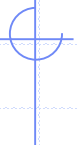




City of Hermosa Beach 2021-2029 Housing Element

**December 21, 2021
City Council Public Hearing**





Public Engagement

- December 15, 2020 Planning Commission study session
- February 3, 2021 City Council-Planning Commission
- June 30, 2021 Planning Commission – draft Housing Element
- July 27, 2021 City Council – draft Housing Element
- August/September – HCD review
- November 16, 2021 Planning Commission public hearing
- December 14, 2021 City Council public hearing
 - Recommended actions:
 - Conduct public hearing
 - Adopt Resolution approving the 2021 Housing Element



Public Engagement

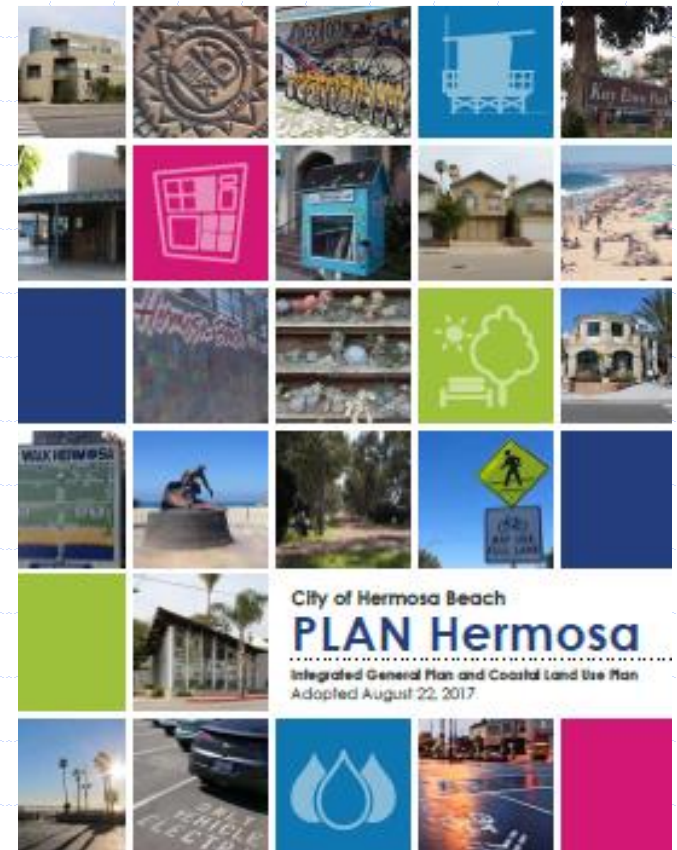
- Public Notice posted, Additional Ads in Easy Reader 12/2, 12/9
- City web page www.hermosabeach.gov/housingelement
 - Housing survey
 - Housing Element background information
 - FAQ
 - Contact information
 - Meeting materials
- Email notification to interested parties
- Letters to owners of candidate sites for potential zone changes
- Social media outreach encouraging housing survey and meeting notification; and
- Interviews with community stakeholders, including school districts, employers, senior services providers, and churches.



Housing Element Overview

PLAN Hermosa (the General Plan)

- Community Governance
- Land Use + Design
- Mobility
- Sustainability + Conservation
- Parks + Open Space
- Public Safety
- Infrastructure
- **Housing**





Housing Element Guiding Principles

- Maintain & improve existing housing
- Plan for growth needs for all economic segments & housing types
- Minimize constraints to housing of all types
- Affirmatively further fair housing



Housing Element Contents

Vol. 1: Housing Element Policy Plan

- Goals, Policies, Programs, Objectives

Vol. 2: Technical Report

- Housing Needs Assessment
- Resources and Opportunities
- Constraints
- Appendices
 - A. Evaluation of the 2014 Housing Element
 - B. Residential Land Inventory
 - C. Public Participation
 - D. Contributing Factors to Fair Housing Issues



New/Revised Housing Programs

3. Density Bonus (update)
6. Accessory Dwelling Units (update)
7. Land Value Recapture (new)
8. Housing Trust Funds (new)
9. Adequate Sites to Accommodate Housing Needs (new)
10. Housing for Persons with Special Needs (update/new)
11. Streamline Housing Permit Processing (new)
12. Affirmatively Further Fair Housing (update)



