
City of Hermosa Beach Housing Element

**City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254-3885**

- JULY 2003 -

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

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TO: SOL



September 12, 2003

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SEP 16 2003

Mr. Steve Burrell, City Manager
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, California 90254-3884

Dear Mr. Burrell:

RE: Review of the City of Hermosa Beach's Adopted Housing Element

Thank you for submitting Hermosa Beach's housing element, adopted August 12, 2003 and received for our review on August 25, 2003. In accordance with Government Code Section 65585(h), the Department of Housing and Community Development (Department) is required to review adopted housing elements and report our findings to the locality. A September 2003 telephone call with Mr. Ken Robertson, Senior Planner, facilitated our review.

The Department's June 26, 2003 review found the City's draft housing element (with revisions) met the statutory requirements of State housing element law. Given all revisions were formally incorporated into the element and adopted by the City Council, we are pleased to find the housing element in full compliance with State housing element law (Article 10.6 of the Government Code).

The City of Hermosa Beach is commended for its leadership in addressing the community's housing needs through the implementation of a variety of land-use design and development strategies, including proactively encouraging and promoting high density affordable housing in the R-3, R-P, and C-1 zones (Programs 4.3.9 and 4.3.11). The City's specific actions include reviewing and amending the zoning code as needed, preparing promotional materials, and providing regulatory incentives. Effective implementation of these strategies will assist Hermosa Beach in overcoming the development challenges and obstacles that face many coastal communities in Los Angeles County.

We appreciate the assistance and cooperation City staff, including Mr. Sol Blumenfeld, Community Development Director and Mr. Robertson provided during the course of our review. We wish Hermosa Beach success in implementing its housing element and look forward to following its progress in achieving the City's housing goals and objectives through its forthcoming general plan implementation progress reports (pursuant to Government Code Section 65400). If we can be of assistance in implementing the programs or policies of the element, please contact Don Thomas, of our staff, at (916) 445-5854.

We are also pleased to report, as a result of the passage of Proposition 46, a historic increase in funds available, on a competitive basis, through the Department to assist in addressing housing and community development needs. Information on these programs, including Notices of Funding Availability (NOFA), will be posted on the Department's website. For program information and funding availability, please consult our homepage at www.hcd.ca.gov.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Sol Blumenfeld, Community Development Director, City of Hermosa Beach
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates
Carlyle W. Hall, Hall & Phillips Law Firm
Fair Housing Council of the San Fernando Valley
Mark Johnson, Legal Aid Foundation of Los Angeles
Dennis Rockway, Legal Aid Foundation of Long Beach
Stephanie Knapik, Westside Fair Housing Council
Chancela Al-Mansour, Los Angeles County Neighborhood Legal Services
Karen Warner, Karen Warner Associates
Min Chang, Neighborhood Legal Services of Los Angeles County
Veronica Tam, Cotton, Bridges and Associates
David Booher, California Housing Council
Jonathan Lehrer-Graiwer, Attorney at Law
Ana Marie Whitaker, California State University Pomona
Joe Carreras, Southern California Association of Governments
Won Chang, Attorney at Law, Davis and Company
Jacob Lieb, Southern California Association of Governments
Lynne Fishel, Building Industry Association

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1.1 Authority and Scope of the Housing Element

This Housing Element Update represents the fourth comprehensive update of the City of Hermosa Beach Housing Element. The first Housing Element was prepared in 1979 as part of the Citywide General Plan Update. In 1984, the Housing Element was again updated and included new policies and programs. Finally, the most recent Housing Element update, prior to this current update, occurred in the early 1990s. This current Housing Element update revisits the previous housing policy and evaluates the effectiveness of past programs that were designed to conserve, rehabilitate, and produce new housing in the City.

Over the past several decades, the State Legislature has placed increased attention on housing-related issues in California due to the State's significant population growth and the attendant impacts this growth has had on housing supply and demand. The population growth that has occurred in recent years has placed increased demands for new housing, especially affordable housing. California, in general, and Southern California in particular, are among the fastest-growing regions in the country. At the same time, the cost for housing is considerably higher than that for other areas of the nation. The cost for housing in Hermosa Beach is greater still, due to the City's location in close proximity to the Pacific Ocean.

Primary Purpose of the Housing Element

The primary purpose of this Housing Element is to identify local housing needs and to implement those measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. Another key objective of this Housing Element is to contribute to meeting the State's housing goal as stated below:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Government Code Section 65581)

All local governments are required to prepare long-range master plans (referred to as general plans) to consider those issues germane to the planning for future development, including land use, transportation, housing, health and safety, open space, and natural resources. In 1967, the housing element became the third mandated general plan element, and during the ensuing years, numerous revisions were made to the regulations governing the scope and content of housing elements.

State law is now very specific concerning the scope and content of housing elements.¹⁻¹⁾ The State Legislature understands the important role that local housing elements play in the implementation of statewide goals designed to promote the development of decent and suitable housing for all persons. The State Legislature also recognizes the importance of providing affordable housing to those households with low or moderate incomes. State law makes it clear that the provision of affordable housing is the responsibility of all local governments, and using vested powers, local governments should make a conscious effort to see that there are housing opportunities provided for all income groups.¹⁻²⁾

¹⁻¹⁾ State of California Government Code § 65581, as amended, 1999.

¹⁻²⁾ Ibid. § 65580.

The intent of the State's housing element requirements is based on the following concerns (Government Code Section 65581):

- Local governments should recognize their responsibilities in contributing to the attainment of the State's housing goals;
- Cities and counties should prepare and implement housing elements coordinated with State and Federal efforts in achieving the State's housing goal;
- Each local government should participate in determining the necessary efforts required to attain the State's housing goals; and,
- Local governments must cooperate with other local governments to address regional housing needs.¹⁻³⁾

State Review of Housing Elements

The Housing Element is one of the few general plan elements that must be reviewed by a State Agency prior to adoption. According to Section 65581 of the Government Code, all housing elements prepared by local governments must be submitted to the State's Department of Housing and Community Development (HCD). The HCD must submit comments to the City regarding the Element's conformance to State law as to scope and content. An element that has been "certified" by HCD is desirable in that such certification will facilitate the acquisition of grants and future development approvals.

This Housing Element identifies those programs that will be effective in conserving and maintaining the existing housing in the City of Hermosa Beach while providing opportunities for new housing. The State's housing element requirements, and the sections where this information is included in the Element, are summarized in Table 1-1.

Table 1-1 State Housing Element Requirements		
Statutory Requirement	Government Code Section	Reference in Housing Element
Analysis of employment trends	65583(a)(1)	Section 2.7
Analysis of population trends	65583(a)(1)	Section 2.2
Projection and quantification of existing and projected housing needs for all income groups	65583(a)(1)	Section 2.3
Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition	65583(a)(2)	Section 2.4, 2.6
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	65583(a)(3)	Section 3.2
Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels;	65583(a)(4)	Section 2.8

¹⁻³⁾ State of California Government Code § 65581, as amended, 1999.

**Table 1-1
State Housing Element Requirements**

Statutory Requirement	Government Code Section	Reference in Housing Element
Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels;	65583(a)(5)	Section 2.8
Analysis of special housing needs of persons in need of emergency shelter	65583(a)(6)	Section 2.5
Analysis of special housing needs: handicapped, elderly, large families, farm workers, families with female heads of households	65583(a)(6)	Section 2.5
Analysis of opportunities for energy conservation with respect to residential development	65583(a)(7)	Section 4.2
Analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use	65583(a)(8)	Section 4.2
Statement of the City's goals relative to the maintenance, improvement, and development of housing	65583(b)(1)	Section 4.2
Quantified objectives and policies relative to the maintenance, improvement, and development of housing	65583(b)(1)	Section 4.2
Identify adequate sites that will be made available through appropriate zoning and development standards and with services and facilities for a variety of types of housing for all income levels	65583(c)(1)	Section 4.3
Assist in the development of adequate housing to meet the needs of low- and moderate-income households	65583(c)(2)	Section 4.2, 4.3
Address and, when appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	65583(c)(3)	Section 4.2
Conserve and improve the condition of the existing affordable housing stock	65583(c)(4)	Section 4.2
Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color	65583(c)(5)	Section 4.2
Preserve assisted housing developments for lower-income households	65583(c)(6)	Section 4.2
Description of the City's diligent efforts to achieve public participation of all economic segments of the community in the development of the housing element	65583(c)(6)(B)	Section 1.5
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments (SCAG)	65583(a)(1)	Section 3.1
Review of the effectiveness of the past element, including the City's accomplishments during the previous planning period	65588	Section 4.4
Source: State of California, Housing and Community Development (HCD).		

1.2 Relationship to Other General Plan Elements

The other Elements, together with this Housing Element, that comprise the Hermosa Beach General Plan are required by State law to be internally consistent. Collectively, the City's General Plan Elements provide the framework for development of facilities, services, and land uses necessary to address the needs and desires of the City's residents. To ensure that these needs are clearly

addressed throughout the General Plan, the Elements must be interrelated and interdependent.

This Housing Element is most directly related to the Land Use Element, since it is the Land Use Element that designates the location and extent of residential development throughout the City. With regard to the City's existing adopted General Plan, the following findings of conformity may be made:

- This Housing Element does not propose any changes in land uses or in zoning that would result in any inconsistencies with the adopted Land Use Element or with the other General Plan Elements;
- This Housing Element will not change the adopted land use and/or development standards included in the Land Use Element;
- This Housing Element does not promote or propose any land use changes requiring the installation of any new streets or infrastructure not already anticipated in the General Plan;
- The City's ability to accommodate new residential development is limited. As a result, the focus of this Element is to identify strategies that will be effective in conserving existing housing, while at the same time, to investigate opportunities to accommodate new infill residential development; and,
- This Element updates important background information used in the evaluation and/or formulation of housing policy.

This consistency will be maintained through the City's annual review of its General Plan and the City's progress in its implementation. Under the Government Code, local governments are now required to prepare an annual report indicating how key provisions of the General Plan are being implemented. In addition, the City evaluated this Housing Element's conformity to the individual Elements that comprise the Hermosa Beach General Plan as part of the environmental review.

1.3 Format of the Housing Element

The City of Hermosa Beach Housing Element consists of four sections that together fulfill the State's housing element requirements. These sections are organized in a manner that will facilitate future updating in accordance with State law. These sections include the following:

- *Section 1.0 - Introduction.* This section provides an overview of the purpose and authority of the Element, as well as an overview of its organization.
- *Section 2.0 - Profile Report.* The background analysis included in this section serves as the basis for the development of housing policy. Key topics considered in this section include the City's demographic characteristics, the characteristics of the existing housing stock, household characteristics, socioeconomic characteristics, and the constraints that may affect the development of new housing.
- *Section 3.0 - Housing Projections and Need.* The existing and projected housing need for the City of Hermosa Beach is discussed in this section. In addition, the City's land use policy, as it relates to the conservation of housing, residential development, and housing production, is discussed.

- **Section 4.0 - Housing Plan.** The City's long-range plans for accommodating the existing and projected housing needs, as well as the maintenance and rehabilitation of housing in the City, are detailed in this section. This section outlines the housing policies and programs that will enable the City to achieve its construction need allocation. Finally, this section concludes with an evaluation of the effectiveness of previous housing policies and programs.

1.4 Overview of the City of Hermosa Beach

The City of Hermosa Beach is located within the coastal portion of western Los Angeles County and was incorporated in 1907.¹⁻⁴⁾ The City has a relatively small land area, consisting of only 1.36 square miles, and is rectangular in shape, with an average width of 0.5 miles and an average length of 2.5 miles. The majority of the City is located within the coastal zone due to the amount of the City's land area that has frontage along the Pacific Ocean. Hermosa Beach is bounded on the south and east by Redondo Beach, on the north by Manhattan Beach, and on the west by the Pacific Ocean coastline.¹⁻⁵⁾

Like its larger neighbors, the City has a well-defined commercial district that is largely oriented toward its coastal location. The great majority of the City's land area, however, consists of residential development at varying densities. The greatest densities are found in the coastal areas, with lower-density single-family neighborhoods found further inland. The City's location within a regional context is shown in Exhibit 1-1, provided at the end of this section. The City's location in relation to the surrounding communities is illustrated in Exhibit 1-2. Census tracts for the City are depicted in Exhibit 1-3. Aerial photographs illustrating the character of residential development in the City are provided in Exhibits 1-4 and 1-5.

As indicated previously, the City was incorporated in 1907, and the majority of the City was already developed at the time of incorporation. 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 residential construction consists of the "recycling" of individual properties. At the present time, the City is among the most densely populated and developed communities in Southern California, with more than 14,435 persons per square mile and a development intensity of 7,215 housing units per square mile.¹⁻⁶⁾ The residential development intensity is more than double that of comparably-sized cities located elsewhere in the Southland, while the population density is four to five times that found elsewhere in the region.

The majority of the City is developed as residential, with smaller commercial establishments located along the few key arterial roadways that traverse the City. Of the City's total land area available for development, fully 75.3% (606-acres) are developed in residential land uses. Of this total, 16% is developed with higher-density residential development (33 units per acre), 18.7% is developed at medium densities (25 units per acre), and 39.6% is developed at lower densities characterized by single-family detached housing (13 units per acre). There are virtually no industrial and manufacturing uses remaining in the City.¹⁻⁷⁾

¹⁻⁴⁾ Hermosa Beach, City of. *General Plan*. 1987.

¹⁻⁵⁾ State of California Department of Finance. *Population and Housing Estimates, Report E-5*. May 2000.

¹⁻⁶⁾ City of Hermosa Beach. *General Plan*. As Amended.

¹⁻⁷⁾ State of California Department of Finance. *Population and Housing Estimates, Report E-5*. May 2000.

According to the most recent population and housing estimates, there are currently 19,631 persons living in the City and 9,813 housing units. Of the total number of existing housing units, 3,969 units (39.9%) consist of single-family "detached" units; 943 units (9.5%) are single-family "attached" units; and 4,824 units (50.0%) are contained in structures containing two or more units. In addition, the City contains a substantial number of mobile homes (77 units, or 0.8% of the total housing in the City) relative to the surrounding area.)¹⁻⁸

For the development of new housing, the City must continue to be an active participant with the private sector in the provision of new housing. The City does not have a redevelopment agency. In addition, limited outside public sources are available for new housing development because of the income limits associated with most of these public programs.

Finally, the use of public funds to construct affordable housing in the City would not represent an efficient expenditure of public money due to the high land and development costs, the City's distance from major employment centers, and the lack of available public mass transit facilities (freeways, light rail, etc.). Nevertheless, the City, as emphasized in this Housing Element, remains committed to the following:

- The continuation of land use and development policy that maintains and promotes residential development as the pre-eminent land use in the City;
- The continuation of efforts to preserve housing, especially housing that is more affordable, in the City;
- The continuation of efforts designed to promote the rehabilitation and preservation of the City's existing housing resources;
- The continued removal of governmental constraints that may impede the development of new housing; and,
- The continuation of innovating programs that will encourage new housing development, including affordable housing.

1.5 Public Participation

This Housing Element is an update of the City's early Housing Element adopted in 1990. Throughout the course of the Element's preparation, the City made a diligent effort to involve the public in the review of the existing Element and the proposed changes. A total of three noticed public hearings were held prior to the circulation of the Housing Element for public review. The efforts in informing and involving the public are described in the following:

- The City conducted the noticed workshops/study sessions before the City of Hermosa Beach Planning Commission as part of the Housing Element update.

¹⁻⁸ State of California Department of Finance. *Population and Housing Estimates / Report E-5* May 2000

- The first noticed workshop, City of Hermosa Beach Planning Commission reviewed the Draft Housing Element's policies and programs. At the second noticed workshop, the Commission considered the version of the draft Housing Element containing the revised policies and programs. A notice was prepared and posted in the paper inviting all interested persons to attend the workshops.
- Prior to the first submittal to the State Department of Housing and Community Development (HCD), staff prepared a notice inviting the public and a number of housing and service providers, and others who requested CDBG funds this year, to attend the noticed public hearing before the City Council and to discuss issues germane to housing, including the provision of affordable housing in the City. These workshops and public hearings were not attended by interested parties.
- After receiving comments from HCD, staff prepared a mailing notice announcing the City will be hosting a workshop to gather comment information for the Housing Element update. The mailing notice was sent to a number of housing and service providers listed below.
- At a noticed public hearing before the City Council, the focus of the deliberations was the revised policies and new housing programs. At this City Council meeting, the Council did direct staff to make some revisions prior to the Element's submittal to the State Department of Housing and Community Development (HCD). Public service agencies and housing providers were also contacted regarding the Housing Element update and the public meetings.

The following public service agencies and housing providers were contacted to participate in the preparation of the draft Housing Element:

- Center for the Pacific-Asian Family, Los Angeles;
- Rainbow Services, San Pedro;
- South Bay Children's Health Center, Torrance;
- Family Child Care Network - South Bay, Hermosa Beach;
- INFO Line of Los Angeles, El Monte;
- South Bay Center for Counseling, El Segundo;
- South Bay Senior Services, Torrance;
- South Bay Korean-American Senior Center, Gardena;
- California Water Service, Redondo Beach;
- Hermosa Beach Valley School, Hermosa Beach;
- Beach Cities Health District, Redondo Beach;
- Project Touch, Hermosa Beach; and,
- South Bay Association of Realtors, Torrance.

Additional scheduled public hearings will be conducted following the receipt of HCD's comments. These public hearings will provide the public additional opportunities to review the Element and the programs it contains.

