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

	Housing Development Applications Submitted																					
		Project Identifie	er		Unit Ty	pes 3	Date Application Submitted		P	roposed Ur	nits - Afforda	bility by Hou	usehold Inc	omes	6	Total Approved Units by Project Project 9 8 9 10				Application Status	Notes	
					-		-															'-
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 <u>PROPOSED</u> Units by Project	APPROVED	Total <u>DISAPPROVED</u> 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*
Summary Row: S	tart Data Entry Below	<u> </u>						0	0	0		18	42		0 60		0					
ounning from: O	4187-014-024	856 Cypress Ave			2 to 4	0	1/4/2021						2		2			No	No.	No	Approved	
	4186-012-028	947 7th St			2 to 4		1/4/2021						2		2	2		No	No.	No.	Approved	
	4186-019-003 4182-026-002	2481 Valley Dr 1120 24th St			SFD SFD								1					No No				_
	4181-002-013	513 31st ST			SFD								-			1		No.	No No			_
	4181-023-012	232 and 234 28th St			ADU	R	1/14/2021					1			1			No	No.	No.	Pending	
	4188-005-009	24 5th St			SFD								1		1			No	No.	No	Pending	
	4188-021-014 4188-021-014	247 29th ST 247 29th St			SFD ADU	0	2/1/2021 2/1/2021						1					No				
	4185-005-015	1620 Raymond Ave			SFD		2/3/2021						- 1			1		No No				_
	4183-009-017	1822 Palm Drive			SFD	Ö	2/9/2021						1			1		No				
	4181-033-015	3430 Hermosa Ave			SFD		3/3/2021						1		1			No				
	4181-033-015 4181-024-042	3430 Hermosa Ave 1104 3rd St			ADU		3/3/2021					1			1			No				
	4183-021-022	1925 Vally Drive			SFD SFD		3/3/2021											No No				
	4182-028-008	421 25th St			SFD		3/3/2021						1			1		No				
	4182-028-008	421 25th St			ADU	R	3/3/2021					1			1	ı e		No	No.	No.	Pending	
	4183-005-029	44 16th St			SFD	0							1		1			No				
	4187-016-012 4187-016-012	626 The Strand 626 The Strand			SFD ADU							- 1	1		1			No No				
	4185-023-008	1725 Golden Ave			ADU	R						1			1			No				
	4169-034-005	2965 La Carita Ave			SFD		5/27/2021						1		1			No				
	4185-004-003	1022 and 1024 17th Street			2 to 4	0	5/27/2021						2		2	2		No	No.	No	Pending	
	4181-023-021	301 27th St			SFD	0	6/15/2021						1		1			No	No.	No.	Pending	
	4169-033-006	2800 Tennyson Ave			SFD		6/30/2021						1		1			No	No.	No.	Pending	
	4182-008-007 4181-028-009	1965 Manhattan Ave 127 29th ST			SFD								1		1			No		No.		
	4181-028-009	706 5th St			SFD ADU								1		1	-		No No				
	4182-018-018	1900 Manhattan Ave			SFD		7/26/2021					·	1		1			No.	No No	No No	Pending	
	4182-010-014	2309 Manhattan Ave			SFD	0							- 1		1			No	No.	No.	Pending	
	4187-024-011	1122 Ardmore Ave	601 11th S	ž.	ADU	R						1			1	1		No				
	4183-006-015 4183-006-015	84 17th St 84 17th St			SFD ADU		8/5/2021 8/5/2021						1					No No				
	4186-025-042	959 2nd St		1	ADU ADU		8/5/2021	-				1 1	-		1			No No				
	4183-005-004	1530 The Strand			SFD	Ô	8/26/2021						1		1			No		No No		
	4183-005-004	1530 The Strand			ADU	R	8/26/2021					1			1			No	No.	No.	Pending	
	4187-026-010 4186-019-003	620 11th ST 444 Ocean View Drive			2 to 4 2 to 4		8/30/2021 9/1/2021						2		2	1		No				
													2		2			No			~	
	4184-016-008 4169-035-010	707 24th PI 2709 El Oeste Dr			SFD	0							1		1	-		No				
	4169-035-010 4182-017-010	2709 El Oeste Dr 2026 Manhattan Ave			SFD ADU			-	-			- 4	1			-		No No				
	4181-023-034	338 and 342 28th St			ADU	R				1		1		1				No.				
	4160-030-015	1152 7th St		İ	ADU	R	11/2/2021					1			1			No	No.	No.	Pending	
	4183-008-022	55 18th St	_		SFD								1		1			No				
	4183-008-022 4186-025-043	55 18th St 1001 2nd St		-	ADU ADU							1			1	-	ļ	No				
	4186-025-043 4186-012-003	924 17th St		1	ADU 2 to 4							1 1			1			No No	No No	No No		
	4185-014-004	1219 Owosso			SFD								1		1	1		No				
	4181-022-051	234 29th St			SFD								1		1			No	No.	No.	Pending	
	4188-030-012	683 5th St	-		2 to 4		11/16/2021						- 2		2			No				-
-	4187-030-016 4188-012-063	640 Loma Drive 107 Manhattan Ave		-	ADU SFD	0	11/16/2021 12/15/2021	l	l	-	ļ	1		-	1	-	ļ	No No	No No	No No	Pending Pending	-
	4184-23-009	2012 Ardmore Ave		<u> </u>	ADU		12/21/2021					1	l '		1		<b> </b>	No.				
					7.50	,						·			(	i i		140	140	140	r straining	
															(	i						

