

**CITY OF
HERMOSA BEACH**

**HOUSING ELEMENT
POLICY PLAN
2021-2029**

**Adopted December 21, 2021
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I. INTRODUCTION

A. Purpose of the Housing Element

The Housing Element describes the City's needs, goals, policies, programs and objectives regarding the preservation, improvement, and development of housing in Hermosa Beach. The Element reflects community housing needs in terms of affordability, availability, adequacy, and accessibility. The Element describes the City's strategies for addressing housing needs over the 2021-2029 period and identifies specific programs to address those needs.

The Housing Element is the City's official municipal response to the State Legislature's declaration that adequate housing for all economic segments of the community is a matter of statewide importance that must be addressed by all levels of government. The 2021 Housing Element update provides Hermosa Beach with the opportunity to plan for the existing and future housing needs in the community, and identifies strategies and programs to address those needs.

B. Scope and Content of the Housing Element

The California Legislature has recognized 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. The California Department of Housing and Community Development (HCD) also has adopted detailed guidelines regarding the scope and content of housing elements, including the following major components:

- An analysis of demographic and housing characteristics and trends (Technical Report, Chapter I);
- An evaluation of resources, including land, financial, and administrative resources, available to address the City's housing goals (Technical Report, Chapter II);
- A review of potential constraints, both governmental and non-governmental, to meeting housing needs (Technical Report, Chapter III);
- The Housing Policy Plan addressing the City's identified housing needs, including housing issues, policies, programs and quantified objectives (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);
- A parcel-specific inventory of vacant and underutilized suitable sites for additional housing (Technical Report, Appendix B); and
- 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 meetings to discuss housing needs and policy options were conducted by the Planning Commission and City Council, and notices of all meetings were published in advance of each meeting. The draft Housing Element was made available for review at City Hall and posted on the City's website and was also circulated to housing organizations representing the interests of lower-income persons and those with special housing needs. 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 review by the Planning Commission and adoption by the City Council.

Appendix C provides additional information regarding opportunities for public involvement in the preparation of this Housing Element update, as well as a list of persons and organizations who were invited to participate.

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 2017. Housing Element policies and programs are closely correlated with the 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, the 2021 Housing Element update included a review of other General Plan elements to ensure that consistency is maintained.

Government Code Section 65302 also specifically requires that the Safety and Conservation Elements be reviewed concurrent with each Housing Element update.

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 that include lower-income housing. These agencies have been invited to participate in the Housing Element update process and the Housing Element will be provided to these agencies immediately upon adoption.

II. HOUSING POLICY PLAN

The purpose of this Housing Policy Plan is to identify policies and programs that will help the City in addressing its housing needs during the 2021-2029 planning period. This section includes the following components:

- Section A identifies the housing issues facing Hermosa Beach and establishes guiding policies for addressing those issues;
- Section B describe specific program actions the City will take consistent with established policies;
- Section C establishes quantified objectives for the construction of new housing, rehabilitation of existing housing in need of repair, and the conservation of existing affordable housing.

A. Housing Element Issues and 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 Element address five key issue areas:

- The manner in which the City will assist in the conservation of existing housing resources, particularly 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 1 - Conservation of Existing Affordable Housing

The City's proximity to the Pacific Ocean and its desirability as a place to live and visit contributes 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 works proactively 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.*

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- 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 investigate potential sources of funding and other incentives that will assist in the preservation and renovation of older housing units.*
 - Policy 1.5** *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 2 - New Affordable Housing Development

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 high land and development costs. As a result, the City continues to be an active participant in the development of more affordable housing through land use regulations and other incentives. The City of Hermosa Beach will continue to assist in the development of new housing for all income groups through the following policies.

- 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.*
- Policy 2.6** *The City will encourage the addition of ADU and JADU units as a strategy to provide new housing units for low- and moderate-income households.*

Issue Area 3 - Provision of Adequate Sites for New Housing

The majority of the city was developed during the early 1900s. More intensive development has continued 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 older structures. 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, the capacity of 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 4 - Removal of Governmental Constraints to Housing

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 through the following policies.

- 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, including the ability to provide ADU and JADU units on residential properties.*
- 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 5 - Equal Housing Opportunity

Federal and State laws prohibit housing discrimination based on an individual's race, ethnicity, religion or other characteristics. 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 assistance in ensuring equal housing opportunities for all.

- 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 6 – Sustainable Housing Development

The City works to promote sustainability and energy conservation in a number of ways. *Plan Hermosa*, the City's General Plan, establishes a blueprint for sustainability and a low-carbon future, and provides a framework within which City regulations, programs, and projects work in unison to ensure that land use, transportation, and other aspects of 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 such as walking and cycling. 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.*

B. Housing Programs

The programs listed below describe the actions the City intends to take to address the policy issues discussed above. 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 structures and redevelopment of underutilized parcels. The lack of financial resources, coupled with high land and development costs, will continue to be a constraint to the development of new affordable housing. As a result, the focus of these programs is on strategies to assist the private market in the development of affordable housing.