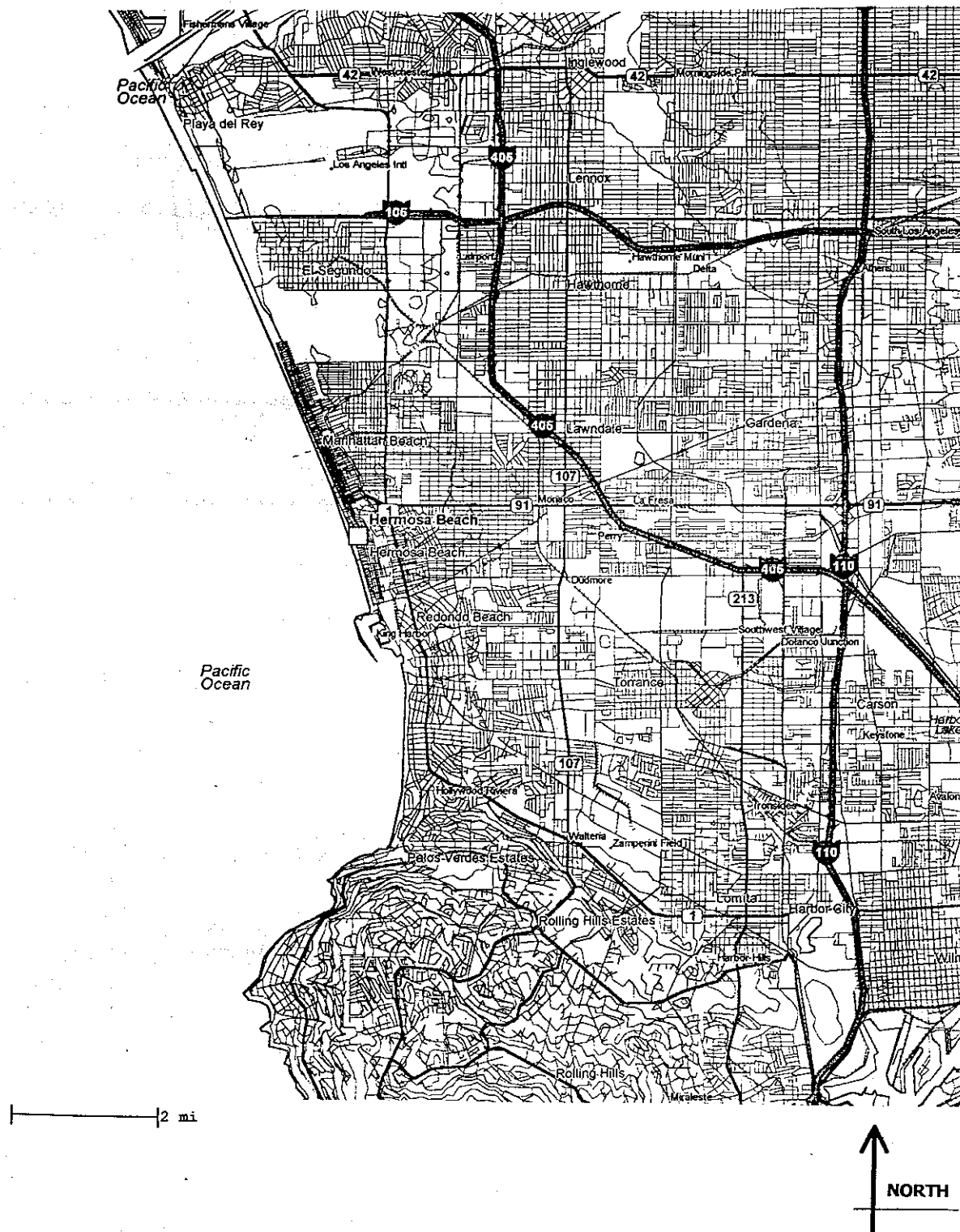


Exhibit 1-1 Regional Location

Source: Blodgett/Baylosis Associates, 2000

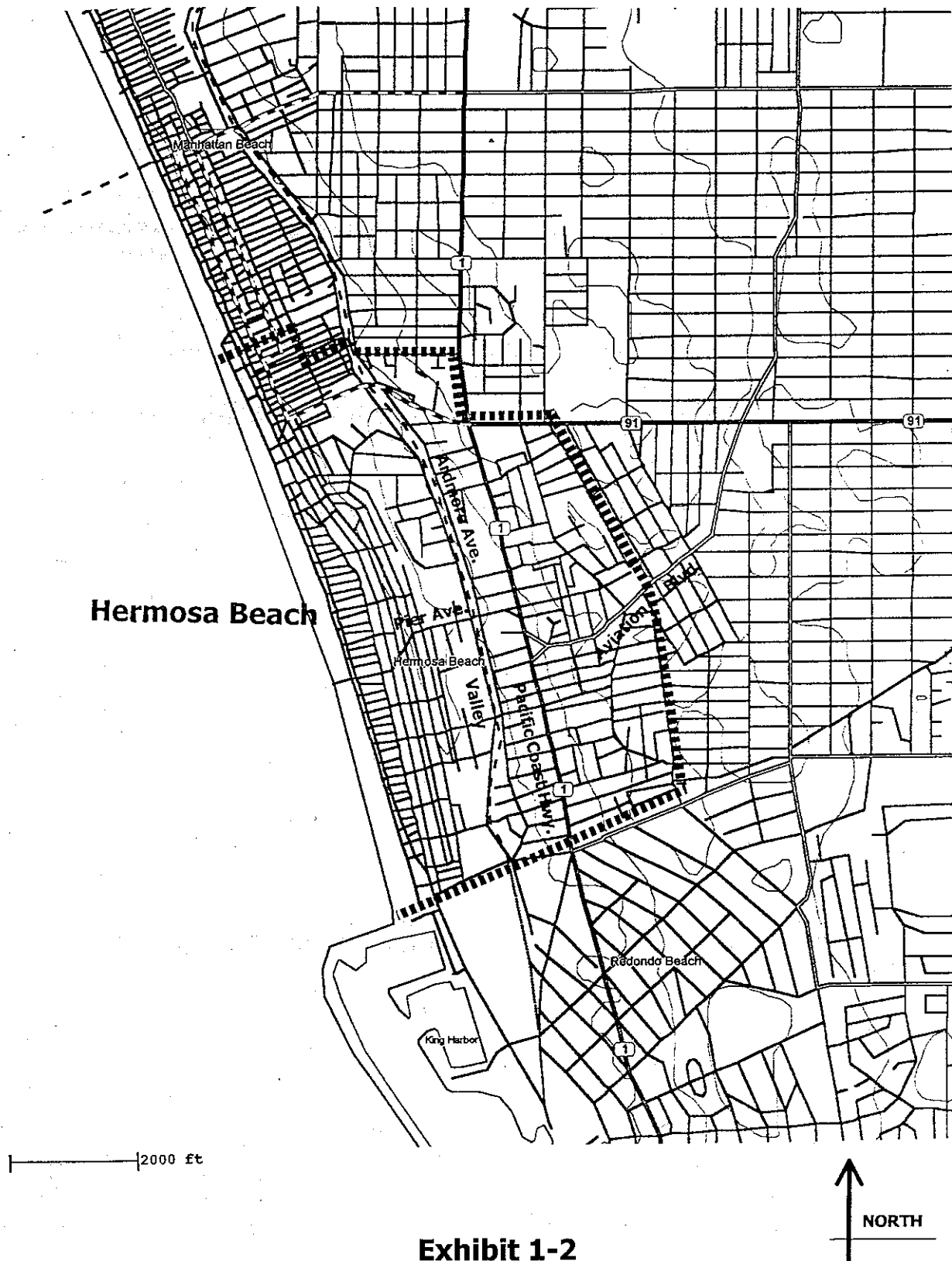


Exhibit 1-2
City of Hermosa Beach
Source: Blodgett/Baylosis Associates, 2000

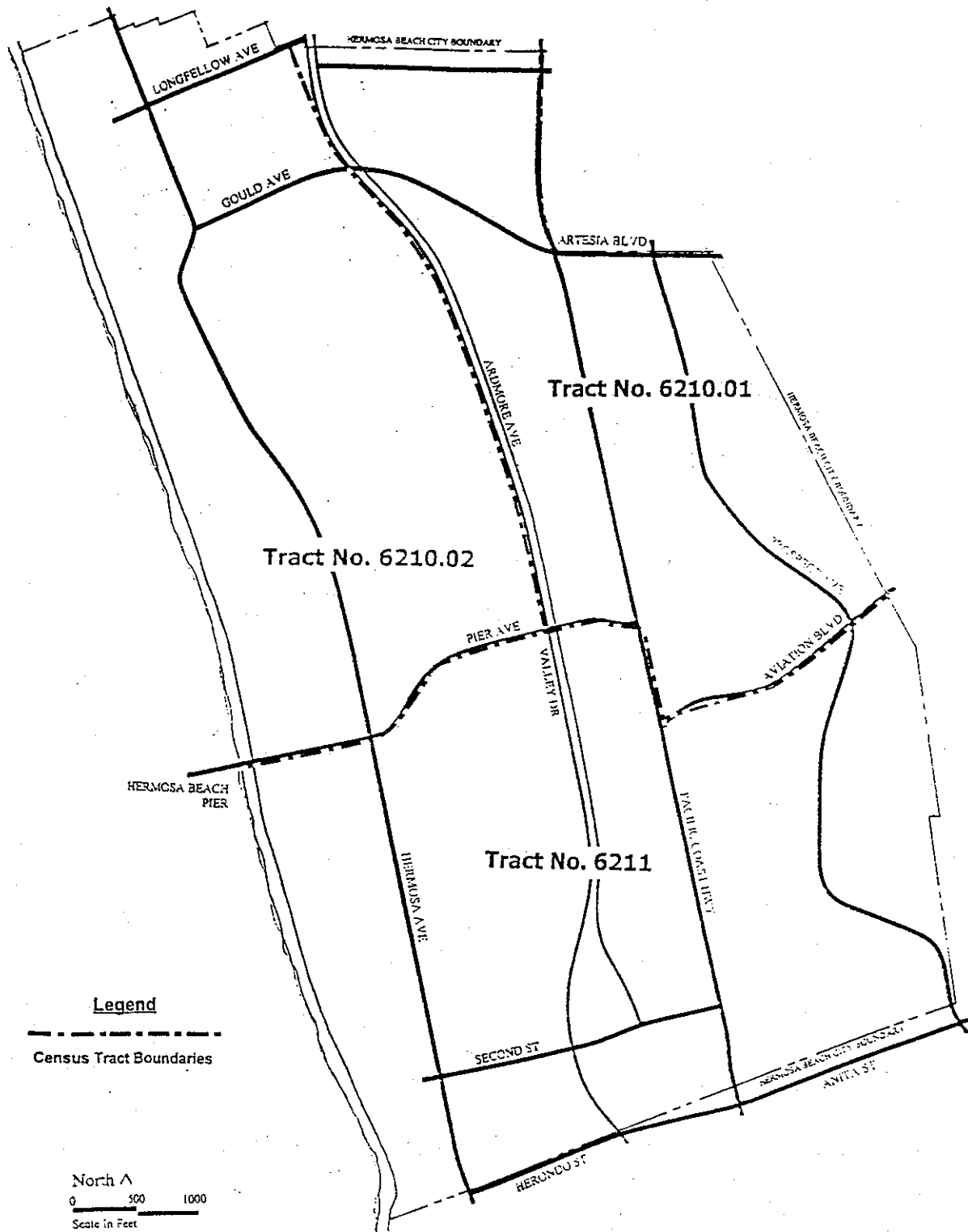


Exhibit 1-3 Census Tracts

Source: Blodgett/Baylosis Associates, 2000

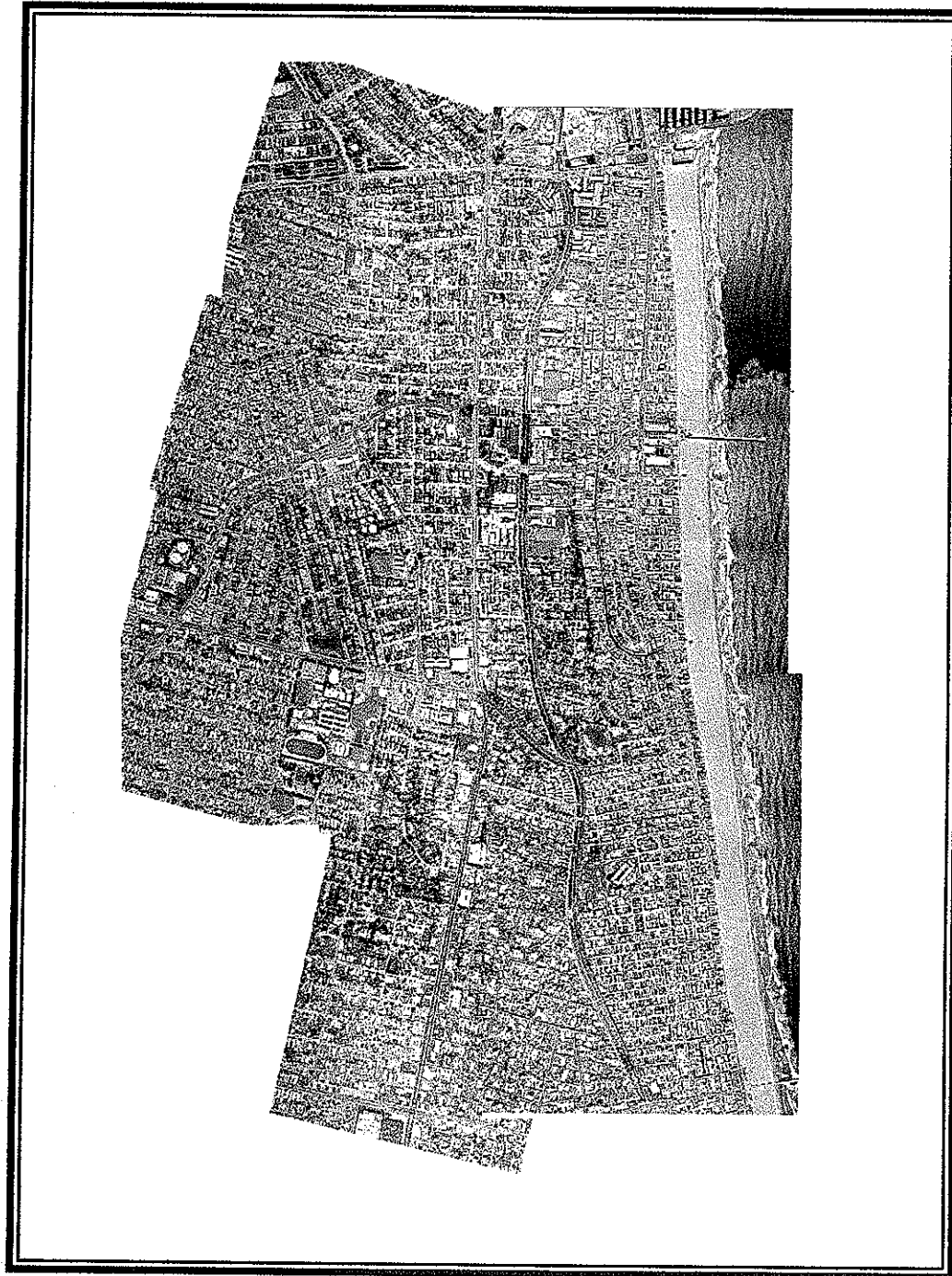


Exhibit 1-4
Aerial View of the City
Source: Blodgett/Baylosis Associates, 2000

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2.1 Introduction to the Profile Report

2.1.1 Format of the Profile Report

This section of the Housing Element provides detailed demographic, housing, and socioeconomic data for the City, and contains the requisite technical analysis required to support the City of Hermosa Beach Housing Element. According to the State of California requirements governing the scope and content of housing elements prepared by local governments, this Element must contain detailed background information as part of its compilation and preparation.²⁻¹⁾ This Profile Report consists of the following sections:

- The *Introduction to the Profile Report* summarizes the report's format and includes an overview of the City;
- The *Population Characteristics* section describes demographic trends and characteristics that were considered in the formulation of housing policy;
- The *Housing Characteristics* section describes the nature and extent of housing in the City of Hermosa Beach, as well as development trends related to new housing;
- The discussion of *Special Housing Needs* groups provides an overview of those City residents requiring special consideration in the provision of housing;
- The *Socioeconomic Characteristics* section provides an overview of household income and other economic factors that may affect housing production in the future; and,
- The *Constraints to Housing Development* section provides an overview of those variables that may affect the production of new housing in the City.

2.1.2 Sources of Information

A number of sources were reviewed in the compilation of the demographic and socioeconomic information used in this analysis. The primary source of statistical information was obtained from the U.S. Bureau of the Census for the years 1980 and 1990. The 2000 Census was recently completed, but this information will not become readily available for at least 12 to 24 months.

The U.S. Bureau of the Census divided the United States into geographical units to assist in the enumeration and interpretation of the census data. The largest of these units is the Standard Metropolitan Statistical Area, or SMSA, which corresponds to the larger, more populous regions in the United States. The City of Hermosa Beach is located within the Los Angeles-Long Beach SMSA, which corresponds to Los Angeles County. Within each SMSA, data is collected for incorporated cities or geographically distinct unincorporated areas (referred to as census-defined places, or CDPs). These cities and CDPs are further broken down into yet smaller geographical units referred to as *census tracts*. Each census tract is composed of block groups, and each block group consists of a specified number of blocks.²⁻²⁾ For the purposes of this Profile Report, Census data used in the analysis relied on City-wide and tract-level information. There are three census tracts located in

²⁻¹⁾ California, State of. General Plan Guidelines.

² Bureau of the Census, United States.

the City Of Hermosa Beach: Tract Numbers 6210.01, 6210.02, and 6211. The locations of these census tracts within the City are identified in Exhibit 1-3, provided at the end of Section 1.0. The three census tracts found in the City, and the corresponding areas included within each tract, are described in Table 2-1. Table 2-1 also indicates the number of persons and the number of housing units located within each Tract, according to the 1990 Census statistics.²⁻³⁾

In recent years, there has been considerable attention given to the possible undercounting that may have occurred in the 1990 Census. This possible undercounting is due to a number of factors, including the failure to identify illegal or *bootleg* housing units by the census-takers, the reluctance of undocumented persons to participate in the Census, and a failure to follow up on non-responsive households. For purposes of this Profile Report, Census figures have been used to characterize certain types of demographic and household data. However, the Census data provided herein may imply a level of accuracy that in fact, may have a substantial margin of error.²⁻⁴⁾

Table 2-1 Census Tracts			
Census Tract	# Persons¹	# Units¹	Area of City
6210.01	3,890	1,910	This tract includes the northeasterly portion of the City. The tract's boundaries include the City's corporate boundaries on the north and east, Ardmore Avenue on the west, and Pier Avenue and Aviation Boulevard on the south.
6210.02	5,585	3,019	This tract includes the northwesterly portion of the City. The tract's boundaries include the City's corporate boundaries on the north, Ardmore Avenue on the east, Pier Avenue on the south, and the Pacific Ocean on the west.
6211	8,744	3,760	This tract includes the southerly portion of the City. The tract's boundaries include the City's corporate boundaries on the south and east, Pier Avenue and Aviation Boulevard on the north, and the Pacific Ocean on the West.
¹ Number of persons and housing units in the Census Tract according to the U.S. Bureau of the Census (1990). Source: U.S. Bureau of the Census, 1990.			

Other sources of information were also used in the preparation of this Profile Report. The California Department of Finance (DOF) publishes housing and population data for every County and City in the State. These estimates are developed from information supplied by individual cities and counties, including building permit data, demolition permit data, and other information. The annual estimates are then periodically adjusted to conform to the Census data figures. The DOF data was used in this report to provide information related to housing and population for the years following the 1990 Census.²⁻⁵⁾ The DOF information may also represent an "over count" of housing and population data because the DOF figures do not precisely correspond to the building and demolition permits issued by the City during the same period.

Local school districts are required to submit annual enrollment data to the State Department of Education. The enrollment data collected for the Hermosa Beach Elementary School District was

³ The number of housing units identified for each Census Tract includes both occupied and unoccupied (vacant) units.

⁴ Follow-up studies and surveys completed for selected cities have indicated that the margin of error may range from 5% to 20%. The greatest margin of error is likely in those communities containing large numbers of persons of Hispanic descent.

⁵ California, State of. Department of Finance. *Population and Housing Estimates for California Cities and Counties. Report E-5.* June 2000.

used in updating Census data describing the City's racial characteristics and growth trends.²⁻⁶⁾ Finally, an important primary source of land use and housing data was the City Of Hermosa Beach Community Development Department. The Department maintains a detailed inventory of land uses for every parcel in the City. This database was used in the identification of both available sites (together with aerial photographs) and underdeveloped properties.²⁻⁷⁾

2.2 Population Characteristics

2.2.1 Population Growth Trends

According to current estimates provided by the State Department of Finance, the City's current population is estimated to be 19,631 persons.²⁻⁸⁾ According to the 1990 Census, the City's population was 18,219 persons. In 1980, the City's population was 18,070 persons. Compared to other areas within Los Angeles County, the City's population has been relatively stable during the past three decades. Table 2-2 indicates the City's population since 1960, and in ten-year increments up to the present time. Since 1960, the City's population has increased from 16,115 to 19,631 persons, an increase of 3,516 persons, or 21.8%. During this same period, the population for the County increased by 18.5%. Population growth in the City between 1960 and 2000 is illustrated in Exhibit 2-2.

Table 2-2 Population Growth in Hermosa Beach 1960-2000			
Year	Population	Change (#)	Change (%)
1960	16,115	-	-
1970	17,412	1,297	8.05%
1980	18,070	658	3.78%
1990	18,219	149	0.82%
2000	19,631	1,412	7.75%
Source: U.S. Bureau of the Census. 1980 and Dept. of Finance, 2000.			

²⁻⁶⁾ The Hermosa Beach City Elementary School District operates a two Elementary Schools, Hermosa Valley Elementary, located at 1645 Valley Drive and Hermosa View School. The District's attendance boundaries generally correspond to the City's corporate boundaries. The 1999 enrollment at this school was 713 students in grades K through 8.

²⁻⁷⁾ Underdeveloped properties refer to those parcels that are not developed to the fullest extent possible under the applicable zoning designation. An example of an underdeveloped lot might be a parcel occupied by a single-family residence zoned for higher development densities.

²⁻⁸⁾ California, State of. Department of Finance. Population and Housing Estimates, Report E-5. June 2000.

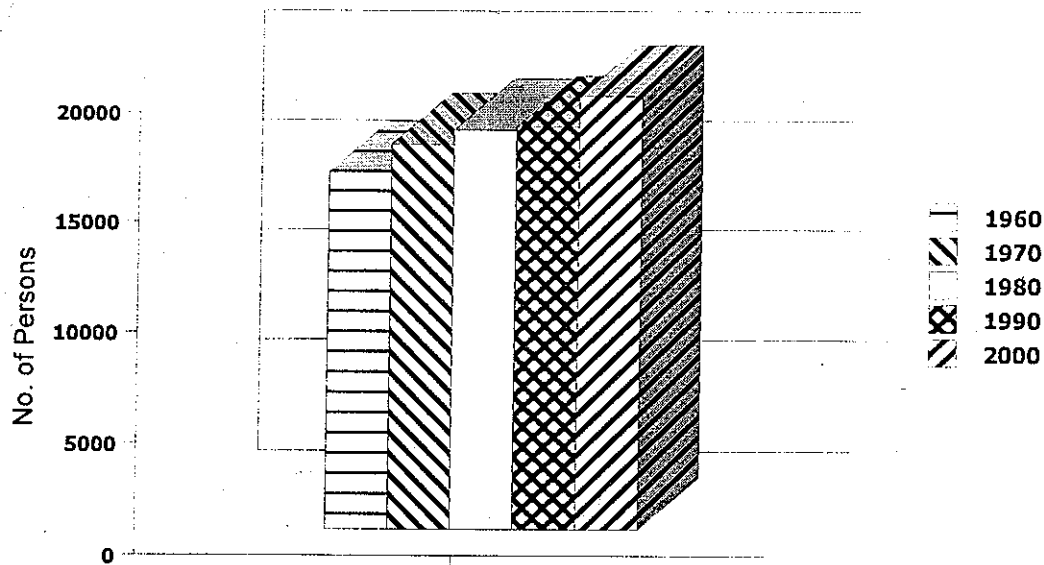


Exhibit 2-1
Population Growth in Hermosa Beach
 Source: U.S. Bureau of the Census

Table 2-3 indicates the City's population growth within the three census tracts that comprise the City. As indicated in Table 2-3, the population grew very little between 1980 and 1990 in two of the Census Tracts, with the population in Tract No. 6210.02 actually declining by just over 5%.

Table 2-3				
Population Trends by Census Tract - 1980 to 1990				
Tract	1980 Population	1990 Population	Change - 1980 to 1990	
			#	%
6210.01	3,799	3,890	91	2.40
6210.02	5,912	5,585	-327	-5.50
6211	8,379	8,744	365	4.35
Total	18,090	18,219	129	0.07
Source: US. Bureau of the Census. 1980 and 1990				

Table 2-4 compares the population growth of the City of Hermosa Beach with its surrounding neighbors.²⁻⁹⁾ As indicated in Table 2-4, Hermosa Beach was the only one of the four South Bay cities examined that registered a gain in population between 1970 and 1980. The populations of Manhattan Beach, El Segundo, Redondo Beach declined in the decade following the 1970 Census. During the same period, the population of Hermosa Beach registered a modest increase of 3.78%. The trend in population decline in the neighboring cities appeared to reverse itself between 1980 and 1990. In the decade between 1980 and 1990, all of the cities experienced a gain in population, with the smallest increase recorded in Hermosa Beach. The population growth in the neighboring cities ranged from 1.65% to more than 10%.

²⁻⁹⁾ The cities of Manhattan Beach, Redondo Beach, and El Segundo were selected because they are located adjacent to Hermosa Beach, or within the vicinity, and are coastal cities.

Table 2-4
Population Growth - 1970 to 1990

Area	1970	1980	Change: 1970-1980		1990	Change: 1980-1990	
			Number	Percent-%		Number	Percent-%
Hermosa Beach	17,412	18,070	658	3.78%	18,219	149	0.82%
Manhattan Beach	35,352	31,542	-3,810	-10.78%	32,063	521	1.65%
El Segundo	15,620	13,752	-1,868	-11.96%	15,223	1,471	10.70%
Redondo Beach	57,415	57,102	-313	-0.55%	60,167	3,065	5.37%
Total	125,799	120,466	-5,333	-4.24%	125,672	5,206	4.32%
L.A. County	7,041,980	7,477,412	435,432	6.18%	8,863,164	1,385,752	18.53%

Source: U. S. Bureau of the Census. 1970, 1980, and 1990.

When looking at the year 2000 population estimates, it appears that the growth trends within this area are continuing (refer to Table 2-5).²⁻¹⁰⁾ Again, the rate of growth within the City of Hermosa Beach is less than that recorded for the neighboring cities.

Table 2-5
Population Growth in the Region - 1990 to 2000

Area	1990	2000	Ten-Year Change	
			Number	Percent (%)
Hermosa Beach	18,219	19,631	1,412	7.75%
Manhattan Beach	32,063	36,124	4,061	12.67%
El Segundo	15,223	16,864	1,641	10.78%
Redondo Beach	60,167	67,638	7,471	12.42%
Total	125,672	140,257	14,585	11.61%
L.A. County	8,863,164	9,884,255	1,021,091	11.52%

Source: U. S. Bureau of the Census. 1990. State Department of Finance 2000.

