

**CITY OF
HERMOSA BEACH**

**HOUSING ELEMENT
POLICY PLAN
2013-2021**

September 10, 2013

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I. INTRODUCTION

A. Purpose of the Housing Element

The Housing Element describes the City's needs, goals, policies, objectives, and programs regarding the preservation, improvement, and development of housing within Hermosa Beach. The Element provides an indication of community housing needs in terms of affordability, availability, adequacy, and accessibility. The Element provides a strategy to address housing needs and identifies a range of specific housing programs to meet identified needs.

The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as a legal requirement for all California jurisdictions. It provides Hermosa Beach with the opportunity to plan for the existing and future housing needs in the community. This Element has been prepared in compliance with the 2013-2021 planning cycle for cities within the Southern California Association of Governments (SCAG) region. It identifies strategies and programs that focus on: 1) providing diverse housing sites and opportunities; 2) conserving and improving the existing affordable housing stock; 3) removing governmental and other constraints to housing development; and 4) promoting equal housing opportunities.

B. Scope and Content of the Housing Element

The California Legislature recognizes the role of local general plans and particularly the Housing Element in implementing statewide housing goals to provide decent and adequate housing for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups. The California Department of Housing and Community Development (HCD) also sets forth specific requirements regarding the scope and content of housing elements, including the following major components:

- An analysis of the city's demographic and housing characteristics and trends (Technical Report, Chapter I). The key findings from this section include the city's smaller than average typical household size, very low level of overcrowding, generally well-maintained housing stock, and high rate of small-scale redevelopment of older housing units;
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Technical Report, Chapter II). Key findings from this section include the city's lack of vacant land and minimal financial resources for housing assistance;
- A review of potential constraints, both governmental and non-governmental, to meeting Hermosa Beach's housing needs (Technical Report, Chapter III). Key findings from this section include no unwarranted regulatory constraints to housing production, but very high land cost which makes affordable housing production very difficult;

- The Housing Policy Plan for addressing the City's identified housing needs, including housing goals, policies and programs (Chapter II of this document);
- An evaluation of the appropriateness and effectiveness of previous policies and programs in achieving the City's objectives, and the progress in implementing Housing Element programs (Technical Report, Appendix A); and
- A parcel-specific inventory of vacant and underutilized land (Technical Report, Appendix B).
- A description of the public participation process during the preparation and adoption of the Housing Element (Technical Report, Appendix C).

C. Public Participation

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities to be involved in the preparation of the element. Public notices of all meetings and hearings were published in the local newspaper in advance of each meeting, as well as posted on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website prior to public meetings. The document was also circulated to housing advocates and non-profit organizations representing the interests of lower-income persons and special needs groups. After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

Appendix C provides a listing of opportunities for public involvement in the preparation of this Housing Element update, identification of persons and organizations that were invited to participate, and a summary of issues raised during the process.

D. Consistency with Other Elements of the General Plan

The Housing Element must be consistent with other elements of the General Plan, which was last updated in 1994. The Housing Element has been prepared within the context of the other General Plan Elements and is consistent with the policies and proposals set forth therein. The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the location, type, and intensity of land uses throughout the City. The Land Use Element determines the number and type of housing units that can be constructed in the various land use districts. Areas designated for commercial and industrial uses create employment opportunities, which in turn, create demand for housing. The Circulation Element establishes the location and scale of streets, highways and other transportation routes that provide access to residential neighborhoods. Because of the requirement for consistency among the various General Plan elements, any proposed amendment to one element will be evaluated against the other elements to ensure that no conflicts occur. If necessary to maintain internal consistency, amendments to other elements of the General Plan will be processed concurrently with future Housing Element amendments.

Government Code Section 65302 requires that the Land Use Element be reviewed annually for consistency with Federal Emergency Management Agency (FEMA) and state Department of Water Resources (DWR) flood hazard maps, and that amendments to the Safety and Conservation Elements that are required to address flood hazard issues be adopted upon the first amendment to the Housing Element after January 1, 2009. The City will comply with these requirements prior to or concurrent with Housing Element adoption.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

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II. HOUSING POLICY PLAN

A. Goals, Objectives and Policies

The purpose of the Housing Plan is to identify those policies and programs that will enable the City to accommodate its housing objectives during the 2013-2021 planning period. This section consists of the following:

- The Introduction to the Housing Plan provides an overview of the components that comprise the Housing Plan;
- The Housing Policies outlines those policies that serve as the City's vision relative to the conservation of existing housing and the provision of new housing;

The Housing Programs describes those programs that will be effective in the implementation of the aforementioned policies, including specific actions, objectives and implementation schedule.

B. Housing Element Policies

This section establishes the City's housing policy framework. Section 65583(c) of the *California Government Code* requires that actions and policies included in the housing program address five key issue areas. As a result, the policies that have been included in the City of Hermosa Beach Housing Element respond to the following issue areas:

- The manner in which the City will assist in the conservation of existing housing resources, including affordable housing;
- The City's strategy in assisting in the development of new housing opportunities;
- How the City intends to provide adequate sites to achieve a variety and diversity of housing types;
- How the City proposes to remove governmental constraints that may impact the preservation and development of housing; and,
- How the City may help to promote equal housing opportunities.

Issue Area No. 1 - Conservation of Existing Housing

As indicated previously, the City's proximity to the Pacific Ocean and its desirability as a place to live and vacation has contributed to the high land and housing costs relative to the surrounding region. The City, nevertheless, has been successful in maintaining its more affordable housing through the adoption of ordinances and special land use regulations. The City of Hermosa Beach remains committed to those efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing.

This commitment is underscored by the policies listed below.

- Policy 1.1** *The City will continue to encourage the maintenance and improvement of the existing housing stock within the local neighborhoods.*
- Policy 1.2** *The City will assist in the preservation and enhancement of the housing supply available to senior citizens.*
- Policy 1.3** *The City will work to minimize the conversion of existing lower-cost rental housing in multiple-family developments to condominiums.*
- Policy 1.4** *The City will promote and encourage the conservation and maintenance of the existing neighborhoods.*
- Policy 1.5** *The City will investigate potential sources of funding and other incentives that will assist in the preservation and renovation of older housing units.*
- Policy 1.6** *The City will continue to implement its current code enforcement procedures as a means to ensure the conservation and maintenance of existing housing resources in the City.*

Issue Area No. 2 - Development of New Housing Opportunities

The City's ability to directly fund the construction of affordable housing is constrained due to budget limitations. In addition, the construction of affordable public housing within the coastal zone would not represent an efficient expenditure of public money, given the relatively high land and development costs in the City. As a result, the City continues to be an active participant in the development of more affordable housing through the relaxation of land use controls and other incentives. The City of Hermosa Beach will continue to assist in the development of new housing for all income groups through the implementation of the policies listed below.

- Policy 2.1** *The City will continue to promote the development of a variety of housing types and styles to meet the existing and projected housing needs of all segments of the community.*
- Policy 2.2** *The City will continue to encourage the development of safe, sound, and decent housing to meet the needs of varying income groups.*
- Policy 2.3** *The City will continue to implement the land use policy contained in the City's General Plan, which provides for a wide range of housing types at varying development intensities.*
- Policy 2.4** *The City will continue to support and promote home ownership in the community.*
- Policy 2.5** *The City will continue to cooperate with other government agencies, citizen groups, and the private sector, in order to assist in meeting the existing and future demand for housing.*

Issue Area No. 3 - Provision of Adequate Sites for New Housing

The majority of the City underwent development during the early 1900s. More intensive development followed, and this intensification has occurred up to the present time. There are few vacant parcels of land remaining in the City, and the majority of the residential construction that has occurred involved the “recycling” of individual properties. Nevertheless, the City of Hermosa Beach will continue to explore potential sites for residential development as a means to achieve a variety and diversity of housing types.

- Policy 3.1** *The City will evaluate new development proposals in light of the community's environmental resources and values, the capacity of the public infrastructure to accommodate the projected demand, and the presence of environmental constraints.*
- Policy 3.2** *The City will continue to evaluate the General Plan and zoning to ensure residential development standards are adequate to serve future development.*
- Policy 3.3** *The City will continue to review current zoning practices for consistency with the General Plan as a way to facilitate new mixed-use development within or near the commercial districts.*

Issue Area No. 4 - Removal of Governmental Constraints

In previous years, the City has been successful in the conservation of housing, especially affordable housing, through the implementation of land use ordinances and regulations. A key component of the City's housing policy is to assist in the development of more affordable housing with the use of incentives and other measures. The City of Hermosa Beach will remain committed to the removal of governmental constraints.

- Policy 4.1** *The City will continue to abide by the provisions of the Permit Streamlining Act as a means to facilitate the timely review of residential development proposals.*
- Policy 4.2** *The City will work with prospective developers and property owners to assist in their understanding of the review and development requirements applicable to residential development in the City.*
- Policy 4.3** *The City will continue its efforts to educate the community regarding the development standards contained in the City of Hermosa Beach Zoning Ordinance.*
- Policy 4.4** *The City will continue to evaluate its Zoning Ordinance and General Plan and remove governmental constraints related to development standards. These may include, but not be limited to, parking requirements, allowing affordable housing on commercial sites, new standards for mixed-use development, lot consolidation incentives, and senior housing requirements.*

Issue Area No. 5 - Equal Housing Opportunities

Federal and State laws prohibit housing discrimination based on an individual's race, ethnicity, or religion. Enforcement of fair-housing laws generally occurs through the courts, though persons being discriminated against often lack the resources to obtain the necessary legal protections. As a result, alternative means to obtain assistance must be made available. Towards this end, the City will continue to cooperate with other public agencies and non-profit organizations providing this assistance.

- Policy 5.1** *The City will continue to provide information and referral services to regional agencies that counsel people on fair housing and landlord-tenant issues.*
- Policy 5.2** *The City will continue to cooperate with the County Housing Authority related to the provision of rental assistance to lower-income households.*
- Policy 5.3** *The City will continue to cooperate with other cities and agencies in the area in investigating resources available to provide housing for the area's homeless population.*
- Policy 5.4** *The City will support the expansion of shelter programs with adjacent cities and local private interests for the temporary accommodation of the homeless population.*

Issue Area No. 6 – Sustainability Housing Development

The City works to promote sustainability and energy conservation in a number of ways. The framework for the revised Hermosa Beach General Plan will be an integrated blueprint for sustainability and a low carbon future. It will provide specific policy direction and a framework under which City regulations, programs, and projects work in unison to ensure land use, transportation, and other aspects City operations support sustainable development and energy conservation goals. Specifically for the residential sector of the community, the issue of energy conservation can be addressed at several levels: community-wide land use and transportation planning, building technology in both new construction and rehabilitation or remodeling of existing structures, and through lifestyle options. This is further supported by water conservation and sustainable neighborhood design.

- Policy 6.1** *The City will support sustainable residential development through land use planning, building technology and lifestyle options.*

The housing programs that will implement these policies are described in Section II.C below.

C. Description of Housing Programs

The programs included in this Housing Element focus on those incentives that will encourage the private sector to construct affordable housing in the City. As indicated in the Needs Assessment section of the Technical Report, the City's RHNA allocation calls

for the construction of 2 new housing units during the 2014-2021 period. The City's main challenge in accommodating new residential development is its lack of vacant land. As a result, the vast majority of new housing development must occur through the "recycling" of older housing units and redevelopment of underutilized parcels. The lack of available resources, coupled with high land and development costs, will be a constraint to the development of new affordable housing. As a result, the focus of the following programs is to identify strategies to assist the private market in the development of affordable housing. These programs include:

- A program that encourages the development of more affordable housing through the use of incentives currently required under state law;
- Continuation of support for conversion of the Marine Land Mobile Home Park to a resident-owned park and maintenance of the City's Mobile Home Park Ordinance;
- Programs that promote the implementation of those sections of the City's Zoning Ordinance permitting high density, and thus potentially affordable residential development in the R-3, R-P and C-1 zoning districts; and
- Programs designed to promote the maintenance of the existing housing stock and the protection of existing residential neighborhoods from the intrusion of incompatible land uses.

1. Density Bonus

Program Description: In 2004 the state legislature adopted SB 1818, which overhauled state density bonus law. The new law required cities to grant a density bonus of up to 35% and other incentives for qualifying affordable or senior housing developments. The City updated the Zoning Ordinance in 2013 in conformance with SB 1818 to encourage the development of affordable and senior housing. To help inform developers and contractors of this incentive program, the City will continue to provide brochures at the public counter and provide information on the City's web site regarding the Density Bonus Program.

Timing: Continue to make information available on the density bonus program through brochures and the City website throughout the planning period.

Funding: City General Fund. No new funding source will be required.

2. Housing Sites Database

Program Description: The City will ensure that adequate sites are available to accommodate its new housing need for the 2014-2021 planning period, and continue to maintain its comprehensive land use database as means to identify suitable sites for new residential development. This database provides zoning and other information for every parcel in the City, and includes information regarding underdeveloped and undeveloped parcels.

The City will make the database available to property owners, investors, and builders at the Planning Department counter.

Timing: This is an existing program to be continued.

Funding: General Fund.

3. Mobile Home Conservation

This program provides for the ongoing maintenance and conservation of the Marine Land Mobile Home Park located at 531 Pier Avenue. The 60-space park provides housing for extremely-low-, very-low- and low-income households. The Hermosa Court Recreational Vehicle Park with 19 pads at 725 10th Street also provides transitional housing space for those persons or households in transition from an RV to apartment or home. The City's MHP Zoning District requires Planning Commission approval in order to add or delete spaces in the park, which helps to preserve affordability by discouraging conversion from single- to double-wide spaces. The Mobile Home Park has obtained state funding to convert to a resident owned park.

This program was implemented with City Council allocation of over \$111,000 and \$1,200,000 awarded under the state's Mobilehome Park Resident Owner Program (MPROP). The Marineland Community Association, Inc., the resident association, is in escrow for purchase of the park from the current owners, with closing anticipated in July 2013.

Timing: This program is ongoing.

Funding: General Fund. No new funding source will be required.

4. Code Enforcement

Program Description: Chapter 8.28 of the Municipal Code provides for the abatement of nuisance conditions relating to private property. To ensure that this goal is achieved, the Code Enforcement Program emphasizes the following:

- The City actively pursues Municipal Code violations on a complaint basis, with particular emphasis being placed on those areas clearly exposed to public view;
- All necessary steps are taken to ensure that violations are corrected in an expeditious and voluntary manner;
- Where appropriate, property owners are informed of available assistance programs for lower-income persons who may not be able to afford needed improvements or corrections; and
- The City utilizes misdemeanor criminal prosecution only when attempts to gain voluntary compliance have failed.

