



## Staff Report

File #: REPORT 22-0772, Version: 1

### Honorable Chair and Members of the Hermosa Beach Planning Commission Special Meeting December 5, 2022

#### **SPECIAL MEETING TO REVIEW HOUSING ELEMENT EFFORTS**

(Associate Planner Maricela Guilleán)

#### **Recommended Action:**

Staff recommends Planning Commission:

1. Receive presentation;
2. Solicit public comments; and
3. Provide comments as appropriate on the ongoing Housing Element efforts. No formal Planning Commission actions or decisions are required at this meeting.

#### **Summary:**

During the December 5, 2022, Special Planning Commission meeting, Staff, along with Veronica Tam & Associates (VTA) and Miller Planning Group are seeking to provide the Planning Commission with an update on the ongoing Housing Element efforts. On September 13, 2022, the City entered into a contract with VTA to assist staff in completing the Housing Element. This meeting will provide VTA an opportunity to provide an overview of the next steps and the overall certification process.

#### **Housing Element Background:**

##### ***Past Meetings***

Meeting Date	Description
November 16, 2021	The Planning Commission reviewed the Draft Housing Element and recommended approval and adoption of the Housing Element to the City Council.
December 15, 2021	The City Council adopted the Draft Housing Element and authorized its submission to the California Housing and Community Development Department (HCD) for review for compliance with state housing laws.
March 23, 2022	The City received a letter from HCD noting additional revisions necessary to fully comply with state Housing Element Law.

June 30, 2021	The Planning Commission reviewed the second round Draft Housing Element and recommended approval and adoption of the Housing Element to the City Council.
July 27, 2021	The City Council adopted the second round Draft Housing Element and authorized its submission to the California Housing and Community Development Department (HCD) for review for compliance with state housing laws.
September 13, 2022	The City Council approved a contract with a new consultant, Veronica Tam and Associates, Inc. (VTA) to assist the City in completing the Housing Element. Since that time, VTA has been working with staff and Miller Planning Associates to coordinate efforts on the Housing Element and Zoning Code Update.

### How the Housing Element Affects the Zoning Code Update

State law has changed since the City received its second HCD comment letter on October 4, 2021. As the City did not receive HCD certification of its Housing Element before October 15, 2022, the state is now requiring any zoning changes needed to meet the Regional Housing Needs Assessment (RHNA) units to be completed prior to HCD certification of our Housing Element. As such, Miller Planning Group will be working with staff and VTA to ensure the Comprehensive Zoning Code Update reflects the necessary zone changes needed to meet the Cities RHNA allocation.

Hermosa Beach was assigned a total housing need of 558 additional units during the 8-year period distributed among the following income categories:

<b>6<sup>th</sup> Cycle RHNA by Income Category - Hermosa Beach</b>				
<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
232	127	106	93	558

VTA will be providing the Planning Commission an overview of the HCD certification process and the specific elements, such as addressing state housing laws and expanded site analysis, that are needed in order to submit a complete Housing Element package to HCD.

### Conclusion

After receiving feedback from the Planning Commission, Staff will consider comments when preparing a revised Draft Housing Element. The revised Draft Housing Element will be presented to the Planning Commission at a later date once the necessary information is gathered and prepared

per the HCD comments letter dated October 4, 2021.

**Attachments:**

1. Presentation Slides
2. Comments Letter from HCD dated March 23, 2022
3. Comments Letter from HCD dated October 4, 2021
4. SUPPLEMENTAL - eComment from Laura Pena 12/5/22

**Respectfully Submitted by:** Maricela Guilleán, Associate Planner  
**Approved:** Corrie Kates, Interim Community Development Director