

Hermosa Beach Accessory Dwelling Units Survey

Survey Summary

The following survey on Accessory Dwelling Units was made available on the City's community engagement platform, speakuphermosa.org from May 17, 2018 through June 10, 2018. The survey was shared via social media, the city website, the June newsletter, and through the City's e-notification system. A total of 157 responses to the survey were received and the results are presented below.

Survey Description

The City of Hermosa Beach is developing an ordinance regarding Accessory Dwelling Units (ADUs, also known as granny flats, second units) and is seeking your input.

The State of California is facing a state-wide housing crisis, with rising housing costs, and a shortage of affordable housing options. One of the State's solutions to this crisis is to encourage accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) as a method of increasing the housing supply and has passed laws requiring all cities to allow an ADU on residentially zoned lots that contain a single-family residence.

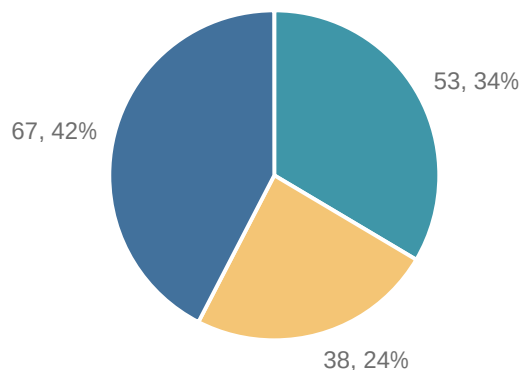
Cities may adopt an ordinance of its own that includes reasonable standards for ADUs so long as the ordinance is consistent with the intent of the State law. Without a local ordinance, the city is required to process ADU applications per standards identified in the [State law](#).

The Planning Commission had an initial discussion regarding ADUs at their May 15, 2018 meeting, and discussion of the meeting can be viewed [here](#). The survey results will be shared with the Planning Commission at its upcoming public hearing in June.

Please complete this brief survey by June 5, 2018 to share your opinions.

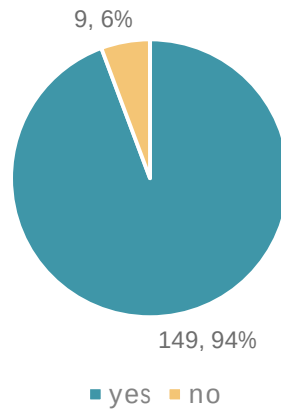
Individual Question Responses

1. Do you think the City should:

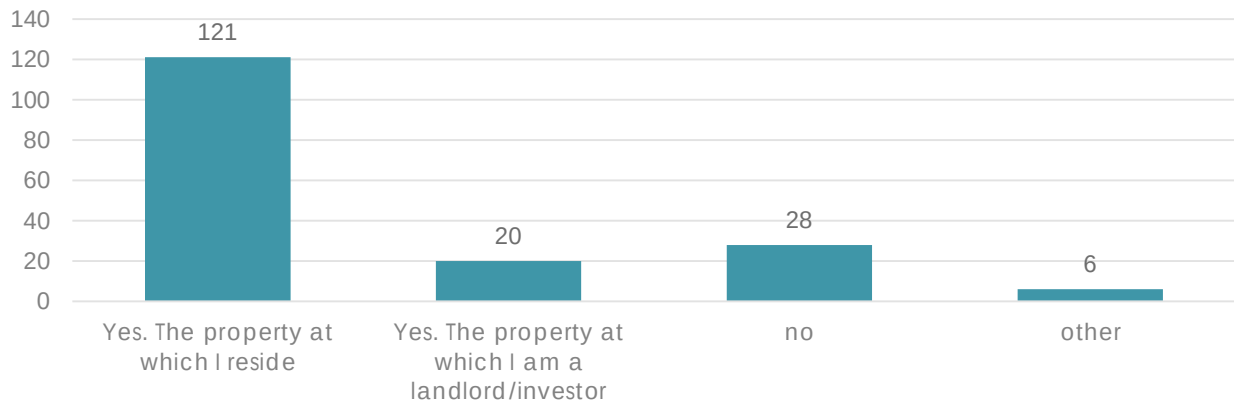


- adopt the state law minimum requirements for adus and or jadus
- adopt some additional local requirements while still allowing the creation of additional smaller unit housing options
- adopt the maximum requirements allowed by state to minimize the number of new adus that may be developed