The Code Enforcement Program is responsible for enforcing those sections of the Municipal Code related to property maintenance, including zoning, property

maintenance, illegal units, trash container regulations, construction without permits, and sign regulations. The Code Enforcement Officer assists and makes recommendations to other City departments, such as conducting inspections of business licenses, home occupation offenses, and obstructions in public right-of-way.

Timing: This program is in place and will continue through the planning period.

Funding: General Fund. No new funding source will be required.

5. Affordable Housing Development Outreach and Assistance

Program Description: This program involves the investigation of potential funding sources and administrative support to assist private and non-profit organizations in the development and/or provision of affordable housing. The City will investigate the feasibility of expanding CDBG funding and Section 8 rental vouchers to qualifying households. The Section 8 program is one of the major sources of housing assistance for very-low- and extremely-low-income households. If the City is successful in obtaining increased CDBG funding and/or expanding Section 8 rental vouchers for residents, this information will be posted in the Community Center, on the City's website, in handouts provided in the information kiosk in the City Hall lobby, and in the local library. Brochures will also be provided to local service clubs including the local "Meals on Wheels" program, local dial-a-ride service, the local recreation center, and emergency shelters in the area.

The City will also provide incentives such as priority processing, fee waivers and deferrals, and modified development standards to projects with low- or moderate-income units, and will assist in preparing and processing grant applications for affordable housing projects to support the development of such units. Project sponsors will be encouraged to include units for extremely-low-income households where feasible. The City in 2010 conferred with a variety of nonprofits to identify specific actions the City can take to facilitate the development of affordable housing, including to extremely-low-, very-low- and low-income households.

Timing: Contact nonprofits annually regarding residential development opportunities.

Funding: This program will be financed through the City's General Fund and grant funds. No new funding source will be required.

6. Fair Housing

Program Description: The City provides assistance to local fair housing organizations to address complaints regarding housing discrimination within the City and to provide counseling in landlord/tenant disputes. This program includes a referral service in City Hall whereby a staff person provides materials (e.g., handouts, booklets, pamphlets) to the public. This information is also available to the public at the library and on the City's website.

Timing: This program is ongoing and will continue through the planning period.

Funding: General Fund. No new funding source will be required.

7. Zoning for Special Needs and Affordable Housing

Program Description: The Zoning Code encourages the provision of housing for persons with special needs, including regulations and procedures related to group homes, emergency shelters, transitional/supportive housing and persons with disabilities.

Timing: Continue to monitor changes in state law regarding regulations related to persons with special needs and affordable housing.

Funding: General Fund. No new funding source will be required.

8. Facilitate Efficient Use of Sites that Allow High-Density Residential Development

Program Description: This program will facilitate affordable housing development on sites that allow high-density residential development including reducing constraints posed by small lot sizes.

a. The City will facilitate lot consolidation by:

- Assisting affordable housing developers in identifying opportunities for lot consolidation using the City’s GIS system and property database;
- Continuing to expedite processing for lot consolidations processed concurrently with planning entitlements;
- Continuing to provide a graduated density bonus for lower-income housing on small lots consolidated into a single building site according to the following formula:

Combined Parcel Size	Allowable Base Density*
Less than 0.50 acre	33 units/acre
0.50 acre to 0.99 acre	34.7 units/acre (5% increase)
1.00 acre or more	36.3 units/acre (10% increase)

*Excluding density bonus

- Publicizing the program on the City’s website, at the Planning counter, and by notice to affordable housing providers.

b. The City will facilitate affordable housing development by:

- Facilitating pre-application meetings;
- Implementing incentives under the Density Bonus law;
- Reducing on-site property development standards (e.g. reduced setbacks, reduced parking standards) for developments with affordable elderly or disabled housing units for small projects below the threshold of the Density Bonus law;
- Allowing deferral or waiver of City fees necessary to make the project cost-effective;
- Facilitating permit processing so that developers can take advantage of funding opportunities;

- Expediting permit processing through concurrent review through the planning and building processes;
- Promoting programs on the City's website and at the Planning Counter and biennially notify affordable housing developers of the City's housing incentives.

Timing: Implementation of these incentives and procedures throughout the planning period.

Funding: General Fund. No new funding source will be required.

Program 9 – Sustainable Housing Development

Program Description: In 2013 the City embarked on a comprehensive update to the General Plan. One of the primary themes of the new General Plan will be community sustainability. As part of the General Plan update, state-of-the-art options to improve sustainability and energy conservation will be reviewed, and those that are appropriate for Hermosa Beach will be pursued. New initiatives related to residential development will be incorporated into the Housing Element, as appropriate. Policies to be considered as part of the General Plan update include the following:

Facilitate Sustainable Housing Development

- Continue to provide incentives to encourage green building.
- Develop a green building program, including incentives, addressing expansions and upgrades to the existing residential stock.
- Encourage and facilitate renewable energy use and production at home.*
- Continue to implement solar and wind energy ordinances.
- Continue to implement CEC's Building Energy Efficiency Standards and explore strategies to achieve greater efficiencies above existing standards.
- Encourage use of local and/or recycled building materials.
- Continue to implement water conservation and water efficient landscape ordinances.
- Continue to monitor energy and water use in the city and investigate programs to conserve these scarce natural resources.
- Amend the Municipal Code as appropriate to support improved environmental performance of existing and new residential development.

Incorporate Sustainable Design into New Development

- Achieve enhanced energy efficiency through use of passive and active solar strategies.*
- Encourage residential development near public transportation and existing infrastructure.
- Incorporate high levels of internal and external connectivity to promote a variety of travel options.

- Provide direct and safe connections for pedestrians, bicyclists and drivers from residential areas to local community destinations and neighborhood centers.
- Preserve and enhance existing tree canopy, native vegetation, and pervious surfaces.

Funding: General Fund; Sustainable Communities Grant.

Timing: The comprehensive General Plan update is expected to be completed in 2016.

D. Housing Program Implementation Matrix

Table II-1 indicates the agency or department responsible for overseeing the administration and/or implementation of the aforementioned programs. The table also indicates the funding source for the program, the schedule for the program’s implementation, and finally, where appropriate, the estimated number of housing units or persons that will be assisted.

**Table II-1
Program Implementation Matrix**

Program	Funding Source	Implementation Schedule	Responsible Department
1. Density Bonus Program	General Fund	Throughout the planning period	Community Development Department
2. Housing Sites Database	General Fund	Throughout the planning period	Community Development Department
3. Mobile Home Conservation	General Fund	Throughout the planning period	Community Development Department
4. Code Enforcement	General Fund	Throughout the planning period	Community Development Department
5. Affordable Housing Outreach & Assistance	General Fund	Notify nonprofits of housing opportunities annually	Community Development Department
6. Fair Housing	General Fund	Annual assistance to fair housing organization	Community Development Department
7. Zoning for Special Needs Housing and Affordable Housing	General Fund	Monitor state law throughout the planning period	Community Development Department
8. Efficient Site Use for High Density Development	General Fund	Implementation throughout the planning period	Community Development Department
9. Sustainable Housing Development	General Fund	Concurrent with the General Plan update and ongoing	Community Development Department

**Table II-2
Quantified Objectives 2013-2021**

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Upper	
New construction (1)	1	-	1	-	-	2
Rehabilitation	10					10
Conservation (2)	60					60

1. Quantified objective for new construction is for the period 1/1/2006 - 6/30/2014 per the RHNA
 2. Mobile homes

**CITY OF
HERMOSA BEACH**

**HOUSING ELEMENT
TECHNICAL REPORT
2013-2021**

September 10, 2013

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I. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent available data from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD), the Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data were obtained through field surveys and from the California Department of Finance.

A. Population Characteristics

1. Population Growth Trends

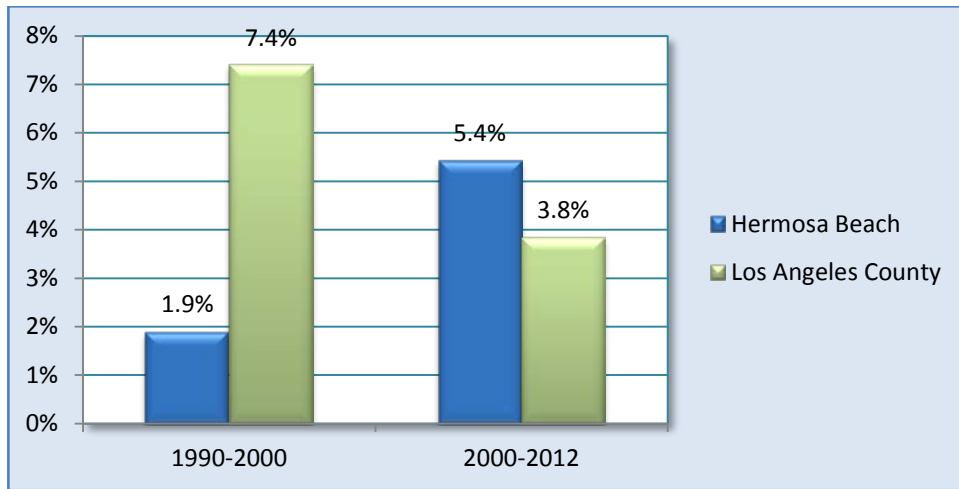
Located 17 miles southwest of Los Angeles at the southern end of Santa Monica Bay, the 1.3-square-mile City of Hermosa Beach was incorporated in 1907. The city grew very slowly during the 1990s, having grown less than 2% from 1990 to 2000. Most of the growth that has recently occurred has consisted of density increases on existing parcels, through demolition and replacement of existing homes. From 2000 to 2012 the city's population increased by about 5%, which was partially attributable to an increase in average household size. This is in contrast with Los Angeles County, which grew by 7.4% between 1990 and 2000, and an additional 3.8% from 2000 to 2012 (see Table I-1 and Figure I-1). As an essentially built-out city, there continue to be few opportunities for growth, except through redevelopment/infill on existing parcels.

Table I-1
Population Trends, 1990-2012 –
Hermosa Beach vs. Los Angeles County

	1990	2000	2012	Growth	
				1990-2000	2000-2012
Hermosa Beach	18,219	18,566	19,574	1.9%	5.4%
Los Angeles County	8,863,164	9,519,330	9,884,632	7.4%	3.8%

Source: U.S. Census, California Dept. of Finance Table E-5 (2012)

Figure I-1
Population Growth 1990-2012 – Hermosa Beach vs. Los Angeles County



2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table I-2 provides a comparison of the city and county population by age group in 2010. This table shows that the age distribution of the city's population is older than Los Angeles County as a whole, with Hermosa Beach's population having a median age about two years older than Los Angeles County. An aging population has implications regarding the type and size of future housing needs, as well as accessibility.

Table I-2
Age Distribution

Age Group	Hermosa Beach		Los Angeles County	
	Persons	%	Persons	%
Under 5 years	992	5%	645,793	7%
5 to 9 years	968	5%	633,690	6%
10 to 14 years	704	4%	678,845	7%
15 to 19 years	608	3%	753,630	8%
20 to 24 years	1,063	5%	752,788	8%
25 to 29 years	2,606	13%	759,602	8%
30 to 34 years	2,091	11%	716,129	7%
35 to 39 years	1,925	10%	715,635	7%
40 to 44 years	1,894	10%	714,691	7%
45 to 49 years	1,649	8%	706,742	7%
50 to 54 years	1,199	6%	662,205	7%
55 to 59 years	1,095	6%	560,920	6%
60 to 64 years	955	5%	452,236	5%
65 to 69 years	638	3%	323,287	3%
70 to 74 years	430	2%	245,183	2%
75 to 79 years	275	1%	192,881	2%
80 to 84 years	200	1%	152,722	2%
85 years and over	214	1%	151,626	2%
Total	19,506	100%	9,818,605	100%
Median age	37.0		34.8	

Source: 2010 Census, Table DP-1

3. Race and Ethnicity

The racial and ethnic composition of the city differs from the county in that a lower proportion of city residents are Hispanic/Latino or other racial minorities. Approximately 81% of city residents are non-Hispanic white, contrasted with 28% for the county as a whole. The percentage of Hispanics residing in the city, at 8%, is significantly lower than that of the county with 48% Hispanic/Latino. Asians, at 6%, represent the largest non-Hispanic minority (Table I-3).

**Table I-3
Race/Ethnicity**

Racial/Ethnic Group	Hermosa Beach		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	17,874	91.6%	5,130,716	52.3%
-White	15,780	80.9%	2,728,321	27.8%
-Black or African American	216	1.1%	815,086	8.3%
-American Indian/Alaska Native	28	0.1%	18,886	0.2%
-Asian	1,097	5.6%	1,325,671	13.5%
-Native Hawaiian/Pacific Islander	43	0.2%	22,464	0.2%
-Other races or 2+ races	710	3.6%	220,288	2.2%
Hispanic or Latino (any race)	1,632	8.4%	4,687,889	47.7%
Total	19,506	100%	9,818,605	100%

Source: 2010 Census, Table DP-1

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Hermosa Beach had 9,550 households as reported in the 2010 Census. Table I-4 provides a comparison of households by type for the city and Los Angeles County as a whole. Family households in 2010 comprised approximately 42% of all households in the city, 26% less than the county. Another significant difference in household composition between the city and county is the number of single person households (38% city vs. 24% county). Due to these factors, the city’s average household size is also lower than Los Angeles County as a whole (2.04 persons per household City vs. 2.98 persons per household county). These statistics suggest that there is less need for large units in Hermosa Beach than are needed for other areas of the county.

**Table I-4
Household Composition**

Household Type	Hermosa Beach		LA County	
	Households	%	Households	%
Family households:	4,039	42%	2,194,080	68%
Husband-wife family	3,254	34%	1,480,665	46%
With own children under 18 years	1,380	14%	721,804	22%
Male householder, no wife present	325	3%	216,368	7%
With own children under 18 years	178	2%	92,161	3%
Female householder, no husband present	460	5%	497,047	15%
With own children under 18 years	238	2%	239,012	7%
Non-family households:	5,511	58%	1,047,124	32%
Householder living alone	3,644	38%	784,928	24%
Households with individuals under 18 years	1,878	20%	1,220,021	38%
Households with individuals 65 years and over	1,381	14%	790,386	24%
Total households	9,550	100%	3,241,204	100%
Average household size	2.04		2.98	

Source: 2010 Census, Table DP-1

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities strive to have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table I-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. This table reveals a higher level of renters in the city, approximately 3 percentage points higher than the county, which is common for beach communities.

