

**CITY OF
HERMOSA BEACH**

**HOUSING ELEMENT
TECHNICAL REPORT
2021-2029**

DRAFT

June 2021

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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 2021-2029 Regional Housing Needs Assessment (RHNA) are examined.

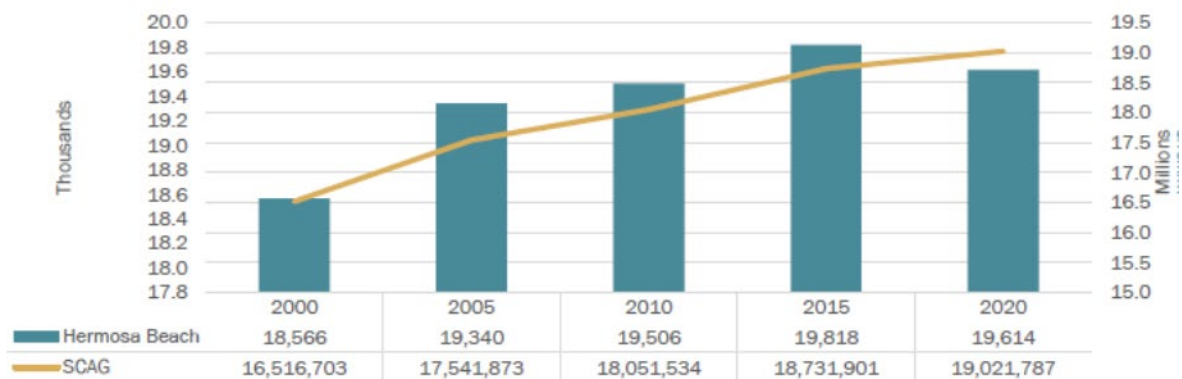
The Housing Needs Assessment utilizes the most recent available data from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD), the Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data were obtained 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. Hermosa Beach had a 2020 population of 19,614 according to the California Department of Finance. From 2000 to 2020 Hermosa Beach had an annual growth rate of 0.3% compared to 0.7% for the SCAG region. (see Figure I-1). As an essentially built-out city, there continue to be few opportunities for growth, except through redevelopment/infill on existing parcels.

**Figure I-1
Population Growth 2000-2020 – Hermosa Beach vs. SCAG Region**

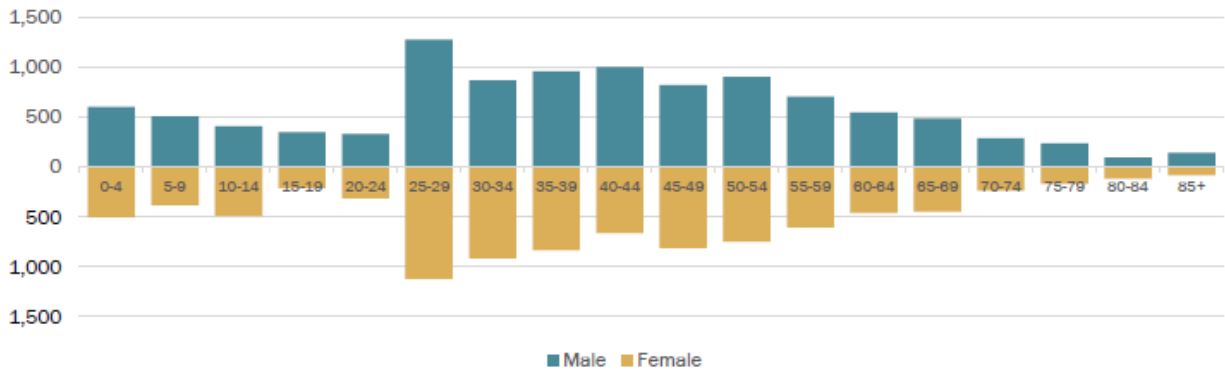


CA DOF E-5 Population and Housing Unit Estimates

2. Age Characteristics

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. Figure I-2 shows the age distribution of Hermosa Beach residents by gender. The population of Hermosa Beach is 53.7% male and 46.3% female. The share of the population of Hermosa Beach which is under 18 years of age is 17.2%, which is lower than the regional share of 23.4%. Hermosa Beach's seniors (65 and above) make up 11.7% of the population, which is lower than the regional share of 13%.

**Figure I-2
Population by Age and Gender – Hermosa Beach**



American Community Survey 2014-2018 5-year estimates

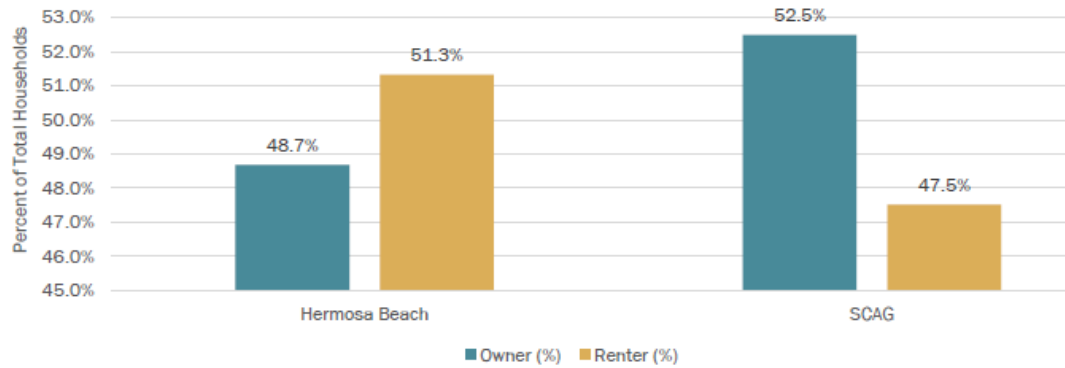
B. Household Characteristics

1. Household Tenure 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.

Housing tenure (owner vs. renter) is an important indicator of the housing market. An adequate supply of housing units available both for rent and for sale is desirable in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Figure I-3 provides recent Census estimates of the number of owner-occupied and renter-occupied units in the city as compared to the SCAG region as a whole. This table reveals a higher proportion of renters in the city, which is not unusual for beach communities.

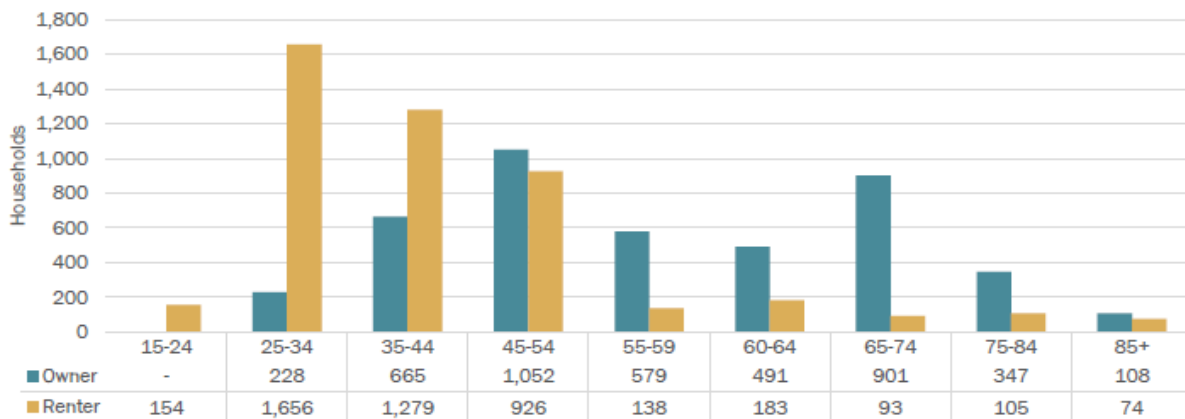
**Figure I-3
Housing Tenure – Hermosa Beach vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates.

Figure I-4 shows that tenure varies by age group, with younger residents more likely to rent as compared to those in the 45+ age groups who are more often homeowners.

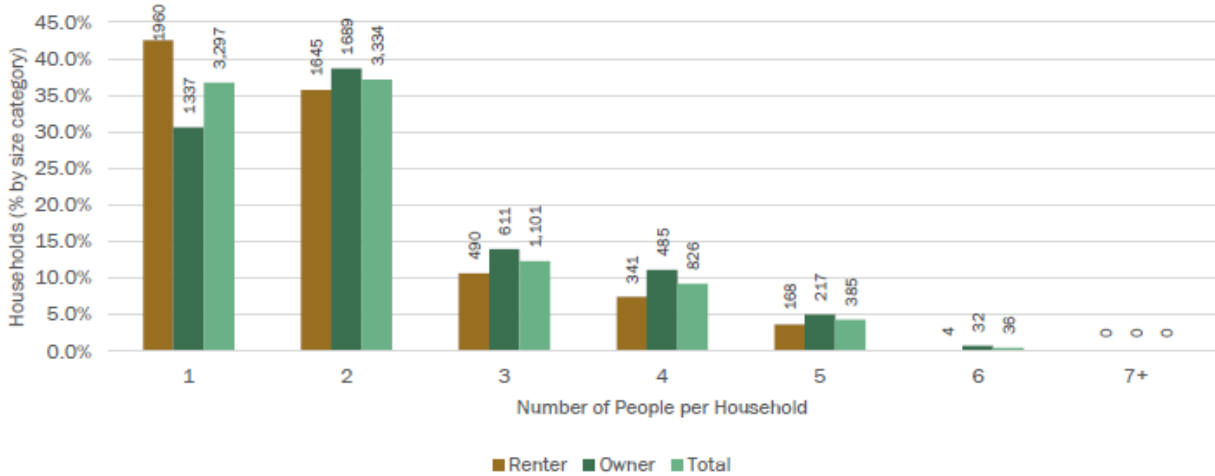
**Figure I-4
Housing Tenure by Age – Hermosa Beach**



American Community Survey 2014-2018 5-year estimates.

Figure I-5 illustrates the range of household sizes in Hermosa Beach for owners, renters, and overall. The most commonly occurring household size is of two people (37.1%) and the second-most commonly occurring household is of one person (36.7%). Hermosa Beach has a higher share of single-person households than the SCAG region overall (36.7% vs. 23.4%) and very few large households with more than 5 persons.

**Figure I-5
Household Size by Tenure – Hermosa Beach**

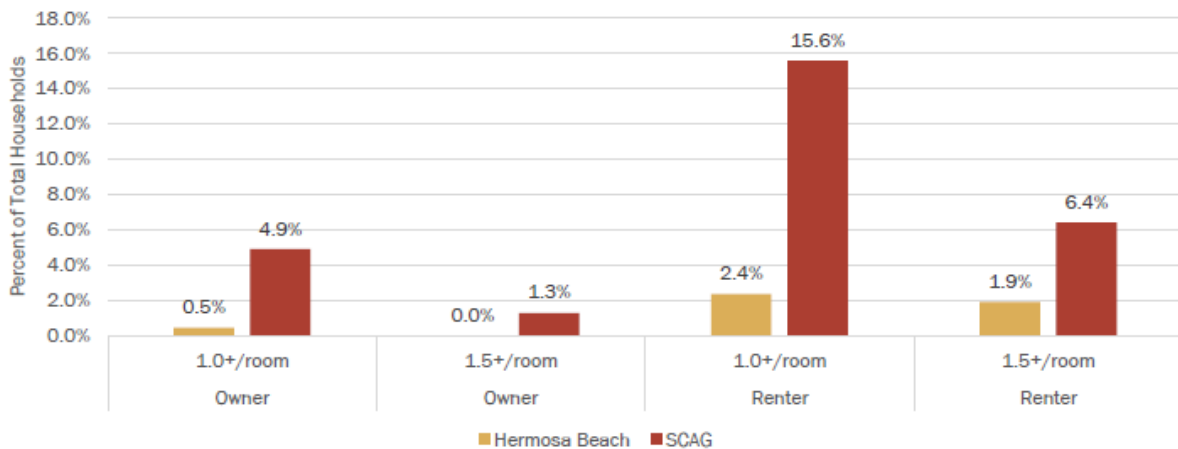


American Community Survey 2014-2018 5-year estimates.

2. 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-12 below for a detailed definition of “affordable” housing). Figure I-6 summarizes recent overcrowding data for Hermosa Beach and the SCAG region as a whole.

**Figure I-6
Overcrowding by Tenure – Hermosa Beach vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates.

Based on U.S. Census standards, Hermosa Beach residents live in less crowded housing conditions than the region as a whole. In Hermosa Beach, 20 owner-occupied and 109 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. No owner-occupied households and 88 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

3. Income and Overpayment

Extremely-low-income households are defined as those with incomes of 30% or less of areawide median income (AMI). Table I-1 shows the number of extremely-low-income households in Hermosa Beach by race and tenure.

**Table I-1
Extremely-Low-Income Households by Race and Tenure
Hermosa Beach**

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	7,844	509	6.5%
Black, non-Hispanic	110	0	0.0%
Asian and other, non-Hispanic	679	30	4.4%
Hispanic	569	24	4.2%
TOTAL	9,202	563	6.1%
Renter-occupied	4,850	385	7.9%
Owner-occupied	4,350	174	4.0%
TOTAL	9,200	559	6.1%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table I-2 displays recent HUD estimates for overpayment by income category for Hermosa Beach residents. Extremely-low-income and very-low-income households experienced the highest rates of overpayment.