²⁻¹⁰⁾ California, State of. Department of Finance. *Population and Housing Estimates, Report E-5*. June 2000

2.2.2 Age Characteristics

The census data compiled during the 1980 Census and 1990 Census provides information related to the age characteristics of the City's population. The age categories used in Table 2-6 correspond to those used in the Census surveys taken in both 1980 and 1990.²⁻¹¹⁾

Table 2-6 Age Profile – 1980 to 1990						
Age	1980		1990		Change 1980 to 1990	
	Persons-#	Persons-%	Persons-#	Persons-%	Persons-#	Persons-%
Under 5	552	3.1%	719	3.9%	167	30.3%
5-9	546	3.0%	496	2.7%	-50	-9.2%
10-14	745	4.1%	415	2.3%	-330	-44.3%
15-19	1,041	5.8%	511	2.8%	-530	-50.9%
20-24	2,715	15.0%	1,747	9.6%	-968	-35.7%
25-34	6,278	34.7%	6,710	36.8%	432	6.9%
35-44	2,577	14.3%	3,629	19.9%	1,052	40.8%
45-54	1,451	8.0%	1,906	10.5%	455	31.4%
55-64	1,088	6.0%	1,030	5.7%	-58	-5.3%
65-74	661	3.7%	627	3.4%	-34	-5.1%
75+	416	2.3%	429	2.4%	13	3.1%
Total	18,070	100%	18,219	100%	-	-
Source: U. S. Bureau of the Census. 1980 and 1990.						

A number of key demographic trends are apparent from an examination of Table 2-6:

- The number of small children under 5 years of age recorded a significant increase between 1980 and 1990. This trend indicates that in the future, school enrollments are likely to increase.
- Approximately 7.8% of the City's population in 1990 consisted of school-age persons between the ages of 5 and 19 years of age. More significantly, the actual number of school-age persons showed a significant decline between 1980 and 1990, with the number of persons between the ages of 5 and 19 living in the City declining by approximately 40%.
- The greatest decreases were registered in the age cohorts of 10-14 years of age (-44.3%) and 15-19 years of age (-50.9%). This trend was underscored by the declining school enrollments in the middle school and high school grades during this period.
- The number of young adults between the ages of 20 to 24 years of age registered a 35.7% decline between 1980 and 1990.

²⁻¹¹⁾ The categories used in the Census correspond to key age cohorts or groupings that are not equal intervals.

- Those age cohorts that included residents between 25 and 54 years of age grew during the same period. The greatest population increase was recorded for the 35-44 age cohort.
- The age cohorts for the senior citizens registered a slight decrease.

Table 2-7 provides a more meaningful breakdown of the City's population according to broad age categories. The City's population is arranged according to the following categories in Table 2-7: pre-school aged (under 5 years of age), school-aged (5 to 19 years of age); young adult (20 to 34 years of age), middle-aged adults (35 to 54 years of age), and seniors (55 years of age and over).

The figures indicated in Table 2-7 underscore the trends identified previously in the review of Table 2-6. The number of preschool-aged children grew, while the number of school-aged residents recorded a significant decline. The young adult category (20-34 years of age) experienced a modest increase overall. The middle-aged cohort (35 to 54 years of age) recorded a significant increase (37.41%), while a very modest decline (-3.65%) was recorded among the senior population. The trends are supported by other Census statistics that indicate the median age of the City's population.²⁻¹²⁾ In 1990, the median age of City residents was 32.0 years of age. The corresponding median age for Los Angeles County in 1990 was 29.6 years.

Table 2-7 Age Profile of Hermosa Beach - 1980 to 1990				
Age Group	1980	1990	Change 1980 to 1990	
	Number	Number	Number	Percent-%
Preschool (under 5)	552	719	167	30.25%
School-Aged (5-19)	2,332	1,422	-910	-39.02%
Young-Adult (20-34)	8,993	8,457	-536	-5.96%
Middle-Aged (35-54)	4,028	5,535	1,507	37.41%
Seniors	2,165	2,086	-79	-3.65%
Total	18,070	18,219	149	0.82%
Source: U. S. Bureau of the Census. 1980 and 1990.				

Exhibit 2-2 graphically illustrates the age characteristics of the City's population in 1980 and 1990.

²⁻¹²⁾ The median represents the midpoint, with 50% of the samples above (greater than) and 50% lower (less than).

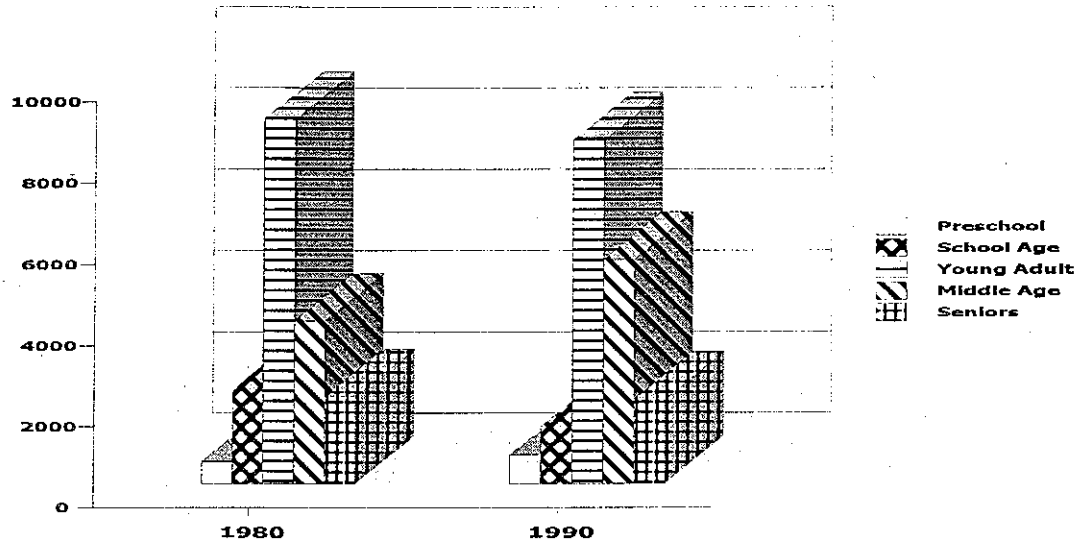


Exhibit 2-2
Age Profile 1980 to 1990
 Source: U. S. Bureau of the Census

While the year 2000 census data is not available, it appears that certain emerging trends identified in the 1990 census seem to be continuing. Consultation with the local school district provided information related to the ethnicity and number of students that are enrolled in local schools. It appears that the number of elementary grade children living in the City has remained relatively stable. According to statistics provided by the local school district, a total of 722 students are enrolled in the local school.

Over the planning period that will be governed by this Housing Element, the number of children living in the City is likely to experience a modest increase. The trends also indicate that the number of young adults will continue to decline due to limited opportunities for new housing and due to natural trends. At the same time, the number of middle-aged adults is likely to increase, based on the trends that emerged during the 1990s.

2.2.3 Race and Ethnicity

An important demographic indicator that must be considered in the formulation of housing policy is a city's racial and ethnic make-up. This information is typically obtained from Census statistics that indicate the respondent's race, ethnicity, country of origin, and language spoken at home. The Census statistics also indicate the City's race characteristics based on the respondent's answer to the census questionnaire. For purposes of this analysis, five broad race categories were used, including: white, black, Amerindian/Eskimo, Aleut, and Asian or Pacific Islander "Other."

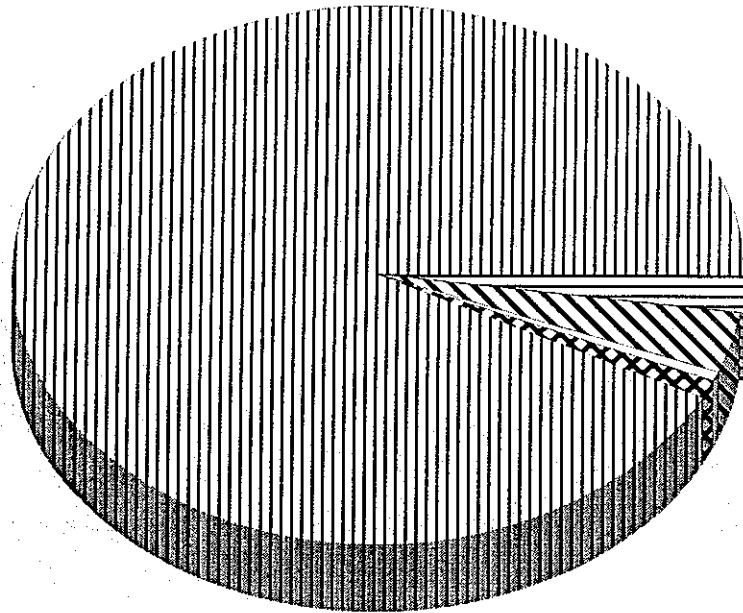
Table 2-8 summarizes the Census statistics, depicting "race" for the three Census Tracts that comprise the City. As indicated in the Table, the overall racial composition of the City is white, with minorities accounting for slightly less than 8% of the City's population in 1990. The largest minority group identified in the 1990 Census was Asians and "Pacific Islanders," accounting for just under 4% of the City's total population. The 1990 Census data is illustrated in Exhibit 2-3.

**Table 2-8
Race and Ethnicity by Census Tract - 1990**

Tract	Race of Population											
	Hispanic		White		Black		Amerindian, Eskimo, or Aleut		Asian or Pacific Islander		Other	
	#	%	#	%	#	%	#	%	#	%	#	%
6210.01	231	5.9%	3,522	90.5%	61	1.6%	32	0.8%	174	4.5%	101	2.6%
6210.02	319	5.7%	5,304	95.0%	53	0.9%	20	0.4%	143	2.6%	65	1.2%
6211	687	7.9%	8,302	92.1%	97	1.1%	35	0.4%	376	4.2%	204	2.3%
Total	1,237	19.5%	17,128	92.6%	211	1.1%	87	0.5%	693	3.7%	370	2.0%

Note: The "Hispanic" category is mutually exclusive from the other "race" categories depicted in Table 2-8. Persons included in the "White, Black, Amerindian," or "Other" categories may also be classified as "Hispanic."

Source: U. S. Bureau of the Census. 1990



White
Asian

Black
Other

Amerindian

**Exhibit 2-3
Race Characteristics of Hermosa Beach's Population – 1990**
Source: U. S. Bureau of the Census

The Census statistics also indicate the number of Hispanics or persons of "Spanish Origin" living in a community. In 1980, the Census data classified persons of Hispanic descent according to their surname. In other words, a respondent with a Hispanic surname was automatically classified as someone of *Spanish Origin*. The 1990 Census requested the respondent to identify his/her ethnicity. As a result, direct comparisons between the 1980 and 1990 Census statistics are not possible due to the differences in the enumeration techniques. In addition, the Hispanic category refers to ethnicity, and not race. As a result, persons considered to be Hispanic may also be included in all of the race categories (white, black Amerindian, or even Asian).

The percentage of the County's population classified as "Hispanic" in the 1990 census was 37.8%. Hispanics living in Hermosa Beach in 1990 accounted for 7.0% of the City's total population. The racial makeup of the population living in the City Of Hermosa Beach is similar to that of nearby beach communities, as indicated in Table 2-9.

Table 2-9
Race and Ethnic Characteristics of Surrounding Cities - 1990

City	Hispanic		White		Black		Amerindian, Eskimo, or Aleut		Asian or Pacific Islander		Other	
	#	%	#	%	#	%	#	%	#	%	#	%
Hermosa Beach	1,237	19.5	16,858	92.53	211	1.16	87	0.48	693	3.80	370	2.03
Manhattan Beach	1,682	15.2	29,972	93.48	206	0.64	86	0.27	1,410	4.40	389	1.21
El Segundo	1,298	8.5	13,780	90.52	154	1.01	65	0.43	764	5.02	460	3.02
Redondo Beach	7,013	11.7	52,371	87.04	960	1.60	311	0.52	4,111	6.83	2,414	4.01
Beach Cities	11,230	8.9	112,981	89.90	1,531	1.22	549	0.44	6,978	5.55	3,633	2.89
L.A. County	--	37.3	--	56.81	--	11.20	--	0.51	--	10.77	--	20.70
Source: U. S. Bureau of the Census. 1990												

2.3 Households, Growth, and Density

In 1980, the average household size in Hermosa Beach was 1.88 persons per unit. By 1990, the average household size increased slightly to 1.89 persons per unit. According to the January 1, 2000 DOF estimates, the average household size increased further to 2.11 persons per unit. Over the two decades following 1980, the average household size increased by 12.2%, while the City's overall population increased by 8.6%. During this same period, the number of housing units increased by only 1.9%. These statistics indicate that population growth in the City is due to increased household size rather than new housing construction. Table 2-10 compares population, housing, and household size trends between 1980 and 2000 in the City of Hermosa Beach.

**Table 2-10
Population and Housing Density - 2000**

	1980	1990	2000	Change 1980 to 2000	
				# Persons	% Change
Population	18,070	18,219	19,631	1,561	8.6%
Dwelling Units	9,633	9,689	9,813	180	1.9%
Average Household Size	1.88	1.89	2.11	0.23	12.2%
Source: U. S. Bureau of the Census, 1980 and 1990. State Department of Finance 2000					

An important consideration in the development of housing policy is related to overall population and housing density. These variables may influence quality of life issues, health and safety, public services, and infrastructure. As indicated in the Introduction to this Element and later in this section, a significant constraint in the development of new housing is the availability of land for new housing construction, the existing development intensities (especially in the Coastal Zone), and the relatively dense concentration of persons living in the City. Table 2-11 compares the housing and population density of the City with corresponding figures from the surrounding cities (Manhattan Beach, Redondo Beach, and El Segundo) and those cities found in Los Angeles County with similar population. A population range of between 15,000 to 25,000 persons was used in the selection of cities in Los Angeles County for comparison.

**Table 2-11
Population and Housing Density for the Region - 2000**

City	Land Area (sq. miles)	Housing Density		Population Density	
		# Units	Units/sq. mi.	# Persons	Persons/sq. mi.
Hermosa Beach	1.36¹	9,813	7,215	19,631	14,435
Manhattan Beach	3.87	15,293	3,952	36,124	9,334
El Segundo	5.50	7,632	1,388	16,864	3,066
Redondo Beach	6.34	29,164	4,600	67,638	10,668
Agoura Hills	8.05	7,043	875	22,143	2,751
Artesia	1.61	4,584	2,847	17,132	10,641
Calabasas	12.84	8,235	641	20,455	1,593
Duarte	6.57	6,906	1,051	23,000	3,501
Hawaiian Gardens	0.95	3,758	3,956	15,205	16,005
La Canada/Flintridge	8.61	7,042	818	21,103	2,451
Lomita	1.89	8,301	4,392	20,951	11,085
San Fernando	2.36	5,991	2,539	24,772	10,497
Santa Fe Springs	8.72	4,663	535	16,463	1,888
South El Monte	2.80	4,847	1,731	22,717	8,113

¹ Land area is taken from the Thomas Bros. Guide for purposes of comparison with other cities. The 1.8 square miles referred to previously includes "Marine" reserve. Source: State Department of Finance, 2000

The City Of Hermosa Beach has the greatest residential development density (7,215 units per square mile) of the cities surveyed. The City's population density of 14,435 persons per square mile is among the highest in Los Angeles County.²⁻¹³⁾

2.3.1 Household Characteristics

According to the Census, a household consists of the full-time occupants of a housing unit. A *household* may consist of one individual, a family, or a number of unrelated individuals. *Family* households consist of two or more individuals related by blood, marriage, or adoption, and do not include one-person households or households comprised of unrelated individuals.

Table 2-12 indicates the household and family characteristics of the Census Tracts that comprise the City. According to the 1990 Census statistics, there are 3,562 family households in the City. Families account for 38.8% of all of the households in the City. The same statistics indicate that 9,322 persons live in family households, or slightly over half of the City's residents in 1990 lived in a family unit. The proportion of family households was less than 50% in all of the Census Tracts in the City. These statistics indicate that a substantial number of persons in the City are living alone or in households where other household members are unrelated.

Table 2-12 Household Characteristics in Hermosa Beach - 1990							
Census Tract	Total Persons	Total Households	Family Households		Persons in Families		Average # Persons per Family
			#	%	#	%	
6210.01	3,890	1,832	871	47.5%	2,405	61.8%	2.76
6210.02	5,585	2,858	1,095	38.3%	2,845	50.9%	2.60
6211	8,744	4,482	1,596	35.6%	4,082	46.7%	2.56
Total	18,219	9,172	3,562	38.8%	9,332	51.2%	2.64
Source: U. S. Bureau of the Census, 1990.							

2.4 Housing Characteristics

2.4.1 Trends in Housing Development

According to the most recent DOF population and housing estimates, there are currently 9,813 housing units in the City. Overall, the number of units in the City has been relatively stable over the past several decades. Assuming the 1990 Census statistics and the year 2000 DOF estimates are correct, the City's inventory has increased by 262 units, or 2.7% during the decade following 1990. According to statistics maintained by the City Of Hermosa Beach Community Development Department, the net increase in the number of housing units is considerably smaller.

²⁻¹³⁾ The population density for Los Angeles is 8,154 persons per square mile, and 9,204 persons per square mile for Long Beach.

According to the 1990 Census, there were 9,551 housing units in the City. Of this total, approximately 40% consisted of single-family detached units, approximately 9% consisted of single-family attached units, and approximately 14% were duplex units. Approximately 10% of the housing units in the City were part of smaller multiple-family developments containing between 3 to 4 structures. Over 25% of the housing units in the City were part of larger multiple-family developments containing 5 or more units per structure. Finally, group quarters and mobile homes accounted for less than 1% of the City's housing stock.²⁻¹⁴⁾ Comparable housing data derived from the 1990 Census for the County as a whole is compared to comparable statistics for the City in Table 2-13.

Table 2-13							
Units Per Structure - 1990							
Census Tract	Single-Family Detached	Single-Family Attached	Duplex Units	Three to Four Units	Five or More Units	Mobile Homes	Other
62101.01	987	111	161	38	586	0	27
6210.02	1,217	263	585	317	546	57	34
6211	1,634	483	638	635	1,261	20	89
Total-#	3,838	857	1,384	990	2,393	77	150
Total-%	39.6%	8.8%	14.3%	10.2%	24.7%	0.8%	1.5%
County-%	48.6%	6.6%	2.9%	6%	33%	1.8%	1.2%
Source: U. S. Bureau of the Census, 1990.							

Table 2-14 compares the 1990 Census statistics with the most current Department of Finance estimates. The housing unit categories for the Census data were adjusted to correspond with the DOF estimates. The housing unit types are illustrated in Exhibit 2-4.

Table 2-14						
Units Per Structure – 1990 to 2000						
Unit Type	Units in 1990		Units in 2000		Change 1990-2000	
	# Units	% Units	# Units	% Units	# Units	% Units
Single-Family (detached)	3,839	39.5%	3,969	39.8%	130	3.4%
Single-Family (attached)	858	8.8%	943	9.5%	85	9.9%
2-4 units per structure	2,379	24.5%	2,318	23.3%	-61	-2.6%
5 or more units per structure	2,398	26.3%	2,506	26.7%	108	4.5%
Mobile Homes	77	0.8%	77	0.8%	--	-0.0%
Total	9,551	100%	9,813	100%	262	2.7%
Sources: U. S. Bureau of the Census, 1990 and Department of Finance, 2000						

²⁻¹⁴⁾ Bureau of the Census, United States, 1990.

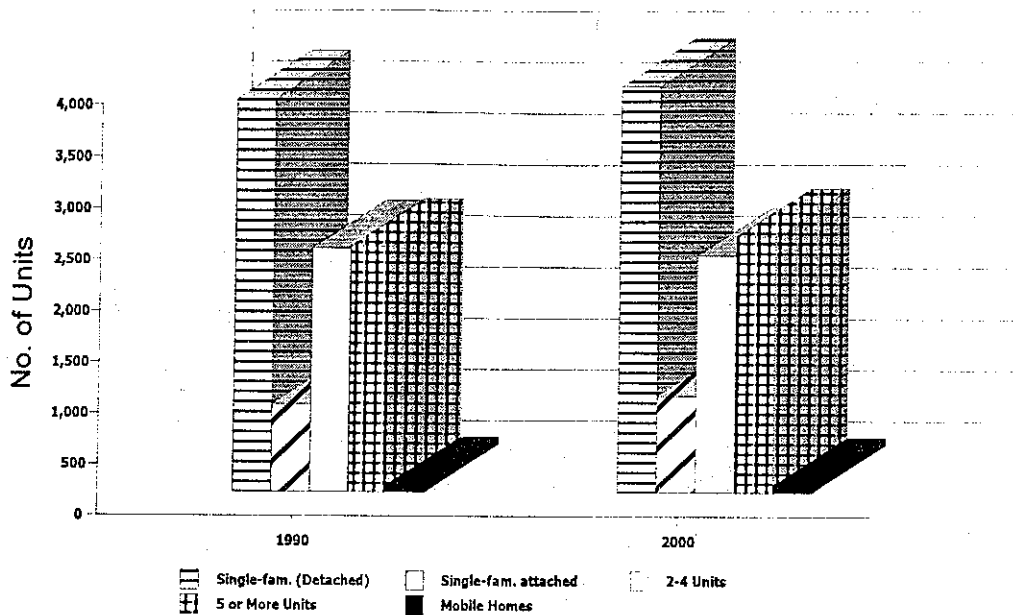


Exhibit 2-4

Housing Unit Types in Hermosa Beach - 1990 and 2000

Source: U. S. Bureau of the Census, 1990 and California State Department of Finance, 2000

Homes within the City range from small to fairly large units, with the majority of homes having four to six rooms (Table 2-15). As indicated in Table 2-15, approximately 14.3% of the housing units in the City consisted of one to two-room units.

Table 2-15							
Unit Size By Census Tract - 1990							
# Rooms In Unit	6210.01		6210.02		6211		City Total
	# Units	% Units	# Units	% Units	# Units	% Units	
1 room	30	1.6%	121	4.0%	269	7.2	420
2 rooms	129	6.8%	323	10.7%	498	13.2	950
3 rooms	333	17.4%	657	21.8%	1,072	28.5	2,062
4 rooms	472	24.7%	656	21.7%	1,127	30.0	2,255
5 rooms	363	19.0%	478	15.8%	902	24.0	1,743
6 rooms	314	16.4%	332	11.0%	558	14.8	1,204
7 rooms	139	7.3%	194	6.4%	217	5.8	550
8 rooms	72	3.8%	121	4.0%	62	1.6	255
9+ rooms	58	3.0%	137	4.5%	55	1.5	250
Total	1,910	100.0%	3,019	100.0%	3,760	126.6	9,689
Source: U. S. Bureau of the Census, 1990.							

