

Jurisdiction	Hermosa Beach	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

**Table A**  
**Housing Development Applications Submitted**

Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes									Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+ ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*
<b>Summary Row: Start Data Entry Below</b>																						
	4187-014-024	856 Cypress Ave			2 to 4	O	1/4/2021								2	2						
	4186-012-028	947 7th St			2 to 4	O	1/4/2021								2	2						
	4186-019-003	2481 Valley Dr			SFD	O	1/9/2021								1	1						Pending
	4182-025-032	1122 Aradmore Ave			SFD	O	1/9/2021								1	1						Pending
	4181-002-013	413 31st St			SFD	O	1/12/2021								1	1						Pending
	4181-023-012	232 and 234 28th St			ADU	R	1/14/2021								1	1						Pending
	4188-005-009	24 9th St			SFD	O	1/25/2021								1	1						Pending
	4188-021-014	247 29th St			SFD	O	2/1/2021								1	1						Pending
	4185-001-015	1620 Raymond Ave			ADU	R	2/3/2021								1	1						Pending
	4183-009-017	1822 Palm Drive			SFD	O	2/9/2021								1	1						Pending
	4181-033-015	3430 Hermosa Ave			SFD	O	3/9/2021								1	1						Pending
	4181-033-015	3430 Hermosa Ave			ADU	R	3/9/2021								1	1						Pending
	4181-044-042	1501 11th St			SFD	O	3/9/2021								1	1						Pending
	4183-021-022	1925 Vahj Drive			SFD	O	3/9/2021								1	1						Pending
	4182-028-008	421 25th St			SFD	O	3/9/2021								1	1						Pending
	4182-028-008	421 25th St			ADU	R	3/9/2021								1	1						Pending
	4183-005-029	44 16th St			SFD	O	3/10/2021								1	1						Pending
	4187-016-012	626 The Strand			SFD	O	3/25/2021								1	1						Pending
	4187-016-012	626 The Strand			ADU	R	3/25/2021								1	1						Pending
	4185-023-008	1725 Golden Ave			ADU	R	4/27/2021								1	1						Withdrawn
	4169-034-005	2965 La Carita Ave			SFD	O	5/27/2021								1	1						Pending
	4185-004-003	1022 and 1024 17th St			2 to 4	O	5/27/2021								2	2						Pending
	4181-023-021	301 27th St			SFD	O	6/15/2021								1	1						Pending
	4169-033-006	2800 Tenynson Ave			SFD	O	6/30/2021								1	1						Pending
	4182-028-007	1965 Manhattan Ave			SFD	O	7/7/2021								1	1						Pending
	4181-023-008	127 29th St			SFD	O	7/9/2021								1	1						Pending
	4188-01-034	706 5th St			ADU	R	7/19/2021								1	1						Pending
	4182-018-018	1900 Manhattan Ave			SFD	O	7/26/2021								1	1						Pending
	4182-018-014	2309 Manhattan Ave			SFD	O	8/2/2021								1	1						Pending
	4187-024-011	1122 Aradmore Ave		601 11th St	ADU	R	8/2/2021								1	1						Pending
	4183-006-015	84 17th St			SFD	O	8/5/2021								1	1						Pending
	4183-006-015	84 17th St			ADU	R	8/5/2021								1	1						Pending
	4186-025-042	959 2nd St			ADU	R	8/25/2021								1	1						Pending
	4183-005-004	1530 The Strand			SFD	O	8/26/2021								1	1						Pending
	4187-025-010	620 11th St			2 to 4	O	9/30/2021								2	2						Pending
	4186-019-003	444 Ocean View Drive			2 to 4	O	9/1/2021								2	2						Pending
	4184-016-038	707 24th Pl			SFD	O	9/16/2021								1	1						Pending
	4169-035-010	2709 Et Oeste Dr			SFD	O	10/6/2021								1	1						Pending
	4182-017-010	2026 Manhattan Ave			ADU	R	10/7/2021								1	1						Pending
	4181-023-034	338 and 342 28th St			ADU	R	11/1/2021								1	1						Pending
	4160-030-015	1152 7th St			ADU	R	11/6/2021								1	1						Pending
	4183-006-032	55 18th St			SFD	O	11/9/2021								1	1						Pending
	4183-008-022	55 18th St			ADU	R	11/9/2021								1	1						Pending
	4186-025-043	1001 2nd St			ADU	R	11/9/2021								1	1						Pending
	4186-012-003	924 17th St			2 to 4	O	11/9/2021								2	2						Pending
	4185-014-004	1219 Owensso			SFD	O	11/8/2021								1	1						Pending
	4181-023-001	234 29th St			SFD	O	11/9/2021								1	1						Pending
	4188-030-012	683 5th St			2 to 4	O	11/16/2021								2	2						Pending
	4187-030-016	640 Loma Drive			ADU	O	11/16/2021								1	1						Pending
	4188-012-063	107 Manhattan Ave			SFD	O	12/15/2021								1	1						Pending
	4184-23-009	2012 Ardmore Ave			ADU	R	12/1/2021								1	1						Pending
															0	0						



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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1	-	-	-	-	-	-	-	-	-	-	1
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	1	-	-	-	-	-	-	-	-	-	-	1
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted		-	-	-	-	-	-	2	1	12	53	-
	Non-Deed Restricted		-	-	-	-	-	1	-	13	24		-
Above Moderate			-	-	-	-	-	10	27	-	-	37	-
<b>Total RHNA</b>		<b>2</b>											
<b>Total Units</b>			-	-	-	-	-	11	29	14	36	90	2

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Hermosa Beach		
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
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.

<p>Program 3 Mobile Home Conservation.</p>	<p>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.</p>	<p>Completed</p>	<p>Conversion of the Marine Land Mobile Home Park to resident ownership was completed in 2013.</p>
<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>



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<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	13
	Non-Deed Restricted	28
Above Moderate		0
<b>Total Units</b>		<b>41</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	0	20	18
2 to 4	10	8	5
5 +	0	0	0
ADU	0	13	0
MH	0	0	0
<b>Total</b>	<b>10</b>	<b>41</b>	<b>23</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	53
Number of Proposed Units in All Applications Received:	60
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas