

# **City of Hermosa Beach 2021-2029 Housing Element**

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**Planning Commission Study Session - December 5, 2022**

# Agenda

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- 01.** VTA Qualifications
- 02.** Housing Element Requirements
- 03.** Update Process – Where are we?
- 04.** Key Comments on Draft Housing Element
- 05.** What's next

# VTA Qualifications

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- Veronica Tam and Associates - Established in 2005 and based in Pasadena
- Focus on housing-related services
  - Housing Element - 100+ Elements prepared throughout California
    - 6<sup>th</sup> cycle (2021-2029) certified Housing Elements (e.g., San Diego County, Los Angeles County, Culver City, Cypress, El Cajon, El Centro, Long Beach, Palmdale, Rancho Cucamonga, Redondo Beach, Riverside, San Clemente, San Fernando)
  - Fair Housing Studies
    - San Diego Regional Study
    - Long Beach
    - Glendale
    - Pasadena
    - Glendora
    - Pomona

# Housing Element Requirements

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- Significant changes to State Housing Element law since 2017
- Required element of General Plan
- Statutory deadline – October 15, 2021
- Must be reviewed by State Department of Housing and Community Development (HCD) for compliance with State law
  - Ineligible for State funds
  - At risk of litigation
  - Builder's remedy – cannot deny an affordable housing project based on inconsistency with General Plan and Zoning
    - 20% affordable to lower income
    - 100% affordable to moderate income

# Update Process

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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

# HCD Review – Key Comments

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- Adequate sites analysis - significant changes in State law regarding adequate sites for RHNA
  - Update sites inventory based on current status
  - Identify additional sites – focus on sites along corridors
  - Criteria for sites
    - Substantial evidence to demonstrate existing uses not a constraint – realistic potential to be developed in HE period
    - Parcel size 0.5-10.0 acres – feasible for lower income
    - Density range – 20-30 units per acre (minimum of density range must be 20)
    - By-right approval if 20% of units are set aside for lower income

# HCD Review – Key Comments

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- Affirmatively Furthering Fair Housing (AFFH) analysis
  - Existing conditions and trends
  - How the sites inventory assist in furthering fair housing choices
- Variety of housing types
  - Housing for persons with disabilities
- Programs
  - Meaningful outcomes (specific actions, quantifiable objectives, timeline)
  - Meaningful actions to address AFFH (mobility, tenant protection, fair housing outreach and enforcement, new opportunities, place-based neighborhood improvement strategies)

# Housing Element Next Steps

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- Identifying new sites
  - Meeting with HCD to discuss sites strategy and development standards
  - Concurrent zoning code revisions
- Revise Housing Element to address HCD comments
- Planning Commission and City Council review of revised Housing Element prior to submittal to HCD for review
  - Must be available for public review for at least 7 days
- HCD review - 60-day per round
  - Goal is to achieve a finding of substantial compliance before adoption
  - “If adopted as revised, Housing Element will comply with state law....”
- Readoption of Housing Element



# Housing Element/Zoning Update Coordination

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- Zoning amendments to implement Housing Element programs must be adopted concurrently with Housing Element
  - Ordinances related to certain housing types, such as emergency shelters, supportive housing, low barrier navigation centers, residential care facilities, and others
  - Zoning amendments to accommodate additional housing units
    - Meet the City's RHNA
    - Incorporate sites in the sites inventory, avoiding 'spot zoning'
    - Ensure development standards enable achievement of maximum density.
      - Height (currently limited by ballot measures)
      - Setbacks
      - Parking

# Zoning Update Next Steps

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Develop options for Planning Commission and public consideration

- Options must:
  - Meet the City's RHNA
  - Incorporate sites and standards that meet HCDs criteria:
    - Substantial evidence to demonstrate existing uses not a constraint – realistic potential to be developed in HE period
    - Parcel size 0.5-10.0 acres – feasible for lower income
    - Density range – 20-30 units per acre (minimum of density range must be 20)
    - By-right approval if 20% of units are set aside for lower income
- Options will consider where additional housing should be allowed and in what configuration and whether changes to development standards are needed to allow accommodate the development of housing
- Incorporate appropriate allowances into the Comprehensive Zoning Update based on feedback and further analysis