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Tile 25 (6000) Table A7

Annual Building Activity Report Summary - New Construction, Einkled, Pennits and Completed Units Housing with Financial Assistance and/or Deed Restrictions Assistance or Deed Assistance or Deed Assistance or Deed Restriction 11 17 18 18 Unit Types Notes Name of Destroyed Units = - 22 4186-079-014 TROS Prospect
4186-079-014 TROS Prospect
4186-079-079 CANADA SIGN OF
4186 370 0 1072021 DR . 370 0 370 0 ADU R 294 0 - 10 4784 COLO CO 1755 Reprinted Ave. 1755 Reprinte 3FD 0 3/10/201 93/201 93/201 = 980 O 100 100 ion . \_\_\_ 

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

(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	3						
	Regional Housing Needs Allocation Progress												
	Permitted Units Issued by Affordability												
		1					2	•				3	4
Inco	ome Level	RHNA Allocation by Income Level	2013	2013 2014 2015 2016 2017 2018 2019 2020 2021								Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	1	-	-	-	-	-	-	-	-	-		1
Very Low	Non-Deed Restricted	•	-	-	-	-	-	-	-	-	-		
	Deed Restricted	1		-	-	-	-	-	-	-	-		4
Low	Non-Deed Restricted			-	-	-	-	-	-		-	_	
	Deed Restricted			-	-	-	-	-	2	1	12	53	
Moderate	Non-Deed Restricted			-	-	-	-	1	-	13	24	33	-
Above Moderate		-	-	-	-	-	-	10	27		-	37	
Total RHNA	•	2		•	•	•			•	•	•		
Total Units								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.

Jurisdiction	Hermosa Beach	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Poriod	5th Cycle	40/45/2012 40/45/2024

#### ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation**

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

Planning Period	(CCR Title 25 §6202)																
	Table C																
	Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																
	Date of Rezone	RHM	A Shortfall by Ho	usehold Income Cate	gory	Rezone Type				s	Sites Description						
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Da	Summary Row: Start Data Entry Below													*			
4188-014-040	60 Hermosa Ave					1			No Net Loss	2396		C-1		33	1	Vacant	
4183-009-019	n/a					1			No Net Loss	3054				24.9	1	Vacant	
4185-006-018	825 15th ST					3			No Net Loss	5672				24.9	3	Vacant	
4187-006-015	n/a					3			No Net Loss	4000	HD	R-P		33	3	Vacant	
		1			1		L	1									L

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Hermosa Beach	
Reporting Year	2021	(Jan. 1 - Dec. 31)

### Table D

### **Program Implementation Status pursuant to GC Section 65583**

### **Housing Programs Progress Report**

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.

1	2	3	4
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.		The City continued to maintain a database of adequate sites to accommodate housing needs.

Program 3 Mobile Home	Provide for the ongoing maintenance and	Completed	Conversion of the Marine Land Mobile Home Park to resident ownership was completed
Conservation.	conservation of the Marine Land Mobile	II	in 2013.
	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.		
	The Code Enforcement Program is	Ongoing	
	responsible for enforcing those sections of		
	the Municipal Code related to property		
	maintenance, including zoning, property		
	maintenance, illegal units, trash container		
Program 4 Code	regulations, construction without permits,		
Enforcement.	and sign regulations. The Code		Implementation of the Code Enforcement program was continued.
Zilleredilleriti	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		

Program 5 Affordable	Investigate the feasibility of expanding	Contact nonprofits annually	
Housing Development	CDBG funding and Section 8 rental	regarding residential	
Outreach and Assistance.	vouchers to qualifying households. If the	development opportunities	
	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		The City continued to provide information in support of CDBG and Section 8 programs.
	provided in the information kiosk in the City		No developers have expressed interest in pursuing affordable housing development.
	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.		
Program 6 Fair Housing.	Provide assistance to local fair housing	Ongoing	The City continued to promote fair housing.
	organizations to address complaints		
	regarding housing discrimination within the		
	City and provide counseling in		
Due succes 7 7 anim of the	landlord/tenant disputes.	Our main m	The City and investigated the manifest state have a sense of the control of the city of th
Program 7 Zoning for	Continue to monitor changes in state law	Ongoing	The City continued to monitor state law regarding special needs and affordable housing.
Special Needs and	regarding regulations related to persons		
Affordable Housing.	with special needs and affordable housing.		
Program 8 Facilitate Efficient	Facilitate affordable housing development	Ongoing	The City continued to encourage affordable housing development; however, no inquiries
Use of Sites that Allow High-	on sites that allow high-density residential	_	have been submitted.
Density Residential	development including reducing constraints		
Development.	posed by small lot sizes.		

Program 9 Sustainable Housing Development 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:	
	_
	_
	_
	_

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

Building Permits Issued by Affordability Summary				
Income Level	Current Year			
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		
Total Units		41		

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

Units by Structure Type	Entitled		Permitted	Completed
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
Total		10	41	23

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

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

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

Cells in grey contain auto-calculation formulas