

CITY OF TORRANCE PLANNING COMMISSION AGENDA

Wednesday, April 28, 2020

Via Teleconference or Other Electronic Means



FLAG SALUTE





AGENDA

3. Roll Call/Motions for Excused Absence

4. Report on Posting of Agenda

5. Approval of Minutes

6. Requests for Postponements



AGENDA

7. Oral Communications from the Public #1

- Limited to a 30 Minute Period;
- Use “Raise your Hand” feature if you would like to speak;



Announcement by Chairman Rudolph



AGENDA

8. Time Extensions

- None

9. Sign Hearings

- None

10. Continued Hearings

- None

11. Waivers

--None

12. Formal Hearings

-None

13. Resolutions

--None

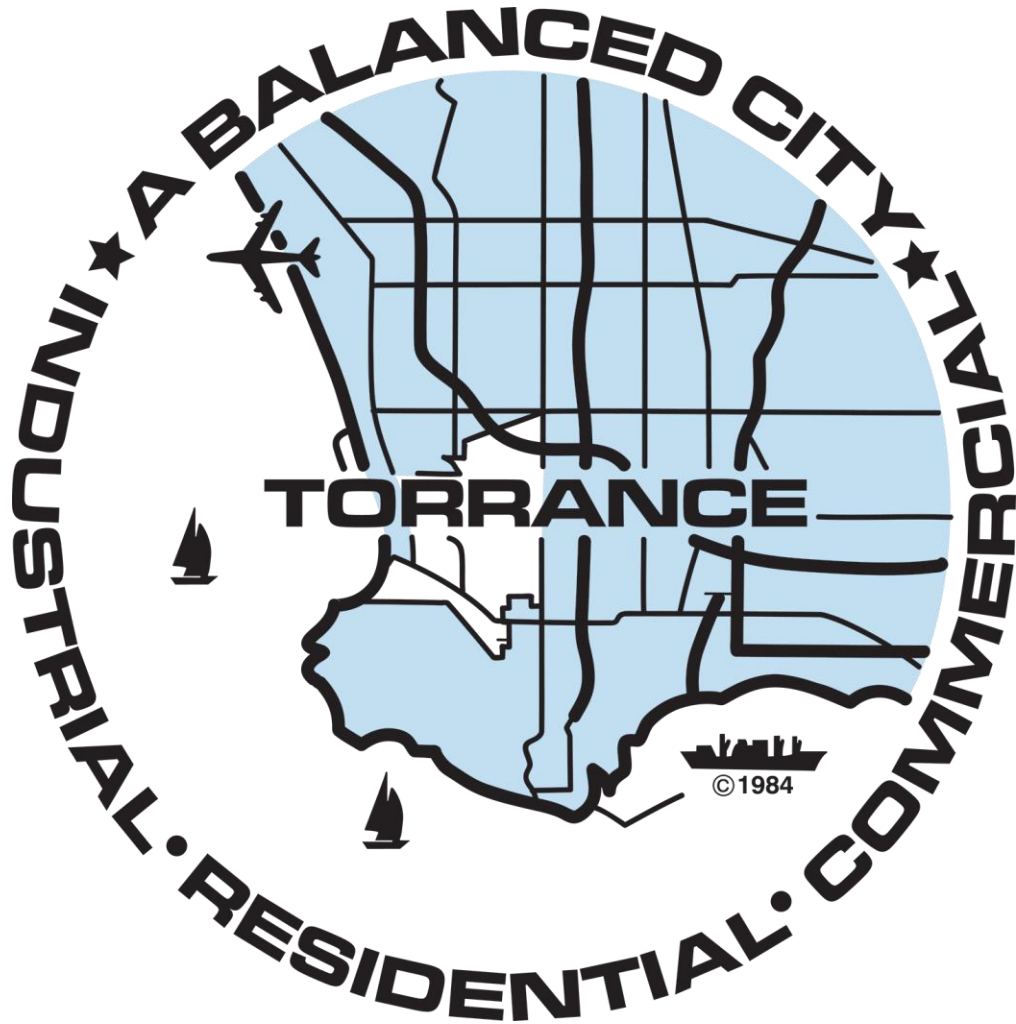


AGENDA

14. Public Workshop Items:

A. LUS21-00002: CITY OF TORRANCE (HOUSING ELEMENT UPDATE)

- Planning Commission will conduct a public workshop to receive input from the Planning Commission, residents, and other stakeholders regarding the 6th Regional Housing Needs Assessment (RHNA) Cycle Housing Element Update. An Environmental Assessment will be prepared for the Housing Element Update and returned with the Draft Housing Element for review and consideration.