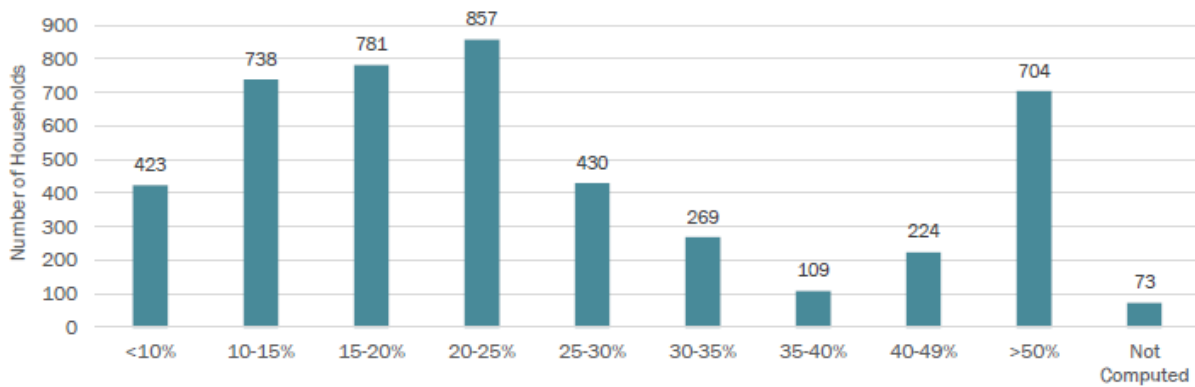
**Table I-2
Cost Burden by Income Category
Hermosa Beach**

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	100	4	408
30-50% HAMFI	40	24	229
50-80% HAMFI	189	275	350
80-100% HAMFI	255	355	134
> 100% HAMFI	5,790	815	185
Total Households	6,374	1,473	1,306

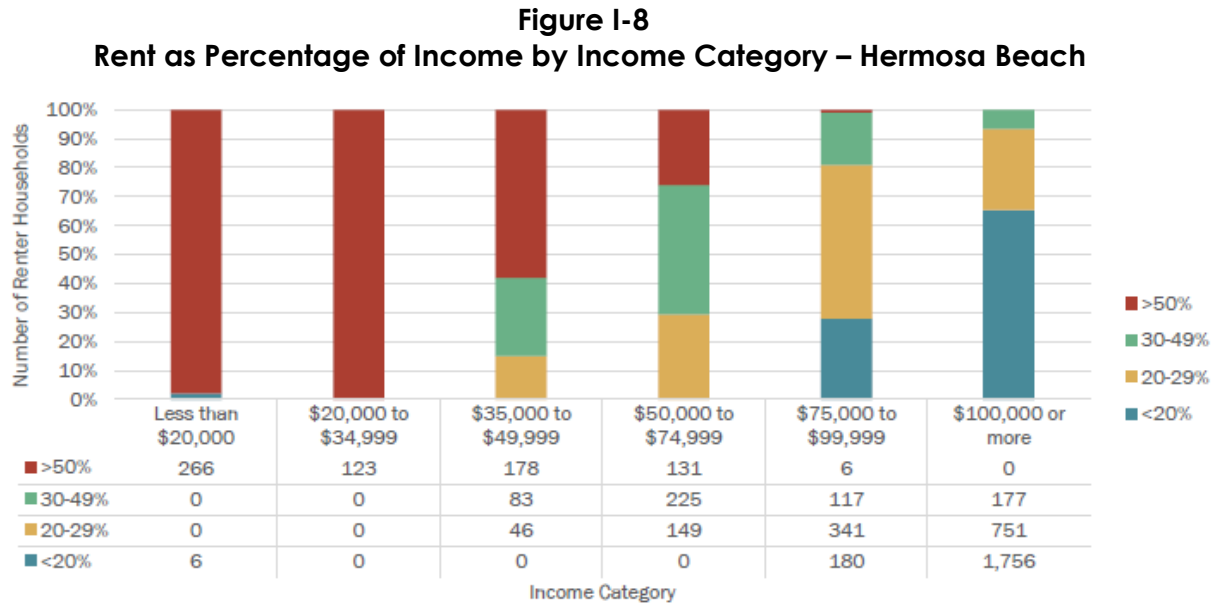
HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Across Hermosa Beach's 4,608 renter households, 1,306 (28.3%) spend 30% or more of gross income on housing compared to 55.3% in the SCAG region. Additionally, 704 renter households in Hermosa Beach (15.3%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region (Figure I-7).

**Figure I-7
Rent as Percentage of Income – Hermosa Beach**

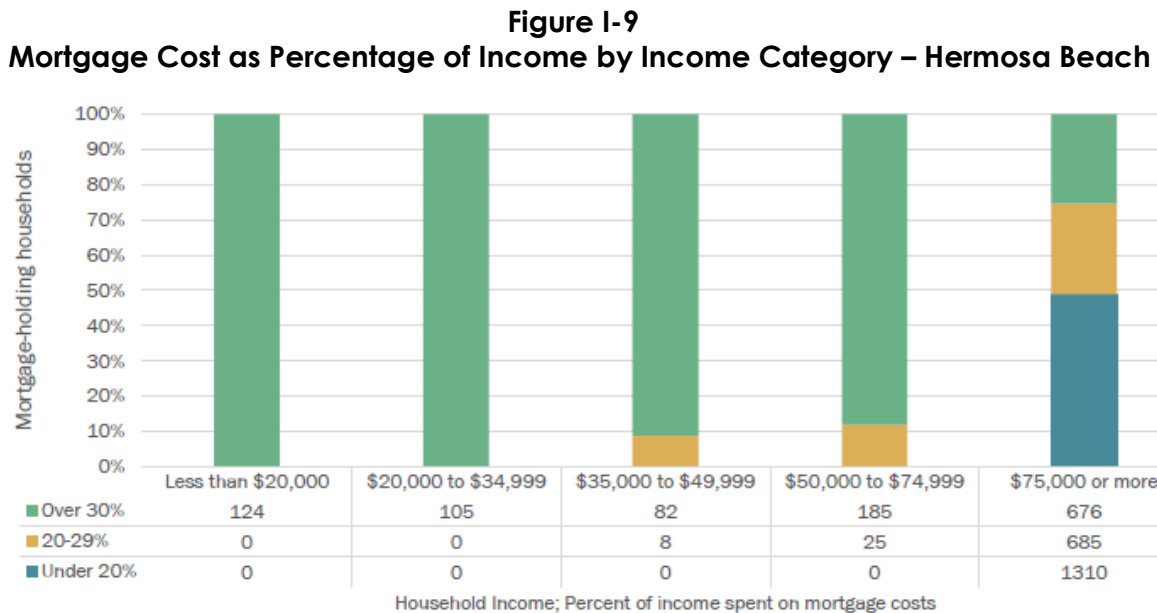


While the previous table breaks down cost burden by area-relative income, Figure I-8 shows percentage of income spent on rent by income category. As one might expect, the general trend is that lower-income households spend a higher share of income on housing (often more than 50%) while high-income households are more likely to spend under 20% of income on housing.



American Community Survey 2014-2018 5-year estimates.

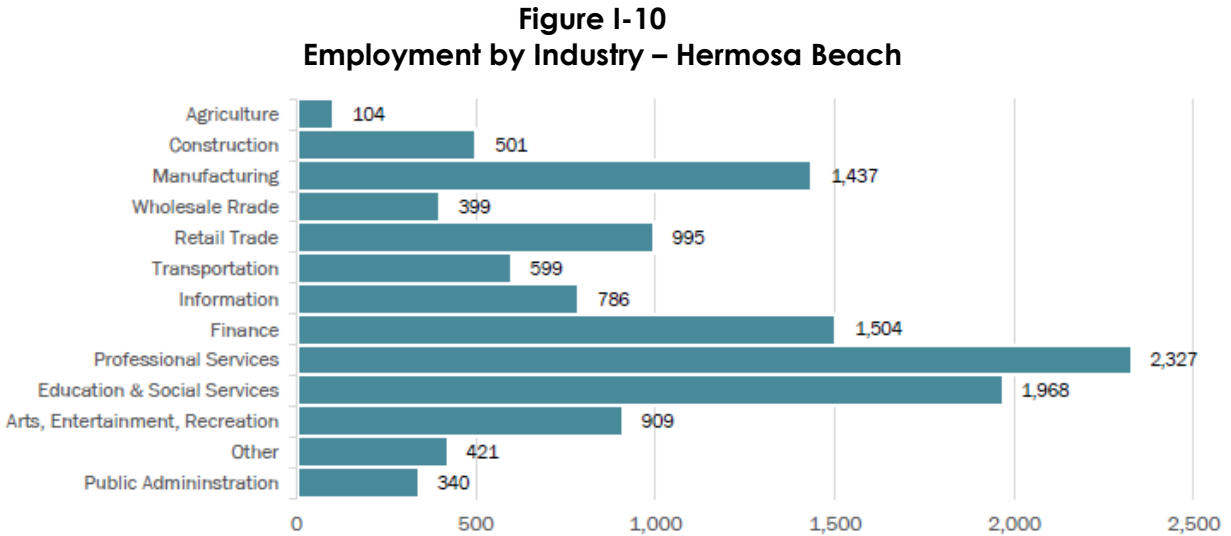
Figure I-9 shows the percentage of income spent on mortgage costs for Hermosa Beach homeowners by income category. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing.



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.

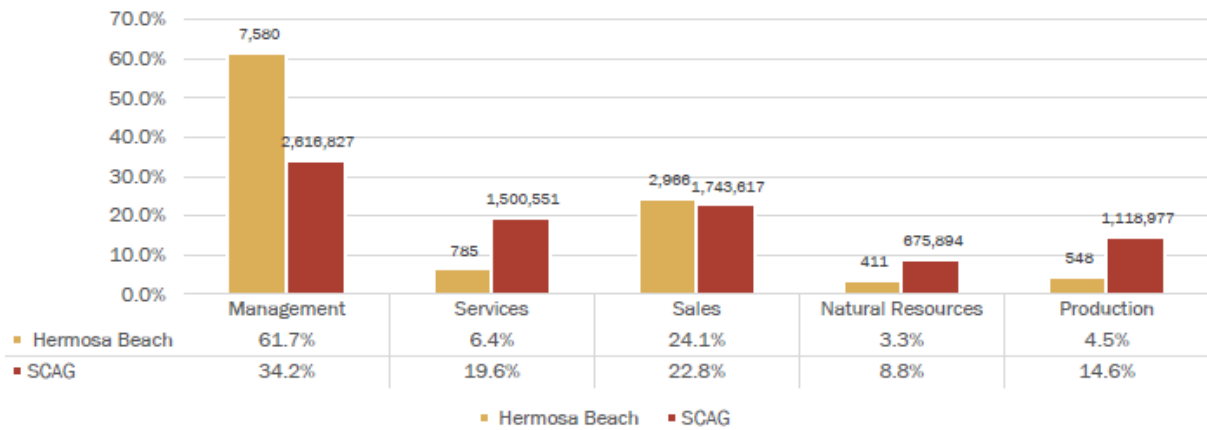
Hermosa Beach has 12,290 workers living within its borders who work across 13 major industrial sectors. Figure I-10 shows that the most prevalent industry is Professional Services with 2,327 employees (18.9% of total) and the second most prevalent industry is Education & Social Services with 1,968 employees (16% of total).



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

In addition to understanding the industries in which the residents of Hermosa Beach work, Figure I-11 shows the types of jobs they hold. The most prevalent occupational category in Hermosa Beach is Management, in which 7,580 (61.7% of total) employees work. The second-most prevalent type of work is in Sales, which employs 2,966 (24.1% of total) in Hermosa Beach.

**Figure I-11
Employment by Occupation – Hermosa Beach**



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

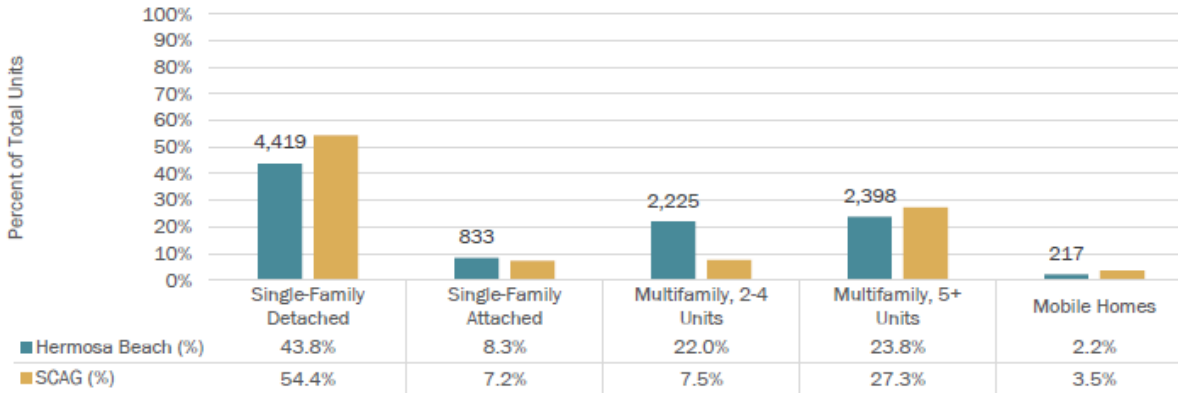
D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. 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

Figure I-12 shows detailed information on the housing stock in Hermosa Beach. The most prevalent housing type in Hermosa Beach is single-family detached with 43.8% of all units in the city. The share of all single-family units in Hermosa Beach is 52%, which is lower than the 61.7% share in the SCAG region. Out of the total housing units in Hermosa Beach, there are 9,565 occupied-units, which equates to a 5.2% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 2.049.