2.4.2 Housing Tenure

Table 2-16 indicates housing tenure (home ownership) characteristics for Hermosa Beach and the three tracts that comprise the City. As indicated in Table 2-16, the majority (59.1%) of the housing units in the City were rentals in 1990. Owner-occupied units accounted for 40.1% of the housing units in the City. Owner-occupied units were the majority in a single Census Tract, Tract No. 6210.01.

Table 2-16 Housing Unit by Tenure by Census Tract - 1990								
Category of Unit	6210.01		6210.02		6211		City	
	Units-#	Units-%	Units-#	Units-%	Units-#	Units-%	Units-#	Units-%
Owner-Occupied	1,041	56.8%	1,148	40.2%	1,558	34.8%	3,747	40.9%
Renter-Occupied	791	43.2%	1,710	59.8%	2,924	65.2%	5,425	59.1%
Total	1,832	100.0%	2,858	100.0%	4,482	100.0%	9,172	100.0%
Source: U. S. Bureau of the Census, 1990.								

Table 2-17 indicates the number and percentage of owner-occupied and renter-occupied housing units for Hermosa Beach and the surrounding cities. With the exception of Manhattan Beach, the proportion for rental and owner-occupied units in the City are generally comparable with that of the surrounding communities.

Table 2-17 Housing Tenure in Region - 1990				
City	Owner Occupied		Renter Occupied	
	Units	Percent (%)	Units	Percent (%)
Hermosa Beach	2,891	34.9%	5,396	65.1%
Manhattan Beach	8,747	62.5%	5,244	37.5%
El Segundo	2,263	36.0%	4,017	64.0%
Redondo Beach	9,689	40.5%	14,238	59.5%
Total	29,464	37.6%	48,924	62.4%
L.A. County	1,440,830	48.2%	1,548,722	51.8%
Source: U. S. Bureau of the Census, 1990				

2.4.3 Seasonal Housing

At the time of the 1990 Federal Census, the City Of Hermosa Beach had 517 vacant housing units, comprising 5.3% of the total dwelling units within the City (Table 2-18). These include units available for sale or rent, units held for weekend and seasonal use, and units that were built but not yet occupied.

Table 2-18 Housing Vacancy by Census Tract – City Of Hermosa Beach - 1990								
Census Tract	Vacancies For Rent		Vacancies For Sale		All Other Vacancies ¹		Total Vacancies	
	Units-#	Units-%	Units-#	Units-%	Units-#	Units-%	Units-#	Units-% ²
6210.01	36	13.8	11	23.4	31	14.8	78	15.1
6210.02	88	33.7	7	14.9	66	31.6	161	31.1
6211	137	52.5	29	61.9	112	53.6	278	53.8
City Total	261	100.0	47	100.0	209	100.0	517	100.0
¹ Includes homes held for seasonal or weekend use, homes built but not yet on the market, and dwellings utilized for corporate purposes. ² (Total vacant dwelling units/Total dwelling units) Source: U. S. Bureau of the Census. 1990								

Table 2-19 compares the vacancy characteristics for the City Of Hermosa Beach with those of the surrounding cities. As indicated in the table, the vacancy characteristics of the City are similar to those of the surrounding communities.

Table 2-19 Housing Vacancy by City - 1990							
City	Vacancies For Rent		Vacancies For Sale Only		All Other Vacancies ¹	Total Vacancies	
	Units	%	Units	%	Units	Units	% ²
Hermosa Beach	261	4.61%	47	1.60%	209	517	5.33%
Manhattan Beach	253	4.60%	149	1.67%	301	703	4.78%
El Segundo	275	6.41%	20	0.88%	122	417	6.23%
Redondo Beach	792	5.27%	218	2.20%	493	1,503	5.91%
L.A. County		5.85%		1.44%			5.49%
¹ Includes homes held for seasonal or weekend use, homes built but not yet on the market, and dwellings utilized for corporate purposes. ² (Total vacant dwelling units/Total dwelling units) Source: U. S. Bureau of the Census. 1990							

2.4.4 Housing Stock Conditions

As part of the current Housing Element update, a Citywide survey was completed to assess housing conditions in the City. The ranking used in the survey considered the following categories:

- Good - housing unit appears to be well-maintained;
- In Need of Minor Repair - unit exhibits need for repair, which may include repainting or other limited maintenance; or,
- Major Repair - unit is in need of major repairs, which may include, but not be limited to, foundations, roofing materials, etc.

The field survey identified a total of six units in Category 2 and two units in need of major repair (category 3). Given the relatively large number of housing units in the City, the housing stock overall is well-maintained. The U.S. Census data includes other indicators that may be used to assess the condition of a community's housing stock. These indicators include the age of housing units, whether or not the unit is connected to utilities, and whether plumbing is available. Table 2-20 provides a "breakdown" of the age of housing units identified, according to the 1990 U.S. Census. As indicated in Table 2-20, more than 50% of the City's housing stock was constructed prior to 1960 and more than one-third of the City's housing stock is more than 50 years old.

Table 2-20 Age of Housing in the City		
Year Unit Built	No. of Units	% of Total
1939 or before	1,706	17.6%
1940-1949	1,477	15.2%
1950-1959	1,681	17.3%
1960-1969	1,804	18.6%
1970-1979	1,905	19.7%
1980-1990	1,116	11.5%
Total	9,689	99.9%
Source: U. S. Bureau of the Census. 1990		

According to the 1990 Census, the median construction year for residential units in the City was 1960. Of the total number of units in the City in 1990, 71 units lacked complete kitchen facilities, 37 units lacked complete plumbing facilities, and 17 units were connected to septic tanks instead of sanitary sewers.

2.4.5 Overcrowding in Units

The 1990 Census compiled statistics concerning overcrowding of individuals occupied housing units. According to the definition of unit overcrowding, a unit is considered to be overcrowded if it contains 1.01 or more persons per room (kitchens and bathrooms not included). The 1990 U.S. Census identified 206 occupied housing units (2.2% of the total number of occupied housing units in the City) as being "overcrowded." Of this total number of overcrowded units, 105 units were classified as severely overcrowded, with more than 1.05 persons per room. Based on the 1990 Census data, there were 9,172 occupied units in the City of which 196 units were classified as overcrowded, with more than 1.01 persons per room.

Of the overcrowded units, 80 units were owner occupied and 116 units were renter occupied. Therefore, only 2.1% of the occupied units in the City are considered overcrowded and 0.6% are considered severely overcrowded. For purposes of comparison, statistics for Los Angeles County indicated that 11.2% of the occupied units in the County overall met the Census definition of overcrowded units and severely overcrowded units.

2.5 Special Needs Households

Households with special needs include those with at least one member having a work or housework disability. Other special needs households include the elderly, large families, female-headed households, farm-worker households, and persons in need of emergency shelter.

2.5.1 Elderly

In 1990, 1,056 persons, or 5.8% of the City Of Hermosa Beach's population, were 65 years of age or older, and 2,086 persons, or 11.5% of the City's population, were 55 years of age or older. Comparing these values to 1980 data, the City's older population has declined over the last 20 years. Between 1980 and 1990, the City's population of those 55 to 64 years of age declined by 5.3%, and the number of persons 65 to 74 years of age declined by 5.1%. The number of persons 75 years of age or older increased by 3.1% during that same period. These trends are summarized in Table 2-21

Table 2-21 Seniors 55 Years of Age and Over – 1980 to 1990						
Age	1980		1990		Change 1980-1990	
	Persons-#	Persons-%	Persons-#	Persons-%	Persons-#	Persons-%
55-64	1,088	6.0%	1,030	5.7%	(58)	-5.3%
65-74	661	3.7%	627	3.4%	(34)	-5.1%
75+	416	2.3%	429	2.4%	13	3.1%
Total	2,165	12.0%	2,086	11.5%	(79)	-3.6%
Source: U. S. Bureau of the Census. 1980 and 1990						

The City's elderly population (65 years of age or older) is relatively evenly distributed throughout the City. A total of 1,056 persons 65 years of age or older lived in the City in 1990 and accounted for 5.8% of the City's total population. The County of Los Angeles' elderly population (65 years of age or older) totaled 1,047,867, or 11.8% of the County's total population.

Table 2-22
Elderly Population by Census Tract in the City of Hermosa Beach - 1990

Census Tract	Number of Persons in Age Group						Total	
	55 to 64 years		65 to 74 years		75 years and over			
	Persons-#	Persons-%	Persons-#	Persons-%	Persons-#	Persons-%	Persons-#	Persons-%
6210.01	262	25.4%	184	29.3%	130	30.3%	576	27.6%
6210.02	362	35.1%	183	29.2%	137	31.9%	682	32.7%
6211	406	39.4%	260	41.5%	162	37.8%	828	39.7%
City Total	1,030	99.9%	627	100.0%	429	100.0%	2,086	100.0%

Source: U. S. Bureau of the Census. 1980 and 1990

According to the 1990 Census there are 9,172 occupied units in the City. Of the City's total occupied units, 788 units, or 8.5%, are occupied by elderly persons. Of the 788 units occupied by elderly persons, 672 units are considered owner occupied and 116 units are considered renter occupied.

2.5.2 Large Families

Those households that are typically at greatest risk for overcrowding include large families consisting of 5 or more persons per unit. "Families" are considered groups of persons related by blood, marriage, or adoption. Households represent all persons living together as groups, regardless of whether they are related.

A large family is defined as a household or family with five or more persons. Families are considered groups of persons related by blood, marriage, or adoption. Households represent all persons living together as groups, regardless of whether they are related. The 1990 Census reported that of the 13,992 households in the City, 673 (4.8%) contained 5 persons or more. Of these 673 large households, 657 (97.6%) were large families. The remaining 16 households were non-related people living together in groups and equaled less than 1% of the total households in the City. Table 2-23 illustrates the distribution of large households throughout the City.

Table 2-23 Household Type and Size by Census Tract - 1990 (No. Persons Per Occupied Housing Unit)				
	6210.01	6210.02	6211	City
Family Households				
2 persons	439	636	922	1,997
3 persons	209	256	390	855
4 persons	155	137	196	488
5 persons	48	43	68	159
6 persons	13	15	17	45
7 persons	7	8	3	18
Non-family Households				
1 person	614	1,078	1,659	3,351
2 persons	281	535	937	1,753
3 persons	51	122	237	410
4 persons	9	24	47	80
5 persons	6	2	4	12
6 persons	0	1	0	1
7 persons	0	1	2	3
Source: U. S. Bureau of the Census. 1990				

2.5.3 Female-Headed Households

Demographic, social, and economic conditions contribute to special housing demands for female-headed households. The 1990 Census reveals that there were 3,485 (24.9%) female-headed households within the City Of Hermosa Beach. Among these 3,485 households, 397 (11.4%) had related children under 18 years old. Current data is not adequate to determine how many of these female-headed households are in need of housing assistance. However, because female-headed households are generally less affluent than male-headed households, it would be expected that there would be a greater need for assistance among female-headed households. Factors of particular interest to female-headed households may include security, and possible, childcare facilities.

2.5.4 Handicapped/Disability Status

People with special needs include people who are blind, deaf, or mute; people confined to a bed or wheelchair; or people requiring crutches. Many of these disabilities require that modifications be made to the housing units. Some of these housing needs include, but are not limited to, wheelchair ramps, widened doorways, grab bars, and access ramps. Furthermore, some individuals require housing that is close to health care facilities.

The 1990 Census included statistics indicating disability and employment status. This data provides insight into the number of persons residing in the City that have some form of work disability. These individuals may require special facilities within their housing units to accommodate their special needs. As indicated in Table 2-24, a total of 226 working-aged (16 years to 64 years) adults had some form of work disability. Of this total number, 139 were prevented from working due to the disability. In addition, a total of 295 persons 65 years of age or older were classified as being disabled.

Table 2-24 Disability and Employment Status - 1990			
	Male	Female	Total
Persons With Work Disability (16-64 years)			
Employed	127	82	209
Unemployed	17	0	17
Persons Not in Work Force			
Prevented from Working	101	38	139
Not Prevented from Working	0	21	21
Total persons 65 years of age and over with work disability			
	74	221	295
Source: U. S. Bureau of the Census. 1990			

2.5.5 Persons in Need of Emergency Shelter

The number of homeless persons in Southern California has remained relatively stable, even though the region has experienced historically low unemployment rates. This is due to the variables that contribute to homelessness.

- Single adult (usually male) transients passing through the City on the way to some other destination;
- Seasonal or migrant homeless individuals, looking for work;
- Chronically homeless persons, consisting of single adults, including non-institutionalized, mentally disturbed individuals, alcohol and drug abusers, and elderly individuals with insufficient incomes;
- Minors who have run away from home;
- Low-income families who are temporarily homeless due to financial circumstances or are in the process of searching for a home; and,
- Women (with or without children) who are escaping domestic violence.

Contacts with the City Of Hermosa Beach Police Department and the Los Angeles County Departments of Beaches indicate that transients occasionally pass through the City. When transients or homeless individuals are encountered, they are referred to the appropriate agencies for assistance including a shelter operated by the Salvation Army in the City of Long Beach (1370

Alamitos Avenue) and the Family Crisis Center in Hermosa Beach. In addition, a transitional shelter for women with dependent children is located in the City of Redondo Beach.

Emergency shelters and transitional housing facilities may be located in any area in the City with the approval of a Conditional Use Permit (CUP). The fees and the time required for the approval of a CUP do not present a constraint to development (refer to Sections 2.8.2 and 2.8.3). Plan check for the processing of building permits, including those for potential transitional housing and/or emergency shelters is generally four to six weeks, depending on the City's workload. For discretionary permits, such as the approval of a CUP, there is an initial internal review period of 30 days. Once the application is deemed complete, it is then forwarded for the prescribed public review and noticing period. This process can take either 2 or 3 months depending on the permit. If the permit is a Conditional Use Permit or variance the process will take up to ten weeks. If the project requires environmental review the process may be extended. A negative declaration may take 3 to 5 months to complete compared to an environmental impact report (EIR) which can take up to 12 months. The processing time for discretionary permits such as CUP's, includes both the noticing and appeal time.

The infrastructure services for the City have been designed to accommodate build-out under the General Plan, and are adequate to handle these kinds of facilities. Public services and facilities are reviewed annually to determine if they are adequate for new development. An applicant desirous of providing or building an emergency shelter or transitional housing facility would obtain a conditional use permit. This process would involve the study of the adequacy and suitability of the site for its intended use and analysis of traffic and other environmental impacts, and based on the anticipated impacts, the City would set out conditions of development.

2.5.6 Farm Worker Households

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. No agricultural activities are found within Hermosa Beach or in the surrounding communities. In addition, the 1990 Census did not identify any "migrant" worker households in the City.

2.6 Socioeconomic Characteristics

2.6.1 Household Incomes

As shown in Table 2-24, households in the local beach communities tend to have higher incomes than in Los Angeles County as a whole. Neighboring cities, indicated in the Table 2-25, the income statistics for Hermosa Beach were generally comparable to that of the surrounding communities.

Table 2-25
Median Income - 1990

Area	Household Income	Family Income	Per Capita Income
Hermosa Beach	\$22,432	\$27,257	\$13,386
Manhattan Beach	\$29,404	\$32,015	\$13,697
El Segundo	\$22,086	\$25,747	\$11,122
Redondo Beach	\$21,829	\$24,286	\$10,569
Los Angeles County	\$15,595	\$17,563	\$6,406

Source: U. S. Bureau of the Census. 1990

Income data is not yet available from the 2000 Federal Census. However, the United States Department of Housing and Urban Development estimates that the year 2000 median household income for Los Angeles County is \$42,000. The U.S. Department of Commerce has further defined various income groups based on a sliding scale that takes into account the number of household members and dependent children under 18 years of age. These income thresholds for 1999 are indicated in Table 2-26. Very low-income households earn less than 50% of the median income for the County; low-income households earn 50% to 80% of the median income; moderate-income households earn between 80% to 120% of the median income; and above moderate-income households earn over 120% of the County median. As indicated in Table 2-26, the 1999 poverty threshold for a family of four (two adults and two dependent children) in Los Angeles County is \$16,895.

Table 2-26
1999 Poverty Threshold Limits (annual income in dollars)

Household Size	Weighted Average Threshold	Number of Related Children Under 18 Years of Age								
		None	1	2	3	4	5	6	7	8
1 Person	\$8,667	8,667								
2 Persons	\$11,214	11,156	11,483							
3 Persons	\$13,290	13,302	13,410	13,423						
4 Persons	\$17,029	17,184	17,465	16,895	16,954					
5 Persons	\$20,127	20,723	21,024	20,380	19,882	19,578				
6 Persons	\$22,727	23,835	23,930	23,436	22,964	22,261	21,845			
7 Persons	\$25,912	27,425	27,596	27,006	26,595	25,828	24,934	23,953		
8 Persons	\$28,967	30,673	30,944	30,387	29,899	29,206	28,327	27,412	27,180	
9+	\$34,417	36,897	37,076	36,583	36,169	35,489	34,534	33,708	33,499	32,208

Source: U.S. Department of Commerce. 1999

The 1990 Census identified the number of persons living in a household below the poverty thresholds for that year. As indicated in Table 2-27, which summarizes the Census statistics for those tracts found within the City Of Hermosa Beach, a total of 1,010 persons were living in households that had annual incomes below the 1990 poverty threshold.

Table 2-27 Persons in Poverty - 1990		
Census Tract	Persons in Household	% of Persons in Tract
6210.01	170	4.4%
6210.02	385	6.9%
6211	455	5.2%
	1,010	
Source: U. S. Bureau of the Census. 1990		

2.6.2 Housing Cost

As shown in Table 2-28, housing costs in beach cities are much higher than costs in Los Angeles County as a whole. According to the 1990 Federal Census, the median value of owner-occupied housing was \$431,000 in 1990. This is more than double the median value for owner-occupied housing countywide. The median rental paid for housing was more than 150% of that of the County. With the exception of Manhattan Beach, the median cost for housing in Hermosa Beach was greater than that for El Segundo and Redondo Beach.

Table 2-28 Housing Cost in Region - 1990		
City	Median Value (\$)	Median Rent (\$)
Hermosa Beach	\$431,000	\$863
Manhattan Beach	\$500,001	\$1,001
El Segundo	\$357,300	\$754
Redondo Beach	\$348,300	\$828
L.A. County	\$226,400	\$570
Source: U. S. Bureau of the Census. 1990		

As might be expected, the reported home values in the inland areas (Census Tract 6210.01) were slightly lower than that for those areas located nearer to the beach (Tracts 6210.02 and 6211). In contrast, the median cost for rentals was greater in the inland tract. This may be due to the availability of homes for rent and larger apartments found in the inland area. The median value of a "for sale" unit and a rental unit are summarized below in Table 2-29 for the Census Tracts that comprise the City.

**Table 2-29
Housing Cost in Hermosa Beach - 1990**

Census Tract	Median Value (\$)	Median Rent (\$)
6210.01	\$337,000	\$985
6201.02	\$425,800	\$779
6211	\$532,000	\$834
City Total	\$431,000	\$893
L.A. County	\$226,400	\$570
Source: U. S. Bureau of the Census. 1990		

The reported median home value is consistent with the asking prices of homes advertised for sale in Hermosa Beach in various websites advertising "for sale" units (Table 2-30). A search of advertised "for sale" advertisements was undertaken on the Internet using "Realty.com". A total of 51 advertisements appeared in the databases.

**Table 2-30
Home Asking Prices June-July 2000**

Asking Price	Houses	Condos
<\$200,000	0	5
\$200,000 – 249,999	1	3
\$250,000 – 299,999	0	14
\$300,000 – 349,999	4	2
\$350,000 – 399,999	2	2
\$400,000 – 449,999	2	3
\$450,000 – 499,999	3	--
\$500,000 – 599,999	1	1
\$600,000 – 699,999	4	1
\$700,000 – 799,999	3	--
\$800,000 – 999,999	1	--
\$1,000,000 +	1	--
Total	22	29
Source: Blodgett/Baylosis Associates, 2000.		

The difference between values reported in the census and home sales prices may be attributed to two factors. First, both the census and advertisements of homes for sale reflect the owner's optimistic opinion of the home value. In the case of sales advertisements in particular, the asking price is typically somewhat higher than what the seller actually expects to obtain.

The recorded sales price reflects what a buyer is actually willing to pay. Second, the home value reported in the census is for owner-occupied units only, and does not reflect the value of renter-occupied homes. It is possible that the renter-occupied homes are being held for future remodeling or rebuilding and have a somewhat lower value than those homes the owner chooses to occupy.

The same Internet databases were consulted to obtain advertised rental rates. As shown in Table 2-31, this survey yielded 67 advertisements for rentals. The rentals range from a low of \$595 per month to more than \$3,000 per month for a single-family home. Still higher monthly rental rates were identified in the survey, though they appeared to be vacation and seasonal rentals. Some of these seasonal rentals ranged between \$2,000 to \$3,000 per week.

Table 2-31 Advertised Rents: September/October 2000		
Rent	House/Condos	Apartments
<\$600	0	1
\$600 - 699	0	3
\$700 - 799	0	9
\$800 - 899	0	6
\$900 - 999	0	11
\$1,000 - 1,099	1	4
\$1,100 - 1,199	0	3
\$1,200 - 1,299	3	1
\$1,300 - 1,399	1	1
\$1,400 - 1,499	9	0
\$1,500+	14	0
Total	28	39
Source: Blodgett/Baylosis Associates, 2000.		

2.7 Employment Characteristics

Table 2-32 summarized State of California Employment Development Department (EDD) employment statistics for key economic sectors. These statistics indicate employment and the number of businesses engaged in the retail, wholesale, and service sectors in 1992.

**Table 2-32
Employment in Hermosa Beach - 1992**

Business Sector	# Jobs	% of Total
Agriculture & Forestry	0	0.0%
Mining & Construction	128	3.4%
Manufacturing	153	4.1%
Communication & Utilities	107	2.9%
Wholesale Trade	0	0.0%
Retail Trade	1,614	43.5%
Finance, Insurance, Real Estate	248	6.7%
Services	834	22.5%
Non-classified	141	3.8%
Government & Administration	486	13.1%
Total	3,711	100.0%
Source: State of California Employment Development Department, 1994		

As indicated in Table 2-32, the EDD identified 3,711 jobs in the City. Of this total, the sectors with the greatest levels of employment included retail (43.5%), services (22.5%), and government/administration (13.1%). According to the latest EDD employment figures for the City (November 2000), a total of 15,100 residents were employed, with only 190 persons actively seeking work. This translates into a local unemployment rate of only 1.2%, compared to 4.9% for the County.

2.8 Constraints to Housing Development

This section of the Housing Element documents those environmental constraints, market constraints, and governmental constraints that may further impede the development of new housing in the City. As indicated in Section 3.0, the City has actually met its overall construction need, though this is partially due to several unique projects that do not represent the norm. However, it is unlikely that the City's RHNA allocation of housing for very low-income households, low-income households, and moderate-income households can be accommodated.

