

# City of Redondo Beach 2013-2021 Housing Element

April 2014





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April 2014

Community Development Department  
415 Diamond Street  
Redondo Beach, CA 90277



**RESOLUTION NO. CC-1403-012**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING AMENDMENTS TO THE HOUSING ELEMENT OF THE GENERAL PLAN**

WHEREAS, on October 17, 2013, the Planning Commission of the City of Redondo Beach ("Planning Commission") reviewed and considered an update to the Housing Element of the General Plan for the 2013-2021 update cycle ("Housing Element Update") at a public hearing as required by Government Code Section 65353(a) at which time all interested parties were given an opportunity to be heard and to present evidence; and

WHEREAS, at the October 17, 2013 public hearing, the Planning Commission authorized submittal of the Housing Element Update to the State Department of Housing and Community ("HCD"); and

WHEREAS, HCD requested the following revisions to the Housing Element Update:

- The addition of a section outlining public outreach efforts
- The modification of the housing program information to reflect existing programs
- The addition of a policy on preserving existing affordable housing
- The addition of a discussion on affordable housing development
- Consider the reduction of parking standards and Design Review in lieu of issuing a Conditional Use Permit for multi-family developments when contemplating future amendments to the zoning ordinance; and

WHEREAS, HCD concluded that the Housing Element Update, as revised by the City, met the statutory requirements of State housing element law, and issued the Conditional Certification Letter on December 19, 2013; and

WHEREAS, at the February 20, 2014, the Planning Commission conducted a second duly noticed public hearing pursuant to Government Code Section 65090 to consider the Housing Element Update at which time all interested parties were given an opportunity to be heard and to present evidence; and

WHEREAS, in accordance with CEQA Guidelines Section 15025(c), the Planning Commission at the February 20, 2014 public hearing also reviewed and considered Initial Environmental Study and Mitigated Negative Declaration No. 2013-12-IES-MND-002 ("MND"), which evaluated the potential environmental effects of the Housing Element Update; and

WHEREAS, in accordance with Government Code Section 65354, the Planning Commission made a written recommendation, incorporated herein by reference, recommending approval of the Housing Element Update, as revised, by a vote of 7-0 and forwarded its recommendation to the City Council of the City of Redondo Beach ("City Council"); and

WHEREAS, the Housing Element Update will guide the future housing development programs of the City; and

WHEREAS, the Housing Element is intended to be in compliance with the 2013-2021 update cycle for jurisdictions within the Southern California Association of Governments ("SCAG") region; and

WHEREAS, the Housing Element Update contains policies regarding future housing development addressed from an integrated City-wide perspective; and

WHEREAS, the City Council held a public hearing on March 18<sup>th</sup>, 2014 to consider the Housing Element Update at which time all interested parties were given an opportunity to be heard and to present evidence; and

WHEREAS, notice of the public hearing was published on March 6, 2014, pursuant to the requirements of Government Code Section 65090, in the Easy Reader-Redondo Beach Hometown News, a newspaper of general circulation in the City, and written notice was also mailed to agencies and organizations providing services to low income residents and seniors in the community; and

WHEREAS, the City circulated the draft MND, for public review from January 2, 2014 to January 23, 2014 pursuant to CEQA Guidelines Section 15073(a) and Redondo Beach Municipal Code Section 10-3.403; and

WHEREAS, the City received three (3) comment letters on the MND: one during the public comment period from the Native American Heritage Commission ("NAHC") and two after the close of the comment period, one from the State Department of Transportation and the other from the State Public Utilities Commission, the three (3) comment letters are available for review in the Community Development Department; and

WHEREAS, the City Council has reviewed all three (3) comment letters and has determined that none of the letters include information requiring substantial revisions to the MND; and

WHEREAS, at the public hearing the City Council reviewed and considered the MND which includes an evaluation of the environmental effects of the Housing Element Update.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY FIND AS FOLLOWS:

1. That the MND has been prepared and circulated in compliance with the provisions of the CEQA, the CEQA Guidelines, and the procedures set forth in the ordinances of the City of Redondo Beach, to assess and evaluate the environmental effects of the Housing Element Update.
2. That on the basis of the whole record before it (including the initial study and comment letters), that there is no substantial evidence that, with the implementation of mitigation measures, the Housing Element Update will have a significant effect on the environment.
3. That the MND reflects the City's independent judgment and analysis.
4. That the Housing Element Update will maintain consistency between the Zoning Ordinance and the General Plan.
5. That the Housing Element Update will have no impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby finds that the above recitals and findings are true and correct and incorporates them herein by reference as if set forth in full.

SECTION 2. The City Council amends the Housing Element of the General Plan by replacing the existing Housing Element in its entirety with the Housing Element contained in Attachment A of this resolution.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Resolutions of said City, and shall cause the action of the City Council in adopting the same to be entered in the official minutes of said City Council.

PASSED, APPROVED AND ADOPTED this 18<sup>th</sup> day of March, 2014.

  
\_\_\_\_\_  
Steve Aspel, Mayor

ATTEST:

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    )   SS  
CITY OF REDONDO BEACH     )

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-1403-012 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 18th day of March, 2014, by the following vote:

AYES:           GINSBURG, AUST, SAMMARCO, KILROY

NOES:           NONE

ABSENT:        BRAND

ABSTAIN:       NONE

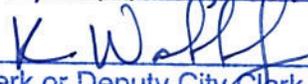
  
\_\_\_\_\_  
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Michael W. Webb, City Attorney

This is certified to be a true and correct copy of the original on file in this office.

Dated: APRIL 1, 2014

Attest:   
\_\_\_\_\_  
City Clerk or Deputy City Clerk of the City of Redondo Beach, California.

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## **2.2 HOUSING ELEMENT**

### **2.2.1 Introduction**

The Housing Element represents an awareness of the need within the City of Redondo Beach to assure that housing is provided for all economic segments of the community. The Element also satisfies the legal requirements that housing policy be a part of the General Plan. This Redondo Beach Housing Element is in compliance with the 2013-2021 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region.

#### **A. Community Context**

Located in the South Bay region of the greater Los Angeles area, the City of Redondo Beach is one of the three Southern California Beach Cities. The City encompasses about six square miles of land area. Surrounding communities include Manhattan Beach, Hermosa Beach, El Segundo, the Palos Verdes Peninsula, and Torrance. Redondo Beach is divided into two (North and South) areas with 190th, Anita, and Herondo streets as boundaries. North Redondo begins north of 190th Street and is primarily inland. While predominantly residential, North Redondo does contain some of the City's major industrial and commercial space. South Redondo consists primarily of several close-knit neighborhoods.

In 2010, the City population was estimated to be 66,748, an increase of about six percent since the 2000 Census. The Census reported an increase in average household size from 2.21 persons per household in 2000 to 2.29 persons in 2010. This could mean a trend towards larger families, or a trend towards extended families sharing living quarters. During this same period, the housing stock increased by only 3.6 percent.

Redondo Beach offers a mix of housing types. Single-family homes make up about 53 percent of the housing stock, the multi-family share is approximately 47 percent, and mobile homes comprise less than one percent. However, over two-thirds of the Redondo Beach housing stock is 30 or more years old (built before 1980), and approximately eight percent of the housing stock being having been constructed since 2000. Many homes are well maintained; however, some may be in need of nominal rehabilitation. Programs offered by the City to encourage rehabilitation will prevent deterioration. The median price of a single-family home in Redondo Beach was estimated at about \$745,000-\$940,000 (depending on zip code) and about \$717,000-\$785,000 (depending on zip code) for a condominium as of August 2013. Apartment rents range from \$1,680 for a one-bedroom apartment to \$3,995 for a unit with four or more bedrooms. Lower income households may be able to afford some of the City's smaller rental units; however, most are not able to afford homeownership.

The City has remained demographically stable throughout the 2000s. In 2000, approximately 79 percent of the population was White. The Asian and Hispanic share of the population was nine percent and 14 percent, respectively. The 2010 Census documented an increase in Hispanic residents to 16 percent of the City population. The share of Asian residents also increased slightly to 12 percent.

## **B. Role of Housing Element**

The Housing Element is concerned with specifically identifying ways in which the housing needs of existing and future resident population can be met. This Housing Element represents the City of Redondo Beach's fifth Housing Element and covers a planning period of October 15, 2013 to October 15, 2021. The Housing Element identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites;
- Assisting in the development of affordable housing;
- Removing governmental and other constraints to housing development; and
- Promoting equal housing opportunities.

An important goal of this element is to preserve the character of existing single-family residential neighborhoods and continue to improve the low, medium, and higher density multi-family residential neighborhoods. Diversity in the types of housing in the City is necessary to accommodate a population with varying socioeconomic needs. This Housing Element provides policies and programs to address these issues. The Redondo Beach Housing Element consists of the following major components:

- Introduction: An overview of the purpose and contents of the Housing Element (Section 1).
- Housing Needs Assessment: An analysis of the demographic and housing characteristics and trends (Section 2).
- Housing Constraints: A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 3).
- Housing Resources: An evaluation of resources available to address housing goals (Section 4).
- Review of Past Accomplishments: An evaluation of accomplishments under the adopted Housing Element (Section 5).
- Housing Plan: A statement of the Housing Plan to address the identified housing needs, including housing goals, policies and programs (Section 6).

## **C. Public Participation**

Participation by all economic segments in preparation of the Housing Element is important to the City of Redondo Beach and required by State law. Section 65583(c)(7) of the Government Code states, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

## **1. Public Hearings**

The City held a public hearing before the Planning Commission on October 17, 2013 to present the 2013-2021 Public Review Draft Housing Element. To ensure that all economic segments of the community maintained involvement throughout the Housing Element update process, the City advertised the study session through:

- Notification published in the newspaper;
- Special invitations sent out to local service providers, housing developers, and community groups; and
- Information posted on the City's website.

Two residents provided comments on the Draft Housing Element. Their comments are summarized in Appendix C. Additional public hearings will also be held for the adoption of the 2013-2021 Housing Element. The City will conduct additional outreach for the public hearings.

### **D. Relationship to Other General Plan Elements**

The Housing Element is one of seven mandated elements of the General Plan, and internal consistency is required between all the elements. For example, the inclusion of adequate sites to meet future housing needs identified in the Housing Element must be consistent with residential land use and density policies in the Land Use element and with infrastructure policies in the Circulation element and other elements of the General Plan.

The Housing Element recognizes the limitations of the City's circulation system in supporting additional growth. Therefore, the Housing Element seeks to accommodate the City's RHNA within the existing buildout capacity of the General Plan, and focus new development in the City's mixed use areas. This Housing Element relies on the policies of the existing Land Use Element, but recommends long-term land use amendments to address mixed use and transit-oriented developments. The General Plan is reviewed periodically, and as amendments are made, the City will review all elements to ensure that internal consistency is maintained.

Pursuant to SB162 and SB244, the City will review and update, as necessary, its Land Use and Safety Elements upon completion of the Housing Element to address flood hazards and management, and the provision of services and infrastructure in disadvantaged unincorporated communities (if any).

## **E. Data Sources**

The 2010 Census data provides the basis for analyzing population and household characteristics in this Housing Element. Although dated, no better source of information on demographics is widely accepted. In addition, the 2010 Census must be used in the Housing Element to ensure consistency with other Regional, State, and Federal housing plans. However, several sources are used to provide reliable updates of the 2010 Census, including the following:

- 2007-2011 and 2009-2011 American Community Survey by the Census Bureau
- Employment and wage data from the State Employment Development Department, labor market statistics
- Housing market information, such as home sales and rents
- Special needs populations and the services available to them
- Lending patterns for home purchase and home improvement loans
- Foreclosure data

## 2.2.2 Housing Needs and Resources

To assess the housing needs of the City of Redondo Beach, it is important to know the characteristics of the population and the existing housing stock. The following community housing profile is based on data obtained from the United States Census and American Community Survey.

### A. Population

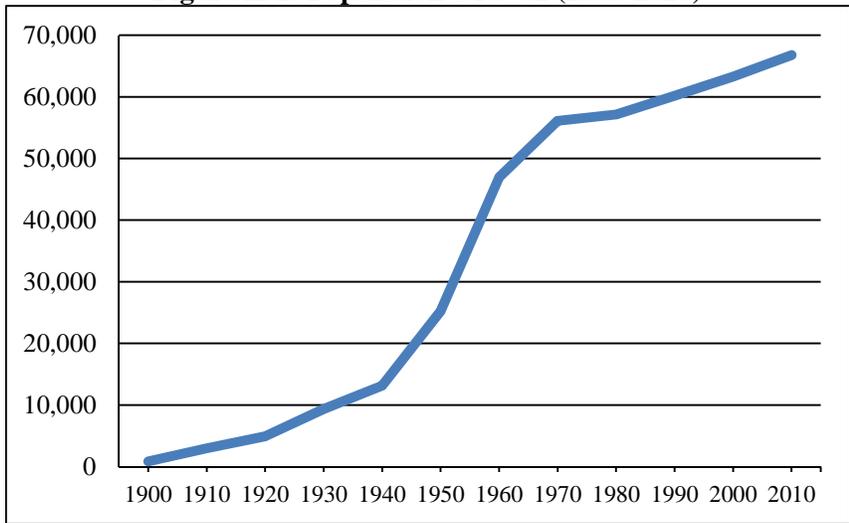
#### 1. Population Growth Trends

Population within the City of Redondo Beach grew rapidly between 1900 and 1970 (see Table H-1 and Figure H-1). This period of rapid population growth, however, was followed by a period of much slower growth from 1970 to the present. Since 1990, the City's population has increased by approximately five percent every decade. Furthermore, about one-half of the reported population growth during the 1980s was the result of the annexation of the Clifton Heights area in 1982.

<b>Year</b>	<b>Population</b>	<b>% Change</b>
1900	855	---
1910	2,935	243.3
1920	4,913	67.4
1930	9,347	90.3
1940	13,092	40.1
1950	25,226	92.7
1960	46,986	86.3
1970	56,075	19.3
1980	57,102	1.8
1990	60,167	5.4
2000	63,261	5.1
2010	66,748	5.5

Source: Bureau of the Census (1900-2010).

**Figure H-1: Population Growth (1900-2010)**



Source: Bureau of the Census (1900-2010).

## 2. Housing Growth Trends

Relative to population growth, housing units and households have seen more dramatic increases since 1960 (Table H-2). From 1960 to 1970, the number of housing units and households increased 30 percent and 29 percent, respectively; whereas, the City’s population increased only 19 percent during this same period. Significant housing unit and household growth continued into the 1970s, before slowing considerably in the years following 1980. Between 2000 and 2010, 1,066 housing units were added to the City’s housing stock, representing an increase of four percent.

**Table H-2: Population, Housing and Household Growth Trends (1960-2010)**

Year	Population	% Change	Housing Units	% Increase	Households	% Increase
1960	46,986	n/a	15,579	n/a	14,522	n/a
1970	56,075	19.3	20,251	30.0	18,795	29.4
1980	57,102	1.8	25,867	27.7	24,637	31.1
1990	60,167	5.4	28,220	9.1	26,717	8.4
2000	63,261	5.1	29,543	4.7	28,566	6.9
2010	66,748	5.5	30,609	3.6	29,011	1.6

Source: Bureau of the Census (1960-2010).

An interesting observation from the data presented in Table H-2 is the sudden reversal of the relationship between housing unit growth and population growth. From 1960 to 1990, housing unit and household growth far exceeded population growth; however, starting in the 1990s, population growth outpaced growth in households and housing units. This reversal can be partly explained by historical changes in the City’s average household size (see Table H-10 on Page 14).

The limited growth in housing units and households since 1990 is attributable in part to the economic recession of the early 1990s. Since 2000, however, other factors contributed to these slower growth rates. The City of Redondo Beach is largely built-out and new housing developments have been restricted primarily to infill development of smaller underutilized parcels. Replacing single-family homes with multiple-family units, however, will lead to a corresponding need for additional small parks or open space.

### **3. Age Distribution**

A population's age characteristics are also an important factor in evaluating housing needs and determining the direction of future housing development. Typically, distinct lifestyles, family types and sizes, incomes, and housing preferences accompany different age groups. As people move through each stage of life, housing needs and preferences change. For example, young householders without children usually have different housing preferences than middle-age householders with children or senior householders living alone.

The age distribution of the City's population between 1990 and 2010 is depicted in Figure H-2 and shown alongside the age distribution for the County of Los Angeles and the State of California in Table H-3. During the 1990s, the City experienced a significant decline in the proportion of the population under five years old and between the ages of 21 and 34. The share of the population within each of the other age groups increased during this time period. Specifically, the proportion of the City's population aged between five and 20 years increased 19.7 percent and the share of the population between 35 and 54 years old increased 25.2 percent. The population aged 55 years and up also expanded during this time period; however, the increase in the share of the City's population among this age group was comparatively modest (16.2 percent). In contrast, the City experienced a significant contraction of the young adult (aged 20 to 34) population. Compared to the County and the State, the City of Redondo Beach population exhibited a much faster pace of aging, as evidenced by the increase in median age between 1990 and 2000.

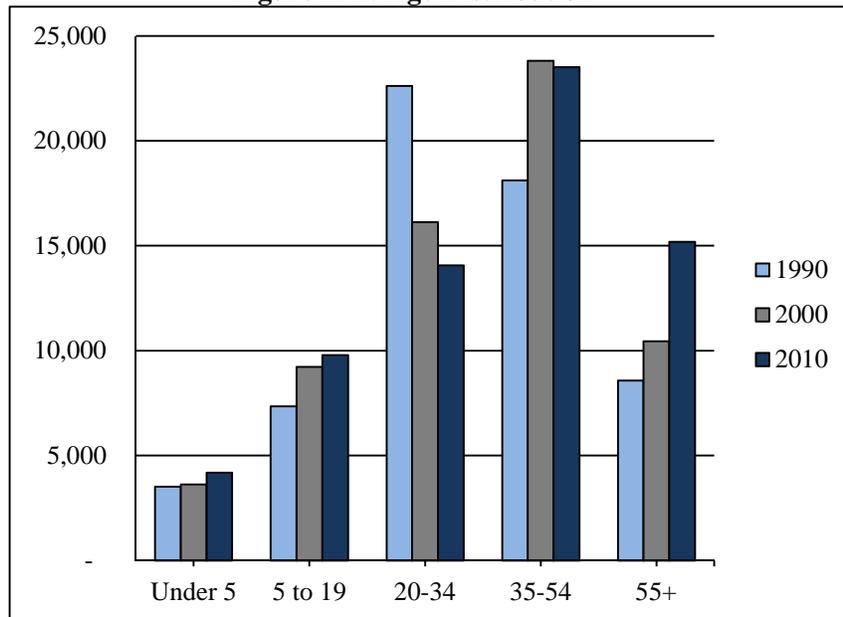
However, between 2000 and 2010, the proportion of school-age children increased in the City. The proportion of adults between 20 and 54 continued to decline but at a much slower rate than in the previous decade. The most significant trend is the increase (45 percent) in population aged 55 and over, resulting in a higher than countywide and statewide median age.

**Table H-3: Age Distribution in Percent (1990-2010)**

Age Group	Redondo Beach					County of Los Angeles					State of California				
	% Share in Population			% Change		% Share in Population			% Change		% Share in Population			% Change	
	1990	2000	2010	1990-2000	2000-2010	1990	2000	2010	1990-2000	2000-2010	1990	2000	2010	1990-2000	2000-2010
Under 5	5.9	5.7	6.3	-3.4	15.3	8.3	7.8	6.6	-6.0	-12.5	8.1	7.3	6.8	-9.9	1.8
5-19	12.2	14.6	14.7	19.7	6.1	21.1	23.2	21.0	10.0	-6.5	21.0	22.9	21.3	9.0	2.2
20-34	37.6	25.5	21.1	-32.2	-12.8	29.0	24.0	22.7	-17.2	-2.4	27.6	22.5	21.7	-18.5	6.2
35-54	30.1	37.7	35.2	25.2	-1.2	24.6	28.0 5	28.5	14.0	5.0	25.3	29.0	28.0	14.6	6.3
55+	14.2	16.5	22.7	16.2	45.2	17.0	17.0	21.2	0.0	28.1	18.0	18.3	22.2	1.7	33.4
Median Age	32.8	36.7	39.3	11.9	7.1	30.6	32.0	34.8	4.6	8.7	31.4	33.3	35.2	6.1	5.7

Source: Bureau of the Census (1990-2010).

**Figure H-2: Age Distribution**



Source: Bureau of the Census (1990-2010).

#### 4. Race and Ethnicity

Household characteristics, income levels, and cultural backgrounds tend to vary by race and ethnicity, often affecting housing needs and preferences. In general, Hispanic and Asian households exhibit a greater propensity than White households for living with extended family members, which often leads to increased household size.

Since 1990, the City’s population has become more racially/ethnically diverse. Approximately 69 percent of Redondo Beach residents in 2010 were non-Hispanic Whites, compared to nearly 80 percent in 1990 (Table H-4). The Asian population increased from less than seven percent of the total population in 1990 to 12 percent in 2010. And, the Black

population also increased slightly from two percent of the total population in 1990 to approximately three percent in 2010. The City’s Hispanic population increased from approximately 12 percent of the total population in 1990 to 15 percent in 2010.

<b>Table H-4: Race and Ethnicity (1990-2010)</b>						
<b>Race/Ethnicity</b>	<b>1990</b>		<b>2000</b>		<b>2010</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
<b>Not of Hispanic Origin</b>						
Total	53,250	88.5	54,737	86.5	56,606	84.8
White	48,010	79.8	44,819	70.8	43,531	65.2
Black	921	1.5	1,531	2.4	1,772	2.7
Asian	3,997	6.6	5,677	9.0	7,858	11.8
Native American	255	0.4	185	0.3	163	0.2
Other	67	0.1	2,525	4.0	3,282	4.9
<b>Hispanic Origin</b>						
Total	6,917	11.5	8,524	13.5	10,142	15.2
White	4,361	7.2	4,916	7.8	6,274	9.4
Black	39	0.1	61	0.1	80	0.1
Asian	114	0.2	79	0.1	146	0.2
Native American	56	0.1	110	0.2	128	0.2
Other	2,347	3.9	3,358	5.3	3,514	5.3
<b>TOTAL</b>	<b>60,167</b>	<b>100.0</b>	<b>63,261</b>	<b>100.0</b>	<b>66,748</b>	<b>100.0</b>

Source: Bureau of the Census (1990-2010).

## 5. Employment

The Census provides employment information about the City’s residents, including the number of persons employed in a particular industry and whether they are employed by businesses either outside or within their community. In 2011, 40,096 Redondo Beach residents aged 16 and over were in the labor force, representing a participation rate of 74 percent. Only about six percent of the City’s residents were unemployed, which was a slight increase from the unemployment rate of four percent in 2000.

The types of jobs held by Redondo Beach residents between 1990 and 2011 are shown in Table H-5. The most noticeable change is the increase in the number of residents employed in management and professional occupations, which accounted for 57 percent of jobs in 2011 compared to 43 percent of jobs in 1990. Since 1990, the number of residents employed in sales/office and production/transportation/material moving occupations has declined steadily.

**Table H-5: Jobs Held by Redondo Beach Residents (1990-2011)**

Job Category	1990		2000		2011	
	Number	%	Number	%	Number	%
Management, Business, Science, and Arts Occupations	17,042	42.6%	20,249	53.1%	21,500	57.3%
Service Occupations	3,474	8.7%	3,827	10.0%	3,895	10.4%
Sales and Office Occupations	13,771	34.4%	10,092	26.5%	8,996	24.0%
Natural resources, construction, and maintenance occupations	2,371	5.9%	2,073	5.4%	1,615	4.3%
Production, transportation, and material moving occupations	3,348	8.4%	1,865	4.9%	1,496	4.0%
Total Employed Persons (16 Years & Over)	40,006	100.0	38,106	100.0	37,502	100.0%

Note: 1990 and 2000 Natural Resources, Construction, and Maintenance Occupations estimates combines estimates from two no longer used Census categories: Construction, Operators, Laborers & Repair and Farming, Forestry, & Fishing.

Source: Bureau of the Census (1990 and 2000) and American Community Survey (2007-2011).

Certain occupations are associated with higher earned incomes. Legal and managerial occupations, for example, were the highest paying occupations in the Los Angeles Metropolitan region during the first quarter of 2013. By contrast, farming and food preparation occupations were among the lowest paid occupations (Table H-6). In 2011, a large proportion of Redondo Beach residents (57 percent) were employed in typically high earning occupations. As shown in **Table H-7**, government and retail employers accounted for five of the top ten principal employers in the City in 2012.

<b>Occupations</b>	<b>Average Salary</b>
Legal	\$125,853
Management	\$124,197
Architecture and Engineering	\$92,882
Arts, Design, Entertainment, Sports and Media	\$89,122
Healthcare Practitioners and Technical	\$86,329
Computer and Mathematical	\$85,861
Life, Physical and Social Science	\$76,860
Business and Financial Operations	\$75,680
Education, Training and Library	\$60,169
Construction and Extraction	\$54,607
<b>All Occupations</b>	<b>\$52,754</b>
Community and Social Service	\$51,479
Protective Service	\$49,962
Installation, Maintenance and Repair	\$49,161
Sales	\$40,728
Office and Administrative Support	\$38,043
Transportation and Material Moving	\$34,294
Production	\$32,222
Healthcare Support	\$31,084
Personal Care and Service	\$28,022
Farming, Fishing and Forestry	\$27,243
Building, Grounds Cleaning, and Maintenance	\$26,986
Food Preparation and Serving Related	\$22,011

Source: State Employment Development Department, 2013.

<b>Employer</b>	<b>Industry</b>	<b>Number of Employees</b>
Northrop Grunman (TRW)	Manufacturing	5,645
Redondo Beach Unified School District	Education	995
City of Redondo Beach	Government	432
Crowne Plaza (Holiday Inn)	Hospitality	339
The Cheesecake Factory	Restaurant	261
United States Post Office	Government	260
Nordstrom, Inc.	Retail	254
Target Store	Retail	217
DHL Global Forwarding	Shipping	207
Macy's (Robinson's May)	Retail	206

Source: City of Redondo Beach, FY 2011-2012 CAFR.

## B. Households

### 1. Household Composition

A household is defined as all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment, or a married couple with children in a single-family dwelling, are each considered a household. Since different types of households need or prefer different types of housing, this information can be useful in assessing the types of housing needed in the City.

Table H-8 compares the types of households in Redondo Beach and Los Angeles County. Households are classified as “family” households or “non-family” households. “Family” households are those in which the head of household lives together with one or more related persons. “Non-family” households consist of a group of unrelated persons or a single person living alone.

As of the 2010 Census, Redondo Beach households were roughly split between family households (56 percent) and non-family households (44 percent). In Los Angeles County, however, about two-thirds of households were family households (68 percent).

<b>Table H-8: Households by Composition (2010)</b>			
<b>Category</b>	<b>Number</b>	<b>Redondo Beach Percentage</b>	<b>Los Angeles County Percentage</b>
<b>Total Households</b>	<b>29,011</b>	<b>100.0</b>	<b>100.0</b>
Family Households	16,229	55.9	67.7
Husband-Wife Family	12,507	43.1	45.7
With Own Children	5,614	19.4	22.3
No Children	6,893	23.8	23.4
Other Family	3,722	12.8	22.0
Male Householder, No Wife	1,207	4.2	6.7
With Own Children	508	1.8	2.8
No Children	699	2.4	3.8
Female Householder, No Husband	2,515	8.7	15.3
With Own Children	1,200	4.14	7.4
No Children	1,313	4.53	8.0
Non-Family Households	12,782	44.1	32.3
One Person Households	9,252	31.9	24.2
Male Householder	4,534	15.6	11.1
Female Householder	4,718	16.3	13.1
Two or More Person Households	3,530	12.2	8.1
Male Householder	2,009	6.9	4.6
Female Householder	1,521	5.2	3.5

Source: Bureau of the Census (2010).

Population by household type and relationship is presented in Table H-9. The proportion of Redondo Beach residents in family households was low compared to the County (73 percent versus 84 percent).

<b>Table H-9: Population by Household Type and Relationship (2010)</b>			
<b>Category</b>	<b>Number</b>	<b>Redondo Beach Percentage</b>	<b>Los Angeles County Percentage</b>
<b>Total Population</b>	<b>66,748</b>	<b>100.0</b>	<b>100.0</b>
In Family Households	48,956	73.3	83.9
Householder	16,229	24.3	22.3
Spouse	12,507	18.7	15.1
Child	16,062	24.1	30.9
Grandchild	731	1.1	3.1
Other Relatives	2243	3.4	8.6
Non-Relatives	1,184	1.8	3.3
In Non-Family Households	17,361	26.0	14.4
Male Householder	6,543	9.8	5.2
Living Alone	4,534	6.8	3.7
Not Living Alone	2,009	3.0	1.5
Female Householder	6,239	9.3	5.5
Living Alone	4,718	7.1	4.3
Not Living Alone	1,521	2.3	1.1
Non-Relatives	4,579	6.9	3.7
In Group Quarters	431	0.6	1.7

Source: Bureau of the Census (2010)

## 2. Household Size

Household size affects the housing needs of a community and may indicate the presence of potential housing problems, such as overcrowding. The average size of Redondo Beach households declined over time from a peak of 3.29 persons (in 1960) to 2.21 persons (in 2000), but bounced back slightly to 2.29 persons in 2010 (Table H-10). Household size in the City continues to be relatively small compared to the countywide average of 2.98 persons.

<b>Table H-10: Persons per Household</b>	
<b>Year</b>	<b>Persons Per Household</b>
1960	3.29
1970	2.84
1980	2.31
1990	2.25
2000	2.21
2010	2.29

Sources: Bureau of the Census (2010).

Nearly one-third (32 percent) of all households in the City were comprised of single person households and another one-third (34 percent) had only two persons (Table H-11). Household size also varied by tenure, with owner-occupied units averaging 2.47 persons per units and renter-households averaging approximately 2.09 persons per unit. Furthermore, about seven percent of owner-occupied units were comprised of five or more persons in 2010, while only two percent of renter-occupied units had five or more persons.

<b>Table H-11: Persons in Household (2010)</b>						
<b>Household Size</b>	<b>All Households</b>		<b>Owner-occupied units</b>		<b>Renter-occupied units</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
1 Person	9,252	31.9	3,763	25.2	5,489	38.9
2 Persons	9,794	33.8	5,224	35.0	4,570	32.4
3 Persons	4,763	16.4	2,621	17.6	2,142	15.2
4 Persons	3,591	12.4	2,298	15.4	1,293	9.2
5 Persons	1,090	3.8	693	4.6	397	2.8
6 or more	521	1.8	318	2.1	203	1.4

Source: Bureau of the Census (2010).