Issue Area 1 - Conservation of Existing Affordable Housing

1. Code Enforcement

Program Description: Chapter 8.28 of the Municipal Code provides for the abatement of safety and nuisance conditions relating to private property. To implement this requirement, 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 implements 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 rights-of-way.

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

Funding: General Fund.

2. Conservation of Existing Affordable Housing

Program Description: 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 a more permanent 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. In 2013 the Mobile Home Park received over \$111,000 of City funds and \$1.2 million through the State's Mobilehome Park Resident Owner Program (MPROP) and the Marineland Community Association, Inc., the resident association, purchased the park, ensuring the long-term security of this important affordable housing resource.

In addition to mobile homes, existing apartments provide an important source of housing at lower cost than ownership housing. To reduce the potential impact of condominium conversions on low- and moderate-income residents of converted condominiums,

Chapter 17.22 of the Municipal Code establishes requirements including first right of refusal and relocation assistance for tenants.

Timing:

- To ensure that the amount of relocation assistance remains sufficient, review and update relocation reimbursement requirements annually should condominium conversion become a trend again in the future. (There has not been any condominium conversion in the City for more than a decade.)

Funding: General Fund.

Issue Area 2 - New Affordable Housing Development

3. Density Bonus and Other Incentives

Program Description: State law requires cities to grant a density bonus and other incentives for qualifying affordable or senior housing developments. Section 17.42.100 of the Zoning Ordinance establishes standards and procedures for implementing State Density Bonus Law. In addition to State requirements, the City has adopted additional incentives that allow increased density when small parcels are combined to create a larger residential building site.

State density bonus law has been amended from time to time to encourage the development of affordable and senior housing. The City has been implementing the State density bonus law. To provide clarity and help incentivize affordable housing development, the City will revise its density bonus regulations (Municipal Code Sec. 17.42.100) to comport with current State law. In addition, the City will inform developers and contractors of this incentive program through brochures at the public counter and information posted on the City's website.

Timing:

- As part of the comprehensive Zoning Ordinance update, revise the City's Density Bonus regulations by the end of 2023.
- Continue to make information available on the density bonus program through brochures and the City website throughout the planning period.

Funding: City General Fund.

4. Affordable Housing Development Outreach and Assistance

Program Description: This program includes 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. As part of the 2021 Housing Element update the City consulted with a variety of housing organizations to identify potential actions the City could take to facilitate the development of affordable housing, including to extremely-low-, very-low- and low-income households.

Timing:

- Annually pursue funding available to expand affordable housing opportunities in the City, especially housing for special needs populations, including extremely low income households.
- Annually contact developers to explore affordable housing opportunities, especially for developers with experience in special needs housing.
- As affordable units become available, conduct Affirmative Fair Marketing to agencies and organizations that serve low and moderate income households and special needs populations in the South Bay region.

Funding: This program will be financed through the City's General Fund and grant funds.

5. 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. While the City does not rely on small sites to meet its lower income RHNA, the City will continue to 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 (Zoning Ordinance Sec. 17.42.170):

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

b. The City will continue to facilitate affordable housing development by:

- Facilitating pre-application meetings;
- Implementing incentives under the Density Bonus law;
- Reducing property development standards (e.g. reduced setbacks, reduced parking standards) for small developments below the threshold of Density Bonus law when affordable units targeted to the elderly or persons with disabilities are provided;
- 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:

- By the end of 2023, publicize the lot consolidation incentives on the City's website, at the Planning counter, and by notice to affordable housing providers.
- Annually contact developers to communicate the various city incentives available to facilitate affordable housing development.
- By the end of 2025, conduct an assessment of the City's progress in providing affordable housing in the community. If the City is not making meaningful progress in its affordable housing goals, the City will develop additional incentives and strategies to expand affordable housing opportunities by the end of 2026. Additional incentives may include increasing the graduated densities for lot consolidation.

Funding: General Fund. Accessory Dwelling Units

6. Accessory Dwelling Units

Program Description: Accessory dwelling units (ADUs) provide an important source of affordable housing for seniors, young adults, care-givers and other low- and moderate-income segments of the population. In recent years, the State Legislature has adopted extensive changes to ADU law in order to encourage housing production. Among the most significant changes is the requirement for cities to allow one ADU plus one “junior ADU” on single-family residential lots by-right subject to limited development standards. The City further incentivizes ADU development by allowing a second ADU in lieu of the JADU. This flexibility facilitates the development of a range of ADU sizes to accommodate the diverse housing needs in the community. The City will review new legislation each year and update ADU regulations as necessary to ensure conformance with current State law.

Timing:

- Facilitate the development of 95 ADUs over the eight-year planning period, over the RHNA projection of 64 ADUs.
- Monitor legislation and update City ADU regulations as necessary to maintain consistency with State law by the end of 2023.
- Provide ADU standards, guidance, and resources on City website by the July 2024. For example, provide links to the California Housing Finance Agency (CalFHA) ADU grant program that provides \$40,000 in pre-development funds to qualified homeowners.
- By the end of 2025, develop incentives to facilitate the construction of ADUs. Incentives may include pre-approved plans, expedited review, assigned staff or office hours for ADU review and consultation, and/or reduced fees.
- By the end of 2025, amend the Zoning Code to allow an additional JADU (beyond current allowance under State and local laws) within the existing square footage of larger homes. A survey of completed homes in the past four years revealed an average primary unit size of 3,500 square feet. The City proposes to allow an additional JADU in primary units over 3,000 square feet on single-family (R-1) lots, only when the additional JADU results in a net additional dwelling unit. The City aims to add 15 additional units using this method between 2026 and 2029.
- Monitor the trend of ADU development every other year beginning in 2025. If by 2027, the ADU activities are not trending to meet the Housing Element goal, develop additional incentives (such as pursuing State funds or partnering with nonprofits) by July 2028 to further facilitate ADU development, or to identify replacement sites or rezoning, if necessary, to address any sites capacity shortfalls.
- Promote the use of Housing Choice Vouchers for ADUs. Create a Fair Housing Factsheet on landlord responsibility as part of ADU application packet by July 2024.

Funding: General Fund and grant funds, if available.

7. Land Value Recapture

Program Description: When land is rezoned to allow higher-intensity uses, the value of that property typically increases. *Land value recapture* refers to a policy requiring that a portion of the increased value be dedicated to a public benefit, such as affordable housing.

The City adopted the Housing Element on December 21, 2021, including the Land Value Recapture Program as Program 7. This Program was introduced early in the Housing Element discussions and has been a part of the Housing Element update since inception. The Program was carried through to the revised adopted Housing Element on August 8, 2023. The Housing Element indicates that the City will perform a feasibility analysis on the Land Value Recapture Program.

The premise of the Land Value Recapture Program is that properties that benefit from zoning actions to allow for residential development increase in value. In the South Bay region where Hermosa Beach is located, there is a decreasing desire to redevelop commercial properties and instead an increased desire to redevelop properties into mixed use or all residential. This desire correlates to property values. The Program levies a fee onto any residential development on properties that benefited from a zoning action that expanded their development ability. However, the property is exempt from the fee if the proposed residential development includes 15% very-low-, 15% low-, or 25% moderate-income units.

The City worked with a real estate advisory company to evaluate the economic feasibility of Land Value Recapture. The analysis included sample business proformas indicating that the City's proposed Land Value Recapture fee did not render development infeasible (i.e., that an acceptable return on investment would be possible), and even further that in some cases, construction affordable units and taking advantage of density bonus provisions amplified the return on investment.

Timing:

- Conducted feasibility study concurrent with rezoning in 2023 (see Program 9) and begin implementation in 2024.

Funding: General Fund and grant funds, if available.

8. Housing Trust Funds

Program Description: Housing trust funds are a dedicated source of financial assistance for affordable housing and can be funded through a variety of mechanisms, such as governmental grants, loans, charitable contributions, development fees, and land value recapture requirements (see also Program 7).

The City has joined the South Bay Housing Trust Fund managed by the South Bay Council of Governments (SBayCOG). Specifically, the City has contributed SB 2 funds toward the Trust Fund.

Timing:

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- Annually pursue funding to provide for affordable housing, especially funding for special needs populations. As funding permits, continue to participate in the South Bay Housing Trust Fund.

Funding: General Fund or grant funds, if available.

Issue Area 3 - Provision of Adequate Sites for New Housing

9. Adequate Sites to Accommodate Housing Needs

Program Description: State law requires cities to ensure that their land use plans and development regulations identify adequate sites with appropriate zoning to accommodate housing needs assigned through the Regional Housing Needs Assessment (RHNA) process.

The City's RHNA allocation is described in Section I.H of the Housing Element Technical Report, and an analysis of the City's potential sites for additional housing is presented in Appendix B of the Technical Report. For the 6th cycle RHNA, the City has been allocated a RHNA of 558 units (232 very low, 127 low, 106 moderate, and 93 above moderate income units). With projected ADUs of 64 units over eight years, the City has a remaining RHNA obligation of 494 units (221 very low, 99 low, 102 moderate, and 72 above moderate income units). These units are being accommodated on sites rezoned or amended to allow mixed use and residential uses. At the State default minimum density of 20 units per acre, up to 24.7 acres of rezoning would be required. However, the City proposes to rezone two one-acre city-owned properties at a minimum density of 34 units per acre, and the majority of identified parcels will be rezoned to a minimum density of 25.1 units per acre. Overall, 23.5 acres of rezoning were identified.