The primary constraint that impedes the development of affordable housing is largely related to high land and construction costs (referred to as market constraints). The purpose of this section is to further identify and discuss those constraints that may inhibit housing development. The constraints considered herein include the following categories:

- *Governmental Constraints* refer to those regulations or actions undertaken by a government entity that may impede the development of new housing or otherwise increase the cost for housing in the City;
- *Market Constraints* refer to those market-related factors that influence the cost of housing, including land cost, development cost, and financing;

- *Environmental Constraints* include those physical variables that may affect housing development, including the availability of land, infrastructure, and services.

2.8.1 Governmental Constraints – Land Use Controls/Adequate Sites

The City is exceptionally small, with a total land area of less than two square miles. Growth in the City is further limited by the Coastal Zone requirements, which preclude the conversion of commercial visitor-serving uses to residential uses.

The City does not have large commercial or industrial areas for re-zoning to higher-density residential development. More than 75% of the City is already residentially zoned, with half of this area zoned for R-2 and R-3 development. Approximately 14% of the City has commercial zoning, and 1% is industrially zoned. The balance of the City, or 10% is zoned for open space, which includes the City's beach area. The land use distribution of commercial and industrially-zoned property is well below the neighboring cities in the South Bay and the region in general. As a result, there are limited amounts of non-residentially developed parcels that may be re-zoned for high-density residential development. Hermosa Beach is already one of the most densely developed and populated cities in Los Angeles County.

A survey completed in 1991 indicated that if the residentially-designated land area in the City (which accounts for more than 75% of the City's total land area) were to be developed at the maximum permitted intensities, an additional 570 housing units would have been theoretically possible. The analysis determined that up to 9,242 housing units would be theoretically possible under the full implementation of the City's General Plan.²⁻¹⁵⁾ Since 1991, an additional 117 units have been constructed in the City. As of July 2000, the current zoning/general plan land use designations provide for an additional 453 housing units, assuming that all of the underdeveloped residential lots in the City were developed to the maximum intensity.

The analysis of theoretical development potential indicates that the City's land use policy promotes a wide range of housing types at varying development intensities. Based on the extent and location of land designated for residential land uses, and the permitted intensity of residential development corresponding to the land use designations, the City Of Hermosa Beach General Plan is "non-exclusionary."

To assess the availability of suitable development sites for residential uses, review of the City's land use database was consulted to identify vacant parcels within the City. The results of this survey indicated the following:

- A total of 2.24 acres of commercially zoned land Citywide is vacant, consisting of 28 parcels ranging in size from 108 square feet (a remnant parcel) to more than 28,000 square feet. The majority of these parcels range in size from 1,500 to 2,500 square feet. The majority of these properties are zoned *C-2*, *C-3*, or *SPA*. A number of these parcels are remnant parcels that are not suitable for development.
- Approximately 0.8 acres of vacant land are designated for industrial uses.
- A total of 6.85 acres of residentially zoned vacant land is distributed throughout the City among 101 parcels ranging in size from 1,700 square feet to 3,500 square feet. The

²⁻¹⁵⁾ City of Hermosa Beach. *Housing Capacity Under Zoning Requirements*. Jul 2000.

majority of these vacant parcels are substandard in that they fail to meet the minimum lot size requirements for the applicable zoning designation. The lot pattern in the City also discourages lot assembly to accommodate higher development densities, even with rezoning. Typical residential lots in the City are relatively small in size and dimension (often 30 feet by 100 feet). In addition, the maximum building height within the Coastal Zone is limited to 30 feet for multi-family development. The typical project in the City is a two-unit, single-lot condominium. Virtually no property could be assembled for higher-density, which accounts for the relatively low net increase in the number of housing units over the past ten years.

Appendix A indicates vacant and underdeveloped sites in the City that may be considered viable candidates for residential development. As indicated in the Appendix, a total of 164 sites are suitable or could be considered feasible candidates for residential development. A detailed inventory is provided as Appendix A.

Table 2-33 also indicates the typical development densities that correspond to each zone district. As indicated in the table, the following development intensities are permitted:

- R-1. – Up to 13 units per acre;
- R-1A. – Up to 13 units per acre;
- R-2. & R2B. – Up to 25 units per acre; and,
- R-3. – Up to 33 units per acre.

The R-2, R-2B, R-3 and R-P zones permit multiple buildings that comply with minimum lot area per dwelling unit standards subject to a Precise Development Plan, and if the multiple units are proposed for condominiums, a Conditional Use Permit is required. Project reviews and approvals are conducted in a timely manner as described in Section 2.8.2, Permit Processing and Fees. Discretionary approval can be achieved within 30-60 days unless appealed to City Council.

Table 2-33 City Of Hermosa Beach Residential Zoning Requirements Summary					
Zone	Permitted Uses	Lot Area Per Dwelling Unit	Lot Coverage	Building Height	Usable Open Space
R-1	Single-Family Residence, Accessory Building	1 lot/dwelling unit (du.)	65% Max.	Max. 25'	400 sq. ft./du. Min. dimension: 10' (See small lot exception)
R-1A	Single-Family Residential, Duplexes, Condos	3,350 sq. ft./du. (Max. 2 units)	65% Max.	Max. 25'	400 sq. ft./du. Min. dimension: 10'
R-2	Any use permitted in R-1 zone, Multiple Dwellings, Condos	1,750 sq. ft./du. Lots less than 30' wide: SFR only	65% Max.	Max. 30'	300 sq. ft./du. Min. dimension: 7'
R-2B	Any use permitted in R-1 zone, Duplexes, Condos	1,750 sq. ft./du. (Max. 2 units)	65% Max.	Max. 30'	300 sq. ft./du. Min. dimension: 7'
R-3	Any use permitted in R-2 zone, Multiple Dwellings, Condos	Min. 1,320 sq. ft./du.	65% Max.	Max. 30' (higher with CUP)	300 sq. ft./du. Min. dimension: 7'
R-P	Any use permitted in R-3 zone and Professional Offices	Min. 1,320 sq. ft./du. Lots less than 30' wide: SFR only	65% Max.	Max. 30'	300 sq. ft./du. Min. dimension: 7'

Table 2-33 City Of Hermosa Beach Residential Zoning Requirements Summary					
C-1	Residential (above the ground floor commercial)	N/A	N/A	Max. 30'	N/A
Source: City Of Hermosa Beach					

As indicated in the Table, residential development is permitted within the commercial (C-1) zone district. In the past year, the City has approved a mixed-use development that involved the construction of two residential units above commercial development. In addition, the City permitted shared parking to accommodate the parking demand for both the residential and commercial uses. This approved project underscores the feasibility of providing additional housing within the commercial zones.

Over the past 4 years, a total of 340 units have been constructed while 257 units were demolished to accommodate this new development, translating into a net increase of 83 units. This figure does not include 80 units constructed as part of the Sunrise Senior Housing developments. It is apparent from past development that the recycling and infill that has occurred in the past, has generally resulted in increased densities. However, there have been some instances whereby a number of smaller units have been demolished to accommodate new lower density development. This type of activity has largely been confined to the coastal zone. The City has been diligent in pursuing all legally available means to conserve its affordable housing stock. Key activities that have been undertaken include the following:

- The City was successful in preserving the existing Marine Land Mobile Home Park. The preservation of housing within this park, and the RV Park will be assured with the implementation of a Mobile Home Preservation Board. (Refer to Sections 3.3 and 4.3.10).
- As indicated previously, and as demonstrated in Table 3-3, the majority of the City is zoned for higher density development. A total of 113.44 acres (18.5% of the City's total land area) and 97.88 acres are designated for "Medium Density Residential" and "High Density Residential," respectively. The City does not contemplate any reductions in development standards or changes in land use designations that would preclude or constraint higher density development within these areas (refer to 4.3.8 that describes the Zoning Conformity Program).
- The City, as part of this Housing Element update acknowledges the contribution "second units" can make towards accommodating its affordable housing need (refer to Section 4.3.3)

Table 2-35 describes the parking requirements for residential uses.

Table 2-34
Parking Requirements for Residential Uses

Use	Required Parking
Single-Family Residence	Two off-street spaces plus one guest space per SFR.
Duplex or Two-Family Residential	Two off-street spaces and one guest space per unit, plus one additional space of on-site guest parking for each on-street space lost because of new curbcuts and/or driveways.
Multiple Dwellings (Three or more units)	Two off-street spaces for each dwelling unit plus one guest space for each two dwelling units. One additional space of on-site guest parking shall be provided for each on-street space lost because of new curbcuts and/or driveways.
Detached Servants' Quarters or Guesthouses	One space.
Mixed Use	Parking spaces shall not be less than the sum total of the parking spaces required for each of the distinct uses. No off-street parking facility provided for one use shall be deemed to provide parking facilities for any other use except as otherwise specified within Chapter 17.44 of the Zoning Code.
Source: City of Hermosa Beach	

Land values are so high, that parking requirements have a relatively small effect on overall construction costs. As a result, the City's parking requirements, as well as those governed by the Coastal Commission for that portion of the City within the coastal zone, are not a significant constraint or factor in housing affordability.

2.8.2 Governmental Constraints – Permit Processing and Fees

Permit fees and approval time frames do not pose a constraint to development, and the process applies to all residential development including multi-family and mobile homes. Plan check for the processing of building permits is generally four to six weeks, depending on the City's workload. For discretionary permits, there is an initial internal review period of 30 days. Once the application is deemed complete, it is then forwarded for the prescribed public review and noticing period. This process can take either 2 or 3 months depending on the permit. If the permit is a Conditional Use Permit or variance the process will take up to ten weeks. If the project requires CEQA review the process is a little longer. A negative declaration may take 3 to 5 months to complete compared to an environmental impact report (EIR) which can take up to 12 months. The processing time for the discretionary permits mentioned above include both the noticing and appeal time. Exhibit 2-5 and Exhibit 2-6 illustrate the permit process and procedures for the Building and Planning Division.

Building codes are applied to new construction, and are monitored and inspected under the building permit process. Where no permits have been obtained, inspections are made in response to requests and complaints. The City has adopted the 1997 Edition of the Uniform Building Code and other related construction codes. The ordinance details the revisions and amendments to the Building Code that exceed state standards. These amendments are all relatively inexpensive, and most of the revisions are related to fire alarms, smoke detectors, sprinkler systems, and other basic safety measures.

2.8.3 Governmental Constraints – Development Fees

Governmental actions and policies may also serve as a constraint to the construction of new housing. These constraints include local ordinances and practices as well as state actions, though the primary land use controls in the City Of Hermosa Beach include the General Plan, Zoning Code, and the Uniform Building Code. Table 2-35 summarizes the development and processing fees for the City Of Hermosa Beach.

Table 2-35 City Of Hermosa Beach Planning Fees	
Planning Fees/Building Fees	Fee Amount
Conditional Use Permit (CUP)	\$717
CUP for Condominium (cost/unit up to 8 units)	\$179.51
CUP for Condominium (more than 8 units)	\$1,436
CUP (minor amendment)	\$111
Environmental Assessment	\$353
Extension (tentative map, final map, CUP)	\$269
Final Parcel Map	\$269
General Plan Amendment/Zone Change	\$1,436
Subdivision/Lot Split	\$532
Variance	\$1,106
Parks and Recreation Fees (condos excluded)	\$3,500/unit
Parks and Recreation Fees, in lieu (condos only)	\$5,198/unit
Sources: City Of Hermosa Beach. 2000.	

All new residential construction is subject to school development fees, and the fee amount is ultimately determined by the amount of assessable space. At the present time, school development fees are \$1.56 per square foot. Table 2-36 compares the planning and zoning fees for the City Of Hermosa Beach with comparable fees for the cities of Manhattan Beach and El Segundo.

Table 2-36 Development Fees for City and Neighboring Cities			
Permit	Hermosa Beach	Manhattan Beach	El Segundo
General Plan/Specific Plan	\$1,396	\$2,267	\$2,645
Municipal Code Amendment	\$1,396	\$2,267	\$2,645
Zoning Map Amendment	\$1,396	\$2,267	\$2,645
Planning Commission/Admin.	\$174	\$436	\$460
Parcel Map/Tract Map	\$1,070	\$548	\$1,835
Final Parcel Map	\$261	\$548	\$100
Plan Check	\$2,173	\$2,505	\$1,835
Building Permit	\$2,716	\$2,505	-
Sources: City Of Hermosa Beach, City of Manhattan Beach, and City of El Segundo. 2000.			

Plan check for the processing of building permits is generally four to six weeks, depending on the City's workload. For discretionary permits, there is an initial internal review period of 30 days. Once the application is deemed complete, it is then forwarded for the prescribed public review and noticing period. Building codes are applied to new construction, and are monitored and inspected under the building permit process. Where no permits have been obtained, inspections are made in response to request and complaints. As indicated previously, the City has adopted the 1997 Edition of the uniform Building Code and other related construction codes. The ordinance details the revisions and amendments to the Building Code that exceed state standards. These amendments are all relatively inexpensive, and most of the revisions are related to fire alarms, smoke detectors, sprinkler systems, and other basic safety measures.

In addition to the fees identified in Table 2-36, park development fees (Quimby Fees) and school impact fees will also increase the cost of new development in the City. Under current State law, school districts are permitted to charge up to \$1.56 per square foot of residential development. The amount of money assessed for new park development depends on the size of the residential units and the number of bedrooms.

2.8.4 Governmental Constraints – Coastal Zone

Article 10.7 of the State Government Code (Section 65590, et. al.) establishes special requirements for the replacement of low or moderate-income dwelling units that are converted to non-residential uses or demolished, and provision of low and moderate income housing in conjunction with new development within the State Coastal Zone. The majority of Hermosa Beach located west of Valley Drive is located in the Coastal Zone. The State Code Section 65590 (b) requires that:

"The conversion or demolition of existing residential units occupied by persons and families of low or moderate-income, as defined in Section 50093 of the Health and Safety Code, shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income. Replacement dwelling units shall be located within the same City or County as the dwelling units proposed to be converted or demolished." (Provisional language within this code Section specifies certain types of low or moderate-income residential demolitions/conversions that are exempt from this requirement.)

State Code Section 65590 (d) further states the following:

"New housing developments constructed within the Coastal Zone shall, where feasible, provide housing units for persons and families of low or moderate-income, as defined in Section 50093 of the Health and Safety Code. Where it is not feasible to provide these housing units in a proposed new housing development, the local government shall require the developer to provide such housing, if feasible to do so, at another location within the same City or County, either within the Coastal Zone or within three miles thereof. In order to assist in providing new housing units, each local government shall offer density bonuses or other incentives including, but not limited to, modification of zoning and subdivision requirements, accelerated processing of required applications, and the waiver of appropriate fees."

The City Of Hermosa Beach currently has 6.85 acres of vacant land Citywide available for residential use. The vacant land is distributed among 101 vacant parcels ranging from 1,700 to 3,500 square feet in area, therefore failing to meet the minimum lot size requirements for the applicable zoning designation. Since the City does not have applicable land or the ability to construct or otherwise subsidize the construction of new housing through redevelopment, it must rely on its existing incentives to promote the development of affordable housing in the coastal zone.

No affordable units (units reserved for very low and low-income households) have been demolished within the Coastal Zone since 1982. The Local Coastal Program (LCP), currently being finalized by the City Of Hermosa Beach, addresses three primary issue areas: access, planning for new development, and the preservation of marine-related resources. The LCP will contain a number of 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, the provision of adequate parking (including requiring adequate off-street parking to be provided in new residential development), and controlling the types and densities of residential development within the coastal zone. Those coastal policies related to residential development within the coastal zone include the following:

- The LCP contains a policy controlling building mass in coastal zone residential neighborhoods. These policies, according to the Coastal Commission, are consistent with overall coastal policies. The policy limiting the building mass and size will discourage the construction of larger single-family homes that may contribute to "Mansionization." In the absence of such policies, the larger single-family homes are often constructed on one or more parcels that are occupied by smaller single-family or multiple-family units.
- The LCP contains a policy that maintains residential building bulk control through the implementation of development standards. Again this policy will be beneficial in terms of discouraging mansionization. The policy does not involve the creation or establishment of design controls and/or regulations that would involve a conformity review process, design review board, or other measures that would potentially increase housing cost.
- The LCP maintains residential structure height limits within the coastal zone. This policy is designed to preserve ocean views though it also provides a number of additional benefits with respect to housing affordability. The policy, like those preceding policies, will discourage mansionization. The policy does not prevent the construction of residential units above ground floor retail. These uses are permitted in the C-1 zone district.
- The LCP states that the beach areas must be preserved for public beach recreation, and no permanent structures, with the exception of bikeways, walkways, and restrooms, will be permitted on the beach. This policy has no impact on the development of affordable housing. The policy applies to that portion of the beach between the low mean high tide line.

The aforementioned policies are likely to aid in the maintenance of affordable housing since they will discourage "Mansionization."

2.8.5 Market Constraints – Land/Construction Costs

Due to the limited supply of land, coupled with a strong demand for coastal property, the cost of land in the City is quite high relative to the land costs within the larger Southern California region as a whole. Land prices in the City, as with the nearby coastal community are largely dictated by the presence of ocean views and a lot's proximity to the beach. In the early 1990s, the advertised prices for residential lots, or "tear down" units, ranged from the mid \$250,000s for a developed lot in the inland areas to over \$750,000 for a small lot under 5,000-square feet located near the ocean. This would equate to a land price of \$150 to \$160 per square foot and approximately \$6.5 million per acre. Thus, land cost is a major factor for housing, even at the highest residential densities.

2.8.6 Market Constraints – Financing Costs

Financing costs have dropped relative to those costs prevalent in the late 1980s. However, interest rates have been steadily increasing in response to the Federal Reserve's concerns regarding potential inflation. These recent interest rate hikes, coupled with the aforementioned development costs, have limited the ability of moderate and lower-income households to qualify for construction loans. The interest rates currently available to homebuyers in the City are comparable to those provided in the surrounding region. However, the incomes required to qualify for a typical 30-year mortgage are considerably greater due to the high price for "for-sale" units (refer to Section 2.6.2 herein).

2.8.7 Environmental Constraints – Infrastructure

Roadways in Hermosa Beach are subject to high levels of traffic, which would be further impacted by any 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 impact parking and other services, in addition to traffic.

The major arterial roadway in the City for which regular traffic counts are taken is Pacific Coast Highway. The intersection of Pacific Coast Highway and Pier Avenue registered an average daily traffic volume in excess of 60,000 vehicles with a peak hour volume of over 5,500 vehicles. The intersection of Pacific Coast Highway and Artesia Boulevard is also a designated Congestion Management Program (CMP) intersection. This intersection's operating level of service is LOS F (with an ICU of 1.04). Roadway widening is not practical given the nature and extent of development found along the rights-of-ways of most arterials in the City.

2.8.8 Environmental Constraints – Flooding

Because of the city's coastal location and its topography, a substantial portion of the city's coastal zone may be subject to flooding in the event of a tsunami. The State of California Division of Mines and Geology, the United States Geological Survey, and the Federal Emergency Management Agency are in the midst of mapping the potential tsunami risk for the Southern California coastline. At the present time, that portion of the City located immediately adjacent to the Pacific Ocean is included within the potential tsunami inundation zone.

2.8.9 Environmental Constraints – Seismic Risk

The California Division of Mines and Geology is currently mapping seismic hazards for the urbanized areas of northern and southern California. This mapping program identifies specific areas that may be subject to liquefaction and/or seismically-induced slope failure in the event of a major earthquake. Development within those areas that may be subject to these risks must undertake additional geotechnical investigation to ascertain the level of risk and any requisite mitigation. The aforementioned CDMG mapping program identified several areas within the City Of Hermosa Beach where potential seismic risks are present. The coastal areas may be subject to liquefaction due to the presence of water-bearing, sandy soils.

3.1 Regional Housing Needs Assessment

As indicated previously, the authority to determine housing needs for the various income groups for cities within the region has been delegated to SCAG, pursuant to Section 65584 of the Government Code. The housing needs are categorized according to income groups. The income categories include *Very Low*, *Low*, *Moderate*, and *Above Moderate Income* households, and the incomes of the selected income groups are based upon percentages of the median household income for the Los Angeles area and are defined according to the following criteria:

- The *Very-Low-Income* households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area;
- The *Low-Income* households earn from 50% to 80% of the median;
- The *Moderate-Income* groups earn from 80% to 120% of the median; and
- The *Above Moderate-Income* households earn over 120% of the median income.

SCAG's Regional Housing Needs Assessment estimated the seven-year future housing construction need for Hermosa Beach at 333 units (refer to Table 3-1). The housing needs for the selected income groups are shown in the lower portion of Table 3-1. In addition, the RHNA objectives are retroactive. As indicated in Table 3-1, of the projected 333 units required to meet the City's RHNA, a total of 55 units will be required to meet the housing demand for very-low-income households, 42 units for low-income households, 61 units for moderate-income households, and 175 units for above-moderate-income households. The total number of units for each income levels totals 333 units due to rounding; however, the actual number of units included in the City's RHNA allocation is 332.

Table 3-1 Summary of Projected Housing Needs				
RHNA Component	Number of Units	South bay Cities		
		Number of Units	% of Total SCAG Region	
1. Household Growth	185 units	6,477 units	3%	
2. Vacancy Rate Adjustments	- 4 units	-1,832 units	1%	
3. Housing Unit Loss Adjustment	152 units	4,880 units	3%	
4. Total Construction Need	332 units	9,525 units	3%	
Future Housing Needs By Income Group				
Very Low	Low	Moderate	Above Moderate	Total
55 units	42 units	61 units	175 units	333 units ¹
17%	13%	18%	53%	100%
¹ The figures for the future housing needs total 333 units due to rounding				
Source: SCAG Regional Housing Needs Assessment, 1999.				

As indicated previously, the number of housing units that have been added to the City's housing inventory must be considered in the RHNA. The assumptions used in making the adjustments to the construction need for the City's RHNA are identified below. These "assumptions" relied on building permit data provided by the Community Development Department.

- In calendar year 1998, a total of 102 units were constructed. In addition, the Sunrise Senior Housing development, consisting of 80 units, was constructed in 1998, resulting in 182 units for that year. The project was allowed to be constructed at a density of 45 units per acre, 37% above the 33 unit per acre density typically allowed for the R-3 zone. Of this total number of senior units, 30 units are considered to be affordable in Table 3-2.³⁻¹⁾
- In calendar year 1999, a total of 89 units were constructed.
- In calendar year 2000, a total of 112 units were constructed. In addition, a hotel was constructed, consisting of 72 rooms.
- In the period between January and March 2002, 37 units were constructed.