Average household size in Redondo Beach also varied by geography. On average, households were much larger in the northern part of the City (north of 190th Street) than in the southern part (south of 190th Street) (Table H-12). Single person households comprised about 25 percent of the households in the northern portion of the City compared to about 40 percent of the households in the southern portion. Large households (households consisting of five or more persons) made up approximately seven percent of households in the northern portion of the City, but just four percent of households in the southern portion.

Household Size	Redondo Beach		North Redondo*		South Redondo*	
		%		%		%
1 Person	9,252	31.9	3,860	25.0	5,392	39.7
2 Persons	9,794	33.8	5,100	33.0	4,694	34.6
3 Persons	4,763	16.4	2,960	19.2	1,803	13.3
4 Persons	3,591	12.4	2,417	15.7	1,174	8.7
5 Persons	1,090	3.8	735	4.8	355	2.6
6 or more	521	1.8	367	2.4	154	1.1
Total households	29,011	--	15,439	53.2	13,572	46.8
Total population	66,748	--	38,781	58.1	27,967	41.9
Avg. household size	2.29	--	2.51	--	2.01	--

Source: Bureau of the Census (2010).

\* North Redondo includes Census Tract Nos. 6205.01, 6205.21, 6205.22, 6206.01, 6206.02, 6207.01, and 6207.02

\* South Redondo includes Census Tract Nos. 6212.01, 6212.04, 6213.01, 6213.24, 6213.26, and 6214

### 3. Household Income

Median household income in Redondo Beach has increased steadily since 1990 and is related to the City's coastal location and high real estate values. Household, family, and per capita income levels in Redondo Beach have all increased significantly over the past two decades (Table H-13) and at much higher levels than the County (Table H-14).

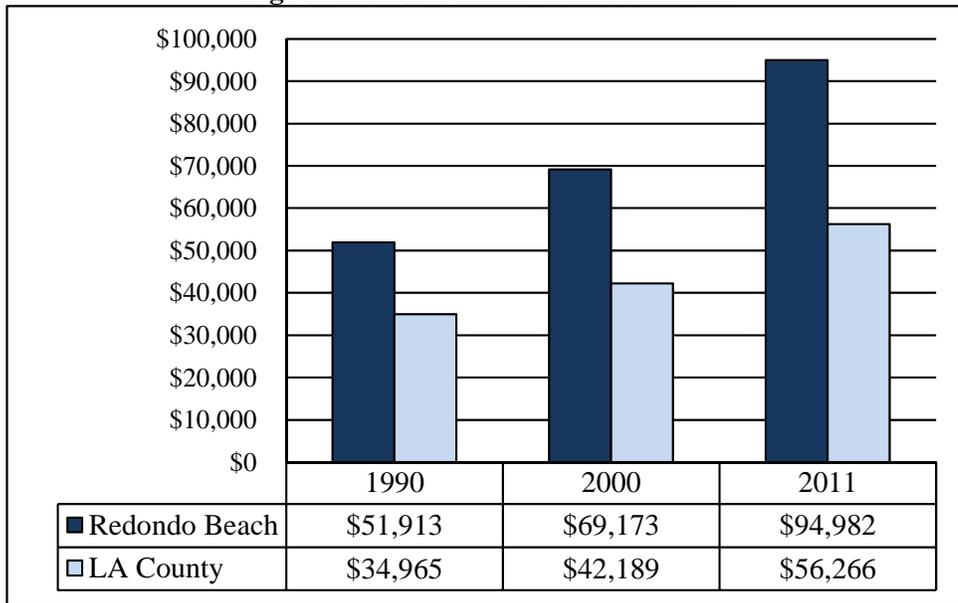
	1990	2000	2011	Increase		% Increase	
				1990-2000	2000-2011	1990-2000	2000-2011
				Median Household Income	\$51,913	\$69,173	\$94,982
Median Family Income	\$58,760	\$80,543	\$118,658	\$21,783	\$38,115	37.1	47.3
Per Capita Income	\$26,230	\$38,305	\$51,703	\$12,075	\$13,398	46.0	35.0

Source: Bureau of the Census (1990 and 2000) and American Community Survey (2007-2011).

	1990	2000	2011	Increase		% Increase	
				1990-2000	2000-2011	1990-2000	2000-2011
				Median Household Income	\$34,965	\$42,189	\$56,266
Median Family Income	\$39,035	\$46,452	\$62,595	\$7,417	\$16,143	19.0	34.8
Per Capita Income	\$16,149	\$20,683	\$27,954	\$4,534	\$7,271	28.1	35.2

Source: Bureau of the Census (1990 and 2000) and American Community Survey (2007-2011).

**Figure H-3: Median Household Income**



Source: Bureau of the Census (1990 and 2000) and American Community Survey (2007-2011).

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income – 0 to 30 percent AMI
- Very Low Income – 31 to 50 percent of the AMI
- Low Income – 51 to 80 percent of the AMI
- Moderate Income – 81 to 120 percent of the AMI
- Above Moderate Income – above 120 percent of the AMI

The 2010 Census does not collect information on the number of households belonging to each of the income categories described above. However, household income data were tabulated by the Southern California Association of Governments (SCAG) using the 2005-2009 ACS (Table H-15). As shown below, between 2005 and 2009, approximately 21 percent of the City’s households earned lower incomes, while approximately 79 percent earned moderate or above moderate incomes. During this same period, Los Angeles County as a whole had a much larger proportion of lower income households (40 percent).

Classification	1990		2000		2009	
	Households	%	Households	%	Households	%
Extremely Low Income	1,714	6.4	1,335	4.7	1,862	6.5
Very Low Income	1,599	6.0	1,279	4.5	1,670	5.8
Low Income	2,306	8.6	2,403	8.4	2,353	8.2
Moderate and Upper Income	21,185	79.0	23,453	82.4	22,402	78.5
Total	26,804	100.0	28,470	100.0	28,550	100.0

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) (1990 and 2000) and Southern California Association of Governments (SCAG) (2009).

### **C. Housing Problems**

The SCAG data estimating the number of households at each income level presented earlier does not provide any detail on the specific housing needs and problems faced by the City’s lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in Redondo Beach. Detailed CHAS data based on the 2006-2010 ACS data is displayed in (Table H-16). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (42 percent) compared to owner-households (40 percent).
- Large renter-families had the highest level of housing problems regardless of income level (73 percent).
- Very low income and extremely low income households had the highest incidence of housing problems (80 percent and 76 percent, respectively).

**Table H-16: Housing Assistance Needs of Lower Income Households (2006 to 2010)**

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	615	355	90	1725	570	10	880	2605
% with any housing problem	75%	93%	100%	76%	72%	100%	77%	76%
% with cost burden >30%	74%	93%	100%	76%	68%	100%	72%	74%
% with cost burden > 50%	59%	87%	100%	69%	56%	100%	63%	67%
Very Low Income (31-50% AMI)	405	325	60	1,440	365	20	680	2,120
% with any housing problem	72%	95%	100%	89%	47%	0%	61%	80%
% with cost burden >30%	72%	95%	100%	88%	45%	0%	58%	78%
% with cost burden >50%	58%	83%	67%	74%	18%	0%	39%	63%
Low Income (51-80% AMI)	245	720	50	1,835	470	55	970	2,805
% with any housing problem	84%	76%	90%	83%	37%	100%	61%	75%
% with cost burden >30%	82%	76%	20%	81%	37%	109%	61%	74%
% with cost burden > 50%	47%	26%	20%	29%	27%	73%	42%	34%
Moderate/Upper Income (>80% AMI)	595	3,580	155	9,045	1,920	685	11,955	21,000
% with any housing problem	8%	25%	42%	20%	26%	42%	31%	26%
% with cost burden >30%	8%	22%	10%	18%	27%	37%	31%	25%
% with cost burden > 50%	2%	1%	0%	0%	11%	4%	8%	5%
Total Households	1,860	4,980	355	14,045	3,325	770	14,485	28,530
% with any housing problem	54%	42%	73%	42%	38%	46%	37%	40%
% with cost burden >30%	53%	39%	49%	40%	37%	42%	36%	38%
% with cost burden > 50%	39%	16%	39%	20%	22%	10%	15%	18%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2006-2010 ACS data.

## 1. Overpayment

It is important to identify the rate of housing cost burden in a community in order to assess the availability of affordable housing. Cost burden is defined as households paying more than 30 percent of their income for housing. When a household overpays for housing, it has less available income for other necessities such as healthcare, food, and transportation, thereby impacting quality of life.

As shown in Table H-16, the prevalence of cost burden generally increases as income decreases. Cost burden impacted extremely low and very low income households almost equally, and renter-households were more impacted by cost burden than owner-households overall.

In terms of household type, cost burden was almost indiscriminate, impacting virtually all household types in the extremely low and very low income levels, although low income elderly owner households were less affected by cost burden than other types of households.

## 2. Overcrowding

The State Department of Housing and Community Development (HCD) defines overcrowding as a household with more than one person in a room (excluding bathrooms and the kitchen). Severe overcrowding is more than 1.5 persons per room. Overcrowding occurs when there are not enough adequately sized housing units in a community that are affordable to households with various income levels. When this occurs, families may live in housing units that are too small in order to afford other necessities or they may “double-up” with other families. Overcrowding is a serious health and safety concern and must be addressed appropriately.

Table H-17 shows that overcrowding in the City has declined dramatically since 1970. This may be partly due to the replacement of traditional family households with single-person and single-parent family households. As of 2011, approximately two percent of all units in the City were overcrowded. By comparison, about 12 percent of all units in Los Angeles County were overcrowded.

<b>Table H-17: Overcrowded Housing Units (1970-2011)</b>					
	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2011</b>
Total Occupied Units	20,321	24,699	26,717	28,566	28,456
Total Overcrowded	1,646	838	1,099	1,201	503
Percent Overcrowded	8.1	3.4	4.1	4.2	1.8

Source: Bureau of the Census (1970, 1980, 1990, and 2000) and American Community Survey (2007-2011).

The incidence of overcrowding varies by tenure. Of the 503 overcrowded households in 2011, approximately 395 (79 percent) were renters. The majority of overcrowded units in Redondo Beach (84.9 percent) had between 1.0 and 1.5 persons per room. Severely overcrowded (more than 1.5 persons per room) households made up the remaining 15 percent of overcrowded units. This information is summarized in Table H-18.

Overcrowding typically occurs when there is a lack of housing of the right size and the right price to accommodate the larger households in the City. The number of large households in the City has increased in recent years, making it more difficult for these households to find and afford an adequately sized unit. In 2010, there were 1,611 large households in the City (households with five or more members) compared to 1,425 in 2000 and 1,331 large households in 1990.

<b>Table H-18: Overcrowded Housing Units (2000-2011)</b>				
<b>Category</b>	<b>2000</b>		<b>2011</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Occupied Housing Units	28,566	100	28,456	100
Overcrowded Units	1,201	4.2	503	1.8
Owner-occupied	297	(24.7)	108	(21.5)
Renter-occupied	904	(75.3)	395	(78.5)
Units with 1.01-1.50 persons/room	639	2.2	427	1.5
Units with 1.51-2.00 persons/room	384	1.3	76	0.3
Units with 2.00 or more persons/room	178	0.6	0	--

Source: Bureau of the Census (2000) and American Community Survey (2007-2011).

### **D. Special Needs Groups**

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may include income, employment, disability, or family characteristics, among other things. Persons and households with special needs include seniors, persons with disabilities (including persons with developmental disabilities), large households, single-parent households, persons living in poverty, farmworkers and the homeless. These groups may have more difficulty finding affordable housing, and typically are the groups most in need of assistance. Table H-19 summarizes Redondo Beach’s special needs population and Table H-22, located at the end of the this section, provides an inventory of resources available to serve these groups.

<b>Special Needs Group</b>	<b># of Persons or Households</b>	<b># of Owners</b>	<b># of Renters</b>	<b>% of Total Households or Persons</b>
Households w/ members age 65+	5,449	--	--	18.8
Elderly headed households	4,674	3,216 (68.8%)	1,458 (31.2%)	16.1
Elderly living alone	2,145	1,207 (56.3%)	938 (43.7%)	3.2
Disabled persons**	4,633	--	--	6.9
Large households	1,611	1,011 (62.8%)	600 (37.2%)	5.6
Single-Parent Households	1,708	--	--	5.9
Female headed households with children	1,200	--	--	4.1
Residents living below poverty*	3,461	--	--	5.2
Farmworkers*	172	--	--	<1
Homeless***	79	--	--	<1

Notes:

\*=2010 Census data not available. Estimate is from the 2007-2011 ACS.

\*\*=2010 Census data not available. Estimate is from the 2009-2011 ACS.

\*\*\*=2010 Census data not available. Estimate is from 2011 Greater Los Angeles Homeless Count Report.

Source: Bureau of the Census (2010), American Community Survey (2007-2011 and 2009-2011), and 2013 Greater Los Angeles Homeless Count Report,

## **Seniors**

Seniors face unique housing circumstances because of three factors: a limited or fixed income; health care costs; and disabilities. In 2010, 5,449 Redondo households included senior members (age 65 and over), representing 19 percent of the City's total households. Furthermore, approximately 4,674 Redondo Beach households (16 percent of total households) were headed by persons over age 65. Of these senior-headed households, 69 percent owned their homes and 31 percent were renters.

Many seniors are retired and/or living on fixed incomes and may not be able to afford major home repairs or large increases in rent. In 2011, of persons living below the poverty level in Redondo Beach, approximately ten percent were seniors. As shown in Table H-16, 54 percent of elderly renter-households experienced housing problems, in comparison to 38 percent of elderly owner-households. Approximately 39 percent of elderly renter-households had a cost burden greater than 50 percent.

### ***Resources Available***

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, nine community care facilities are located in Redondo Beach with a total capacity to serve nearly 200 persons. These include:

- One Adult Residential Care facilities – 22 beds total
- One Group Homes – Six beds total
- Seven Residential Care for the Elderly facilities – 162 beds total

The City’s Community Services Department provides programs, services, information, and referrals that promote physical and mental health for the ever expanding senior population in the City. Senior residents have access to services at multiple Senior Center locations at Anderson Park, Perry Park, and Veterans Park. Additional resources are detailed in Table H-22.

Affordable housing opportunities located in the City to meet the housing needs of the elderly include:

- Casa de los Amigos—123 S. Catalina Ave.
- Heritage Pointe/Foundation for Affordable Housing—1801 Aviation Way
- Roland R. Mindeman Salvation Army Corps—125 W. Beryl Street
- Seaside Villas—319 N. Broadway
- Seasons at Redondo/Linc Housing—109 S. Francisca Ave.

### **Persons with Disabilities**

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents in Redondo Beach have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffers from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

The 2010 Census did not collect information on disability. However, according to 2009-2011 ACS data, disabled persons make up approximately seven percent of the population in Redondo Beach (Table H-20). In 2011, nearly half of the City’s population with disabilities was made up of residents aged 65 and older, while 46 percent were aged 18 to 64. Of the residents 65 years and older, ambulatory and independent living difficulties were the most prevalent.

Disabled individuals have unique housing needs because they may be limited in mobility or ability to care for themselves. In addition, the earning power of disabled persons may be limited. Their housing need is compounded by design and location requirements which often increase housing costs. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, and other interior and exterior design features. Affordable housing and housing programs that address accessibility can assist persons with disabilities.

The housing needs of disabled persons in Redondo Beach are of particular importance because as a built out community, about 85 percent of the City’s housing units were built prior to 1990. Therefore, the majority of the City’s housing stock does not comply with the American with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	0	31.9	37.0	33.0
With a vision difficulty	0	7.7	23.3	15.0
With a cognitive difficulty	100.0	35.0	30.0	35.5
With an ambulatory difficulty	0	34.5	64.2	47.6
With a self-care difficulty	0	14.0	31.3	21.9
With an independent living difficulty	--	33.2	64.0	46.9
<b>Total Persons with Disabilities</b>	<b>210</b>	<b>2,133</b>	<b>2,290</b>	<b>4,633</b>

Note:

1. Persons under 5 years of age are not included in this table.
2. Persons may have multiple disabilities.

Source: American Community Survey (2009-2011).

### *Persons with Developmental Disabilities*

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.” This definition also reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 1,001 persons in the City of Redondo Beach with developmental disabilities, based on the 2010 Census population.

According to the State’s Department of Developmental Services, as of September 2013, approximately 397 Redondo Beach residents with developmental disabilities were being assisted at the Harbor Regional Center. Most of these individuals were residing in a private

home with their parent or guardian and 266 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

### ***Resources Available***

From a housing perspective, there are several different housing needs of disabled persons. For those disabled with a developmental or mental disability, one of the most significant problems is securing affordable housing that meets their specialized needs. Housing needs can range from institutional care facilities to facilities that support partial or full independence (such as group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation also. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps leading to doorways, modifications to bathrooms and kitchens (lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices (smoke alarms, flashing lights, etc.).

Housing options for persons with disabilities also includes various community care facilities. Combined, these facilities offer a capacity of nearly 200 beds. These include:

- One Adult Residential Care facilities – 22 beds total
- One Group Homes – Six beds total
- Seven Residential Care for the Elderly facilities – 162 beds total

The City's Community Services Department offers wide range of programs, services, information and referrals to help persons with disabilities. Table H-22 details further assistance available to disabled residents.

### **Large Households**

Large households are defined as those consisting of five or more persons in the same dwelling unit. Large households typically need larger homes with extra rooms in order to avoid overcrowding. While construction trends over recent years have increasingly included the provision of large units, often these larger units are not affordable to large households. It is not uncommon for large, lower income households to save on housing costs by residing in smaller units, resulting in overcrowded living conditions.

As shown earlier in Table H-19, about six percent of Redondo Beach households were considered large households in 2010. Most of these large households (63 percent) owned their homes, while 37 percent rented their homes. The overwhelming majority of households in the City continue to be smaller households.

Lower income large renter-households usually face a number of housing problems, including cost burden, overcrowding, and deteriorated housing conditions. According to CHAS data, 73 percent of all large renter-households and 46 percent of all large owner-households were experiencing housing problems (Table H-16).

***Resources Available***

The City’s large households can benefit from City programs and services that provide assistance to lower and moderate income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents. Table H-22 lists additional resources that may be beneficial to the City’s large households.

**Single Parent Households**

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing and accessible day-care, health care, and other supportive services. Female-headed households with children, in particular, tend to have lower incomes than other types of households. Because of their relatively low income, such households often have limited housing options and restricted access to supportive services.

According to the Census, six percent of Redondo Beach households were single-parent households in both 2000 and 2010 (Table H-21). There were more than twice as many female-headed single-parent households than male-headed single-parent households in 2010. According to ACS data, 14 percent of female-headed single-parent households and 11 percent of male-headed single-parent households were living below the poverty level in 2011.

<b>Table H-21: Single-Parent Households</b>				
<b>Household Type</b>	<b>2000</b>		<b>2010</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Single Male with Children	446	1.6	508	1.8
Single Female with Children	1,220	4.3	1,200	4.1
<b>Total Single Parent Households</b>	<b>1,666</b>	<b>5.8</b>	<b>1,708</b>	<b>5.9</b>
<b>Total Households</b>	<b>28,566</b>	<b>100.0</b>	<b>29,011</b>	<b>100.0</b>

Source: Bureau of the Census 2000 and 2010 Census.

### ***Resources Available***

Limited household income constrains the ability of these households to afford adequate housing and provide for childcare, health care, and other necessities. Finding adequate and affordable childcare is a pressing issue for many families with children. Affordable housing needs of single-parent households are addressed through the City's affordable housing programs, including Housing Choice Vouchers, and Table H-22 lists youth services and assistance services for households with limited income that may be beneficial to single-parent households.

### **Residents Living Below the Poverty Level**

Families with incomes below the poverty level, typically with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2007-2011 ACS identified five percent of all Redondo Beach residents as living below the poverty level. Approximately three percent of family households in the City were living in poverty, while five percent of families with children were living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, and other supportive services.

### ***Resources Available***

Persons living with incomes below the poverty level can benefit from City programs and services that provide assistance to lower income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents. Table H-22 lists various assistance services for households living in poverty.

### **Farmworkers**

The 2007-2011 ACS indicates that only 172 (0.3 percent) employed residents in the City held jobs in agriculture, forestry, fishing and hunting, and mining. There is no indication that these workers have special housing needs in Redondo Beach, and any low income workers are eligible for community-wide housing programs assisting low income residents.

### ***Resources Available***

Given the small number of persons employed in agricultural-related industries, the City can address the needs of the farm worker population through its overall affordable housing programs. Also, because Redondo Beach is an urban community in a metropolitan area, those persons identified as having agricultural jobs are most likely employed at plant nurseries and similar enterprises and thus are not anticipated to have the seasonal housing needs associated with crop-related farm worker jobs.

## **Homeless**

Homelessness is a regional (and national) problem, and in a major metropolitan region, individual municipal governments lack the resources to implement solutions to eliminate homelessness. While the exact number of homeless people in the City on any given night is unknown, a relatively small share of the region's homeless population is found in Redondo Beach. The 2011 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimates that there were 79 homeless people in Redondo Beach. Of the homeless persons counted, nearly 75 (59 persons) percent were unsheltered and 25 percent (20 persons) were sheltered in an emergency or winter shelter.

The 2013 homeless count by LAHSA shows a 14 percent decrease in homeless population for Service Planning Area (SPA) 8 that encompasses the South Bay region. However, specific homeless count by jurisdiction is not yet available.

### ***Resources Available***

There are no emergency shelters in the immediate area for homeless men or women who are not victims of domestic violence. San Pedro operates a residential treatment center, Support for Harbor Area Women's Lives (SHAWL) primarily for homeless women who are substance abusers. This center serves most of the South Bay, including Redondo Beach, and has a total of 13 beds. SHAWL offers counseling services, substance abuse rehabilitation programs, and assistance for women who want to regain custody of their children. According to SHAWL staff, the biggest need of their clients currently is medical services. SHAWL does not currently offer these services and a majority of their clients have no health insurance.

Second Step Shelter, operated by 1736 Family Crisis Center, is the only transitional housing shelter in Redondo Beach. This shelter provides longer-term transitional housing as well as support services to assist its clientele in making the transition to permanent housing and economic self sufficiency. All clients receive counseling, parenting education, job training, and housing referrals. The shelter has a capacity of 24 beds.

Shelters in nearby communities are also open to Redondo Beach residents. 1736 Family Crisis Center operates an emergency youth shelter in Hermosa Beach that also offers emergency food, clothing, and counseling to people of all ages year round. 1736 also runs four shelters in the Los Angeles area, including one in the South Bay, that cater to battered women and their children. These facilities provide both emergency (up to 90 days) and long-term (nine months or two years, depending on the facility) housing, as well as counseling and other supportive services.

<b>Table H-22: Resources for Special Needs Groups</b>		
<b>Special Needs Group</b>	<b>Program</b>	<b>Description</b>
Female Headed Households and Large Households	Afterschool Playground Program	Non-Custodial Afterschool Playground Program
	South Bay Youth Project	Counseling, parenting classes, youth activities.
Households in Poverty	South Bay One Stop Business and Career Centers	Provide business development resources and facilities, staffing assistance, training and job placement services, labor market information, career assessment, workshops.
	First United Methodist Church—Shared Bread	Warm meals and hygiene items when available.
	St. Paul’s United Methodist Church—Project: Needs	Home-style dinner for hungry and food pantry.
	St. Andrews Presbyterian Church	Sack lunch distribution, clothing and canned goods distribution given out with sack lunches.
	St. James Church	Sack lunches
	St. Lawrence Martyr Church	Food pantry (canned and dry food) and food distribution to local residents.
	Salvation Army	Emergency aid, food, referrals to shelters, information and referral.
	Saturday Lunch Program	Saturday lunches provided and supply of food available on an emergency basis.
	South Bay Community Church of the Brethren	Home-style dinner for hungry
Households in Poverty, Disabled Persons, and the Elderly	City of Redondo Beach Section 8	Housing assistance payments on behalf of eligible elderly and very low income families, and disabled persons
	Utility Users Tax Exemption	City tax removed from utility bills. Eligibility based on income, age and/or disability.
Disabled Persons	Access Services	Transportation service throughout Los Angeles county for individuals with disabilities. Fares range from \$2.50 to \$3.25 for each one-way trip.
Elderly and Disabled Persons	The WAVE	Transportation for registered Hermosa and Redondo Beach residents, who are either seniors (62 and over) or disabled.
	Gardena Special Transit	Provides lift-equipped vehicles to transport Gardena residents age 60 and above and/or disabled. Fare for a one way trip is \$0.75.
	Volunteer Income Tax Assistance (VITA) Program	Assistance in filling out income tax forms for seniors over 50 and disabled adults.
	Income Tax Assistance	Free assistance filing income tax returns for older adults and disabled persons.
Elderly	Nutrition Program	Senior lunch program available five days a week at two separate sites.
	South Bay Adult Care Center	Day care center for people with Alzheimer’s, dementia, Parkinson’s, Stroke, or other conditions, and the Frail Older Adult who needs socialization.
	Legal Assurance	Free 15 minute appointment for older adults.
	AARP Mature Driver Class	Two-day class offered four or five times a years.

Source: City of Redondo Beach, 2013.

## E. Housing Stock

### 1. Housing Unit Type

The mix of housing units in Redondo Beach has changed significantly since 1960 (Table H-23). Single-family detached housing comprised over three-fourths (77 percent) of the City's housing stock in 1960, but by 2011, only about 39 percent of housing units were single-family detached homes. Single-family attached<sup>1</sup> housing grew at a rapid rate during the 1980s (with nearly 3,000 units built), but the pace of single-family attached development has been relatively slow ever since (with only about 550 units built since 1990). Single-family attached housing now comprises 13 percent of the City's housing units.

Apartments made up 47 percent of the City's total housing stock in 2011. Smaller multi-family buildings (with two to four dwellings) comprised about 15 percent of all housing units while larger multi-family buildings (with five or more dwellings) made up 32 percent of units. Meanwhile, the City's inventory of mobile homes decreased significantly between 2000 and 2011.<sup>2</sup> There are currently 380 mobile homes in Redondo Beach. These homes are located in the City's only remaining mobile home park (along 190<sup>th</sup> Street east of Meyer Lane). These homes are protected under a special Mobile Home Park zoning designation established for the area, which permits no other type of housing except mobile homes.

Year	Total	Single-Family (detached)		Single-Family (attached)		2-4 Units		5+ Units		Mobile Homes and Other	
		No.	%	No.	%	No.	%	No.	%	No.	%
1960	15,579	12,060	77.4	0	0.0	1,644	10.6	1,875	12.0	0	0.0
1970	20,251	12,684	62.6	398	2.0	2,800	13.8	4,154	20.5	215	1.1
1980	25,867	10,861	42.0	561	2.2	4,515	17.5	9,737	37.6	193	0.7
1990	28,220	11,148	39.5	3,491	12.4	4,050	14.4	9,439	33.4	92	0.3
2000	29,543	11,452	38.8	4,207	14.2	4,063	13.8	9,441	31.9	380	1.3
2011	30,341	11,957	39.4	4,043	13.3	4,629	15.3	9,546	31.5	166*	0.5

\* 2011 data is based on the American Community Survey (ACS), which samples only a small percentage of the population. The reduction in mobile homes is primarily a result of the large sampling errors associated with a small sample of mobile homes.

Source: Bureau of the Census (1960, 1970, 1980, 1990, and 2000), American Community Survey (2007-2011).

<sup>1</sup> Single-family attached units are those units that share one common wall with another unit. Such homes may include townhome units in planned unit development. Condominium is a legal form of ownership, not a type of housing structure. Townhomes (i.e. single-family attached units) are a form of condominium.

<sup>2</sup> The "Mobile Homes and Other" category includes "Other" housing units as defined in the Census, such as boats, RVs, vans, etc.

## 2. Housing Tenure

Of the 29,011 Redondo Beach housing units that were occupied at the time of the 2010 census, 51.4 percent were owner-occupied and 48.6 percent were renter-occupied. The proportion of homeowners in the City was slightly higher in comparison to Los Angeles County as a whole, where 47.7 percent of units were owner-occupied, and 52.3 percent were renter-occupied.

Housing tenure historical trends are shown in Table H-24. The percentage of owner-occupied units declined dramatically from nearly 60 percent in 1960 to less than 40 percent in 1980, a period when most new construction in the City consisted of new apartments. Many developers during the 1970s and 1980s built condominiums/townhomes and offered them for rent until the construction defect litigation statute of limitations expired. Upon expiration, the developers started marketing the condominiums/townhomes as for-sale units. This may explain the low rates of homeownership during the 1970s and its subsequent increase in the decades that followed.

Year	Owner-occupied	Percent	Renter-occupied	Percent	Total
1960	8,578	59.1	5,944	40.9	14,522
1970	8,362	44.5	10,433	55.5	18,795
1980	9,446	38.3	15,191	61.7	24,637
1990	12,390	46.4	14,327	53.6	26,717
2000	14,147	49.5	14,419	50.5	28,566
2010	14,917	51.4	14,094	48.6	29,011

Source: Bureau of the Census (1960, 1970, 1980, 1990, 2000, and 2010).

## 3. Vacancy Rates

The difference between current and optimal vacancy rates provides an indication of existing housing need. According to the Southern California Association of Governments (SCAG), a five percent rental vacancy rate is considered optimal in order to permit adequate rental mobility. In a housing market with lower vacancy rates, rents are likely to be inflated and tenants will have difficulty finding units of the right size and cost. A two percent vacancy rate for owner-occupied housing is considered optimal.

At the time of the 2010 Census, 928 vacant housing units in Redondo Beach were available for sale or for rent, representing an effective vacancy rate of 3.0 percent. Of the vacant units, 797 were for rent (5.3 percent of the rental housing stock) and 131 were being offered for sale (0.9 percent of the potential homeowner housing stock).

In addition to vacant units for sale or rent, another 670 units were vacant in 2010 for other reasons, including units for seasonal, recreational, or occasional use, and units rented or sold but not yet occupied. The total for all types of vacant housing units in 2010 was 1,598, representing an overall vacancy rate of 5.2 percent.

Vacancy rates for the period from 1960 to 2010, based on Census numbers are shown in Table H-25. As shown, vacancy rates have generally declined over the years, reflective of an increasingly tightening housing market; however, overall vacancy rates increased during the 2000s.

<b>Year</b>	<b>Vacant Units for Sale or Rent</b>	<b>Percent</b>	<b>Total Vacant Units</b>	<b>Percent</b>	<b>Total Units</b>
1960	832	5.3	1,057	6.8	15,579
1970	831	4.1	1,456	7.2	20,251
1980	874	3.4	1,230	4.8	25,867
1990	1,111	3.9	1,503	5.3	28,220
2000	637	2.2	977	3.3	29,543
2010	928	3.0	1,598	5.2	30,609

Source: Bureau of the Census (1960, 1970, 1980, 1990, and 2000) and California Department of Finance (2008).