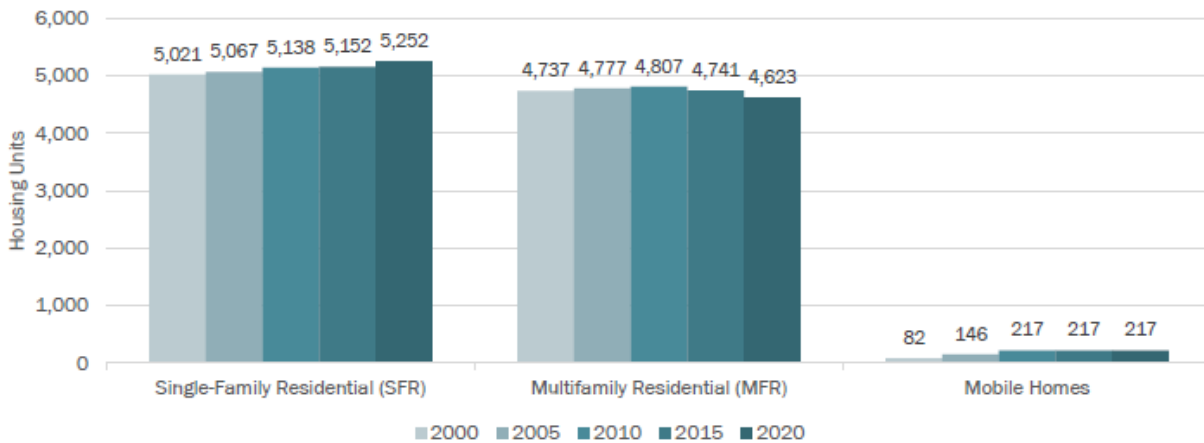
**Figure I-12
Housing by Type – Hermosa Beach vs. SCAG Region**



CA DOF E-5 Population and Housing Unit Estimates

Over the past two decades there has been more construction of single-family residential units than multi-family residential units in Hermosa Beach. During the period 2000 to 2020, single-family units increased by 231 while the number of multi-family units decreased by 114. Mobile and manufactured homes increased by 135 during this period.

**Figure I-13
Housing Growth Trends by Type – Hermosa Beach**



CA DOF E-5 Population and Housing Unit Estimates

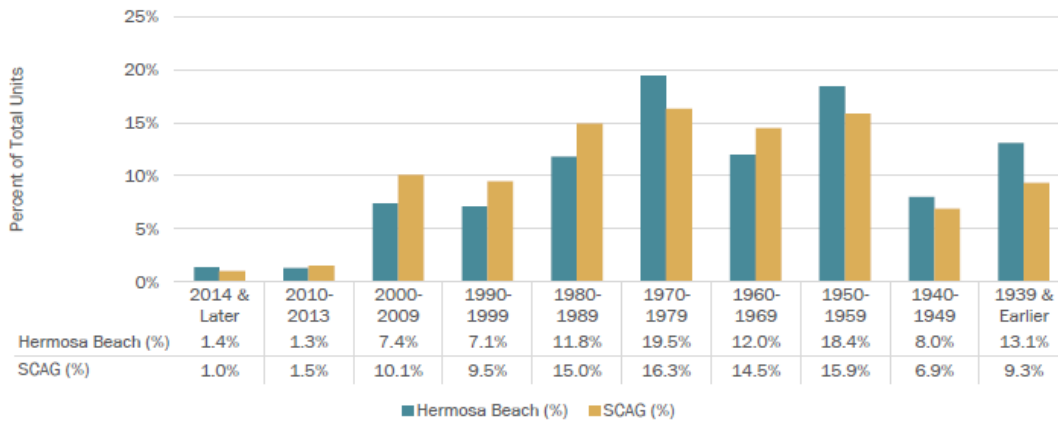
2. Housing Age and Conditions

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.

Figure I-14 shows the age distribution of the housing stock in Hermosa Beach compared to the SCAG region as a whole as reported in recent Census data.

**Figure I-14
Housing Units by Year Built – Hermosa Beach vs. SCAG Region**

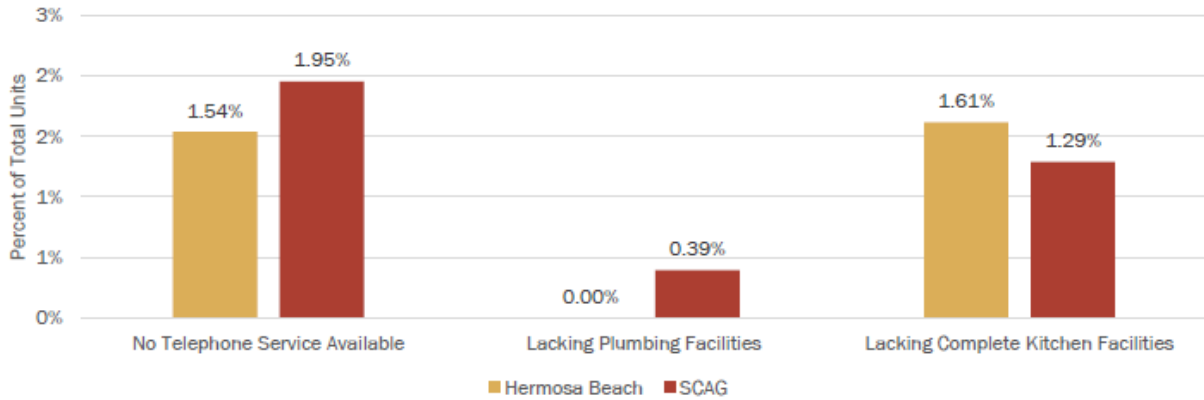


American Community Survey 2014-2018 5-year estimates.

This chart shows that more than half 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.

Figure I-15 shows recent Census data regarding conditions that may indicate substandard housing conditions. In Hermosa Beach and the region as a whole, the lack of telephone service, plumbing facilities and complete kitchen facilities are rare, and could be indicative of surveys being conducted while remodeling is being done rather than permanent conditions. With regard to telephone service, the availability of cell phones has made landline telephones unnecessary; therefore, this may not be a reliable indicator of substandard housing conditions.

Figure I-15
Substandard Housing Units – Hermosa Beach vs. SCAG Region

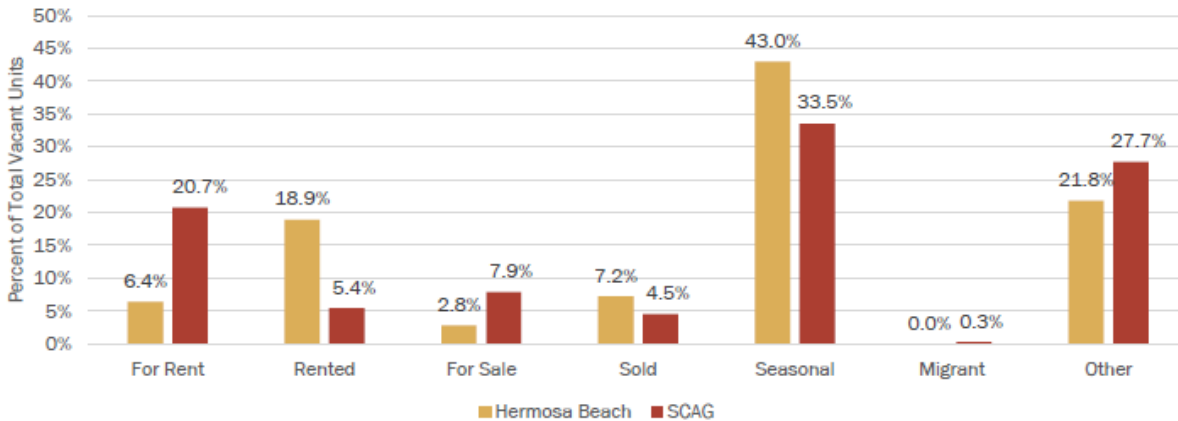


American Community Survey 2014-2018 5-year estimates.

3. Vacancy

Housing vacancy characteristics for Hermosa Beach and the SCAG region as reported by recent Census data are shown in Figure I-16. The largest category of vacant units in both the city and the region as a whole was those held for seasonal use.

Figure I-16
Vacant Units by Type – Hermosa Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

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-3 shows 2020 affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County by income category. Based on State-adopted standards for 4-person households, the maximum affordable monthly rent for extremely-low-income households is \$845, while the maximum affordable rent for very-low-income households is \$1,407. The maximum affordable rent for low-income households is \$2,252, while the maximum for moderate-income households is \$2,319.

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-3 have been estimated based on typical conditions.

**Table I-3
Income Categories and Affordable Housing Costs –
Los Angeles County**

	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$33,800	\$845	*
Very Low (31-50%)	\$56,300	\$1,407	*
Low (51-80%)	\$90,100	\$2,252	*
Moderate (81-120%)	\$92,750	\$2,319	\$375,000
Above moderate (120%+)	Over \$92,750	Over \$2,319	Over \$375,000

Assumptions:

- Based on a family of 4 and 2020 income limits
- 30% of gross income for rent or principal, interest, taxes and insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

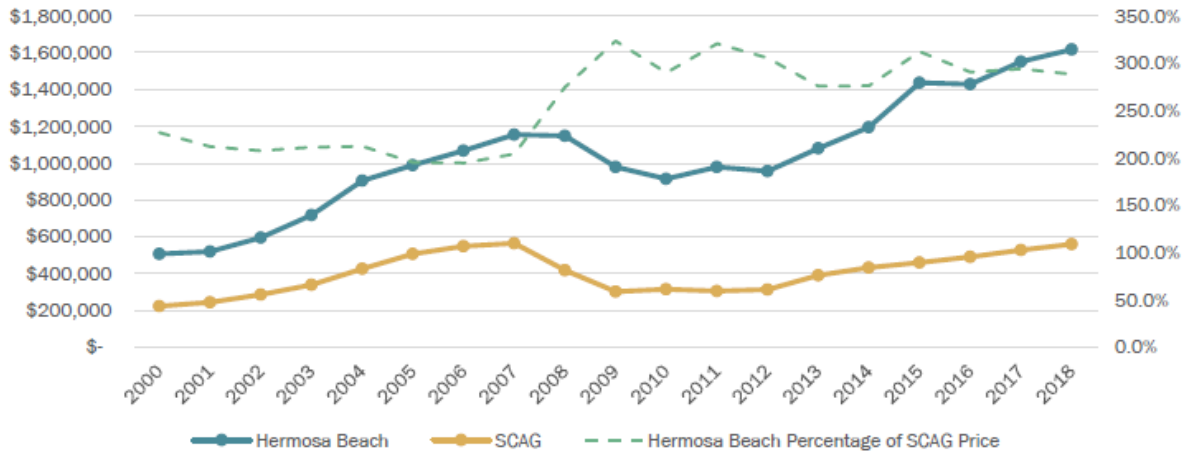
Source: Cal. HCD; JHD Planning LLC

b. For-Sale Housing

Housing sales price statistics reported by Core Logic/DataQuick (Figure I-17) show that between 2000 and 2018, median home sales prices in Hermosa Beach increased 219% while prices in the SCAG region increased 151%. As of 2018, the median home sales price in Hermosa Beach was \$1,617,500 compared to about \$600,000 for the SCAG region as a whole. Based on the estimated affordable purchase prices shown in Table I-3, it is unlikely that any market rate homes 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.

**Figure I-17
Median Existing Home Prices – Hermosa Beach vs. SCAG Region**



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

c. Rental Housing

Based on a recent rental survey, typical rents for 2-bedroom units are more than \$2,300 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-3, page I-13), 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 \$900 per month, while the gap at the extremely-low-income level is approximately \$1,500 per month.