The sites analysis concluded that amendments to current land use and zoning designations are necessary in order to fully accommodate the RHNA. Specifically, the City identified a number of sites with potential for redevelopment into residential or mixed use residential development. An estimated 302 units can be accommodated on parcels larger than 0.5 acre (151 very low, 76 low, 44 moderate, and 31 above moderate income units). In addition, Sites 1 and 2 (St. Cross), while comprising of multiple parcels, are under common ownership and function as an integral campus. These two sites can accommodate 33 very low and 13 low income units. These large parcels and St. Cross site can accommodate the majority of the City's remaining lower income RHNA, with 47 units (less than 15 percent) of the remaining lower income units required to be accommodated on consolidated sites. As discussed before, all small sites used for lower income RHNA are contiguous, under common ownership and with no more than two owners. Moderate and above moderate income housing can be developed on small parcels without consolidation.

This program describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code Sec. 65583(c)(1)(A) and 65583.2.

- The City will process General Plan and zoning amendments, including the required CEQA analysis, for the selected sites. The rezoned sites shall include the following components pursuant to Government Code Sec. 65583.2(i):

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households.
- Permit the development of at least 16 units per site.
- Permit a minimum of 20 dwelling units per acre.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.
- The City will report on the status of this program each year as part of the Annual Progress Report.

Timing:

- In November 2023, the City completed Zoning map and text amendments to provide adequate sites:
 - Rezone City-owned properties (Sites 10 and 11) from M-1 and O-S to Public Facilities with an allowable residential density of 34-50 units per acre.
 - Rezone Sites 1 and 2 (St. Cross Church properties) from R-1/R-2 to R-2A with an allowable residential density of 22-25 units per acre.
 - Amend Zoning Ordinance to add residential and mixed use development as permitted uses to C-2, C-3, SPA-7, SPA-8, and SPA-11 RHNA sites with an allowable residential density of 25.1-33 units per acre.
 - Amend Zoning Ordinance to establish a formal procedure to monitor for the No Net Loss of capacity for accommodating the RHNA, pursuant to SB 166.
 - Amend Zoning Ordinance to establish the replacement housing requirements when redevelopment occurs on RHNA sites where existing units occupied by or deed-restricted for lower income households are demolished.
- In November 2023, the City amended the General Plan land use designation for Sites 1 and 2 in the inventory from Low Density to Medium Density Residential.
- By the end of July 2024, complete text corrections regarding the rezoning above to ensure compliance with the minimum density of 20 du/ac.
- Facilitate affordable housing development on City-owned sites:
 - Develop and release a Request for Proposal by the end of 2024 to solicit a public/private partnership for affordable housing (including housing for special needs populations). If disposition of site(s) is considered, the City will ensure compliance with the Surplus Land Act.

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- Complete design work, environmental review and associated approvals by the end of 2025.
 - Identify affordable housing developer(s) to partner with on affordable housing projects meeting the RHNA allocation of 100 affordable units on the City sites (30 very low, 45 low, and 25 moderate income units) on City-owned sites.
 - If the City is not successful in pursuing affordable housing on these sites and construction has not started by 2027, the City will pursue alternative actions (such as identifying alternative sites) by the end of 2028.
 - Beyond the sites required to accommodate the City's RHNA, the City also embarked on an effort starting in 2022 to introduce residential development along all major commercial corridors. As of November 2023, the City completed the zoning text changes creating mixed use (residential/commercial) development standards in C-2 and C-3 zones, and allows mixed use/residential only in the newly created the Housing Element Sites Overlay (Sites Inventory sites) with a density range of 25.1 to 33 du/ac. By the end of 2026, the City will create additional mixed use overlays to include other areas in the major commercial corridors, with a minimum density of at least 20 du/ac. The City anticipates this will result in 100 units above the Housing Element Sites Overlay capacity.

Funding: General Fund; grant funds.

Issue Area 4 - Removal of Governmental Constraints to Housing

10. Housing for Persons with Special Needs

Program Description: The Zoning Ordinance 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. The City is in the process of updating the Zoning Ordinance. Specific changes to address special needs housing include:

- Emergency Shelters: Revise parking standard based on staffing level only. Designate R-3 (Multi-Family Residential) as zone for emergency shelters by right without discretionary review. Expand the definition of emergency shelters to include interim housing options pursuant to State law (AB 2339), including bridge housing, navigation centers, and respite and recuperative care. Review and revise or remove the bed limit based on consultation with service providers.
- Transitional and Supportive Housing: These uses are currently permitted in all residential zones as similar uses in the same zones. Revise the Zoning Ordinance to similarly permit transitional and supportive housing in all zones that permit residential uses.