#### **4. Housing Stock Condition**

##### **Age of Structures**

The habitability of housing refers to its structural condition and its ability to provide safe and decent shelter for its inhabitants. The accepted standard for major housing rehabilitation needs is after 30 years. Over 88 percent of the City’s housing units were built after 1950, with a relatively similar number of units built in each decade until 1990 (Table H-26). New housing production since 1990 has slowed to pre-1950 levels with only 4,618 new housing units built between 1990 and 2011.

<b>Year Unit Built</b>	<b>Number</b>	<b>Percent</b>
1939 or earlier	1,743	5.7
1940-1949	1,976	6.5
1950-1959	5,044	16.6
1960-1969	5,637	18.6
1970-1979	6,425	21.2
1980-1989	4,898	16.1
1990- 1999	2,267	7.5
Built 2000 or Later	2,351	7.7
Total	30,341	100.0

Source: American Community Survey, 2007-2011.

Redondo Beach is known for its quaint, historical charm. Much of the City’s housing stock is made up older homes. In 2011, about 69 percent of the City’s housing units were more than 30 years old. While age alone is not an indicator of housing condition, older structures do tend to have greater rehabilitation needs.

## Substandard Structures

Indicators of substandard housing include units without complete plumbing and/or without complete kitchen facilities (Table H-27). The Census defines “complete plumbing facilities” as having “hot and cold piped water, a flushable toilet, and a bathtub or shower,” and “complete kitchen facilities” as having “a sink with piped water, a range or cookstove, and a refrigerator.” Units without these facilities would be considered in need of rehabilitation. A reported less than one percent of City housing units lacked complete plumbing or kitchen facilities.

Housing Problem	Number	Percent
Lacking complete plumbing	29	0.1
Lacking complete kitchen facilities	218	0.4
Total	247	0.5

Source: American Community Survey, 2007-2011.

The City conducted a housing condition survey in 1990 and in 2000 (Table H-27). The targeted housing stock for the 1990 and 2000 surveys was single-family residential structures more than 30 years old. Citywide, more than 25 percent of all single-family units were surveyed in 1990 and more than 20 percent were surveyed in 2000. The surveys indicate that many units in the City needed rehabilitation due to minor defects such as broken windows, peeling paint, and missing shingles, or due to more significant defects such as aging roofs, holes in the walls, floor, or ceiling, inadequate foundations, and other structural problems. The surveys also indicate an increase in units needing substantial rehabilitation (from 0.5 percent of units surveyed in 1990 to 6.6 percent of units in 2000). Substantial rehabilitation is typically defined as the extensive reconstruction of a building’s major structural components to fix major disrepair. Cosmetic improvements do not constitute substantial rehabilitation. The 1990 survey included no dilapidated structures, while the 2000 survey identified 41 dilapidated structures (1.8 percent of surveyed units). A dilapidated structure is a structure that is in such a state of decay or partial ruin that it poses a hazard to health, safety, and/or welfare of the general public.

Classification	1990		2000	
	Number	Percent	Number	Percent
Total Dwelling Units Surveyed	3,488	100.0	2,330	100.0
No Rehabilitation Needed	1,121	32.1	505	21.7
Total Units in Need of Rehabilitation	2,367	67.9	1,825	78.3
Minor Rehabilitation Needed	150	4.3	259	11.1
Moderate Rehabilitation Needed	2,199	63.0	1,371	58.8
Substantial Rehabilitation Needed	18	0.5	154	6.6
Dilapidated Structures	0	0.0	41	1.8

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Source: City of Redondo Beach (1990 and 2000).

No housing conditions survey was conducted for this Housing Element due to staffing constraints. However, City Code Enforcement Staff estimate that the number of dilapidated structures and housing units in need of substantial rehabilitation remains unchanged from 2000. Approximately 50 structures in Redondo Beach are dilapidated and about 150 dwelling units are in need of substantial rehabilitation. In order to assist homeowners in need of housing rehabilitation, the City administers the Handyman program and the Mobility Access/Emergency Repair program. In 1992, the Redondo Beach City Council also acted to endorse the approval of Mills Act contracts with owners of locally-designated historic properties. The Mills Act is a state tax incentive law that allows cities to enter into contracts with the owners of historic structures. This contract provides a method of reducing property taxes in exchange for the continued preservation of the property. Property taxes recalculated using the special Mills Act assessment method can be reduced 50 percent or more.

## **5. Cost of Housing and Affordability**

Housing affordability can be inferred by comparing the cost of renting or owning a home in Redondo Beach with the maximum affordable housing costs to households which earn different income levels. Taken together, this information can provide a picture of who can afford what size and type of housing as well as indicate the type of households that would likely experience overcrowding or overpayment.

### **Ownership Housing**

In 2013, the median sales price for a single-family home in Redondo Beach ranged from \$745,000 to \$940,000, depending on unit size and location. Condominiums in the City sold for slightly less and median sales prices ranged from \$717,000 to \$785,000. Since August 2012, prices in ZIP Code 90277 decreased 13.4 percent for single-family homes and close to 24 percent for condominiums, while prices increased 7.2 percent in ZIP Code 90278. Condominium prices increased significantly in both the 90277 and 90278 ZIP Codes during the same time period at 35.2 and 21.4 percent, respectively.

Geographical comparisons of housing prices are shown in Table H-29. While the median sales prices of single-family homes and condominiums in Redondo Beach were higher than that of neighboring Torrance, prices remained significantly lower than those in nearby Hermosa Beach, Manhattan Beach, and Palos Verdes Peninsula. Overall, median sales prices for homes in the South Bay region were far higher than the median sales price for homes in Los Angeles County as a whole.

City	ZIP Code	Single Family Homes			Condominiums		
		# of Sales	Median Sales Price	% Change from August 2012	# of Sales	Median Sales Price	% Change from August 2012
Redondo Beach	90277	20	\$940,000	-13.4	30	\$785,000	35.3
	90278	21	\$745,000	7.2	34	\$717,000	21.4
Torrance	90501	20	\$475,000	35.1	5	\$459,000	9.4
	90502	14	\$405,000	11.7	2	\$223,000	25.4
	90503	22	\$700,000	16.5	14	\$534,000	30.1
	90504	23	\$520,000	25.3	5	\$418,000	22.8
	90505	25	\$706,000	10.9	4	\$321,000	-15.5
Hermosa Beach	90254	15	\$1,179,000	36.8	14	\$950,000	5.3
Manhattan Beach	90266	36	\$1,913,000	17.1	10	\$1,432,000	12.3
Palos Verdes Peninsula	90274	25	\$1,685,000	12.3	8	\$635,000	35.5
Los Angeles County		5,634	\$445,000	27.9	2,082	\$379,000	30.7

Source: DQnews.com (2013).

## Cost of Rental Housing

In September 2013, 111 units were listed for rent in the City of Redondo Beach. Rents for these housing units ranged from \$1,195 (for a one-bedroom) to \$6,500 (for a five-bedroom luxury rental). It should be noted that these rent ranges are based on the City's vacant rental units only and not all rental units in general. This rent survey was an attempt to approximate the cost of rental housing in the City. Table H-30 shows the detailed breakdown of Redondo Beach rental units by number of bedrooms. The median rent levels in Redondo Beach ranged from \$1,680 for a one-bedroom to \$3,995 for a housing unit with four or more bedrooms.

Bedroom	Number Listed	Median Rent	Average Rent	Rent Range
Studio	1	--	--	\$1,295
1	32	\$1,680	\$1,685	\$1,195-\$2,300
2	52	\$2,085	\$2,227	\$1,250-\$5,499
3	8	\$3,275	\$3,169	\$2,300-\$3,900
4+	18	\$3,995	\$4,342	\$2,800-\$6,500
Total	111	\$2,095	\$2,473	\$1,195-\$6,500

Source: Cragislist.com, Accessed (September 2013)

## **Housing Affordability**

The costs of home ownership and renting can be compared to a household's ability to pay for housing to determine the general affordability of a community's housing stock. HUD conducts annual household income surveys to determine the maximum affordable housing payments that could be made. In evaluating affordability, it should be noted that the maximum affordable price refers to the maximum amount that could be paid by households in the top of their respective income category. Households in the lower end of each category have less available income and therefore may experience some level of overpayment.

Table H-31 shows the annual income for extremely low, very low, low, and moderate-income households by the size of the household and the maximum affordable housing payments based on the federal standard of 30 percent of household income. From these income and housing cost limits, the maximum affordable home prices and rents are determined.

**Table H-31: Housing Affordability Matrix (2013)**

Household	Annual Income	Affordable Costs (All Costs)		Estimated Utility Allowance, Taxes & Insurance		Affordable Rent	Affordable Home Price
		Rental Costs	Ownership Costs	Renters	Owners		
<b>Extremely Low-Income (0-30% AMI)</b>							
1-Person	\$17,950	\$449	\$449	\$75	\$86	\$374	\$63,537
2-Person	\$20,500	\$513	\$513	\$87	\$102	\$426	\$71,682
3-Person	\$23,050	\$576	\$576	\$106	\$123	\$470	\$78,664
4-Person	\$25,600	\$640	\$640	\$126	\$148	\$514	\$84,715
5-Person	\$27,650	\$691	\$691	\$145	\$171	\$546	\$88,905
<b>Very Low Income (31-50% AMI)</b>							
1-Person	\$29,900	\$748	\$748	\$87	\$102	\$673	\$119,160
2-Person	\$34,200	\$855	\$855	\$106	\$123	\$768	\$135,452
3-Person	\$38,450	\$961	\$961	\$126	\$148	\$855	\$150,347
4-Person	\$42,700	\$1,068	\$1,068	\$145	\$171	\$942	\$164,311
5-Person	\$46,150	\$1,154	\$1,154	\$75	\$86	\$1,009	\$175,017
<b>Low Income (51-80% AMI)</b>							
1-Person	\$47,850	\$1,196	\$1,196	\$106	\$123	\$1,121	\$202,712
2-Person	\$54,650	\$1,366	\$1,366	\$126	\$148	\$1,279	\$230,640
3-Person	\$61,500	\$1,538	\$1,538	\$145	\$171	\$1,432	\$257,637
4-Person	\$68,300	\$1,708	\$1,708	\$75	\$86	\$1,582	\$283,471
5-Person	\$73,800	\$1,845	\$1,845	\$87	\$102	\$1,700	\$303,719
<b>Median Income (81-100% AMI)</b>							
1-Person	\$45,350	\$1,134	\$1,323	\$126	\$148	\$1,059	\$226,257
2-Person	\$51,850	\$1,296	\$1,512	\$145	\$171	\$1,209	\$257,831
3-Person	\$58,300	\$1,458	\$1,700	\$75	\$86	\$1,352	\$287,970
4-Person	\$64,800	\$1,620	\$1,890	\$87	\$102	\$1,494	\$317,450
5-Person	\$70,000	\$1,750	\$2,042	\$106	\$123	\$1,605	\$340,336
<b>Moderate Income (101-120% AMI)</b>							
1-Person	\$54,450	\$1,361	\$1,588	\$145	\$171	\$1,286	\$275,674
2-Person	\$62,200	\$1,555	\$1,814	\$75	\$86	\$1,468	\$314,037
3-Person	\$70,000	\$1,750	\$2,042	\$87	\$102	\$1,644	\$351,507
4-Person	\$77,750	\$1,944	\$2,268	\$106	\$123	\$1,818	\$387,775
5-Person	\$83,950	\$2,099	\$2,449	\$126	\$148	\$1,954	\$416,091

Assumptions: 2013 HCD income limits; Health and Safety code definitions of affordable housing costs (between 30 and 35% of household income depending on tenure and income level); HUD utility allowance; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 6.19% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources:

1. State Department of Housing and Community Development 2013 Income Limits. Note: Lower income exceeding median income is an anomaly just for this county due to HUD historical high cost adjustments to median. Household lower income figures are derived based on very-low income figures not adjusted by HUD to account for any exceptions.
2. Veronica Tam and Associates.
3. Housing Authority of the County of Los Angeles, 2013 Utility Allowance/.

## **Affordability by Household Income**

Table H-31 shows the maximum amounts that households at different income levels can pay for housing each month (e.g., rent, mortgage and utilities) without exceeding the 30 percent housing cost-to-income ratio. The maximum affordable payments can be compared to current market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford.

### *Extremely Low Income Households*

Extremely low-income households earn 30 percent or less of the County's Area Median Income (AMI). Given the median sales price of homes in Redondo Beach, extremely low income households cannot afford to purchase a single-family home or condominium. Similarly, rental housing in Redondo Beach is beyond the reach of extremely low income households without incurring severe overpayment or overcrowding.

### *Very Low Income Households*

Very low income households earn 50 percent or less of the County's AMI. Based on the sales data presented in Table H-29, households cannot afford the median sales price for a home or condominium in the City, regardless of size. According to the rental market data presented in Table H-30, very low income households cannot afford to rent in Redondo Beach either.

### *Low Income Households*

Low income households earn 51 percent to 80 percent of the County's AMI. Homeownership in Redondo Beach is beyond the reach of low income households. Large low income households may be able to afford small rentals in the City. However, overcrowding would become an issue.

### *Moderate Income Households*

Moderate income households earn 101 percent to 120 percent of the County's AMI. Based on the sales data presented in Table H-29 moderate income households cannot afford to purchase single-family homes or condominiums in the City. Most moderate income households can afford smaller units offered for rent in the City. Larger households would have difficulty finding affordable large rental units.

## 6. Inventory of Affordable Housing

There are five publicly assisted affordable housing projects in Redondo Beach. These assisted developments serve the senior population. Among the total of 427 units, 241 are affordable to very low to low income seniors. Table H-32 provides a summary of all the current and pending affordable housing projects in the City.

<b>Table H-32: Assisted Housing Projects</b>					
<b>Project</b>	<b>Type</b>	<b>Total Units</b>	<b>Program</b>	<b>Year Built</b>	<b>Earliest Conversion Date</b>
<b>Not At-Risk</b>					
Casa de Los Amigos 123 S. Catalina Avenue Redondo Beach, CA 90277	Senior Apartments	Very Low: 53 Total: 53	Section 8	1978	Section 8 expiring on: 10/31/2013 (Current) 10/31/2027 (Overall)
Roland R. Mindeman Senior Residence 125 W. Beryl Street Redondo Beach, CA 90277	Senior Apartments	Moderate: 49 Total: 49	Density Bonus (Covenant for Seniors)	1994	30-Year Covenant
Seasons 109 S. Francisca Ave. Redondo Beach, CA 90277	Senior Apartments	Very Low: 30 Total: 150	Bond	1995	30-Year Covenant
Subtotal Assisted Units Not At-Risk		132			
<b>At-Risk</b>					
Seaside Villa 319 N. Broadway Redondo Beach, CA 90277	Senior Apartments	Very Low: 40 Total: 40	Section 8	1980	Section 8 expiring on 07/10/14
Heritage Pointe 1801 Aviation Way Redondo Beach, CA 90278	Senior Apartments	Very Low: 28 Low: 41 Total: 135	Development Agreement	1991	30-Year Covenant
Subtotal Assisted Units At-Risk		109			
Total Assisted Units		241			

## **Assisted Housing Units at Risk**

California Government Code Section 65583(a)(8) requires the Housing Element to include an analysis of existing assisted housing developments that are “at risk” (eligible to change from low-income housing to market-rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use). Assisted housing developments are defined as multi-family rental housing that receives government assistance under federal programs listed in Government Code Section 65863.10(a) (such as Section 8/HUD and Section 236), state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program or used to qualify for a density bonus.

Of the assisted housing developments listed in Table H-32, two include units that are “at risk” of converting to market rents. One of the projects, Seaside Villa, is “at risk” due to potential termination of Section 8 subsidy contracts. The second project, Heritage Pointe, is “at-risk” due to the expiration of a 30-year covenant.

### *Seaside Villa*

Seaside Villa is a development financed with a HUD 221(d)(4) loan and a Section 8 contract. It contains 40 total units, all of which are designated for very low income seniors. The building was constructed in 1980. Seaside Villa holds a forty-year loan with HUD and a twenty-year repayment option. In 2006, Seaside Villa agreed to renew its HUD contract for another five years, through July 10, 2011. At that time, Seaside Villa will again have the option to convert its affordable units to market rate.

Seaside Villa must, however, continue to keep the building for senior citizens and disabled persons until at least the year 2017. In December 1977, prior to construction of the building, the City of Redondo Beach granted Seaside Villa a Conditional Use Permit and variances authorizing a density bonus and reduced parking, outdoor living space and setbacks in exchange for agreeing to keep the project exclusively for housing senior citizens and disabled persons for 40 years (until 2017).

### *Heritage Pointe*

Heritage Pointe has a mix of very low income, low income, and market-rate units. The owners of Heritage Pointe are required, by a bond issue restriction, to maintain 14 units as affordable housing until the year 2021. The City also established a trust fund in 1996 to provide ongoing funding for rent subsidies at Heritage Point Senior Housing Complex. Traditionally, the City has worked to maintain affordability of existing affordable housing projects. The City will monitor the status of this project and explore options to preserve this project.

## Cost Analysis

Preservation of the at risk units can be achieved in several ways: 1) facilitate transfer of ownership of these projects to or purchase of similar units by nonprofit organizations; 2) purchase of affordability covenant; and 3) provide rental assistance to tenants using funding sources other than Section 8.

**Transfer of Ownership:** Long-term affordability of the units at risk can be secured by transferring ownership of these projects to non-profit housing organizations. By doing so, these units would be eligible for a greater range of government assistance. Table H-33 shows the combined estimated market value of the units at risk for the two projects. As shown, the market value of these projects is approximately \$14.0 million based on an estimation of market rents, annual income and standard costs associated with apartment management. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement options; actual market values of these projects will depend on the building and market conditions at the time of appraisal.

<b>Project Units</b>	<b>Total Units</b>
One-Bedroom Units	94
Two-Bedroom Units	15
Annual Operating Cost	\$303,750
Gross Annual Income	\$1,422,823
Net Annual Income	\$1,119,073
Market Value	\$13,988,408

Market value for at-risk units is estimated with the following assumptions:

1. Average market rent based on Fair Market Rents (FY 2013) established by HUD (One-bedroom unit = \$1,101, and Two-bedroom unit = \$1,421).
2. Average size is assumed to be: 600 square feet for a one-bedroom apartment, and 740 square feet for a two-bedroom apartment.
3. Annual income is calculated on a vacancy rate = 5%.
4. Annual operating expenses per square foot = \$4.50.
5. Market value = Annual net project income\*multiplication factor.
6. Multiplication factor for a building in good condition is 12.5.

**Purchase of Affordability Covenant:** Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the project as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels. The feasibility of this option depends on whether the property is highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

**Rent Subsidy:** Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City through a variety of potential funding sources could provide a voucher to very low income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent

for a unit minus the housing cost affordable by a very low income household. Table H-34 shows the rent subsidies required for the both of the projects with at-risk units. As shown, subsidizing the very-low income at-risk units would require approximately \$288,504 annually, an average of \$354 per unit per month. As shown in Table H-34, in calculating the required per unit subsidy of the lower income units, affordable housing costs exceed the Fair Market Rent, resulting in an estimated subsidy of zero.

<b>Table H-34: Rent Subsidies Required</b>						
<b>Unit Size/Household Size</b>	<b>Number of Units</b>	<b>Fair Market Rent<sup>1</sup></b>	<b>Household Annual Income</b>	<b>Affordable Housing Cost<sup>4</sup></b>	<b>Monthly per Unit Subsidy<sup>5</sup></b>	<b>Total Monthly Subsidy</b>
<b>Very Low Income (50% AMI)<sup>2</sup></b>						
1 Bedroom/2 person household	62	\$1,101	\$34,200	\$768	\$333	\$20,646.0
2 Bedroom/3 person household	6	\$1,421	\$38,450	\$855	\$566	\$3,396.0
<b>Low (80% AMI)<sup>3</sup></b>						
1 Bedroom/2 person household	32	\$1,101	\$51,850	\$1,279	\$0	\$0
2 Bedroom/3 person household	9	\$1,421	\$58,300	\$1,432	\$0	\$0
<b>Total Monthly</b>	109	\$24,042				
<b>Total Annual Subsidy</b>		\$288,504				

Source: Veronica Tam and Associates, 2013.

Notes:

1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2013 HUD FMR for the Los Angeles-Long Beach Metropolitan Area.
2. Rents are restricted to 50% AMI, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. Rents are restricted to 80% AMI, which puts residents in the Low Income Category, set by HCD.
4. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.
5. The monthly subsidy covers the gap between the FMR and the affordable housing cost

**Replacement Housing Cost:** The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Based on general assumptions for average construction costs, it would cost approximately \$19.1 million to construct 109 affordable replacement units, excluding land costs and other soft costs (such as architecture and engineering). Including land costs, the total costs to develop replacement units would be significantly higher.

	(A)	(B)	(C)	(D)
<b>Unit Size</b>	<b>Total Units</b>	<b>Estimated Average Unit Size (sq. ft.)</b>	<b>Estimated Gross Building Size</b>	<b>Estimated Gross Building Costs</b>
1 Bedroom	94	600	56,400	\$7,594,260
2 Bedroom	15	740	11,100	\$1,494,615
<b>Total</b>	<b>109</b>		<b>67,500</b>	<b>\$9,088,875</b>
<b>Average Per Unit Cost:</b>				<b>\$83,384.17</b>

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).

(D) = (C) x \$101.72 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).

**Cost Comparison:** The cost of transferring ownership of the units is approximately \$14 million, while constructing new units would cost nearly \$9.1 million and providing rent subsidies for 20 years would result in a cost of approximately \$7.4 million. Transferring ownership and new construction are both costly options. However, given the limited availability of land for residential development, transferring ownership of the affordable units to nonprofit ownership may be a more feasible option. On an annual basis, extension of rental subsidies is a less costly option. However, such option requires a sustainable funding source over the long run.

### **Resources for Preservation of at-Risk Units**

A variety of potential funding sources are available for the acquisition, replacement, or rent subsidies; however, due to the high costs of developing and preserving at-risk housing relative to the amount of available local funds, multi-layering of local and non-local sources may be required. A more thorough description of resources for the preservation of at-risk units is presented in the Housing Resources section.

### **Publicly Assisted Housing Not At-Risk**

Casa de Los Amigos is a HUD 236 project and consists entirely of one-bedroom units for seniors with very low-incomes. This project restructured its financing in 2007 and entered into a 20-year Section 8 contract with HUD.

Seasons Apartments has a mix of very low income and market-rate units. The owners of Seasons Apartments received Redevelopment monies from the City in 1995. In exchange, a covenant requires maintaining all 30 of the building's low-income units at affordable rates at least until 2025 (to 2040 if the lease remains in force to that date).

## 7. Coastal Zone Housing

The Coastal Zone in Redondo Beach includes all land west of Pacific Coast Highway. As of October 2013, this area included a total of 6,378 housing units. Most of these units (about 80 percent) are in projects ranging in size from five units to 332 units. Projects of two to four units account for 14 percent of coastal housing units, and single-family residences make up only six percent of coastal housing units.

California Government Code Section 65588(c) requires each periodic revision of the Housing Element to include the following information relating to housing in the Coastal Zone: a) the number of new housing units approved for construction within the coastal zone since January 1, 1982; b) the number of housing units for persons and families of low or moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone as a replacement for the conversion or demolition of existing coastal units occupied by low or moderate income persons; c) the number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the coastal zone; and d) the number of residential units for persons and families of low or moderate income that have been required for replacement units.

Since January 1, 1982 a total of 762 new housing units have been constructed and 365 units have been demolished, for a net gain of 403 units (Table H-37). Since the last Housing Element revision (2008), there have been 34 units constructed and 39 units demolished for a net loss of five units. The new construction included mostly condominium developments. The majority of the units involved are not subject to the replacement requirements. The City requires affordable housing units in targeted revitalization zones, such as Ruxton Lane. A minimum of 10 percent of the units developed in the Coastal Zone must also be affordable, in accordance with the Melo Act.

<b>Table H-36: Coastal Zone Development (1982-2013)</b>			
<b>Year</b>	<b>Units Constructed</b>	<b>Units Demolished</b>	<b>Net Gain</b>
1982-1992	484	205	279
1993-2002	163	84	79
2003	17	4	13
2004	1	1	0
2005	17	10	7
2006	11	5	6
2007	35	17	18
2008	0	0	0
2009	26	25	1
2010	0	0	0
2011	8	14	-6
2012	0	0	0
2013	0	0	0
<b>Total</b>	<b>762</b>	<b>365</b>	<b>403</b>

### **2.2.3 Constraints on Housing Production**

Housing Element law requires an analysis of both governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels. Potential governmental constraints include land use controls; building codes and their enforcement; requirements on developers for site improvements, fees and other exactions; and local processing and permit procedures. Potential nongovernmental constraints include availability of financing, the price of land, and cost of construction.

#### **A. Governmental Constraints**

Government housing regulations are necessary to ensure that housing is constructed and maintained in a safe manner, to assure that the density and design of housing is consistent with community standards, and to facilitate the provision of adequate infrastructure to support new housing. Nonetheless, government regulations (including the recently passed Measures DD and EE) can potentially have an inhibiting or constraining effect on housing development. This can be particularly true for affordable housing, which must be developed in a cost-efficient manner. As such, the Housing Element is required to evaluate government regulations in terms of any constraining effects they may have on housing development.

The City of Redondo Beach has not adopted regulations that are specifically intended to control the rate or amount of housing development that may occur (i.e., growth control measures). On a comparative basis, City fees, procedures, and requirements related to housing development in Redondo Beach are comparable to other cities in the region and therefore are not excessive or highly restrictive. Redondo Beach residents, however, have become increasingly concerned over the impacts of new housing on neighborhood character, public services, and infrastructure. Consequently, land use controls related to housing and residential development have been strengthened over recent years.

#### **1. Land Use Controls**

The General Plan Land Use Element and Zoning Ordinance establish locations and allowable densities for housing development within the City. The Redondo Beach General Plan and Zoning Ordinance provide for a total potential capacity of 34,652 units at buildout of the Land Use Element. The General Plan policies aim at preserving existing single-family and low-density multiple-family neighborhoods while providing additional capacity for growth. Increased development potential was achieved by designating certain commercial and industrial areas to mixed use or residential use. Specifically, 3,296 units could be located in the City's mixed-use commercial/residential zones (permitting a maximum density of 35 units per acre).

The City's General Plan land use policies help accomplish several objectives:

- Providing reasonable opportunities to accommodate new multiple-family housing;
- Providing opportunities for new types of housing (such as in mixed use developments) to serve broader segments of the housing market;
- Establishing selected areas for increased residential densities to enhance the affordability and range of housing opportunities available; and
- Maintaining the basic character and scale of existing residential neighborhoods.

The following discussion summarizes the land use designations in the Redondo Beach General Plan that permit residential uses:

- *Single-Family Residential Neighborhoods* - Historically, Redondo Beach has been a primarily low density, single-family residential community. While some areas have transitioned into multiple-family development, the areas that have remained single-family areas are now firmly established as permanent single-family neighborhoods. It is the intent of the General Plan to preserve these traditional single-family areas, and to institute protections regarding the character and quality of new development. This land use designation corresponds to the R-1 and R-1A districts in the City's Zoning Ordinance.
- *Low Density Multi-Family Residential Neighborhoods*: These areas correspond to the R-2, R-3, and R-3A districts of the City's Zoning Ordinance. These neighborhoods are intended to accommodate multiple-unit housing developments, while still maintaining a lower density character. Most of these areas were originally developed with single-family homes and have been allowed to transition to two or three condominium units on a lot to encourage revitalization and to meet a diversity of housing needs. Even though multi-family development is permitted, it is the City's desire to maintain the lower density, single-family character of these neighborhoods through architectural design guidelines and limits on density.
- *Medium Density Multi-Family Residential Neighborhoods*: These areas correspond to the RMD district of the City's Zoning Ordinance. These neighborhoods are intended to provide more affordable multiple-family housing opportunities, including both apartments and condominiums. The maximum density of 23.3 units per acre allows up to four units on a 7,500 square foot lot.
- *High Density Multi-Family Residential Neighborhoods*: These areas correspond to the RH district of the City's Zoning Ordinance. These neighborhoods allow higher density multiple-family housing at a maximum density of 28 units per acre. The areas designated RH are located along certain portions of Pacific Coast Highway and were previously zoned commercial, but were determined to have potential for higher density residential development.

- *Mixed Use:* Several areas within the City have been designated for mixed use. These areas correspond to the MU district of the City's Zoning Ordinance. The mixed use designation permits commercial development by itself (and is therefore a commercial designation), but also permits the option of constructing residential units on the upper floors of a development with commercial uses on the ground floor. To complement the incorporated residential units, an emphasis is placed on a "pedestrian-oriented" character of the commercial component.

## **Mixed Use**

In 2011, the City amended the land use regulations and development standards related to building height, permitted uses and parking requirements within the Mixed Use (MU) and Regional Commercial (RC) zones. These amendments were intended to ensure that residential uses in the City's mixed use zones were not adversely impacted by adjacent commercial uses. The newly adopted development standards and permitted uses for the City's MU zones are summarized in Table H-38 and Table H-40.

## **Specific Plans**

In addition to the General Plan designations described above, the City has adopted a specific plan that has a significant residential component.

### *Redondo Beach Harbor/Civic Center Specific Plan*

The Harbor/Civic Center Specific Plan area includes approximately 355.4 acres of land (representing approximately nine percent of the City's total land area). It is located in the northwest portion of South Redondo Beach, roughly bounded by Herondo Street (to the north), the rear of lots containing existing commercial uses fronting onto Pacific Coast Highway (to the east), Pearl Street (to the south), and the breakwater structure extending out into Santa Monica Bay and the Pacific Ocean to the west. The Specific Plan allows for residential densities of up to 17.5 units per acre in Zone 3 (an area bounded by Juanita, PCH, and Agate), and up to 28 units per acre in Zone 4 (an area bounded by PCH and Broadway to the north and south, and Vincent and Garnet to the west and east).

## **Density Bonus**

The City's density bonus ordinance provides for the granting of at least one regulatory concession, including, but not limited to, a reduction in setback requirements, or reduction in the requirement of two parking spaces per unit. However, this ordinance has not been updated to reflect current State law. Current state law requires jurisdictions to provide density bonuses and development incentives on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. The City is in the process of amending its Zoning Ordinance to meet the State's density bonus requirements. This amendment is expected to be completed in early 2014.

