

City Council Meeting – July 9, 2024

**ZONING TEXT AMENDMENT:
HOUSING-ELEMENT RELATED
CHANGES – MIXED USE, REVIEW
PROCESS, PARKING, MINIMUM
DENSITY**



Background

- August 8, 2023
City Council adopts revised Housing Element
- City is past statutory and extended deadlines
- State Housing Element Law requires zone changes to accompany the Housing Element for certification.
 - Update development standards
 - Review processes to ensure objectivity
 - Revise parking standards



Background

- November 13, 2023 / January 12, 2024
Completed rezonings to implement Housing Element
- February 7, 2024 / April 5, 2024
Submitted Housing Element to HCD for review
Received HCD comment requesting zoning revisions
- May 13, 2024
Resubmitted Housing Element to HCD for review
- June 11, 2024
City Council public hearing on Zone Text Amendments



Background

- May 21, 2024

Planning Commission public hearing / adopted resolution recommending CC approve ZTA

- June 11, 2024

City Council approves first reading of ZTA

- June 20, 2024

HCD indicates that zoning must include minimum density for Housing Element low-income housing sites for State law consistency; requires prior to certification



Background

- July 9, 2024
 - Originally scheduled second reading for the Draft Ordinance presented June 11, 2024
- Inclusion of minimum density zoning text amendment in draft ordinance requires a first reading and public hearing (with noticing)
- New first reading of July 9, 2024 includes topics from June 11, 2024 and adds proposed minimum density amendment to draft ordinance
- Will require a second reading



Approved 6/11/2024 – Mixed Use

- State law consistency
- Government Code 65583.2 (h) – Sites Inventory for lower-income housing
- Residential must be allowed to occupy 50% of the total floor area of a mixed-use project



Approved 6/11/2024 - Parking

- To facilitate housing development, HCD requested lowering parking requirements for multi-family development
- Parking requirements previously tiered for bedroom sizes
- No changes to parking ratios, but guest parking is inclusive

Approved 6/11/2024 – Review Process

- State law consistency
- Government Code 65583.2 (i) – Sites Inventory for lower-income housing
- Multi-family projects $\geq 20\%$ must be processed “by-right”



Minimum Density - Requested

- Zoning must require that Sites Inventory sites be developed to minimum density
- Minimum density: greater of 20 dwelling units per acre or as adopted in the Housing Element Sites Inventory (22 to 25 du/acre)
- Applies to Sites Inventory sites only
- State law requirement



Findings / General Plan Consistency

- Proposed Zoning Text Amendment is consistent with the revised Housing Element and State law
- Consistent with the Housing Element, a part of the City's General Plan, PLAN Hermosa
- Zoning is required to implement the Housing Element



Environmental / Noticing

- Housing Element update and associated rezonings were reviewed and found consistent under the PLAN Hermosa Environmental Impact Report
- Easy Reader legal ad - June 27, 2024
- Posters placed
- Email to interested parties



Recommendation

Staff recommends that the City Council adopt an ordinance to approve Zone Text Amendment 24-02, amending the HBMC related to standards for mixed-use developments, review processes, reducing multi-family residential parking requirements, and minimum density requirements, and determine that the amendment is consistent with the PLAN Hermosa Environmental Impact Report in accordance with the California Environmental Quality Act (CEQA).



THANK YOU!

Contact us.

(310) 318-0242

planning@hermosabeach.gov

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