



Staff Report

File #: REPORT 19-0283, Version: 1

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of May 14, 2019**

**REVIEW OF SUBMITTAL OF THE 2018 HERMOSA BEACH
HOUSING ELEMENT ANNUAL PROGRESS REPORT**
(Community Development Director Ken Robertson)

Recommended Action:

Staff recommends that the City Council:

1. Receive and file the 2018 Housing Element Annual Progress Report; and
2. Direct staff to submit the report to the California Department of Housing and Community Development.

Executive Summary:

State law requires each jurisdiction to prepare and file Annual Progress Reports (APRs) with the California Department of Housing and Community Development (HCD) describing housing production and the status of Housing Element program implementation. APRs must be prepared using the format established by HCD and be reviewed by the City Council at a public meeting prior to submittal to HCD.

Attached for City Council review is the Housing Element APR for calendar year 2018 (**Attachment 1**). The Housing Element covering the 2013-2021 planning period was adopted by the City Council and certified by HCD as being in full compliance with state law in 2014. The next update to the Housing Element will be due in 2021.

Background:

The attached housing production data is prepared using the forms as required by HCD. It reflects the typical pattern in Hermosa Beach where the annual net increase in housing is relatively small, as new projects typically replace existing housing units, or the net increase is only one or two units.

The data also reflects the emerging trend of the construction of Accessory Dwelling Units (ADUs). Five ADUs were permitted in 2018.

General Plan Consistency:

Annual Progress Reports are required by Government Code Section 65400 and part of the City's responsibility to implement the Housing Element of the General Plan. This report and associated recommendations have been evaluated for their consistency with the City's General Plan. Relevant Policies are listed below:

Land Use Element Goal 2.

Neighborhoods provide for diverse needs of residents of all ages and abilities, and are organized to support healthy and active lifestyles.

- 2.3 Balanced neighborhoods. Promote a diverse range of housing unit types and sizes, within the allowed densities.

Housing Element Issue Area No. 3

Provision of Adequate Sites for New Housing. The majority of the City underwent development during the early 1900s. More intensive development followed, and this intensification has occurred up to the present time. There are few vacant parcels of land remaining in the City, and the majority of the residential construction that has occurred involved the "recycling" of individual properties. Nevertheless, the City of Hermosa Beach will continue to explore potential sites for residential development as a means to achieve a variety and diversity of housing types.

- Policy 3.1 The City will evaluate new development proposals in light of the community's environmental resources and values, the capacity of the public infrastructure to accommodate the projected demand, and the presence of environmental constraints.
- Policy 3.2 The City will continue to evaluate the General Plan and zoning to ensure residential development standards are adequate to serve future development.

Fiscal Impact:

There is no fiscal impact associated with filing this report.

Attachments:

2018 Annual Progress Report

Respectfully Submitted by: Ken Robertson, Community Development Director

Noted for Fiscal Impact: Viki Copeland, Finance Director

Approved: Suja Lowenthal, City Manager