- Supportive Housing: Recent changes to State law (AB 2162 of 2018) require that supportive housing (up to 50 units) meeting specific requirements be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses. Furthermore, if the development is located within half-mile from transit, no minimum parking can be required.
- Residential Care Facilities (for seven or more persons): Revise the CUP review process for large care facilities to an Administrative Permit in all residential zones, with a lower fee, and establish findings for approval that are objective and provide certainty in outcomes **similar to other residential uses of the same type in the same zone.**
- Low Barrier Navigation Center: In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as “Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Revise the Zoning Ordinance to permit low barrier navigation centers meeting specified standards by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses.
- Reasonable Accommodation: In the October 2023 Zoning Ordinance amendment, the City removed the public hearing requirement for reasonable accommodation requests and required finding relating to traffic and parking impacts. However, the finding relating to neighborhood character remained. In November 2023, the City adopted the Housing Element Zoning Text Amendment and removed the finding regarding neighborhood character to ensure objectivity. (This action is completed.)
- Live/Work Housing: The City’s Economic Subcommittee studied the increased need for live/work housing. Develop strategies for providing live/work housing and 15-minute neighborhoods.

Timing:

- Zoning Code amendments by the end of 2024.
- Develop strategies for live/work housing by 2025.

Funding: General Fund and grants

11. Streamline Housing Permit Processing

Program Description: As part of the comprehensive Zoning Ordinance update the City will evaluate methods to simplify the housing development review process such as eliminating the conditional use permit requirement for multi-family, condominium and mixed-use developments and reviewing the Precise Development Plan (PDP) process including what is reviewed, typical findings and approval procedures by zone and housing type, and impacts as potential constraints on housing supply and affordability. Consistent with new transparency laws, zoning, development standards and fees are posted on the City website. The Zoning Ordinance update will also include revisions to streamline PDP process

and develop objective standards to minimize constraints on housing supply and affordability. In addition, the City will establish procedures to process SB 35 projects.

Timing:

- Zoning Ordinance update by the end of 2023 to:
 - Streamline the Precise Development Plan review process as discussed in the Housing Element Technical Report.
 - Develop object standards for project review.
- By the end of 2023, establish SB 35 procedures.
- Annually update City website to provide current information on zoning, development standards and fees.
- By the end of 2024, update Subdivision Ordinance to address CUP requirement for condominium projects.

Funding: General Fund and grants.

12. Remove Governmental Constraints

Program Description: As part of this Housing Element update, the City has evaluated the effectiveness of its development standards and procedures in facilitating residential and mixed use developments. Specifically, the City's parking standards for multi-family housing does not support a variety of unit types and sizes.

Subsequent to the adoption of the Housing Element, the City will review any Coastal Land Use Plan policies that must be updated and submit to the California Coastal Commission for certification. The timeline will be more apparent once the amendments have been submitted.

Timing:

- As part of comprehensive Zoning Ordinance update by the end of 2023, revise parking standards to facilitate a variety of unit sizes and types, such as smaller units, senior units, and mixed use developments, and offer alternative options such as shared parking arrangements for mixed use development. (This task has already been completed as part of the October 2023 Zoning Ordinance update. Parking for small units (zero to one-bedroom) has been reduced from two spaces per unit to 1.5 spaces per unit. Transitional and supportive housing, which is usually smaller in size, the parking requirements mirror that of regular residential uses, except when such housing is located within one-half mile of transit. In that case, no parking is required.) By the end of 2024, the City will revise the parking standards to remove the guest parking requirements. The currently adopted parking standards will remain but will be indicated as inclusive of guest parking.
- By 2024, submit updated Coastal Land Use Policies to the CCC for certification.

Funding: General Fund and grants.

Issue Area 5 - Equal Housing Opportunity

13. Affirmatively Furthering Fair Housing

Program Description: As a participating city in the Los Angeles County CDBG program, Hermosa Beach has access to services for fair housing outreach, education, and counseling on housing discrimination complaints. The City will continue to advertise the fair housing program through placement of fair housing service brochures at the public counter, at the Senior Center, through the City's newsletter, and on the City website. Apartment owners and managers are provided with current information about fair housing issues, rights and responsibilities. The Apartment Association of Greater Los Angeles conducts seminars on State, Federal and local Fair Housing laws and compliance issues. In addition, the City will:

- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the applicable development regulations.
- Work with the County to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.
- Facilitate public education and outreach by posting informational flyers on fair housing and housing resources at public counters, libraries, and on the City's website and at Senior Center. Expand the City's outreach efforts to reach a broader audience by:
 - Advertising housing-related initiatives and programs in newspapers that have broader circulation beyond city limits (such as the Daily Breeze).
 - Making hard copies of documents to assist the technology challenged.
 - Expanding notifications to agencies and organizations that serve residents in the South Bay region.
- Conduct at least one public meeting annually to discuss housing-related issues. Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. The utilizes multi-media platforms to outreach to lower and moderate income populations and persons with special needs. The City partners with community agencies for outreach at community events on weekends and at public locations. For community workshops and meetings, the City offers to the degree possible hybrid attendance depending on the setting. Usually, this includes a minimum of two (2) methods of attendance consisting of in-person and one other method. Resources will be invested to provide interpretation and translation services when requested at public meetings when feasible.
- Encourage community and stakeholder engagement during development decisions.