E. Special Needs

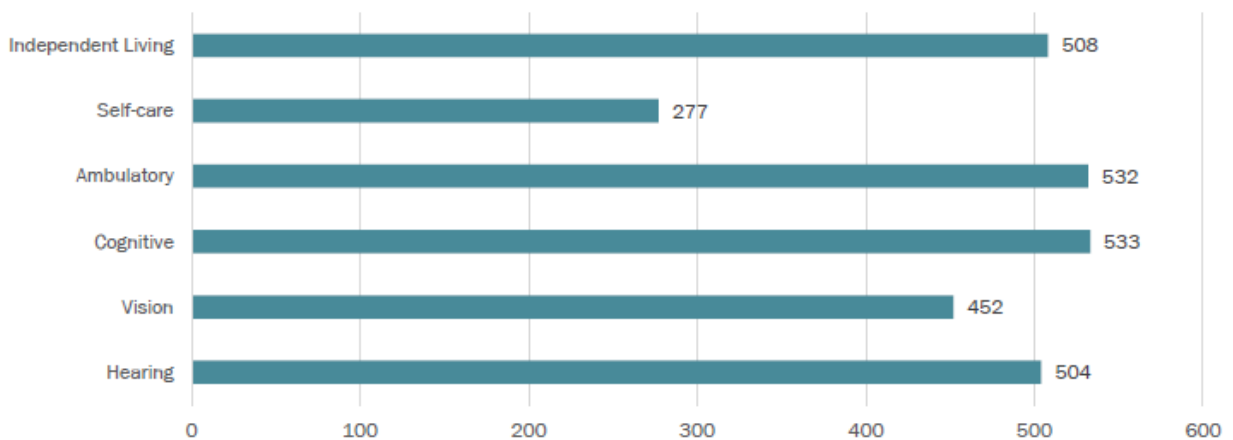
Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances that may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Hermosa Beach residents may experience a higher prevalence of overpayment,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

1. Persons with Disabilities

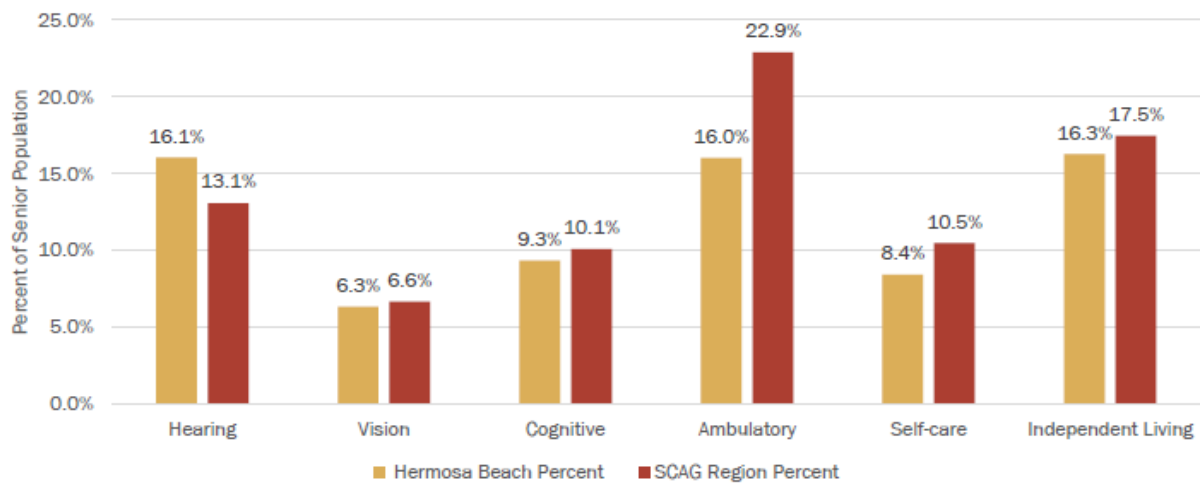
Figure I-18 shows recent Census data regarding the types of disabilities experienced by Hermosa Beach residents while disability data for seniors in Hermosa Beach compared to the SCAG region are shown in Figure I-19. The most common types of disabilities for those in Hermosa Beach were cognitive and ambulatory. Compared to the entire SCAG region, Hermosa Beach seniors were less likely to have a disability in all categories except for hearing impairment. Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Figure I-18
Disabilities by Type – Hermosa Beach



American Community Survey 2014-2018 5-year estimates.

Figure I-19
Disabilities by Type for Seniors (65+) – Hermosa Beach



American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Hermosa Beach, 68.2% of the population with a disability is employed, compared to 84.9% of the non-disabled population (Table I-4).

**Table I-4
Disability by Employment Status –
Hermosa Beach**

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	374	68%	11,331	85%
Unemployed	25	5%	371	3%
Not in Labor Force	149	27%	1,637	12%
TOTAL	548		13,339	

American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

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 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. Recent DDS data (Table I-5) reported 206 persons in Hermosa Beach with developmental disabilities.

**Table I-5
Developmental Disabilities –
Hermosa Beach**

		Hermosa Beach
By Residence:	Home of Parent/Family/Guardian	72
	Independent/Supported Living	0
	Community Care Facility	0
	Intermediate Care Facility	0
	Foster/Family Home	5
	Other	0
By Age:	0 - 17 Years	77
	18+ Years	52
TOTAL		206

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

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.

2. Elderly

Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Figure I-20 shows recent HUD income estimates for elderly Hermosa Beach owners and renters. Of Hermosa Beach's 1,759 senior households, 10.5% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 19.8% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region). The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate or assisted living and housing assistance programs.

Figure I-20
Elderly Households by Income and Tenure – Hermosa Beach

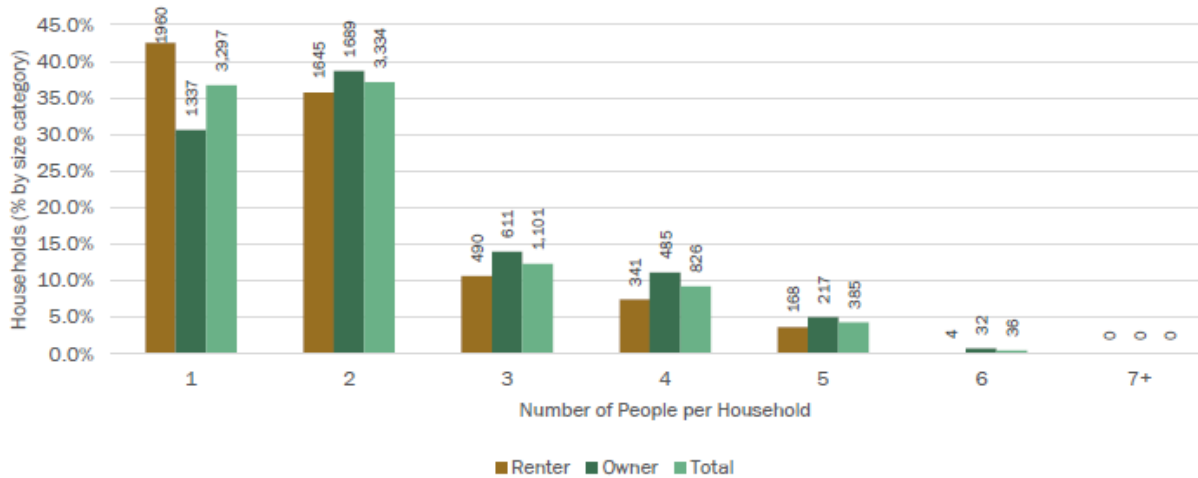
		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	99	85	184	10.5%
	30-50% HAMFI	110	55	165	9.4%
	50-80% HAMFI	260	100	360	20.5%
	80-100% HAMFI	80	0	80	4.5%
	> 100% HAMFI	830	140	970	55.1%
TOTAL		1,379	380	1,759	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Figure I-21 illustrates the range of household sizes in Hermosa Beach for owners, renters, and overall. The most commonly occurring household size is of two people (37.1%) while the second-most commonly occurring household is of one person (36.7%). Hermosa Beach has a higher share of single-person households than the SCAG region overall (36.7% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0% vs. 3.1%). This chart suggests that the need for large units with four or more bedrooms is expected to be much less than for smaller units.

**Figure I-21
Household Size by Tenure – Hermosa Beach**

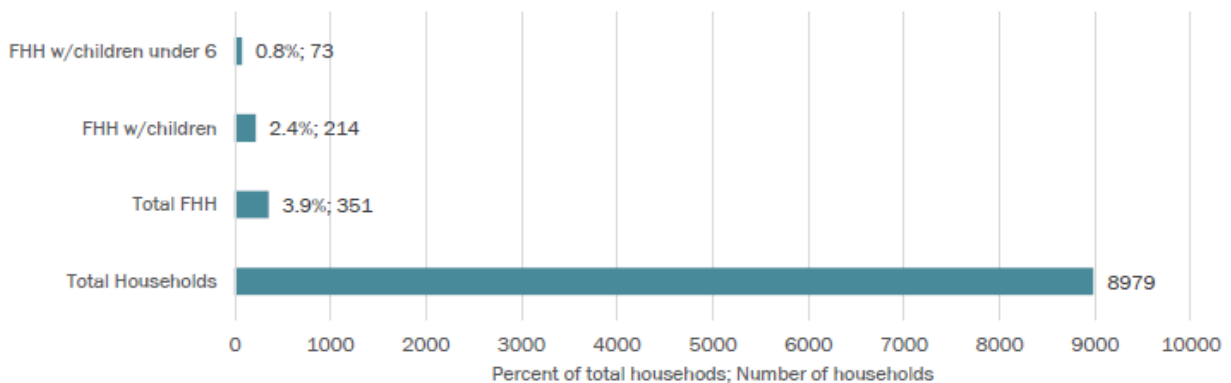


American Community Survey 2014-2018 5-year estimates.

4. Female-Headed Households

Of Hermosa Beach's 8,979 total households, 3.9% are female-headed (compared to 14.3% in the SCAG region), 2.4% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.8% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

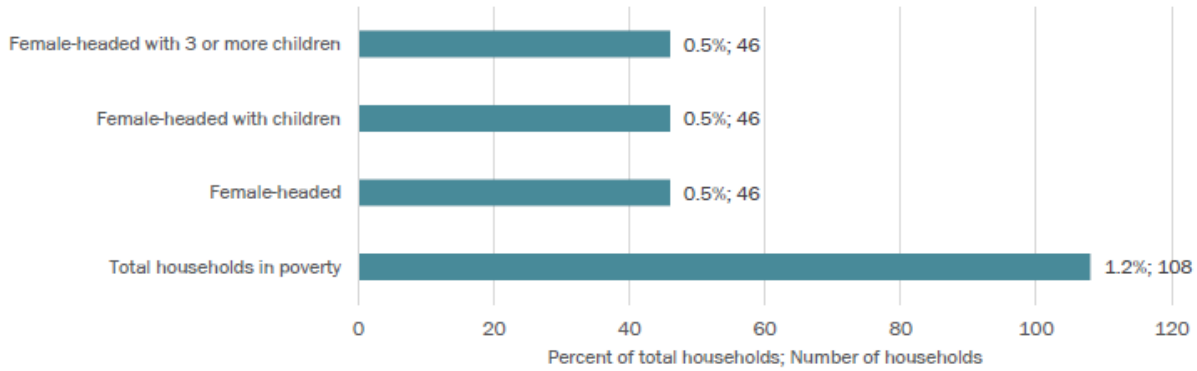
**Figure I-22
Female Headed Households – Hermosa Beach**



American Community Survey 2014-2018 5-year estimates.

As shown in Figure I-23, recent Census data estimated that 108 households in Hermosa Beach were at poverty level (1.2 percent of all Hermosa Beach households) compared to 7.9 percent of households in the SCAG region. Of those, nearly half were female-headed households.

**Figure I-23
Female Headed Households by Poverty Status – Hermosa Beach**



American Community Survey 2014-2018 5-year estimates.

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 is a large industry in Los Angeles County, no major agricultural activities are located in Hermosa Beach. As shown in Table I-6, recent Census estimates reported 88 Hermosa Beach residents working in farming, fishing and forestry occupations but none of those were full-time jobs.

**Table I-6
Agricultural Employment –
Hermosa Beach**

Hermosa Beach	Percent of total Hermosa Beach workers:	SCAG Total	
88	0.72%	57,741	Total jobs: Farming, fishing, and forestry occupations
0	0.00%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

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

- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.¹

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

- Substance abuse and alcohol
- Domestic violence
- Mental illness

Hermosa Beach is located within the Los Angeles Homeless Services Authority's (LAHSA) Service Planning Area (SPA) 8 – South Bay (see Figure I-24). The 2020 homeless count found 28 unsheltered homeless persons in Hermosa Beach² and 4,560 homeless persons within SPA 8 as a whole. The 2020 homeless count was slightly higher than prior years, which reported between 17 and 23 homeless persons in Hermosa Beach during 2015 to 2019. Of the unsheltered homeless enumerated in 2020, more than two-thirds were reported as living in cars, vans, or other vehicles.