**Table I-5
Household Tenure**

Housing Type	Hermosa Beach		LA County	
	Units	%	Units	%
Occupied housing units	9,550	94.0%	3,241,204	94.1%
Owner-occupied housing units	4,255	41.9%	1,544,749	44.8%
Average household size of owner-occupied units	2.37	////	3.16	////
Renter-occupied housing units	5,295	52.1%	1,696,455	49.2%
Average household size of renter-occupied units	1.78	////	2.81	////
Vacant housing units	612	6.0%	203,872	5.9%
For rent	247	2.4%	104,960	3.0%
Rented, not occupied	16	0.2%	4,994	0.1%
For sale only	45	0.4%	26,808	0.8%
Sold, not occupied	17	0.2%	6,726	0.2%
For seasonal, recreational, or occasional use	212	2.1%	19,099	0.6%
All other vacants	75	0.7%	41,285	1.2%
Homeowner vacancy rate (%)	1.0	////	1.7	////
Rental vacancy rate (%)	4.4	////	5.8	////
Total housing units	10,162	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing (see Section D.4 starting on page I-14 below for a detailed definition of “affordable” housing). Table I-6 summarizes recent overcrowding data for the City of Hermosa Beach as reported by the Census Bureau.

**Table I-6
Overcrowding**

Occupants per Room	Hermosa Beach		LA County	
	Units	%	Units	%
Owner occupied units	4,279	100%	1,552,091	100%
1.01 to 1.50	0	--	71,920	5%
1.51 to 2.00	0	--	17,241	1%
2.01 or more	0	--	4,877	0.3%
Renter occupied units	5,110	100%	1,665,798	100%
1.01 to 1.50	17	0.3%	163,166	10%
1.51 to 2.00	0	--	86,760	5%
2.01 or more	0	--	43,489	3%

Source: Census 2006-2010 ACS, Table B25014

Based on U.S. Census standards, Hermosa Beach residents live in relatively less crowded housing conditions than the rest of Los Angeles County. Recent Census data indicate that there were no overcrowded owner-occupied units and only 0.3% overcrowded renter-occupied units in Hermosa Beach. In the county, however, 1.4% of the owner-occupied units and about 18% of renter-occupied units are considered overcrowded.

4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census data, the median household income in Hermosa Beach was \$99,976, over 80% higher than Los Angeles County.

**Table I-7
Median Household Income
Hermosa Beach and Los Angeles County**

Jurisdiction	Median Income	% of County Median Income
Hermosa Beach	\$99,976	180%
Los Angeles County	\$55,476	100%

Source: U.S. Census, 2006-2010 ACS, Table DP-3

5. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table I-8 displays recent Census estimates for overpayment by tenure. According to SCAG, approximately 41% of renter households and 37% of owner households were overpaying for housing.

Although homeowners enjoy interest and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up, resulting in overcrowding and related problems.

**Table I-8
Overpayment by Tenure**

Housing Payment Level (% of gross income)	Renters		Owners	
	Households	Percent	Households	Percent
Less than 30%	2,954	59%	2,648	63%
30-34%	366	7%	318	8%
35-39%	473	10%	289	7%
40-49%	410	8%	275	7%
50% or more	691	14%	650	15%
Not available	96	2%	56	1%
Totals	4,990	100%	4,236	100%

Source: SCAG based on 2005-2009 ACS

C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Employment

Employment and projected job growth have a significant influence on housing needs during this planning period. Table I-9 shows that the city had a workforce of 13,349 persons, or 80% of the working-age population, as reported by recent Census data. This table also shows that the city's population has a much higher participation in the workforce than the county (80% city vs. 65% county).

**Table I-9
Labor Force – Hermosa Beach vs. Los Angeles County**

Labor Force Status	Hermosa Beach		LA County	
	Persons	%	Persons	%
Population 16 years and over	16,764	100%	7,602,252	100%
In labor force	13,349	80%	4,959,167	65%
Civilian labor force	13,328	80%	4,953,791	65%
Employed	12,667	76%	4,522,917	60%
Unemployed	661	4%	430,874	6%
Armed Forces	21	0.1%	5,376	0.1%
Not in labor force	3,415	20%	2,643,085	35%

Source: Census 2006-2010 ACS, Table DP3

According to recent Census data, approximately 61% of the city's working residents were employed in management and professional occupations (Table I-10). A low percentage of workers (under 9%) were employed in service related occupations such as waiters, waitresses and beauticians. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers constituted approximately 6% of the workforce.

**Table I-10
Employment by Occupation**

Occupation	Hermosa Beach	
	Persons	%
Civilian employed population 16 years and over	12,667	100%
Management, business, science, and arts occupations	7,739	61%
Service occupations	1,076	9%
Sales and office occupations	3,085	24%
Natural resources, construction, and maintenance occupations	276	2%
Production, transportation, and material moving occupations	491	4%

Source: U.S. Census 2006-2010 ACS, Table DP3

2. Projected Job Growth

Table I-11 shows projected employment growth by industry for Los Angeles County for the period 2010-2020. The greatest number of new jobs projected to be produced in Los Angeles County over this 10-year period are expected to be in Trade, Transportation and Utilities, Educational Services, Health Care and Social Assistance, and Professional and Business Services.

Table I-11
2010-2020 Industry Employment Projections –
Los Angeles County

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2010	2020	Numerical	Percent
	Total Employment	4,246,700	4,904,300	657,600	15.5
	Self-Employment (A)	337,500	366,900	29,400	8.7
	Unpaid Family Workers (B)	3,300	3,400	100	3.0
	Private Household Workers (C)	126,600	163,300	36,700	29.0
	Total Farm	6,200	5,800	-400	-6.5
	Total Nonfarm	3,773,100	4,364,900	591,800	15.7
1133,21	Mining and Logging	4,100	4,500	400	9.8
23	Construction	104,500	129,600	25,100	24.0
31-33	Manufacturing	373,200	362,500	-10,700	-2.9
22,42-49	Trade, Transportation, and Utilities	739,800	887,700	147,900	20.0
51	Information	191,500	211,700	20,200	10.5
52-53	Financial Activities	209,500	231,300	21,800	10.4
54-56	Professional and Business Services	527,500	640,600	113,100	21.4
61-62	Educational Services, Health Care and Social Assistance	522,000	660,000	138,000	26.4
71-72	Leisure and Hospitality	384,800	480,000	95,200	24.7
81	Other Services (excludes 814-Private Household Workers)	136,700	150,700	14,000	10.2
	Government	579,600	606,300	26,700	4.6
	Federal Government (D)	51,600	43,900	-7,700	-14.9
	State and Local Government	528,000	562,400	34,400	6.5
	State Government	80,700	88,100	7,400	9.2
	Local Government	447,300	474,300	27,000	6.0

Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2011 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.

Industry detail may not add up to totals due to independent rounding.

Notes

1. Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.
2. Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.
3. Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.
4. Temporary U.S. Census workers are included in the base and projected year employment numbers.

According to recent Census data, about 92% of employed Hermosa Beach residents worked in Los Angeles County, but only 17% of all workers were employed within the city limits (Table I-12).

**Table I-12
Job Location for Hermosa Beach Residents**

Workplace Location	%
Worked in state of residence	98%
Worked in county of residence	92%
Worked in place of residence	17%
Worked outside county of residence	6%
Worked outside state of residence	2%

Source: Census 2006-2010 ACS, Table S0801

D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community’s housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined by the Census Bureau as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

As of 2012, 51% of the city’s housing stock was comprised of single family units, while multi-family units comprised 47% of the total. Mobile homes comprised the remaining 1%. Table I-13 provides a breakdown of the housing stock by type along with growth trends for the city compared to the county as a whole for the period 2000-2012.

**Table I-13
Housing by Type – Hermosa Beach vs. Los Angeles County**

Structure Type	2000		2012		Growth	
	Units	%	Units	%	Units	%
Hermosa Beach						
Single-family	5,021	51%	5,146	51%	125	39.1%
Multi-family	4,737	48%	4,797	47%	60	18.8%
Mobile homes	82	0.8%	217	2.1%	135	42.2%
Total units	9,840	100%	10,160	100%	320	100%
Los Angeles County						
Single-family	1,835,024	56%	1,947,820	56%	112,796	61.6%
Multi-family	1,379,277	42%	1,447,958	42%	68,681	37.5%
Mobile homes	56,605	2%	58,314	2%	1,709	0.9%
Total units	3,270,906	100%	3,454,092	100%	183,186	100%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

Between 2000 and 2012, single-family homes represented about 39% of all units built in the city. The number of mobile homes added to the housing stock totaled 135, outpacing both the number of single family homes (125) and multi-family units (60) constructed during this period.

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table I-14 shows the age distribution of the housing stock in Hermosa Beach compared to Los Angeles County as a whole as reported in recent Census data.

Table I-14
Age of Housing Stock by Tenure –
Hermosa Beach vs. Los Angeles County

Year Built	Hermosa Beach		LA County	
	Units	%	Units	%
Built 2005 or later	179	2%	54,241	2%
Built 2000 to 2004	437	4%	109,255	3%
Built 1990 to 1999	711	7%	208,791	6%
Built 1980 to 1989	961	9%	403,248	12%
Built 1970 to 1979	2,395	23%	496,376	14%
Built 1960 to 1969	1,486	14%	518,500	15%
Built 1950 to 1959	1,778	17%	722,473	21%
Built 1940 to 1949	664	6%	396,035	12%
Built 1939 or earlier	1,700	16%	516,817	15%
Total units	10,311	100%	3,425,736	100%

Source: Census 2006-2010 ACS, Table DP-4

This table shows that 53% of the housing units in Hermosa Beach were constructed prior to 1970. These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for a large percentage of the city's housing stock. However, due to the city's relatively high household incomes, market forces would be expected to encourage more private maintenance, rehabilitation, and lead paint remediation, as compared to lower-income communities.

A 2003 citywide survey of housing conditions categorized units into the following three groups:

- Good - housing unit appears to be well-maintained;
- In Need of Minor Repair - unit exhibits need for repair, which may include repainting or other limited maintenance; or,
- Major Repair - unit is in need of major repairs, which may include, but not be limited to, foundations, roofing materials, etc.

The field survey identified a total of just six units in Category 2 and two units in Category 3. Given the relatively large number of housing units in the City, the housing stock overall was found to be very well-maintained. Based on the high property values typical in beach communities it is estimated that the number of housing units in need of repair is equal to or less than found in the previous survey.

3. Vacancy

Housing vacancy rates as reported in the 2010 Census are shown in Table I-15. The table shows that vacancy rates in the city were relatively low, with a rental vacancy rate of just 2.5% and an owner vacancy rate of only 1%. The rental vacancy rate for the county as a whole was somewhat higher, at 5.8% for rental units and 1.7% for owner units. A rental vacancy rate in the 5% range is considered a healthy market condition allowing for tenant mobility.

**Table I-15
Housing Vacancy –
Hermosa Beach vs. Los Angeles County**

Housing Type	Hermosa Beach		LA County	
	Units	%	Units	%
Occupied housing units	9,550	94.0%	3,241,204	94.1%
Owner-occupied housing units	4,255	41.9%	1,544,749	44.8%
Average household size of owner-occupied units	2.37	////	3.16	////
Renter-occupied housing units	5,295	52.1%	1,696,455	49.2%
Average household size of renter-occupied units	1.78	////	2.81	////
Vacant housing units	612	6.0%	203,872	5.9%
For rent	247	2.4%	104,960	3.0%
Rented, not occupied	16	0.2%	4,994	0.1%
For sale only	45	0.4%	26,808	0.8%
Sold, not occupied	17	0.2%	6,726	0.2%
For seasonal, recreational, or occasional use	212	2.1%	19,099	0.6%
All other vacants	75	0.7%	41,285	1.2%
Homeowner vacancy rate (%)	1.0	////	1.7	////
Rental vacancy rate (%)	4.4	////	5.8	////
Total housing units	10,162	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”):

- Extremely-Low (30% or less of AMI),
- Very-Low (31-50% of AMI),
- Low (51-80% of AMI),
- Moderate (81-120% of AMI), and
- Above Moderate (over 120% of AMI).

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table I-16 shows 2012 affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$633, while the maximum affordable rent for very-low-income households is \$1,054. The maximum affordable rent for low-income households is \$1,686, while the maximum for moderate-income households is \$1,944.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table I-16 have been estimated based on typical conditions.

Table I-16
Income Categories and Affordable Housing Costs –
Los Angeles County

2013 County Median Income = \$64,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$25,600	\$640	
Very Low (31-50%)	\$42,700	\$1,068	\$150,000
Low (51-80%)	\$68,300	\$1,708	\$250,000
Moderate (81-120%)	\$77,750	\$1,944	\$300,000
Above moderate (120%+)	\$77,750+	\$1,944+	\$300,000+

Assumptions:

- Based on a family of 4
- 30% of gross income for rent or PITI
- 10% down payment, 4% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

b. For-Sale Housing

Housing sales price statistics reported by DataQuick Information Systems for the calendar year 2012¹ showed median sales prices of \$1,060,000 for single-family homes and \$758,000 for condos in Hermosa Beach. Based on the estimated affordable purchase prices shown in Table I-16, it is unlikely that any market rate homes or condos would be affordable to lower- or moderate-income residents. These data illustrate the fact that in beach communities, very large public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers. At a median condo price of about \$750,000, there is a “gap” of \$450,000 between the market price and the maximum price a moderate-income household can afford to pay for a home. For low-income households, this gap is \$500,000.

c. Rental Housing

Based on a recent rental survey, typical rents for 2-bedroom units in large apartment complexes range from \$2,300 to \$3,000 per month. As would be expected in a desirable beach community in Southern California, when market rents are compared to the amounts households can afford to pay (Table I-16, page I-14), it is clear that very-low- and extremely-low-income households have a very difficult time finding housing without overpaying. At a rent of \$2,300 per month, the gap between market rent and affordable rent at the very-low-income level is at least \$1,000 per month, while the gap at the extremely-low-income level is over \$1,700 per month.

