

City Council Special Meeting (Budget Adoption)

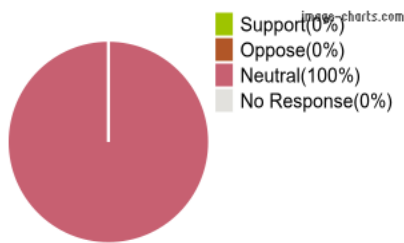
06-11-24 17:00

Agenda Name	Comments	Support	Oppose	Neutral
a) REPORT 24-0285 INTRODUCTION OF AN ORDINANCE APPROVING ZONING TEXT AMENDMENT 24-02 TO AMEND TITLE 17 OF THE HERMOSA BEACH MUNICIPAL CODE FOR HOUSING ELEMENT-RELATED REGULATIONS PERTAINING TO MIXED-USE DEVELOPMENT, REVIEW PROCESSES, AND MULTI-FAMILY RESIDENTIAL PARKING REQUIREMENTS (Community Development Director Carrie Tai)	3	0	0	3

Sentiments for All Agenda Items

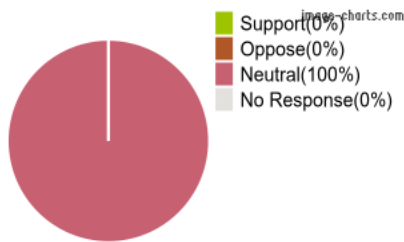
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for a) REPORT 24-0285 INTRODUCTION OF AN ORDINANCE APPROVING ZONING TEXT AMENDMENT 24-02 TO AMEND TITLE 17 OF THE HERMOSA BEACH MUNICIPAL CODE FOR HOUSING ELEMENT-RELATED REGULATIONS PERTAINING TO MIXED-USE DEVELOPMENT, REVIEW PROCESSES, AND MULTI-FAMILY RESIDENTIAL PARKING REQUIREMENTS
(Community Development Director Carrie Tai)

Overall Sentiment



Jon David

Location: 90254, Hermosa Beach
Submitted At: 2:12pm 06-11-24

Please find the following comments that address areas of the mixed-use section being discussed tonight:

1- Staff recommends eliminating guest parking for 3 units or more. Why not do the same for housing development of less than 3 units in mixed-use zones?

2- Why does a PDP for small lot mixed-use development need planning commission approval (instead of staff

level) when it is not needed for SFR or under 1,500ft additions? Planning Commission wanted to have input in case there is a conflict of uses. However, the adopted mix-use code already clearly spells out those on conflicting uses.

3 - Tandem parking for residential uses in mixed-use zones is not allowed if parking access is directly from a city street (or alley). It seems like it should be. Under the current code, Tandem parking is explicitly only allowed in R-1 zones if accessed from a city street. The logic is not clear to me. Please change so many of the housing element sites on upper-pier can make use of tandem parking. This supports housing production and may help meet our RHNA obligations.

Thank you for reading and considering these ideas.

Tony Cordi

Location:

Submitted At: 2:03pm 06-11-24

Dear Hermosa Beach City Council,

The Chamber of Commerce Municipal Code and Zoning Committee has reviewed the proposed recommendations on the Zoning Text Amendments for the Housing Element pertaining to Mixed-Use Development. While we support and value the importance of obtaining a certified Housing Element, we believe further refinement in our municipal code would be beneficial in the following areas:

Precise Development Plans (PDP): As currently stated, PDP's are not required for single family residences including new construction, remodels or additions thereto; and remodels or additions of less than 1,500 square feet in any zone.

a. Standardize Precise Development Plans: We believe this standard should also apply to our mixed-use, small development. As noted in our recent code update section 17.40.180 (f) Allowed Commercial Uses, mixed-use development is permitted with the following exceptions (late-night restaurant and bars; laundry and dry cleaning; parking lot and/or structures). We believe these exceptions address concerns by our Planning Commission.

b. Clarify Language: As stated in the zoning text document, new residential projects with two (2) or more dwelling units including a minimum of 20% lower-income units are decided upon at the Community Development Director level. As written this language is confusing. How does a project with only two units include 20% lower-income?

c. Streamline Review Authority: In order to streamline our review processes at the director level, we believe the same review authority should apply to mixed-use development of two (2) dwelling units since the impact is minimal.

Parking

a. Tandem Parking: In mixed-use development, tandem parking is not specifically allowed in our municipal code. Currently, section 17.44.110 Tandem Parking and Entry-Way Standards allows tandem parking directly accessed from a public street in the R-1 zone only. Section B states, tandem parking may be permitted to satisfy parking requirements for non-residential uses. We recommend clarifying the municipal code so it states tandem parking is allowed for residential uses in commercial zones and may be accessible directly from a public street in any commercial zone.

b. Guest Parking: We support the changes made eliminating guest parking for multiple dwellings with three (3) or more units. We believe guest parking should be eliminated for mixed-use development with less than three (3) units to reduce issues with shared parking arrangements. We can not fully see the rationale in exempting only larger projects from guest parking requirements.

c. Bicycle Parking Standards: We believe substituting one parking space for three (3) bicycle spaces in mixed-use development should be a standard option for director level review. Currently, a parking plan review before the Planning Commission is needed. We believe the ROMA study made this bicycle substitution recommendation to address parking solutions that would assist our downtown district with more mobility options.

We appreciate the collaborative relationships the City of Hermosa Beach has with our community. We look forward to working together to achieve our goals in PLAN Hermosa.

Municipal Code and Zoning Committee
Hermosa Beach Chamber of Commerce

Anthony Higgins

Location:

Submitted At: 9:23am 06-07-24

Dear City Council,

The PDF attachment included in this eComment contains two emails I sent to the State Housing Community Department that oversees Housing Plan compliance.

The City Council and staff were copied.

At issue is the city's continued manipulation of the RHNA allocation rules related to the Saint Cross site that render the City's Site inventory little more than a low income housing shell game.

The city says they have allocated 100% of the 2.2 acres to Low and Very Low income properties because HCD RHNA rules allow it.

Apparently the city doesn't feel existing-use rules apply to St. Cross putting the city at risk of still another HCD housing element rejection and making a mockery of the entire housing element process as a whole.

Please see attached PDF for details.

Respectfully
Anthony Higgins