Based on the aforementioned information collected from the City's Community Development Department, a total of 420 units have been added to the City's housing inventory since January 1, 1998. These additional units may be counted towards the City's RHNA allocation. As a result, the total construction need has been met. Table 3-2 indicates the "adjusted" construction need when considering the increase in housing units that have already been added to the City's housing inventory since January 1998.

Table 3-2 Regional Housing Needs Assessment			
Income Level	RHNA	Met 1998-2001	Unmet Need
Very Low-Income	55	--	55
Low-Income	42	30 ¹	12
Moderate-Income	61	50 ¹	11
Above Moderate-Income	175	340	0
Total Future Need	333	420	0
¹ Assisted Housing Units for the Elderly Source: City of Hermosa Beach Source: Southern California Association of Governments Regional Housing Needs Assessment, 2000			

3.2 Land Availability (Suitable Sites for Development)

3.2.1 General Plan Designations

The City has a total land area of 1.8 square miles (1,152 acres), with 606 acres actually available for development (the difference is devoted to streets, public rights-of-way, coastal areas, marine reserves, and easements). Of the total land area available for development, 456.63 acres, or 75.3%, is developed as residential. Table 3-4 itemizes the land area devoted to the various land use designations that comprise the City of Hermosa Beach General Plan.³⁻²⁾

³⁻¹⁾ The actual number of units that may be rented to lower income households may vary, however, 30 units are specifically reserved for low income seniors as part of the project's original low interest government loan package.

³⁻²⁾ City of Hermosa Beach. *General Plan. As Amended.*

**Table 3-3
General Plan Land Use Designations**

Land Use Designation	Description	Area (in acres)	% of Land Area ¹
Low-Density Residential	Single-family residential	240.03	39.2%
Medium-Density Residential	Single-family and multiple-family	113.44	18.5%
High-Density Residential	Multiple-family	97.88	16.0%
Mobile Home Park	Mobile homes	4.19	0.68%
Specific Plan Area (SPA)	Specific Plan Area	1.09	0.18%
Neighborhood Commercial	Commercial retail	2.25	0.37%
General Commercial	Commercial/office	47.48	7.8%
Commercial Corridor	Commercial	34.90	5.7%
Commercial Recreation	Commercial recreation	0.94	0.15%
Industrial	Manufacturing	6.79	1.11%
Open Space	Parks and dedicated open space	57.63	9.41%
Total		612.47	100%
¹ The percentage refers to the 612.47 acres of land available for development. Source: City of Hermosa Beach Land Use Element.			

3.2.2 Residential Development Capacity

As indicated previously, approximately 75% of the City's land area is designated for residential development.³⁻³⁾ More significantly, the permitted development intensities are substantially greater than those typically associated with "Low-Density" and "Medium-Density" development. An analysis of the City of Hermosa Beach Land Use Element underscores the developed character of the City and the limited opportunities for additional development. Table 3-4 indicates the development that would *theoretically* be possible if every parcel of land were to be developed at the maximum intensities possible. For example, the theoretical development scenario assumes each individual lot would be developed at the maximum intensity permitted under the General Plan. A survey completed in 1991 indicated that if the residentially-designated land area in the City (which accounts for more than 75% of the City's total land area) were to be developed at the maximum permitted intensities, an additional 570 housing units would have been theoretically possible. The analysis determined that up to 9,242 housing units would be theoretically possible under the full implementation of the City's General Plan.³⁻⁴⁾ The development potential for the various residential land use designations is indicated in Table 3-4.

³⁻³⁾ City of Hermosa Beach General Plan. *Land Use Element*. 1988

³⁻⁴⁾ City of Hermosa Beach. *Housing Capacity Under Zoning Requirements*. July 2000.

Table 3-4
Development Intensity Standards for Residential Designations

Residential Land Use Designation	Density (du/acre)	Land Area (in acres)	Existing No. of Units	Theoretical No. of Additional Units
Low-Density Residential	0-13 du/ac.	240	3,706	109
Medium-Density Residential	0-25 du/ac.	113	2,502	221
High-Density Residential	0-33 du/ac.	93	2,894	240
Specific Plan Area	N/A	4.19	80	0
Mobile Home Park	0-52 du/ac.	1.09	60	0
Total	--	451.28	9,242	570

Note: The information in this table was derived from land use information compiled as part of the City's 1991. Residential development is also permitted *in the C-1 zone district*.
Source: City of Hermosa Beach Land Use Element. 1991.

Table 3-5 compares the residential development that has occurred since 1991 with the overall theoretical development capacity (9,842 housing units). As of July, 2001, the current zoning/ general plan land use designations provide for an additional 328 housing units, assuming that all of the underdeveloped residential lots in the City were developed to the maximum intensity.

The figures shown in Table 3-5 do not correspond with those included in Table 3-2 since the latter indicates the units tabulated during the fiscal years.

Table 3-5
Development Intensity for the City of Hermosa Beach 1991 - 2000

Date ¹	No. of Housing Units in Beginning of Period	Change in Housing Units			No. of Housing Units at End of Period	Potential Additional Units
		New	Demos	Net		
December 1991	9,242	0	0	0	9,272	570
Dec. '91-'92	9,272	14	7	7	9,279	563
1992- 1993	9,279	17	6	11	9,290	552
1993-1994	9,290	8	6	2	9,292	550
1994-1995	9,292	8	2	6	9,298	544

Table 3-5 (Continued) Development Intensity for the City of Hermosa Beach 1991 - 2000						
Date¹	No. of Housing Units in Beginning of Period	Change in Housing Units			No. of Housing Units at End of Period	Potential Additional Units
		New	Demos	Net		
1995-1996	9,298	20	4	16	9,314	528
1996-1997	9,314	40	21	19	9,333	509
1997-1998 ²	9,333	179	72	107	9,440	402
1998-1999	9,440	92	53	39	9,479	363
1999-2000	9,479	92	97	(5)	9,474	368
2000-2001	9,474	102	62	40	9,514	328
Total		<u>572</u>	<u>330</u>	<u>242</u>		
¹ Hermosa's fiscal year begins in July and ends in June. Dec. '91 was the beginning of the Data Collection. ² The figures for 1997-98 include the 80-units constructed as assisted living units for the elderly, which did effect potential added units column. Source: City of Hermosa Beach. <i>Housing Capacity Under Zoning Requirements</i> . July 2000.						

Tables 3-4 and 3-5 indicate that the City's land use policy promotes a wide range of housing types at varying development intensities. Table 3-5 also provides an accurate description of the maximum as well as viable development available in the City. This inventory includes the development viability of each land use site showing that the capacity for new development is very limited. Based on the extent and location of land designated for residential land uses, and the permitted intensity of residential development corresponding to the land use designations, the City of Hermosa Beach General Plan is "non-exclusionary."

Currently there are 9,514 units located within the City and according to Table 3-5, 328 additional units are possible under the City General Plan. Lot sizes, lot pattern, and the land values in the City dictate development of 2 and 3 unit projects that maximize development potential of the lots, and because of the market and beach location the units are still not affordable, and would not become affordable even if more density was permitted.

3.2.3 Land Availability - Vacant and Underdeveloped Land Inventory

The majority of the City's land area is designated for residential development, and virtually all of the parcels where such uses are permitted have been previously developed. To assess the availability of suitable development sites for residential uses, review of the City's land use database was consulted to identify vacant parcels within the City. The results of this survey indicated the following:

- A total of 2.24 acres of commercially zoned land Citywide is vacant consisting of 28 parcels ranging in size from 108 square feet (a remnant parcel) to more than 28,000 square feet. The majority of these parcels range in size from 1,500 to 2,500 square feet. The majority of these properties are zoned C-2, C-3, or SPA.

- Approximately 0.8 acres of vacant land is designated for industrial uses.
- A total of 6.85 acres of residentially zoned vacant land is distributed throughout the City among 101 parcels with 1,700 square feet to 3,500 square feet. The majority of these vacant parcels are substandard in that they do not meet the minimum lot size requirements for the applicable zoning designation.

In order to facilitate the development of vacant lots, the City has and will continue to promote the density bonus program. All vacant and underutilized sites are served by infrastructure that will permit their development, and the city is committed to maintain infrastructure capacity through its capital improvement program. The City contracts with L.A. County for sewer treatment, and California Water Service Co. for water supplies that can serve existing and future development. A detailed listing of vacant sites is provided herein in Appendix A.

To assess the availability of underdeveloped sites for high-density residential development, the City's land use database was consulted to identify sites with additional development capacity in the R-3 and R-P zones, as well as the C-1 zone, which permits apartments above ground level commercial. The results of this survey indicated the following:

- Additional development capacity is available on 140 sites zones R-3 (Multi-Family Residential) or R-P (Residential Professional), currently underdeveloped to their capacity under the zone, which permits a density of up to 33 units per acre. Based on the analysis, up to 257 additional dwelling units can be constructed on these lots if developed separately, and potentially more with lot consolidation.
- Additional housing can be built on C-1 lots not currently developed with housing as apartments are allowed above ground floor commercial. Based on the analysis, up to 44 dwelling units could be constructed assuming a density of 33-units per acre on each individual lot; this number could be potentially greater if lots are consolidated, or if higher density projects are proposed.

In order to facilitate the development of these underdeveloped lots with affordable units the City will promote development of these lots at the highest possible density and encourage lot consolidations where possible, pursuant to program 4.3.11.

3.3 Housing Objectives

As indicated in Section 3.1, the existing "unmet" need for housing units during this RHNA period is 55 very low-income units, and 12 low income units, a total gap of 67 units in these low income categories. Table 3-6 includes the housing objectives the City will strive to meet during the balance of the RHNA period, distributes the units by income category that have been and will be constructed, and also includes information about rehabilitated, conserved and preserved units. The new higher density construction to be encouraged by the housing program to encourage development R-3, R-P and C-1 properties will potentially accommodate 301 higher density condominium and apartment units. Since these units will be smaller, and provided incentives related to parking and other concessions, the City's target is for 26% to be built as apartments to accommodate affordable elderly or disabled housing or low income housing, yielding 78 low, very low, or moderate income units to meet the RHNA need for those categories.

The Marine Land Mobile Home Park located with the City of Hermosa is the location of 60 mobile homes units. The Marineland Mobile Home Park is one of the very few places in the City that provides affordable housing. The other location that is occupied by affordable housing is the RV park. The RV Park provides services for both transient housing and permanent housing. There are 21 RV spaces within the park. The majority of the persons residing in the RV Park have become permanent residents of the park. The RV Park is a great source in providing housing for the very-low income because the rent for space is substantially low compared to renting a mobile home that is already very low. The City will establish a Mobile Home Preservation Ordinance to ensure that existing affordable housing located within the Marineland Mobile Home and RV Parks is preserved within Hermosa Beach. The City will obtain Mobile Home Park Inspection authority from the State of California to ensure that the mobile home and RV parks are being preserved.

Table 3-6 summarized the City's housing objectives. The first and second column indicates the RHNA objectives that are applicable to the City. The third column indicates the quantified objectives the City anticipates to accomplish during the planning period. The fourth column indicates the unmet need. As indicated, the City objectives anticipate that the RHNA will be met.

Table 3-6 Housing Objectives						
Income Level	RHNA	Met 1998- March 2002	New Construction¹	Unmet Need	Rehabilitation²	Conservation/ Preservation
Very Low-Income	55		55	0	210*	55
Low-Income	42	30	12	0	183*	26
Moderate-Income	61	50	11	0	82	--
Above Moderate-Income	175	340	230	0	310	--
Total	333	420	308	0	785	81
Source: City of Hermosa Beach ¹ Numbers reflect portion of projected new construction in R-3, R-P and C-1, zones, with 78 in very low, low and moderate income categories.. ² Distribution numbers based on HCD's projections and SCAG. *Remodels, re-roof and additions to existing Multi-family units.						

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4.1 Introduction to the Housing Plan

The purpose of this section of the Housing Element is to identify those policies and programs that will enable the City to accommodate its projected construction need for new housing. This section consists of the following:

- The *Introduction* to the Housing Plan provides an overview of the components that comprise the Housing Plan;
- The *Housing Policies* outlines those policies that serve as the City's vision relative to the conservation of existing housing and the provision of new housing;
- The *Housing Programs* describes those programs that will be effective in the implementation of the aforementioned policies; and,
- The *Implementation Program* highlights the manner in which new housing will be provided through the implementation of the housing policies and programs contained herein.

4.2 Housing Element Policies

This section establishes the City's housing policy framework. Section 65583(c) of the Government Code requires that actions and policies included in the housing program address five key issue areas. As a result, the policies that have been included in the City of Hermosa Beach Housing Element, responding to the following issue areas:

- The manner in which the City will assist in the conservation of existing housing resources, including affordable housing;
- The City's strategy in assisting in the development of new housing opportunities;
- How the City intends to provide adequate sites to achieve a variety and diversity of housing types;
- How the City proposes to remove governmental constraints that may impact the development of housing; and,
- How the City may help to promote equal housing opportunities.

Issue Area No. 1 - Conservation of Existing Housing

As indicated previously, the City's proximity to the Pacific Ocean and its desirability as a place to live and vacation has contributed to the high land and housing costs relative to the surrounding region. The City, nevertheless, has been successful in maintaining its more affordable housing through the adoption of ordinances and special land use regulations. The City of Hermosa Beach remains committed to those efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing.

This commitment is underscored by the policies listed below.

- Policy 1.1** The City will continue to encourage the maintenance and improvement of the existing housing stock within the local neighborhoods.
- Policy 1.2** The City will assist in the preservation and enhancement of the housing supply available to senior citizens.
- Policy 1.3** The City will work to minimize the conversion of existing lower-cost rental housing in multiple-family developments to condominiums.
- Policy 1.4** The City will promote and encourage the conservation and maintenance of the existing neighborhoods.
- Policy 1.5** The City will investigate potential sources of funding and other incentives that will assist in the preservation and renovation of older housing units.
- Policy 1.6** The City will continue to implement its current code enforcement procedures as a means to ensure that the conservation and maintenance of the existing housing resources in the City.

Issue Area No. 2 - Development of New Housing Opportunities

The City's ability to directly fund the construction of affordable housing is constrained due to the absence of redevelopment set-aside monies typically used for these purposes. In addition, the construction of affordable public housing within the coastal zone would not necessarily represent an efficient expenditure of public money, given the relatively high land and development costs in the City. As a result, the City has become an active participant in the development of more affordable housing through the relaxation of land use controls and other incentives. The City of Hermosa Beach will continue to assist in the development of new housing for all income groups through the implementation of the policies listed below.

- Policy 2.1** The City will continue to promote the development of a variety of housing types and styles to meet the existing and projected housing needs for all segments of the community.
- Policy 2.2** The City will continue to encourage the development of safe, sound, and decent housing to meet the needs of varying income groups.
- Policy 2.3** The City will continue to implement the land use policy contained in the City's General Plan, which provides for a wide range of housing types at varying development intensities.
- Policy 2.4** The City will continue to support and promote home ownership in the community.
- Policy 2.5** The City will continue to cooperate with other government agencies, citizen groups, and the private sector, in order to assist in meeting the existing and future demand for housing.

Issue Area No. 3 - Provision of Adequate Sites for New Housing

The majority of the City underwent development during the early years of this century. 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 the future development.
- Policy 3.3** The City will continue to review current zoning practices for consistency with the General Plan as a way to potentially facilitate new mixed-use development within or near the commercial districts.
- Policy 3.4** The City will continue to examine the Second Unit Ordinance to ensure that its utilization will promote the development of second units as a means to provide affordable housing and evaluate the feasibility of granting some form of amnesty for illegal units (as long as they conform to current applicable health and safety codes).

Issue Area No. 4 - Removal of Governmental Constraints

In previous years, the City has been successful in the conservation of housing, especially affordable housing, through the implementation of land use ordinances and regulations. A key component of the City's housing policy is to assist in the development of more affordable housing with the use of incentives and other measures. The City of Hermosa Beach will continue to remain committed to the removal of governmental constraints.

- Policy 4.1** The City will continue to abide by the provisions of the Permit Streamlining Act as a means to facilitate a timely review of residential development proposals.
- Policy 4.2** The City will work with prospective developers and property owners to assist in their understanding of the review and development requirements applicable to residential development in the City.
- Policy 4.3** The City will continue to implement its efforts to educate the community regarding the development standards contained in the City of Hermosa Beach Zoning Ordinance.
- Policy 4.4** The City will continue to evaluate its zoning ordinance and General Plan as a means to remove governmental constraints related to development standards. These may include, but not be limited to, parking requirements, new

standards for mixed-use development review of the second unit ordinance, and senior housing requirements.

Issue Area No. 5 - Equal Housing Opportunities

Federal and State laws prohibit housing discrimination, based on an individual's race, ethnicity, or religion. Nevertheless, discrimination has existed in Southern California for more than three decades, since the passage of laws prohibiting such practices. Enforcement of fair-housing laws generally occurs through the courts, though persons being discriminated against often lack the resources to obtain the necessary legal protections. As a result, alternative means to obtain assistance must be made available. Towards this end, the City will continue to cooperate with other public agencies and non-profit organizations providing this assistance.

- Policy 5.1** The City will continue to provide information and referral services to regional agencies that counsel people on fair housing and landlord-tenant issues.
- Policy 5.2** The City will continue to cooperate with the County Housing Authority related to the provision of rental assistance to lower-income households.
- Policy 5.3** The City will continue to cooperate with other cities and agencies in the area in investigating resources available to provide housing for the area's homeless population.
- Policy 5.4** The City will support the expansion of shelter programs with adjacent cities and local private interests for the temporary accommodation of the homeless population.

Table 4-1 identifies the policies that have been included in this section of the Housing Element (Section 4.1), arranged according to the five main "issue" categories. The implementing housing programs and ordinances related to the policies are then identified in the second column. The individual housing programs referred to previously in this section, and identified below in Table 4-1, are discussed in detail in Section 4.2.

Table 4-1 City of Hermosa Beach Policies and Housing Programs Matrix	
Issue Category/Housing Element Policy	Implementing Program
Issue Area No. 1 - The City of Hermosa Beach will remain committed to those efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing.	
Policy 1.1 - The City will continue to encourage the maintenance and improvement of the existing housing stock within the local neighborhoods.	Code Enforcement Program
Policy 1.2 - The City will assist in the preservation and enhancement of the housing supply available to senior citizens.	Environmental Review Program Second Unit/Granny Flat Program Development Bonus Program
Policy 1.3 - The City will work to minimize the conversion of existing lower-cost rental housing in multiple-family developments to condominiums.	Environmental Review Program Mobile Home Conservation Program

Table 4-1

City of Hermosa Beach Policies and Housing Programs Matrix

Issue Category/Housing Element Policy	Implementing Program
Policy 1.4 - The City will promote and encourage the conservation and maintenance of the existing neighborhoods.	Environmental Review Program Code Enforcement Program Mobile Home Conservation Program
Policy 1.5 - The City will investigate potential sources of funding and other incentives that will assist in the preservation and renovation of older housing units.	Affordable Housing Outreach Program
Policy 1.6 - The City will continue to implement its current code enforcement procedures as a means to preserve the existing housing resources in the City.	Code Enforcement Program
Issue Area No. 2 - The City of Hermosa Beach will continue to assist in the development of new housing for all income groups	
Policy 2.1 - The City will continue to promote the development of a variety of housing types and styles to meet the existing and projected housing needs for all segments of the community.	Development Bonus Program Housing Sites Database Program Developer Consultation Program Affordable Housing Outreach Program Affordable High Density in the R-3, R-P & C-1 Zones
Policy 2.2 - The City will encourage the development of safe, sound, and decent housing to meet the needs of varying income groups.	Development Bonus Program Second Unit/Granny Flat Program Housing Sites Database Program Developer Consultation Program Affordable Housing Outreach Program Affordable High Density in the R3, R-P & C-1 Zones
Policy 2.3 - The City will continue to implement the land use policy of the General Plan, which provides for a wide range of housing types at varying development intensities.	Development Bonus Program Environmental Review Program
Policy 2.4 - The City will continue to support and promote home ownership in the community.	Environmental Review Program Developer Consultation Program
Policy 2.5 - The City will continue to cooperate with other government agencies, citizen groups, and the private sector in order to assist in meeting the existing and future demand for housing.	Development Bonus Program Developer Consultation Program Environmental Review Program Residential/Commercial Development Program
Issue Area No. 3 - The City of Hermosa Beach will continue its commitment to the identification of sites for potential 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.	Environmental Review Program
Policy 3.2 - The City will continue to evaluate the General Plan and zoning to ensure residential development standards are adequate to serve the future development.	Environmental Review Program Residential/Commercial Development Program Second Unit/Granny Flat Program
Policy 3.3 - The City will continue to review current zoning practices for consistency with the General Plan as a way to potentially facilitate new mixed-use development within or near the commercial districts.	Environmental Review Program Residential/Commercial Development Program
Policy 3.4 - The City will continue to examine the Second Unit Ordinance to ensure that its utilization will promote the development of second units as a means to provide affordable housing and evaluate the feasibility of granting some form of amnesty for illegal units (as long as they conform to current applicable health and safety codes).	Second Unit/Granny Flat Program
Issue Area No. 4 - The City of Hermosa Beach will continue to remain committed to the removal of governmental constraints.	
Policy 4.1 - The City will continue to abide by the provisions of the Permit Streamlining Act as a means to facilitate a timely review of residential development proposals.	Development Bonus Program Developer Consultation Program Environmental Review Program
Policy 4.2 - The City will work with prospective developers and property owners to outline the review and development requirements applicable to residential development in the City.	Development Bonus Program Developer Consultation Program

Table 4-1 City of Hermosa Beach Policies and Housing Programs Matrix	
Issue Category/Housing Element Policy	Implementing Program
Policy 4.3 - The City will continue to implement its efforts to educate the community regarding the development standards contained in the City of Hermosa Beach Zoning Ordinance.	Code Enforcement Program Developer Consultation Program Environmental Review Program Housing Site Database Program
Policy 4.4 - The City will continue to evaluate its zoning ordinance and General Plan as a means to remove governmental constraints related to development standards. These may include, but not be limited to, parking requirements, new standards for mixed-use development, and review of the second unit ordinance and senior housing requirements.	Residential/Commercial Development Program Second Unit/Granny Flat Program
Issue Area No. 5 - The City will remain committed to promoting equal housing opportunities.	
Policy 5.1 - The City will continue to provide information and referral services to regional agencies that counsel people on fair housing and landlord-tenant issues.	Fair Housing Program
Policy 5.2 - The City will continue to cooperate with the County Housing Authority related to the provision of rental assistance to lower-income households.	Fair Housing Program
Policy 5.3 - The City will continue to cooperate with other cities and agencies in the area in investigating resources available to provide housing for the area's homeless population.	Fair Housing Program
Policy 5.4 - The City will continue to encourage and promote the expansion of shelter programs with adjacent cities and local private interests for the temporary accommodation of the homeless population.	Fair Housing Program
Source: City of Hermosa Beach, 2003.	