E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one’s employment and income, family characteristics, disability, or other conditions. As a result, some Hermosa Beach residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines “special needs” groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

The most recent available Census data found that approximately 1,125 people in Hermosa Beach between the 16 and 64 years of age, or 15% of the working age population, reported a work-related disability (Table I-17). Of those aged 65 and over, 959 disabilities were reported. Included within these disabilities are persons whose disability hinders their ability to go outside the home (3.3% of the working age population and 17.5% of the senior population). Housing opportunities for the handicapped can be maximized through housing assistance programs and providing universal design features

¹ <http://www.dqnews.com/Charts/Annual-Charts/LA-Times-Charts/ZIPLAT12.aspx>

such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

**Table I-17
Persons with Disabilities by Age –
Hermosa Beach**

Disability by Age	Persons	Percent
Age 5 to 15 - total persons	1,228	--
Sensory disability	0	0.0%
Physical disability	27	2.2%
Mental disability	45	3.7%
Self-care disability	27	2.2%
Age 16 to 64 - total persons	7,340	--
Sensory disability	181	2.5%
Physical disability	318	4.3%
Mental disability	212	2.9%
Self-care disability	51	0.7%
Go-outside-the-home disability	239	3.3%
Employment disability	1,125	15.3%
Age 65 and over* - total persons	1,248	17.0%
Sensory disability	170	13.6%
Physical disability	273	21.9%
Mental disability	132	10.6%
Self-care disability	165	13.2%
Go-outside-the-home disability	219	17.5%

Source: 2000 Census, SF3 Tables P8 and P41

Note: Totals may exceed 100% due to multiple disabilities per person

Developmentally Disabled

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of

assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Westside Regional Center (WRC) located in Culver City (<http://www.westsiderc.org/>) provides services for people with developmental disabilities in Hermosa Beach. The WRC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost. According to the latest WRC Performance Report², the Center served approximately 7,100 individuals during 2010.

In addition to the services provided by the WRC, City housing programs that respond to the needs of this population include 5a (Incentives for Affordable Housing), 6a (Section 8 Rental Assistance) and 7d (Emergency Shelters and Transitional/Supportive Housing).

² <http://www.westsiderc.org/s/WRC%20Performance%20Contract%20Year%20End%20Report%20For%202010.pdf>

2. Elderly

According to recent Census data, there were 1,2274 households (24% of owners but only 5% of renters) in Hermosa Beach where the householder was 65 or older (Table I-18). Many elderly persons are dependent on fixed incomes and/or have a disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

Table I-18
Elderly Households by Tenure –
Hermosa Beach

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	3,245	76%	4,917	96%
65 to 74 years	597	14%	82	2%
75 to 84 years	350	8%	31	1%
85 years and over	87	2%	80	2%
Total Households	4,279	100%	5,110	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Among both owners and renters, more than 67% of all households have only one or two members. Less than 1% of renter households had five or more members, while about 3% of owners were large households (Table I-19). This distribution suggests that the need for large units with four or more bedrooms is expected to be much less than for smaller units.

Table I-19
Household Size by Tenure –
Hermosa Beach

Household Size	Owner		Renter	
	Households	%	Households	%
1 person	1,361	32%	2,595	51%
2 persons	1,517	35%	1,655	32%
3 persons	688	16%	621	12%
4 persons	572	13%	202	4%
5 persons	73	2%	8	0%
6 persons	50	1%	12	0%
7 persons or more	18	0%	17	0%
Total Households	4,279	100%	5,110	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

4. Female-Headed Households

Recent Census data reported that approximately 4% of owner households and 2% of renter households in the city were headed by a female (Table I-20). A similar number of households were headed by single men. While female-headed households represent a small portion of households, they may have significant difficulties finding affordable housing, particularly in expensive coastal areas.

Table I-20
Household Type by Tenure –
Hermosa Beach

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	2,270	53%	915	18%
Male householder, no wife present	175	4%	145	3%
Female householder, no husband present	187	4%	115	2%
Non-family households	1,647	38%	3,935	77%
Total Households	4,279	100%	5,110	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

5. Farm Workers

Farm worker households are considered as a special needs group due to their transient nature and the lower incomes typically earned by these households. Migrant workers, and their places of residence, are generally located in close proximity to agricultural areas providing employment. Although agriculture produces a total annual value of approximately \$278 million per year in Los Angeles County, no major agricultural activities are found in Hermosa Beach or in the surrounding communities.³ In addition, 2006-2010 ACS data estimated 75 City residents who were employed in the agriculture, forestry, fishing, hunting and mining industries, although there is a substantial margin of error for these estimates.

6. Homeless Persons

The U.S. Department of Housing and Urban Development (HUD) defines the term “homeless” as the state of a person who lacks a fixed, regular, and adequate night-time residence, or a person who has a primary night time residency that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or

³ 2005 Crop and Livestock Report, Los Angeles County Agricultural Commissioner

- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.⁴

Although there are myriad causes of homelessness, among the most common are:

- Substance abuse and alcohol
- Domestic violence
- Mental illness

According to the 2011 Homeless Count Report⁵ by the Los Angeles Homeless Services Authority (LAHSA), 51,340 homeless persons were identified at the time of the survey. Of this population, 38% were in shelter facilities and 62% were unsheltered. Hermosa Beach is located within LAHSA's Service Planning Area (SPA) 8 – South Bay (see Figure I-2). The homeless count for SPA 8 found 5,833 single adults, 943 family members, and 12 unaccompanied youth.

LAHSA's "Opt-In Program" provides local jurisdictions with homeless count numbers specific to their area or city allowing them to obtain local homeless count information to more effectively address local homelessness and to report progress to federal, state, and county agencies to meet funding requirements. The City of Hermosa Beach participated in the 2011 Greater Los Angeles Homeless Count, which identified 35 unsheltered adult homeless persons within the city.

Shelter and service needs of the homeless population are significantly different depending on the population subgroup. Los Angeles County's Continuum of Care approach to homelessness is a coordinated and systematic local approach to meet the needs of homeless individuals and families within these subgroups, including:

- Chronic Homeless Persons;
- Episodic Homeless Persons; and
- Persons at Risk of Becoming Homeless

The County's focus is to provide funding for access to mainstream resources such as income supports, health care, mental health care, substance abuse treatment programs, child care, and job training placement.⁶ These resources serve the existing homeless population, and also work toward the prevention of homelessness.

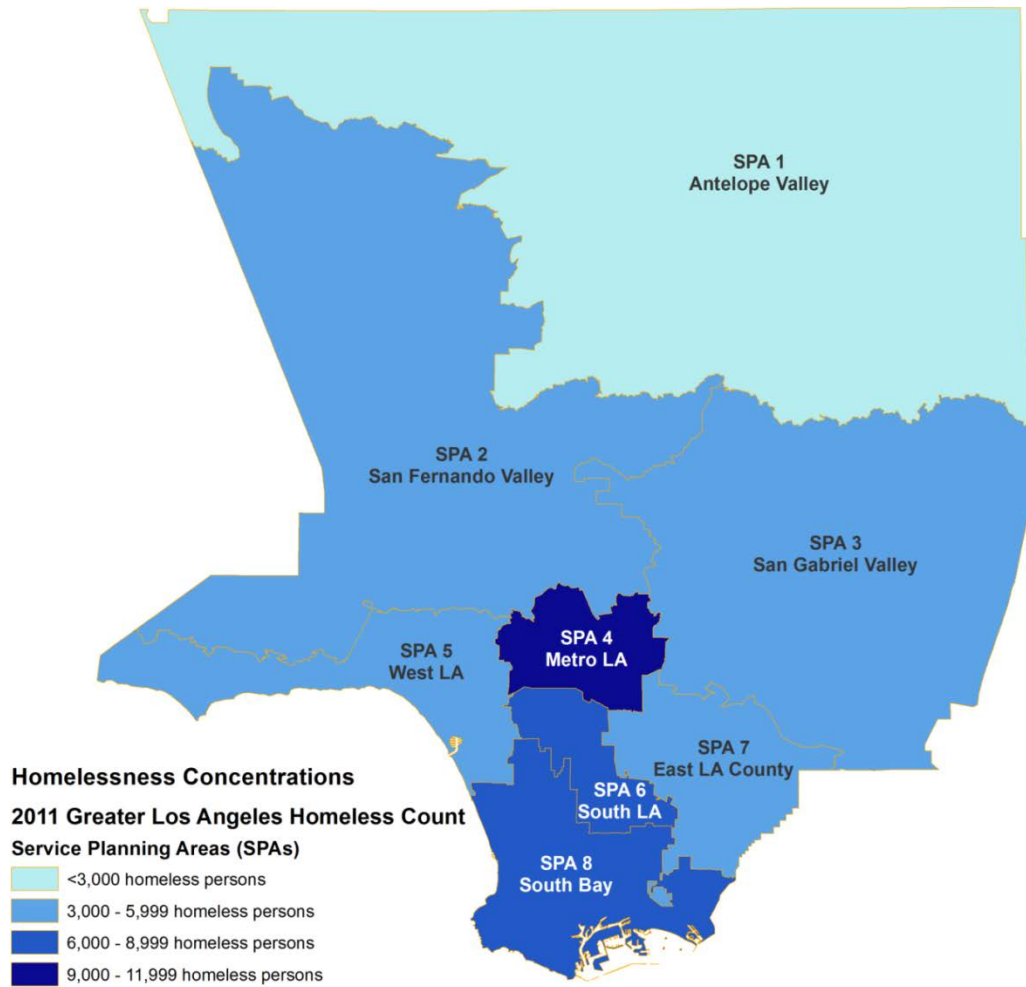
Contacts with the City of Hermosa Beach Police Department and the Los Angeles County Departments of Beaches indicate that transients occasionally pass through the City. When transients or homeless individuals are encountered, they are referred to the appropriate agencies for assistance."

⁴ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

⁵ <http://www.lahsa.org/docs/2011-Homeless-Count/HC11-Detailed-Geography-Report-FINAL.PDF>

⁶ Los Angeles County Housing and Community Development Consolidated Plan, page 5-21

**Figure I-2
Los Angeles County Homeless Service Planning Areas**



Senate Bill 2 of 2007 strengthened the planning requirements for emergency shelter and transitional/supportive housing. Unless existing shelter facilities are available to meet local needs, jurisdictions must designate at least one zone where new shelters may be established “by-right” (i.e., without a conditional use permit or other discretionary approval). In 2013 the City amended the Municipal Code to address these new requirements.

F. Assisted Housing at Risk of Conversion

As part of the Housing Element update, state law requires jurisdictions to identify assisted units that are at risk of conversion to market rate housing during the 10-year period 2013-2023. According to the Southern California Association of Governments and the California Housing Partnership Corporation, there are no units at risk in Hermosa Beach.

G. Low- and Moderate-Income Housing in the Coastal Zone

The majority of Hermosa Beach located west of Valley Drive is within the Coastal Zone. *California Government Code* §65590 et seq. prohibits conversion or demolition of existing residential dwelling units occupied by low- or moderate-income persons or families unless provision has been made for the replacement in the same city or county of those dwelling units with units for persons and families of low- or moderate-income (excludes structures with less than 3 units, or less than 10 units for projects with more than one structure, among other exclusions).

Section 65590(d) further requires new housing development in the coastal zone to provide housing units for persons and families of low or moderate income, or if not feasible, to provide such units at another location within the same city or county, within the coastal zone or within three miles thereof. Due to the exemptions noted above, no documented affordable units have been constructed in the Coastal Zone. A total of approximately 850 units were constructed from 1982 through 2012.

No affordable units have been demolished or converted within the Coastal Zone since 1982. The Coastal Land Use Plan (LUP) addresses three primary issue areas: access, planning for new development, and the preservation of marine-related resources. The LUP contains policies that may impede the construction of new housing development within the designated coastal zone of the City. These include policies related to the preservation of beach access, adequate parking and controlling the types and densities of residential development within the coastal zone. Coastal policies and standards controlling mass, height and bulk discourage “mansionization.” Policies do not prevent residential units above ground floor commercial as allowed in the C-1 zoning district.

H. Future Housing Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the period January 2014 to October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2. 2014-2021 Hermosa Beach Housing Needs

The Southern California Association of Governments (SCAG) determined the RHNA housing needs for each city within the SCAG region, plus the unincorporated areas. The total housing need for the City of Hermosa Beach during the 2014-2021 planning period is two units, distributed by income category as shown in Table I-21. Pursuant to *Government Code* §65583(a)(1) it is assumed that the need for extremely-low-income households is half of the very-low-income need. A discussion of the city's net remaining housing need is provided in the land inventory section of Chapter II.

**Table I-21 –
Regional Housing Growth Needs 2006-2014 –
Hermosa Beach**

Very Low	Low	Moderate	Above Moderate	Total
1*	1	-	-	2
50%	50%	-	-	100%

Source: SCAG 2012

*This unit is allocated to the extremely-low-income category

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II. RESOURCES AND OPPORTUNITIES

A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Appendix B. The results of this analysis are summarized in Table II-1 below. The table shows that the city’s land inventory exceeds the RHNA allocation of 2 units for this planning period.

As discussed in Appendix B, the requirement to demonstrate availability of lower-income sites is met through zoning that allows redevelopment of underutilized sites at densities greater than 20 units/acre. In 2004 state law was amended to establish 20 units/acre as the density deemed appropriate to accommodate housing for lower-income households in small urban cities like Hermosa Beach [Government Code §65583.2(c)(3)(B)]. The land inventory analysis in Appendix B contains an estimate of the realistic capacity of potential sites for residential development at densities greater than 20 units/acre. The analysis notes that high land values have resulted in extensive “recycling” of small residential parcels to higher-density projects.

**Table II-1
Land Inventory Summary –
Hermosa Beach**

	Income Category			Total
	Lower	Mod	Above	
Vacant sites	8	-	-	8
RHNA 2014-2021	2	-	-	2
Adequate Capacity?	Yes	Yes	Yes	

Sources: Hermosa Beach Community Development Dept., 2013

A discussion of public facilities and infrastructure needed to serve future development is contained in Section III.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs is available from the Department of Housing and Urban Development (HUD). During the previous planning period the City received approximately \$93,000 per year, however the latest grant for FY12-13 was about \$78,000 and future years are expected to be even less. In recent years the City has used CDBG funds for ADA compliance retrofits for the Community Center and Playhouse, City Hall and sidewalk handicap ramps.

The City does not currently participate in other HUD programs such as HOME, Emergency Shelter Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA).

Section 8 Rental Assistance – The Section 8 Housing Choice Voucher Program (HCVP) assists very-low-income senior citizens, families and the disabled with the cost of rental housing. Generally, a tenant pays 30% of his or her adjusted income towards the rent and the Section 8 program pays the balance directly to the landlord. Unfortunately, the need for rental assistance is greater than available resources. The Los Angeles County Section 8 waiting list for assistance in 2013 consists of approximately 200,000 households.

2. Local Resources

As a very small jurisdiction, Hermosa Beach has extremely limited resources for housing assistance. The only locally-generated source of housing revenue is the Condominium Conversion fund, which is an "infrastructure fee toward the physical and service structure of the community from which the development benefits" (Municipal Code Section 17.22.270).

