



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, CA 90254-3885

Information Item

DATE: February 9, 2023
TO: Honorable Mayor and Members of the City Council
FROM: Christy Teague, Senior Planner
Carrie Tai, Community Development Director
SUBJECT: Update on Zoning Code Update and Housing Element

Executive Summary

Since 2020, the Community Development Department has been working on two major projects: 1) a comprehensive Zoning Code Update; and 2) a Housing Element update for the 2021–2029 planning period. Due to a State law change in July 2022, necessary zoning changes must now be adopted prior to Housing Element certification by the State. For this reason, the two efforts will become jointly coordinated and proceed as one package in order to accommodate housing-related revisions. Over the next several months, staff will present this effort to the Planning Commission and City Council with related General Plan Amendment and California Environmental Quality Act (CEQA) review. This memorandum provides a summary on background and next steps.

Background

Zoning Code Update

The City adopted PLAN Hermosa in 2017, which expressed the community’s long-range goals for the future of Hermosa Beach. The comprehensive update of the Zoning Code (Title 17 of the Hermosa Beach Municipal Code) implements the community vision articulated in PLAN Hermosa by creating a flexible, user-friendly set of land use and development regulations. Staff facilitated several Planning Commission study sessions on this effort and has steadily advanced to a mostly complete working draft document.

Housing Element

State law requires that each city adopt a General Plan to guide land use and development. Among the various “elements” of the General Plan is the Housing Element, which describes City policies and programs for maintaining and improving existing housing as well as accommodating development of new housing to meet the City’s assigned share of regional growth under the Regional Housing Needs Assessment (“RHNA”).

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

6th Cycle RHNA by Income Category - Hermosa Beach

Very Low	Low	Moderate	Above Moderate	Total
232	127	106	93	558

Every city in California is required to update their Housing Element for the 6th planning cycle, which spans the 2021–2029 period. Housing Elements must be reviewed and certified by the State of California Housing and Community Development Department (HCD) in order for the City to comply with State law. The due date for jurisdictions in the Southern California Association of Governments (“SCAG”) region was October 15, 2021. The City submitted a first Draft Housing Element on August 6, 2021 and received an HCD comment letter requesting additional information and analyses on October 5, 2021. The City submitted a second revised and adopted Housing Element on December 21, 2021 and received an HCD comment letter requesting additional information and analyses on March 23, 2022. In mid-2022, the City’s then-Housing Element consultant was no longer able to support the effort, resulting in staff having to secure another consultant for this purpose.

Community Engagement

Over the past two-and-half years, the City held 21 meetings about the Zoning Code Update and 10 meetings about the Housing Element. Outreach for both work efforts was highly targeted to stakeholders such as commercial and residential property owners, developers, and professionals such as architects. The City maintained webpages for each project.

Next Steps and Tentative Timeline

As the City did not receive HCD certification of its Housing Element before October 15, 2022, the State now requires any zoning changes needed to meet the City’s RHNA to be completed prior to HCD certification of the Housing Element. Staff has coordinated the consultants for the Housing Element update and Zoning Code Update, Veronica Tam and Associates and Miller Planning Associates, respectively, to prepare analysis and revisions for the coordinated Housing Element and Zoning Code package. Staff will also develop a strategic communications plan for this joint effort. This will include tactics for enhanced community engagement, such as an educational social media campaign, informal outreach at in-person community events, and broader advertising about upcoming

Housing Element and Zoning Code meetings and project milestones to ensure this work effort is more visible to the general public.

The tentative schedule and next steps are identified below:

- **March/April 2023**—Planning Commission study sessions to:
 - Present Housing Element draft sites inventory, and summary of other items that will be incorporated into the Housing Element revisions;
 - Discuss zoning approaches to accommodate housing in the sites inventory;
- **May 2023**—Planning Commission review of draft Housing Element;
- **May 2023**—Planning Commission study session to review draft Zoning Code Update summarizing revisions from the public and Planning Commission input;
- **June 2023**—Planning Commission study session to review draft Zoning Code Update (if needed);
- **Summer 2023**—Planning Commission adoption hearing(s) to recommend to City Council with Zoning Ordinances, Housing Element, and environmental review; and
- **Late Summer 2023**—City Council adoption hearing(s) to consider Zoning Code Update, Housing Element update, and CEQA review.

After City Council adoption, the Housing Element update would be submitted to HCD for review and certification. Additional revisions required by HCD would be presented to the City Council for review and adoption. Any corresponding Zoning Code changes would also need to be reviewed and adopted for consistency purposes.

For more information, Zoning Code Update project information is available at www.hermosabeach.gov/zoning and Housing Element project information is available at www.hermosabeach.gov/housingelement.