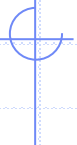




City of Hermosa Beach 2021 Housing Element

July 27, 2021
City Council





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



Housing Programs

Issue Area 1

Conservation of Existing Affordable Housing

1. Code Enforcement
2. Conservation of Existing Affordable Housing



Housing Programs

Issue Area 2

New Affordable Housing Development

3. Density Bonus and Other Incentives
4. Affordable Housing Development Outreach and Assistance
5. Facilitate Efficient Use of Sites that Allow High-Density Residential Development
6. Accessory Dwelling Units – **NEW**
7. Land Value Recapture – **NEW**
8. Housing Trust Funds – **NEW**



Housing Programs

Issue Area 3

Provision of Adequate Sites to Accommodate Housing Needs

9. Adequate Sites to Accommodate Housing Needs –
NEW

Issue Area 4

Removal of Governmental Constraints to Housing

10. Housing for Persons with Special Needs - **NEW**

11. Streamline Housing Permit Processing



Housing Programs

Issue Area 5

Equal Housing Opportunity

12. Affirmatively Further Fair Housing

Issue Area 6

Sustainable Housing Development

13. Sustainable Housing Development



RHNA

- Planning target, not a construction quota
- Zoning must accommodate the 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 the RHNA, land use changes required



Table B-1. Land Inventory Summary vs. RHNA

	Income Category				Total
	VL	Low	Mod	Above	
Vacant sites (Table B-2)	-	-	3	-	3
Underutilized sites (Table B-3)	-	-	4	3	7
Accessory dwelling units	41	103	14	82	240
Total inventory	41	103	21	85	250
RHNA (2021-2029)	232	127	106	93	558
Inventory vs. RHNA	(191)	(24)	(85)	(8)	(308)