C. Sustainable Housing Development

The City of Hermosa Beach is working to be a leader in sustainability. The three elements of sustainability, environment, economy, and are related to the objectives of this housing element in several ways. Strong, sustainable communities connect housing, transportation, jobs and equity. They reduce transportation costs for families, maximize resource efficiency, improve housing affordability, save energy, and increase access to housing and employment opportunities. This nurtures healthier, more inclusive communities and housing opportunities. Hermosa Beach can use sustainable communities strategies and techniques to invest in healthy, safe and inclusive neighborhoods.

Strategies to increase sustainability are multidisciplinary and should be integrated throughout all elements of the City's General Plan. The City is embarking on a major General Plan/Coastal land Use Plan revision focusing on sustainability and a low carbon future with an anticipated adoption date in 2016, within this Housing Element planning period. Therefore, the purpose of this discussion is to recognize this longer term planning effort while outlining early actions that can be pursued while that process is ongoing.

AB 32 and SB 375

In 2006, the Legislature passed AB 32—The Global Warming Solutions Act of 2006,—which requires the State of California to reduce “greenhouse gas” (GhG) emissions to 1990 levels no later than 2020. Passenger vehicles account for 31 percent of the state’s total emissions. In 1990 greenhouse gas emissions from automobiles and light trucks were 108 million metric tons, but by 2004 these emissions had increased to 135 million metric tons. SB 375 asserts that “Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32.”

SB 375, passed in 2008, builds on the existing regional transportation planning process (which is overseen by local officials with land use responsibilities) to connect the reduction of GhG emissions from cars and light trucks to land use and transportation policy.

SB 375 has three goals: (1) to use the regional transportation planning process to help achieve AB 32 goals; (2) to use the California Environmental Quality Act (CEQA) streamlining as an incentive to encourage residential projects that help achieve AB 32 goals to reduce GhG emissions; and (3) to coordinate the regional housing needs allocation process with the regional transportation planning process. SB 375 requires consistency between the Regional Transportation Plan (RTP) and the Regional Housing Needs Assessment (RHNA), which is accomplished through using an “integrated” growth forecast for use in both of these policy documents.

In 2012 the Southern California Association of Governments (SCAG) adopted both an RTP and a RHNA which allocated only two units to the City of Hermosa Beach as its ‘fair share’ of new housing development that must be accommodated during the planning period. Local governments help to implement SB 375 by adopting housing elements that facilitate new housing development in a manner consistent with the growth forecast and the RHNA. Hermosa’s RHNA of two units reflect that most of the city’s housing development will be in the form of replacement of demolished units.

As required by SB 375 the South Bay Cities Council of Governments adopted its South Bay Sustainable Strategy: An Integrated Land Use and Transportation Strategy, 2009,⁷ which focuses on placing housing and jobs in close proximity and accelerating use and conversion to low carbon transportation modes. Opportunities related to housing may include ensuring housing is electric vehicle ready, enhancing biking and walking and as feasible transit connections between housing and workplaces, and ensuring a range of housing choices for all stages of life, close to jobs.

The City was provided a Sustainability Plan prepared by its ad hoc Green Task Force in 2011, being a plan of local actions the City and people of Hermosa Beach can take to meet today’s needs without compromising the ability of future generations to meet their needs. Programs relevant to residential development and neighborhoods include increasing the feasibility of biking and walking and amending codes to support these modes, creating streetscape and environments to encourage walking, improve local transit services, personal choice and workplace programs to reduce commuter trips,

⁷ http://www.southbaycities.org/files/Sustainable%20South%20Bay%20Strategy.09.08.09_0.pdf

promote low emission vehicle use, encourage photovoltaics at home and businesses for electric vehicle charging, encourage and facilitate renewable energy at home, expand the use of graywater systems and increase water conservation, adopt an ordinance with incentives and facilitation for green building retrofits, and improve waste reduction and recycling at home including a zero waste goal.

The Hermosa Beach Community Greenhouse Gas Emissions Inventory prepared in 2010 evaluated greenhouse gas (GhG) emissions from electricity and natural gas use in homes, finding this sector comprised 24% of the community's emissions in 2007. The transportation sector (which includes all sources) comprised 59%. Under a business as usual forecast, GhG generated by the residential sector would increase 0.3% from 2007 to 2020. The inventory is being updated so that trends and actions can be monitored. Therefore addressing energy conservation will reduce GhG emissions, increase sustainability, and reduce housing costs as well as potentially making homes more comfortable. All of the above are supported by many other initiatives the city is undertaking.

Energy Conservation Opportunities

Given that future housing growth is projected to be limited, attention should be focused on redevelopment, rehabilitation and retrofits. As residential energy costs rise, the subsequent increasing utility costs also reduce housing affordability. Although the City is fully developed, new infill development, rehabilitation and retrofits provide the City opportunities to enhance community sustainability and directly affect energy use within its jurisdiction.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013⁸.

Title 24 sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings. Separate requirements are adopted for "low-rise" residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

⁸ California Energy Commission (<http://www.energy.ca.gov/title24>)

In addition to state-mandated Title 24 requirements, Hermosa Beach is participating in a coalition to collaboratively tackle the issue of energy conservation.⁹ The South Bay Environmental Services Center (SBESC¹⁰) is educating residents, business owners and public agencies and hosting or making available information about the energy conservation programs, retrofits and incentives available in the community and how to incorporate more energy-saving practices into everyday life. Established through funding from the California Public Utilities Commission, the SBESC includes the 15 cities that comprise the South Bay Cities Council of Governments (SBCCOG), and is associated with Southern California Edison and Southern California Gas Company. Member cities include Carson, El Segundo, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, Torrance, and the Harbor City and San Pedro communities of Los Angeles.

The City of Hermosa Beach has adopted solar energy and wind energy ordinances to facilitate their use, and has reduced building permit fees for solar energy systems and waived the planning fee for wind energy systems. These waivers are reviewed annually.

The City has adopted a water conservation ordinance and a water efficient landscape ordinance that is significantly more restrictive than required by state law in that demonstration of drought-tolerant landscaping is required for all new landscaping in connection with all projects regardless of size or tenancy.

The City adopted increased energy efficiency requirements (Tier 1) as part of the 2010 CalGreen Code. The City is participating in the Los Angeles County Energy Upgrade Program so that residents and businesses can take full advantage of energy retrofit programs per AB 811. The City has instituted a fee reduction for LEED or Build-It Green certified buildings, with this incentive to be reviewed annually.

The City, in concert with the South Bay Environmental Service Center (SBESC) and others, will continue to participate and host workshops on green building; the City hosted workshops on solar energy, green building codes, adopted a provision to allow solar energy systems exceeding height limits, waives plan check fees for installation of solar systems, waives building permits for electrical upgrades to charge electric vehicles, and has adopted a form-based zoning district mandating and encouraging green building provisions. The City became a member of 'Cool Cities' and the City's 'Green Building Task Force' prepared a Sustainability Plan accepted by the City in 2011. The City's new Hermosa Beach website and Green Webpage at www.hermosabch.org allow the City to provide housing information updated on a regular basis.

State policy requires all new residential buildings to be 'net zero energy' by 2020. On May 31, 2012 the California Energy Commission (CEC) adopted new energy efficiency standards for both residential and commercial buildings. The new standards take effect on January 1, 2014.

⁹ http://www.imakenews.com/priorityfocus/e_article001104271.cfm?x=bCHNgMg,b7M8B89t

¹⁰ www.sbesc.com

The CEC's 2013 Building Energy Efficiency Standards are 25 percent more efficient than previous standards for residential construction and 30 percent better for nonresidential construction.

Some of the 2013 changes to residential standards include:

- Solar-ready roofs to allow homeowners to add solar photovoltaic panels at a future date. The City's code already mandates this requirement as well as requiring solar readiness for solar hot water heating;
- More efficient windows to allow increased sunlight, while decreasing heat gain. The City's Cal-Green code already requires 15% efficiency over Title 24;
- Insulated hot water pipes to save water and energy and reduce the time it takes to deliver hot water;
- Whole house fans to cool homes and attics with evening air, reducing the need for air conditioning load; and
- Air conditioner installation verification to insure efficient operation.

As part of its comprehensive General Plan update, initiated in 2013, the City will focus on new opportunities to encourage sustainable development. Strategic opportunity areas include the following:

- *Land use and transportation planning*: opportunities include enhanced bicycle and pedestrian modes including implementing the South Bay Bicycle Master Plan and improving walkability, improved jobs/housing balance including opportunities to foster economic innovation close to home, the potential for mixed use development in limited areas, and protection of the marine environment and the City's coastal economy etc.
- *Building technology*: opportunities include incentives for higher-efficiency buildings, green roofs, smart buildings, green building programs targeting small projects and retrofits, etc.
- *Lifestyle options*: opportunities include improved information dissemination to the building community and residents to foster informed choices in site design, home construction and remodeling; efficient resource use; improved environmental protection (runoff controls, water conservation, measures to reduce greenhouse gases); housing options for all stages of life, etc.

Issue Area No. 6 and Program 9 in the Housing Plan describe the City's policies and objectives for identifying these and other opportunities for more sustainable development as part of the General Plan update.

III. CONSTRAINTS

A. Governmental Constraints

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Hermosa Beach General Plan Land Use Element includes four residential land use designations, as shown in Table III-1.

**Table III-1
Residential Land Use Categories –
Hermosa Beach General Plan**

Designation	Maximum Density*
Low Density	13 DU/acre
Medium Density	25 DU/acre
High Density	33 DU/acre
Mobile Home	13 DU/acre

The City of Hermosa Beach General Plan is not considered a constraint to the goals and policies of the Housing Element as the City's zoning is consistent with the General Plan and adequate sites with appropriate densities have been identified to accommodate the remaining RHNA allocation.

b. Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

There are five residential zones in Hermosa Beach:

- R-1 Single Family Residential (R-1A: Two Dwelling Units per Lot)
- R-2 Two-Family Residential (R-2B: Limited Multiple Family Residential)
- R-3 Multiple-Family Residential
- R-P Residential Professional
- MHP Mobile Home Park

In addition to these zones, residential uses are also permitted above ground floor commercial within the C-1 "Limited Business and Residential Zone" (see Table III-3). A summary of the development standards for these zones is provided in Table III-2.

**Table III-2
Residential Development Standards by Zone**

Development Standard	R-P	R-1	R-1A	R-2	R-2B	R-3	C-1
Minimum Lot Area (sq.ft.) per DU	1,320	4,000	3,350	1,750	1,750	1,320	1,320
Equivalent Density	33	10.9	13	24.9	24.9	33	33
Minimum Front Yard (ft.)	n/a	10% of lot depth	10% of lot depth	10% of lot depth	10% of lot depth	Per zoning map	0
Minimum Side Yard (ft.)	10% of lot width	10% of lot width	10% of lot width	10% of lot width	10% of lot width	10% of lot width	5'
Minimum Rear Yard (ft.)	5	5 (3 if alley)	5 (3 if alley)	5 (3 if alley)	5 (3 if alley)	5 if alley	5'
Maximum Building Height (ft.)	30	25	25	30	30	30	30

Source: Hermosa Beach Zoning Ordinance, <http://www.hermosabch.org/departments/cityclerk/code/zoning.html>

Minimum lot area per unit ranges from 1,320 square feet in the R-P, R-3 and C-1 zones to 4,000 square feet in the R-1 zone. The R-P zone provides for mixed-use commercial/residential development with varying densities depending on lot area and dimensions. Density bonuses would permit more units than allowed by the underlying zone pursuant to State law and the implementing ordinance adopted by the City in 2004. The densities

within mobile home parks are regulated by Title 25 of the California Administrative Code, subject to a use permit.



A summary of the uses permitted in the City's residential zoning districts is provided in Table III-3. Although a range of residential densities are allowed by-right in residential zones, a discretionary precise development plan (PDP) is required when more than one unit is developed per lot to ensure site design is compatible with the Code and adjacent development. In 2013 the Zoning

Code was amended to clarify that the PDP is a site design tool, rather than providing a means of evaluating whether the *type of use* should be allowed on a particular site.

The City also has adopted nine specific plan areas (SPAs), in many cases to accommodate specific commercial or residential development projects. Residential use is either not allowed in these specific plan areas or the specific plan area was adopted to specifically accommodate a development project which has been constructed. SPA-7 and SPA-8 provide a significant number of parcels for commercial development fronting Pacific Coast Highway.

**Table III-3
Permitted Residential Development by Zone**

Housing Type Permitted	R-1	R-1A	R-2	R-2B	R-3	MHP	R-P	C-1	C-3
SF Detached	P	P	P	P	P		P	4	
Single-Family Attached		P*	P*	P*	P*		P*	4	
Multi-Family			P*		P*		P*	C	
Mobile Home	P	P	P	P	P	P	P		
Second Units	P ³	C ¹	C ¹	C ¹	C ¹		C ¹		
Emergency Shelters									P
Transitional, Supportive, Group Housing	6	6	6	6	6	6	6	6	
Single-Room Occupancy					P				
Care Facility (6 or fewer)	P	P	P	P	P		P		
Care Facility (7+)	C ²	C ²	C ²	C ²			C ²		
Assisted Living ⁵									

Source: Hermosa Beach Zoning Ordinance

P = Permitted

P* = Permitted subject to approval of a precise development plan to evaluate site design (excluding development of small second unit in R-1 zone)

C = Conditional Use Permit

1 Senior units only

2 Accessory to a single-family detached dwelling; for child care purpose

3 Administrative Permit subject to limitation on size

4 Residential uses are allowed above ground floor commercial uses

5 A specific plan area was created to accommodate a senior assisted living center.

6. Permitted as a residential use subject to the same standards as other residential uses of the same type in the same zone.

Zoning for Lower-Income Housing

Lower-income housing can be accommodated in all zones permitting residential use in Hermosa Beach. These may include second residential units in the R-1A and R-2B zones, multi-family apartments in the R-3 zone, and commercial/residential mixed-use developments within the C-1 and R-P Zones. Under state law, the “default density” presumed to be adequate to facilitate lower-income housing is 20 units/acre in Hermosa Beach. As noted in Table III-2 (page III-2, the R-2, R-2B, R-3, R-P and C-1 zones all permit development at greater than 20 units/acre and therefore are considered suitable for

lower-income housing under state law¹¹. Review of development trends confirms that actual densities in these zones are typically greater than 20 units per acre.