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

For many years Hermosa Beach has been actively engaged in efforts to address the problems of homelessness. In 2015, the City Council adopted an initial Homeless Strategy and Action Plan, establishing and committing to a list of preliminary steps toward addressing homeless issues locally and as part of a broader effort to meet growing demands at the regional level. Since that time, Hermosa Beach has taken significant steps to implement the Action Plan, including:

- Leadership in hosting a beach cities deployment site and organizing local volunteers for the annual Greater Los Angeles Homeless Count, conducted each January in partnership with the Los Angeles Homeless Services Authority (LAHSA);
- Participation of the Hermosa Beach Police Department in collaborative outreach and response with Manhattan Beach PD, Redondo Beach PD, and a mental health clinician assigned by the Los Angeles County Department of Mental Health (DMH);
- Collaboration with other South Bay cities in deployment of dedicated outreach teams from PATH (People Assisting The Homeless) under the leadership of the South Bay Cities Council of Governments (SBCCOG);

¹ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

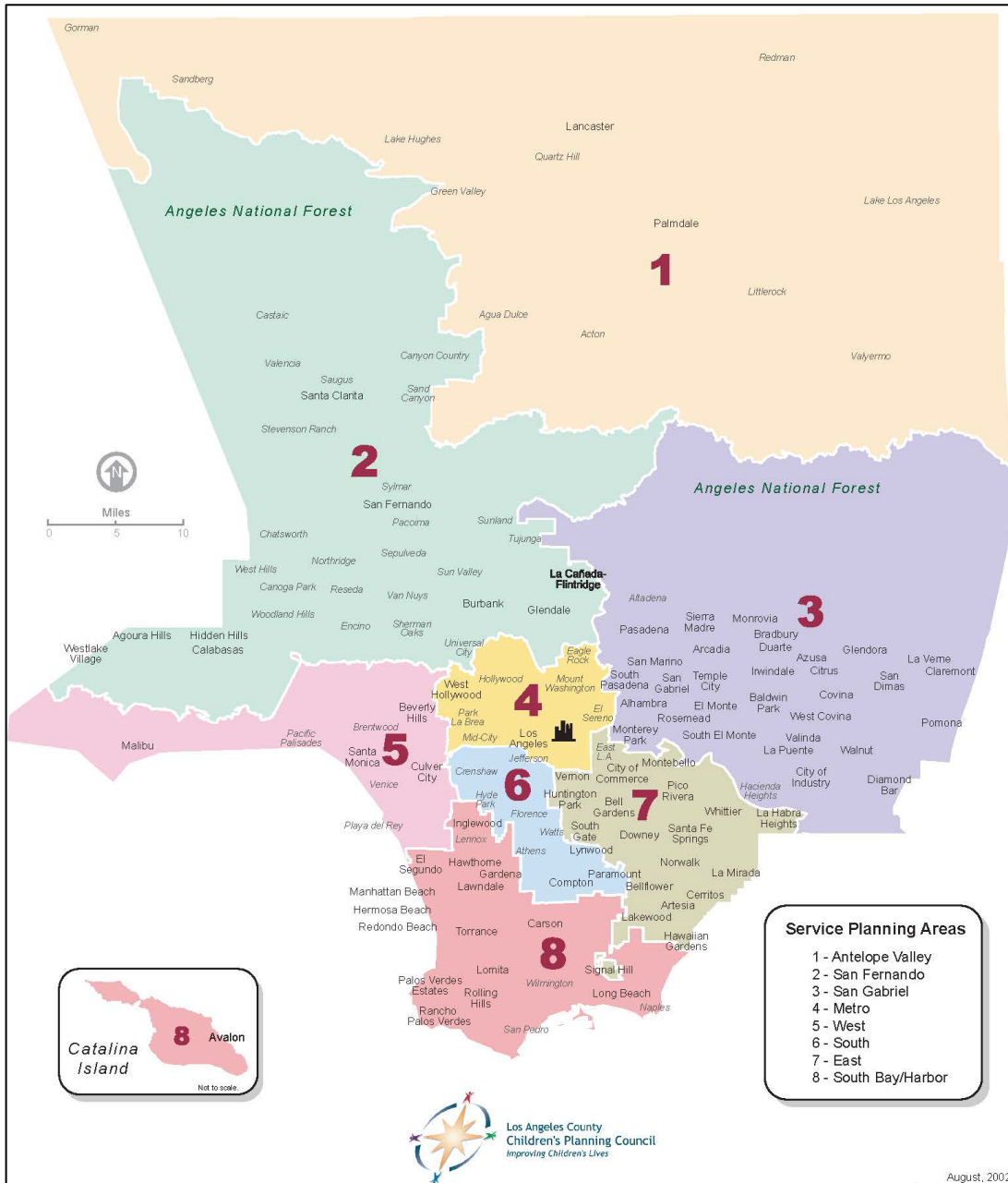
² <https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city>

- Participation in Los Angeles County's efforts to develop a set of regional strategies for combating homelessness, which were ultimately adopted by the Los Angeles County Board of Supervisors;
- Collaboration with the South Bay Cities Council of Governments (SBCCOG) and South Bay Coalition to End Homelessness (SBCEH) on policy initiatives to identify additional resources for our region;
- Participation in South Bay Cities Council of Governments (SBCCOG) bi-monthly Homeless Services Task Force meetings to learn about County and regional homelessness programs, services, policy updates, and opportunities; and
- Building a relationship with Harbor Interfaith Services, the lead agency for the Service Planning Area 8 Coordinated Entry System (CES), to access services and support for people who are homeless or are at risk of homelessness in Hermosa Beach.

In 2018 the City Council adopted a Five-Year Homelessness Plan³ incorporating these and other actions designed to address the problems of homelessness in Hermosa Beach. Additional information regarding the City's efforts to address the problems of homelessness is provided in Chapter II, and Program 10 in the Housing Policy Plan describes actions the City intends to take during the 2021-2029 planning period related to homelessness.

³ <https://www.hermosabeach.gov/home/showdocument?id=11049>

Figure I-24
Los Angeles County Homeless Service Planning Areas



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 2021-2031. 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 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.

No deed-restricted 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 2021 to 2029 period, also referred to as the “6th cycle” in reference to the six RHNA cycles that have occurred since the comprehensive revision of State Housing Element law in 1980. 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 March 2021. The need for housing is determined by the forecasted growth in households in a community as well as existing needs such as overpayment and

overcrowding. The housing need for new households is 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. 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. Additional detail regarding SCAG's methodology used to prepare the RHNA can be reviewed on SCAG's website at <https://scag.ca.gov/rhna>.

2. Hermosa Beach 2021-2029 Housing Needs

The share of regional housing need for the City of Hermosa Beach as determined by SCAG for the 2021-2029 planning period is 558 units, distributed by income category as shown in Table I-7. 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 how the City will accommodate this housing need is provided in the Land Resources section of Chapter II.

**Table I-7 –
Regional Housing Growth Needs 2021-2029 –
Hermosa Beach**

Very Low	Low	Moderate	Above Moderate	Total
232*	127	106	93	558
41.6%	22.8%	19.0%	16.7%	100%

Source: SCAG 2021

*116 of these are 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 based on current zoning is insufficient to accommodate the RHNA allocation for this planning period; therefore, amendments to General Plan and zoning designations are necessary pursuant to State requirements (see Program 9 in the Housing Policy Plan).

**Table II-1
Land Inventory Summary**

	Income Category				Total
	VL	Low	Mod	Above	
Vacant sites (Table B-2)	-	-	3	-	3
Underutilized sites (Table B-3)	-	-	4	3	7
Accessory dwelling units	41	103	14	82	240
Total inventory	41	103	21	85	250
RHNA (2021-2029)	232	127	106	93	558

Sources: Hermosa Beach Community Development Dept., 2021

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 allocated 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 \$68,000 per year, however the latest grant for FY20-21 was about \$63,000 and future years are unknown. In recent years, the City has used CDBG funds for ADA compliance retrofits for sidewalk handicap ramps, which is expected to continue during the planning period. In FY 20-21 a one-time grant program for eligible businesses with low- and moderate-income employees to assist with recovery from pandemic used \$37,479 CDBG CARES ACT funds and \$72,571 unspent funds from prior years’ allocations.

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.

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 are integrated throughout all elements of the City's new General Plan, which was adopted in 2017. The General Plan focuses on sustainability and a low-carbon future.

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.

Energy Conservation Opportunities

Given the built-out nature of Hermosa Beach, 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 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. The most recent update to State Building Energy Efficiency Standards were adopted in 2019. Building Energy Efficiency Standards have saved Californians billions of dollars in reduced electricity bills. They conserve nonrenewable resources, such as natural gas, and ensure renewable resources are extended as far as possible so power plants do not need to be built.⁴

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.

In addition to state-mandated Title 24 requirements, Hermosa Beach is participating in a coalition to collaboratively tackle the issue of energy conservation.⁵ The South Bay Environmental Services Center (SBESC⁶) 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

⁴ California Energy Commission (<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards>)

⁵ http://www.imakenews.com/priorityfocus/e_article001104271.cfm?x=bCHNgMg,b7M8B89t

⁶ www.sbesc.com

South Bay Cities Council of Governments (SBCCOG), and is associated with Southern California Edison and Southern California Gas Company.

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.

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.

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 development regulations 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 – or *PLAN Hermosa* - was comprehensively updated in 2017. Land Use + Design Element of the General Plan includes four residential land use designations with allowable densities ranging from 2 to 33 units per acre, as shown in Table III-1.

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

Designation	Definition	Allowable Density (du/acre)
Low Density	Single-family residential (attached or detached)	2.0 – 13.0
Medium Density	Single-family residential and small-scale multi-family residential (duplex, triplex, condominium)	13.1 – 25.0
High Density	Medium (8-20 unit buildings) and large-scale (20+ unit buildings) multi-family residential	25.1 – 33.0
Mobile Home	Mobile home parks, where lots are owned, rented or leased to accommodate mobile homes for human habitation	2.0 – 13.0

As noted previously in Section II.A, amendments to General Plan and zoning designations are necessary to ensure adequate sites to accommodate the RHNA pursuant to State law (see Program 9 in the Housing Policy Plan). With those amendments, the General Plan will not pose a constraint to implementation of Housing Element policies and objectives.

b. Zoning Regulations

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.

In 2017 the City adopted a new General Plan and is currently in the process of updating zoning regulations to ensure consistency with the General Plan. The Zoning Ordinance update is expected to be completed in 2022. The following discussion describes current regulations, some of which will be revised as part of the new Zoning Ordinance.

There are currently 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 accessory dwelling units in all residential zones, multi-family apartments in the R-3 zone, and residential or 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 law.⁷ Review of development trends confirms that actual densities in these zones are typically greater than 20 units per acre.



Hermosa Beach is one of the most densely developed and populated cities in Los Angeles County and is essentially built-out. About 75% of the city is 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.

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. The Zoning Ordinance includes definitions and standards in conformance with State law. Group homes and residential care facilities for up to six persons are a permitted use in any residential zone.

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 addition, Section 17.42.120 of the

⁷ Assembly Bill 2348 of 2004

Zoning Ordinance establishes procedures for the review of requests for reasonable accommodation pursuant to State law.

Definition of "Family". The Zoning Ordinance 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 Ordinance.

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

Parking requirements. Off-street parking requirements for residential care facilities and group homes are the same as for single-family dwellings, which is two spaces plus one guest space. This requirement does not pose an unreasonable constraint to such facilities.

- **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, Transitional/Supportive Housing and Low Barrier Navigation Centers**

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. Senate Bill 2 of 2007 requires 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. The Municipal Code allows 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 zones 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. In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Program 10 in the Housing Policy Plan includes a commitment to process an amendment to the Municipal Code in compliance with this requirement.

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." *Low barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- (2) Accommodation of residents' pets
- (3) The storage of possessions
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program 7 in the Housing Policy Plan includes a commitment to process an amendment to the Zoning Code in compliance with this requirement.

- **Single Room Occupancy**

Single-room-occupancy (SRO) facilities are small studio-type units that rent in the low-, very-low- or extremely-low-income category. SROs with up to six units are permitted administratively within the R-3 district while SROs with seven or more units are conditionally permitted in the R-3, C-3, SPA-7 and SPA-8 districts. There is no density limit for SRO developments and the allowable unit size is 150 to 400 square feet. An affordability covenant is required for all SRO units except the manager's unit.

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. Pursuant to State Density Bonus Law reduced parking standards apply to affordable housing developments.

**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
Accessory dwelling units	Per State law (see Sec. 17.21.040)

Source: Hermosa Beach Zoning Ordinance, Chapter 17.44

d. Accessory Dwelling Units

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. Program 6 in the Housing Policy Plan includes a commitment to monitor legislation annually and update City ADU regulations as necessary to maintain consistency with State law.

e. Density Bonus

Under State law cities and counties must provide a density increase above the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan and other incentives when builders agree to construct housing developments with units affordable to low- or moderate-income households or housing developments restricted to seniors. Section 17.42.100 of the Zoning Ordinance establishes standards and procedures for implementing State Density Bonus Law.

In order to further encourage affordable housing development, in 2013 the City adopted enhanced density bonus standards (Sec. 17.42.170) to incentivize consolidation of small lots into larger building sites 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

AB 2345 of 2019 amended State law to revise density bonus incentives that are available for affordable housing developments. Program 3 in the Housing Policy Plan includes a commitment to review City density bonus regulations and process an amendment to reflect these changes to State law.

f. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a factory rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile or manufactured 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 and manufactured 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 2008 the project was awarded \$1,200,000 subject to conditions under the State's Mobilehome Park Resident Owner Program (see Program 2 in the Housing Policy Plan).

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.
- d. Extension of tenancy to complete a 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 2 in the Housing Policy Plan.

h. Short-Term Rentals

Short-term rentals of less than 30 days are prohibited in all residential zones citywide.

i. 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.

j. Building Codes

State law establishes building standards and prohibits the imposition of 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 Codes incorporate State Codes. These are necessary to protect the public's health, safety and welfare.

The City's building standards include some amendments to the State Building Code that exceed state standards; however, these amendments are all relatively inexpensive, and most of the revisions are related to fire alarms, smoke detectors, sprinkler systems, drainage, increased demolition diversion, and increased energy efficiency. These modifications were determined to not substantially increase project costs.

k. 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 establishes 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 comply with applicable regulations.

Developer Assistance. Hermosa Beach has prepared permit processing guidelines to assist builders in applying for development permits for residential developments and subdivisions. The guides are comprehensive in nature, and address the steps 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 application materials 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 and permit processing time.

Permit Approval Procedures and Timing. Simultaneous processing of required entitlements (e.g., subdivisions and planned development permits) is also provided as a means of expediting the review process. Most projects under the purview of the Planning Commission are acted upon within six weeks of filing; a subsequent process requiring Planning Commission actions to be reported to the City Council and the appeal period typically requires about 30 days. Therefore, the process is typically completed within three 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 Planning Commission approval is obtained, the building permit application can be simultaneously reviewed by the planning and building divisions.
- Multi-Family Projects – A precise development plan (PDP) design review is conducted by the Planning Commission. If a conditional use permit is also required, 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 Planning Commission 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.
- 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.
- Building Plan Check - Plan check for the processing of residential building permits is generally four to six weeks, depending on the City's workload. Building codes are applied to new construction, and projects are monitored and inspected under the building permit process.