-
- Collaborate with home share programs and promote programs to residents. Home share programs available to South Bay residents include:
 - Home Share South Bay, a program offered by the South Bay Cities Council of Governments (SBCCOG), is a community solution that matches homeowners with renters seeking affordable housing in the South Bay.
 - Affordable Living for the Aging (ALA) offers a home share program. ALA screens, matches, and monitors two people to share a home based on living preferences and compatibility. Arrangements may be rent or a combination of rent and daily living support such as cleaning, cooking, or transportation.

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

Funding: General Fund.

14. Neighborhood Improvement

Given the City's compact size, the City's strategies for AFFH Placed-Based Strategies for neighborhood improvements are focused on ensuring that every area in the City receives systematic investment while also ensuring that every area in the City is connected to amenities, such as services, businesses, and recreation across the City as well as regionally. Certain programs are available for senior and disabled residents as well.

Community Development Block Grant (CDBG)

The City uses CDBG funds to further mobility across all areas of the City by retrofitting existing intersections for disabled-accessible crosswalks and ramps.

Safe Routes to School

The City, in concert with the Hermosa Beach City School District, has a Safe Routes to School program. The Program includes educational materials, outreach, and a reporting system to ensure that routes to school are safe.

<https://www.hermosabeach.gov/our-government/city-departments/police/programs-tips/safe-routes-to-school>

Aging in Place

The City of Hermosa Beach offers a tax rebate and certain exemptions (sewer, lighting assessment, utility user tax) for income-qualified elderly or disabled residents. <https://www.hermosabeach.gov/our-government/finance-department/finance-administration/rebates>

The City offers a House Check program for senior citizens, including those with Alzheimer's to ensure that these residents are safe. <https://www.hermosabeach.gov/our-government/police-department/not-alone-program-alzheimer-checklist-vacation-house-checks>

Beach Cities Health District (BCHD) has a Care Management Program to ensure senior receive services they need to continue living in their home.

BCHD also pairs volunteers up with senior to assist them on errands so they can continue to live in their homes.

Maintenance of Property

Senior Grant Program – Los Angeles County Development Authority – senior homeowners for \$15,000. Examples are livability and age in place, including deferred maintenance repairs.

BCHD's Senior Resources includes assisting seniors with mental health issues that may affect an individual's ability to maintain and upkeep their home.

Capital Improvement Program (CIP)

The City's CIP projects which are under currently construction are focused on public amenities that are used by all residents, including repair of the Municipal Pier, accessible beach routes, sidewalk and accessible curb ramps, and repair of City park restrooms. <https://hermosabeach.maps.arcgis.com/apps/Shortlist/index.html?appid=d4f16ff6c37544a0b8bd0dc0a725452f>

The City's 5-year CIP includes repair of a wide variety of public amenities. <https://hermosabeach.maps.arcgis.com/apps/Shortlist/index.html?appid=d4f16ff6c37544a0b8bd0dc0a725452f>

Clean-up Events

The City benefits from clean-up events through sponsoring and also in partnership with many organizations. The City of Hermosa Beach, Friends of the Parks-Hermosa Beach, the Surfrider Foundation, are some examples. These clean-up events restore public amenities for residents. Recent events headed by the Mayor of Hermosa Beach included a painting of classrooms in a park facility, new landscaping at park facilities, and beach clean-ups.

Timing:

- Annually during budgeting process, prioritize improvements and services that have the most urgent need.

Funding: General Fund and grant funds.

Issue Area 6 – Sustainable Housing Development

15. Sustainable Housing Development

Program Description: In 2017 the City adopted a comprehensive update to the General Plan (*PLAN Hermosa*). One of the primary themes of the new General Plan is community sustainability. Chapter 4: Sustainability + Conservation establishes state-of-the-art policies to improve sustainability and energy conservation in residential development. Those policies will continue to guide City decision-making in land use decisions and the development review process.

Funding: General Fund.

Timing: Throughout the planning period.

C. Quantified Objectives

Table II-1 describes the City's quantified objectives for new construction, rehabilitation and conservation during the planning period.

**Table II-1
Quantified Objectives 2021-2029**

	Income Category					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New construction	116	116	127	106	93	558
Rehabilitation	10					10
Conservation (1)	60					60

1. Mobile homes

D. Summary of AFFH Actions

The table below summarizes the City's actions to affirmatively further fair housing. This table supplements the descriptions, actions, and timing for citywide programs with targeted actions for AFFH. Implementation of the housing programs and detailed shown in the table below are both considered commitments of the City of Hermosa Beach.