The City of Hermosa Beach has adopted a lot merger ordinance. Chapter 16.24 of the Subdivision Ordinance requires continuous lots in the R-1 zone under the same ownership to be merged if one or both of the lots is substandard (less than 4,00 square feet) in size. The city initiated a residential lot merger program in 1986. The city adopted lot merger provisions in 1986 within the Subdivision Ordinance in response to state law, requiring substandard-size properties under common ownership to be merged. The city completed a citywide lot merger program in 1989. In 2006 the city became aware of several parcels that were not included in the 1989 program, and conducted another citywide survey (showing 71 lots remained subject to merger—25 separate lots that could be developed, 46 remnant parcels), and conducted another lot merger program. In 2007 the merger ordinance was amended to reduce applicability to the R-1 properties to prevent splitting and separation of lots in R-1 neighborhoods, finding that merging lots in R-2 and R-3 zones has limited or no impact. Therefore, changes to the lot merger program are not necessary.



Despite significant land zoned for residential uses, Hermosa Beach is already one of the most densely developed and populated cities in Los Angeles County and is essentially built-out. While rezoning of commercial or industrial areas could be considered to provide additional housing, there are no large commercial or industrial areas that are suitable for this purpose. About 75% of the city is already residentially zoned, with about 35% of this area zoned for high-density R-2 and R-3 development. Approximately 11% of the city has commercial zoning, and

just 1% is industrially zoned. The balance of the city is zoned for open space, most of which is the beach area. The percentage of commercial and industrial zoning is well below the neighboring cities in the South Bay and the region in general. The City Council has recognized this imbalance and supports maintaining and where possible aggregating small lots in commercial areas. As a result, there are no significant non-residential parcels that can be re-zoned for high-density residential development. In addition, it is important for the City's economic viability that existing commercial and industrial areas be preserved.

The residential land inventory reveals that the majority of potential housing sites are underused parcels with older homes. While none of these sites are on the City's inventory of potentially significant historic landmark sites (last updated in the early 1970s), there is a

¹¹ Assembly Bill 2348 of 2004

concern that redevelopment of most of these sites would change the character of the city's neighborhoods, which are typically a mix of older, often single-story bungalow style homes, with two- or three-story high-density condo projects, as well as potentially impacting access on narrow residential streets and other infrastructure. With little room for street widening in older beach communities, it is important to note that the added traffic generation of more high-density housing could conflict with other statewide priorities such as facilitating access to the beach.

In order to encourage and facilitate the production of higher-density affordable housing, the Housing Plan includes Programs 5 and 8 that will offer assistance and incentives to developers who provide units affordable to lower-income households.

Special Needs Housing

Under state law, persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter, transitional or supportive housing, and low-cost single-room-occupancy units. The City's regulations regarding these housing types are discussed below.

- **Housing for Persons with Disabilities**

State requirements. *Health and Safety Code* §§1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

In 2013 the Municipal Code was amended to identify definitions and standards for group homes and residential care facilities in conformance with state law.

Reasonable Accommodation. The City's Building Code requires that new residential construction comply with Title 24 accessibility standards. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. In order to facilitate the processing of requests to reduce architectural obstacles for persons with disabilities, the City in 2011 amended the Municipal Code to allow the review of requests for reasonable accommodation pursuant to SB 520 of 2001.

Definition of "Family". The Municipal Code defines "Family" as *"two or more persons living together in a dwelling unit, sharing common cooking facilities, and possessing the character of a relatively permanent single bona fide housekeeping unit in a domestic bond of social, economic and psychological commitment to each other, as distinguished from a group occupying a boarding house, club, dormitory, fraternity, hotel, lodging house, motel,*

rehabilitation center, rest home or sorority." This definition is consistent with state law..

Maximum concentration requirements. There are no concentration or separation requirements for residential care facilities or group homes in the Zoning Code.

Site planning requirements. There are no special site planning requirements (other than parking, height, and setbacks) for residential care facilities in the Zoning Code.

Parking requirements. The Zoning Code does not specify a parking requirement for residential care facilities. The city has not been presented with requests for such facilities, therefore parking demand would be determined on a case-by-case based on comparison with uses having similar parking demand.

- **Farm Worker Housing**

The City's Zoning Ordinance does not identify farm worker housing separately as a permitted use. However, as discussed in Chapter II, no agricultural activities are found within Hermosa Beach or in the surrounding communities. Therefore there is no demand for farm worker housing in Hermosa Beach.

- **Emergency Shelters and Transitional/Supportive Housing**

Emergency shelters are facilities that provide a safe alternative to acute homelessness either in a shelter facility, or through the use of motel vouchers. Emergency shelter is short-term, usually for 30 days or less. Recent amendments to state law (Senate Bill 2 of 2007) require that unless adequate shelter facilities are available to meet a jurisdiction's needs, emergency shelters must be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district, but may include specific development standards. In 2013 the Municipal Code was amended in compliance with SB 2, to allow emergency shelters by-right in the C-3, SPA 7 and SPA 8 zones. The C-3 zone encompasses approximately 28 acres while the SPA 7 and SPA-8 contain a total of approximately 22 acres. All of these districts are adjacent to Pacific Coast Highway, which provides excellent transit service.

Transitional housing is longer-term housing, typically up to two years. Transitional housing generally requires that residents participate in a structured program to work toward established goals so that they can move on to permanent housing. Residents are often provided with an array of supportive services to assist them in meeting goals. Under SB 2 transitional and supportive housing is deemed to be a residential use subject only to the same requirements and standards that apply to other residential uses of the same type in the same zone. The Zoning Code was amended in 2013 to provide definitions and regulations for transitional or supportive housing consistent with state law.

- **Single Room Occupancy**

Single-room-occupancy (SRO) facilities are small studio-type units that typically rent in the very-low- or extremely-low-income category. SROs are not identified by the City’s Zoning Code as permitted uses within any residential or commercial district, although such facilities may be built in multi-family zones if the applicable development standards are met. The City’s Building Code requires a 600 square-foot minimum for one-bedroom multi-family units and the Zoning Code requires a 900 square-foot minimum for condominiums.

California Health and Safety Code §17958.1 allows jurisdictions to permit efficiency units with a minimum floor area of 150 square feet and partial kitchen or bathroom facilities for occupancy by no more than two persons. In order to facilitate the development this source of affordable housing, the Zoning Code was amended in 2013 to add a definition and development standards for SROs consistent with state law.

c. Off-Street Parking Requirements

The City’s parking requirements for residential zones vary by residential type and housing product (Table III-4). Two off-street parking spaces plus one guest space are required for single-family, duplex or two-family dwellings. Multiple dwellings (three or more units) are also required to have two off-street spaces, plus one guest space for each two dwelling units. Mobile homes are required to have two spaces per unit. The City adopted a reduced parking standard for Specific Plan Area No. 6 in conjunction with approval of a senior assisted living facility, and shared and reduced parking may be approved by the Planning Commission on a case-by-case basis. State density bonus law (SB 1818) prescribes reduced parking standards for affordable housing developments, and in 2013 the Code was amended to reduce parking standards for multi-family lower-income and senior restricted housing, multi-family housing restricted to disabled persons, and single-room-occupancy facilities.

**Table III-4
Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Single family residence	2 spaces plus 1 guest space
Mobile home park	2 spaces
Duplex or two-family dwelling	2 spaces plus 1 guest space
Multiple dwellings (3+ units)	2 spaces plus 1 guest space for each 2 dwelling units
Detached servant’s quarters or guest houses	1 space
Multi-family lower-income and senior restricted housing, multi-family housing restricted to disabled persons, and single-room-occupancy facilities	Reduced standards, refer to Hermosa Beach Zoning Ordinance, Chapter 17.44

Source: Hermosa Beach Zoning Ordinance, Chapter 17.44

d. Accessory and Second Units

The Zoning Code limits guest houses and accessory living quarters to space within the main building for someone employed on the premises or temporary use by guests pursuant to a use permit.

- *"Guest house" or "accessory living quarters" means living quarters within a main building for the use of persons employed on the premises, or for temporary use by guests of the occupants of the premises. Such quarters shall have no kitchen facilities and shall not be rented or otherwise used as a separate dwelling unit. Guest houses and accessory living quarters are subject to the issuance of a conditional use permit and are not allowed in accessory buildings.*

Accessory units differ from second units, which may be rented subject to an age restriction. In 2013 the City amended the code to allow a maximum 640 square foot unit on an 8,000+ square foot lot in the R-1 zone subject to a ministerial approval process. Those portions of the city that are presently zoned R-2 and R-3 typically contain parcels that are too small to accommodate second units. As a result, the provisions for a second unit apply only to the R-1 single-family zone. In 1992 the City adopted Ordinance No. 92-1080 which makes all of the required findings under California Government Code §65852.2 to preclude the creation of second units in single-family and multi-family zones, and the City has determined that second units are not suitable on the residential lots in the City due to impacts on such things as traffic, density, the school system, infrastructure, sewer, loss of open space, increased impervious surfaces, and increase of solid waste generation. While the City subsequently conducted an extensive lot merger program these conditions and the reasons to preclude second units continue to exist.

e. Density Bonus

Under state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The Municipal Code was amended in 2013 to be consistent with state density bonus law.

f. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

Mobile homes are permitted in each of the residential zones, thereby facilitating the construction of this type of housing.

One mobile home park is located in Hermosa Beach (Marine Land Mobile Home Park), which is owned by a private, non-profit corporation. In addition, the adjacent "State RV Park" is occupied by very-low-income households and persons in transition to permanent residency. The City committed to



retaining the Marine Land Mobile Home Park by designating it within the General Plan and Zoning Code as a Mobile Home Park (MHP) Zone and in 2008 the City Council allocated over \$111,000 from the Condominium Conversion Fund to assist residents with their acquisition of the Marine Land Mobile Home Park. In December 2008 the project was awarded \$1,200,000 subject to conditions under the state's Mobilehome Park Resident Owner Program (see Program 3 in Chapter V).

g. Condominium Conversions

In order to reduce the impacts of condominium conversions on residents of rental housing and to maintain a supply of rental housing for low- and moderate-income persons, the City's Municipal Code provides for a tenant assistance plan that includes the following:

- a. An option to first purchase units, including tenant purchase discounts. For those who choose not to purchase a unit, the subdivider must provide a method by which tenants will be assisted in finding comparable replacement rental housing within the area of the conversion, including professional relocation assistance.
- b. A statement of the method by which the subdivider will comply with the requirements of Section 66427.1 of the State Subdivision Map Act. Such method must provide that no tenant shall be required to move from his or her apartment due to the proposed conversion until the expiration of the two-month period for exercise of his or her right of first refusal.
- c. Reimbursement for moving costs incurred, not to exceed \$500.00.
- d. Extension of tenancy to complete school term, if necessary.

Because of these requirements, the potential impact of condominium conversions is not a significant constraint on the preservation of affordable rental housing. However, the reimbursement amounts for moving and for rent differentials should be reviewed to ensure costs have not outpaced reimbursements. This review is incorporated into Program 8.

h. Nonconforming Uses and Buildings

The Zoning Code allows residential uses to be rebuilt in the case of destruction or damage beyond the owner's control provided the nonconformity is not increased. Nonconforming buildings may expand 100 percent in floor area (existing prior to October 26, 1989, up to 3,000 square feet per unit or 5,000 square feet of total floor area for the building site). Nonconforming portions of a building with a nonconforming residential use may be partially modified or altered to the extent necessary to comply with the Uniform Building Code. Specific rules pertaining to nonconforming parking apply. Building sites with three or more dwelling units cannot be expanded in floor area unless two parking spaces per unit plus one guest space for every two units are provided.



The Zoning Code also allows the Planning Commission to validate as legal nonconforming residential units that can be shown to have been used for residential occupancy more or less continuously since January 1, 1959 when City records and actual property use conflict. In 2013 the City evaluated whether to relax provisions governing validation of residential units that contribute to the supply of affordable rental housing when the use is demonstrated to have existed for a shorter period of time (to be

determined as part of the city's consideration) than is currently required under the code, provided the units are improved so as to not be substandard and parking adequate for the occupancy can be provided and determined to maintain the existing regulations due to density, parking and issues that would be associated with administration of such a program.

i. Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed. The City's Building Code incorporates the California Building Code, which includes the Uniform Building Code and Uniform Housing Code. The City's Building Code also incorporates the California Building, Plumbing, Mechanical and Electrical Codes. These are considered the minimum necessary to protect the public's health, safety and welfare.

The City's ordinance details the revisions and amendments to the Building Code that exceed state standards. These amendments are all relatively inexpensive, and most of the revisions are related to fire alarms, smoke detectors, sprinkler systems, and other basic safety measures. The City has adopted some local modifications to the 2010 CalGreen Codes to address drainage, increased demolition diversion, and increased energy

efficiency, among others, however these were determined to not substantially increase project costs.

j. Coastal Zone

Policies in the Coastal Land Use Plan are likely to aid in the maintenance of affordable housing since they discourage “mansionization.” Since the Zoning Ordinance has not been certified by the Coastal Commission, amendments and projects affecting coastal resources must continue to be submitted to the Coastal Commission for review and approval.

2. Development Processing Procedures

a. Residential Permit Processing

State Requirements. State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

Developer Assistance. Hermosa Beach has prepared permit processing guidelines to assist residential builders in applying for development permits for single-family residences, multi-family, and subdivisions. The guides are comprehensive in nature, address the steps, and check points to be followed. Early consultation with City staff is encouraged to identify issues as soon as possible and reduce processing time. This consultation (at no cost to applicants) allows applicants to become acquainted with the information and fees required by each department and agency. Preliminary site and architectural plans are also reviewed for consistency with City standards. This conference allows the applicant to assess the feasibility of the project and make adjustments during the preliminary planning stages to minimize costs.

Permit Approval Procedures and Timing. Simultaneous processing of required entitlements (e.g., subdivisions and planned developments permits) is also provided as a means of expediting the review process. Most projects under the purview of the Planning Commission are approved or denied within six weeks of filing; a subsequent process requiring Planning Commission actions to be reported to the City Council and the appeal period typically consumes about 30 days. Therefore, the process is typically completed within 3 months from application filing.

- Single-Family Detached Units – Applications are reviewed by the Planning Division for zoning clearance, and subsequently by the Building Division. Processing time is typically three to four weeks.
- Condominiums – A conditional use permit, precise development permit (PDP) design review, and tentative subdivision map must be approved by the Planning Commission; this process is usually completed within three months from the date a complete application is received. Once that approval is obtained, the building permit application can be simultaneously reviewed by the planning and building divisions. The building permit process takes about three to six weeks.

- Multi-Family Projects – A precise development plan (PDP) design review is conducted by the Planning Commission. If a conditional use permit is also required by the Zoning Code, then it is reviewed by the Planning Commission concurrently. Such review is usually completed within three months from the date a complete application is received. Once approval is obtained, the building permit application can be simultaneously reviewed by the planning and building divisions. A structural plan check is performed by an outside contractor. The building permit process takes about four to six weeks.
- Mixed-Use Projects – A precise development plan (PDP) design review is conducted by the Planning Commission. If a conditional use permit is required by the Zoning Code, concurrent Planning Commission review is usually completed within three months from the date a complete application is received. The building permit process takes about three to six weeks.
- Building Plan Check - Plan check for the processing of residential building permits is generally four to six weeks, depending on the City's workload. For discretionary permits, there is an initial internal review period of 30 days. Building codes are applied to new construction, and projects are monitored and inspected under the building permit process. Where no permits have been obtained, inspections are made in response to request and complaints.

Programs 5 and 9 in the Housing Plan include specific actions the City will take to streamline the development review process to facilitate the production of affordable housing.

b. Environmental Review

Environmental review is required for all discretionary development projects under the California Environmental Quality Act (CEQA). Most projects in Hermosa Beach are either Categorical Exempt or require only an Initial Study and Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Most residential projects require a Negative Declaration and take an additional three to four weeks to complete. Categorical Exempt developments such as second residential units require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro-rata share system,

based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Table III-5 shows fees associated with new development within Hermosa Beach. As can be seen from the table, Park and Recreation and Building Permit fees represent the largest development fees, although since many projects replace units, credits can be obtained. For a typical 2,000-square-foot single-family dwelling (excluding any demolition or entitlement cost), cumulative permit fees are estimated at approximately \$20,000 per unit or \$10,000 if the new unit replaced a 1,500-square-foot house (2013). Fees for a 2,000-square-foot condominium unit (part of a typical two-unit project) that replaced a 1,500-square-foot dwelling would be about \$20,000, or \$30,000 if no replacement was involved. Nearly all multi-family projects are small condominium projects which allow owners to maximize investment on small lots.

The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule. The last review was 2012.

In addition to City fees, development fees levied by the school districts and special districts include the following as of April 2013:

- School Fees: \$2.63 per square foot
- L.A. County Sewer Connection Fee: \$2,850 (single family home)

Aside from parkland fees, no other impact fees have been adopted.

**Table III-5
City of Hermosa Beach Planning & Building Fees**

Planning Fees/Building Fees	Fee Amount
Conditional Use Permit (CUP)	\$3,205
CUP for Condominium (cost/2 units)	\$5,290
CUP for Condominium (per unit over 2 units)	\$195
CUP/Parking Plan/PDP (amendment)	\$2,720
Negative Declaration/Initial Study	\$2,305
Extension (tentative map, final map, CUP)	\$1,000
Final Map	\$705
General Plan Amendment Map/Text	\$3,630/\$4,570
Zone Change	\$3,705
Parking Plan	\$3,460
Precise Development Plan	\$3,945
Subdivision – Tentative Map	\$3,225
Variance	\$2,875
Parks and Recreation Fees (condos excluded)**	\$6,813/unit
Parks and Recreation Fees, in lieu (condos only)**	\$14,096/unit
Building Permit	\$1,621.44 for first \$100,000 plus \$9.28 for each additional \$1,000
Sewer Use Fee**	Same as County Sewer Fee

Source: City Of Hermosa Beach. 2013

*Averages for 3-bedroom, 2 bath single-family home.

**Credits available if existing square footage is demolished or dwelling units are replaced.

Does not include possible cost for an environmental impact report or related consultant fees.

The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements, including street improvements and other public works projects, to facilitate the City's continued development according to the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, or sensitive biological habitat. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act, Endangered Species Act, Coastal Act, State Fish and Game Code and Alquist-Priolo Act). The City's Coastal Land Use Plan and General Plan have been designed to protect sensitive areas from development, and to protect public safety. Environmentally sensitive areas are generally zoned and protected as parklands. However, a significant portion of the City is within the Coastal Zone wherein impacts to coastal resources are always of concern. In addition, portions of the city are located on moderately steep hillsides and some areas are subject to liquefaction. While policies constrain residential development to some extent, they are necessary to support other public policies.

2. Infrastructure Constraints

With almost 20,000 people living within its 1.3 square miles and virtually no vacant land, the City's growth is limited to redevelopment and replacement of existing structures. This section discusses potential infrastructure constraints on such development.

Water and Wastewater. Water and wastewater systems are generally able to serve existing demands. Most new development will continue to be replacement of existing structures, and water and sewer capacities are projected to be sufficient to accommodate this replacement during the planning period. However, significant deficiencies in the sewer system exist and rehabilitation is necessary, and new development may require offsite improvements. In 2009 the City Council approved Sewer System Master and Management Plans identifying the cost to repair the 80-year-old system at \$9 million over 10 years. City staff met with Los Angeles County Department of Public Works regarding annexing the city's facilities into the county's Sewer

Maintenance District with favorable response. In June 2012, the City Council approved the first step, County review of City sewer videos to determine deficiencies requiring rehabilitation prior to annexation. In 2012 the City contracted for limited sewer repair and replacement. Water infrastructure is replaced and developer improvements are in accordance with the schedules and requirements of the service providers.

Streets and Parking. One of the primary infrastructure issues associated with the current level of development is the limited capacity of on-street parking. As a dense beach city inundated by tourists throughout the summer months, the city lacks adequate parking in many areas. The City addresses this constraint incrementally by ensuring that all new developments, both residential and commercial, provide adequate off-street parking so they do not need to rely on on-street parking.

Streets in Hermosa Beach are subject to high levels of traffic, which would be further impacted by new development. The great majority of the traffic, especially during the summer months, consists of through-traffic, over which the City has no control. Because of the City's location in relation to the regional freeway system, access to the surrounding region is limited to the arterial roadways. The many thousands of visitors to the local beaches also affect parking and other services, in addition to traffic.

Drainage. Finally, urban storm water run-off is a challenging issue because the City is an ocean front community with over 90% impermeable ground surface. In addition to best management practices (BMPs) implemented through its regional storm water discharge permit, the City also requires infiltration basins, when appropriate, with new developments. The City has adopted rules to allow and encourage pervious surfaces and also adopted Cal-Green building standards in 2010 exceeding state requirements by requiring increased permeability or infiltration in connection with new development. The City has installed an award-winning infiltration project in the downtown area, which should serve as a model for other areas.

3. Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and the downturn in the housing market following the 2008 mortgage crisis had a negative effect on property values. Real estate professionals have reported that sales and property values are now recovering, however.

Per-unit land cost is directly affected by density – higher density allows the cost to be spread across more units, reducing the total price. Most new residential development in the City consists of one to two units per lot, and recent trends indicate redevelopment projects have been maximizing density.

4. Construction Costs

Residential construction costs are estimated by the Community Development Department at \$200 per square foot and higher, usually due to the type of construction and amenities desired by the developer in this market. Construction cost is affected by the price of materials, labor, development standards, and general market conditions. The City has no influence over materials and labor costs, and the building codes and

development standards in Hermosa Beach are not substantially different from other cities in the South Bay area. Since most development consists of private redevelopment where impact fees and major infrastructure or offsite improvements are typically not required, it is likely that costs are lower than in many cities. The City adopted the 2010 CalGreen codes with some local modifications; however, no 'reach' codes were adopted and these amendments were carefully reviewed to ensure they were readily achievable and would not add substantial cost, especially given current economic conditions.

5. Cost and Availability of Financing

Hermosa Beach is similar to most other communities with regard to private sector home financing programs. The recent crisis in the mortgage industry has affected the availability of real estate loans, although the long-term effects are unpredictable. For buyers with good credit histories, mortgages can be obtained at very favorable interest rates.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the city.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. Fair housing issues are addressed in Hermosa Beach through coordination with fair housing organizations to process complaints regarding housing discrimination and to provide counseling in landlord/tenant disputes. Anti-discrimination resource materials (e.g., handouts, booklets, and pamphlets) are made available to the public at City Hall, the library, and on the City's website through links to the Housing Rights Center (see Program 6 in the Housing Plan).

Appendix A

Evaluation of the 2008-2014 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the 2008-2014 Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2013-2021 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period. Based on this evaluation, all of the current Goals and Policies continue to be appropriate and have been retained.

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

**Table A-1
Housing Element Program Effectiveness Evaluation
City of Hermosa Beach
2008-2013**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
1. Density Bonus Program	Community Development Department	General Fund	Code amendment in conformance within state Density Bonus law within six months of Housing Element adoption. Brochures, website and other outreach elements of this program during 2009-2010.	An updated Density Bonus ordinance was adopted in 2013 and made available on the City website.	This program has been completed.
2. Housing Sites Database Program	Community Development Department	General Fund	Continue to maintain a comprehensive land use database as means to identify suitable sites for new residential development. This database provides zoning and other information for every parcel in the City, and includes information regarding underdeveloped and undeveloped parcels. Make the database available to property owners, investors, and builders at the Planning Department counter.	The residential site inventory was made available to all interested parties on the City website.	This program should be continued.
3. Mobile Home Conservation Program	Community Development Department	General Fund	This program provides for the ongoing maintenance and conservation of the Marine Land Mobile Home Park. The 60-space park provides housing for extremely-low-, very-low- and low-income households. The Hermosa Court Recreational Vehicle Park with 19 pads at 725 10th Street also provides transitional housing space for those persons or households in transition from an RV to apartment or home. The City's MHP Zoning District requires Planning Commission approval in order to add or delete spaces in the park, which helps to preserve affordability by discouraging conversion from single- to double-wide spaces. The Mobile Home Park has obtained state funding to convert to a resident owned park. This program was implemented with City Council allocation of over \$111,000 and \$1,200,000 awarded under the state's Mobilehome Park Resident Owner Program (MPROP).	The City continued to assist the park in its conversion process.	This program should be continued.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
4. Code Enforcement Program	Community Development Department	General Fund	To enhance public health, safety, and welfare through the expeditious implementation of an effective code enforcement program.	The City has continued its proactive Code Enforcement program to address public health and safety concerns before they become a hazard.	This program is successful and should be continued.
5. Affordable Housing Outreach and Assistance	Community Development Department	General Fund	Investigate potential funding sources and administrative support to assist private and non-profit organizations in the development and/or provision of affordable housing. Investigate the feasibility of expanding CDBG funding and Section 8 rental vouchers to qualifying households. If the City is successful in obtaining increased CDBG funding and/or expanding Section 8 rental vouchers for residents, this information will be posted in the Community Center, on the City's website, in handouts provided in the information kiosk in the City Hall lobby, and in the local library. Brochures will also be provided to local service clubs including the local "Meals on Wheels" program, local dial-a-ride service, the local recreation center, and emergency shelters in the area. The City will also provide incentives such as priority processing, fee waivers and deferrals, and modified development standards to projects with low- or moderate-income units, and assist in preparing and processing grant applications for affordable housing projects. Project sponsors will be encouraged to include units for extremely-low-income households where feasible.	The City in 2010 conferred with a variety of nonprofits to identify specific actions the City can take to facilitate the development of affordable housing, including to extremely-low-, very-low- and low-income households.	This program was successfully completed and should be modified to reflect previous accomplishments.
6. Fair Housing Program	Community Development Department	General Fund	Provide assistance to local fair housing organizations to address complaints regarding housing discrimination and to provide counseling in landlord/tenant disputes. This program includes a referral service in City Hall whereby a staff person provides materials (handouts, booklets, pamphlets, etc.) to the public. This information is also available to the public at the library and on the City's website.	The City has not received any complaints regarding housing discrimination and continues to provide mediation services for disputes, (The City maintains a contract with a Dispute Resolution Service company) including landlord/tenant disputes and issues between parties that cannot be resolved through Municipal or Building Code provisions.	This program is successful and should be continued.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
7. Zoning for Special Needs and Affordable Housing	Community Development Department	General Fund	Update the Zoning Code to remove constraints and encourage the provision of housing for persons with special needs, and create a lower-income housing overlay zone. a. Group Houses and Residential Care Facilities.	The Municipal Code was amended in 2013 to accomplish this objective.	Completed – no longer necessary.
			b. Reasonable Accommodation.	A Reasonable Accommodation ordinance was adopted in 2011.	Completed – no longer necessary.
			c. Emergency Shelters.	The Municipal Code was amended in 2013 to accomplish this objective.	Completed – no longer necessary.
			d. Transitional/Supportive Housing.	The Municipal Code was amended in 2013 to accomplish this objective.	Completed – no longer necessary.
			e. SROs.	The Municipal Code was amended in 2013 to accomplish this objective.	Completed – no longer necessary.
			f. On-Site Parking.	The Municipal Code was amended in 2013 to accomplish this objective.	Completed – no longer necessary.
			g. Restrictions on Unrelated Persons in a Household.	The Municipal Code was amended in 2013 to accomplish this objective.	Completed – no longer necessary.
			h. Minimum Unit Size.	The Municipal Code was reviewed in 2013 and it was determined that unit size was not an impediment to development of affordable lower income housing and the code was not amended.	Completed – no longer necessary.
			i. Second Units.	The Municipal Code was amended in 2013 to accomplish this objective.	Completed – no longer necessary.
			j. Housing by right.	The Municipal Code was amended in 2013 to accomplish this objective.	Completed – no longer necessary.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
			k. Affordable Housing Development Opportunity Sites.	An Affordable Housing Overlay Zone was adopted in 2012 to meet the RHNA which has been now been reduced to 2 units.	Completed – no longer necessary.
8. Non-Conforming Residential Uses	Community Development Department	General Fund	Evaluate whether to relax provisions governing validation of non-conforming residential units that contribute to the supply of affordable rental housing.	The City evaluated this program and declined to amend the code.	Completed – no longer necessary.
9. Facilitate Efficient Use of Sites that Allow High Density Residential Development	Community Development Department	General Fund	a. The City will facilitate lot consolidation by: Assisting affordable housing developers in identifying opportunities for lot consolidation using the City's GIS system and property database; Continue to expedite processing for lot consolidations processed concurrently with planning entitlements; Amend the Zoning Code to provide a graduated density bonus for lower-income housing on small lots consolidated into a single building site; Publicize the program on the City's website, at the Planning counter, and by notice to affordable housing providers.	The Municipal Code was amended in 2013 to accomplish this objective.	This program was completed and should be revised to reflect previous accomplishments.
			b. The City will facilitate affordable housing development by: Facilitating pre-application meetings; Implementing incentives under the Density Bonus law; Reducing on-site property development standards (e.g. reduced setbacks, reduced parking standards) for developments with affordable elderly or disabled housing units for small projects below the threshold of the Density Bonus law; Allowing deferral or waiver of City fees necessary to make the project cost-effective; Facilitating permit processing so that developers can take advantage of funding opportunities; Expediting permit processing through concurrent review through the planning and building processes; Promote programs on the City's website and at the Planning Counter and biennially notify affordable housing developers of the City's housing incentives.	The Municipal Code was amended in 2013 to modify the density bonus law and allow reduced parking. The remainder of the programs continue to be available.	Continue to implement this program (excluding those items completed).