## 2. Residential Development Standards

Citywide, outside the specific plan areas, the City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. The following zoning districts allow residential uses:

*R-1 and R-1A (single-family residential zones)* – The purpose of these zones is to provide residential areas to be developed exclusively for single-family dwellings.

*R-2, R-3 and R-3A (low density multiple-family residential zones)* – The purpose of these zones is to provide opportunities for low density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments designed to convey the visual character of single family residential neighborhoods.

*RMD (medium density multiple-family residential zone)* – The purpose of this zone is to provide opportunities for medium density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.

*RH (high density multiple-family residential zones)* – The purpose of this zone is to provide opportunities for higher density multi-family residential land use, including apartments and condominiums, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.

*MU-1, MU-2, and MU-3 (mixed-use zones)* – The purpose of these zones is to encourage residential uses in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic.

The Zoning Ordinance also establishes development standards for housing, as summarized in Table H-37 and Table H-38. In general, these standards are not considered to be excessive. The Zoning Ordinance includes specific development standards for condominiums, including standards for open space, noise and vibration transmission, storage, parking, and utility hook-ups. While these standards may affect development costs, they are considered necessary to assure certain quality standards for multiple-family for-purchase housing.

<b>Table H-37: Summary of Residential Development Standards</b>						
	<b>R-1 (Single Family)</b>	<b>R-1A (Single Family)</b>	<b>R-2 (Low Density Multiple-Family)</b>	<b>R-3A (Low Density Multiple-Family)</b>	<b>RMD (Medium Density Multiple-Family)</b>	<b>RH (High Density Multiple-Family)</b>
Density	8.8 du/acre	17.5 du/acre	14.6 du/acre	17.5 du/acre	23.3 du/acre	28 du/acre
Front setback	Average of 25% of depth of lot, max. 25 ft., min. 20 ft.	25 ft. first story, 20 ft. second story	Average of 20 ft., min. 15 ft.	Average of 18 ft., min. 14 ft.	Average of 18 ft., min. 12 ft.	Average of 15 ft., min. 12 ft.
Side setback	5 ft.	3 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Rear Setback	Average of 20% of depth of lot, min. 15 ft.	Average of 16 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.
Height	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft. (RH-1); 35 ft. (RH-2, RH-3)
Stories	2	2	2	2	2	2 (RH-1); 3 (RH-2, RH-3)
Outdoor Living Space	800 sq. ft.	400 sq. ft.	Condos: 450 sq. ft. per unit; Other multiple-family: 400 sq. ft. per unit	350 sq. ft. per unit	350 sq. ft. per unit	200 sq. ft. per unit
Parking	2 enclosed	2 enclosed	2 (both enclosed for condos; at least one enclosed for other multiple-family)			
Visitor parking			Applicable to lots with at least 50 ft. of lot width: 2-3 units: 1 space; 4-6 units: 2 spaces; 7-10 units: 3 spaces; 11+ units: 1 space per each 3 units			

Source: Redondo Beach Municipal Code (2013).

To facilitate larger multi-family housing development (11+ units), the City has already reduced its visitor parking requirement from one space per two units to one space per three units. The City also offers reduced parking standards for senior housing projects. Senior citizen housing developments are only required to provide a minimum of one covered space per one-bedroom unit and one covered space plus 0.5 covered or uncovered spaces per two-bedroom unit. One visitor space for every five units is also required. Total parking requirements for a senior citizen housing development may be reduced by a maximum of 0.2 spaces per unit if the units are restricted for low or moderate income households. In 2011, the City amended the mixed use development standards to ensure adjacent residential uses are not adversely impacted by commercial development. These standards are intended to enhance community acceptance to mixed use development. The City will consider reducing

parking standards, including reductions in the number of required spaces, number of guest parking spaces, and enclosed parking requirements, for affordable housing projects.

<b>Table H-38: Residential Development Standards in MU Zones</b>			
	<b>MU-1</b>	<b>MU-3</b>	<b>MU-3B/ MU-3C</b>
Floor Area Ratio (FAR)	1.5	1.5	1.5
Density	35	35	35
Minimum Lot Size	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.
Front setback	15 ft.	10 ft.	10 ft. <sup>3</sup> /3 ft. <sup>3</sup>
Side setback	10 ft.	10 ft. <sup>2</sup>	10 ft. <sup>2</sup>
Rear Setback	10 ft.	0 ft. <sup>2</sup>	0 ft. <sup>2</sup>
Height	38 ft. <sup>1</sup>	38 ft. <sup>1</sup>	38 ft. <sup>1</sup>
Stories	3	3	3
Outdoor Living Space	200 sq. ft.	200 sq. ft.	200 sq. ft.
Parking	2 (both enclosed for condos; at least one enclosed for other multiple-family)		
Visitor parking <sup>4</sup>	2-3 units: 1 space; 4-6 units: 2 spaces; 7-10 units: 3 spaces; 11+ units: 1 space per each 3 units		

Notes:

1. A maximum of 45 feet may be allowed on portions of the lot, subject to Planning Commission Design Review.
2. A setback of 20 feet is required when the lot line is contiguous to a residential zone.
3. When a lot is contiguous to a residentially zoned lot fronting the same street, the required set back will be the same as for the contiguous residential lot.
4. Additional visitor parking spaces may be required if determined to be necessary due to unique characteristics of the project and/or surrounding neighborhood.

Source: Redondo Beach Municipal Code (2013).

### 3. Building Codes

Building codes establish minimum standards for construction, which are essential for ensuring protection of the public health, safety and welfare. All building construction in Redondo Beach is subject to the requirements of Title 9 of the Redondo Beach Municipal Code. Under Title 9, the City adopted the California Building Code (2010) along with several local amendments. Local amendments to the California Building Code include:

- Annual Fire Alarm Maintenance, Inspection, and Testing;
- Automatic Fire Sprinkler System required with equipped Weatherproof Horn/Strobe;
- Roof Coverings (Fire Retardant Roof Coverings required);
- Construction Noise (Construction restricted to daylight hours on weekdays and Saturdays);
- Stormwater and Urban Runoff Pollution Control; and
- Undergrounding of Utilities

Although compliance with the City’s building codes increases the cost of housing production and could therefore constrain the provision of new housing, these ordinances have been adopted by the City of Redondo Beach for health and fire safety reasons (undergrounding utilities, fire sprinkling), or were required by local conditions (fire-resistant roofing in areas of few fire stations) or federal mandates (flood hazards).

#### 4. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels, including multiple-family rental housing, factory-built housing, mobile homes, emergency shelters, transitional housing, supportive housing, and farmworker housing. Table H-39 summarizes the City’s zoning provisions for various types of housing.

	<b>R-1 (Single Family)</b>	<b>R-1A (Single Family)</b>	<b>R-2 (Low Density Multiple-Family)</b>	<b>R-3 (Low Density Multiple-Family)</b>	<b>RMD (Medium Density Multiple-Family)</b>	<b>RH (High Density Multiple-Family)</b>	<b>R-MHP (Mobile Home Park Zone)</b>	<b>P-CF (Community Facility)</b>
Single-Family	P	P	P	P	P	P	--	--
Multi-Family (2-3 units on a lot)	--	--	P	P	P	P	--	--
Multi-Family (4+ units on a lot)	--	--	C	C	C	C	--	--
Condominiums (2-3 units)	--	--	A	A	A	A	--	--
Condominiums (4+ units)	--	--	C	C	C	C	--	--
Mobile Homes	--	--	--	--	--	--	P	--
Second Units	P	P	P	P	P	P	--	--
Residential Care Facilities (6 or fewer)	P	P	P	P	P	P	--	C
Residential Care Facilities (7 or more)	--	--	--	--	--	--	--	C
Senior Housing	--	--	--	C	C	C	--	

P = Permitted; A = Administrative Design Review required; C = Conditionally Permitted; -- = Not Permitted  
 Source: Redondo Beach Municipal Code (2013).

<b>Table H-40: Permitted Uses in MU zones</b>			
	<b>MU-2</b>	<b>MU-3</b>	<b>MU-3B/ MU-3C</b>
Multi-Family Residential*	C	C	C
Condominiums	C	C	C
Family day care home, small	P	P	P
Family day care home, large	P	P	P
Residential care, limited	P	P	P
Senior Housing	C	C	C

\* Allowed only as part of a mixed use development and residential units may only be located on the second floor and higher of structures with commercial uses on lower levels, except in the MU-2 zone. The MU-2 zone allows for the development of residential only projects.  
Source: Redondo Beach Municipal Code (2013).

### **Single-Family**

Single-family residences are permitted in all residential zones in the City except the Mobile Home Park and Mixed-Use zones.

### **Multiple-Family**

Smaller multiple-family housing developments (two to three units per lot) are subject to administrative approval (Administrative Design Review and CUP) in all multi-family zones. The City has established a streamlined administrative process for these projects that eliminates the requirement for a hearing before the Planning Commission and grants the Community Development Director authority to approve these smaller projects. Multiple-family residential developments with four or more units on a single lot are conditionally permitted in all residential zones. The CUP for these projects is considered by the Planning Commission. The Conditional Use Permit (CUP) findings for both small and larger multiple family projects are the same as those required for all CUPs. Typical conditions include:

*Plan Check:*

1. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Department approval prior to issuance of a building permit.
2. The applicant shall submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to issuance of building permits.
3. If the selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Department approval.
4. The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with the door in the open position.

5. No plastic drain pipes shall be utilized in common walls or ceilings.
6. Color and material samples shall be submitted for review and approval of the Planning Department prior to the issuance of Building Permits.
7. An acoustical analysis is required at time of plan check submittal showing that the proposed design will limit external noise (site is located where the Ldn or CNEL exceeds 60db).
8. Survey, soil report, structural calculations, and energy report will be required at the time of plan check submittal.
9. The applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.

Construction:

10. The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.
11. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
12. The Planning Department shall be authorized to approve minor changes.
13. A new 6-foot decorative masonry wall or a six-foot high mixed construction wall shall be constructed on all common property lines with adjacent properties, exclusive of the front setback. Mixed construction walls shall consist of a masonry base and masonry pilasters, which shall be composed of a least thirty percent (30%) masonry and seventy percent (70%) wood. Projects may only utilize existing property line walls when the walls are 6-foot masonry or mixed construction, exclusive of the front setback.
14. The applicant shall finish all new property line walls equally on both sides wherever possible. Projects utilizing existing property line walls shall restore the walls to an “as new condition,” on both sides, subject to Planning Department approval.
15. The site shall be fully fenced prior to the start of construction.
16. All on-site litter and debris shall be collected daily.
17. Construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays.
18. Material storage on public streets shall not exceed 48-hours per load.

19. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
20. Streets and sidewalks adjacent to job sites shall be clean and free of debris.

Final Inspection:

21. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.
22. Fire protection system shall be equipped with an alarm initiating device and an outside horn/strobe located at the front of the front of the building and/or as near as possible to the front. Horn/strobe shall not be obstructed from front of residence view by down spouts, gutters, trim or mullions, etc.
23. The sidewalk, curb, and gutter shall be replaced, as necessary, to the satisfaction of the Engineering Department.
24. The Vesting Parcel Map shall be recorded within 36-months of the effective date of this approval, unless an extension granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
25. The developer shall plant a minimum 36-inch box tree within the front-yard of the project, subject to Planning Department approval (not a palm tree).
26. Any future exterior or interior alterations shall require the approval of the Home Owner's Association and the Planning Department.

The City has rarely, if ever, rejected a CUP application for a multiple family development and therefore does not consider the CUP requirement a constraint for development. The CUP requirement adds a public hearing to the review/approval process for larger projects. However, overall project approval can occur within two to three months (see Table H-43: Processing Times presented later). This timeframe does not have a significant cost impact on the overall development. As part of the 2008-2014 Housing Element development process, the City conducted stakeholder interviews with housing professionals, including developers. The CUP requirement was not identified by the development community as a constraint to housing development in the City. However, the CUP requirement does potentially add an element of uncertainty to the multi-family housing review process. The City will evaluate the feasibility of streamlining the review process.

## **Condominiums**

The City treats residential condominiums differently from other multiple-family housing (such as apartments) because of the unique nature of condominium ownership. Condominiums are conditionally permitted in all residential and Mixed Use (MU) zones. Condominium projects with four or more units are also subject to a Planning Commission Design Review. Most recent multi-family residential developments in the City have been primarily condominiums.

## **Mobile Homes**

Mobile home parks are permitted in the City's Mobile Home Park zone. The Zoning Ordinance requires a minimum of 2,100 square feet of lot area for each mobile home. Pursuant to State law, manufactured homes that meet State standards and are installed on a permanent foundation are permitted where single-family homes are permitted.

## **Second Units**

Second units are permitted in all residential zones as long as the units comply with all of the development standards applicable to the zone it is to be located in, as well as the additional guidelines listed below. Second units are subject to an Administrative Review.

Specific standards established for second units include:

- A minimum unit size of 400 square feet and maximum unit size of 600 square feet, excluding garages;
- A height limit of one story or 15 feet;
- In single-family residential zones, two enclosed parking spaces are required for a second unit;
- In multiple-family residential zones, two parking spaces, including at least one enclosed space, is required for the second unit;
- A minimum lot area of 6,000 square feet in the R-1, R-1A, or R-2 zones;
- A minimum lot area of 5,000 square feet in area in the R-3, R-3A, or RMD zones; and
- A minimum lot area of 3,112 square feet in the RH-1, RH-2 or RH-3 zones.

## **Housing for Persons with Disabilities**

The City conducted an analysis of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

## *Zoning and Land Use*

Under the State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small community care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. Redondo Beach is compliant with the Lanterman Act. The Zoning Ordinance defines a Residential Care Facility as one that provides 24-hour non-medical care for persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes: board and care homes, children's homes, congregate living health facilities, alcoholism or drug abuse recovery treatment facilities, and similar facilities. The City does not regulate residential care homes (for six or fewer persons) and these facilities are permitted in all residential zones, except the Mobile Home Park zone. The City's Zoning Ordinance has no spacing requirement for residential care facilities. Residential care homes for more than six persons are not addressed in the City's Zoning Ordinance. Residential care facilities for more than six persons are conditionally permitted in the Community Facility zone.

According to the State Department of Social Services, a total of nine residential care homes are located in Redondo Beach, most of which are small facilities that serve six or fewer persons. One facility for the elderly serves 120 persons. These include:

- One adult residential facility (22 beds)
- One group home (6 beds)
- Seven residential care facilities for the elderly (162 beds)

The Land Use Element and Zoning Ordinance provide for the development of multiple-family housing in the R-2, R-3, RMD, and RH zoning districts. Regular multiple-family housing for persons with special needs, such as apartments for seniors and the disabled, are considered regular residential uses permitted by right in these zones.

## *Building Codes*

Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family developments are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.

- If common tenant parking is provided, accessible parking spaces are required.

No unique Building Code restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the City's Municipal Code, California Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Department as a part of the building permit submittal.

### *Reasonable Accommodation*

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

Circumstances may arise when it would be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or another standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. The City of Redondo Beach does not currently have a formal ministerial process for persons with disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in the City.

### *Conclusion*

The City is in the process of updating the Zoning Ordinance to provide a formal process for providing reasonable accommodation to persons with disabilities. The amendment is expected to be completed in early 2014.

## **Senior Housing**

Housing for senior citizens is conditionally permitted in the R-3A, RMD, and RH multiple-family residential zones, as well as in all mixed use and commercial zones. The City's Zoning Ordinance identifies certain location requirements for the placement of senior housing, which include requiring housing for seniors to be within walking distance of a wide range of commercial retail, professional, social and community services, as well as bus and transit stops. Senior housing projects are permitted to exceed the density, floor area and height requirements of the underlying zone. Age verification of tenants is required annually. The City requires all owners of rental housing for senior citizens to submit an updated list of all project tenants and their age to the Planning Director every December.

## **Emergency Shelters**

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed through a ministerial process. Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person.

No emergency shelters for the homeless are currently located within the City of Redondo Beach. The City's Zoning Ordinance does not explicitly address emergency shelters. Pursuant to State law, the City is in the process of amending the Zoning Ordinance to permit emergency shelters with approval of a ministerial permit in the I-1B zone. The amendment is expected to be completed in early 2014. There are currently eight properties, totaling 16 acres, zoned I-1B in the City. Properties in this zone are located along major transportation routes and with easy access to services and community facilities.

Also consistent with State law, the City may establish objective development standards to regulate the following aspects of emergency shelters:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

## **Transitional Housing**

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multiple-family apartments and typically offers case management and support services to return people to independent living (usually between six and 24 months).

The Redondo Beach Zoning Ordinance defines transitional houses as a type of residential care facility and conditionally permits the construction of transitional housing, as well as other residential care facilities, in its Community Facility Zone (P-CF). Limited transitional housing for six or fewer persons is permitted in all residential zones, except the Mobile Home Park Zone.

Pursuant to SB 2, transitional housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Redondo Beach is in the process of amending the Zoning Ordinance to permit transitional housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

### **Supportive Housing**

The California Health and Safety Code (50675.14 [b]) defines supportive housing as housing with no limit on length of stay that is occupied by a target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multiple-family apartments. Supportive housing usually includes a service component either on- or off-site to assist the tenants in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. The Redondo Beach Zoning Ordinance includes some forms of supportive housing, such as group homes, treatment facilities, and board and care homes, in its definition of residential care facility and conditionally permits these facilities in the Community Facilities Zone (P-CF). Supportive housing for six or fewer persons that falls under the limited residential care facility definition are permitted in all of the City's residential zones, except the Mobile Home Park Zone.

Pursuant to SB 2, supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Redondo Beach is in the process of amending the Zoning Ordinance to permit supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

### **Single-Room Occupancy Units**

Single-Room Occupancy (SRO) units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors, persons with disabilities,

and single workers. An SRO unit is usually small, between 80 and 250 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people. The Redondo Beach Zoning Ordinance does not contain specific provisions for SRO units. The Zoning Ordinance is in the process of being amended to specifically address the provision of SRO units in either multiple-family residential or in commercial zones outside the Coastal Zone where opportunities exist for converting older motels into SRO units. The City will also establish appropriate development standards in the Zoning Ordinance for SRO units. The amendment is expected to be completed in early 2014.

## **5. Site Improvements**

The State Subdivision Map Act and Title 10 of the Redondo Beach Municipal Code authorize the City to require public improvements for new development. These improvements typically include street and park dedications, curbs, gutters, sidewalks, and drainage improvements. The requirement that developers provide public improvements may affect the cost of the housing produced. These requirements, however, are justified since they serve to mitigate the infrastructure and public service impacts generated by new housing.

In Redondo Beach, almost all housing developments involve the recycling of sites where such improvements are already in place. Repairs or replacement of existing improvements might be occasionally required. Consequently, improvement requirements do not normally pose a significant constraint.

For projects involving dedicated lower and moderate income housing, certain site improvement requirements may be waived or reduced if necessary to ensure the economic feasibility of the project. For example, the City waived certain requirements for the Heritage Pointe senior apartment project, and provided some of the necessary infrastructure improvements itself.

## **6. Fees and Other Exactions**

Planning and development fees charged by local governments contribute to the cost of housing. Redondo Beach charges a variety of planning and development fees to offset the costs associated with permit processing and the provision of infrastructure and facilities.

The City's planning fees presented in Table H-41 are overall lower than those charged by surrounding cities while building permit and plan check fees are similar to those of surrounding cities (Table H-42).

Many cities charge development impact fees to cover the cost of added services required by new residential development. City of Redondo Beach impact fees include: a park and recreation fee (\$400/unit), a school fee (\$2.97 per square-foot of living area), a wastewater capital fee (\$2,040 for single-family and \$1,430 for multiple-family for new construction

only) and a storm drain fee (which varies depending on zone). The City also imposes Quimby fees of \$7,500 per unit for multi-family developments.

Overall, for a typical single-family project, a developer can expect to pay about \$12,800 per unit in total fees (excluding Quimby fees). A multiple-family project will cost a developer approximately \$14,700 per unit in fees (excluding Quimby fees). In order to mitigate the impact of fees on the feasibility of affordable housing development, the City will consider waiving or reducing development impact fees for projects with lower and moderate income units.

<b>Table H-41: Planning-Related Fees for Residential Development</b>	
<b>Application</b>	<b>Fee</b>
Variance	\$1,750
Zoning Map Amendment	
Property outside City's Coastal Zone	\$3,000
Property within City's Coastal Zone	\$4,375
Planning Commission Design Review	
Fee waived when in conjunction with an application for a Conditional Use Permit for a condominium	
Multiple-Family Residential	\$1,750
Planned Development Review	
In conjunction with overlay zone	\$3,000
In conjunction with overlay zone within City's Coastal Zone	\$4,375
Alteration to existing development	\$875
Administrative Design Review	
2-3 Multiple-Family Residential & Condominium Projects	\$1,250 plus \$375 per unit
Single-Family	No Fee
Conditional Use Permit	
All (except Multiple-Family)	\$1,750
Multiple-Family (4+ units) & Condo	\$1,750 plus \$734 per unit
Modification	\$500
Subdivisions	
Parcel Map	\$826
Tract Map	\$1,356
Lot Line Adjustment	\$875
Environmental Review Fees	
Initial Study and Negative Declaration	\$1,125
Initial Study and Mitigated Negative Declaration	\$1,250
Environmental Impact Report (EIR)	Actual Cost
Supplemental Fee (for analysis of EIR)	\$1,000
Contract Administration for EIR	Actual Cost
Plan Check Fees	
New Development	\$397
Additions to Existing Development	\$132
Coastal Development Permit	
Public Hearing Waiver	\$188
Public Hearing	\$875
Development Agreement	Actual Cost

Source: City of Redondo Beach Planning Department, 2013.

<b>Fee</b>	<b>Redondo Beach</b>	<b>Manhattan Beach</b>	<b>Hermosa Beach</b>	<b>Torrance</b>	<b>Lawndale</b>
Conditional Use Permit	\$1,750	\$5,200	\$5,290 + \$195 per unit over 2 units	\$3,226	\$1,800
Variance	\$1,750	\$4,925	\$3,880	\$6,745	\$1,800
Zoning Map Amendment	\$3,000-\$4,375	\$10,008	\$3,705	\$6,671	\$2,500
Tract Map or Parcel Map	\$826-\$1,356	\$3,180-\$3,770	\$4,475	\$2,017	\$2,600

\* Indicates deposit amount.

Source: City of Manhattan Beach, City of Hermosa Beach, City of Torrance, and City of Lawndale (2013).

## 7. Processing and Permit Procedures

### Permit Processing

Certainty and consistency in permit processing procedures and reasonable processing times are important to ensure that the City’s development process does not discourage housing developers or add costs that would make a project economically infeasible. The City is committed to maintaining comparatively short processing times. Total processing times vary by project, but most residential projects are approved in two to four months. Table H-43 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

<b>Project Type</b>	<b>Reviewing Body</b>	<b>Public Hearing Required</b>	<b>Appeal Body (if any)</b>	<b>Estimated Total Processing Time</b>
Single-Family Subdivision	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Multiple-Family (2-3 units)	Community Development Department	Not Required	Planning Commission	Less than 2 months
Multiple-Family (4+ units)	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Multiple-Family (with subdivisions)	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Mixed Use	Community Development Department	Yes-Planning Commission	City Council	2-3 months

Building and planning permits involve plan checking for building, electrical and plumbing code compliance, and zoning compliance. Single-family developments and multiple-family developments with two or three units are subject to administrative review. Discretionary projects (those that require a Conditional Use Permit, Parcel Map, etc.) are subject to

approval by the Planning Commission at a public hearing and are also subject to environmental review pursuant to the California Environmental Quality Act (CEQA).

Development within the coastal zone is required to obtain approval of a coastal development permit. The City’s Local Coastal Program has been certified by the Coastal Commission. For most of the Coastal Zone, except State Tidelands including all areas zoned for residential development, the City has the authority to issue Coastal Development Permits for new residential development. However some projects may still be appealed to the Coastal Commission which could increase processing time by several months (the appealable area of the coastal zone includes up to the first public street parallel to the water or properties within 300 feet of the beach, whichever is greater). The City’s Local Coastal Program is fully certified by the Coastal Commission.

The City provides summary handouts explaining development review and permitting procedures and is committed to maintaining reasonable processing times. The processing time for the most common residential development applications are summarized in Table H-44. These applications are often processed concurrently. Depending on the level of environmental review required, the processing time for a project may be lengthened. Given the relatively short time periods required for processing residential development applications in Redondo Beach, the City’s permit processing procedures are not a significant constraint on residential development.

<b>Table H-44: Permit Processing Time</b>	
<b>Application</b>	<b>Estimated Processing Time</b>
Variance	1-2 months
Conditional Use Permit	1-2 months
Parcel Map or Tract Map	2 months
Zoning Map Amendment	4-6 months
General Plan Amendment	4-6 months
Plan Check (Community Development Department)	3 weeks
Building Permit	4-6 weeks

Source: City of Redondo Beach Planning Department, 2013.

## **Design Review**

An administrative design review is conducted by the Planning Director to review minor development projects that otherwise meet current zoning regulations. Projects that require an administrative design review include: all new single-family residences, new developments containing two or three units, additions to existing single-family residences, additions to developments containing two or three units, additions of less than 1,000 square feet to multiple-family residential developments containing four or more units, and the addition of a second unit. During the administrative design review, the following criteria are considered: traffic congestion or impairment of traffic visibility, pedestrian safety and welfare, overall design compatibility with the community and surrounding neighborhood, the impact on surrounding properties and the public health, safety and general welfare, and architectural style and design. Typically, an administrative design review can be completed within two weeks upon receipt of a completed application.

Design review by the Planning Commission is required to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. The Planning Commission reviews projects in order to protect property values, prevent the blight and deterioration of neighborhoods, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City. Projects that require a Planning Commission design review include: new mixed use development, new multiple-family developments of four or more units, and additions of 1,000 square feet or more to multiple-family developments of four or more units. The following criteria are considered during the Planning Commission design review process: user impact and needs; the project's relationship to surrounding physical features; consistency of architectural style; balance and integration with the neighborhood, building design, signs; and consistency with residential design guidelines. Typically, design review by the Planning Commission can be held concurrently with other reviews (such as the CUP review) and can be completed within six weeks upon receipt of a completed application.

## **Conditional Use Permit**

The purpose of a Conditional Use Permit (CUP) is to allow review of certain uses possessing unique characteristics to ensure that the establishment or alteration of these uses will not adversely affect surrounding uses and properties or disrupt the orderly development of the community. In reviewing an application for a CUP, the following criteria are considered by the Planning Commission: the size and shape of the site; traffic impacts; effects on neighboring properties; and effects on public health, safety, and general welfare. CUP and design review are conducted concurrently. The CUP review focuses on compatibility, health and safety issues, whereas design review focuses on design elements. Because the CUP process can potentially add an element of uncertainty to the review process, the City will address the CUP requirement as a potential constraint to multi-family housing development.

It is important to note that the City has never denied any application for development based on the proposed use. In addition, approval of a CUP runs with the attached property and does not need to be renewed periodically. The City's CUP review is primarily focused on design

and site plan considerations. Furthermore, the CUP is processed concurrently with other reviews so no additional time is required.

## **Measures DD**

On November 4, 2008, Redondo Beach residents passed Ballot Measures DD that applies to major changes in allowable land use. “Major change in allowable land use” is defined as any proposed amendment, change, or replacement of the General Plan (including its local coastal element, of the City’s zoning ordinance, or of the zoning ordinance for the coastal zone, meeting any one or more of the following conditions:

- The conversion of public land to private use;
- The re-zoning of nonresidential land for housing or mixed-use projects with more than 8.8 units per acre; and
- Changes that significantly increase traffic, density or intensity (i.e. zoning changes that add more than 25 homes, 40,000 square feet of commercial space and/or yielding more than 150 peak hour car trips).

If a project developed under existing zoning were to trigger 150 peak hour trips or unacceptably reduce the level of service at any critical intersection, then traffic mitigation would be required under the standard CEQA process. A project triggering significant traffic impacts is not subject to Measure DD and does not require a public vote.

For the 2013-2021 Housing Element, the City relies entirely on existing residential and mixed use properties to accommodate the City’s Regional Housing Needs Allocation (RHNA) (discussed in detail in the next section). No land use changes, rezoning, or upzoning are necessary to provide adequate sites to accommodate the RHNA. The Housing Element does not propose any major changes in allowable land uses that would trigger Measure DD. Furthermore, Measure DD states (in Section 27.6, Exceptions) the following:

- The provisions of this article shall not apply to the extent that they would violate state or federal laws.
- This article shall not apply to affordable housing projects for low and moderate income housing as defined by state law.

Therefore, Measure DD is not considered an actual constraint to housing development for this planning period.

## **B. Non-Governmental Constraints**

Non-governmental constraints on housing production include high cost of land, cost of construction, and financing. These costs are determined primarily by market conditions over which local governments have little control. Governments may lessen the impacts of these market conditions through direct public subsidies of housing development such as land write-downs and interest subsidies.

## **1. Construction Costs**

Construction costs can vary widely depending on size of units and the quality of amenities offered (such as grade of carpeting and tiles, appliances and light fixtures, quality of cabinetry and woodwork, fireplaces, etc.). The national average for development costs per square foot for apartments and single-family homes in February 2013 are as follows:

- Type I or II, Multi-Family: \$128.12 to \$145.89 per sq. ft.
- Type V Wood Frame, Multi-Family: \$97.29 to \$101.72 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$107.08 to \$114.28 per sq. ft.

The unit costs for residential care facilities generally range between \$123.05 and \$172.59 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. For multiple-family attached units, construction costs are slightly lower as developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. Construction costs are relatively consistent throughout Los Angeles County, and therefore high construction costs are a regional constraint on housing development rather than a local constraint.

## **2. Land Costs**

In coastal areas such as Redondo Beach, the single largest constraint to new affordable housing is the price of land. The diminishing supply of land available for residential construction combined with a fairly steady demand for housing has served to keep the cost of land high. High and rapidly increasing land costs have resulted in home builders developing increasingly expensive homes in order to capture profits. The City's supply of vacant residential land is extremely limited. A survey of listings on Realtor.com in July 2013 found only three vacant parcels in Redondo Beach, priced at approximately \$4.9 million per acre. When land prices constitute a high cost component, it poses a difficult obstacle to the development of new low and moderate income housing, even in higher density residential zones. On the other hand, to the extent that high land costs discourage acquisition of underutilized parcels for new residential development, it can encourage preservation of more affordable existing housing in the City.

## **3. Availability of Mortgage and Rehabilitation Financing**

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and there is little that local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs may be available to reduce mortgage down payment requirements.