2. Are you a current resident of Hermosa Beach?



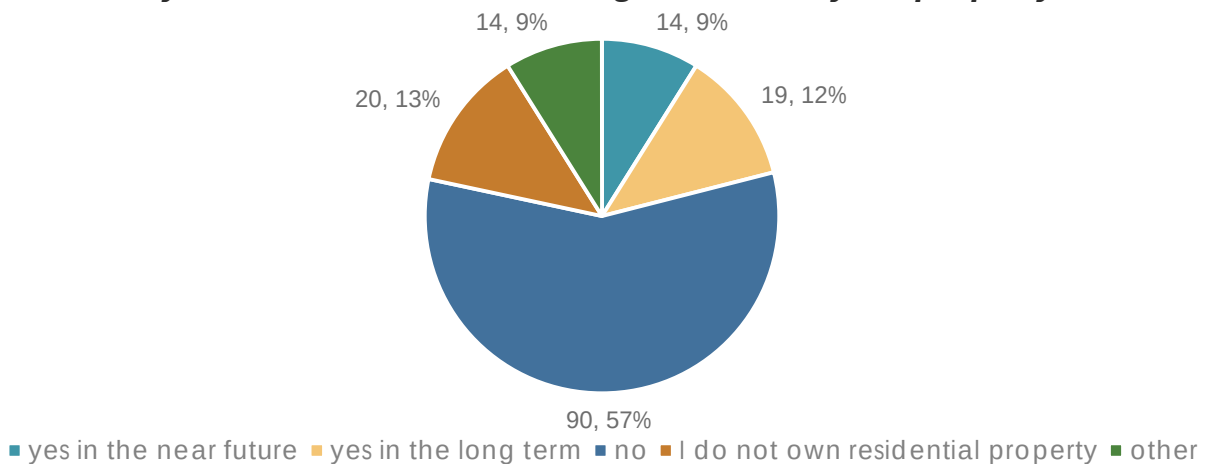
3. Do you currently own property in Hermosa Beach?



Other Comments:

- Will inherit Hermosa property
- Yes, commercial property on PCH
- Properties in TRUST
- Own both Residential and Income property

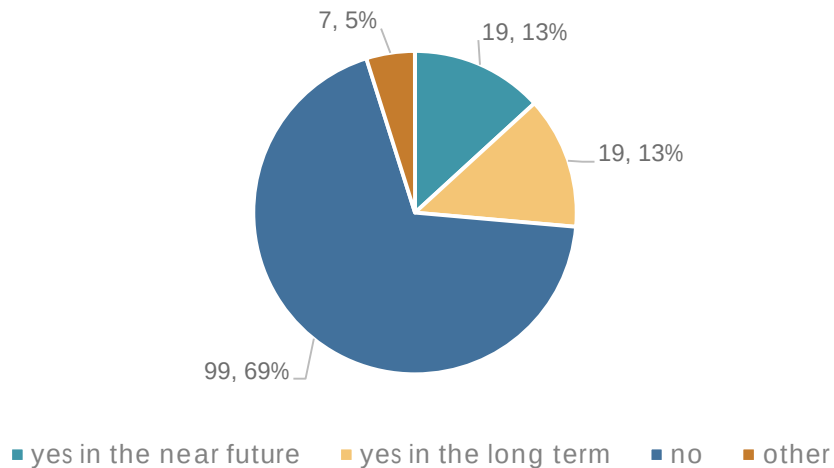
4. Would you be interested in building an ADU on your property?



Other Comments:

- I might have built one for my mom. She has since died.
- Not sure, but would like the option to do so.
- not sure
- No room for it
- I'm in a townhouse complex, not a SFR
- I own a property with a granny flat and my mother in law has lived in it for the past 20 years. Wonderful gift to be able to give.
- My lot is 2,800 SF
- Don't think we can do it w/TRUST
- I would if I could, but my lot would not be able to accommodate it.
- no, were already 2 on a lot
- Not able to do so in my complex