**Table A-2
Appropriateness of Previous Housing Element Policies
City of Hermosa Beach**

Issue	Policy	Appropriateness
Issue Area No. 1 - The City of Hermosa Beach will remain committed to those efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing.		
	Policy 1.1 - The City will continue to encourage the maintenance and improvement of the existing housing stock within the local neighborhoods.	Appropriate - retain
	Policy 1.2 - The City will assist in the preservation and enhancement of the housing supply available to senior citizens.	Appropriate - retain
	Policy 1.3 - The City will work to minimize the conversion of existing lower-cost rental housing in multiple-family developments to condominiums.	Appropriate - retain
	Policy 1.4 - The City will promote and encourage the conservation and maintenance of the existing neighborhoods.	Appropriate - retain
	Policy 1.5 - The City will investigate potential sources of funding and other incentives that will assist in the preservation and renovation of older housing units.	Appropriate - retain
	Policy 1.6 - The City will continue to implement its current code enforcement procedures as a means to preserve the existing housing resources in the City.	Appropriate - retain
Issue Area No. 2 - The City of Hermosa Beach will continue to assist in the development of new housing for all income groups		
	Policy 2.1 - The City will continue to promote the development of a variety of housing types and styles to meet the existing and projected housing needs for all segments of the community.	Appropriate - retain
	Policy 2.2 - The City will encourage the development of safe, sound, and decent housing to meet the needs of varying income groups.	Appropriate - retain
	Policy 2.3 - The City will continue to implement the land use policy of the General Plan, which provides for a wide range of housing types at varying development intensities.	Appropriate - retain
	Policy 2.4 - The City will continue to support and promote home ownership in the community.	Appropriate - retain
	Policy 2.5 - The City will continue to cooperate with other government agencies, citizen groups, and the private sector in order to assist in meeting the existing and future demand for housing.	Appropriate - retain

Issue	Policy	Appropriateness
Issue Area No. 3 - The City of Hermosa Beach will continue its commitment to the identification of sites for potential residential development as a means to achieve a variety and diversity of housing types.		
	Policy 3.1 - The City will evaluate new development proposals in light of the community's environmental resources and values, the capacity of the public infrastructure to accommodate the projected demand, and the presence of environmental constraints.	Appropriate - retain
	Policy 3.2 -The City will continue to evaluate the General Plan and zoning to ensure residential development standards are adequate to serve the future development.	Appropriate - retain
	Policy 3.3 - The City will continue to review current zoning practices for consistency with the General Plan as a way to potentially facilitate new mixed-use development within or near the commercial districts.	Appropriate - retain
Issue Area No. 4 - The City of Hermosa Beach will continue to remain committed to the removal of governmental constraints.		
	Policy 4.1 - The City will continue to abide by the provisions of the Permit Streamlining Act as a means to facilitate a timely review of residential development proposals.	Appropriate - retain
	Policy 4.2 - The City will work with prospective developers and property owners to outline the review and development requirements applicable to residential development in the City.	Appropriate - retain
	Policy 4.3 - The City will continue to implement its efforts to educate the community regarding the development standards contained in the City of Hermosa Beach Zoning Ordinance.	Appropriate - retain
	Policy 4.4 - The City will continue to evaluate its Zoning Ordinance and General Plan as a means to remove governmental constraints related to development standards. These may include, but not be limited to, parking requirements, allowing affordable housing on commercial sites, new standards for mixed-use development, lot consolidation incentives, and senior housing requirements.	Appropriate – retain
Issue Area No. 5 - The City will remain committed to promoting equal housing opportunities.		
	Policy 5.1 - The City will continue to provide information and referral services to regional agencies that counsel people on fair housing and landlord-tenant issues.	Appropriate - retain
	Policy 5.2 - The City will continue to cooperate with the County Housing Authority related to the provision of rental assistance to lower-income households.	Appropriate - retain
	Policy 5.3 - The City will continue to cooperate with other cities and agencies in the area in investigating resources available to provide housing for the area's homeless population.	Appropriate - retain
	Policy 5.4 - The City will continue to encourage and promote the expansion of shelter programs with adjacent cities and local private interests for the temporary accommodation of the homeless population.	Appropriate - retain

**Table A-3
Progress in Achieving Quantified Objectives
City of Hermosa Beach
2008-2013**

Program Category	Quantified Objective	Progress
New Construction¹		
Extremely Low	74	-
Very Low	73	-
Low	93	-
Moderate	98	-
Above Moderate	224	208
Total	562	208
Rehabilitation²		
Extremely Low	10	0
Very Low		
Low		
Moderate		
Above Moderate		
Total	10	
Conservation³		
Extremely Low	62	60
Very Low		
Low		
Moderate		
Above Moderate		
Total	62	60

- 1 Quantified objective and progress for new construction reflect units built 2006-2013, per the previous RHNA cycle
- 2 Private repairs
- 3 Mobile Home Park and RV Park units

Appendix B Residential Land Inventory

1. Methodology and Assumptions

State law requires each city to include in the Housing Element an inventory of vacant parcels having the potential for residential development, or “underutilized” parcels with potential for additional development or redevelopment. The purpose of this inventory is to evaluate whether there is sufficient capacity, based on the General Plan, zoning, development standards, and infrastructure, to accommodate the City’s fair share of regional growth needs as identified in the Regional Housing Needs Assessment (RHNA). This analysis represents an estimate of the City’s realistic development potential. Actual development will depend on the intentions of each property owner, market conditions and other factors. The detailed methodology and assumptions for the residential land inventory discussed in Chapter II are provided below.

The City has been allocated a growth need of 2 units during the 2014-2021 projection period.

For potential new units in a city’s land inventory, state law establishes affordability assumptions based on density. The “default” density for small metropolitan jurisdictions, including Hermosa Beach, is 20 units per acre¹². This means that if the General Plan and zoning allow development at 20 units per acre or greater, these sites are deemed appropriate to accommodate housing for lower-income households.

In Hermosa Beach, the following residential zoning districts allow multi-family development at densities greater than 20 units/acre:

<u>District</u>	<u>Allowable Density</u>
R-2	24.9 units/acre
R-2B	24.9 units/acre
R-3	33 units/acre
R-P	33 units/acre

In addition, the C-1 commercial district allows mixed-use development at a density of 33 units/acre. The allowable densities in all of these districts are significantly greater than the state default density of 20 units/acre, therefore they are considered suitable for accommodating the city’s lower-income housing need.

2. Land Inventory

Table B-1 summarizes the city’s land inventory compared to the RHNA, while potential sites for residential development are listed in Table B-2 and shown in Figure B-1. Vacant sites have the potential of 8 lower-income units, which exceeds the RHNA allocation for the planning period.

¹² Assembly Bill 2348 of 2004 (Government Code §65583.2(c)(3)(B))

**Table B-1
Land Inventory Summary vs. RHNA**

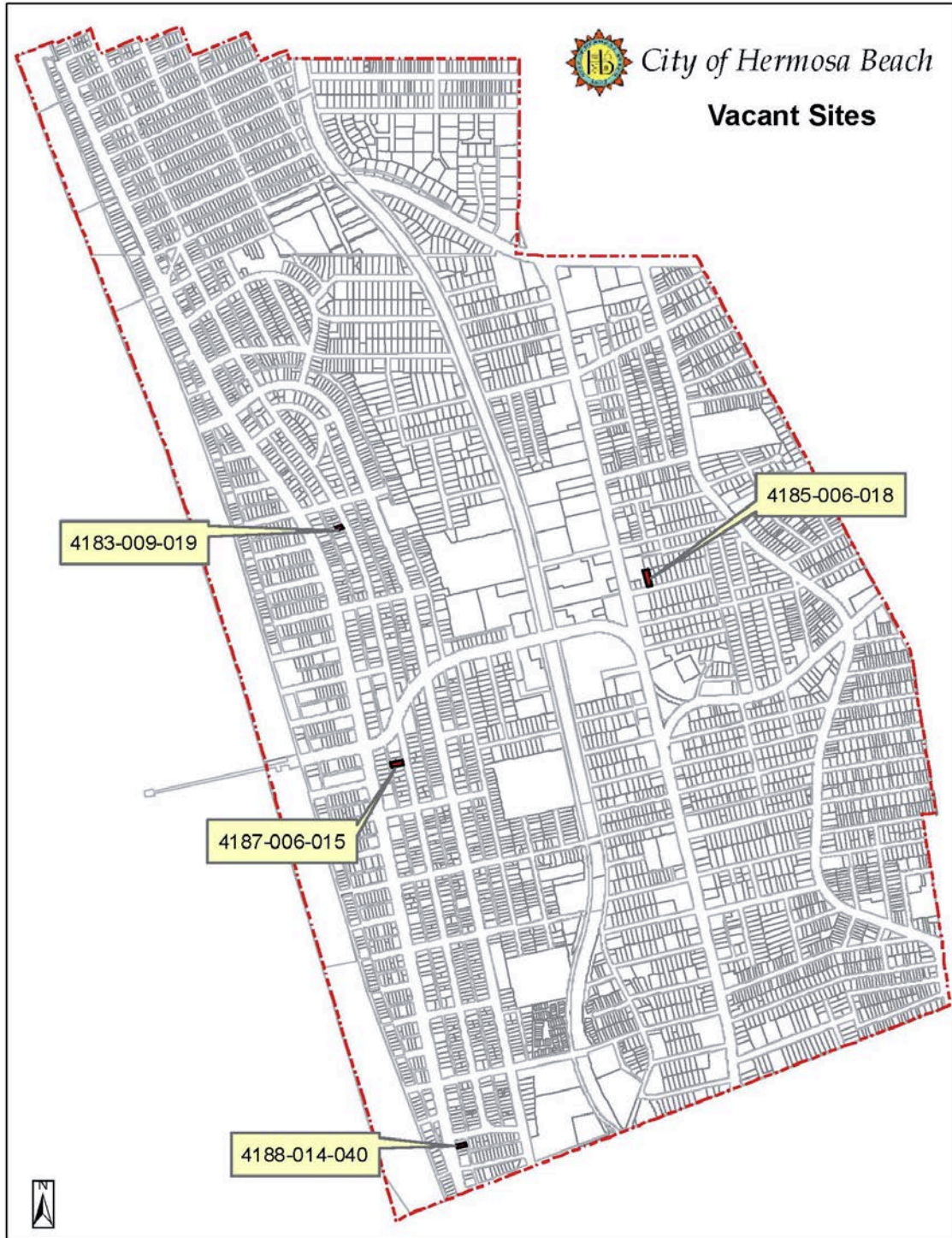
	Income Category			Total
	Lower	Mod	Above	
Vacant sites	8	-	-	8
RHNA (2014-2021)	2	-	-	2
Adequate Capacity?	Yes	Yes	Yes	

Sources: Hermosa Beach Community Development Dept., 2013

**Table B-2
Residential Land Inventory**

Address/APN	Gen Plan	Zoning	Lot size (sf)	Max. Density (units/ac)	Existing Units	Realistic Capacity	Low	Mod	Above Mod	Current Use
60 Hermosa Ave APN 4188-014-040	NC	C-1	2,396	33	0	1	1			Vacant
APN 4183-009-019 (No address)	MD	R-2	3,054	24.9	0	1	1			Vacant
825 15th St APN 4185-006-018	MD	R-2B	5,672	24.9	0	3	3			Vacant
APN 4187-006-015 (no address)	HD	R-P	4,000	33	0	3	3			Vacant
Total						8	8			

Figure B-1
Residential Land Inventory



Appendix C Public Participation Summary

This summary of Housing Element public-participation efforts describes opportunities for public involvement along with an explanation of how public comments were incorporated into the Housing Element. In addition, prior to the adoption hearings all interested parties were given the opportunity to review the recommended revisions.

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties, particularly representatives of lower-income and special needs persons, numerous opportunities for review and comment. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the City's website. The draft Housing Element was made available for review at City Hall, posted on the City's website, as well as at the Public Library. The document was also made available to housing advocates, mobile home residents, and non-profit organizations representing the interests of lower-income persons and special needs groups. Table C-1 on the following page lists persons and organizations that were sent direct mail notice of public meetings for this Housing Element update. In addition, public hearings are televised on the local cable channel.

After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Planning Commission hearing	May 22, 2013
City Council hearing	September 10, 2013

**Table C-1
Housing Element Notification List**

LA Metropolitan Transit Authority	Westside Center for Independent Living
Beach Cities Transit	The Arc-South Bay
Native American Heritage Commission	1736 Family Crisis Center
Gabrieleno/Tongva Indians of CA	Emma Hoff-Regional Community Service
Chumash Tribe	Coord.
Sec For Resources State Of California	Rebuild Together So Bay LA
So Bay Cities COG	Kenny Nickelson Memorial Foundation For
City Of Manhattan Beach	Homeless Veterans and Children
City Of Torrance	Salvation Army "His House Family
City Of Redondo Beach	Services"
Hermosa Beach School District	Project Touch
Redondo Beach USD	South Bay Center for Counseling
South Bay Assoc Of Realtors	Hermosa Beach Community Ctr.
Hermosa Beach Chamber of Commerce	Foundation
South Bay Senior Services	Sister Dulce Charitable Foundation
Marineland Mobilehome Park	Hermosa Beach Kiwanis Club
Sunrise Assisted Living	Hermosa Beach Woman's Club
South Bay Adult Center	Rotary Of Hermosa Beach
Shelter Partnership	Hermosa Beach Veterans
Beach Cities Health District	Los Angeles Homeless Services Authority
Family Crisis Center	Hope Chapel Church
Social Vocational Services South Bay Ind	Catholic Charities
Visions	Church Of Christ
L.A. County Department of Children &	St. Cross Episcopal Church
Family Services	Our Lady of Guadalupe Catholic Church
Wellness Community-South Hermosa	Jewish Community Center
Beach Bay Cities	Christian Science Church
Harbor Regional Center	