## Home Purchase and Home Improvement Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

As shown in Table H-45, a total of 996 households applied for loans, either conventional or government-backed, to purchase homes in Redondo Beach in 2011. Approval rates were slightly higher for conventional home purchase loans with 72.1 percent of government-backed and 74.8 percent of conventional loan applications approved. The approval rate for home improvement loans was 68.1 percent. Given the high rates of approval for home purchase and improvement loans, financing was generally available to Redondo Beach residents. Overall, the majority of loan applications submitted in Redondo Beach during 2011 were for home refinancing (4,189 applications), 70.0 percent of which were approved.

<b>Loan Type</b>	<b>Total Applications</b>	<b>Percent Approved</b>	<b>Percent Denied</b>	<b>Percent Other</b>
Government Backed Purchase Loans	122	72.1	11.5	16.4
Conventional Purchase Loans	874	74.8	11.6	13.6
Refinance	4,189	70.0	15.9	14.0
Home Improvement Loans	144	68.1	16.7	15.3
<b>Total</b>	<b>5,329</b>	<b>70.8</b>	<b>15.1</b>	<b>14.1</b>

Notes:

1. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
2. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.

Source: www.LendingPatterns.com<sup>TM</sup>, 2013.

## Foreclosures

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. When this happens, the homeowners must move out of the property. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. If that happens, the homeowner would lose their home and also would owe the home lender an additional amount.

Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD

until a borrower is at least 90 days behind in making payments. As of October 2013, 22 properties in Redondo Beach were in this pre-foreclosure stage.<sup>3</sup>

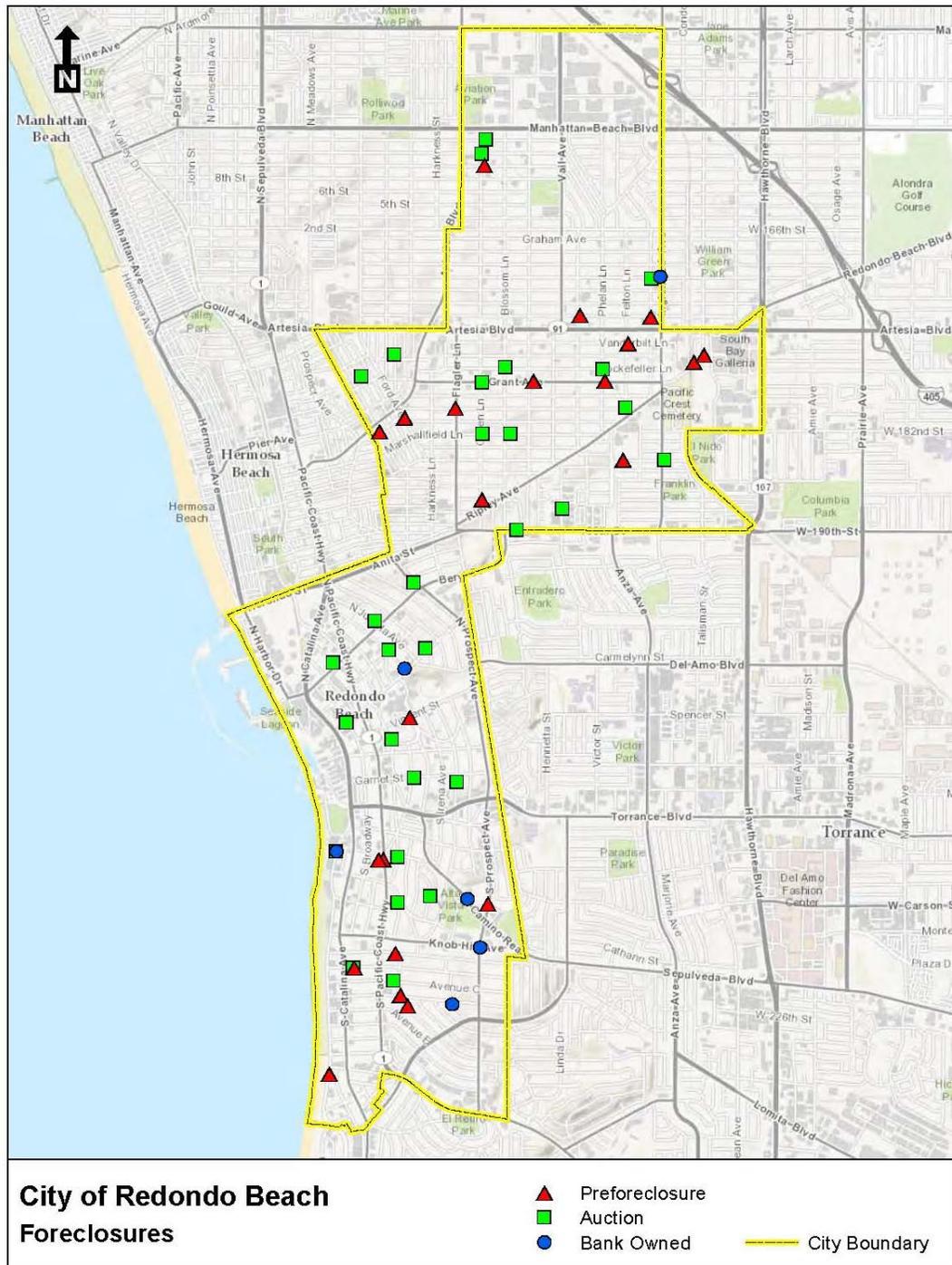
Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 29 properties in Redondo Beach were in the auction stage of the foreclosure process.

Many properties, however, are unable to be sold at public auction. In the event of an unsuccessful sale at auction, a property becomes classified as Real Estate Owned (REO) and ownership of it reverts back to the mortgage company or lender. In October 2013, the City of Redondo Beach had a total of seven bank-owned properties. Figure H-4 illustrates the location and status of foreclosed properties in the City of Redondo Beach.

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<sup>3</sup> Foreclosure data comes from ForeclosureRadar.com, 2013.

**Figure H-4: Foreclosures in Redondo Beach**



## 4. Environmental and Infrastructure Constraints

### Geologic and Seismic Hazards

The City of Redondo Beach is situated within the western edge of the Los Angeles Basin, near the boundary of the Southern California Continental Borderland Geomorphic Province. The Los Angeles Basin is underlain by both marine and non-marine accumulations of gravel, sand, silt, and clay, that were deposited over time as a consequence of sea level fluctuations and erosion of the land masses north, east, and south of the Los Angeles Basin.

Currently no active or potentially active faults are known to exist within the City of Redondo Beach. The Redondo Canyon fault has a structural trend that would project on-shore in the vicinity of King Harbor, however, existing data suggests that the fault terminates very close to the shoreline. However, the City lies in a seismically active region where numerous faults are capable of generating moderate to large earthquakes. The major faults are related to the San Andreas fault system. The regional faults that may generate earthquakes that could affect the City of Redondo Beach are:

**Elysian Park Fault:** Three years of recently observed seismic activity suggests that this newly discovered thrust fault trends at least 50 miles from Whittier to Malibu across the northern portion of the Los Angeles Basin. Earthquakes of magnitude 7 may be generated by subsurface movement of this fault. The fault is located approximately 11 miles north of Redondo Beach.

**Cabrillo Fault:** This fault extends approximately 12 miles across the San Pedro shelf. The fault may deform Holocene sediments and has had numerous small earthquakes occur near its trace. The fault is considered active. The fault's slip rate suggests a recurrence interval for a magnitude 6.0 earthquake of greater than 400 years, however, no data are available as to when the last earthquake approaching that magnitude occurred. The fault is located approximately eight miles from the City.

**Palos Verdes Fault:** The Palos Verdes (or Palos Verdes Hills) fault extends from the Santa Monica-Malibu Coast fault in northern Santa Monica Bay southeastward across the Palos Verdes Peninsula and the San Pedro Shelf to the vicinity of Lasuen Knoll, a distance of more than 50 miles. The fault is considered to be active on either side of the peninsula. A 3.9 magnitude earthquake was attributed to the fault in 1972 in the area south of San Pedro. Earthquake magnitude ranges for the fault are from about 5.0 to 7.0 with recurrence interval for a magnitude 6.0 earthquake being about every 300 years. Data were unavailable indicating when the last 6.0 earthquake occurred. Segments of the fault across Santa Monica Bay, across the Palos Verdes Peninsula, and southeast of San Pedro, are all considered to be potentially seismogenic. The fault is closest to the City of Redondo Beach where it cuts across Santa Monica Bay, approximately two and one-half miles southwest of the City.

**Redondo Canyon Fault:** This fault is approximately eight miles long and joins the main strand of the Palos Verdes fault near the shoreline off the City of Redondo Beach. Scattered small earthquakes have occurred near the fault. The fault is considered active with an

estimated maximum credible magnitude of 6.5. Recurrence intervals were not available because of a lack of data regarding the slip rate.

**Charnock Fault:** The Charnock fault consists of two strands that cut Late Quaternary strata and leave no surface expression. The fault is about six miles long and is located about four miles north of the City. No recurrence interval data was available.

**Newport-Inglewood Fault System:** This fault system is over 45 miles in length and is located approximately 6.5 miles east of the City. The fault is considered active and was the source of the 1933 magnitude 6.3 Long Beach earthquake. It is unlikely that this fault segment between Signal Hill and Newport Beach will be the source of another major earthquake in the near future. However, it is possible that the 25 mile segment between Cheviot Hills and Signal Hill could produce a major earthquake event.

**San Pedro Fault:** This fault is located approximately 15 miles offshore and consists of a series of strands that cut Late Quaternary strata. The fault length is about 45 miles, generally paralleling the coastline. Recurrence intervals for a magnitude 6.0 earthquake are about every 300 years, however, actual dating of the last earthquake close to that magnitude is unknown.

**Hollywood-Raymond Hill Fault System:** This system extends in an east-west direction along the south side of the Santa Monica Mountains and may be continuous with the Raymond fault in the vicinity of Glendale. The fault is located about 15 miles north of the City. There is a high probability that this fault system is capable of generating damaging earthquakes.

**Santa Monica-Malibu Coast Fault System:** These faults extend approximately 60 miles in an east-west direction from north of Santa Monica into the Santa Barbara Channel. The faults are located about 11 miles north of the City. The Malibu Coast segment of this system experienced a 5.7 magnitude earthquake in 1973.

**Whittier Fault:** The Whittier fault is approximately 28 miles long and is located about 20 miles east of the City. This fault may have been the source of the 1987 6.1 magnitude Whittier Narrows earthquake. Recurrence intervals on this fault are relatively short with 20 to 40 year estimates for magnitude 6.0 earthquakes.

**Elsinore Fault:** The Elsinore fault is approximately 130 miles long and is located about 50 miles east of the City. The fault was the site of a 1910 magnitude 6.0 earthquake. Recurrence intervals are relatively short with a 20 to 90 year recurrence for a magnitude 6.0 earthquake.

**Catalina Escarpment Fault:** This offshore fault is approximately 80 miles long and is located about 35 miles west of the City. Recurrence intervals are about every 300 years for a magnitude 6.0 earthquake.

**San Fernando-Sierra Madre Fault System:** This fault system is approximately 36 miles long and extends along the base of the San Gabriel Mountains from east of Sierra Madre to west of San Fernando. These faults are found about 30 miles north of the City. The San

Fernando segment was the source of a 1971 magnitude 6.6 earthquake. Recurrence intervals are estimated at 100 years for a magnitude 6.0 earthquake.

**San Andreas Fault System:** This fault system forms the dominant geologic structure throughout most of western California and has been responsible for the largest recorded earthquakes in the region. The fault system segment between Parkfield and Cajon Pass currently has a very low level of seismic activity. However, the portion of the fault system from Parkfield to Tejon Pass has experienced great earthquakes of magnitude 8+ roughly every 250 years and the segment between Tejon Pass and Cajon Pass has experienced major to great earthquakes (magnitude 7 and greater) on an average of every 145 years. The fault system segment between Cajon Pass and the Salton Sea has not experienced a major earthquake for at least 265 years and possibly for as long as 600 years. Various earthquake studies suggest that this segment may be the location for the next great earthquake in California with probabilities of between 2 and 5 percent per year or about 50 percent in the next 20 or 30 years. Future earthquake predictions of magnitude and displacement cannot precisely be determined along the San Andreas fault system. Regional studies do, however, indicate that a magnitude 8.0 or larger earthquake could be expected to occur in the future and should be considered for planning and design purposes. The closest these latter fault system segments come to the City is about 52 miles to the northeast. A major earthquake along this system should be considered a strong possibility and would produce ground accelerations of about 0.14 g within the City.

**San Jacinto Fault System:** In terms of numbers of damaging earthquakes, this system has been the most prolific in historical time. At least 10 earthquake events have taken place from 1858-1980 over a fault length of 120 miles, with about half of these earthquakes causing damage in the San Bernardino-Riverside area. Recurrence intervals suggest a magnitude 6.0 within 4 to 10 years and a magnitude 7.0 within 40 to 100 years. The fault system's closest point to the City is about 55 miles to the east, therefore, even though a moderate earthquake magnitude could occur at any time the actual expected damage within the City would probably be quite small.

### **Liquefaction Hazards**

Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with ground water to lose strength and behave as a fluid. This subsurface process can lead to near-surface or surface ground failures that can result in property damage and structural failure. Generally, sand and silty sand, that is poorly compacted and of Holocene age is most susceptible to liquefaction. These types of deposits can be found and are dominant within the City of Redondo Beach. Potential ground shaking within the City from a moderate to severe earthquake would be adequate to be within a threshold distance to generate liquefaction impacts.

Ground water depths within 30 feet of the ground surface is also a condition necessary for liquefaction to occur. For the City of Redondo Beach, a very high zone of liquefaction susceptibility exists within the coastal area where elevations are less than 30 feet above sea level.

## **Flooding Hazards**

Significant and far-reaching portions of the Los Angeles Basin (including the City of Redondo Beach) have experienced flooding events during historic times. Some of the more notable flood events occurred in the early 1800's, when the Los Angeles River would periodically shift its course/direction and eventual discharge point into the Pacific Ocean, alternating between the Santa Monica Bay area and the San Pedro/Long Beach Harbor areas. Concrete channelization of the major rivers and drainages in the region and the installation of additional modern flood control and prevention improvements (primarily through the Los Angeles Department of Public Works Flood Control Division and Army Corps of Engineers) have reduced the potential for and occurrences of regional-scale flooding substantially over time.

For the most part, all areas in the City of Redondo Beach (particularly those most susceptible to flooding) are well served by the existing local storm drainage network. The network is a cooperative, multi-jurisdictional system, partially maintained by the City of Redondo Beach Public Works Department and partially maintained by the Los Angeles County Department of Public Works Flood Control District. In general, the system is comprised of a series of catch basins and sumps (which either through gravity or forced pumping) direct excess runoff and storm water into the network of storm drain pipes located below the local streets. These pipes carry and discharge the water into the Dominguez Channel or into the Pacific Ocean through one of the thirteen local outfalls located along the southwestern shoreline of the City. In addition to the inland storm drainage system, the harbor and harbor basin area of the City (located in the northwestern area of South Redondo Beach and including the various marinas located in the City) are protected from coastal flooding and damage related to storm-generated flooding by a large rock/stone material rip-rap breakwater wall.

The Federal Emergency Management Agency (FEMA), under the Federal Insurance Administration, has qualitatively rated and mapped the potential for flooding within the City of Redondo Beach as part of the National Flood Insurance Program (Community Panel Reference Numbers 060150-6002-B and 060150-0001-B, effective date September 15, 1983). Under the program all areas of the community are placed within one of ten different categories signifying their potential for flooding during a given increment of time (years). The vast majority of the City of Redondo Beach (in both North Redondo Beach and South Redondo Beach) has been rated in the (C) category, and is subject to minimal or no flooding.

A total of seven small and isolated areas in North Redondo Beach have been rated as subject to greater than minimal flooding, and have been designated with one of the nine substantive flood hazard ratings. These areas include: 1) a small, low-lying, rectangular-shaped area within the North Redondo industrial area, located due north of the intersection of Marina Avenue and Aviation Boulevard; 2) a small, low-lying, oval-shaped area located due northwest of the intersection of Inglewood Avenue and Manhattan Beach Boulevard; 3) a small, low-lying, linear/oval-shaped area within the turfed Southern California Edison transmission corridor right-of-way, located east of Dow Avenue, between Manhattan Beach Boulevard and Beland Boulevard; 4) a small, low-lying, circular-shaped area located along

the public right-of-way and residential area along Carnegie Lane, between Blossom Lane (to the east) and Green Lane (to the west); 5) a small, low-lying, oval-shaped area located within the California Water Service Company Reservoir #10 property (to the rear of the former Andrews School property), located due west of Aviation Way and due north of Rockefeller Lane; 6) a small, low-lying, triangular-shaped area in a single family residential area, located due northwest of the intersection of Ripley Avenue and Rindge Lane; and 7) a small, low-lying, trapezoidal-shaped area (one of the five existing and aforementioned drainage sumps), located due south of the intersection of Aviation Boulevard and Artesia Boulevard, between Ford Avenue and Goodman Avenue.

A total of five small and more isolated areas and three larger and more prominent areas in South Redondo Beach have been rated as subject to greater than minimal flooding, and have been designated with one of the nine substantive flood hazard ratings. The five smaller and more isolated areas include:

- (1) A small, low-lying, and rectangular-shaped area (within the Southern California Edison transmission corridor right-of-way now being used as a commercial plant nursery), located due south of Anita Street, between Harkness Lane, to the east, and Goodman Avenue, to the west. This area is rated in the (B) category (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years).
- (2) A small, low-lying, circular-shaped area (one of the five aforementioned drainage sumps), in the center of the Redondo Beach Union High School athletic fields), located due east of Helberta Avenue, between Del Amo Street, to the north, and Vincent Street, to the south. The center of the area is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). The outer ring of the area is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years). This area is also the focus of major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Vincent Street Drain Project.
- (3) A small, low-lying, oval-shaped area (along the South Irena Avenue right of way and adjoining residential area), located between Vincent Street, to the north, and Spencer Street, to the south. The area within the right of way is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). The area within the residential portion is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on

historic trends and data, has the probability of occurring once approximately every 100 years). This area will also be served by the major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Vincent Street Drain Project.

- (4) A small, low-lying, rectangular-shaped area (within the southern half of Alta Vista Park), located due southeast of the intersection of Camino Real and Juanita Avenue. The northern three-quarters of the area is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). The southern one-quarter of the area is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years).
- (5) A small, low-lying, oval-shaped area (one of the five aforementioned drainage sumps [the Avenue “H” Sump]), located due southeast of the intersection of Avenue H and Massena Avenue. This area is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). This area is the focus of major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Doris Coast Pump Station Project.

The three larger and more prominent areas of potential flood hazard in South Redondo Beach include:

- (1) A large, extremely low-lying, rectangular-shaped area at the far southwestern corner of the City (including the beach and waterfront area), located due west of the Esplanade, between Avenue “I”, to the north, and the City of Torrance municipal boundary, to the south. This area is subject to coastal storm and wave action impacts related to the geographic function of the Palos Verdes Peninsula, and is rated in the (V) category, (i.e., areas within the expected limits of coastal flooding with velocity (i.e., wave action) resulting from a 100 year storm event, with flood elevations and hazards not determined;
- (2) A large, low-lying, linear/rectangular-shaped area at the far southern end of the City (including the Avenue “I” right-of-way and commercial parcels directly on the north and south sides of the right-of-way, between South Elena Avenue, to the east, and the Esplanade, to the west. This area is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years). Drainage capacity in this area will be improved by major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Knob Hill Coast Drain Project.

- (3) A large and generally oval-shaped area including: a) the entirety of the harbor and harbor basin bulkhead areas within the existing breakwater closest to the water's edge; b) the harbor basin areas themselves; c) the area of the location of the Municipal Pier; d) the breakwater itself; and e) the water areas directly outside the breakwater. All of these areas are also subject to greater than minimal flooding hazard. As previously mentioned, flood protection capabilities in the harbor area as a whole, will be incrementally improved by the project currently underway between the City of Redondo Beach and the United States Army Corps of Engineers to raise the height level of the existing breakwater facility.

## **Fire Hazards**

Local fire protection and prevention services (and paramedic services) within the community are provided by the City of Redondo Beach Fire Department. The Fire Department maintains three facilities in the City, including two fire stations and a fire boat. Fire Station #1 is located at 401 South Broadway (at the southwestern intersection of Pearl Street and Broadway) in South Redondo Beach; Fire Station #2 is located at 2400 Grant Avenue (at the southeastern intersection of Grant Avenue and Mackay Lane) in North Redondo Beach; and the fire boat is berthed adjacent to the Harbor Master's office (at the western terminus of Mole B) in South Redondo Beach.

The City of Redondo Beach Fire Department utilizes a constant manning/qualified relief staff system, using three 24-hour shifts that work a 56-hour work week. A total of 19 different personnel are on duty at all times under normal operating conditions, eleven at Fire Station #1 (including three paramedics), and nine at Fire Station #2 (including two paramedics). Under normal operating conditions, staffing includes a total of 1 Battalion Chief; 3 Captains; 5 Fire Engineers; 5 Fire Paramedics; and 5 Firefighters.

The City of Redondo Beach Fire Department provides estimated emergency response times (in minutes), based on an analysis of actual calls and responses, for the time that it takes for fire equipment and crews to reach any site in the City, once the call is received at the fire station. Through analysis of fire department records, it is estimated that current local response times total five minutes or less for approximately 82 percent of fire calls and approximately 90 percent of emergency medical calls. Average response times are currently estimated at approximately 4.25 minutes for fire calls and approximately 4.00 minutes for emergency medical calls.

Because of the highly urbanized and built-out nature of the City of Redondo Beach, the risk of wildfires is extremely negligible (the only large, undeveloped areas in the City with any measurable risk of fire hazard are the Wylie/Steinhart Sump, located at the southwestern intersection of Ford Avenue and Artesia Boulevard in North Redondo Beach, and Hopkins Wilderness Park, located at the northeastern intersection of Knob Hill Avenue and North Prospect Avenue in South Redondo Beach).

The overall risk of fire hazard in local communities is rated, primarily to establish homeowner insurance rates, by the Commercial Risk Services Division of the Insurance Service Office (ISO), an independent, non-profit company which provides information and related services to the insurance industry. This body rates two aspects of a community's fire system: a) the local fire department's conditions and operation; and b) the local water system's conditions and operation. These two aspects are then combined, to establish an overall community rating. The existing rating system utilizes an ascending numerical scale, ranging from Class 1 (the best) to Class 10 (the worst). The latest available rating for the City of Redondo Beach is for 1988. At that time, the water department condition and operation aspect of the City of Redondo Beach (the California Water Service Company) was rated as a Class 1; the fire department condition and operation aspect of the City of Redondo Beach (the City of Redondo Beach Fire Department) was rated as a Class 3; the overall community rating is a Class 2, generally considered excellent for communities of comparable size and character.

### **Sanitary Sewer Service**

Sanitary sewer service is provided in the City of Redondo Beach through a coordinated multi-jurisdictional system containing different facilities, some of which are operated/maintained by the City of Redondo Beach Public Works Department and some of which are operated/maintained the County of Los Angeles Sanitation Districts. For the County's planning and operational purposes, the City actually falls within two geographically separate but equivalent districts: 1) County Sanitation District #5, which includes all of North Redondo Beach; and 2) the South Bay Cities Sanitation District, which includes all of South Redondo Beach.

Sewage is collected through a network of sewer mains located below virtually every street in the City and pumped towards the east through pump stations into centralized larger "trunk lines" to be treated at the Joint Water Pollution Control Plant (part of the county's Joint Outfall System, which consists of six treatment plants and four submarine outfalls). This plant is operated and maintained by the Los Angeles County Sanitation Districts, and is located in the City of Carson, approximately five miles east of the city. This plant serves communities throughout the entire South Bay, as well as communities located as far east as Downey and as far north as Inglewood. The Joint Water Pollution Control Plant in Carson, California is currently treating sewage at a 12-month average flow of 382 million gallons per day (mgd); the plant has a design capacity of 385 mgd, and a peak flow capacity of 770 mgd.

The City is in the process of preparing a Sewer Master Plan. The Draft Sewer Master Plan indicates that the total existing average sewage generated in the City is estimated at 5.99 mgd. According to the Draft Master Plan, less than one percent of the City's sewer system has significant deficiencies, and none of the deficiencies will prohibit growth. In assessing the capacity of the City's sewer system, the Draft Master Plan uses projections in population and nonresidential buildout in 2030 (adequate to accommodate the City's RHNA). All new growth can be accommodated by the City's sewer system with scheduled upgrades outlined in the capital improvements plan that is included as part of the Draft Sewer Master Plan.

## **Storm Drainage Service**

Storm drainage service within the City of Redondo Beach is provided through a cooperative multi-jurisdictional system with different facilities, some of which are operated and maintained by the City of Redondo Beach Public Works Department, and some of which are maintained by the County of Los Angeles Department of Public Works Flood Control District.

The existing storm drainage system serving the City of Redondo Beach includes a total of approximately 29 miles of gravity flow storm drains and 1 mile of forced flow storm drains. The majority of the storm drains are located in North Redondo Beach. Because of the elevated topography in South Redondo Beach, the southeastern portions of the City have better natural drainage and are not as intensely served by storm drainage infrastructure. Approximately 25 percent of the storm drainage system is owned, operated, and maintained by the City of Redondo Beach Public Works Department; the remaining 75 percent of the system is owned, operated, and maintained by the Los Angeles County Department of Public Works Flood Control District.

In addition to the inland storm drainage system, the harbor and harbor basin area of the City are protected from coastal flooding and damage related to storm-generated flooding by a large rock/stone material rip-rap breakwater wall. The breakwater extends to the west, due south of the terminus at Herondo Street, and curving to the south approximately 3,000 linear feet (over one half of a mile). The breakwater serves as a protective wall between the open and exposed portions of Santa Monica Bay and the Pacific Ocean and the structures, areas, and boats located in the northern coastal area of the City. Overall, the City's storm drainage system is in good physical and operational condition.

## **Water Service**

The City of Redondo Beach receives its water service from the California Water Service Company (CWSC), an investor-owned public utility whose operations are regulated by the State of California Public Utilities Commission (PUC). The California Water Service Company has been providing water service to the City since 1927. For operational and maintenance purposes, the City of Redondo Beach is classified within the Hermosa-Redondo District, an area containing all of the City of Hermosa Beach, all of the City of Redondo Beach, and an 800-acre portion of the City of Torrance located directly south and southwest of the City of Redondo Beach.

The Hermosa-Redondo District contains a total of 209 miles of water main, supplying and distributing all of the water to the district. The City of Redondo Beach contains 136.8 miles of water main (65 percent of all the district's mains). All water supplied to and used in the City of Redondo Beach comes from one of two sources:

- (1) Water purchased by the California Water Service Company from the larger, regional Metropolitan Water District. This water is pumped into the city through four Metropolitan Water District connector lines.

- (2) Water pumped up from local groundwater sources by the California Water Service Company through a series of three wells located in the far north end of North Redondo Beach.

Approximately 85 percent of the water supplied to the City of Redondo Beach is purchased from the Metropolitan Water District, while approximately 15 percent is pumped up from groundwater sources through wells in the city. The California Water Service Company reports that it is presently meeting all of the district's existing water service needs and the vast majority of its systems pipes are in better than average conditions.

### **Solid Waste Management**

The City of Redondo Beach (including all residential, commercial, and industrial land uses) currently generates approximately 83,100 tons of solid waste per year (approximately 228 tons per day). This amount of solid waste is expected to increase proportionately in the future relative to the increase of the City's residential population and expansion of commercial/industrial activity. Solid waste collection and transportation in the City is currently provided by a private refuse collector, managed and overseen by the City of Redondo Beach Public Works Department.

Western Waste Industries is the private solid waste collector presently under formal contract to the City of Redondo Beach to service residential, commercial, and industrial properties in the community. Western Waste Industries operates its transfer station out of Carson, which hauls the refuse to the Chaquita Canyon, Ben K. Kazarian/West Covina, or Puente Hills landfills. A small portion of Redondo Beach's refuse is also taken to the Southeast Resource Recovery Facility (SERFF), a waste-to-energy facility located in Long Beach.

The primary issue facing the City of Redondo Beach in the area of solid waste disposal and management is that of the long-term life span/availability, and environmental safety of the present system of primary solid waste removal (i.e., dumping into landfills). Currently approximately ninety percent of solid waste in the State of California is dumped into the various landfills serving the State.

The State Legislature, through Assembly Bill 939, The California Integrated Waste Management Act of 1989, mandated that all cities prepare, adopt, and submit a comprehensive solid waste management plan to the county within which they are located by January 1, 1992. The plan must address and detail each individual community's efforts and intended policies in the areas of waste characterization, source reduction, recycling, composting, solid waste facilities, education/public information, funding, special wastes, and hazardous wastes. The law also mandates that communities meet certain specific identified targets for percentages of waste reduction and recycling over specified time periods (25 percent by 1995 and 50 percent by the year 2000). In an effort to effectively meet this mandate, the City of Redondo Beach City Council appointed a seven member Resource Conservation Commission, who, under the auspices of the Department of Public Works, are assisting the City in developing and adopting this plan.

The City continues to fund necessary replacement and upgrading of aging infrastructure systems (such as sewers and storm drains) through its Capital Improvement Program to provide for incremental infill development throughout the community. In cases where the environmental review process for a larger-scale project determines that the project may overburden existing infrastructure, appropriate mitigation measures are included as conditions for project approval.

This Housing Element was updated concurrently with the Transportation and Circulation Element. Residential sites available in meeting future growth needs are also considered in the Transportation and Circulation Element update and EIR. Appropriate mitigation measures will be identified.

## 2.2.4 Housing Resources

This section analyses the resources available for the development, rehabilitation, and preservation of housing in Redondo Beach, including the preservation of affordable housing at risk of converting to market-rate housing. This analysis includes an evaluation of the availability of land resources for future housing development, the City’s ability to satisfy its share of the region’s future housing needs, financial resources available to support housing activities, and administrative resources available to assist in implementing the City’s housing programs and policies. Additionally, this section presents opportunities for energy conservation.

### **A. Availability of Sites for Housing**

#### **1. Regional Housing Needs Allocation (RHNA)**

State law requires that a community provide adequate sites with residential development potential to allow for and facilitate production of the City’s regional share of housing needs. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify “adequate vacant and underutilized sites.” Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, and services and facilities to facilitate and encourage the development of a variety of housing for all income levels. Redondo Beach’s Regional Housing Needs Allocation (RHNA) for the 2013-2021 planning period has been determined by SCAG to be 1,397 housing units, including<sup>4</sup> 186 units for extremely low income households, 186 units for very low income households , 223 units for low income households, 238 units for moderate income households, and 564 units for above moderate income households.