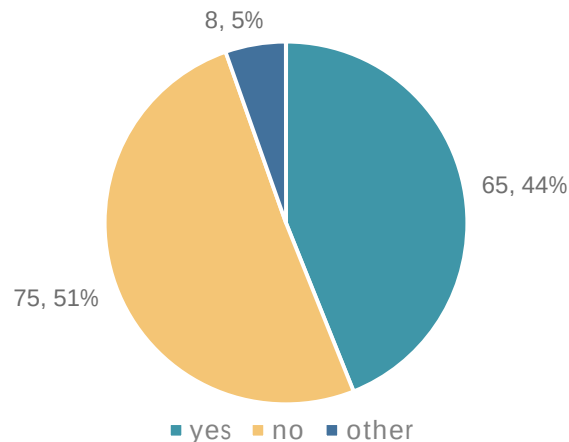
5. If ADUs were built in Hermosa Beach, would you be interested in living in one?



Other Comments:

- Only if it had off street parking for all tenants
- not applicable
- If I didn't have enough money for an independent living apartment, I would consider living in an ADU in the long term (e.g. in my 80s)
- I own my own home. So, no
- I already do!
- undecided

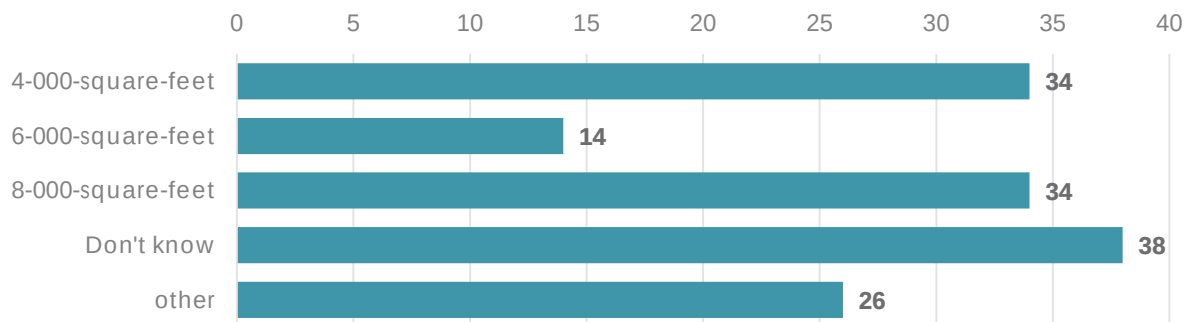
6. Would you be okay if your neighbor built an ADU?



Other Comments:

- if s/he obeys HB city laws
- If it did not add to number of cars parking on the street
- Yes if parking spot was required
- most neighbors have multiple units

7. The City's minimum lot size is 4,000 square feet. What do you think is an appropriate minimum size to accommodate an ADU?

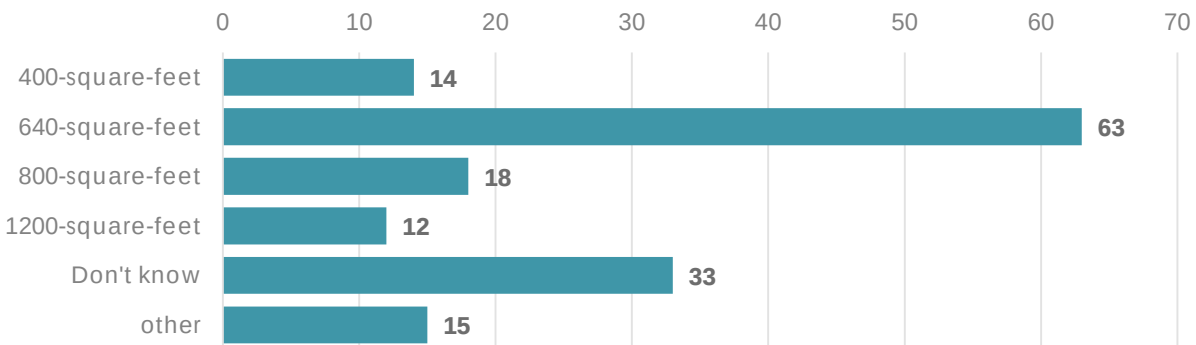


Other Comments:

- None
- No minimum
- no ADU
- less than 4000. most lots are smaller and it would be nice to let owners build what they want rather than keep tearing down and building huge two to four on a lot.
- Adopt the State standard minimum lot size
- The size of walk street lots.
- 25,000 square feet
- None
- no ADU
- 10,000 square feet
- Mine is on a 2400 square foot lot.
- 3000 SQ FT

