

**From:** noreply@granicusideas.com <noreply@granicusideas.com>  
**Sent:** Monday, December 5, 2022 11:16 AM  
**Subject:** New eComment for Planning Commission Special Meeting 12/5/22

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## New eComment for Planning Commission Special Meeting 12/5/22

Laura Pena submitted a new eComment.

Meeting: Planning Commission Special Meeting 12/5/22

Item: b. REPORT 22-0772 SPECIAL MEETING TO REVIEW HOUSING ELEMENT EFFORTS  
(Associate Planner Maricela Guilleán)

eComment: Hello Ms/Mrs. Veronica Tam,

My name is Laura Pena. As a member of our city's Economic Development Advisory Stakeholder Group for the past two years I welcome your expertise to completing our 6<sup>th</sup> cycle (2021-2029) Housing Element. As part of my role in our Advisory Group, I've been actively engaging with commercial property owners in our city to help facilitate one of our first year Economic Development priorities of meeting with city leadership four times a year. It would be helpful if you could address how economic development intersects with housing production in cities. As you know a major component in meeting the housing needs of all segments of the community is the provision of adequate sites that can facilitate the development of ALL types, sizes and prices of housing. If you could please provide clarity and/or feedback in regards to the following items:

- 1) What are the factors that actually stimulate the production of affordable housing as it relates to the specifics of Hermosa Beach Commercial Property in regards to lot size and number of units?
- 2) How helpful would it be to proactively engage with commercial property owners to assess their individual and combined interests in redevelopment opportunities that could include housing? What would be the earliest timeframe to begin those conversations from a city standpoint?
- 3) Slide six of the presentation states we should focus sites along corridors. Which corridors are you referring to in our city? In addition, how are you defining corridors?
- 4) Slide six of the presentation specifies criteria pertaining to site identification. What qualifies as "substantial evidence existing use is not a constraint?" Along those same lines, what criteria would you use to identify underutilized properties in a potential mixed-use zone?
- 5) Micro-Units: As mentioned in case studies about affordable housing in other cities, pilot programs regarding micro-units have been developed to facilitate a greater number of smaller units as a strategy to foster housing production and increase housing supply. Can you address how this type of program could help our city address housing production which could include relaxation of the minimum unit size, density limitations, and parking requirements?

6) Placed-Based Programs: How could placed-based programs encourage investment in affordable housing? What stakeholders should be involved in the process?

7) Housing Production: Can you clarify how rezoning our commercial corridors will not necessarily result in significant housing production and discuss the factors that would? I look forward to learning how we can begin proactive engagement with our community and especially our commercial property owners to create win-win opportunities.

Best Regards,

Laura Pena