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<sup>4</sup> Pursuant to new State law (AB 2634), the City must estimate its existing and future housing needs for extremely low income households needs based on Census income distribution or assume 50 percent of the very low income households as extremely low. Assuming 50 percent of the very low income households as extremely low, the City’s very low income RHNA is split into 186 extremely low income and 186 very low income units. However, State law does not require the separate identification of sites for the extremely low income units.

## **2. Pending Residential Projects**

The City of Redondo Beach currently has three pending residential projects in the pipeline, none of which are expected to receive building permits before January 1, 2014. Combined these projects will add a total of 209 units to the City's housing stock, nine of which will be affordable.

### *Anastasi Project*

The Anastasi project was recently approved by the City for the development of a 20-unit condominium project on 2809 190<sup>th</sup> Street. All of the condominiums are expected to be market-rate.

### *1500-1502 Esplanade*

A developer has proposed the construction of nine market-rate condominiums on the two properties at this location. Planning Commission approval of this project is anticipated in December 2013.

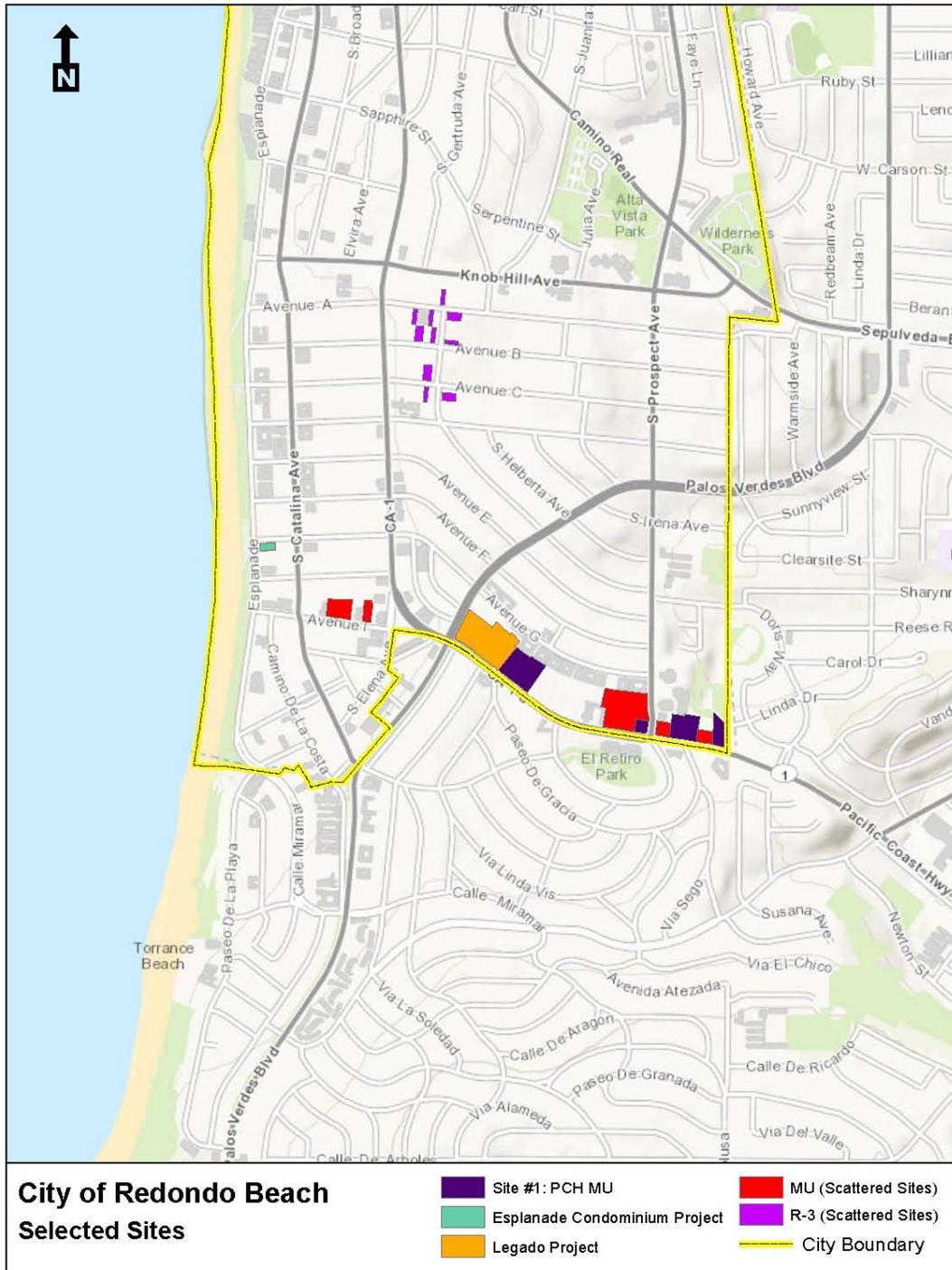
### *Legado Project*

A developer recently submitted an application to develop a 180 multi-family/mixed-use project at 1700 S. Pacific Coast Highway. Pursuant to SB 1818, nine of these units will be made affordable to very low income households. This project is adjacent to Site #1 (Pacific Coast Highway Mixed Use) in the Residential Sites Inventory (discussed below).

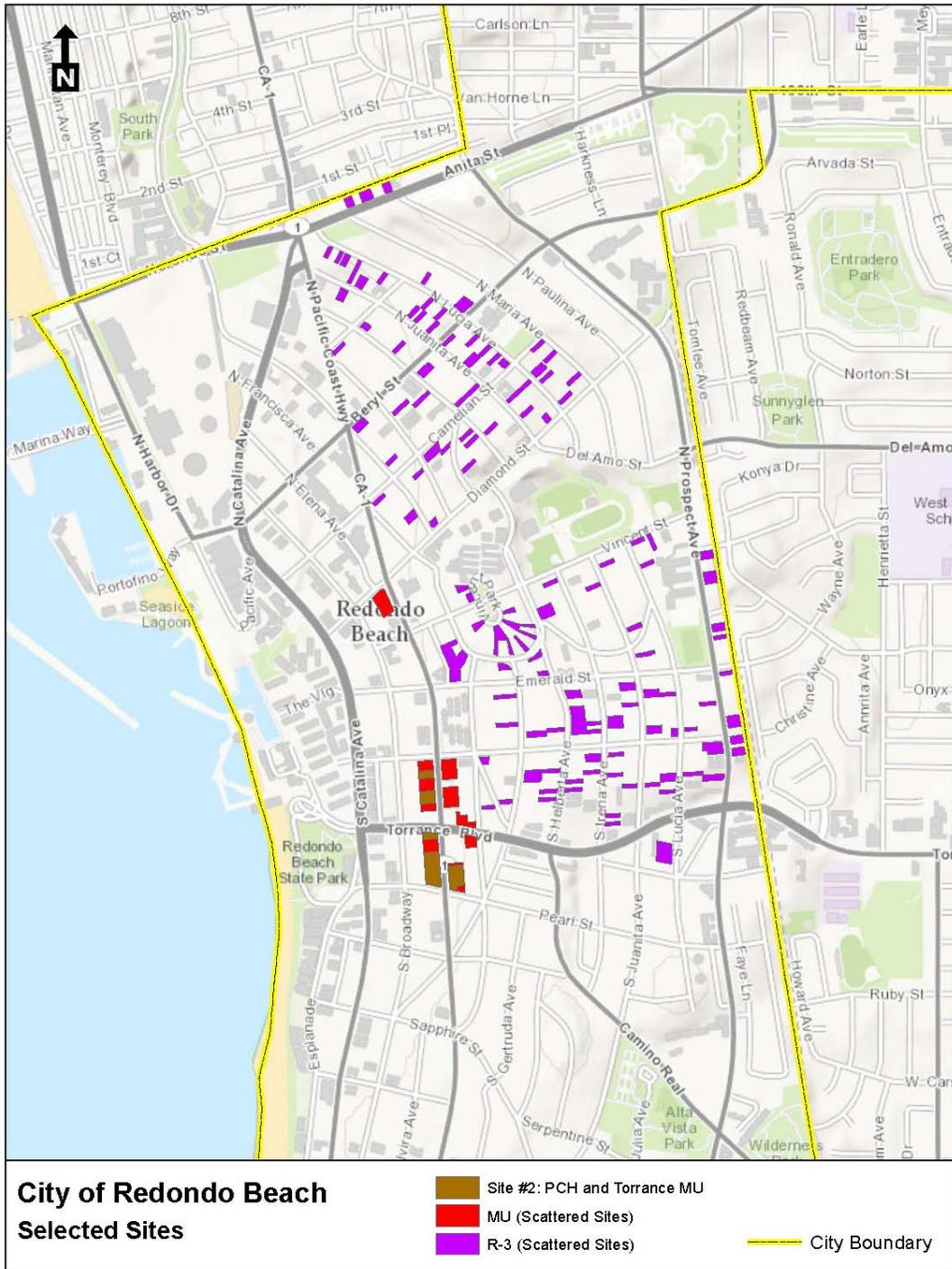
## **3. Residential Sites Inventory**

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. The land inventory can comprise a combination of vacant and underutilized sites with redevelopment potential. Figure H-5 provides a map of the key five housing sites in the City.

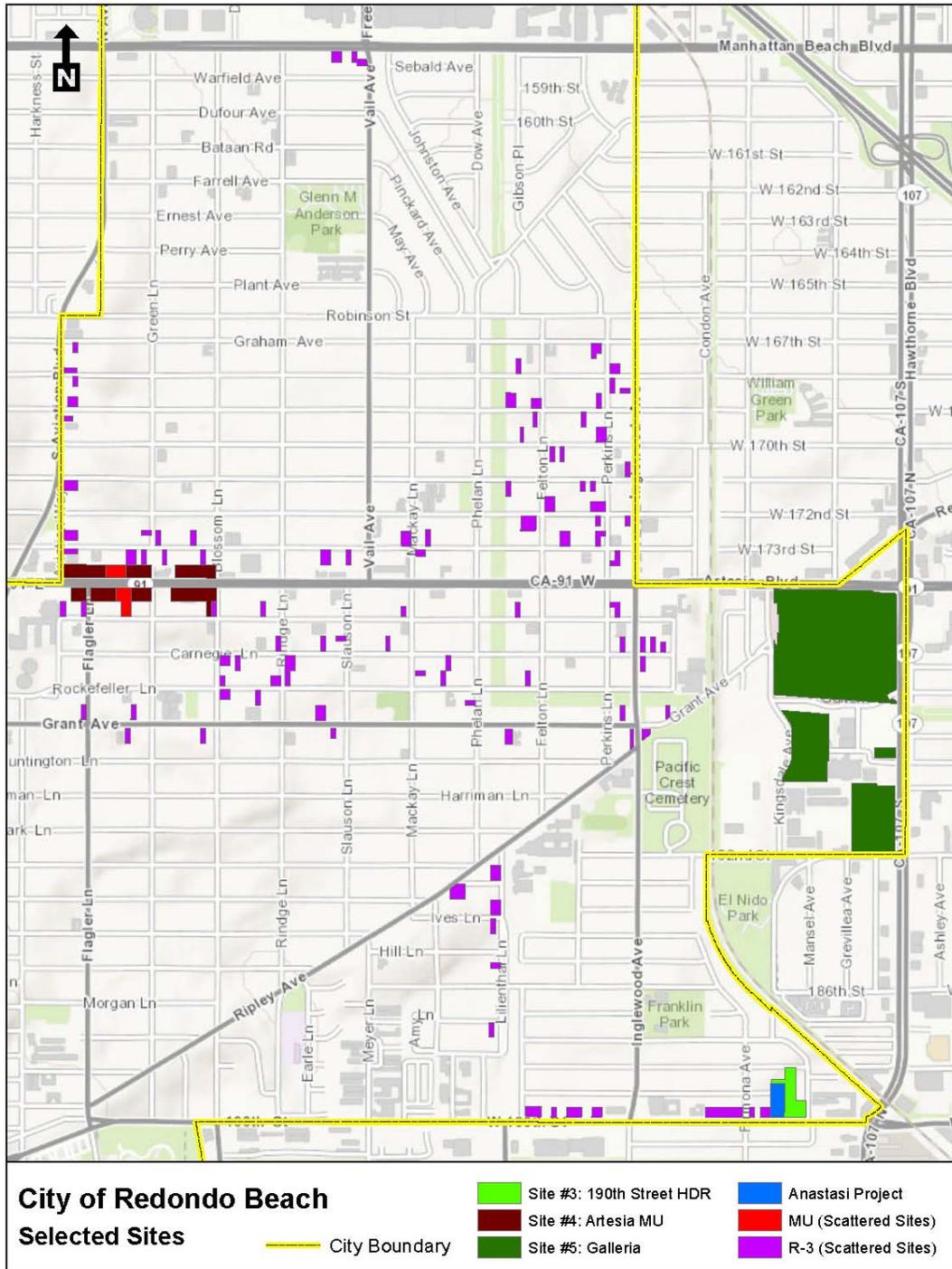
**Figure H-5: Residential Sites Inventory**



**Figure H-6: Residential Sites Inventory**



**Figure H-7: Residential Sites Inventory**



## **Vacant Land**

Redondo Beach is a built out community and there is very limited vacant land available for development in the City.

## **Underutilized Sites**

Future residential development in Redondo Beach most likely will occur on underutilized lots where developments are not built out to the maximum density permitted. Recycling opportunities identified in this inventory focus on the City's Mixed Use (MU), CR, and R-3 zones which permit 17.5 units per acre or more. In these areas, existing development ranges from small scale apartments to older commercial properties. Several old and non-conforming industrial uses are also present on the sites included in this inventory. In these zones, properties have realized developments at an average of 80 percent of the maximum allowed density. Specifically, most infill developments in the R-3 zone have yielded about 14 units per acre, depending on lot size, and developments in the MU and CR zones have yielded between 25 and 34 units per acre, depending on lot size. The State, through AB 2348, has established "default" density standards for local jurisdictions. State law assumes that a zoning district that allows 30 units per acre in urban jurisdictions such as Redondo Beach is able to facilitate the production of housing affordable to lower income households. Under this standard, most of the City's underutilized land in the MU and CR zones (about 67 acres) is capable of facilitating the development of housing affordable to lower income households.

Given the scarcity of developable land in the City and the continuing demand for housing, recycling of underutilized land has been common in Redondo Beach. Table H-46 summarizes Redondo Beach's residential development potential on underutilized land, by land use designation. A more detailed listing of sites by assessor parcel number is included in Appendix B.

### *Methodology for Identifying Sites*

Overall, over 40 acres of land are designated as Mixed Use in the City's General Plan. As part of this Housing Element update, City staff identified only areas with the highest potential for redevelopment in the short-term to be included in this sites inventory. However, infill/ redevelopment can occur in other MU areas not included in this Housing Element. The City's recyclable land inventory was developed with a combination of resources. Sites were initially identified using GIS. City staff then selected residential sites with the greatest potential for additional housing units and verified them through City records and inspection. The analysis of residential capacity on recyclable land focuses on the City's higher density areas. In total, these areas encompass 117 acres zoned MU-3, CR, and R-3 (see Table H-46). This analysis includes about 25 acres of MU sites (approximately 60 percent of the City's total MU area).

The R-3 zone allows for a maximum density of 17.5 units per acre, while the MU and CR zones allow for a maximum density of 35 units per acre. Infill trends in these zones indicate

that multi-family developments such as apartment and condominium developments are the most likely residential products.

<b>Table H-46: Residential Development Potential on Underutilized Sites in Redondo Beach</b>				
<b>Sites</b>	<b>Land Use Designation (Zoning)</b>	<b>Maximum Residential Density</b>	<b>Underutilized Acreage</b>	<b>Realistic Net Capacity</b>
<i>Pending Residential Projects</i>				
Anastasi Project	R-3	17.5 du/acre	1.14 acres	20 units (Market Rate)
1500-1502 Esplanade	R-3	17.5 du/acre	0.43 acres	9 units (Market Rate)
Legado Project	MU-3	35 du/acre	4.28 acres	171 units (Market Rate) 9 units (Very Low)
<i>Residential Sites Inventory</i>				
Site 1: Pacific Coast Highway MU	MU-3	35 du/acre	3.87 acres	106 units (28 du/acre)
Site 2: PCH and Torrance	MU-3	35 du/acre	2.81 acres	69 units (28 du/acre)
Site 3: 190th St/Fisk Lane	R-3	17.5 du/acre	1.92 acres	22 units (14 du/acre)
Site 4: 1806-2023 Artesia Blvd.	MU-1	35 du/acre	6.53 acres	173 units (28 du/acre)
Site 5: Galleria	CR	35 du/acre	41.93 acres	1,172 units (28 du/acre)
R-3 (Scattered Sites)	R-3	17.5 du/acre	48.60 acres	379 units (14 du/acre)
MU (Scattered Sites)	MU-3	35 du/acre	11.58 acres	292 units (28 du/acre)
<b>Total</b>			<b>123.09 acres</b>	<b>2,422 units</b>

Source: City of Redondo Beach, (2013).

Three of the key residential sites in the City are zoned for Mixed Use where a bonus FAR between 0.5 and 1.0 is provided to mixed use development, compared to commercial development. Redevelopment of these sites can occur in a number of ways. A typical approach is to demolish the obsolete buildings and reconstruct the properties as new mixed use development. Another approach is a combination of renovation, expansion, and new construction, integrating the existing viable uses on site and constructing additional commercial and residential uses to reach the allowable intensity on site. By converting these sites from nonresidential uses to mixed use developments, the developers/property owners are eligible for a bonus FAR for the commercial component and introduce residential uses at 35 units per acre.

*Site 1: Pacific Coast Highway Mixed Use*

This site is comprised primarily of eight parcels developed with older one-story low-intensity commercial structures with large, adjacent parking lots. The average year of improvements was 1970, making most structures on site at least 30 years of age and do not meet current codes, especially ADA accessibility. Many of the buildings lack tenants and are currently available for lease. Renovation of these older buildings to accommodate modern uses can be cost-prohibitive and may not be physical feasible due to the existing interior or exterior layouts.



This specific block when being redeveloped, will be treated as one project and therefore, the allowable intensity is calculated based on the total site area, not just the “unused” area on the site. Existing uses on this site include the Palos Verdes Inn and surface parking lots.

An application for a 180 unit mixed use project (the Legado Project) was recently submitted for a parcel adjacent to this site. While this application is only in its initial stage, it demonstrates the feasibility of intensification along S. Pacific Coast Highway. New uses can be designed to integrate with existing uses, utilizing the surface parking areas and allowable building height. Both existing uses are viable uses and in good condition. The new residential and retail uses will maximize the site capacity and provide complementary uses.

*Site 2: Pacific Coast Highway and Torrance*

This site is comprised primarily of 17 parcels developed with low-intensity commercial uses and older single-family residences. A restaurant and several auto-related uses are located on this site. Auto-related uses are particularly impacted by the recession. Increasingly in Southern California, auto uses (including gas stations) are being redeveloped into higher intensity uses. Some lot consolidation is expected in the future.



Compared to Site 1, existing uses on this site are generally older, privately owned, and developed at lower intensity. The average year of construction on this site is 1946; i.e. most structures on this site are at least 60 years old. Similar to Site 1, existing uses on this site can be redeveloped, and/or renovated/integrated at a mixed use development at higher intensity, and redevelopment may occur on the entire or just portions of the site.

*Site 3: 190th St/Fisk Lane*

This site consists primarily of non-conforming industrial uses and older low-intensity structures. The average year of construction for buildings on this site is 1964. The City anticipates the non-conforming industrial uses will eventually be recycled in other higher intensity uses. Because of their non-conforming status, expansion or redevelopment of these uses as industrial uses will not be permitted. Given the site location and surrounding uses (residential and commercial), higher density residential development is appropriate on this site.



*Site 4: 1806-2023 Artesia Blvd.*

This site consists primarily of older, low-intensity commercial uses, including auto uses, hobby shops, small restaurants, small motels, hair salons, dry cleaners, and other retail uses. Several mixed use structures (older commercial/residential), are also located on this site. This site encompasses 25 parcels; some lot consolidation is anticipated in the future. The average year of construction in this area is 1956. Most buildings are antiquated and do not accommodate modern uses or allow for expansion. Some buildings have vacancies and several properties have large parking areas that offer excellent opportunity for intensification. Similar to Site 1, this area can be redeveloped to include existing and new uses.

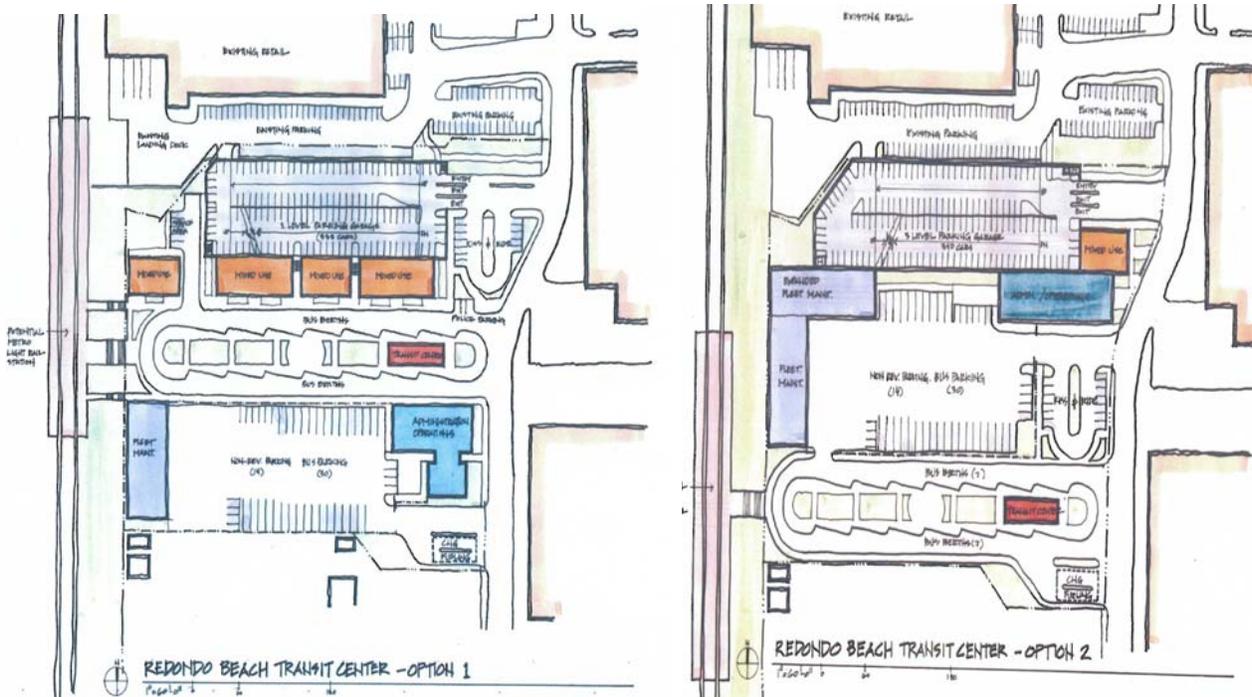


*Site 5: Galleria*

The site with the greatest potential for future residential development is the Galleria site. The Galleria is owned by three property owners but the properties are tied together as one project through a reciprocal agreement. The Galleria is currently zoned CR and the owners have to option to convert this site into mixed use development, in which case this site has the capacity to add 1,467 residential units at 35 units per acre and receive a commercial bonus FAR of 1.0. The Galleria reflects the antiquated model of shopping centers where islands of retail structures are surrounded by vast parking areas. Currently the site is “over parked” with more than 5,000 parking spaces on site. If developed as a mixed use development, through shared parking agreements, only one-half of the existing parking spaces (2,500 spaces) will be required for the same amount of commercial space already developed. At least one-half of the site area can be made available for redevelopment. There is a strong interest in developing a residential component in conjunction with the future revitalization of this area.

Redevelopment of this site will not involve the removal of The Galleria, although business at The Galleria has been impacted by the recession and as an older mall, it has difficulty competing with more trendy shopping/entertaining areas in the South Bay region. With an allowable height limit of 60 feet (four stories), additional commercial/ residential uses can easily be accommodated by construction on the surface parking area and/or reconfiguring the existing buildings. Although up to 1,467 units can be accommodated on this site as part of a mixed use development, this sites inventory conservatively assumes that only about 80 percent of the units will be realized (1,172 units).

The appropriateness and feasibility of The Galleria as a mixed use site is further demonstrated by a recent proposal to add a new Metro light rail station and a new transit terminal adjacent to The Galleria. The new transit center will make The Galleria an ideal site for transit-oriented development involving high density residential uses. A developer is in the process of developing conceptual site designs on a small portion of the Galleria site. Mixed use development is included in the site designs; however, at this preliminary stage, no density or number of units has been determined.



*Lot Consolidation*

The City of Redondo Beach has a compact development pattern on small lots created many years ago. To facilitate mixed use development on small lots, the City will be relaxing the restrictions on minimum lot size for mixed use developments. Specifically, the City will allow the Planning Commission to consider mixed use projects on smaller lots.

**Comparison of Sites Inventory and RHNA**

The City of Redondo Beach has the capacity to accommodate 2,422 additional housing units through its pending residential projects and on its underutilized residential and mixed use properties (Table H-46). This capacity can accommodate the production of 1,821 units of lower income housing, 401 units of moderate income housing, and 200 units of above moderate income housing. The City’s inventory includes a surplus capacity of 1,226 lower income units and 163 moderate income units. This surplus exceeds the remaining RHNA for above moderate income households and therefore the City has identified adequate sites to

accommodate the identified housing need through 2021. Table H-47 provides a summary of the City’s available sites and RHNA status.

<b>Table H-47: Comparison of Sites Inventory and RHNA</b>			
<b>Income Category</b>	<b>Underutilized Site Capacity</b>	<b>RHNA</b>	<b>Surplus/(Deficit)</b>
Extremely Low/Very Low	1,821	372	1,226
Low		223	
Moderate	401	238	163
Above Moderate	200	564	(364)
Total Units	2,422	1,397	1,025

### **Availability of Infrastructure and Services**

The 2013-2021 Housing Element was updated to remain consistent with the Circulation Element, which was updated in 2009. Traffic impacts of development on the residential sites identified in this Housing Element were considered in the Circulation Element and corresponding EIR. Appropriate mitigation measures will be identified.

### **Alternative Placement of Residential Development**

As part of the Housing Element and Transportation and Circulation Element update, the Citizens Growth Management and Traffic Committee (CGMT) explored the option of focusing growth near the Green Line station in order to facilitate transit-oriented development. The intent is to encourage increased residential density near the transit station, thereby providing affordable housing options for the workforce and facilitating use of public transit. The City has been in discussions with the cities of Lawndale, Hawthorne, and Manhattan Beach to explore joint planning efforts to create a cohesive plan for the station. Should specific sites for transit-oriented development be identified in the future, the City may consider reducing capacity in MU areas to relieve traffic impacts along major corridors.

## **B. Housing Resources**

### **1. Financial Resources**

A variety of existing and potential funding sources are available for affordable housing activities in Redondo Beach. Primary sources of funding include the federal Community Development Block Grant program and the Section 8 Housing Choice Voucher program.

### **Community Development Block Grant (CDBG) Funds**

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities for low income persons. The CDBG program is very flexible in that the funds can be used for a wide range of activities that meet HUD criteria. Eligible activities

include: acquisition of real property, relocation and demolition; rehabilitation of residential and non-residential structures; public facilities and improvements; and public services.

The City of Redondo Beach is an entitlement jurisdiction eligible to receive CDBG funds directly from HUD on an annual basis. For Fiscal Year 2013-2014, the City received approximately \$288,000 in CDBG funds. The majority of these funds will be spent on housing improvement assistance for low income households. The remaining funds will be spent on activities such as commercial property improvements in a low income target area, public services for low income individuals and families, and Americans with Disabilities Act (ADA) accessibility improvements. The City estimates that approximately 90 percent of CDBG funds will be used for activities that benefit low income persons.

## **Section 8 Rental Assistance**

The federal Section 8 Housing Choice Voucher program provides rental assistance to very low income households overpaying for housing. In general, the Section 8 program assists a very low income household by paying the difference between 30 percent of the gross household income and the cost of rent. In Redondo Beach, 555 families currently receive rental assistance under the HUD Section 8 program, with another 2,442 households on the waiting list.

## **2. Administrative Resources**

The following agencies and organizations are important components of the City's housing services delivery system. These entities have the capacity to help construct, preserve, and improve housing in Redondo Beach, including preserving affordable housing that is at risk of converting to market-rate housing.

### **City of Redondo Beach Community Development Department**

The Community Department consists of the Planning Division and the Code Enforcement Division. The Planning Division is primarily responsible for administering the City's long-range and current planning programs including overseeing development reviews and maintaining and updating the General Plan and Zoning Ordinance. The Code Enforcement Division is responsible for enhancing the quality of life in Redondo Beach through the enforcement of the City's Zoning Ordinance and Building Code.

### **City of Redondo Beach Community Services Department**

The Community Services Department provides a wide variety of programs and services, including recreational programs and the management of the City's various parks and community facilities. The Department is also responsible for the administration of federal and state grants that provide housing services, job training and placement services, counseling for youth and parenting classes. These grants include funds from the Housing

Authority, Workforce Investment Act (W.I.A), South Bay Youth Project (SBYP), and Community Development Block Grants (CDBG).

## **Non-Profit Housing Developers**

Due to the high cost of housing development in Los Angeles County, many communities have found that partnerships with non-profit housing developers are an effective tool for creating affordable housing units. In Redondo Beach, several affordable housing developments have been made possible through collaboration with non-profit housing developers. The following nonprofit developers have expressed interest in developing in the region:

American Communities, LLC is a nonprofit developer dedicated to providing well designed, environmentally friendly housing. Since its inception in 2000, American Communities has financed and developed a total of nine housing tax credit communities totaling 560 units. All of these developments utilized some combination of housing tax credits, tax exempt bond financing, HOME Investment Partnerships Program (HOME) funds, Community Development Block Grants (CDBG), the Affordable Housing Program (AHP), Los Angeles Affordable Housing Trust Funds (HTF), Community Redevelopment Agency (CRA) Funds, or tax increment financing. The company currently has five multi-family developments in the works in the Los Angeles area.