City of Torrance

Housing Element Update: Workshop #1

Planning Commission Special
Meeting

Wednesday, April 28, 2021
7:00 p.m.

About Today's Meeting



HOW TO
PARTICIPATE



TEAM
INTRODUCTIONS



BRIEF AGENDA

Participating in the Workshop

- Participants are automatically muted when joining and video will be turned off
- We will pause during the Workshop to check-in with the Commission for questions.
- Poll Questions will be asked throughout the presentation
- The public comment period will follow the presentation.

Meet the Team

City Staff

Gregg Lodan, Planning Manager

Carolyn Chun, Senior Planning Associate

Kevin Joe, Planning Associate



CityPlace Planning, Inc.

Claudia Tedford, Principal

Patricia Bluman, Senior Associate



Veronica Tam and Associates, Inc.

Veronica Tam, Principal



Summit Environmental Group, Inc.

Leslea Meyerhoff, Principal



Agenda

Housing Element Update:

- What is the Housing Element?
- Consequences of Noncompliance
- Housing Element Requirements
- Regional Housing Needs Allocation (RHNA)
- Sites Inventory Strategy
- CEQA

What is the Process?



WE WANT
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Poll
Questions

Poll Question 1:

Are you a.....? (Please select all that apply.)

Torrance resident

Torrance landlord

Torrance businessowner

Developer of market-rate housing

Developer of affordable housing

Representative of a service agency serving Torrance residents

None of the above

Poll Question 2:

How long have you lived in Torrance?

Less than 5 years

5 - 10 years

More than 10 years

None of the Above

Poll Question 3:

Why are you attending this workshop? (Please check all that apply)

Learn about the Housing Element

Listen to perspectives of others in the community

Share my opinion/ideas/concerns regarding housing

Other



Poll Question 4:

How did you hear about this workshop?

Mailer from the City

Announcement at City Council Meeting or the Community
Development Department Website

Social Media

From an HOA or other Organization

Other

Housing Element Update

What is the Housing Element?

- One of the 7 mandated elements of the General Plan
- Plan for meeting the City's share of regional housing needs as determined by the State of California
- Subject to detailed statutory requirements rather than guidelines:
 - Most regulated element of the General Plan
 - Must be updated every 8 years according to statutory deadline
 - Los Angeles County – October 15, 2021 (with 120-day grace period)
 - Must be reviewed for compliance by State Department of Housing and Community Development (HCD)

What is the Housing Element?

- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents
- Sets citywide goals, objectives, and policies for housing
- The City does not build housing – the private market builds housing
- The City “sets the stage” for housing developers to build projects consistent with the City's General Plan (including Housing and Land Use Elements), zoning ordinance, and other planning documents
- The City may use funds, policies, and programs as incentives to meet housing needs

Consequences of Noncompliance

- Risk of litigation (AB 72, AB 101)
 - HCD monitors for non-compliance and reports to Attorney General (AG) for legal action
 - Huntington Beach sued by AG for continued inaction and settled
 - Pleasanton sued by AG and was suspended from issuing building permits for over one year
 - Pomona and San Clemente sued by nonprofits
- Fines
 - Court can impose fines up to \$100,000 per month
- Ineligibility for State grants
 - SB 2 grant/LEAP
 - Other housing programs (e.g., LIHTC) – advantage for competitive scoring
 - Other infrastructure/transportation funds being considered

