community members from interest lists.
- Public comments – St. Cross sites
  - City FAQ section
  - Staff responses



# Recommendation

Staff recommends that the City Council:

- Conduct discussion
- Provide input

# THANK YOU!

[planning@hermosabeach.gov](mailto:planning@hermosabeach.gov)

Housing Element project information  
available at:

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