In 2021 the City initiated a comprehensive Zoning Ordinance update. One of the major objectives of the update is to simplify the development review process. Program 11 in the Housing Policy Plan includes a commitment to 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.

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. The Negative Declaration process typically requires about three to four weeks. Categorically Exempt developments such as ADUs require a minimal amount of time. Although environmental review adds to the time and cost of development, it is mandated by State law.

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. Most 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), current (2021) permit fees are estimated at approximately \$30,000 per unit or \$15,000 if the new unit replaced a 1,500-square-foot house. 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 \$30,000, or \$45,000 if no replacement is 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 2020.

In addition to City fees, development fees levied by the school districts and special districts include the following as of 2021:

- School Fees: \$4.51 per square foot
- L.A. County Sewer Connection Fee: \$4,610 (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)	\$5,070
CUP for Condominium (cost/2 units)	\$5,265
CUP for Condominium (per unit over 2 units)	\$195
CUP/Parking Plan/PDP (amendment)	\$4,467
Negative Declaration/Initial Study	\$3,545
Extension (tentative map, final map, CUP)	\$1,028
Final Map	\$731
General Plan Amendment Map/Text	\$4,015 / \$5,405
Zone Change	\$4,226
Parking Plan	\$4,678
Precise Development Plan	\$5,538 / \$5,265
Subdivision – Tentative Map	\$4,879
Variance	\$3,907
Parks and Recreation Fees (condos excluded)**	\$7,902/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. 2021

*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 improvements and traffic control devices 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 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, geological hazards, floodplains, or sensitive biological habitat. In many cases, development in 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 the 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, as required by State and Federal law. 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 about 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. 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, which is incorporated in the annual City budget.

The City also has adopted a Storm Drain Master Plan, with annual storm drain improvements included in the annual City budget. 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, there can sometimes be a shortage of 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 are 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.

Drainage. Urban storm water run-off is a challenging issue because Hermosa Beach is an oceanfront 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 2019 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. Additionally, the City adopted Low Impact Development Requirements for New Development and Redevelopment Projects (Municipal Code Sec. 8.44.095).

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. In recent years real estate values have increased significantly.

Per-unit land cost is directly affected by density – higher density allows the land 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 \$225 per square foot and higher, usually due to the type of construction and amenities desired by developers. 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's building code amendments do not add substantial cost.

5. Cost and Availability of Financing

Hermosa Beach is similar to most other California communities with regard to private sector home financing programs. Although the mortgage crisis that began in 2008 affected the availability of real estate loans, interest rates are at historic low levels. For buyers with good credit, the current low interest rates significantly reduce the cost of housing.

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, resales of existing homes, and permits for remodeling, it does 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.

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

In compliance with AB 686, the City has completed the following outreach and analysis.

Outreach

As discussed in Appendix C, the City held a total of ## public meetings during the Housing Element update in an effort to include all segments of the community. Each meeting was publicized on the City's website and meeting notices were also sent to persons and organizations with expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.

The City also created a dedicated web page for the Housing Element update (<https://www.hermosabeach.gov/our-government/city-departments/community-development/plans-programs/housing-element-update>) and provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their travel to participate and comment on the Housing Element regardless of their ability to attend the meetings.

Assessment of Fair Housing

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation. As seen in Figure III-1, the percentage of non-white population in the city is relatively low compared to many areas of Los Angeles County. The block groups with the highest percentage of non-white residents are located in the southern and eastern portions of the city, although the non-white population of this area is less than 40%.

Poverty. Recent Census estimates regarding poverty status of households in Hermosa Beach are shown in Figure III-2. As seen in this map, there are no concentrations of poverty, with the poverty rate less than 10% for all census tracts in the city.

Persons with disabilities. The incidence of disabilities is relatively low in Hermosa Beach compared to many areas of Los Angeles County. As shown in Figure III-3, the percentage of residents reporting a disability is less than 10% in all census tracts in the city.

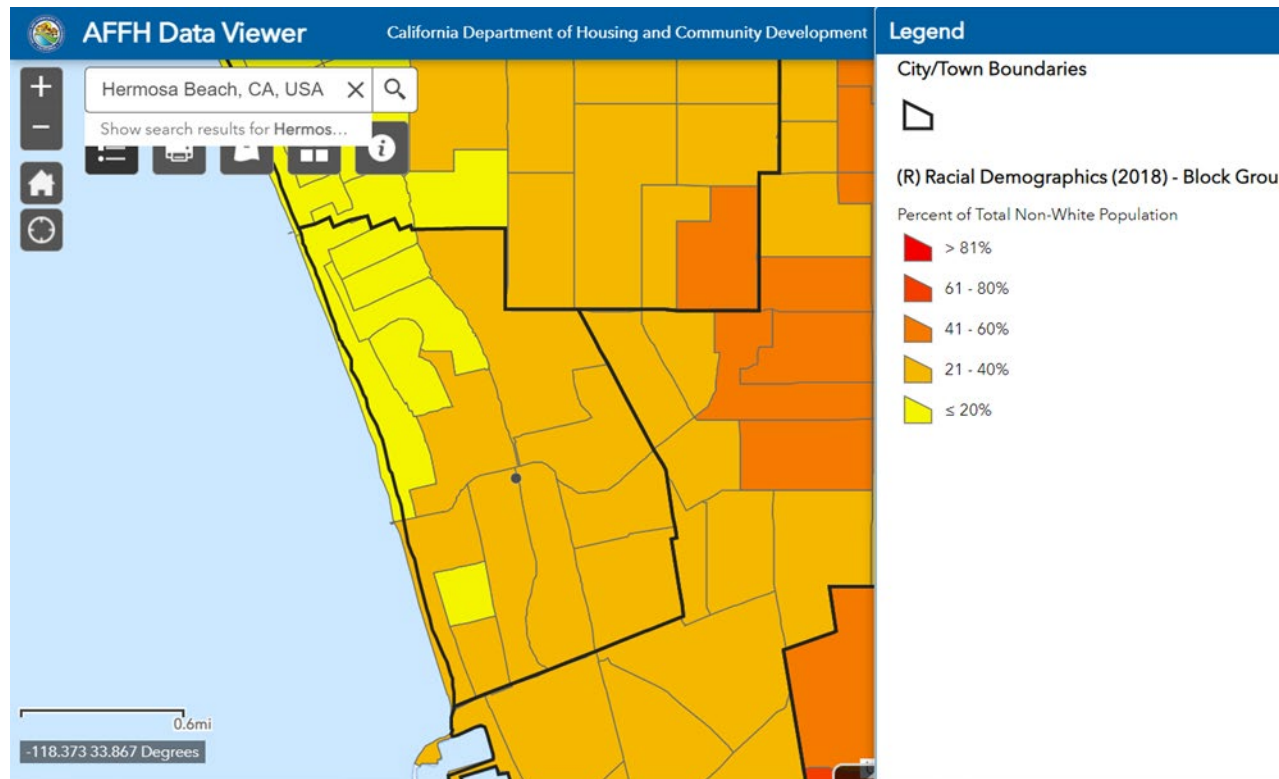
Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure III-4), Hermosa Beach is entirely within designated "Highest Resource" areas. Highest Resource areas are those with very high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others.

Conclusion

This analysis indicates that the primary barrier to fair housing in the city is high housing cost, which has the effect of limiting access by lower-income households to the high opportunities and resources available in Hermosa Beach. There is no evidence to suggest that discrimination against racial groups or persons with disabilities is a major issue.

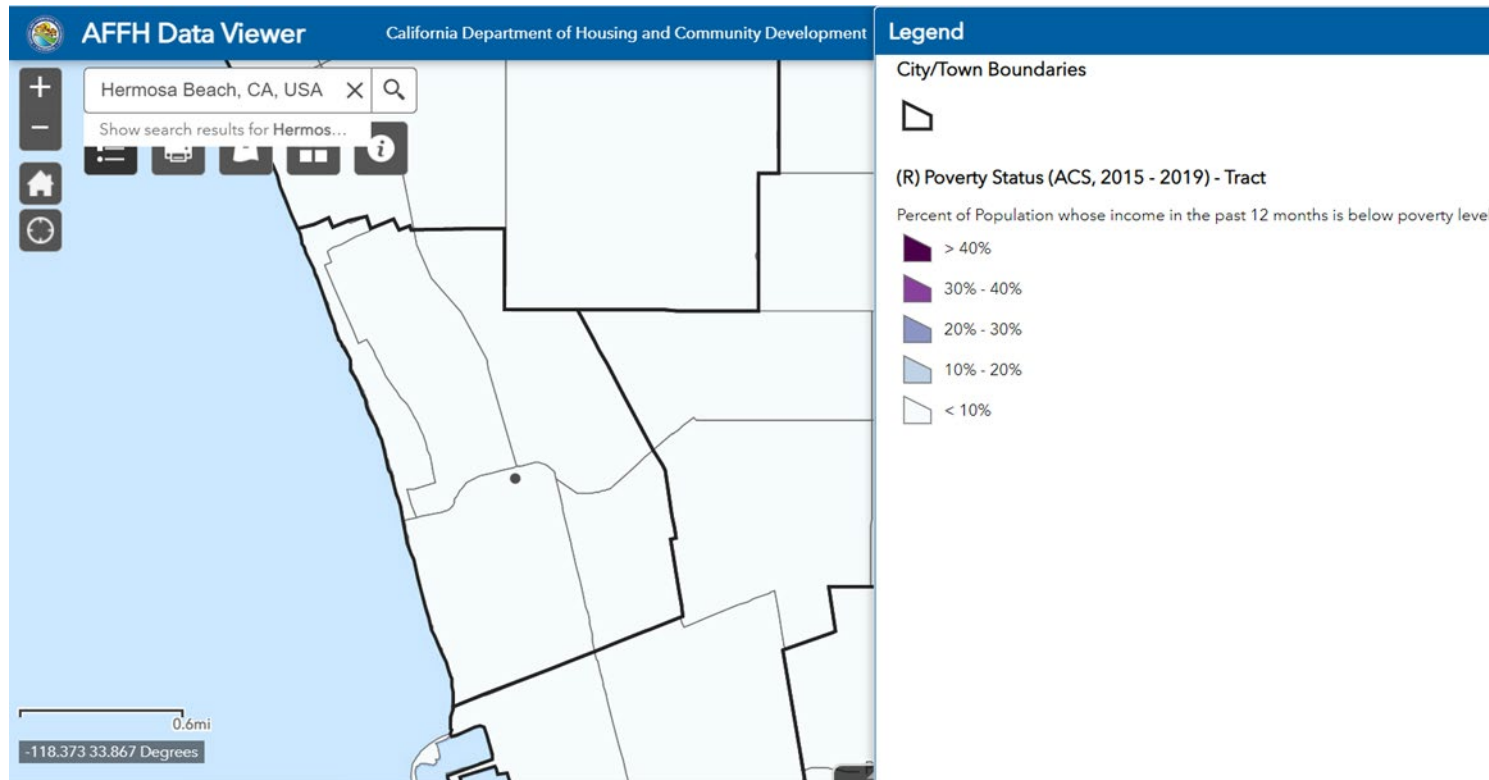
The Housing Plan (Section V) includes several programs intended to encourage and facilitate multi-family and mixed-use development to accommodate low- and moderate-income housing, and also encourage the provision of accessory dwelling units, which can expand affordable housing opportunities for lower-income persons such as care-givers, household employees and others working in service occupations. Program 12 describes actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise.