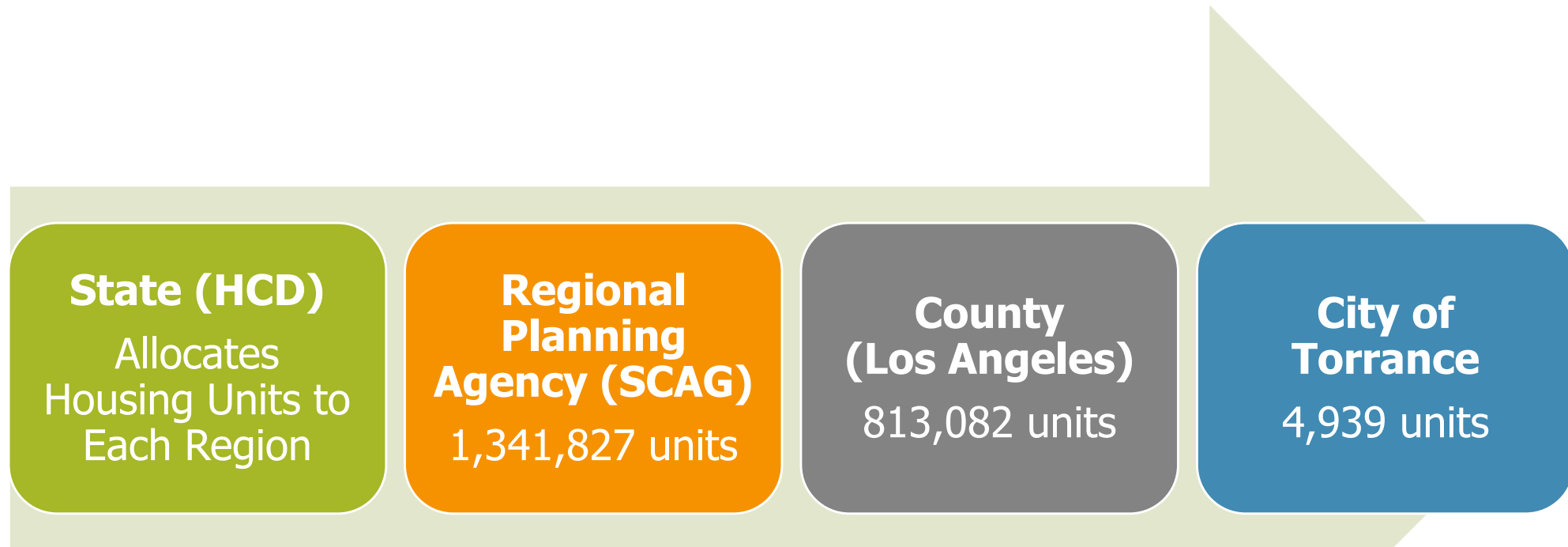
Housing Element Requirements

- Accommodate projected housing demand, as mandated by the State (Regional Housing Needs Allocation or RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality, and condition of existing housing
- Facilitate the development of housing for all income levels and household types, including special needs populations
- Promote fair housing choice for all

Commission Check-in

- Does the Commission have any questions on the material covered thus far?

Regional Housing Needs Allocation (RHNA)



Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income category

RHNA by Income Category

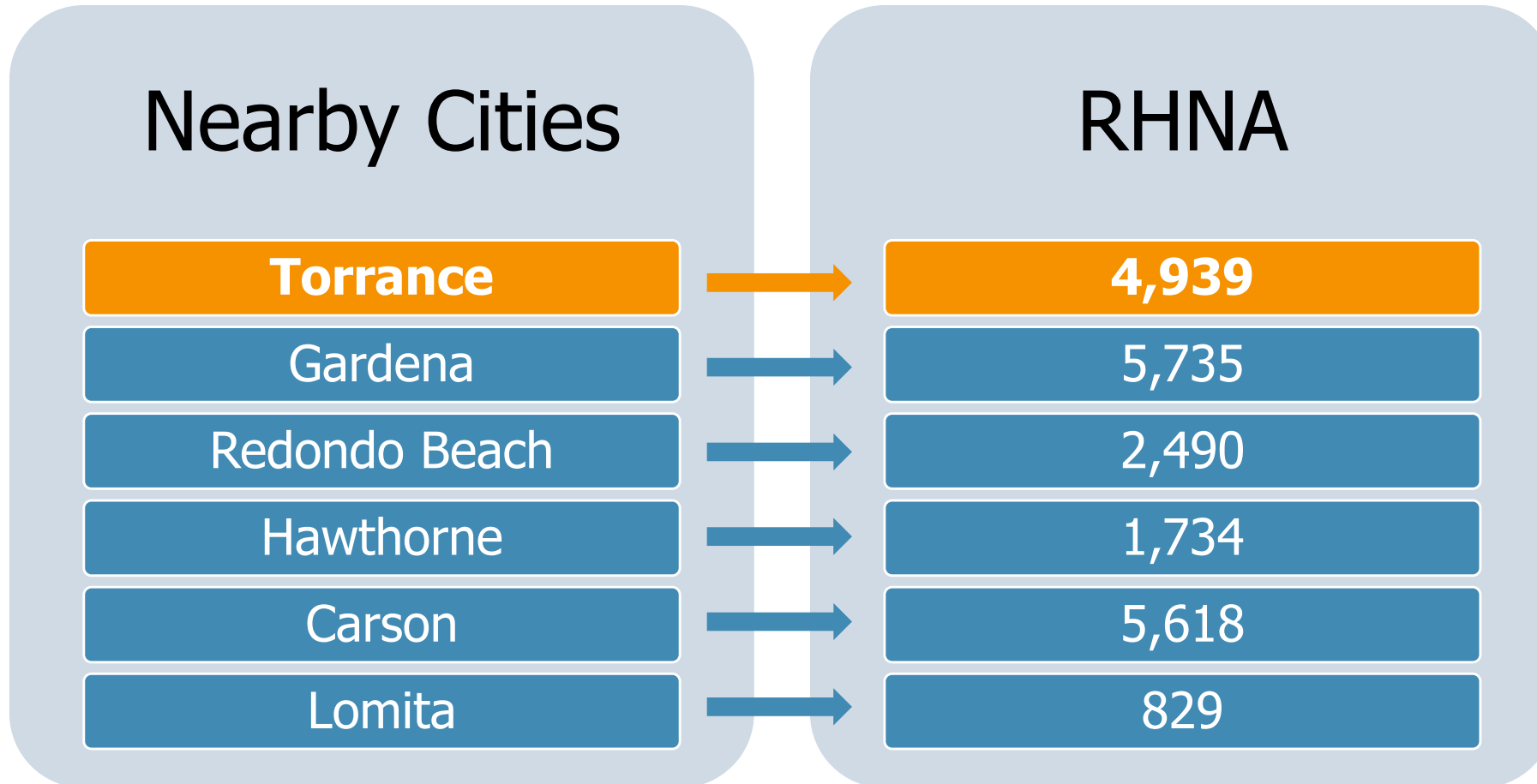
Income Category	% of Area Median Income (AMI) ¹	Income Range ¹	5 th Cycle RHNA	6 th Cycle RHNA ² (2021-2029)	
				# of Units	% of Total
Very Low	Up to 50%	Up to \$38,650	380	1,621	33%
Low	51 - 80%	\$38,651 - \$61,840	227	846	17%
Moderate	81 - 120%	\$61,841 - \$92,760	243	853	17%
Above Moderate	Above 120%	Above \$92,760	600	1,619	33%
Total			1,450	4,939³	100