**Table II-2
Affirmatively Furthering Fair Housing Summary Actions**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
Fair Housing Enforcement and Outreach – High Priority				
Contributing Factors:				
Lack of fair housing service records				
Lack of fair housing testing				
Lack of monitoring				
Lack of targeted outreach				
Program 4: Affordable Housing Development and Outreach	Make information available to affordable housing organizations regarding residential development opportunities.	Annually	Agencies and organizations serving low and moderate income and special needs households in the South Bay region	Facilitate the development of 359 lower income units
	Pursue funding available for affordable housing development.	Annually		
	Conduct Affirmative Fair Marketing as affordable housing units become available.	As units become available		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
Program 13: AFFH	Facilitate public education and outreach by posting informational flyers on fair housing and housing resources at public counters, libraries, on the City's website, and social media (FB, Twitter, Instagram, Next Door, and Tik Tok), and paid advertising such as Daily Breeze – engage a more diverse population, especially relying on social media platforms that have a younger audience.	Annually	Citywide (all highest resource areas)	Facilitate the development of 558 units, including 359 lower income units
	City newsletter (about 8,000 subscribers)	Bi-weekly		
	Conduct public meetings to discuss housing-related issues. Conduct meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings when feasible.	At least once a year		
	Encourage community and stakeholder engagement during development decisions.	At least once during development review process		
	Conduct Affirmative Fair Marketing as affordable housing units become available.	As units become available	Agencies and organizations serving low and moderate income and special needs households in the South Bay region	
New Opportunities in High Resource Areas – High Priority Contributing Factors: High land, rental, and ownership housing costs Availability of affordable housing				
Program 3: Density Bonus and Other Incentives	Revise Density Bonus provisions and make information available on the density bonus program through brochures and the City website.	By the end of 2023	Citywide (all highest resource areas)	Facilitate construction of 359 lower income units
Program 5: Facilitate Efficient Use of Sites that Allow High-Density Residential Development	Facilitate lot consolidation and affordable housing development through implementation of strategies outlined in Program 5.	2021-2029	Multi-family and mixed use zones	Promote lot consolidation to facilitate development of 100 multi-family units

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
Program 6: ADUs	Monitor legislation and update City ADU regulations as necessary to maintain consistency with State law.	By the end of 2023	Single-family neighborhoods	Facilitate construction of 95 ADUs, including 15 additional JADUs
	Promote the use of Housing Choice Vouchers for AUDs. Create a fair housing factsheet to be included in ADU application.			
	Amend Zoning Code to allow one additional JADU on R-1 lots if the primary unit is at least 3,000 square feet and the additional JADU will result in a net increase in units.	By the end of 2025		
Program 9: Adequate Sites to Accommodate Housing Needs	Complete Zoning map and text amendments to provide adequate sites for RHNA.	By the end of 2023	Along commercial corridors	Accommodate 100% of the shortfall of sites to accommodate the city's remaining housing need of 359 units for very low and low income households.
Housing Mobility– High Priority Contributing Factors: High land, rental, and ownership housing costs Availability of affordable housing				
Program 6: ADUs	Promote the use of Housing Choice Vouchers for AUDs. Create a fair housing factsheet to be included in ADU application.	By the end of 2023	Single-family neighborhoods	Facilitate construction of 95 ADUs
	Amend Zoning Code to allow one additional JADU on R-1 lots if the primary unit is at least 3,000 square feet and the additional JADU will result in a net increase in units.	By the end of 2025		
Program 9: Adequate Sites to Accommodate Housing Needs	By the end of 2026, the City will broaden the overlay to include the remaining sites in the major commercial corridors. The City anticipates this will result in 100 units above the Housing Element Sites Overlay capacity.	By the end of 2026	Commercial corridors	Facilitate development of 100 units along commercial corridors

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
Program 10: Housing for Persons with Special Needs	Complete zoning code amendments outlined in Program 10 to promote housing for special needs groups.	By the end of 2023	City-owned property and along commercial corridors	Assist with the construction of 100 units for special needs populations, including 50 units of senior housing on City-owned property
	Economic Subcommittee studied increased need for live/work – develop strategies for live/work housing, co-working space, and 15-minute neighborhood, etc.	By 2025	Along commercial corridors and in light manufacturing areas	Facilitate the development of 50 live/work units
Program 13: Affirmatively Furthering Fair Housing	<p>Facilitate public education and outreach by posting informational flyers on fair housing and housing resources at public counters, libraries, and on the City's website and at Senior Center. Expand the City's outreach efforts to reach a broader audience by:</p> <ul style="list-style-type: none"> o Advertising housing-related initiatives and programs in newspapers that have broader circulation beyond city limits (such as the Daily Breeze. o Making hard copies of documents to assist the technology challenged. o Expanding notifications to agencies and organizations that serve residents in the South Bay region. 	By the end of 2024	Single-family neighborhoods	Provide referrals to services to 20 households, with the goal of reaching a broader population via other media platforms.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
	<p>Collaborate with home share programs and promote programs to residents. Home share programs available to South Bay residents include:</p> <ul style="list-style-type: none"> o Home Share South Bay, a program offered by the South Bay Cities Council of Governments (SBCCOG), is a community solution that matches homeowners with renters seeking affordable housing in the South Bay. o Affordable Living for the Aging (ALA) offers a home share program. ALA screens, matches, and monitors two people to share a home based on living preferences and compatibility. Arrangements may be rent or a combination of rent and daily living support such as cleaning, cooking, or transportation. 			
<p>Program 14: Neighborhood Improvements</p>	<p>Pursue community development activities and neighborhood improvements:</p> <ul style="list-style-type: none"> • CDBG mobility access improvements at crosswalks and ramps • Safe routes to school 	<p>Annually during budgeting process</p>	<p>Area with lower median household income and along commercial corridors and manufacturing areas where future housing is expected</p>	<p>Pursue 16 improvement projects</p>
<p>AFFH: Affirmative Marketing</p>	<p>Require the project develops of affordable housing projects or projects with affordable units to implement an Affirmative Fair Marketing Plan to outreach to a diverse population, extending outreach to nearby communities in the South Bay, especially to workers in the City who do not live in the City. These affirmative marketing materials will include contact information for housing service providers (such as the home share programs) and non-profit housing organizations that serve lower income tenants in the surrounding region.</p>	<p>As affordable units are developed</p>	<p>South Bay</p>	<p>Achieve 30% of future occupants of affordable units from outside Hermosa Beach, including those who work but do not live in the City</p>