Figure III-1
Racial Characteristics – Hermosa Beach



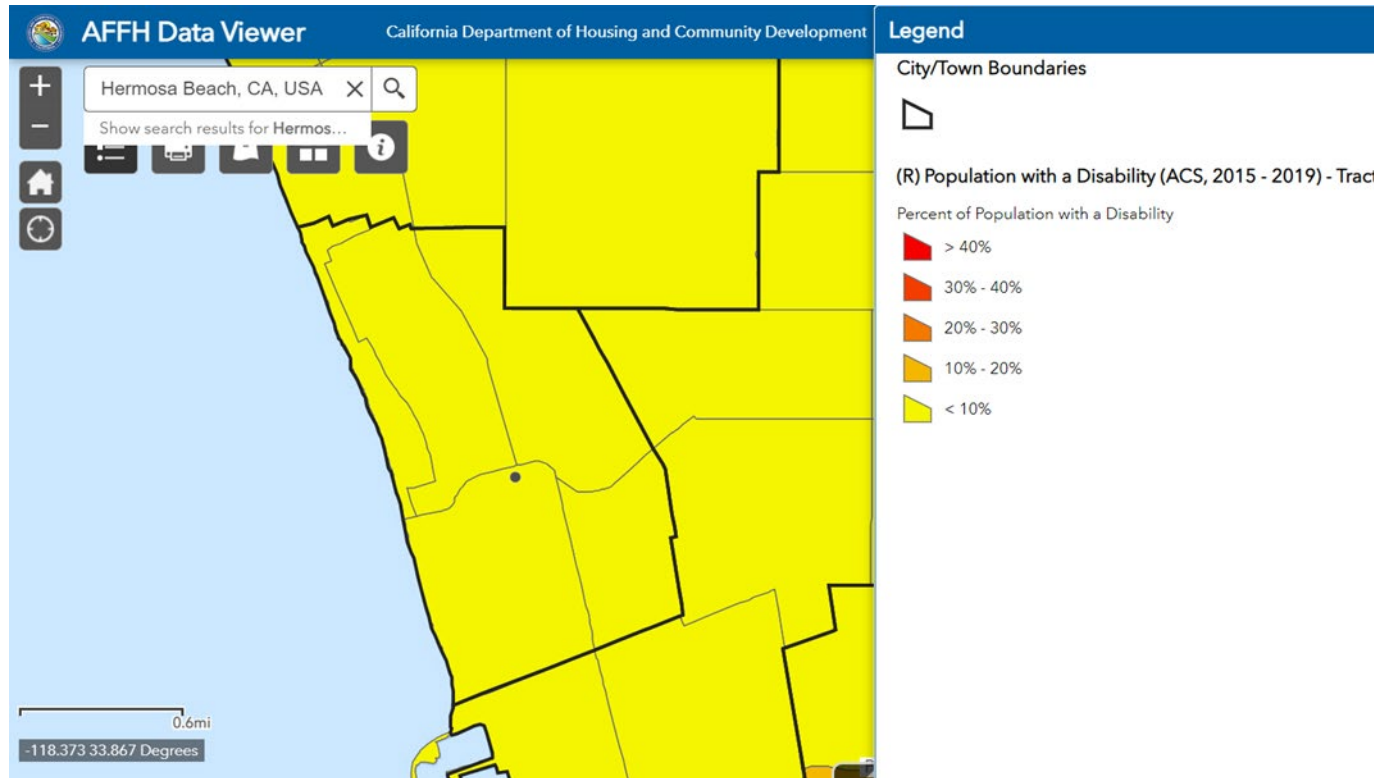
Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

**Figure III-2
Poverty Status – Hermosa Beach**



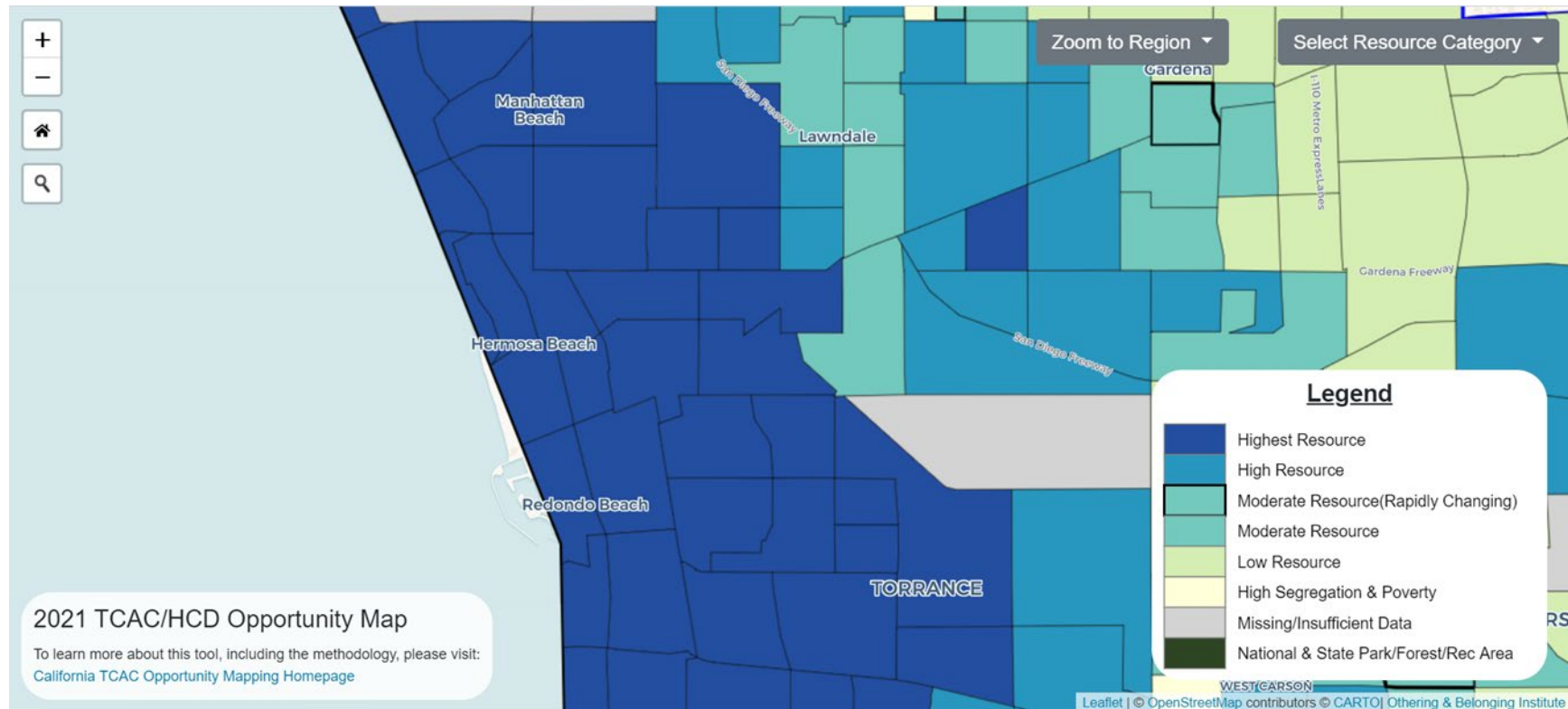
Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure III-3
Population with a Disability – Hermosa Beach



Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

**Figure III-4
TCAC/HCD Opportunity Map**



Appendix A

Evaluation of the 2014-2021 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. The Housing Element update included a review the housing goals, policies, and programs of the prior Housing Element, and evaluated the degree to which those programs have been implemented during the previous planning period. The Housing Element update also included an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's Housing Implementation Program for the 2021-2029 planning period.

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 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
2014-2021**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1 Density Bonus.	Continue to make information available on the density bonus program through brochures and the City website throughout the planning period.	Ongoing	The City continued to implement this program
Program 2 Housing Sites Database.	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.	Ongoing	The City continued to maintain a database of adequate sites to accommodate housing needs.
Program 3 Mobile Home Conservation.	Provide 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 Mobile Home Park has obtained state funding to convert to a resident owned park.	Completed	Conversion of the Marine Land Mobile Home Park to resident ownership was completed in 2013.

<p>Program 4 Code Enforcement.</p>	<p>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</p>	<p>Ongoing</p>	<p>Implementation of the Code Enforcement program was continued.</p>
<p>Program 5 Affordable Housing Development Outreach and Assistance.</p>	<p>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.</p>	<p>Contact nonprofits annually regarding residential development opportunities</p>	<p>The City continued to provide information in support of CDBG and Section 8 programs. No developers have expressed interest in pursuing affordable housing development.</p>
<p>Program 6 Fair Housing.</p>	<p>Provide assistance to local fair housing organizations to address complaints regarding housing discrimination within the City and provide counseling in landlord/tenant disputes.</p>	<p>Ongoing</p>	<p>The City continued to promote fair housing.</p>

<p>Program 7 Zoning for Special Needs and Affordable Housing.</p>	<p>Continue to monitor changes in state law regarding regulations related to persons with special needs and affordable housing.</p>	<p>Ongoing</p>	<p>The City continued to monitor state law regarding special needs and affordable housing.</p>
<p>Program 8 Facilitate Efficient Use of Sites that Allow High-Density Residential Development.</p>	<p>Facilitate affordable housing development on sites that allow high-density residential development including reducing constraints posed by small lot sizes.</p>	<p>Ongoing</p>	<p>The City continued to encourage affordable housing development; however, no inquiries have been submitted.</p>
<p>Program 9 Sustainable Housing Development</p>	<p>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:</p>	<p>General Plan adoption in 2017 and ongoing implementation</p>	<p>In 2017 the General Plan update was adopted.</p>

**Table A-2
Progress in Achieving Quantified Objectives
City of Hermosa Beach
2014-2021**

Program Category	Quantified Objective	Progress
New Construction¹		
Extremely Low	1	-
Very Low	-	-
Low	1	-
Moderate	-	15
Above Moderate	-	10
Total	2	25
Rehabilitation²		
Extremely Low	10	10
Very Low		
Low		
Moderate		
Above Moderate	-	
Total	10	
Conservation³		
Extremely Low	60	60
Very Low		
Low		
Moderate		
Above Moderate	-	-
Total	60	60

1 Quantified objective and progress for new construction reflect units built 2014-2021

2 Private repairs

3 Mobile Home Park and RV Park units

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Appendix B Residential Land Inventory

1. Methodology and Assumptions

State law requires each city to include in its 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 and development standards to accommodate the City’s assigned share of regional growth needs as identified in the 2021-2029 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 methodology and assumptions for the residential land inventory are provided below.

2021-2029 RHNA Allocation

The City has been allocated a need of 558 units during the 2021-2029 projection period, which are distributed among the following income categories:

Very-low income	232 units
Low income	127 units
Moderate income	106 units
Above-moderate income	93 units

Affordability Assumptions

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 acre⁸. 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

⁸ Government Code §65583.2(c)(3)(B)

state default density of 20 units/acre; therefore, they are considered suitable for accommodating the City’s lower-income housing need.

2. Sites Inventory

Table B-1 summarizes the City’s inventory of sites compared to the RHNA, while potential vacant and underutilized sites for residential development are listed in Tables B-2 and B-3, respectively. As seen in Table B-1, the City’s current inventory of sites does not have adequate capacity to fully accommodate the RHNA allocation for the planning period. Therefore, as required by State law⁹ Program 9 in the Housing Policy Plan includes a commitment to process zoning amendments for sufficient sites to accommodate the shortfall. Sites to be considered for rezoning are listed in Table B-4.

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

	Income Category				Total
	VL	Low	Mod	Above	
Vacant sites (Table B-2)			3		3
Underutilized sites (Table B-3)			4	3	7
Accessory dwelling units	41	103	14	82	240
Total inventory	41	103	21	85	250
RHNA (2021-2029)	232	127	106	93	558
Sites to be rezoned (Table B-4)	191	24	85	8	308

Sources: Hermosa Beach Community Development Dept., 2021

⁹ Government Code Sec. 65583.2(h)

**Table B-2
Vacant Sites**

Address	APN	Current General Plan	Current Zoning	Min. Density (units/acre)	Max. Density (units/ac)	Parcel size (sf)	Lower	Mod	Above Mod	Total
138 1st Street	4188-014-046	HD High Density	R-3	25.1	33	0.06		2		2
2481 Valley Dr	418-026-002	LD Low Density	R-1A (2 Units Per Lot)	2	13	0.1		1		1
Totals							0	3	0	3

**Table B-3
Underutilized Sites**

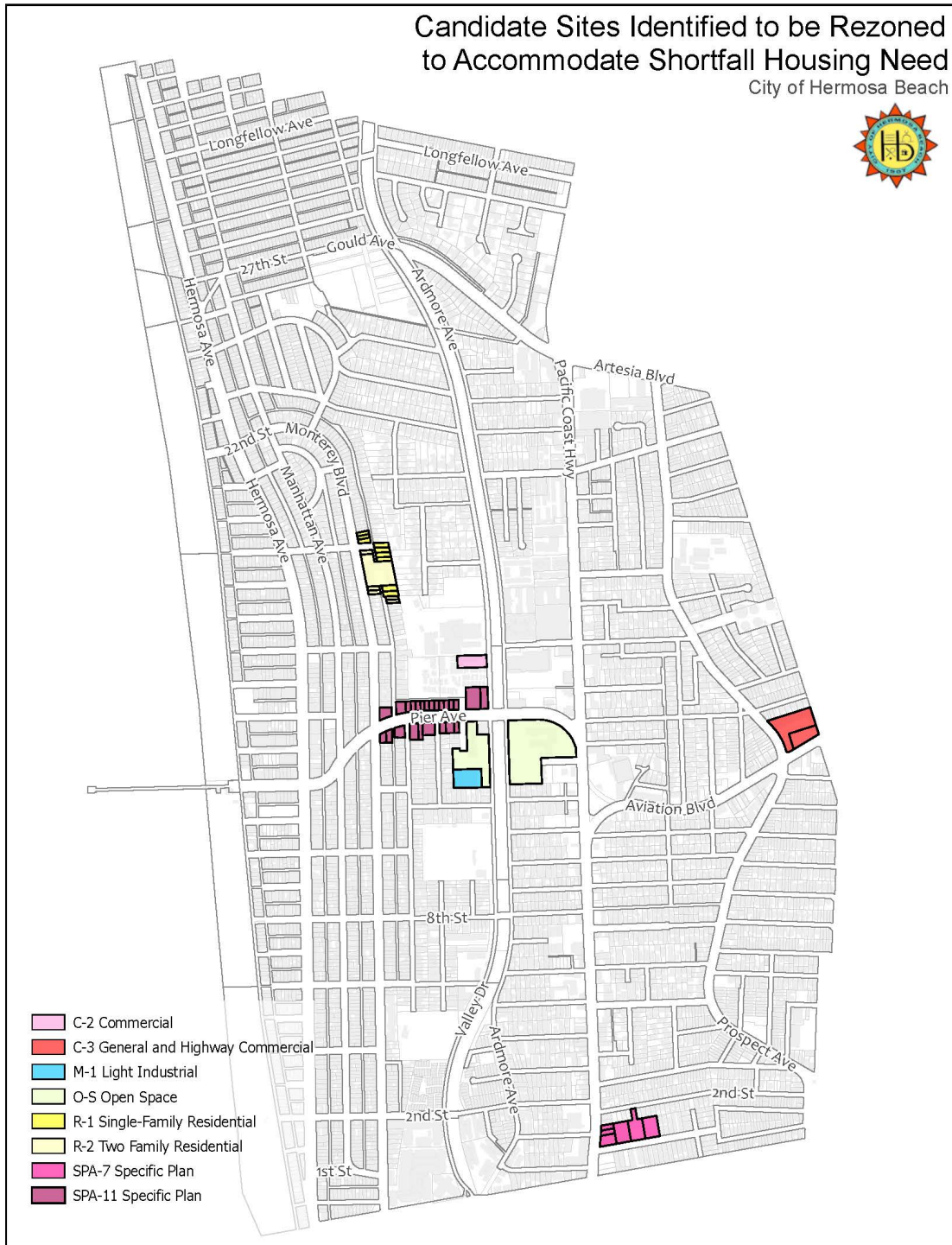
Address	APN	General Plan	Zoning	Min Density	Max Density	Parcel Size	Existing Use	Lower	Mod	Above	Total
1908 Monterey Boulevard	4182-019-002	LD Low Density	R-1 Single-Family Residential	2	13	0.06	Private Parking lot		1		1
1722 Loma Drive	4183-016-012	MD Medium Density	R-2 Two Family Residential	13.1	25	0.06	Residential 1 unit		1		1
Loma Drive and 19th Street	4183-016-037	LD Low Density	R-1 Single-Family Residential	2	13	0.09	Private Parking Lot		1		1
Loma Drive and 19th Street	4183-016-038	LD Low Density	R-1 Single-Family Residential	2	13	0.1	Private Parking Lot			1	1
1854 Monterey Boulevard	4183-016-040	LD Low Density	R-1 Single-Family Residential	2	13	0.1	Private Parking Lot		1		1
1902 Loma Drive	4183-023-022	LD Low Density	R-1 Single-Family Residential	2	13	0.1	Private Parking Lot			1	1
2705 Morningside Drive	4181-023-039	MD Medium Density	R-2 Two Family Residential	13.1	25	0.05	Residential 1 unit			1	1
Totals								0	4	3	7