¹AMI = Area Median Income, which is based on the HCD 2020 State Income Limits for Los Angeles County of \$77,300 for a 4-person household.

²SCAG Final RHNA Allocation Plan (adopted by SCAG Regional Council on March 4, 2021)

³RHNA + buffer (20% more sites than lower income RHNA requires) = 5,432

RHNA Comparison with Nearby Cities



Requirements to Accommodate RHNA

- Sites Inventory – each jurisdiction must identify available vacant and underutilized properties:
 - That already permit residential development
 - That need to be redesignated & rezoned to permit residential development, if necessary
 - For lower income housing – must meet certain requirements to be deemed adequate sites:
 - At least 30 du/acres allowed density (default density per HCD)
 - Between 0.5–10 acres (can include multiple parcels that can be combined into one “site”)

Requirements to Accommodate RHNA

■ “No Net Loss” Law:

- Requires sufficient adequate sites to be available at all times throughout the RHNA planning period
- Recommend the City include a buffer in Sites Inventory of 15-30% more capacity than required for lower and moderate income RHNA (cities often have projects built at lower density than code allows)

■ Fair Housing Requirements:

- Sites feasible for affordable units distributed throughout City

Commission Check-in

- Does the Commission have any questions on the material covered thus far?



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Poll
Question

Poll Question #5:

Which group do you think has the highest need for housing and related services in the community?

Seniors

Persons with disabilities

Young adults

Families with children

Homeless

Veterans

Other

Poll Question #6:

What aspect of housing is most important to you?

access/proximity to shopping, parks, and amenities;

private open space;

safety/security;

parking;

multi-generational accommodations;

Proximity to work

other

Poll Question #7

Which housing type is most needed in the City of Torrance?

Single-family Homes (detached house)

Condos or Townhomes, Duplex, Triplex, or Fourplex units

Residential Mixed-Use (residential use with commercial or office components)

Transitional or Supportive Housing (affordable and special needs housing linked to supportive services), particularly for persons experiencing homelessness or with disabilities

Rental

Senior (age restricted)

Assisted Living Facilities

Affordable Housing (restricted by deed or special agreement)

Accessory Dwelling Units (ADU or Second Unit/Granny Flat)

Emergency Shelter for the homeless

Poll Question #8:

Is streamlining the permit process to allow for new housing opportunities an important consideration for the City?