- I don't know. I think we need more information. For example, to map out all the properties at each of the above lot sizes to see the potential impact. 4,000 seems MUCH too small.
- any lot size in Hermosa Beach.
- 2500 square feet
- This is NOT a fair Question as many Lots in Hermosa are far less than 4000 Sq Ft. You need to Apply a % based on the overall Sq Ft of the Lot
- Completely depends on the size of the existing dwelling.
- Should not be allowed at all. There are already too many legal and illegal dwellings in this city.
- do not allow this to happen
- 10,000 square feet
- 3,500 sq ft. Not all lot sizes are 4,000, and many lots small than 4,000 have small bungalows that can accommodate a small ADU in the back yard. Ask me how I know.
- 10,000
- None. We are too dense already. Single lots of the early 1900s already split
- 10,000 square feet
- I am r3. but my lot is 3600 sq feet

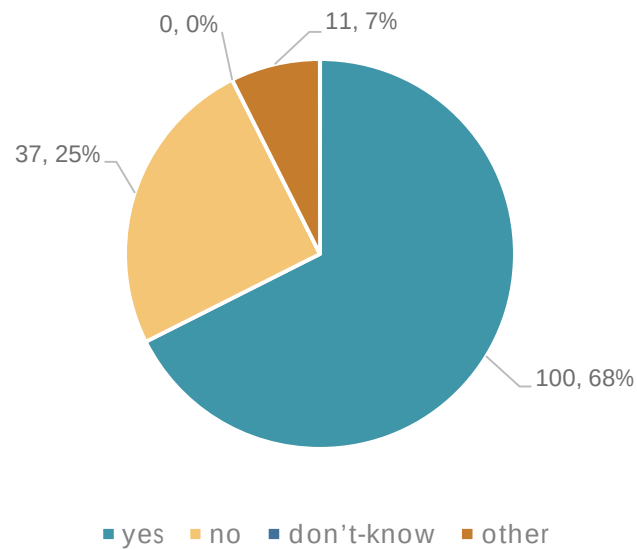
8. What is an appropriate maximum size building to accommodate an ADU?



Other comments:

- no ADU
- Do not allow this nonsense. #toodensealready
- None
- Depends on the lot size
- I don't worry about the size of the building so much as I would want off-street parking to be part of the new building.
- 500 SF
- Again, Very few of the Size Lots exist within the City limits. Again, why would you pose such a question?
- none.
- Not sure, but an ADU should be allowed above a detached garage at the very least.
- Up to the property owner
- None

9. Should ADUs be required to be architecturally compatible with the primary structure?



Other comments:

- no ADU
- Do not allow
- NO ADU's.
- Yes, if visible from the street. No if in the back yard and not visible.
- I don't care. The eclecticism and variety of buildings in Hermosa is part of its charm for me.
- Needs to fit into neighborhood
- do not allow
- It depends on what "architecturally compatible" means... Same number of stories? Same siding? Same colors?
- Do NOT ALLOW
- it depends on the architecture of the main structure

10. *Would you like to share any other comments about ADUs or suggest any policies that if adopted and enforced would reduce or eliminate your concerns about ADUs?*