**Table B-4
Candidate Sites for Rezoning**

Address	APN	General Plan	Zoning	Potential Density	Parcel Size	Existing Use	Potential Units	Notes
552 11th Place	4187-020-907	PF Public Facilities	M-1 Light Industrial	50	1	Self-Storage	50	
1305 Valley Drive	4187-020-904	PF Public Facilities	O-S Open Space	33	2	City Hall	66	
710 Pier Avenue	4187-024-902	PF Public Facilities	O-S Open Space	33	4.8	Community Center	158	
911 1st Street	4186-026-047	CC Community	SPA-7 Specific Plan	33	0.46		15	
102 PCH	4186-026-804	CC Community	SPA-7 Specific Plan	33	0.4	Utility Switching Station	13	
102 PCH	4186-026-806	CC Community	SPA-7 Specific Plan	33	0.2	Utility Switching Station	7	
102 PCH	4186-026-801	CC Community	SPA-7 Specific Plan	33	0.1	Utility Switching Station	3	
102 PCH	4186-026-805	CC Community	SPA-7 Specific Plan	33	0.09	Utility Switching Station	3	
1st Street and PCH	4186-026-800	CC Community	SPA-7 Specific Plan	33	0.5	Utility Switching Station	17	
1529 Valley Drive	4183-018-011	PF Public Facilities	C-2 Commercial	33	0.5	Utility Yard	17	Adjacent Residential
1103 Aviation Boulevard	4185-017-015	GC Gateway	C-3	50	1.3	Commercial	65	Commercial adjacent Residential
1209 Aviation Boulevard	4185-017-014	GC Gateway	C-3	50	0.5	Commercial	25	Commercial adjacent Residential
1732 Monterey Boulevard	4183-016-028	MD Medium Density	R-2 Two Family Residential	33	0.07	Residential	2	St. Cross Church Owned
1736 Monterey Boulevard	4183-016-029	MD Medium Density	R-2 Two Family Residential	33	0.07	Residential	2	St. Cross Church Owned
1818 Monterey Boulevard	4183-016-040	MD Medium Density	R-2 Two Family Residential	33	1.2	Religious Institution	40	St. Cross Church Owned
302 19th Street	4183-016-033	MD Medium Density	R-2 Two Family Residential	33	0.07	Residential	2	St. Cross Church Owned
1900 Monterey Boulevard	4182-019-001	LD Low Density	R-1 Single-Family Residential	33	0.08	Residential	3	St. Cross Church Owned
1908 Monterey Boulevard	4182-019-002	LD Low Density	R-1 Single-Family Residential	33	0.06	Private Parking Lot	2	St. Cross Church Owned
1914 Monterey Boulevard	4182-019-003	LD Low Density	R-1 Single-Family Residential	33	0.06	Residential	2	St. Cross Church Owned
1718 Loma Drive	4183-016-011	MD Medium Density	R-2 Two Family Residential	33	0.06	Residential	2	St. Cross Church Owned
1722 Loma Drive	4183-016-012	MD Medium Density	R-2 Two Family Residential	33	0.06	Residential	2	St. Cross Church Owned
1730 Loma Drive	4183-016-035	LD Low Density	R-1 Single-Family Residential	33	0.1	Residential	3	St. Cross Church Owned
1734 Loma Drive	4183-016-036	LD Low Density	R-1 Single-Family Residential	33	0.01	Residential	0	St. Cross Church Owned
Loma Drive and 19th St	4183-016-037	LD Low Density	R-1 Single-Family Residential	33	0.09	Private Parking Lot	3	St. Cross Church Owned
Loma Drive and 19th St	4183-016-038	LD Low Density	R-1 Single-Family Residential	33	0.1	Private Parking Lot	3	St. Cross Church Owned
1854 Monterey Boulevard	4183-016-040	LD Low Density	R-1 Single-Family Residential	33	0.1	Private Parking Lot	3	St. Cross Church Owned
1902 Loma Drive	4183-023-022	LD Low Density	R-1 Single-Family Residential	33	0.1	Private Parking Lot	3	St. Cross Church Owned
565 Pier Avenue	4183-018-013	CC Community	SPA-11 Specific Plan	33	0.24	Commercial	8	Rezone to Mixed Use
555 Pier Avenue	4183-018-015	CC Community	SPA-11 Specific Plan	33	0.49	Commercial	16	Rezone to Mixed Use

Address	APN	General Plan	Zoning	Potential Density	Parcel Size	Existing Use	Potential Units	Notes
517 Pier Avenue	4183-018-018	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Rezone to Mixed Use
513 Pier Avenue	4183-018-017	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Rezone to Mixed Use
509 Pier Avenue	4183-018-016	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Rezone to Mixed Use
507 Pier Avenue	4183-018-007	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Rezone to Mixed Use
445 Pier Avenue	4183-018-006	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Rezone to Mixed Use
433 Pier Avenue	4183-018-005	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Rezone to Mixed Use
425 Pier Avenue	4183-018-004	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Rezone to Mixed Use
419 Pier Avenue	4183-018-003	CC Community	SPA-11 Specific Plan	33	0.05	Commercial	2	Rezone to Mixed Use
411 Pier Avenue	4183-018-002	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Rezone to Mixed Use
405 Pier Avenue	4183-018-002	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Rezone to Mixed Use
337 Pier Avenue	4183-018-026	CC Community	SPA-11 Specific Plan	33	0.08	Commercial	3	Rezone to Mixed Use
321 Pier Avenue	4183-017-025	CC Community	SPA-11 Specific Plan	33	0.17	Commercial	6	Rezone to Mixed Use
338 Pier Avenue	4183-011-054	CC Community	SPA-11 Specific Plan	33	0.17	Commercial	6	Rezone to Mixed Use
400 Pier Avenue	4183-019-037	CC Community	SPA-11 Specific Plan	33	0.21	Commercial	7	Rezone to Mixed Use
420 Pier Avenue	4183-019-003	CC Community	SPA-11 Specific Plan	33	0.11	Commercial	4	Rezone to Mixed Use
422 Pier Avenue	4187-019-022	CC Community	SPA-11 Specific Plan	33	0.23	Commercial	8	Rezone to Mixed Use
506 Pier Avenue	4187-020-020	CC Community	SPA-11 Specific Plan	33	0.1	Commercial	3	Rezone to Mixed Use
514 Pier Avenue	4187-020-032	CC Community	SPA-11 Specific Plan	33	0.1	Commercial	3	Rezone to Mixed Use
526 Pier Avenue	4187-020-017	CC Community	SPA-11 Specific Plan	33	0.08	Commercial	3	Rezone to Mixed Use
301 Pier Avenue	4183-017-001	CC Community	SPA-11 Specific Plan	33	0.19	Commercial	6	Rezone to Mixed Use
308 Pier Avenue	4187-011-012	CC Community	SPA-11 Specific Plan	33	0.09	Commercial	3	Rezone to Mixed Use
318 Pier Avenue	4187-011-013	CC Community	SPA-11 Specific Plan	33	0.11	Commercial	4	Rezone to Mixed Use
725 10th Street	4187-026-023	MD Medium Density	C-3 General and Highway Commercial	33	0.4	Commercial	13	Rezone to Mixed Use
1214 Owasso Avenue	418-015-021	CC Community	C-3 General and Highway Commercial	50	0.1	Commercial	5	Rezone to Mixed Use
1055 Aviation Boulevard	418-015-024	CC Community	C-3 General and Highway Commercial	50	0.05	Commercial	3	Rezone to Mixed Use
Totals					17.7		634	

Figure B-1
Sites to be Considered for Rezoning



3. Potential Future Accessory Dwelling Units

Under State law, two accessory dwelling units (ADUs) – one ADU and one “junior ADU - may be permitted on most single-family residential lots. ADUs represent a significant source of new affordable housing that can be created within the fabric of existing residential neighborhoods.

In December 2020, SCAG published a study of ADU affordability in Southern California¹⁰ and concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. For the higher-cost areas of Los Angeles County (“LA County I”) which include the City of Los Angeles and the Las Virgenes-Malibu, South Bay Cities and Westside Cities subregions, SCAG determined that the following affordability assumptions are appropriate:

Very Low	Low	Moderate	Above Moderate
17%	43%	6%	34%

Source: SCAG 2020

Hermosa Beach is located within the South Bay Cities subregion.

ADU permits during the 2017-2020 period in Hermosa Beach are as follows:

2018: 7

2019: 6

2020: 26

These statistics show that there was a significant increase in ADU production in 2020, likely due to the major changes in State law and City regulations intended to encourage ADU production. Based on this trend and SCAG’s analysis, it is assumed that an average of 30 ADUs per year will be produced in the following income categories during the 2021-2029 planning period.

	Very Low	Low	Moderate	Above Moderate	Total 2021-2029
Number of ADUs	41	103	14	82	240
% of total	17%	43%	6%	34%	100%

Source: City of Hermosa Beach, 2021

¹⁰ https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

Appendix C Public Participation Summary

This Appendix 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 stakeholders, particularly lower-income households and persons with special needs, numerous opportunities for review and comment.

Early in the process a dedicated Housing Element update website¹¹ was created and an online survey was posted to solicit comments about housing needs in the city.

Public notices of all Housing Element meetings and public hearings were published in advance of each meeting, as well as posting on the City's website and direct mail to the Housing Element interest list (Table C-1). 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. Notice of availability of the draft Housing Element was also provided 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 notified 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 meeting	December 15, 2020
City Council/Planning Commission study session	February 3, 2021
Planning Commission Meeting	June 30, 2021
City Council Meeting	July 13, 2021

¹¹ <https://www.hermosabeach.gov/our-government/city-departments/community-development/plans-programs/housing-element-update>

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

Hermosa Beach Historical Society	LA County Department of Military and Veterans
Hermosa Beach Education Foundation	South Bay Center for Counseling
PCH/Aviation Blvd.Committee	Salvation Army Stillman Sawyer Family Services
Beach Cities Health District	The Arc of South Bay
Hermosa Beach Chamber of Commerce	Disability Community Resource Center
Senior Center	Harbor Regional Center
Hermosa Beach City School District	Wellness Community South Bay Cities
Legal Aid Foundation of Los Angeles	LA county Department of Children & Family Services
Marineland Mobilhome Park	Social Vocational Services, Inc.
PATH People Assisting the Homeless	1736 Family Crisis Center
Hermosa Beach Church of Christ	Shelter Partnership
First Church of Christ, Scientist	Abundant Housing
Hope Chapel	City Ventures Residences
St. Cross Episcopal Church	South Bay Cities Council of Governments
Our Lady of Guadalupe Catholic Church	Manhattan Beach Unified School District
Temple Shalom of the South Bay	Redondo Beach Unified School District
Hermosa Friends Foundation	City of Redondo Beach Community Development
Sandpipers	City of Torrance Community Development
Hermosa Beach Kiwanis Club	City of Manhattan Beach Community Development
Hermosa Beach Rotary Club	Wishtoyo Chumash Foundation
South Bay Association of Realtors	Gabrielino/Tongva Indians of CA
South Bay Workforce Investment Board	Native American Heritage Commission
Jewish Community Center	Beach Cities Transit
Catholic Charities of Los Angeles	LA Metropolitan Transit Authority
Los Angeles Homeless Services Authority	