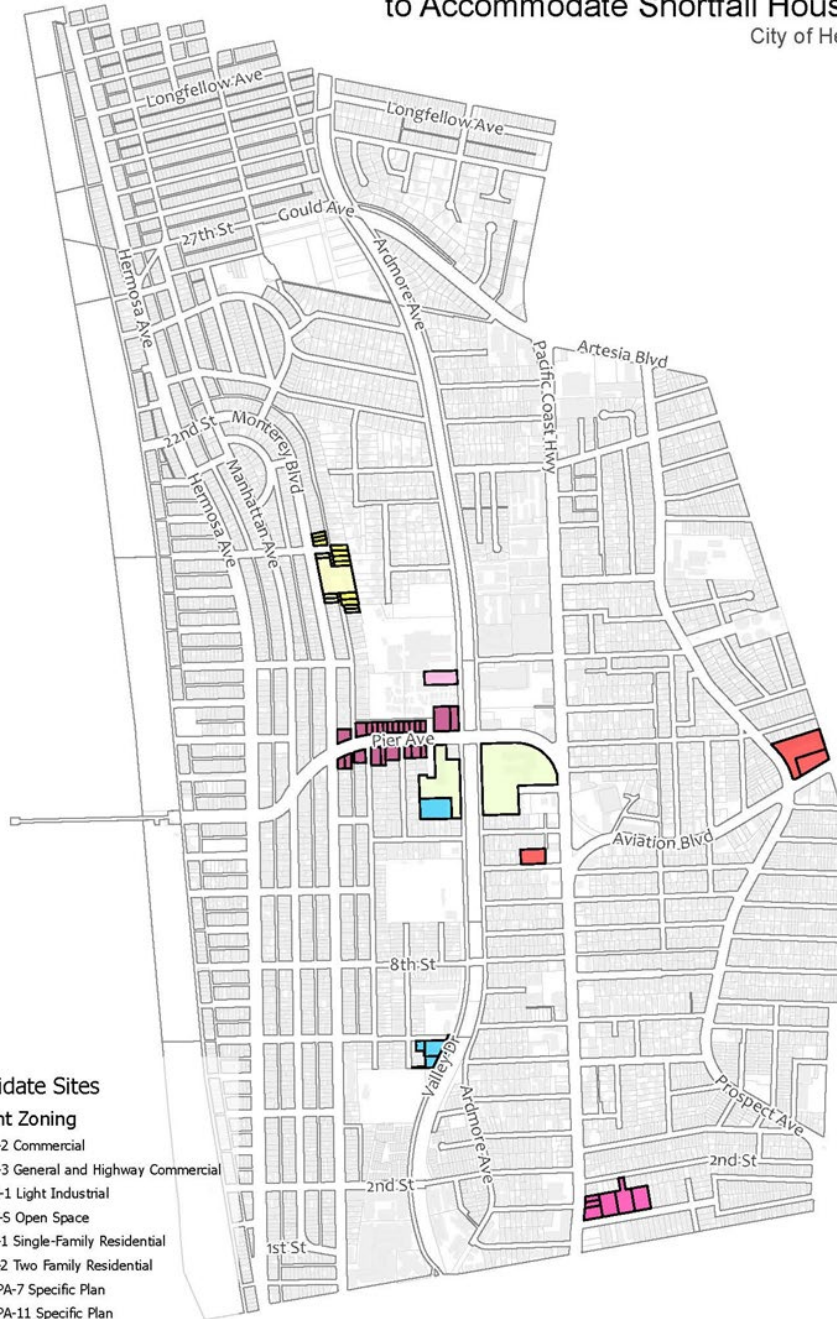
Site Selection Criteria

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



Candidate Sites

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



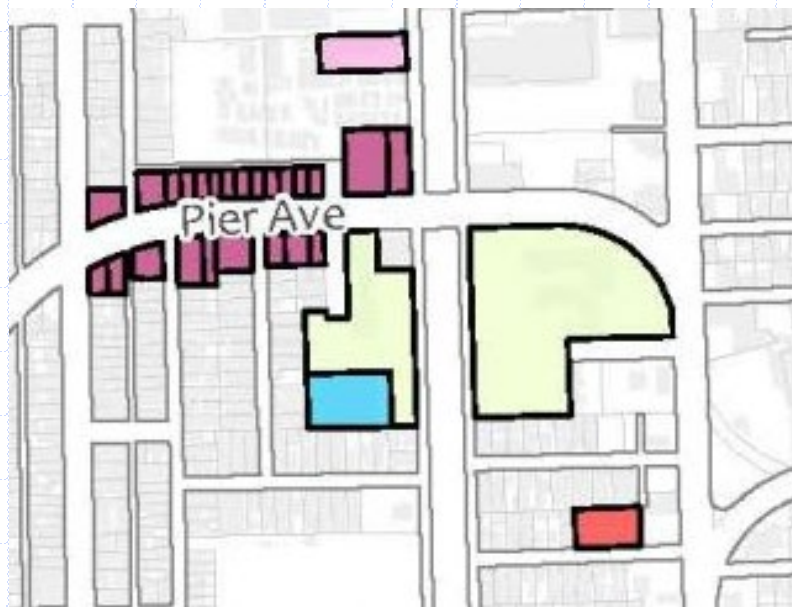


St. Cross Church Properties





Civic Center Area





Aviation Boulevard



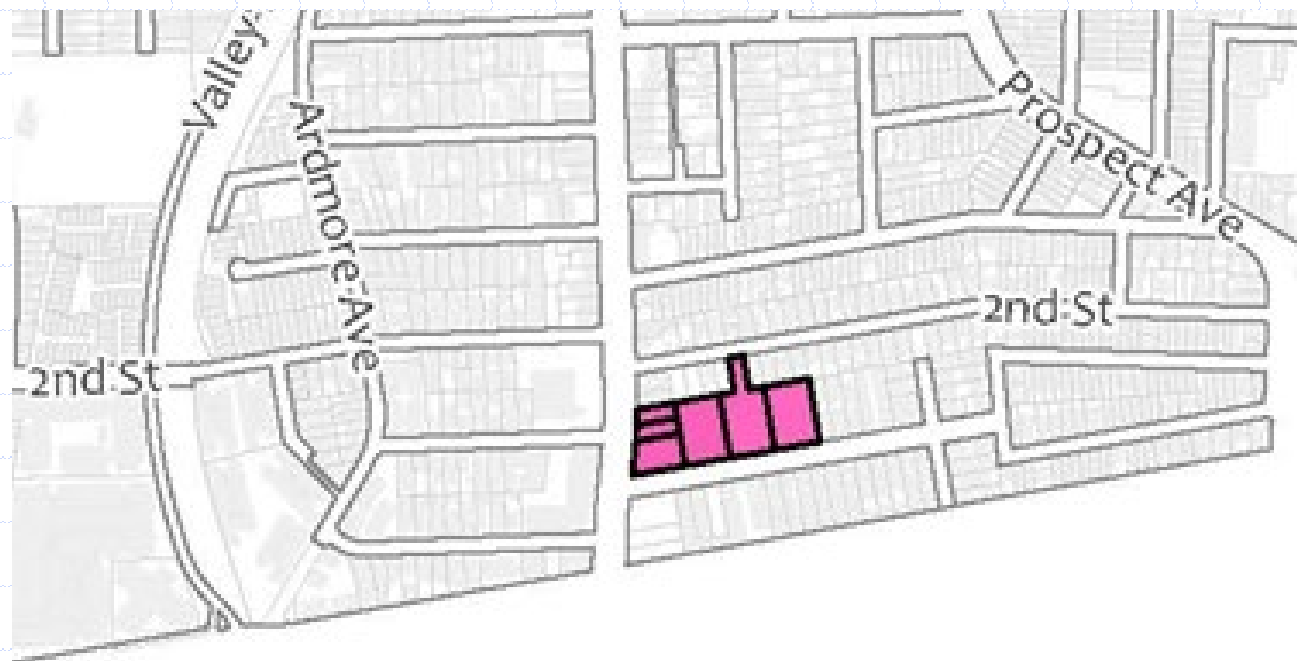


Cypress District





PCH/1st Street





Next Steps

- City Council authorization to submit to HCD
- HCD Review
- Planning Commission, City Council Review & Adoption
- HCD Review
- Program Implementation & Monitoring



Public Engagement

- Public Notice posted
- 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.



For more information:

hermosabeach.gov/housingelement

Questions & comments?

Planning@hermosabeach.gov



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