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
	<p>Develop materials for Hermosa Beach residents who may be seeking tenants for their ADUs, which will be provided to ADU applicants at the time they apply for a building permit or ADU permit. These affirmative marketing materials will include contact information for housing service providers (such as the home share programs) and non-profit housing organizations that serve lower-income tenants in the surrounding region. Interested residents can use these materials to find prospective tenants in a larger market area beyond city limits, including residents of all races, ethnicities, ages, and abilities</p>	<p>By December 2025</p>	<p>Single-family neighborhoods and high resource areas (citywide)</p>	<p>Achieve 30% of future ADU occupants from outside Hermosa Beach, including those who work but do not live in the City</p>
<p>Housing Mobility Monitoring</p>	<p>Annually review overall progress and effectiveness in April and include information in annual report to HCD. If the City is not on track to meet its housing mobility goals by 2027, the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices, including but not limited to, strategies that encourage missing middle zoning (small-scale multi-unit projects up to four-plexes), adaptive reuse, within six months, if sufficient progress toward this quantified objective is not being met.</p>	<p>Annually in April</p>	<p>Citywide</p>	<p>95 ADUs/JADUs (including 15 additional JADUs) Home match for 20 households</p>

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
Place-Based Strategies for Neighborhood Improvement – Medium Priority Contributing Factors: Unaffordable rental prices Availability of affordable housing Private discrimination				
Program 14: Neighborhood Improvements	Pursue community development activities and neighborhood improvements: <ul style="list-style-type: none"> • Aging in place services, including tax rebates and exemptions for assessments • Promote property maintenance assistance, such as LACDA senior repair grants • Capital improvements for neighborhood amenities 	Annually during budgeting process	Area with lower median household income and along commercial corridors and manufacturing areas where future housing is expected	Provide 20 tax exemptions for seniors and disabled households Conduct 8 neighborhood cleanup events
Tenant Protection and Anti-Displacement– High Priority Contributing Factors: Lack of fair housing service records Lack of fair housing testing Lack of monitoring Lack of targeted outreach				
Program 2: Conservation of Existing Affordable Housing	Review and update relocation reimbursement requirements for relocation assistance.	Annually	Citywide	100% of displaced households compensated.
Program 8: Housing Trust Funds	Annually pursue funding to provide for affordable housing and as funding permits, continue participation in the South Bay Housing Trust Fund	Annually	South Bay Region	Contribute to the development of 5 affordable housing units in the region.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
AFFH: Homelessness Plan	<p>Continue to implement the City's Homelessness Plan, including outreach for persons experiencing homelessness:</p> <ul style="list-style-type: none"> • PATH provides dedicated outreach teams for homeless assistance, and also connects individuals with medical and mental healthcare, interim housing, veteran services, employment services and providing benefits enrollment and advocacy. • Through PATH, the City has an Outreach Hotline. • The LA County MET performs outreach and assessments on individuals with mental health needs, and provides linkages to services. • City staff meets quarterly with regional outreach representatives from PATH and Harbor Interfaith Services to share relevant information, assess service connections made, and identify community "hot spots" where additional attention is needed. • In partnership with SBCCOG, facilitate landlord outreach/education regarding opportunities for housing individuals at-risk of homelessness 	Ongoing	Citywide with emphasis on southwest section of the City	Assist 10 persons experiencing homelessness through outreach efforts annually.
	Utilize local funds outlined in the Homelessness Plan to support response efforts and special circumstances. This fund can cover items such as miscellaneous services and materials, motel vouchers, transit vouchers, laundry services, hygiene products, etc.	Ongoing	Citywide with emphasis on southwest section of the City	Assist five persons experiencing homelessness annually.