

**RESOLUTION NO. PCR-2024-014**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALOS VERDES ESTATES RECOMMENDING THAT THE CITY COUNCIL APPROVE GPA-001-14, GENERAL PLAN AMENDMENT FOR THE 6<sup>th</sup> CYCLE 2021-2029 HOUSING ELEMENT AMENDING THE HOUSING ELEMENT OF THE CITY OF PALOS VERDES ESTATES GENERAL PLAN**

**WHEREAS**, the California Legislature has determined that the availability of housing is a matter of statewide importance and the cooperation between government and the private sector is critical to attainment of the State's housing goals; and,

**WHEREAS**, the General Plan Housing Element serves as a policy and action guide to address the comprehensive housing needs of the City of Palos Verdes Estates; and,

**WHEREAS**, all cities in the Southern California Association of Governments (SCAG) region are required by State law to prepare an update to their respective General Plan Housing Element for the 2021-2029 planning period and future housing needs; and,

**WHEREAS**, The City of Palos Verdes Estates is proposing an update to the Palos Verdes Estates General Plan Housing Element, as required by State law, for the 2021-2029 planning period; and,

**WHEREAS**, California Government Code Section 65583 requires that the Housing Element Update contain: (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the 2021-2029 Housing Element Update; and,

**WHEREAS**, Housing Element Law requires the Housing Element to identify adequate sites to accommodate the City's Regional Housing Needs Allocation ("RHNA") and the City has identified an adequate list of housing sites to accommodate the amount, type, and income levels required by RHNA; and,

**WHEREAS**, The City's share of the regional housing need was established at 199 units in the Regional Housing Needs Assessment Plan prepared and adopted by the Southern California Association of Governments (SCAG) on March 4, 2021. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth and other existing needs over the 2021-2029 planning period of the Housing Element; and,

**WHEREAS**, State Planning and Zoning Law requires the Housing Element to identify adequate sites to accommodate the City's Regional Housing Needs Allocation (RHNA) for all income categories, and the Housing Element Update identifies sites that can accommodate housing exceeding the City's RHNA. Pursuant to Government Code Sec. 65583.2(9)(2), the City Council

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finds that substantial evidence demonstrates that existing uses on underutilized sites listed in Housing Element Table III-3 do not impede additional residential development, as described in Housing Element Appendix B, incorporated herein by reference; and,

**WHEREAS**, The Housing Element Update was prepared in accordance with Government Code Sections 65580 through 65589; and,

**WHEREAS**, On January 27, June 28, and September 8, 2021, the City held public workshops on the draft Housing Element Update. The City also held a Joint City Council and Planning Commission public workshop on October 5, 2021. These meetings were opportunities to provide the community with an overview of the Housing Element process including a review of applicable state law and the Regional Housing Needs Assessment (“RHNA”); community profile information and an existing conditions report; and an overview of the existing Housing Element Goals, Policies, and Objectives; and,

**WHEREAS**, On October 5, 2021, the City Council adopted the draft Housing Element and directed that it be submitted to the California Department of Housing and Community Development (“HCD”) for review; and,

**WHEREAS**, On October 5, 2021, the draft Palos Verdes Estates 2021-2029 Housing Element was submitted to the HCD for review pursuant to Government Code Section 65585; and,

**WHEREAS**, On December 3, 2021, HCD issued a letter reporting its finding on the draft Housing Element pursuant to Government Code 65585(b), recommending certain changes be incorporated into the draft Housing Element; and,

**WHEREAS**, Revisions to the Draft Housing Element subsequently were made in response to HCD's comments and pursuant to Government Code Section 65585(f) the City Council has reviewed the findings of HCD and finds that the Draft Housing Element was revised to address HCD's comments of December 3, 2021; and,

**WHEREAS**, On January 18, 2022, the Planning Commission held a duly noticed public hearing on the proposed Housing Element Update and adopted Resolution No. PCR-2022-1274 recommending that the City Council approve the amendment for the 2021-2029 Housing Element. The Planning Commission has determined that the General Plan Amendment to amend the 2021-2029 Housing Element is internally consistent with the goals, objectives, and policies of the Palos Verdes Estates General Plan. The Housing Element Update identifies adequate sites to accommodate the Regional Housing Needs Assessment Plan on sites that have been identified for development; and,

**WHEREAS**, Revisions to the 2021-2029 Draft Housing Element subsequently were made in response to the Planning Commission's comments received during the Planning Commission meeting held January 18, 2022; and,

**WHEREAS**, On January 25, 2022, the City Council conducted a duly noticed public hearing to amend the 2021-2029 Housing Element to receive and consider public testimony, at which time

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all interested persons had an opportunity to present testimony on the 2021-2029 Housing Element Update; and,

**WHEREAS**, On February 11, 2022, the 2021-2029 Draft Housing Element, as revised, was transmitted to the California Department of Housing and Community Development (HCD) for review as required by state law; and,