Yes

No

No preference

I do not know

Strategy to Accommodate the RHNA*

1. Start with leftover vacant/underutilized sites from 5th Cycle Housing Element
2. Identify entitled projects (not expected to issue permit until July 1, 2021)
3. Identify “pipeline projects” (in application/review/approval stages)
4. Estimate potential accessory dwelling units (ADUs) based on recent trends (2018, 2019, & 2020)

*Must ensure adequate number of units for each income category

Strategy to Accommodate the RHNA*

5. Identify additional opportunities, which may or may not require changes to the General Plan Land Use Element and/or Zoning Map/Code, such as:
 - A. Facilitate housing on religious institution properties (per AB 1851 for affordable housing or other housing)
 - B. Corridor Study
 - C. Downtown Revitalization Plan
 - D. ADU off the Shelf Plans



*Must ensure adequate number of units for each income category

Commission Check-in

- Does the Commission have any questions on the material covered thus far?



WE WANT
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FEEDBACK

Poll
Question

Poll Question #9:

Do you support the following strategies for potential locations for housing that is available for the range of income categories as required for the 6th Cycle Housing Element? (Check all that apply)

Repurpose existing underutilized or vacant office/commercial space into residential development

Change zoning of certain commercial corridors/sites to mixed use

Change zoning of certain commercial sites to multifamily residential

Change zoning of certain industrial sites to multifamily residential

Actively encourage production of ADUs

Other

California Environmental Quality Act (CEQA)

- CEQA process will run concurrently with Housing Element Update
- Each City must determine best approach to CEQA compliance
- Environmental review to support adoption of Housing Element
- Not project specific or construction-level environmental review
- Additional CEQA review maybe required for future proposed projects

Initiation of the CEQA Process

- City will issue CEQA Notice of Preparation (NOP)
- NOP starts 30-day public comment period
 - General public, public agencies, organizations
 - Outreach to Native American Tribes (AB 52 and SB 18 compliance is required)
 - Input on scope of environmental review / issues of interest
 - Review comment letters and refine CEQA approach / analyses
- City will prepare a CEQA Initial Study (IS)

CEQA Topics Evaluated

- Aesthetics
- Agriculture and forest resources
- Air quality
- Biological resources
- Cultural and tribal cultural resources
- Energy
- Geology and soils
- Greenhouse gas emissions
- Hazards and hazardous materials
- Hydrology and water quality
- Land use planning
- Mineral resources
- Noise
- Population and housing
- Public services
- Recreation
- Transportation
- Utilities and service systems
- Wildfire

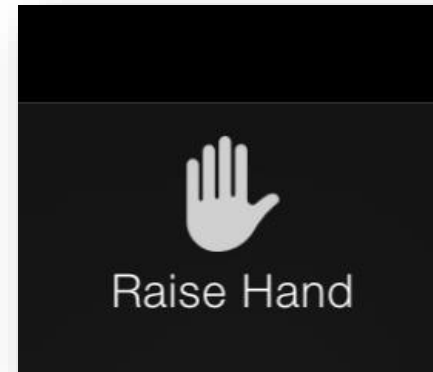
Process & Proposed Schedule

- Project initiation: Mid-March 2021
- Public Workshop #1: April 28, 2021
- CEQA Notice of Preparation (NOP): To be issued by City by the end of April (Starts a 30-day public comment period)
- Public Workshop #2: Early Summer 2021
- Draft Housing Element update and Draft CEQA document: Summer 2021
- Public Workshop #3 (Public review of Draft before HCD review): Mid-summer 2021
- HCD 60-Day review of Draft Housing Element: Mid-Summer to Early Fall 2021
- Respond to HCD comments: Mid-Fall 2021
- Finalize Housing Element and CEQA Document: Mid-Fall 2021
- Planning Commission Review/Recommendation to City Council: Late Fall 2021
- City Council adoption of Housing Element & certification of CEQA Document: Late Fall/Early Winter 2021

Public Comment Period

- On the bottom of your screen, click on participants and click on "Raise Hand"

- Or press "Alt + Y" keys



- If you are on the phone, press *9 to raise your hand. When instructed to do so press *6 to unmute yourself
- Depending on the number of people wishing to speak, speaking time may be limited.

Commission Check-in

- Does the Commission have any final comments or questions?

Thank you for Participating!

- If you have any questions, please email them to:

CDDinfo@torranceca.gov

- Please check the City's website for additional information at:

<https://www.torranceca.gov/HousingElementUpdate>



AGENDA

15. Miscellaneous

-none

16. Review of City Council Action On Planning Matters

17. List of Tentative Planning Commission Cases



AGENDA

18. Oral Communications from the Public #2

- Use “Raise your Hand” feature if you would like to speak;



AGENDA

19. Adjournment

A. Future Meetings (Subject to Change)

1. May 19, 2021
2. June 2, 2021
3. June 16, 2021