Table B-1. Land Inventory Summary vs. RHNA

	Income Category				Total
	VL	Low	Mod	Above	
Vacant sites (Table B-2)	-	-	2	-	3
Underutilized sites (Table B-3)	-	-	4	2	6
Accessory dwelling units	18	45	6	35	104
Total inventory	18	45	12	37	112
RHNA (2021-2029)	232	127	106	93	558
Inventory vs. RHNA	(214)	(82)	(94)	(56)	(446)



RHNA

- Planning target, not a construction quota
- Zoning must accommodate RHNA, with focus on lower-income need
- Lower-income housing can be accommodated through:
 - ✓ Multi-family residential zoning (20+ units/acre)
 - ✓ Mixed-use zoning
 - ✓ Accessory dwelling units (ADUs)
- If current zoning does not accommodate RHNA, land use changes required



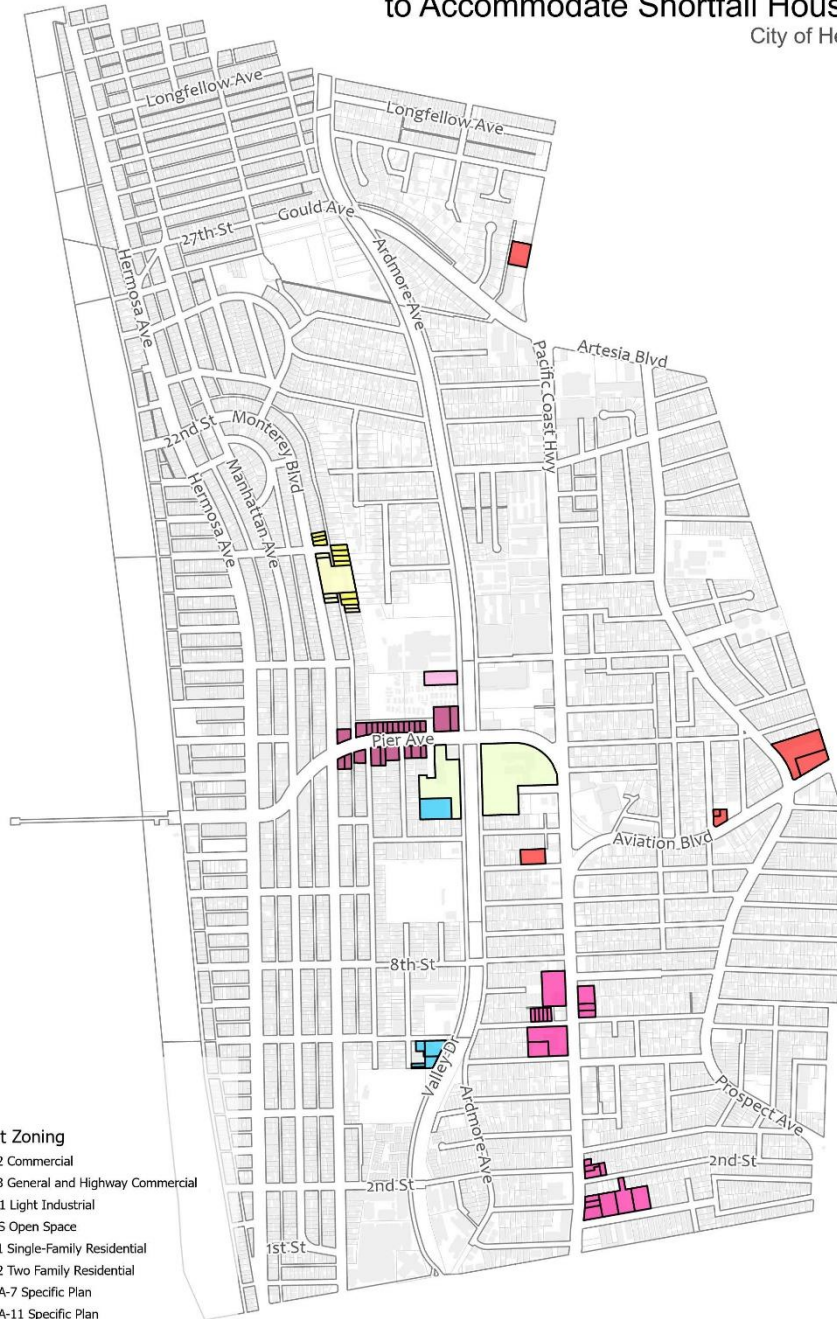
Site Selection Criteria

Candidate Sites for Rezoning

- Allow higher densities on residentially zoned properties
- Allow housing on properties where residential use is not allowed
- Property owner interest

Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need

City of Hermosa Beach



Current Zoning

- C-2 Commercial
- C-3 General and Highway Commercial
- M-1 Light Industrial
- O-S Open Space
- R-1 Single-Family Residential
- R-2 Two Family Residential
- SPA-7 Specific Plan
- SPA-11 Specific Plan





Planning Commission Review

Revisions from Planning Commission Meeting November 16, 2021

Comment	Revision Description and Location
Requested earlier timeline for Program 7 – Land Value Recapture	Program 7 to be concurrent with Program 9 (Adequate Sites to Accommodate Housing Needs) beginning October 2022 for evaluation.
Requested earlier timeline for Program 8 – Housing Trust Funds	Program 8 to be concurrent with Program 9 (Adequate Sites to Accommodate Housing Needs) beginning October 2022 for evaluation.
Add missing tables and correct grammatical errors.	Document has been corrected.



Next Steps

- City Council review & approval
- HCD Review
- Program implementation & annual monitoring
 - *Additional public hearings & CEQA review prior to Code amendments & zone changes*



For more information:

hermosabeach.gov/housingelement

Questions & comments?

Planning@hermosabeach.gov



2701 PCH



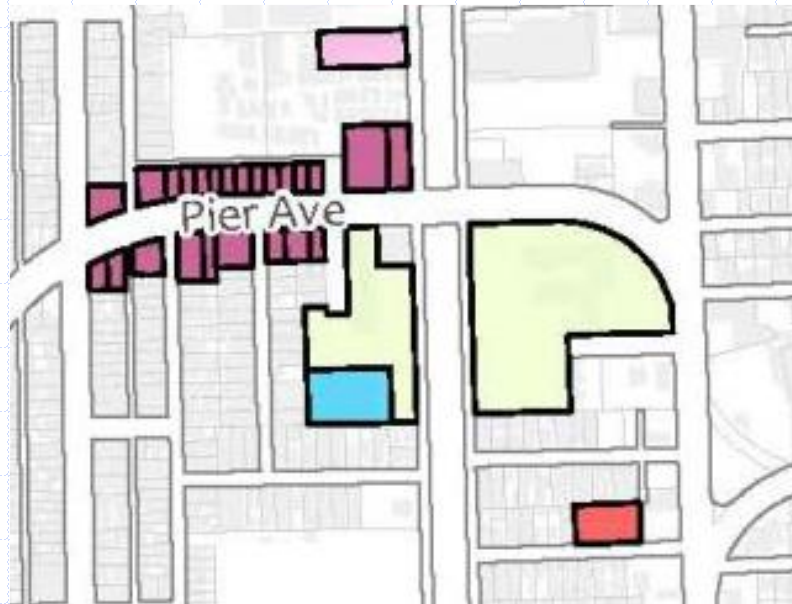


St. Cross Church Properties





Civic Center Area





Aviation Boulevard



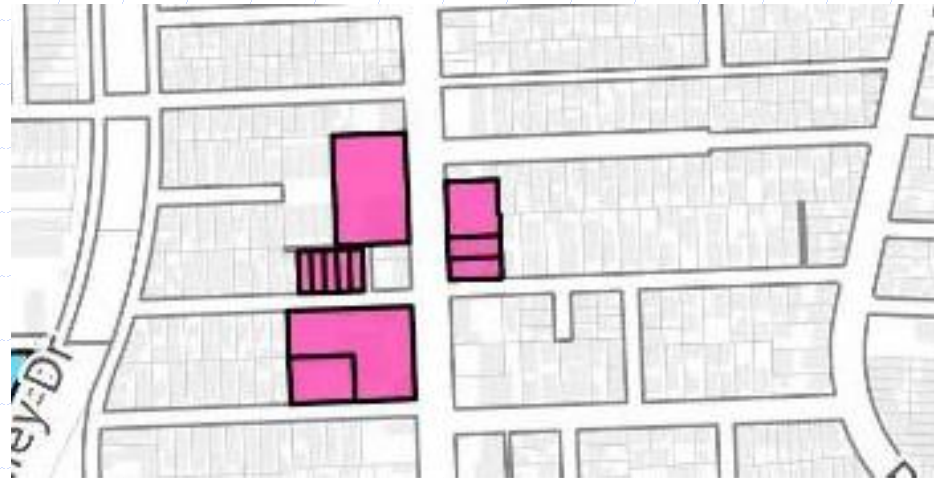


Cypress District





PCH Properties near 6th and 7th Streets





PCH/1st Street