**WHEREAS**, on April 12, 2022, HCD issued a letter finding that the proposed 2021-2029 Housing Element required revisions necessary to comply with the State's housing-element law; and,

**WHEREAS**, the City conducted additional public outreach, which included an online ADU Survey that was live between March 17, 2023 and May 15, 2023. The draft was revised and posted for public review on April 24, 2023, to be reviewed at a joint Planning Commission and City Council workshop on May 10, 2023. The draft element was further revised based on feedback received during the joint Planning Commission and City Council workshop. The revised draft was available for public review from July 24, 2023 to August 25, 2023; and,

**WHEREAS**, on September 13, 2023, the City held a Town Hall meeting in response to comments received during the public review draft Housing Element. A follow up City Council meeting took place on October 10, 2023. The City made further revisions to the draft Housing Element to incorporate community feedback; and,

**WHEREAS**, on November 14, 2023, and January 23, 2024, the City held City Council meetings to discuss the Housing Element update; and,

**WHEREAS** , on February 7, 2024, the City held an additional Town Hall/Special Council meeting to discuss the potential sites inventory of the Housing Element; and,

**WHEREAS** , on February 7, 2024, the City held an additional Town Hall/Special Council meeting to discuss the potential sites inventory of the Housing Element; and,

**WHEREAS**, between September, 2023 and April,2024, City staff and the housing consultant held biweekly meetings to work toward Housing Element compliance; and,

**WHEREAS**, between April 18, 2024, and May 20, 2024, the update draft Housing Element was circulated for public review; and,

**WHEREAS**, On May 21, 2024, the Planning Commission held a duly noticed public hearing on the proposed Housing Element Update and adopted Resolution No. PCR-2024-014 recommending that the City Council approve the amendment for the 2021-2029 Housing Element. The Planning Commission has determined that the General Plan Amendment to amend the 2021-2029 Housing Element is internally consistent with the goals, objectives, and policies of the Palos Verdes Estates General Plan. The Housing Element Update identifies adequate sites to accommodate the Regional Housing Needs Assessment Plan on sites that have been identified for development; and,

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NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PALOS VERDES ESTATES, DOES HEREBY RESOLVE, AS FOLLOWS:

**Section 1.** Based upon the evidence presented, the Planning Commission hereby finds and determines as follows:

1. Each fact set forth in the recitals above is true and correct.
2. Each fact set forth in the memorandum for Agenda Item Number 6, Meeting Date May 21, 2024, from Planning staff, presented to the Planning Commission on said date, is true and correct.

**Section 2.** Pursuant to the foregoing recitations, the following findings are made:

1. The purpose of revising the Housing Element of the General Plan is to refine and make appropriate adjustments to the programs, goals, policies and objectives to comply with State law and to address concerns raised by the community regarding housing needs in the City in furtherance of the general welfare of the City.

2. The proposed Housing Element identifies and analyzes existing and projected housing needs. It also provides a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element identifies and proposes the rezoning of adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and makes adequate provisions for the existing and projected needs of all economic segments of the community as required by Government Code § 65583.

3. The proposed Housing Element will facilitate the development of 199 housing units as required by the Regional Housing Needs Assessment (RHNA) within the 2021-2029 planning period.

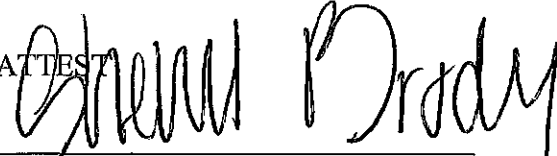
4. The proposed new housing programs will protect and preserve existing housing stock and encourage and facilitate the provision of housing for all economic segments of the community.

5. During the preparation of the Housing Element Update, the public, civic organizations, public agencies and other community groups were provided the opportunity to participate in the preparation of the Element at meetings held during the housing element update process, as required by Government Code § 65351.

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APPROVED AND ADOPTED this 21<sup>st</sup> day of May, 2024.

  
VICE CHAIRMAN

ATTEST  
  
SECRETARY

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )SS  
CITY OF PALOS VERDES ESTATES )

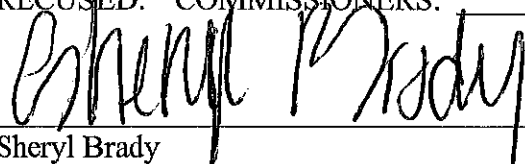
I, Sheryl Brady, Planning Commission Secretary of the City of Palos Verdes Estates, California, do hereby certify that the foregoing Resolution No. **PCR-2024-014** was regularly approved and adopted at the regular meeting of the Planning Commission on the **21<sup>st</sup>** day of **May, 2024** by the following vote, to wit:

AYES: COMMISSIONERS: Lazzaro, Nendick, Campisi, Foster

NOES: COMMISSIONERS: \_\_\_\_\_

ABSENT: COMMISSIONERS: Wade

RECUSED: COMMISSIONERS: \_\_\_\_\_

  
Sheryl Brady  
Planning Commission Secretary