1. I would love to see Hermosa Beach be a leader in the South Bay in taking steps to address the housing crisis, and this is a great opportunity to enact policy that can make a change.
2. More parking issues that the city has no answer for. First resolve the parking issues with the increase in absurd hotels going in.
3. We can't be greedy. We should accept the fact that we are in an affordable housing crisis and an entire generation forward cannot afford to own property in the South Bay. It's our responsibility to ensure alternative housing options for our younger and elderly populations.
4. To allow these in Hermosa is an AWFUL idea. I could see this in Irvine or more suburban cities where properties have more sq ft., but Hermosa is SO packed right already! This city should not allow these units to be built.
5. Build them! We need more housing!
6. If possible, policies to restrict ADUs and/or make them pay based on projected impacts to infrastructure and parking/autos. (2) Understand or levy property tax or other taxes/fees to discourage ADUs.
7. HB is the second most dense city in LA County after West Hollywood. Many older homes, like mine, have no parking. We already have a severe parking and traffic gridlock. The 4000 lot size was adopted by the voters and that should provide extra protection against the new mandate from the State.
8. We need as much housing in this city as possible
9. Need to be very careful when allowing these structures due to density issues. PCH in Hermosa has seen a substantial increase in traffic over the years which relates to our high density. Our infrastructure cannot handle much more.
10. I'm not concerned about ADUs. People should be able to have such on THEIR property if they so desire.
11. What are the assessor / tax implications for the property owners that build an ADU? Will the property be brought to current tax rates? Will R1 lots now all be considered R2?
12. My HOA neighbors already have people living in their garages, and take up the limited parking with their cars, we don't need higher density ADU's and more cars.
13. The Beach Reporter and Easy Reader this week both state that HB is the most dense of the beach cities. I am in favor of limiting density to the extent possible allowed by law. HB, though, also has a small homeless population that needs housing but I don't see ADUs being the answer to that issue.
14. I have a special need child. We will most likely have to support him as he becomes an adult. It would be great if we could build on our property a separate granny quarter, so he feels like it is his own, but he would still be under our roof. If we had an older parent that needed to live with us, this would also be a great option, rather than having them go to an elder care facility.
15. "The city of Hermosa Beach would not benefit by adding to our existing high-density population base. The state mandate should exclude municipalities with an existing high level of population density

16. Adding another residence should require more parking. Maybe one space for each person living in the ADU.
17. Do not allow Adu in hermosa. This is just stupid.
18. Provide parking.
19. This is a horrible idea. There is plenty of housing in California. More people per square foot will ruin this town.
20. Not in favor of allowing this. Hermosa is too dense already.
21. ADUs should have height requirements - so they do not devalue neighboring properties by eliminating ocean views.
22. Overcrowding. Parking is already at a premium. where do the additional cars park?
23. Sufficient parking for any new ADU should be a primary focus.
24. Question #1 did not provide an acceptable answer option. My answer would be NO ADU's. Our little town is already too densely packed. ADU's would increase density, increase traffic and decrease available parking spots. NO ADU's!
25. If adopted I believe that adequate off street parking needs to be required. This means at least 2 spaces
26. ADU should not be any closer than 15ft to neighboring parcel.
27. Any residence that includes an ADU should be required to have an additional parking spot for the resident of the ADU. Parking is a major issue in Hermosa Beach.
28. Lots must meet all parking requirement. Can't reduce parking on lot to accommodate an ADU.
29. For 50 years we have attempted to reduce density in an already dense city. Eliminate Bootlegs, merge 25 foot lots, increased open space all helped but ADUs threaten our ALREADY DENSE CITY.
30. Additional people in ADU's is a demand on city services - sewer, and policing are the first two that come to mind. If you build a ADU, you will probably get additional revenue - you should therefore pay additional property taxes.
31. Hermosa Beach has severe parking space. Our streets are already crowded and burdened with construction workers who are building three new properties within 2 blocks of us. ADU's would put more cars on the street instead of in garages and then the occupants would add another one to two cars on the street. It could be a disaster.
32. Owner of the unit to have to file a notarized annual statement of the city's wording that they occupied the property for the full year and be required to open their garage for a from exterior view by the city showing that it is vacant and capable of being available for parking of the number of vehicles, normally 2 for the owner's unit.
33. There is a desperate housing shortage in LA and Hermosa. To not allow these is evil.
34. I would rather have an ADU be built than huge condos on R2 and R3 lots.
35. I like the idea. I hope people get behind it.
36. We have such huge new dwellings being build in town. I'd rather see main houses of a more modest size along with ADU's than have some of these huge new buildings looming over what used to be a more modest looking street. That would do less to alter the character of Hermosa, in my opinion.