4.3 Description of Housing Programs

The programs included in this Housing Element focus on those incentives that will encourage the private sector to construct affordable housing in the City. As indicated in Section 3.0, the City's RHNA allocation calls for the construction of 333 housing units by the year 2005, which have already been constructed by March 2002. The City's difficulty in achieving the RHNA involves the need to provide 55 units for very-low income households, 42 units for low-income households, and 61 units for moderate-income households. As indicated in Table 3-2 some of these units have already been provided by the Sunrise Senior Housing project, accounting for 30 low-income and 50 moderate-income units, leaving a balance of 55 very-low income, 12 low-income, and 11 moderate-income. The lack of available programs and resources, coupled with the high land and development costs, will be a constraint to the development of any more affordable housing to meet these RHNA targets. As a result, the focus of the following programs is to identify strategies to assist the private market in the development of this affordable housing. These programs include:

- A housing development incentive program that encourages the development of more affordable housing through the use of incentives currently required under State law;
- A second unit ordinance program that involves the continued implementation of the City's (granny flat) ordinance as a means to provide affordable housing;
- An expansion of ongoing efforts to preserve the affordable housing provided by the Marine Land Mobile Home Park, including the passage of an Affordable Mobile Home Park Ordinance, and the City is seeking authorization to issue mobile home permits;

- Programs that promote the implementation of those sections of the City's Zoning Ordinance permitting high density, and thus potentially affordable residential development in the R-3, R-P and C-1 Zoning Districts;
- A program that calls for the identification of suitable sites where new residential development may occur, including sites within those areas zoned for non-residential development; and,
- The City is among the most densely developed and populated cities in Southern California. As a result, a cornerstone of City policy involves the maintenance and conservation of existing housing resources. A number of programs designed to promote the maintenance of the existing housing stock and the protection of the existing residential neighborhoods from the intrusion of incompatible land uses, are included in the Housing Plan.

4.3.1 Development Bonus Program

Program Description: This program provides for bonuses and other incentives in the City's Zoning Ordinance, as required under the California Government Code, to developers who construct projects containing affordable units. This program will also be useful in providing new market-rate and senior housing. According to the State guidelines, affordable units are defined as follows:

- A "for-sale" unit is considered affordable to a lower-income household if the total monthly payment (rent or mortgage) does not exceed 35% of the monthly income of the household with a monthly income equal to 80% of the County median income. (The affordability thresholds are defined by the Department of Housing and Urban Development.)
- A new rental unit is considered affordable to a lower-income family if the total housing cost (including rent and utilities) does not exceed 30% of 60% of the median monthly income for a family.
- An existing rental unit is considered affordable if the total housing cost, including rent and utilities, does not exceed the prevailing fair-market rent published by the U.S. Department of Housing and Urban Development.

New residential development meeting the above requirements may request that the City grant an incentive (with a value equivalent to a 25% density bonus) and/or regulatory concession or incentives. Within 90 days of receiving a request for such an incentive, the City Council is required to conduct a public hearing on the request. These incentives may include, but not be limited to, expedited review, relaxation of development standards (such as parking), and an increase in the maximum development density. Following the hearing, the City Council may grant such incentives as long as the density bonus is appropriate and consistent with the General Plan and the Zoning Code. The City will continue to implement this program. In addition, the Density Bonus Program will be periodically reviewed to ensure it is in conformance with State Housing Law. The program's use will be encouraged during pre-development consultation, counter brochures, and the use of the City's website.

Implementation Action: To help inform developers and contractors of the incentive program, the City will continue to provide brochures at the counter and provide

information on the City's web site regarding the Housing Development Incentive Program, and will review its zoning ordinance to ensure consistency with state laws.

Timing: Brochures, website and other outreach elements of this program will be fully implemented by the end of 2003. The City staff will commence their review of the Ordinance to ensure its compliance with State law immediately. A recommendation/staff report will be provided to the City Council by the end of 2002.

Funding: This program will be financed through the City's General Fund. No new funding source will be required.

4.3.2 Housing Sites Database Program

Program Description: The purpose of this program is to comply with Government Code, Section 6558(c)(i), which requires local governments to identify sites that may be made available through appropriate zoning and development standards. The City will continue to maintain and update 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 in the City. The database is largely in place at this time. The City will continue to work with the database to promote its ease of use by staff and others. The staff will also evaluate other ways the database could be made available to property owners, investors, and builders. The City will provide a copy of the database at the Planning Department counter.

Implementation Action: The City will bi-annually update its land use database to reflect the continuing changes in available sites and their available capacity for housing. The City will make this database available to developers and realtors, and announce this availability through brochures available at the Planning counter, and on the City website. This program provides for City staff to consider and, if possible, work with the current property owner to expand the mobile home leases within the park and to work with current property owners of other potential housing sites.

Timing: This program will commence immediately. Brochures, website and other outreach elements of this program will be fully implemented by the end of 2003 in conjunction with the outreach for the Development Bonus Program and other housing programs. Program will be fully implemented by the end of 2003. The next bi-annual update of the property database will commence in early 2004.

Funding: This program will be financed through the General Fund.

4.3.3 Mobile Home Conservation Program

This program provides for the maintenance and conservation of the mobile homes located within the Marine Land Mobile Home Park, located at 531 Pier Avenue. In 1999, the City rejected a request by the property owner to reconfigure the mobile home park lines that would have resulted in the elimination of a number of existing units. The Applicant was seeking a re-alignment of the trailer lots to accommodate the larger doublewide units. Through this review process, the City underscored its commitment in maintaining the existing configuration of the mobile home park, recognizing its value in providing more affordable

housing units than what would otherwise be likely. In addition, there is land within the mobile home park that may be available for new residential development. The site would require some grading to make the site suitable for development.

This is a new program created to conserve and preserve the last remaining mobile home park and RV park in the City of Hermosa Beach. The Marine Land Mobile Home Park will continue to provide housing for the very-low and low-income households and persons. The State RV Park will provide space for very-low-income persons and households; it will also provide transitional housing space for those persons or households in transition from RV to apartment or home. As part of this program's implementation, the City will draft an ordinance and obtain records that describe the units located within the Marine Land Mobile Home Park and State RV Park. The City will conduct inspections on an annual basis to ensure the mobile units within the Marine Land Mobile Home and State RV Parks are being preserved.

As part of this program, the City will obtain a mobile home park inspection permit from the State of California Authorities. This permit will allow the City authorities to perform inspections in the Mobile Home and RV Parks. These inspections will ensure that units located within the Parks are being preserved. In addition, the permit will help the City verify the number of RV spaces occupied by transients and settlers.

Implementation Action: This program has already been partially implemented. The adoption of a Mobile Home Preservation Ordinance and consultation with the State to obtain a mobile Home Inspection Permit authority will be implemented by the end of 2004. The City will continue to work with the current property owner to expand the mobile home leases within the park.

Timing: This program will commence immediately. Program will be fully implemented by the end of 2004.

Funding: This program will be financed through the City's General Fund. No new funding source will be required.

4.3.4 Second Unit/Granny Flat Program

Program Description: Those portions of the City that are presently zoned R-2 and R-3 typically contain parcels too small to accommodate second units. As a result, the provisions for a second unit apply to the R-1 single-family zone. The current second-unit ordinance provides for a second unit on lots of at least 8,000 square feet, with the granting of a conditional use permit, and this ordinance will be modified to allow a second unit under these circumstances to be permitted administratively pursuant to A.B. 1866. The current code provides for the occupancy of a second unit to one or two adults who are 60 years of age or older. In addition, the maximum permitted floor area for the second unit is 640 square feet. Finally, the existing residence in which the second unit is to be located must conform to the City's parking code. The City also requires that a deed restriction on the second unit, restricting its occupancy to one or two individuals who are 60 years of age or older. This program will provide for the continued implementation of the City's Second Unit Program. An important element of this program involves the review of the existing ordinance to ascertain its compliance with State laws, including AB 1866. The purpose of this review is to ensure the program's effectiveness and to maximize the creation of second units in accordance with state and local laws.

Implementation Action: The City will prepare a brochure outlining the ordinance requirements and any requisite development standards. The City Staff will review the provisions of this Ordinance to determine its conformance with State law. A report will be submitted to the City Council before the end of 2003 outlining the Staff's findings and any recommendations. This report will also include an assessment of the effectiveness of the Second Unit Ordinance to date indicating the number of units that have actually been provided under its implementation. In the event the staff determined that the Ordinance is not in compliance with State law, the Ordinance will be revised accordingly. In the event a revision to the Ordinance is required, said revision will be completed by the end of 2004.

Timing: This program will commence immediately. Ordinance review will be completed by the end of 2003. The program will be fully implemented by the end of 2004.

Funding: This program will be financed through the City's General Fund. No new funding source will be required.

4.3.5 Code Enforcement Program

Program Description: The primary goal of the City of Hermosa Beach's Property Maintenance Ordinance is to enhance public health, safety, and welfare through the expeditious implementation of an effective code enforcement program. To ensure that this goal is achieved, the Code Enforcement Program emphasizes the following:

- The City actively pursues Municipal Code violations on a complaint basis, with particular emphasis being placed on those areas clearly exposed to public view;
- All necessary steps are taken to ensure that violations are corrected in an expeditious and voluntary manner;
- The City utilizes misdemeanor criminal prosecution only when attempts to gain voluntary compliance have failed; and,
- When necessary, the City prosecutes Code violations as misdemeanor criminal complaints.

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, and sign regulations. The Code Enforcement Officer assists and makes recommendations to other City departments, such as conducting inspections of business license and home occupation offenses. The most frequent violations for residential development are referred to the Code Enforcement Officer and include the following: trash containers in public view, illegal units, right-of-way obstruction, property maintenance, home occupation offenses, illegal structures, and construction without permits.

Implementation Action: This program will be expanded and will continue over the planning period.

Timing: Basic elements of this program are in place and will continue through the planning period.

Funding: This program will be financed through the City's General Fund. No new funding source will be required.

4.3.6 Developer Consultation Program

Program Description: This program promotes consultation with developers to assist in expanding housing opportunities in order to aid in the development of affordable housing. This early consultation will also provide developers with information needed to assist them in applying for funding to develop affordable and assisted housing through various other housing programs and incentives including the Affordable Housing Bonus Program, the Second Unit Program, and the Housing Sites Database Program.

Implementation Action: This program presently exists and will continue over the planning period. The City will promote this program through brochures available at the Planning counter, and on the City website in conjunction with other housing programs.

Timing: This program is ongoing and will continue through the planning period. Brochures, website and other outreach elements of this program will be fully implemented by the end of 2003 in conjunction with the outreach programs for other housing programs.

Funding: This program will be financed through the City's General Fund. No new funding source will be required.

4.3.7 Environmental Review (CEQA) Program

Program Description: The City shall continue to evaluate the environmental impacts of new development and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects and those that will have a potential to adversely impact the environment. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures.

Implementation Action: This program presently exists and will continue over the planning period.

Timing: This program is ongoing and will continue through the planning period.

Funding: This program will be financed through the City's General Fund. No new funding source will be required.

4.3.8 Fair Housing Program

Program Description: The City will work with appropriate fair housing organizations to process complaints regarding housing discrimination within the City and to provide counseling in landlord/tenant disputes. This program involves the creation of a referral service in City Hall whereby a staff person would be provided materials (handouts, booklets, pamphlets, etc.) for distribution. This information would also be made available to the public at the library, at City Hall, and on the City's website.

Implementation Action: This program presently exists and will continue over the planning period.

Timing: This program is ongoing and will continue through the planning period.

Funding: This program will be financed through the City's General Fund. No new funding source will be required.

4.3.9 Residential/Commercial Development Program

Program Description: This program provides for an ongoing review of the City of Hermosa Beach Zoning Code and Zoning Map to identify opportunities for new housing development within areas designated for commercial development. The City does permit residential development within the C-1 zones and has been active in ensuring that an overly restrictive implementation of the non-conforming section of the Zoning Ordinance does not result in the elimination of housing. Through this program, the City will continue to promote new housing development within the C-1 zones, where appropriate. Development proposals involving legal non-conforming parcels will be reviewed on a case-by-case basis to promote the conservation of housing, as much as this is possible. The City recently approved a 2-unit mixed use development within a parcel zoned as C-1 and, in another recent case, permitted the remodeling of three non-conforming units within parcel zoned as C-2.

Implementation Action: The key components of this program presently exist and will continue over the planning period. The City will promote this program through brochures available at the Planning counter, and on the City website in conjunction with other housing programs.

Timing: This program is ongoing and will continue through the planning period. Brochures, website and other outreach elements of this program will be fully implemented by the end of 2003 in conjunction with the outreach programs for other housing programs.

Funding: This program will be financed through the City's General Fund. No new funding source will be required.

4.3.10 Affordable Housing Outreach Program

Program Description: This proposed program will involve the investigation of potential funding sources to assist in the development and/or provision of affordable housing for those households in the City currently in need of such housing. The primary focus of the program will involve investigation into the feasibility of expanding Section 8 rental vouchers to qualifying households in the City. If the City is successful in finding a source for funds and/or expanding Section 8 rental vouchers for residents in the city, the City will post the information in the Community Center and notify those residents who qualify. The availability of the assistance will be advertised on the City's website along with informational handouts provided in the information kiosk in the City Hall lobby, and in the local library. The 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 the emergency shelters in the area.

Implementation Action: The City will promote this program through brochures available at the Planning counter, and on the City website in conjunction with other housing programs.

Timing: Brochures, website and other outreach elements of this program will be fully implemented by the end of 2003 in conjunction with the outreach programs for other housing programs.

Funding: This program will be financed through the City's General Fund. No new funding source will be required.

4.3.11 Affordable High-Density Projects in the R-3, R-P and C-1 Zones

Program Description: The City will encourage innovative high-density housing through its R-3 and R-P zoning standards, and throughout the C-1 zone, which allows apartments to be constructed above commercial uses. The City will assist developers in expediting plan review for projects in this category, and assist developers in finding opportunities for lot consolidation to maximize development potential in these zones based on our property database and other sources.

The City shall monitor the production of units in the R-3, R-P and C-1 zones in relation to 2005 housing needs, especially in the production of very low and low-income units. In January of 2004, the City will assess whether sufficient units are being considered for development and, if not, will undertake additional efforts to encourage sufficient development. These additional efforts can include identifying alternative sites for residential development, providing additional incentives for affordable housing, and/or more aggressive marketing of the availability of mixed use and high-density alternatives to the development community.

Affordable housing in the R-3 and R-P zones, and for apartments in the C-1 zone shall be encouraged with the use of the following incentives:

- Expedited permit processing through concurrent review through Planning and Building and Safety.
- Availability of Development Bonus (see Program 4.3.1)
- Reduction of on-site property development standards (e.g. reduced parking standards for developments that include affordable elderly or disabled housing units)

4.4 Housing Program Implementation Matrix

Table 4-2 indicates the Agency or department responsible for overseeing the administration and/or implementation of the aforementioned programs. Table 4-2 also indicates the funding source for the program, the schedule for the program's implementation, and finally, where appropriate, the number of units that will be assisted through the implementation of the housing program.

Table 4-2
Program Implementation Matrix

Program	Funding Source	Implementation Schedule	Quantified Objectives	Responsible Department/Individual
Development Bonus Program	General Fund	Implemented 2003 and to 2005 and beyond	Program will provide for the construction of new housing both affordable and market rate	Community Development Department
Housing Sites Database Program	General Fund	Continue to 2005 and beyond	Database complete and being implemented.	Community Development Department
Mobile Home Conservation Program	General Fund	Partially implemented currently, Ordinance/Inspection	Conservation of existing affordable housing	Community Development Department
Second Unit/Granny Flat Program	General Fund	2003, ordinance review 2004	Creation of affordable "granny flats"	Community Development Department
Code Enforcement Program	General Fund	Continue to 2005 and beyond	Ongoing.	Community Development Department
Developer Consultation Program	General Fund	Continue to 2005 and beyond	Ongoing	Community Development Department
Environmental Review Program	General Fund	Continue to 2005 and beyond	Ongoing.	Community Development Department
Fair Housing Program	General Fund	Continue to 2005 and beyond	Ongoing	Community Development Department
Residential Commercial Development Program	General Fund	Implement 2003	Site identification and assistance to private sector in development of new housing	Community Development Department
Affordable Housing Outreach Program	General Fund	Implement 2003	Ongoing	Community Development Department
Affordable High Density in R-3, R-P and C-1 Zones Program	General Fund	Implement 2003, with status review 2004, and then continuing	Site identification and assistance to private sector in housing creation	Community Development Department

Source: City of Hermosa Beach

4.5 Review of Past Housing Element

This section analyzes the City's performance in implementing the previously adopted Housing Element. The analysis first considers the effectiveness of specific programs and actions in promoting the conservation and/or development of new housing. The second component of this analysis considers the relevance of the Housing Element objectives and policies. The State requires that Housing Elements evaluate all of the following:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;

- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and,
- The progress of the city in the implementation of the housing element.

Generally, cities have an important role to play in achieving the state housing goals, and it is the locality, in each case, that can best determine how it will direct its efforts. It is this process of review and evaluation that permits local officials to look at old and new trends in their community. They are also able to initiate new actions in the update through the public participation phase of the process. As a part of the update, the City must include data and analyses for the current five-year planning period and project the ability of the community to provide the number of housing units estimated to be needed during the period (See Section 65583). The most recent 1989-1994 revised Housing Element incorporated the State requirements with the local conditions.

4.5.1 Previous Housing Element Objectives and Policies

The previously adopted Housing Element focused on the planning period governed by the 1989-1994 RHNA. Since that time, no new RHNA figures were forthcoming due to budget constraints at the State level. According to the applicable RHNA for that period, the following SCAG housing goals were applicable to the City:

■ Very Low-Income Households	76 units
■ Low-Income Households	82 units
■ Moderate-Income Households	95 units
■ High-Income Households	259 units
■ Total Projected Need	512 units

Through its previous Housing Element, the City determined that a much lower number of housing units would likely be constructed given the market factors, availability of land for new development, and economic conditions. As a result, the following adjusted future need was identified in the previous element:

■ Very Low-Income Households	43 units
■ Low-Income Households	45 units
■ Moderate-Income Households	58 units
■ High-Income Households	149 units
■ Total Revised Need	295 units

The quantified housing objectives for the City called for the construction of 150 new additional housing units and the replacement of 145 units, for a total of 295 units. During this period, the net number of housing units increased by 262 units, exceeding the City's objective. The major accomplishments during the planning period and in the intervening years included the following:

- The City oversaw the construction of 262 housing units since 1990;
- A new senior housing project was completed in 1998, consisting of 80 senior units;
- In 1999, the City rejected a request by the property owner to reconfigure the mobile home park lines that would have resulted in the elimination of a number of existing units within the Marine Land Mobile Home Park.
- The City further reduced the potential for "mansionization" through its design review process;
- The City provided for a density bonus and a relaxation of parking standards as part of the review and approval of a senior housing project in 1998; and,
- The City developed a comprehensive database to assist prospective developers to identify sites that would be suitable for infill development.

The City prepared a Policies Workbook that staff and decision-makers were asked to review. The workbook indicated those existing policies and objectives that were included in the previous Housing Element and reviewers were asked to make changes or comments in the space provided below each policy/objective. The purpose of this Policies Workbook was to assist in the review of the existing Housing Element programs and policies. This review, in turn, enabled the City staff to determine the appropriateness of the existing housing policy in meeting existing and projected housing needs. Finally, the Policies Workbook assisted in the development of new policies and programs in those instances it was determined that new policy direction was warranted.

As required by Section 65583(c) of the Government Code, actions and policies included in the housing program were arranged so they addressed five key issue areas. As a result, the policies contained in the Housing Element are discussed according to the following five issue areas:

- The conservation of the existing stock of affordable housing.
- Assistance in the development of affordable housing.
- The provision of adequate sites to achieve a variety and diversity of housing.
- The removal of governmental constraints as necessary.
- The promotion of equal housing opportunities.

Table 4-3 indicates those original objectives and policies that were included in the previous Housing Element and the corresponding revisions. This Housing Element has been simplified to include only "policies." The previous Housing Element's goals, policies, and objectives appeared to have a similar function that was largely indistinguishable.