37. I feel that this is unjust to Hermosa Beach because we already have so many bootleg living spaces and parking is already so very difficult due to bootlegs and garages used for storage. I think the minimum HB needs to comply is best for the city. We are tiny and already over crowded. I do not know how to answer #1 question. Thanks for asking my opinion.
38. The density of Hermosa Beach should not allow for ADU's to be added on lots under 8000 sf. We are already one of the most dense cities in all of CA. There are other places much better suited to building ADU's.
39. We don't need to cram more people and cars into Hermosa. Parking wasn't addressed in this survey.
40. Considering you keep tearing down SFR for two to three on a lot, I don't understand why you would let homeowners have the ability to do that. It was done back in the day anyway!
41. Regulations should be ascertained within the Coastal Zone as these types of Dwellings could block views for many homeowners
42. Because parking is already at a premium, builders of such a unit should be required to provide one off street parking space
43. I think this might be a way to make all the illegal unit become legal. I'm not sure that is a good thing. It does not solve anything but makes some personal issues go away.
44. I do not believe that ADUs would bring any benefit to the community of Hermosa Beach. There are already so many illegal ones and I think that's enough.
45. Didn't these dwellings used to be called "bootlegs"? In the 1970's I recall the city phasing them out in an effort to improve housing.
46. A difficult, but not an insurmountable problem. It really comes down to a reasonable amount of space available on the lot after the primary dwelling is considered. Very much a lot-by-lot calculation.
47. Eliminating/minimizing ADUs is only thing that would give me comfort other than voting against those elected officials who support this...putting 12 pounds of crap in a 10 pound box.
48. This is ridiculous in Hermosa Beach. There are so many cities in CA that have more land and affordable property along with a better cost of living than Hermosa. This only opens the door to more people, congestion, traffic, lack of parking, schools that are even more overcrowded than they are currently not mention our local grocery store can't handle the number of people we have now. This is based purely on greed for monetary gain. This will help absolutely zero low income families in CA needing housing in this state.
49. do not allow them. this is ridiculous.
50. While we're at it any chance we can pass some anti-McMansion-ization building codes, or is it way too late for that?
51. If developers are allowed to tear down SFR and build 2 and sometimes 3 townhomes in their place, there should be no logical reason not to allow ADU's or JADU's. HB is densely populated. Allow property owners to do what they want with their property as long as they are following the local and state laws.
52. Join other cities in a lawsuit against this ADU laws
53. As to the 4,000 lot limit, please seriously consider lowering that limit to 3,000 or 3,500, as many of us still in original beach bungalows on lots smaller than 4,000 can accommodate a small ADU in the back without issue. Let's not punish those

of us who've decided to keep our original beach bungalows while rewarding those with larger lots and larger developed homes. Alternatively, make the ordinance require at least a 4,000 sq ft lot for ANY home to have an ADU, BUT if a lot between 3,000 and 4,000 has a home smaller than 1,000 sq ft on it, then an ADU would be allowed. Again, let's not punish those of us with original beach bungalows on small lots."

54. Hermosa is too small minded. Hermosa has had a parking issue for a long time that is partially caused by illegal garage conversions. License rentals, have the Fire Department inspect for Life and safety.
55. Hermosa Beach is the most densely populated beachfront city in California. State law should take this into consideration. More density is ridiculous.
56. ADUs should be limited as much as possible. Our city is already too dense. If the state may modify the law for higher density cities, it would Be wise to wait to adopt a local law
57. This is a density issue which affects quality of life. It also affects traffic and parking which are already horrible
58. Use the fact that we already split nearly every city lot to meet the state law
59. Don't allow them, we are dense enough already.
60. This subject hits home for us. I have lived in my Hermosa Beach home for 39 years. My mother is now 88. My hope has always been to build a small unit on our property for her to live out her time with us with dignity and a sense of independence. Not too much further down the road my husband and I thought we could live in the ADU and perhaps one of our children will care for us. Seems like a good cycle.
61. We are the most densely populated city in this area. Therefore, I feel that the least number of ADUs would be best. All new construction on my block is turning single family units into 2 on a lot. This is more than adding an ADU. ADUs may remove trees and shrubs and views as are the 2 on a lot structures. We're losing our small town feel.
62. Strict off street parking requirements for anyone building one should be required
63. Parking needs to be required an additional unit is added. Street parking is being reduced each time someone builds. Many of my neighbors use their garage as storage or office or rec room and park on the street or use guest parking. I can park 3 cars on my property and there is only me living there, so one car
64. The results of allowing this would affect all life in the city. Visitors would be required to use public transportation. All public buildings would be more difficult to get to. Inquiries should be made to public utilities to determine if some neighborhoods could be provided full utilization without major infrastructure changes.
65. In general I trust the Planning Commission's judgment on this topic with the caveat that I do think that in most areas Hermosa is already overly dense in terms of both housing and parking. I also worry that this new state regulation could get abused by people just trying make money off their unused land. By the way, it's not like any new ADUs built in this town are going to be "affordable" anyway.