Table 4-3
Previous Housing Element Objectives & Policies Matrix

Objective/Policy	Eliminated	Revised	Unchanged	Status of Objective/ Policy in this Housing Element
To encourage the maintenance and improvement of the existing housing stock within the City.		<input type="checkbox"/>		The City will continue to encourage the maintenance and improvement of the existing housing stock within the local neighborhoods. (New policy 1.1)
To facilitate the preservation and enhancement of the housing supply for senior citizens.		<input type="checkbox"/>		The City will assist in the preservation and enhancement of the housing supply available to senior citizens. (New policy 1.2)
To prevent and abate the existence of illegal "bootleg" units, as they represent substandard and potentially unsafe housing or usage in conflict with zoning and/or general plan standards.		<input type="checkbox"/>		Incorporated into general policy for code enforcement of all city regulations. (New policy 1.6) Illegal units that cannot be legalized will be abated, others that can be made legal will be brought up to code.
To protect from conversion the existing lower cost rental housing stock represented by apartments found in structures having three to nine units.		<input type="checkbox"/>		The City will work to minimize the conversion of existing lower cost rental housing in multiple-family developments to condominiums. (New policy 1.3)
To promote and encourage the conservation of existing neighborhoods (where appropriate).		<input type="checkbox"/>		The City will promote and encourage the conservation and maintenance of the existing neighborhoods. (New policy 1.4)
To maintain and improve the existing stock of residences in sound condition through the use of available regulatory powers and financial incentives.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policy 1.1)
To maintain adequate levels of public services to existing neighborhoods and the maintenance of public property.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policy 1.4)
To establish actions which would result in the improvement of the maximum feasible number of units in need of major repairs.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policy 1.5)
To encourage the replacement of the maximum number of housing units that are in dilapidated condition.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policies 1.1, 1.5)
To evaluate new development proposals in light of the community's environmental resources and values, and capacity of the public infrastructure within the scope of environmental constraints, housing demand, and projected share of regional housing needs.		<input type="checkbox"/>		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. (New policy 3.1)
To allow for innovative methods of construction and land use to conserve energy and enhance livability.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policy 2.1 regarding encouraging a variety of housing styles).
To promote the development of varied forms of family housing.		<input type="checkbox"/>		The City will continue to promote the development of a variety of housing types and styles to meet the existing and projected housing needs for all segments of the community. (New policy 2.1)

Table 4-3
Previous Housing Element Objectives & Policies Matrix

Objective/Policy	Eliminated	Revised	Unchanged	Status of Objective/ Policy in this Housing Element
To ensure that new housing is provided with adequate open space, utility facilities, parking, and essential community services.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policies 2.2 and 3.1)
To promote energy efficient development of varied forms of housing.	<input type="checkbox"/>			Policy was eliminated as unrelated to State required objectives of Housing Elements, and it is a duplication of more general policies included in the Housing Element. (See policy 2.1)
To examine regulations promoting alternate heating and cooling systems.	<input type="checkbox"/>			Policy was eliminated as not related to housing construction and it is a duplication of more general policies included in the Housing Element.
To guide the development of the maximum feasible (and environmentally appropriate) number of housing units over the next five years consistent with the community's neighborhood conservation goals.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policies 1.4, 2.1 and 3.1)
To replace housing lost from the community's inventory on at least a one-for-one basis.	<input type="checkbox"/>			Policy was eliminated because in some cases replacement of all lost housing is not possible if currently nonconforming, and must comply with current density standards of the General Plan (See policy 2.3).
To utilize, where appropriate, the existing housing stock as a means of meeting the housing needs of all age groups and economic segments.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policy 1.1)
To encourage the development of adequate housing to meet the needs of all income groups.		<input type="checkbox"/>		The City will encourage the development of safe, sound, and decent housing to meet the needs of varying income groups. (New policy 2.2)
To protect and enhance the supply of housing for senior citizens.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policy 1.2)
To encourage public support for private initiatives and efforts to administer and maintain housing units and funds acquired for senior citizen households.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policy 1.2)
To review General Plan and zoning to ensure residential development standards are adequate for the level of development projected.		<input type="checkbox"/>		The City will continue to evaluate the General Plan and zoning to ensure residential development standards are adequate to serve the future development. (New policy 3.2)
To continue to review zoning practices for consistency with the General Plan.		<input type="checkbox"/>		The City will continue to implement the land use policy of the General Plan, which provides for a wide range of housing types at varying development intensities. (New policy 2.3)
To encourage expansion in the number of owner-occupied dwellings in the City's housing stock.		<input type="checkbox"/>		The City will continue to support and promote home ownership in the community. (New policy 2.4)
To encourage the preservation of single-family dwelling units.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policies 1.1, 1.4)
To encourage the preservation and expansion of family-oriented neighborhoods	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policies 1.1, .4)

Table 4-3

Previous Housing Element Objectives & Policies Matrix

Objective/Policy	Eliminated	Revised	Unchanged	Status of Objective/ Policy in this Housing Element
To investigate the use of property maintenance ordinances and programs to retain an aesthetic community appearance.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policies 1.6, 3.2)
To conduct a historic preservation survey of the City's residential housing stock.	<input type="checkbox"/>			Policy was eliminated because its focus was unrelated to housing development policy.
Plan for and monitor the adequate delivery of public services such as parks, street maintenance, sewers, etc. to existing neighborhoods.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policies 1.1, 1.4)
Provide a guide and other information services to assist in the preservation and renovation of older housing units.		<input type="checkbox"/>		The City will investigate potential sources of funding and other incentives that will assist in preservation and renovation of older housing units (New policy 1.5)
Coordinate housing, community and economic development activities with private sector and citizen group involvement.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policies, 2.5, 4.2, 4.3, 4.4)
To participate and coordinate, where appropriate, the activities of government agencies, citizen groups, and the private sector relative to the provision of adequate housing for all households		<input type="checkbox"/>		The City will continue to cooperate with other government agencies, citizen groups, and the private sector in order to assist in meeting the existing and future demand for housing. (New policy 2.5)
Continue to conduct code compliance inspections for residents to make them aware of the safety hazards in their homes, or homes that they are considering purchasing.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policy 1.6)
Actively enforce zoning and buildings, codes to prevent the illegal conversion of existing structures to higher density use, and ensure that each resident lives in a safe and sanitary unit.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policies 1.1, 1.4)
Continue to provide information and referral services to regional agencies that counsel people on fair housing and landlord-tenant issues.		<input type="checkbox"/>		The City will continue to provide information and referral services to regional agencies that counsel people on fair housing and landlord-tenant issues. (New policy 5.1)
Continue to cooperate with the County Housing Authority with rental assistance to lower-income households.		<input type="checkbox"/>		The City will continue to cooperate with the County Housing Authority related to the provision of rental assistance to lower-income households. (New policy 5.2)
Cooperate with other cities and agencies in the area in investigating resources available for housing the area's homeless.		<input type="checkbox"/>		The City will continue to cooperate with other cities and agencies in the area in investigating resources available to provide housing for the area's homeless population. (New policy 5.3)
Encourage and expand shelter programs with adjacent cities and local private interests for the temporary accommodation of the homeless.		<input type="checkbox"/>		The City will continue to encourage and promote the expansion of shelter programs with adjacent cities and local private interests for the temporary accommodation of the homeless population. (New policy 5.4)

Table 4-3

Previous Housing Element Objectives & Policies Matrix

Objective/Policy	Eliminated	Revised	Unchanged	Status of Objective/ Policy in this Housing Element
Senior citizen housing project on PCH should receive cooperation from the City, as a means of meeting our housing quantified objectives.	<input type="checkbox"/>			Policy was eliminated because the objective has been met, and project completed.
Provide Affordable Rental and/or Sale of Housing for Low- and Moderate-Income Families.	<input type="checkbox"/>			Policy was eliminated. The City's ability to directly implement this program as stated, is difficult.
Preserve the aesthetic value of neighborhoods by examining the height limitations in each residential zone.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Height of structures shall be restricted to limit view blockage when feasible and hardship does not result.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Floor area ratio should be retained as a means to reduce the bulk of family residences except where lot size would result in a dwelling of obsolete size.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Private open space to be provided on each lot, for each housing unit, by limiting maximum lot coverage.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Off-street parking spaces shall meet standards relating to size, access, and location.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Provision of required off-street parking spaces shall be based on typical use, household demand, total floor area for dwelling units, and number of units in developments.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Parking spaces, open or enclosed, shall be for that designation, and strict enforcement will be used to prevent conversion to storage or residential use such as bedrooms, "bootleg" units, dens, etc.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Density shall be imposed within the parameters stated in the General Plan.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Density bonuses for senior/low income housing projects may be awarded as required by the state.	<input type="checkbox"/>			Policy was eliminated. City is required to comply with the State's requirements with respect to density bonuses for affordable housing.
Minimum unit size for senior citizen ownership housing (condos) will be lowered for the purpose of providing affordable units.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Setback averaging for architectural variety and visual interest, provided that open space requirements are met, may be allowed.	<input type="checkbox"/>			Policy was eliminated due to its potential as a governmental constraint. City will use zoning standards to regulate residential development.
Open space shall be based on a percentage of the lot size. Ground level open space shall be adequate in size for passive and active recreational activity where lot size permits.	<input type="checkbox"/>			Policy was eliminated due to its potential as a governmental constraint. City will use zoning standards to regulate residential development.

Table 4-3**Previous Housing Element Objectives & Policies Matrix**

Objective/Policy	Eliminated	Revised	Unchanged	Status of Objective/ Policy in this Housing Element
Dwellings where the main pedestrian access is facing the side yard shall require a larger setback.	<input type="checkbox"/>			Policy was eliminated due to its potential as a governmental constraint. City will use zoning standards to regulate residential development.
Landscaping plans shall be required for all new development, including rental units; single-family dwellings shall be excluded.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Parking shall be designed to maximize its usefulness and availability, particularly guest spaces.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Conservation of legal non-conforming residential structures shall be directed through current procedures and programs.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element (See policy 1.1).
Increased density should be restricted in geologically and ecologically sensitive areas.	<input type="checkbox"/>			Policy was eliminated because it was a duplication of other policies included in the Housing Element. (See policy 3.1)
A neighborhood approach of "string lining" and/or averaging shall be utilized wherever feasible in relation to any and all required standards.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.
Residential standards shall be more precisely examined for their relative effects on development and their individual impacts during the implementation of this element.	<input type="checkbox"/>			Policy was eliminated. Building standards are controlled through the General Plan and Zoning requirements.

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Appendix A
Possible Additional Dwelling Units R-3, R-P and C-1 Zones

Parcel I.D. No.	Site Address	Zone District	Lot Area	No. Units	Maximum Permitted	Possible Additional Units
4181-028-001	2935 Palm Dr	R-3	3,060	1	2	1
4181-031-002	3224 Hermosa Ave	R-3	4,250	1	3	2
4181-033-007	See 4181-033-009	R-3	1,500	0	1	1
4183-013-012	1520 Manhattan Ave	R-3	4,000	2	3	1
4183-013-022	1409 Monterey Blvd	R-3	1,799	0	1	1
4183-013-056	1520 Hermosa Ave	R-3	3,999	2	3	1
4183-013-058	1540 Hermosa Ave	R-3	8,000	0	6	6
4183-013-059	1547 Manhattan Ave	R-3	6,000	0	4	4
4183-013-129	1509 Manhattan Ave	R-3	2,900	1	2	1
4183-017-011	1516 Monterey Blvd	R-3	5,000	1	3	2
4183-020-900	school	R-3	93,249	0	70	70
4183-020-901	school	R-3	7,231	0	5	5
4184-025-017	1901 Pacific Coast Hwy	R-3	4,722	2	3	1
4186-016-010	903 5th St	R-3	5,998	3	4	1
4187-004-022	47 10th St	R-3	2,850	1	2	1
4187-006-015	Manhattan next to 1109	R-3	4,000	0	3	3
4187-006-017	1106 Palm Dr	R-3	3,999	2	3	1
4187-006-023	1011 Manhattan Ave	R-3	4,000	1	3	2
4187-008-037	210 10th St	R-3	5,497	3	4	1
4187-009-013	1101 Monterey Blvd	R-3	3,700	1	2	1
4187-009-014	1085 Monterey Blvd	R-3	4,299	2	3	1
4187-009-017	1068 Bayview Dr	R-3	2,900	1	2	1
4187-009-024	1021 Monterey Blvd	R-3	2,900	1	2	1
4187-011-028	333 11th St	R-3	2,700	1	2	1
4187-012-006	1044 Sunset Dr	R-3	2,976	1	2	1
4187-012-008	321 10th St	R-3	3,710	1	2	1
4187-012-014	1010 Monterey Blvd	R-3	5,000	1	3	2
4187-012-019	1036 Monterey Blvd	R-3	3,000	1	2	1
4187-012-026	1085 Loma Dr	R-3	3,763	1	2	1
4187-013-004	843 Loma Dr	R-3	2,790	1	2	1
4187-013-007	821 Loma Dr	R-3	2,790	1	2	1
4187-013-008	811 Loma Dr	R-3	2,790	1	2	1
4187-013-012	936 Monterey Blvd	R-3	2,800	1	2	1
4187-013-020	866 Monterey Blvd	R-3	4,600	1	3	2
4187-013-029	925 Loma Dr	R-3	2,790	1	2	1
4187-014-005	832 Loma Dr	R-3	3,180	1	2	1
4187-014-007	818 Loma Dr	R-3	3,180	1	2	1
4187-014-019	833 Cypress St	R-3	3,000	1	2	1
4187-014-020	839 Cypress St	R-3	3,000	1	2	1
4187-014-021	845 Cypress St	R-3	3,000	1	2	1
4187-014-024	856 Cypress St	R-3	3,150	1	2	1
4187-014-032	515 8th St	R-3	4,440	1	3	2
4187-014-033	854 Bard St	R-3	3,450	1	2	1
4187-014-040	812 Bard St	R-3	3,978	1	3	2
4187-014-041	545 8th St	R-3	4,680	1	3	2
4187-014-048	821 Bard St	R-3	3,300	1	2	1
4187-014-054	842 Bard St	R-3	6,913	4	5	1
4187-015-035	52 8th St	R-3	2,850	1	2	1

Appendix A
Possible Additional Dwelling Units R-3, R-P and C-1 Zones

Parcel I.D. No.	Site Address	Zone District	Lot Area	No. Units	Maximum Permitted	Possible Additional Units
4187-015-037	62 8th St	R-3	2,850	1	2	1
4187-015-045	57 7th St	R-3	2,850	1	2	1
4187-016-016	24 7th St	R-3	2,850	1	2	1
4187-016-045	612 The Strand	R-3	4,835	1	3	2
4187-018-008	500 11th St	R-3	5,000	1	3	2
4187-018-009	506 11th St	R-3	4,750	1	3	2
4187-018-016	1040 Loma Dr	R-3	3,600	1	2	1
4187-019-007	1224 Loma Dr	R-3	4,238	2	3	1
4187-019-008	1216 Loma Dr	R-3	4,238	2	3	1
4187-019-009	1212 Loma Dr	R-3	4,240	1	3	2
4187-019-012	1120 Loma Dr	R-3	4,240	2	3	1
4187-019-015	1092 Loma Dr	R-3	3,600	1	2	1
4187-019-017	403 11th St	R-3	4,047	2	3	1
4187-019-018	425 11th St	R-3	5,014	2	3	1
4187-019-019	427 11th St	R-3	5,014	2	3	1
4187-019-020	1101 Cypress St	R-3	5,014	2	3	1
4187-019-026	1217 Cypress St	R-3	4,000	1	3	2
4187-019-028	1207 Cypress St	R-3	4,000	1	3	2
4187-019-029	1133 Cypress St	R-3	4,000	1	3	2
4187-019-030	1125 Cypress St	R-3	3,999	2	3	1
4187-019-031	1119 Cypress St	R-3	4,000	1	3	2
4187-019-032	1111 Cypress St	R-3	4,000	2	3	1
4187-019-035	1105 Cypress St	R-3	3,999	2	3	1
4187-019-041	1100 Loma Dr	R-3	4,665	1	3	2
4187-020-006	1154 Cypress St	R-3	3,999	2	3	1
4187-020-009	1212 Cypress St	R-3	4,000	1	3	2
4187-020-010	1160 Cypress St	R-3	4,000	1	3	2
4187-020-011	1308 Cypress St	R-3	3,200	1	2	1
4187-020-022	501 11th St	R-3	5,000	1	3	2
4187-020-026	533 11th St	R-3	5,014	2	3	1
4187-020-027	545 11th St	R-3	5,000	1	3	2
4187-020-028	551 11th St	R-3	5,000	1	3	2
4187-020-034	1158 Cypress St	R-3	3,999	0	3	3
4187-021-021	647 Manhattan Ave	R-3	3,000	1	2	1
4187-021-023	635 Manhattan Ave	R-3	3,000	1	2	1
4187-021-029	601 Manhattan Ave	R-3	3,000	1	2	1
4187-021-046	726 Hermosa Ave	R-3	989	0	1	1
4187-025-044	736 Monterey Blvd	R-3	3,000	1	2	1
4187-031-009	526 8th St	R-3	3,615	1	2	1
4187-031-013	See 4187-031-012	R-3	1,740	0	1	1
4187-031-014	See 4187-031-012	R-3	1,125	0	1	1
4187-031-028	502 8th St	R-3	2,740	1	2	1
4188-005-009	24 5th St	R-3	2,850	1	2	1
4188-005-011	37 5th Ct	R-3	2,850	1	2	1
4188-005-013	48 5th St	R-3	2,850	1	2	1
4188-005-016	19 4th St	R-3	3,330	1	2	1
4188-007-008	18 3rd St	R-3	2,660	1	2	1
4188-009-030	300 Manhattan Ave	R-3	2,900	1	2	1

Appendix A
Possible Additional Dwelling Units R-3, R-P and C-1 Zones

Parcel I.D. No.	Site Address	Zone District	Lot Area	No. Units	Maximum Permitted	Possible Additional Units
4188-010-014	502 Manhattan Ave	R-3	2,900	1	2	1
4188-010-024	534 Manhattan Ave	R-3	2,900	1	2	1
4188-010-043	423 Monterey Blvd	R-3	3,000	1	2	1
4188-010-048	See 4188-010-048 comm	R-3	152	0	1	1
4188-011-005	438 Hermosa Ave	R-3	3,999	2	3	1
4188-011-019	445 Manhattan Ave	R-3	4,000	1	3	2
4188-011-027	125 4th St	R-3	2,960	1	2	1
4188-012-039	122 Hermosa Ave	R-3	2,897	1	2	1
4188-012-055	153 Manhattan Ave	R-3	2,900	1	2	1
4188-012-063	107 Manhattan Ave	R-3	2,900	1	2	1
4188-012-066	129 Manhattan Ave	R-3	2,900	1	2	1
4188-012-067	127 Manhattan Ave	R-3	2,900	1	2	1
4188-013-057	186 2nd St	R-3	3,800	1	2	1
4188-013-065	See 4188-013-062 comm	R-3	4	0	1	1
4188-014-046	138 1st St	R-3	2,850	1	2	1
4188-016-059	114 Monterey Blvd	R-3	3,220	1	2	1
4188-016-060	120 Monterey Blvd	R-3	3,470	1	2	1
4188-016-061	126 Monterey Blvd	R-3	3,590	1	2	1
4188-016-063	142 Monterey Blvd	R-3	4,262	1	3	2
4188-016-066	162 Monterey Blvd	R-3	5,052	1	3	2
4188-016-075		R-3	3,798	0	2	2
4188-019-067	412 Monterey Blvd	R-3	3,500	1	2	1
4188-019-068	408 Monterey Blvd	R-3	3,000	1	2	1
4188-020-004	310 Monterey Blvd	R-3	3,000	1	2	1
4188-020-005	306 Monterey Blvd	R-3	3,000	1	2	1
4188-020-006	244 Monterey Blvd	R-3	3,000	1	2	1
4188-020-007	240 Monterey Blvd	R-3	3,000	1	2	1
4188-020-011	216 Monterey Blvd	R-3	3,000	1	2	1
4188-020-025	222 Culper Ct	R-3	2,820	1	2	1
4188-020-096	See 4188-020-067	R-3	1,442	0	1	1
Subtotal R-3:						237
4186-026-021	119 Meyer Ct	R-P	3,360	1	2	1
4186-026-022	121 Meyer Ct	R-P	3,360	1	2	1
4186-026-027	931 1st St	R-P	6,720	1	5	4
4186-031-006	904 1st St	R-P	6,778	4	5	1
4186-031-007	908 1st St	R-P	6,778	4	5	1
4186-031-008	916 1st St	R-P	6,778	4	5	1
4186-031-011	936 1st St	R-P	6,778	4	5	1
4187-009-005	1040 Manhattan Ave	R-P	4,000	1	3	2
4187-009-008	1112 Manhattan Ave	R-P	4,000	1	3	2
4188-014-057	123 Lyndon St	R-P	5,698	2	4	2
4188-014-058	145 Lyndon St	R-P	5,698	3	4	1
4188-014-060	161 Lyndon St	R-P	2,850	1	2	1
4188-015-045	148 Lyndon St	R-P	2,820	0	2	2
Subtotal R-P:						20
Total - Possible Additional Units:						257

Appendix A
Possible Additional Dwelling Units R-3, R-P and C-1 Zones

Parcel I.D. No.	Site Address	Zone District	Lot Area	No. Units	Maximum Permitted	Possible Additional Units
ALL C-1 PROPERTIES-POSSIBLE ADDITIONAL UNITS						
4181-018-001	3216 Manhattan Ave	C-1	4,948	0	3	3
4181-018-002	3232 Manhattan Ave	C-1	4,905	0	3	3
4181-019-003	200 Longfellow Ave	C-1	2,100	1	1	0
4181-023-002	2700 Manhattan Ave	C-1	4,796	0	3	3
4181-025-005	2641 Manhattan Ave	C-1	4,134	1	3	2
4181-025-009	2604 Hermosa Ave	C-1	1,917	2	1	0
4181-025-010	2608 Hermosa Ave	C-1	1,429	0	1	1
4181-025-011	2620 Hermosa Ave	C-1	658	1	1	0
4181-025-020	2629 Manhattan Ave	C-1	3,088	0	2	2
4181-025-900	unused area	C-1	22	0	0	0
4181-030-015	3125 Manhattan Ave	C-1	3,859	0	2	2
4181-031-012	139 Longfellow Ave	C-1	2,474	2	1	0
4181-031-014	3201 Manhattan Ave	C-1	2,474	4	1	0
4181-031-015	3217 Manhattan Ave	C-1	2,474	0	1	1
4182-003-014	19 22nd St	C-1	2,627	0	1	1
4182-004-008	20 22nd St	C-1	3,297	5	2	0
4182-004-011	26 22nd St	C-1	3,607	0	2	2
4182-004-012	2147 Hermosa Ave	C-1	3,607	8	2	0
4187-004-003	1020 The Strand	C-1	2,526	0	1	1
4187-004-004	1028 The Strand	C-1	2,566	1	1	0
4187-004-005	1042 The Strand	C-1	5,236	0	3	3
4187-004-026	1016 The Strand	C-1	7,366	0	5	5
4188-003-031	20 2nd St	C-1	906	1	1	0
4188-003-032		C-1	1,529	0	1	1
4188-003-033	133 Hermosa Ave	C-1	2,300	0	1	1
4188-003-034		C-1	2,165	0	1	1
4188-003-035	113 Hermosa Ave	C-1	3,925	4	3	0
4188-003-036	101 Hermosa Ave	C-1	3,032	0	2	2
4188-007-012	19 2nd St	C-1	3,864	2	2	0
4188-007-013	25 2nd St	C-1	2,866	2	2	0
4188-007-014	201 Hermosa Ave	C-1	2,866	0	2	2
4188-008-024	216 Hermosa Ave	C-1	7,998	10	6	0
4188-012-048	170 Hermosa Ave	C-1	2,897	2	2	0
4188-012-049	190 Hermosa Ave	C-1	3,049	1	2	1
4188-014-035	30 Hermosa Ave	C-1	2,396	5	1	0
4188-014-036	Hermosa Next to 030	C-1	2,396	0	1	1
4188-014-037	44 Hermosa Ave	C-1	2,396	0	1	1
4188-014-038	48 Hermosa Ave	C-1	2,396	5	1	0
4188-014-039	54 Hermosa Ave	C-1	2,396	0	1	1
4188-014-040	60 Hermosa Ave	C-1	2,396	1	1	0
4188-014-041	66 Hermosa Ave	C-1	2,396	0	1	1
4188-015-037	2 Hermosa Ave	C-1	5,236	0	3	3
4188-015-038	16 Hermosa Ave	C-1	2,396	4	1	0
4188-015-039	22 Hermosa Ave	C-1	2,396	4	1	0
Total						

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Appendix A – The Database of all Parcels in the City

Is on file in the Community Development Department