Century Pacific Equity Corporation specializes in financing the preservation of affordable housing and the development of workforce housing for middle income families. In 1987, Century Pacific sponsored the first public fund dedicated to investment in properties qualifying for the Federal Low Income Housing Tax Credit (LIHTC). Since 1980, Century Pacific has invested in 261 properties totaling approximately 10,000 units. The company has already developed several properties in Southern California, including a 44-unit mixed-use development in Hollywood and a 72-unit development in Los Angeles' central business district.

Menorah Housing Foundation (MHF) is a non-sectarian, non-profit corporation that develops and manages affordable independent-living senior housing. MHF has developed and currently manages 1,027 units in fifteen buildings throughout Los Angeles County. The organization has provided more than 1,500 Los Angeles residents, 62 years of age or older, attractive and affordable housing. In addition to constructing housing, MHF provides outreach and low-cost tenant services to the region's senior population. Recreational activities, tenant entertainment programs, and resource and referral options are also provided to residents by MHF staff and existing community service providers.

Century Housing is a private, nonprofit corporation working as a financial intermediary for affordable housing developers in the greater metropolitan Los Angeles area. The organization provides affordable housing enhanced with More Than Shelter social services. Century has helped construct more than 12,000 affordable homes since its inception in 1995.

### **3. Opportunities for Resource Conservation**

#### **Regional Programs**

The South Bay Environmental Services Center (SBESC) is the South Bay's local clearinghouse for energy efficiency, water conservation and environmental information, training, materials, and outreach. SBESC assists public agencies including cities, schools, and special districts as well as businesses and residents of the South Bay to best utilize the many resources available to them through a wide variety of statewide and local energy efficiency and water conservation programs.

SBESC has expanded its services through its Energy Efficiency Plus (EE+) program to deliver significant and measurable energy savings by working directly with public agencies on joint procurement of energy efficient equipment as well as providing information on more energy efficient practices.

#### **City Programs**

The City's strategy for conserving energy consists of three components:

- **Preparedness:** The City has developed an Electrical Power Interruption Plan in preparation of possible rolling blackouts.
- **Conservation:** The City encourages conservation through employee and public information. The City also recently established a Green Task Force to address the broad range of environmental issues facing the City. The Task Force reviews the City's existing environmental programs and recommends green policies and programs to the City Council.
- **Efficiency:** This is achieved through the implementation of new technology to reduce consumption and produce savings.

Energy-related housing costs can directly impact the affordability of housing. While State building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

Two home rehabilitation programs in the City assist low and moderate income homeowners with needed rehabilitation. Both of these programs accept energy efficiency-related improvements. The Deferred Payment Loan Program provides four percent simple interest, deferred-payment home improvement loans of up to \$60,000 for low income Redondo Beach homeowners. The loans can be used for eligible repairs such as code deficiencies and the installation of energy conservation measures. The Handyman Program provides exterior home repairs at no cost to low income Redondo Beach homeowners. Eligible repairs include exterior painting, roof repairs, gutters and downspouts, weather-stripping, fence repair, tree and shrub trimming.

The City Council established a Green Task Force in 2007 to educate the public on the importance of environmental best practices to meet regional, State, and Federal regulations, to advise City staff on how to best prepare for meeting higher environmental standards locally and regionally, and to address environmental disaster mitigation. The Green Task Force completed a Sustainable City Plan and presented this report to the City Council in May 2008. The Plan includes the following recommendations:

- Sustainability: Add sustainability as one of Redondo Beach’s Core Values listed in its Annual Reports and Strategic Plans
- Green Building Incentives: Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.
- Fee Structure: Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.
- LEED Standards: Adopt LEED standards for all city buildings.
- Ordinance Update: Review and update ordinances to support LEED compliant measures.
- Staff Training: Train appropriate city staff and acquire LEED certification to eliminate need for hiring LEED consultants.
- Educational Plan: Implement an educational plan, including web access and distribution of green vendors and services, for all constituents – homeowners, developers, builders, Chamber of Commerce, regional networks, etc.
- Residential Development Rights Transfer System: Research the feasibility of developing and implementing new density neutral land policies, zoning regulations and legal mechanisms that would allow owners of residentially-zoned properties to sell permitted development rights for transference to other properties located within specified public transit zones that also provide an ample amount of local shopping and dining opportunities.

## **Utility Providers Programs**

Southern California Edison participates in the California Alternate Rates for Energy (CARE) program, which offers income-qualified customers a discount of 20 percent or more on their monthly electric bill. The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units. Edison also operates the Energy Management Assistance (EMA) program, which helps income-qualified households conserve energy and reduce their electricity costs. Southern California Edison pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers. Services include weatherization, energy efficient lighting and cooling, and refrigerator replacement. And, finally, Edison has an Energy Assistance Fund (EAF), also known as the Rate Relief Assistance Program, in place designed to help low income customers pay their electric bills.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances to its customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities, owners of multi-family affordable and supportive housing projects (which offer homes to persons with special needs).

A Direct Assistance Program (DAP) is available for qualified low-income customers. DAP provides no cost weatherization and furnace repair or replacement services. The Gas Company also operates the Gas Assistance Fund (GAF), which helps low-income households pay their gas bills. Southern California Gas participates in the state's CARE program, which provides a 20 percent discount on the monthly gas bills of income-eligible households. In addition, the Gas Company participates in the Medical Baseline Allowance Program. Customers with a qualifying medical condition are eligible for a free medical baseline allowance 0.822 therms per day. Under this program additional gas usage is billed at the baseline rate, which is the lowest rate for residential customers.

## 2.2.5 Housing Plan

The City of Redondo Beach’s long-term housing goal is to provide housing that fulfills the diverse needs of the community. In the short term, this will be accomplished with the objectives, policies, and programs set forth in this Housing Plan. The goals, policies, and programs in the Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs, and will guide City housing policy through the 2013-2021 planning period.

Goals are statements of community desires which are broad in both purpose and aim, but are designed specifically to establish direction. Policies provide specific standards and/or end states for achieving a goal. Essentially, goals represent desired outcomes the City seeks to achieve through the implementation of policies. Further articulation of how the City will achieve the stated goals is found in the programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action.

To make adequate provision for the housing needs of all economic segments of the community, the programs in the Housing Plan aim to:

- Conserve and improve the condition of the existing affordable housing stock;
- Assist in the development of housing for low- and moderate-income households;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing; and
- Promote housing opportunities for all persons.

Table H-48 at the end of this section summarizes the City’s quantified objectives for the 2013-2021 planning period. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources.

### **A. Conserve and Improve the Existing Housing Stock**

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Because the majority of the housing stock is more than 30 years old (nearly 69 percent), significant rehabilitation needs are anticipated. A number of factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protect the safety and welfare of the residents and assist in meeting housing needs throughout Redondo Beach. The City will focus its efforts on rehabilitation, code enforcement, and preserving existing affordable units to take a proactive approach to conserving the current housing stock.

**GOAL 1.0 Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach.**

- Policy 1.1 Enforce adopted code requirements that set forth the acceptable health and safety standards for the occupancy of existing housing.
- Policy 1.2 Utilize the Neighborhood Improvement Program and Task Force to bring substandard units into compliance with City codes and to improve overall housing conditions in Redondo Beach.
- Policy 1.3 Continue to offer rehabilitation assistance to low income households for the repair and rehabilitation of existing housing and comply with the Mills act to encourage the maintenance and repair of the City’s historical structures.
- Policy 1.4 Facilitate the removal of existing housing that poses serious health and safety hazards to residents and adjacent structures.
- Policy 1.5 Work with property owners and nonprofit housing providers to preserve existing housing for low and moderate income households.
- Policy 1.6 Continue to offer City services and facilities that encourage neighborhood pride and property maintenance.
- Policy 1.7 Promote the use of energy conservation techniques and features in the rehabilitation of existing housing.

**Program 1: Deferred Payment Loan Program**

The Deferred Payment Loan Program provided four percent simple interest, deferred-payment home improvement loans of up to \$60,000 to lower income Redondo Beach homeowners. The preservation and improvement of housing conditions is an important goal for the City. However, the dissolution of the City’s Redevelopment Agency has eliminated the funding source for the Deferred Payment Loan Program and the program officially ended on February 1, 2012. The City will identify and pursue additional funding sources for this activity.

*Objectives and Timeframe:*

- Annually check the websites of the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) and/or contact staff for potential funding sources and as appropriate apply for eligible programs. Specifically, explore programs available for extremely low income households and persons with disabilities, including persons with developmental disabilities.

*Responsible Agency:* Community Services Department

*Funding Sources:* General funds

## **Program 2: Handyperson Program**

The Handyperson Program provides exterior home repairs at no cost to lower income Redondo Beach homeowners. The dissolution of the City's Redevelopment Agency has eliminated the funding source for this program and the Handyperson Program officially ended on February 1, 2012. The City will identify and pursue additional funding sources for this activity.

### *Objectives and Timeframe:*

- Annually check the websites of the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) and/or contact staff for potential funding sources and apply for eligible programs. Specifically, explore programs available for extremely low income households and persons with disabilities, including persons with developmental disabilities.

*Responsible Agency:* Community Services Department

*Funding Sources:* General funds

## **Program 3: Mobility Access/Emergency Repair Program**

The Mobility Access/Emergency Repair Program provides a grant up to \$2,500 for special mobility access repairs for lower income disabled Redondo Beach homeowners (including those with developmental disabilities). This program benefits extremely low income households. Eligible repairs are those necessary to correct health and safety hazards. Repairs are restricted to electrical repairs, plumbing repairs, replacement of hot water heaters, and heating repair. Under the Mobility Access component, the program provides special repairs for disabled homeowners such as installation of grab bars and access ramps.

### *Objectives and Timeframe:*

- Provide services to 10 lower income (including extremely low income) Redondo Beach homeowners each year for a total of 80 households.
- Promote program to residents through brochures at public counters and information on City website.

*Responsible Agency:* Community Services Department

*Funding Sources:* CDBG funds

#### **Program 4: Preservation of Affordable Housing at Risk of Converting to Market Rate**

California Government Code Section 65583(a)(8) requires the Housing Element to include an analysis of existing assisted housing developments that are “at risk” (eligible to change from low-income housing to market-rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use). Assisted housing developments are defined as multi-family rental housing that receives government assistance under federal programs listed in Government Code Section 65863.10(a) (such as Section 8/HUD and Section 236), state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program or used to qualify for a density bonus.

Of the assisted housing developments listed in Table H-32, two include units that are “at risk” of converting to market rents. One of the projects, Seaside Villa, is “at risk” due to potential termination of Section 8 subsidy contracts. The second project, Heritage Pointe, is “at-risk” due to the expiration of a 30-year covenant. Historically, the City has provided assistance to extend affordability of existing affordable units. As funding permits, the City will continue its efforts in to preserving the affordability of these units to maintain the stock of needed senior affordable housing in the community.

#### *Objectives and Timeframe:*

- Monitor the status of Seaside Villa and Heritage Pointe annually.
- Ensure residents are notified by the property owner once a Notice of Intent to opt out of the Section 8 contract is filed.
- Contact nonprofit developers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation options if a Notice of Intent to opt out of the Section 8 contract is filed.
- Support funding applications by qualified nonprofit developers to pursue funding at the State and federal levels for preserving existing affordable housing.

*Responsible Agency:* Community Services Department

*Funding Sources:* State and federal funds as available

### **B. Assist in the Development of Affordable Housing**

Providing affordable housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units.

Recognizing that homeownership plays a significant role in establishing strong neighborhoods and a sense of community pride, the City supports programs that make purchasing a home a realistic option for lower income households.

**GOAL 2.0 Assist in the provision of housing that meet the needs of all economic segments of the community.**

- Policy 2.1 Facilitate homeownership opportunities for low and moderate income households.
- Policy 2.2 Use density bonuses and other incentives to facilitate the development of new housing for very low, low, and moderate income households.
- Policy 2.3 Create collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower income households.
- Policy 2.4 Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.
- Policy 2.5 Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.

**Program 5: Section 8 Housing Choice Voucher Program**

This program assists extremely low and very low income persons in securing decent, safe and sanitary, privately owned housing. Tenants select their own rental housing, within the program guidelines. The housing may be an apartment, a house, or a mobile home. In all instances, the unit must be clean, in good condition and safe. Also, the rent must not exceed the program limits (which vary based on unit size and type), and must be appropriately priced for the size, condition and location of the unit. The program is open to families and individuals; however, preference is given to families, elderly persons, and persons with disabilities. Eligible tenants pay 30 to 40 percent of their adjusted monthly income toward the rent and utilities. The City (using money appropriated by HUD) pays the remaining portion of the rent directly to the landlord on behalf of the tenant. The Redondo Beach Housing Authority administers the Section 8 Housing Choice Voucher program. The Redondo Beach Housing Authority provides rental subsidies to approximately 555 Section 8 Voucher Program participants each month. As of 2011, there are currently 2,442 households on the waiting list.

*Objectives and Timeframe:*

- Continue to provide Section 8 vouchers to 555 extremely low and very low income households annually.
- Petition to HUD for additional funding to assist an increased number of households.
- Promote program to property owners/landlords to accept Section 8 vouchers.

*Responsible Agency:* Community Services Department

*Funding Sources:* Section 8 funds

**Program 6: Services for the Homeless**

The City will work to address the emergency shelter, transitional and supportive housing needs of homeless individuals and families. In addition, the City will continue to support

and assist agencies that provide services for the homeless and persons with special needs. This program benefits primarily extremely low and very low income households.

*Objectives and Timeframe:*

- Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs.

*Responsible Agency:* Community Services Department

*Funding Sources:* CDBG funds

**Program 7: Affordable Housing Development**

The City utilizes a variety of incentives to facilitate affordable housing development, including:

- Density bonuses;
- Deferral of development fees until the issuance of Certificates of Occupancy; and
- Senior Housing Ordinance.

*Objectives and Timeframe:*

- Continue to promote the availability of incentives for affordable housing development on the City website.
- At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. Support funding applications for projects that include a portion of the units as housing affordable to extremely low income households, especially those with special housing needs (such as seniors and persons with disabilities, including those with developmental disabilities), provided that the proposed projects are consistent with the City's General Plan and applicable specific plans.
- Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development in conjunction with mixed use development on Galleria and Green Line station sites. Annually check the websites of the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) and/or contact staff for potential funding sources and apply for eligible programs. Specifically, explore programs available for extremely low income households and persons with disabilities, including persons with developmental disabilities.

*Responsible Agency:* Community Services Department

*Funding Sources:* State and federal funds as available

**Program 8: Green Task Force**

On January 16, 2007, the City Council established a Green Task Force to address the broad range of environmental issues facing the beach community. The Green Task Force's Sustainable City Plan was presented to the City Council on May 13, 2008. This Plan included the following housing and building related recommendations:

- Green Building Incentives: Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.
- Fee Structure: Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.
- LEED Standards: Adopt LEED standards for all city buildings.
- Ordinance Update: Review and update ordinances to support LEED compliant measures.
- Staff Training: Train appropriate city staff and acquire LEED certification to eliminate need for hiring LEED consultants.
- Educational Plan: Implement an educational plan, including web access and distribution of green vendors and services, for all constituents - homeowners, developers, builders, Chamber of Commerce, regional networks, etc.

*Objectives and Timeframe:*

- Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed use developments.

*Responsible Agency:* City Council; Green Task Force; Community Services Department

*Funding Sources:* General funds

### **C. Provide Adequate Housing Sites**

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites that can facilitate the development of all types, sizes and prices of housing. Households of different ages, types, incomes, and lifestyles have different housing needs and preferences that evolve over time and in response to changing life circumstances.

Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Redondo Beach General Plan and Zoning Ordinance establish where housing may locate. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land.

**GOAL 3.0 Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.**

Policy 3.1 Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.

Policy 3.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

- Policy 3.3 Encourage transit-oriented developments near the Green Line station as a means of providing workforce housing, promoting use of public transit, and reducing energy consumption.
- Policy 3.4 Encourage compatible residential development in areas with recyclable or underutilized land.
- Policy 3.5 Allow flexibility within the City’s standards and regulations to encourage a variety of housing types.

**Program 9: Residential Sites Inventory**

The City will maintain an adequate inventory of residential sites at appropriate densities to accommodate the City’s 2013-2021 RHNA of 1,397 units (595 extremely low/very low, 223 low, 238 moderate, and 564 above moderate income units).

*Objectives and Timeframe:*

- Maintain an inventory of adequate sites and provide sites information to interested developers.
- Update inventory annually to ensure adequate sites are available to accommodate the City’s RHNA.

*Responsible Agency:* Community Development Department

*Funding Sources:* Departmental budget

**Program 10: Sites Inventory Monitoring for “No Net Loss”**

The City has identified residential capacity within its mixed use zones to accommodate 1,812 units for lower-income households. To ensure sufficient residential capacity is maintained within the mixed use zones to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within the mixed use zones below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall.

*Objectives and Timeframe:*

- Develop evaluation procedure to implement Government Code section 65863 by July 1, 2014.

*Responsible Agency:* Community Development Department

*Funding Sources:* Departmental budget

**Program 11: Mixed-Use Housing Development**

The City will encourage mixed use housing development in the mixed-use zones by allowing administrative processing of lot consolidation requests, provide assistance with site identification and entitlement processing, offer fee waivers and deferrals for affordable housing projects, modifying development standards such as setbacks and parking, and

provide financial support where available for mixed use affordable projects. In addition, in 2011, the City amended the land use regulations and development standards related to building height, permitted uses and parking requirements within the Mixed Use (MU) and Regional Commercial (RC) zones. These amendments were intended to ensure that residential uses in the City's mixed use zones were not adversely impacted by adjacent commercial uses. The newly adopted development standards and permitted uses for the City's MU zones are summarized in Table H-38 and Table H-40. On an annual basis, the City will organize special marketing events geared towards the development community and post the sites inventory on the City's webpage. The City will also work with property owners to facilitate lot consolidation and identify redevelopment potential.

*Objectives and Timeframe:*

- Continue to market mixed use development and annually conduct marketing events.

*Responsible Agency:* Community Development Department

*Funding Sources:* Departmental funds

**Program 12: Transit-Oriented Development**

The City's residential sites inventory includes the potential for transit-oriented development (TOD). The South Bay Galleria site, which has the potential for over 1,172 dwelling units, is adjacent to a new transit center that will connect to the Green Line (or another rail line) in the future. The City will also pursue TOD around the Green Line station.

The City is currently in collaboration with the cities of Lawndale and Hawthorne to develop a TOD Ordinance. This grant funded project will result in a Model TOD Ordinance that the City can then use to consider new TOD project proposals. This project is anticipated to be completed in late 2014/early 2015.

*Objectives and Timeframe:*

- Continue working with the cities of Lawndale and Hawthorne to develop a TOD Ordinance by late 2014/early 2015.

*Responsible Agency:* Community Development Department

*Funding Sources:* Departmental funds and grant funds

**D. Remove Governmental Constraints**

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

**GOAL 4.0 Mitigate any potential governmental constraints to housing production and affordability.**

Policy 4.1 Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a

constraint on the development of housing, particularly housing for lower and moderate income households and for persons with special needs.

Policy 4.2 Ensure that water and sewer service providers prioritize service allocations to affordable housing projects, pursuant to State law.

### **Program 13: Amendments to the Zoning Ordinance**

The City is currently in the process of amending the Zoning Ordinance to address recent changes to State laws and to facilitate the development of a range of housing options for lower and moderate income households and persons with special needs. Specifically, the following amendments will be made:

**Density Bonus:** Consistent with State law, a local jurisdiction must offer density bonus incentives for senior housing projects and projects that reserve a portion of the units as housing affordable to very low, low, and moderate income households. The City's Zoning Ordinance has not yet updated to reflect the recent changes to State law which specify a sliding scale of the proportion of affordable units to be provided, corresponding with incremental density bonus incentives. An amendment to the Zoning Ordinance to address density bonus provisions is anticipated to be adopted by early 2014.

**Emergency Shelters:** Pursuant to State law, the City will also amend the Zoning Ordinance to permit emergency shelters by right in the I-1B zone. The City may also establish objective development standards to regulate the following:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

An amendment to the Zoning Ordinance to address emergency shelters is anticipated to be adopted by early 2014.

**Transitional and Supportive Housing:** Pursuant to SB 2, transitional and supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Redondo Beach will amend the Zoning Ordinance to permit transitional and supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone. An amendment to the

Zoning Ordinance to address the provision of transitional housing is anticipated to be adopted by early 2014.

**Single Room Occupancy (SRO) Housing:** The Redondo Beach Zoning Ordinance does not contain specific provisions for SRO units. The Zoning Ordinance will be amended to specifically address the provision of SRO units in either high density residential or commercial zones outside the Coastal Zone where opportunities exist for converting older motels into SRO units. The City will establish appropriate development standards in the Zoning Ordinance for SRO units. An amendment to the Zoning Ordinance to address the provision of SRO housing is anticipated to be adopted by early 2014.

**Reasonable Accommodation:** The City of Redondo Beach does not currently have a formal ministerial process for persons with disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in the City. Decisions are currently made on a case-by-case basis. The City will adopt a formal ministerial process for persons with disabilities to seek reasonable accommodations for their dwellings. An amendment to the Zoning Ordinance to address the provision of supportive housing is anticipated to be adopted by early 2014.

**Parking Requirements:** The City requires two parking spaces per unit regardless of unit size. This parking requirement can potentially discourage the development of small units. Within one year of the adoption of the Housing Element, the City will address the parking requirements as potential constraints to multi-family development. Within one year of Housing Element adoption, the City will take actions to modify the parking standards to reduce the burden on smaller units. The City will also consider removing the enclosed parking requirement for affordable housing projects.

**Conditional Use Permit for Multi-Family Housing:** Multi-family development of four or more units requires the approval of a Conditional Use Permit (CUP). This CUP requirement potentially adds time and uncertainty to multi-family development. In conjunction with a major zoning code update or by the end of 2015, the City will review its CUP requirement for multi-family development and make recommendation to the City Council regarding the use of a Design Review/Site Plan Review procedure in lieu of a CUP.

*Objectives and Timeframe:*

- Annually review the Zoning Ordinance to identify potential constraints and amend the Zoning Ordinance as necessary.

*Responsible Agency:* Community Development Department

*Funding Sources:* Departmental funds

**Program 14: Monitoring the Effect of Article 27 of the City Charter (Measure DD)**

The voter-initiated Measure DD requires voters' approval for any major change in land use. Article 27 of the City Charter (Measure DD) is considered by the State Department of Housing and Community Development (HCD) as a potential constraint to the supply of land for residential development, particularly infill housing development. Situations may arise in the future where an appropriate site for residential development would trigger Measure DD.

Given the statutory requirement to encourage a variety of housing type, the City will continue to monitor the impact of Measure DD and identify appropriate strategies to ensure an adequate supply of residential land is available to accommodate the City's RHNA.

*Objectives and Timeframe:*

- Annually review the level of development activities in high density residential and mixed use areas and ensure that there is an adequate supply of sites to accommodate the RHNA.
- Monitor development trends and applications for rezoning where Measure DD is triggered to assess if such trends warrant a review of Measure DD.

*Responsible Agency:* Community Development Department

*Funding Sources:* Departmental funds

## **E. Provide Equal Housing Opportunities**

To meet the housing needs of all segments of the community, the Housing Plan includes a program to promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. The City contracts with the Housing Rights Center, a nonprofit organization, to help educate the public about fair housing laws and to investigate reported cases of housing discrimination.

**GOAL 5.0 Continue to promote equal housing opportunity in the City's housing market regardless of age, race, color, sex, marital status, familial status, national origin, ancestry, religion, sexual orientation, source of income or any other arbitrary factors.**

Policy 5.1 Provide fair housing services to Redondo Beach residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.

Policy 5.2 Provide equal access to housing for special needs residents such as the homeless, elderly, and disabled.

Policy 5.3 Promote the provisions of disabled-accessible units and housing for mentally and physically disabled.

### **Program 15: Fair Housing Program**

The City contracts with the Housing Rights Center to educate the public about fair housing laws and to investigate reported cases of housing discrimination. The Housing Rights Center (HRC) is a long-established organization, dedicated to promoting fair housing for all persons. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California and federal laws, as well as City ordinances. HRC has also established an effective and comprehensive outreach and education program. The organization develops and distributes written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. Additionally, HRC presents fair housing law workshops and programs to teach

communities how to stop housing inequity and investigates housing discrimination complaints brought under both State and Federal fair housing laws.

*Objectives and Timeframe:*

- Continue to contract with a fair housing service provider to provide fair housing and tenant/landlord services.
- Promote fair housing awareness in City newsletter and website.

*Responsible Agency:* Housing Rights Center (or other contracted service providers)

*Funding Sources:* CDBG funds

<b>Table H-48: Summary of Quantified Objectives (2013-2021)</b>						
	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
New Construction/RHNA	186	186	223	238	564	1,397
Rehabilitation	0	4	16	40	0	60
Section 8	278	277	0	0	0	555
Preservation of At-Risk Units	---	68	41	---	---	109

## Appendix A: Review of Past Accomplishments

Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
<b>GOAL 1.0: Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach.</b>		
<b>Program 1:</b> Deferred Payment Loan Program	<ul style="list-style-type: none"> <li>• Provide assistance to three lower income Redondo Beach homeowners each year for a total of 18 households</li> <li>• Promote program to residents through brochures at public counters and information on City website</li> </ul>	<p><b>Effectiveness:</b> During the 2008-2014 Housing Element period the City provided deferred payment loans for 12 households.</p> <p><b>Continued Appropriateness:</b> Preservation and improvement of housing conditions in the City is an important City goal. However, the dissolution of the City’s Redevelopment Agency has eliminated the funding source for this program and the Deferred Payment Loan Program officially ended on February 1, 2012. The City will attempt to identify and pursue additional funding sources for this activity and a modified version of this program is included in the 2013-2021 Housing Element.</p>
<b>Program 2:</b> Handyperson Program	<ul style="list-style-type: none"> <li>• Provide Handyperson Program services to 20 lower income owner-households each year for a total of 120 households.</li> <li>• Promote program to residents through brochures at public counters and information on City website.</li> </ul>	<p><b>Effectiveness:</b> During the 2008-2014 Housing Element period, the City successfully provided assistance to 83 very low and low income households under the Handyperson Program.</p> <p><b>Continued Appropriateness:</b> The dissolution of the City’s Redevelopment Agency has eliminated the funding source for this program and the Handyperson Program officially ended on February 1, 2012. The City will attempt to identify and pursue additional funding sources for this activity and a modified version of this program is included in the 2013-2021 Housing Element.</p>
<b>Program 3:</b> Mobility Access/Emergency Repair	<ul style="list-style-type: none"> <li>• Provide services to 20 lower income (including extremely low income) Redondo Beach</li> </ul>	<p><b>Effectiveness:</b> During the 2008-2014 Housing Element period, the City successfully provided</p>

<b>Review of Past Accomplishments</b>		
<b>Program</b>	<b>Objectives</b>	<b>Effectiveness and Continued Appropriateness</b>
Program	<p>homeowners each year for a total of 120 households</p> <ul style="list-style-type: none"> <li>Promote program to residents through brochures at public counters and information on City website.</li> </ul>	<p>assistance to 90 very low and low income households under the Mobility Access/Emergency Repair Program.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
<b>Program 4:</b> Preservation of Affordable Housing at Risk of Converting to Market Rate	<ul style="list-style-type: none"> <li>Monitor the status of Seaside Villa annually</li> <li>Ensure residents are notified by the property owner once a Notice of Intent to opt out of the Section 8 contract is filed.</li> <li>Contact nonprofit developers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation options if a Notice of Intent to opt out of the Section 8 contract is filed.</li> <li>Support funding applications by qualified nonprofit developers to pursue funding at the State and federal levels for preserving existing affordable housing.</li> </ul>	<p><b>Effectiveness:</b> No at-risk units were converted to market-rate housing during the Housing Element planning period. Opting out of the Section 8 program requires a one year notice to the tenants. Seaside Village has not filed a Notice of Intent to opt out of the Section 8 program.</p> <p><b>Continued Appropriateness:</b> The City will continue to facilitate the preservation of at-risk housing. This program is included in the 2013-2021 Housing Element.</p>
<b>GOAL 2.0: Assist in the provision of housing that meet the needs of all economic segments of the community.</b>		
<b>Program 5:</b> Section 8 Housing Choice Voucher Program	<ul style="list-style-type: none"> <li>Continue to provide Section 8 vouchers to 560 extremely low and very low income households.</li> <li>Petition to HUD for additional funding to assist an increased number of households.</li> <li>Promote program to property owners/landlords to accept Section 8 vouchers.</li> </ul>	<p><b>Effectiveness:</b> The Redondo Beach Housing Authority provides rental subsidies to approximately 555 Section 8 Voucher Program participants each month. As of 2011, there are currently 2,442 households on the waiting list.</p> <p><b>Continued Appropriateness:</b> This program remains an important resource for extremely low and very low income households and is included in the 2013-2021 Housing Element.</p>
<b>Program 6:</b>	<ul style="list-style-type: none"> <li>Provide CDBG funding to agencies that operate</li> </ul>	<p><b>Effectiveness:</b> The City continues to utilize CDBG</p>

Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
Services for the Homeless	emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs.	funds to support homeless shelters and provide homeless services.  <b>Continued Appropriateness:</b> This program is included in the 2013-2021 Housing Element.
<b>Program 7:</b> Rent Subsidies	<ul style="list-style-type: none"> <li>• Provide rent subsidies to 31 lower income elderly households each year.</li> </ul>	<p><b>Effectiveness:</b> With the dissolution of redevelopment, the City no longer has the financial capacity to provide direct subsidies for this program. However, The Housing Authority was named the Successor agency and has been monitoring and enforcing the affordability covenants for the City's AB987 portfolio. Seniors are able to purchase low income units and pay a lower mortgage and/or rent a unit that is designated for a low income senior.</p> <p><b>Continued Appropriateness:</b> This program is not included in the 2013-2021 Housing Element.</p>
<b>Program 8:</b> Affordable Housing Development	<ul style="list-style-type: none"> <li>• Promote the availability of incentives on City website by 2011.</li> <li>• At least once a year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. Prioritize funding for projects that include a portion of the units as housing affordable to extremely low income households, especially those with special housing needs</li> <li>• Pursue additional State (e.g. Proposition 1C funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development in conjunction with</li> </ul>	<p><b>Effectiveness:</b> In 2008, two units were set aside for moderate income households in a 13-unit condominium development at 100-106 Paseo de la Playa, pursuant to a development agreement between the City and the developer.</p> <p>A 48-unit senior complex, as part of a mixed use development, located at 2001 Artesia Boulevard, was completed in 2010. This project includes five units available for low and moderate income seniors (two low income and three moderate income units). The project was approved under the City's Senior Housing Ordinance, in exchange for a 55-year</p>

Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
	<p>mixed use development on Galleria and Green Line station sites.</p>	<p>affordability covenant on the five affordable units.</p> <p>A 191-unit condominium development for seniors, located at 2750 Artesia Boulevard, was completed in 2008. The project, which includes 20 units set aside for low and moderate income seniors for a minimum of 55 years, was approved under the Senior Housing Ordinance. Specifically eight units are made affordable to low income and 12 units for moderate income seniors.</p> <p>A condominium development, at 1704 Ruxton Lane, was completed in 2007. Among the projects 27 units, three are affordable to moderate income households. This project has a 30-year affordability covenant with the City.</p> <p>A 12-unit condominium at 536 N. Francisca, including two moderate income units for 55 years, was completed in 2008. This project utilized a Density Bonus.</p> <p>In addition, an application was recently submitted for a 180 unit mixed use project at 1700 S. Pacific Coast Highway, which includes nine units of housing affordable to very low income households.</p> <p><b>Continued Appropriateness:</b> Without redevelopment funds, the City would have limited resources to pursue affordable housing. Nevertheless, the City will continue to offer incentives for affordable housing. This program is</p>

Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
		included in the 2013-2021 Housing Element.
<b>Program 9:</b> Green Task Force	<ul style="list-style-type: none"> <li>Develop green policies to implement the Sustainable City Plan, including policies applicable to residential and mixed use developments in 2011.</li> </ul>	<p><b>Effectiveness:</b> The Green Task Force presented its Sustainable City Plan to the City Council in May 2008. This Plan included the following housing and building related recommendations:</p> <ul style="list-style-type: none"> <li><u>Green Building Incentives:</u> Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.</li> <li><u>Fee Structure:</u> Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.</li> <li><u>LEED Standards:</u> Adopt LEED standards for all city buildings.</li> <li><u>Ordinance Update:</u> Review and update ordinances to support LEED compliant measures.</li> <li><u>Staff Training:</u> Train appropriate city staff and acquire LEED certification to eliminate need for hiring LEED consultants.</li> <li><u>Educational Plan:</u> Implement an educational plan, including web access and distribution of green vendors and services, for all constituents – homeowners, developers, builders, Chamber of Commerce, regional networks, etc.</li> </ul> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
<b>GOAL 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and</b>		

Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
tenure.		
<b>Program 10:</b> Residential Sites Inventory	<ul style="list-style-type: none"> <li>• Maintain an inventory of adequate sites and provide sites information to interested developers.</li> <li>• Update inventory annually to ensure adequate sites are available to accommodate the City’s remaining RHNA.</li> <li>• Amend the City’s mixed use review procedures in 2011 to allow the Planning Commission to consider mixed-use projects not meeting the minimum lot area requirement.</li> </ul>	<p><b>Effectiveness:</b> The City has continued to maintain a sites inventory that is adequate to accommodate its RHNA.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2013-2021 Housing Element.</p>
<b>Program 11:</b> Sites Inventory Monitoring for “No Net Loss”	<ul style="list-style-type: none"> <li>• Develop evaluation procedure to implement Government Code section 65863 by July 1, 2012.</li> </ul>	<p><b>Effectiveness:</b> No significant development occurred during the planning period. The City continues to have adequate sites to meet its RHNA.</p> <p><b>Continued Appropriateness:</b> The City will continue to monitor its residential capacity. This program is included in the 2013-2021 Housing Element.</p>
<b>Program 12:</b> Mixed-Use Housing Development	<ul style="list-style-type: none"> <li>• Begin marketing mixed use development in 2012 and annually conduct marketing events.</li> </ul>	<p><b>Effectiveness:</b> In 2011, the City amended the land use regulations and development standards related to building height, permitted uses and parking requirements within the Mixed Use (MU) and Regional Commercial (RC) zones. These amendments were intended to ensure that residential uses in the City’s mixed use zones were not adversely impacted by adjacent commercial uses.</p> <p>The City has attracted strong interest in Mixed Use development as evidenced in the 1700 PCH project proposal and the number of inquiries about developing other MU sites.</p>

Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
		<p><b>Continued Appropriateness:</b> This program is included in the 2013-2021 Housing Element.</p>
<p><b>Program 13:</b> Transit-Oriented Development</p>	<ul style="list-style-type: none"> <li>• Explore TOD around the Green Line station in 2011. If TOD is feasible, establish new zoning and development standards for TOD.</li> <li>• If TOD zoning is established, reduce capacity in Mixed Use areas by rezoning some Mixed Use properties to commercial uses to ensure a no-net-change in the overall buildout capacity permitted in the General Plan. In any event, the City will ensure adequate capacity at appropriate densities and development standards is available to accommodate the City’s remaining RHNA.</li> <li>• Research the feasibility of developing a Residential Development Rights Transfer System that would allow residential property owners to sell permitted development rights to other properties located within specified public transit zones, as per the Sustainable City Plan.</li> </ul>	<p><b>Effectiveness:</b> No current rezoning plans. However, owners of surrounding sites are interested in pursuing potential mixed use development.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2013-2021 Housing Element.</p>
<p><b>GOAL 4.0: Mitigate any potential governmental constraints to housing production and affordability.</b></p>		
<p><b>Program 14:</b> Amendments to the Zoning Ordinance</p>	<ul style="list-style-type: none"> <li>• Amend the Zoning Ordinance to address density bonus, emergency shelters, transitional housing, supportive housing, SRO housing, reasonable accommodation, parking requirements, and CUP requirement for multi-family housing within one year of the adoption of the Housing Element.</li> <li>• Establish a monitoring system to ensure the affordability of units required for the density bonus program is maintained for the targeted income groups.</li> <li>• Annually review the Zoning Ordinance to identify</li> </ul>	<p><b>Effectiveness:</b> The City is currently in the process of amending the Zoning Ordinance to address potential constraints related to housing for lower-income households and persons with special needs. The amendments are expected to be completed by early 2014.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2013-2021 Housing Element.</p>

<b>Review of Past Accomplishments</b>		
<b>Program</b>	<b>Objectives</b>	<b>Effectiveness and Continued Appropriateness</b>
	areas where improvements can be made to facilitate and encourage a range of housing.	
<b>Program 15:</b> Monitoring the Effect of Article 27 of the City Charter (Measure DD)	<ul style="list-style-type: none"> <li>• Annually review the level of development activities in high density residential and mixed use areas and ensure that there is an adequate supply of sites to accommodate the RHNA.</li> <li>• Monitor development trends and applications for rezoning where Measure DD is triggered to assess if such trends warrant a review of Measure DD.</li> </ul>	<p><b>Effectiveness:</b> There have not been any major developments since 2008 and therefore no need to rezone additional land and no trigger of Measure DD.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2013-2021 Housing Element.</p>
<b>GOAL 5.0: Continue to promote equal housing opportunity in the City’s housing market regardless of age, race, color, sex, marital status, familial status, national origin, ancestry, religion, sexual orientation, source of income or any other arbitrary factors.</b>		
<b>Program 16:</b> Fair Housing Program	<ul style="list-style-type: none"> <li>• Continue to contract with a fair housing service provider to provide fair housing and tenant/landlord services.</li> <li>• Promote fair housing awareness in City newsletter and website.</li> </ul>	<p><b>Effectiveness:</b> As a CDBG entitlement jurisdiction, the City continues to utilize CDBG funds to the Housing Rights Center to provide fair housing services for residents and landlords.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2013-2021 Housing Element.</p>

<b>Summary of Quantified Objectives (2008-2014)</b>						
	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<b>Objectives</b>						
New Construction (Remaining RHNA)	293	287	353	365	245	1,543
Rehabilitation	86	86	86	---	---	258
Section 8	280	280	---	---	---	560
Rent Subsidies (Heritage Pointe)	10	10	11	---	---	31
Preservation of At-Risk Units	20	20	---	---	---	40
<b>Accomplishments</b>						
New Construction (Remaining RHNA)	--	--	10	22	789	821
Rehabilitation	--		83	---	---	83
Section 8	278	277	---	---	---	555
Rent Subsidies (Heritage Pointe)	--	--	--	---	---	0
Preservation of At-Risk Units	20	20	---	---	---	40



## Appendix B: Detailed Residential Sites Inventory

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
<i>Site 1: Pacific Coast Highway Mixed Use</i>											
7510030058	MU-3	MU-3A	0.55	0	35.0	28.0	15	15	1970	0.78	Low density, older commercial uses with large adjacent surface parking lots.
7510030062	MU-3	MU-3A	1.12	0	35.0	28.0	31	31	1972	0.25	
7510030061	MU-3	MU-3A	0.70	0	35.0	28.0	19	19	1977	1.42	
7510032046	MU-3	MU-3A	0.00	0	35.0	28.0	0	0	1969	0.28	
7510031008	MU-3	MU-3A	0.63	0	35.0	28.0	17	17	1982	0.16	
7510031005	MU-3	MU-3A	0.00	0	35.0	28.0	0	0	1982	0.05	
7510031004	MU-3	MU-3A	0.87	0	35.0	28.0	24	24	1957	0.23	
<b>Total</b>			<b>3.87</b>				<b>106</b>	<b>106</b>			
<i>Site 2: Pacific Coast Highway and Torrance Mixed Use</i>											
7505022008	MU-3	MU-3	0.09	0	35.0	28.0	2	2	1913	0.00	Single Family Home (pending mixed use development)
7505022006	MU-3	MU-3	0.09	0	35.0	28.0	2	2	1911	0.02	Single Family Home (pending mixed use development)
7505022007	MU-3	MU-3	0.17	0	35.0	28.0	4	4	1923	0.00	Single Family Home (pending mixed use development)
7505022005	MU-3	MU-3	0.09	0	35.0	28.0	2	2	1913	0.02	2 Single Family Homes (pending mixed use development)
7505022004	MU-3	MU-3	0.17	0	35.0	28.0	4	4	1911	0.01	Commercial (pending mixed use development)
7505022002	MU-3	MU-3	0.10	0	35.0	28.0	2	2	1938	0.01	3 Single Family Homes (pending mixed use development)
7505022003	MU-3	MU-3	0.12	0	35.0	28.0	3	3	1911	0.01	Commercial (pending mixed use development)
7505019008	MU-3	MU-3	0.26	0	35.0	28.0	7	7	1955	0.43	Older mixed use (commercial/residential)
7505019061	MU-3	MU-3	0.26	0	35.0	28.0	7	7	1955	0.19	Commercial
7505019002	MU-3	MU-3	0.17	0	35.0	28.0	4	4	1955	0.25	Commercial
7505022032	MU-3	MU-3	0.22	0	35.0	28.0	6	6	1978	1.07	Bank (Wells Fargo)
7505022031	MU-3	MU-3	0.17	0	35.0	28.0	4	4	1963	0.42	Trimline Auto (nonconforming)
7505021023	MU-3	MU-3	0.17	0	35.0	28.0	4	4	1972	0.68	Office (Pacific Bay Construction)

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
7505021037	MU-3	MU-3	0.34	0	35.0	28.0	9	9	1968	0.11	Smart and Final (8700 sq. ft.)
7505021028	MU-3	MU-3	0.17	0	35.0	28.0	4	4	--	0.00	Smart and Final (parking lot)
7505022001	MU-3	MU-3	0.16	0	35.0	28.0	4	4	1953	0.01	Used Car Sales (no permanent structure, pending mixed use development)
7505021029	MU-3	MU-3	0.06	0	35.0	28.0	1	1	1979	0.00	Commercial Parking
<b>Total</b>			<b>2.81</b>				<b>69</b>	<b>69</b>			
<i>Site 3: 190<sup>th</sup> Street High Density Residential</i>											
4083015009	R-3	R-3	0.13	0	17.5	14.0	1	1	1975	1.68	Industrial (Nonconforming)
4083015013	R-3	R-3	0.12	0	17.5	14.0	1	1	--	0.00	Per LA County Tax - Vacant Land/No Address
4083015010	R-3	R-3	1.28	0	17.5	14.0	17	17	1975	0.61	Pit for Sand Storage (Industrial)
408301501	R-3	R-3	0.13	0	17.5	14.0	1	1	1962	0.63	Industrial (Nonconforming)
4083015007	R-3	R-3	0.13	0	17.5	14.0	1	1	1955	0.18	Industrial (Nonconforming)
4083015008	R-3	R-3	0.13	0	17.5	14.0	1	1	1955	1.13	Industrial (Nonconforming)
<b>Total</b>			<b>1.92</b>				<b>22</b>	<b>22</b>			
<i>Site 4: Artesia Mixed Use</i>											
4156002020	MU-1/ R-3	MU-1/ R-3	0.48	0	35.0	28.0	13	13	1964	2.42	Cell Phone Store and small apartment building
4155029033	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1962	0.85	Mixed Use (Residential/Commercial)
4155030017	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1944	0.09	Mixed Use (Residential/Commercial)
4155030018	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1935	0.42	Mixed Use (Residential/Commercial)
4155030022	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1936	0.10	SF Residence and Commercial
4155029029	MU-1	MU-1	0.15	0	35.0	28.0	4	4	--	0.13	Per LA County Commercial/No Address
4156004002	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1954	1.19	Commercial
4156004001	MU-1	MU-1	0.30	0	35.0	28.0	8	8	1951	2.51	Commercial
4156003021	MU-1	MU-1	0.60	0	35.0	28.0	16	16	1980	0.25	Commercial
4156003006	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1958	0.18	Commercial
4155029038	MU-1	MU-1	0.68	0	35.0	28.0	19	19	1974	0.10	Single Family Home
4155029023	MU-1	MU-1	0.13	1	35.0	28.0	3	2	1930	0.06	Residential
4156003022	MU-1	MU-1	0.60	0	35.0	28.0	16	16	1974	0.50	Commercial
4155029025	MU-1	MU-1	0.30	0	35.0	28.0	8	8	1962	0.14	Las Brisas Restaurant
4155029028	MU-1	MU-1	0.14	0	35.0	28.0	3	3	1946	1.65	Commercial

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
4155029030	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1962	0.00	Commercial
4155029031	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1953	0.00	Mixed Use (Residential/Commercial)
4155029032	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1942	0.20	Mixed Use (Residential-Senior/Commercial)
4156002007	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1987	0.45	Commercial
4156002006	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1949	0.41	Stats Store (Commercial)
4156002021	MU-1	MU-1	0.75	0	35.0	28.0	20	20	1971	0.00	Commercial
4155030019	MU-1	MU-1	0.30	0	35.0	28.0	8	8	1947	0.43	Commercial
4155030020	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1958	0.31	Commercial
4155030021	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1969	1.05	Donut Shop
4155030023	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1969	1.10	Cell Phone Store and small apartment building
<b>Total</b>			<b>6.53</b>				<b>174</b>	<b>173</b>			
<i>Site 5: Galleria</i>											
4082018004	CR	CR	1.69	0	35.0	28.0	47	47	--	--	So. Bay Galleria Adjacent to recently completed new South Bay Marketplace Development - Existing Use is Commercial Retail & Parking Areas
4082018005	CR	CR	1.47	0	35.0	28.0	41	41	--	--	
4082018006	CR	CR	4.58	0	35.0	28.0	128	128	--	--	
4082018010	CR	CR	21.29	0	35.0	28.0	596	596	--	--	
4082019013	CR	CR	1.52	0	35.0	28.0	42	42	--	--	
4082019032	CR	CR	0.48	0	35.0	28.0	13	13	--	--	
4082019042	CR	CR	6.01	0	35.0	28.0	168	168	--	--	
4082019045	CR	CR	4.89	0	35.0	28.0	137	137	--	--	
<b>Total</b>			<b>41.93</b>				<b>1,172</b>	<b>1,172</b>			
<i>R-3 Scattered Sites</i>											
7503022002	R-3	R-3	0.14	0	17.5	14.0	2	2	n/a	0.04	Vacant
7506018009	R-3	R-3	0.14	0	17.5	14.0	2	2	n/a	0.00	Vacant
4082007002	R-3	R-3	0.15	0	17.5	14.0	2	2	n/a	0.00	Vacant
4082007903	R-3	R-3	0.15	0	17.5	14.0	2	2	n/a	0.00	Vacant
7503024020	R-3	R-3	0.16	0	17.5	14.0	2	2	n/a	0.00	Vacant
4155032004	R-3	R-3	0.17	0	17.5	14.0	2	2	n/a	0.00	Vacant
4155032009	R-3	R-3	0.17	0	17.5	14.0	2	2	n/a	0.02	Vacant
4155032008	R-3	R-3	0.17	0	17.5	14.0	2	2	n/a	0.02	Vacant
4153027024	R-3	R-3	0.11	1	17.5	14.0	2	1	1937	0.25	Single Family
4153029006	R-3	R-3	0.11	1	17.5	14.0	2	1	1950	0.67	Single Family

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
4153029007	R-3	R-3	0.11	1	17.5	14.0	2	1	1950	0.20	Single Family
4155012018	R-3	R-3	0.11	1	17.5	14.0	2	1	1955	0.46	Single Family
4153030026	R-3	R-3	0.11	1	17.5	14.0	2	1	1963	0.72	Single Family
4155012022	R-3	R-3	0.11	1	17.5	14.0	2	1	1955	0.54	Single Family
4155012023	R-3	R-3	0.11	1	17.5	14.0	2	1	1955	0.54	Single Family
4153015016	R-3	R-3	0.11	1	17.5	14.0	2	1	1935	0.25	Single Family
4153015018	R-3	R-3	0.11	1	17.5	14.0	2	1	1961	0.27	Single Family
4153025024	R-3	R-3	0.11	1	17.5	14.0	2	1	1957	0.25	Single Family
4153025022	R-3	R-3	0.11	1	17.5	14.0	2	1	1957	0.25	Single Family
4155021016	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.57	Single Family
4155021017	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.40	Single Family
4153023005	R-3	R-3	0.11	1	17.5	14.0	2	1	1951	0.25	Single Family
4153023003	R-3	R-3	0.11	1	17.5	14.0	2	1	1951	0.27	Single Family
4155021018	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.56	Single Family
4153023021	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.25	Single Family
4153022003	R-3	R-3	0.11	1	17.5	14.0	2	1	1951	0.21	Single Family
4155028037	R-3	R-3	0.11	1	17.5	14.0	2	1	1960	0.25	Single Family
4153022021	R-3	R-3	0.11	1	17.5	14.0	2	1	1951	0.25	Single Family
4153032016	R-3	R-3	0.11	1	17.5	14.0	2	1	1947	0.17	Single Family
4153032018	R-3	R-3	0.11	1	17.5	14.0	2	1	1945	0.58	Single Family
4082001041	R-3	R-3	0.11	1	17.5	14.0	2	1	1950	0.16	Single Family
4082001042	R-3	R-3	0.11	1	17.5	14.0	2	1	1950	0.14	Single Family
4157005026	R-3	R-3	0.11	1	17.5	14.0	2	1	1968	0.59	Single Family
4082011042	R-3	R-3	0.11	1	17.5	14.0	2	1	1959	0.87	Single Family
4156009030	R-3	R-3	0.11	1	17.5	14.0	2	1	1962	0.25	Single Family
4156009028	R-3	R-3	0.11	1	17.5	14.0	2	1	1962	0.49	Single Family
4157012012	R-3	R-3	0.11	1	17.5	14.0	2	1	1953	0.25	Single Family
4157012011	R-3	R-3	0.11	1	17.5	14.0	2	1	1953	0.24	Single Family
4157012013	R-3	R-3	0.11	1	17.5	14.0	2	1	1947	0.23	Single Family
4156009025	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.25	Single Family
4156016027	R-3	R-3	0.11	1	17.5	14.0	2	1	1959	0.60	Single Family
4156016025	R-3	R-3	0.11	1	17.5	14.0	2	1	1959	0.41	Single Family
4157015003	R-3	R-3	0.11	1	17.5	14.0	2	1	1953	0.57	Single Family

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
4157020003	R-3	R-3	0.11	1	17.5	14.0	2	1	1955	0.02	Single Family
4158004008	R-3	R-3	0.11	1	17.5	14.0	2	1	1953	0.25	Single Family
4158004009	R-3	R-3	0.11	1	17.5	14.0	2	1	1953	0.38	Single Family
4158004010	R-3	R-3	0.11	1	17.5	14.0	2	1	1953	0.72	Single Family
4158004032	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.39	Single Family
4158004031	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.25	Single Family
4158004033	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.46	Single Family
4158016019	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.25	Single Family
4158016018	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.51	Single Family
4158016015	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.34	Single Family
4158017016	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.25	Single Family
4158017013	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.41	Single Family
4153025023	R-3	R-3	0.11	1	17.5	14.0	2	1	1938	0.13	Single Family
4153023022	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.21	Single Family
4153023023	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.41	Single Family
4153022023	R-3	R-3	0.11	1	17.5	14.0	2	1	1951	0.29	Single Family
4157010014	R-3	R-3	0.11	1	17.5	14.0	2	1	1954	0.66	Single Family
4156009032	R-3	R-3	0.11	1	17.5	14.0	2	1	1936	0.29	Single Family
4156009023	R-3	R-3	0.11	1	17.5	14.0	2	1	1987	0.68	Single Family
4158016012	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.34	Single Family
4158016011	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.52	Single Family
7503002024	R-3	R-3	0.11	1	17.5	14.0	2	1	1958	0.37	Single Family
7502002012	R-3	R-3	0.11	1	17.5	14.0	2	1	1922	0.67	Single Family
4155005015	R-3	R-3	0.11	1	17.5	14.0	2	1	1954	0.25	Single Family
4158017012	R-3	R-3	0.11	1	17.5	14.0	2	1	1953	0.33	Single Family
7502002009	R-3	R-3	0.11	1	17.5	14.0	2	1	1952	0.61	Single Family
7503027006	R-3	R-3	0.11	1	17.5	14.0	2	1	1911	0.26	Single Family
7504009024	R-3	R-3	0.12	1	17.5	14.0	2	1	1981	0.97	Single Family
4153032056	R-3	R-3	0.12	1	17.5	14.0	2	1	1952	0.09	Single Family
7503002007	R-3	R-3	0.12	1	17.5	14.0	2	1	1945	0.22	Single Family
7506001028	R-3	R-3	0.12	1	17.5	14.0	2	1	1947	0.50	Single Family
4155013019	R-3	R-3	0.12	1	17.5	14.0	2	1	1952	0.09	Single Family
7504011011	R-3	R-3	0.12	1	17.5	14.0	2	1	1951	0.25	Single Family

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
7506009012	R-3	R-3	0.12	1	17.5	14.0	2	1	1932	0.39	Single Family
7504009017	R-3	R-3	0.12	1	17.5	14.0	2	1	1920	0.05	Single Family
7504009010	R-3	R-3	0.12	1	17.5	14.0	2	1	1952	0.25	Single Family
7503025015	R-3	R-3	0.12	1	17.5	14.0	2	1	1912	0.14	Single Family
7504009027	R-3	R-3	0.12	1	17.5	14.0	2	1	1921	0.30	Single Family
7502005019	R-3	R-3	0.12	1	17.5	14.0	2	1	1944	0.30	Single Family
7504006012	R-3	R-3	0.12	1	17.5	14.0	2	1	1910	0.52	Single Family
4158016020	R-3	R-3	0.12	1	17.5	14.0	2	1	1952	0.72	Single Family
7502001007	R-3	R-3	0.12	1	17.5	14.0	2	1	1930	0.25	Single Family
7502027003	R-3	R-3	0.12	1	17.5	14.0	2	1	1991	0.55	Single Family
7502002015	R-3	R-3	0.12	1	17.5	14.0	2	1	1958	0.26	Single Family
7503026012	R-3	R-3	0.12	1	17.5	14.0	2	1	1921	0.51	Single Family
7502002014	R-3	R-3	0.12	1	17.5	14.0	2	1	1911	0.02	Single Family
4083018013	R-3	R-3	0.12	1	17.5	14.0	2	1	1955	0.68	Single Family
7503026029	R-3	R-3	0.12	1	17.5	14.0	2	1	1908	0.27	Single Family
4083018014	R-3	R-3	0.12	1	17.5	14.0	2	1	1955	0.25	Single Family
4083018012	R-3	R-3	0.12	1	17.5	14.0	2	1	1955	0.16	Single Family
4083018011	R-3	R-3	0.12	1	17.5	14.0	2	1	1955	0.25	Single Family
4083018010	R-3	R-3	0.12	1	17.5	14.0	2	1	1955	0.84	Single Family
7506008002	R-3	R-3	0.12	1	17.5	14.0	2	1	1922	0.61	Single Family
4157003023	R-3	R-3	0.12	1	17.5	14.0	2	1	1948	0.26	Single Family
4083018009	R-3	R-3	0.12	1	17.5	14.0	2	1	1955	0.96	Single Family
4083016002	R-3	R-3	0.12	1	17.5	14.0	2	1	1955	0.36	Single Family
7503027007	R-3	R-3	0.12	1	17.5	14.0	2	1	1911	0.25	Single Family
4083016004	R-3	R-3	0.12	1	17.5	14.0	2	1	1955	0.25	Single Family
7504009013	R-3	R-3	0.12	1	17.5	14.0	2	1	1967	0.14	Single Family
7509023026	R-3	R-3	0.12	1	17.5	14.0	2	1	1924	0.32	Single Family
7509023027	R-3	R-3	0.12	1	17.5	14.0	2	1	1924	0.15	Single Family
4083018008	R-3	R-3	0.12	1	17.5	14.0	2	1	1955	0.49	Single Family
7509017013	R-3	R-3	0.12	1	17.5	14.0	2	1	1929	0.77	Single Family
7509017019	R-3	R-3	0.12	1	17.5	14.0	2	1	1928	0.17	Single Family
4186031026	R-3	R-3	0.12	1	17.5	14.0	2	1	1953	0.27	Single Family
4186031031	R-3	R-3	0.12	1	17.5	14.0	2	1	1953	0.43	Single Family

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
7506004029	R-3	R-3	0.12	1	17.5	14.0	2	1	1921	0.25	Single Family
7509017012	R-3	R-3	0.12	1	17.5	14.0	2	1	1949	0.87	Single Family
4186031025	R-3	R-3	0.12	1	17.5	14.0	2	1	1953	0.51	Single Family
7504009031	R-3	R-3	0.12	1	17.5	14.0	2	1	1967	0.96	Single Family
4083016001	R-3	R-3	0.13	1	17.5	14.0	2	1	1955	0.25	Single Family
4186031029	R-3	R-3	0.13	1	17.5	14.0	2	1	1953	0.49	Single Family
4186030002	R-3	R-3	0.13	1	17.5	14.0	2	1	1953	0.62	Single Family
4186031030	R-3	R-3	0.13	1	17.5	14.0	2	1	1953	0.23	Single Family
7506004027	R-3	R-3	0.13	1	17.5	14.0	2	1	1914	0.41	Single Family
7506004028	R-3	R-3	0.13	1	17.5	14.0	2	1	1923	0.25	Single Family
4186030001	R-3	R-3	0.13	1	17.5	14.0	2	1	1953	0.50	Single Family
7504021007	R-3	R-3	0.13	1	17.5	14.0	2	1	1940	0.55	Single Family
7506004026	R-3	R-3	0.13	1	17.5	14.0	2	1	1925	0.24	Single Family
4082008013	R-3	R-3	0.13	1	17.5	14.0	2	1	1946	0.20	Single Family
4150001043	R-3	R-3	0.13	1	17.5	14.0	2	1	1953	0.58	Single Family
4150001049	R-3	R-3	0.13	1	17.5	14.0	2	1	1991	0.88	Single Family
4155030011	R-3	R-3	0.13	1	17.5	14.0	2	1	1953	0.28	Single Family
7502025004	R-3	R-3	0.13	1	17.5	14.0	2	1	1949	0.30	Single Family
7506004032	R-3	R-3	0.13	1	17.5	14.0	2	1	1910	0.27	Single Family
7506004030	R-3	R-3	0.13	1	17.5	14.0	2	1	1949	0.12	Single Family
7502003024	R-3	R-3	0.13	1	17.5	14.0	2	1	1934	0.02	Single Family
4150001048	R-3	R-3	0.13	1	17.5	14.0	2	1	1953	0.43	Single Family
7503019028	R-3	R-3	0.13	1	17.5	14.0	2	1	1922	0.53	Single Family
7506018010	R-3	R-3	0.13	1	17.5	14.0	2	1	1925	0.27	Single Family
7502002003	R-3	R-3	0.13	1	17.5	14.0	2	1	1925	0.25	Single Family
7502003009	R-3	R-3	0.13	1	17.5	14.0	2	1	1923	0.46	Single Family
7504013029	R-3	R-3	0.13	1	17.5	14.0	2	1	1955	0.46	Single Family
7506015019	R-3	R-3	0.13	1	17.5	14.0	2	1	1920	0.16	Single Family
7502025005	R-3	R-3	0.13	1	17.5	14.0	2	1	1949	0.28	Single Family
7504019044	R-3	R-3	0.13	1	17.5	14.0	2	1	1948	0.26	Single Family
7506004031	R-3	R-3	0.13	1	17.5	14.0	2	1	1912	0.18	Single Family
7504011005	R-3	R-3	0.13	1	17.5	14.0	2	1	1948	0.35	Single Family
7502003026	R-3	R-3	0.13	1	17.5	14.0	2	1	1977	0.55	Single Family

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7506004007	R-3	R-3	0.13	1	17.5	14.0	2	1	1909	0.02	Single Family
7504013027	R-3	R-3	0.14	1	17.5	14.0	2	1	1978	0.98	Single Family
7506004023	R-3	R-3	0.14	1	17.5	14.0	2	1	1925	0.25	Single Family
7502026001	R-3	R-3	0.14	1	17.5	14.0	2	1	1953	0.44	Single Family
7506004005	R-3	R-3	0.14	1	17.5	14.0	2	1	1910	0.02	Single Family
7502003030	R-3	R-3	0.14	1	17.5	14.0	2	1	1907	0.94	Single Family
7502025007	R-3	R-3	0.14	1	17.5	14.0	2	1	1949	0.93	Single Family
7504021001	R-3	R-3	0.14	1	17.5	14.0	2	1	1940	0.59	Single Family
7502026023	R-3	R-3	0.14	1	17.5	14.0	2	1	1923	0.18	Single Family
7504009052	R-3	R-3	0.14	1	17.5	14.0	2	1	1922	0.02	Single Family
4153005011	R-3	R-3	0.14	1	17.5	14.0	2	1	1944	0.11	Single Family
7502026008	R-3	R-3	0.14	1	17.5	14.0	2	1	1927	0.19	Single Family
7502027021	R-3	R-3	0.14	1	17.5	14.0	2	1	1952	0.23	Single Family
7506017003	R-3	R-3	0.14	1	17.5	14.0	2	1	1953	0.25	Single Family
7502026012	R-3	R-3	0.14	1	17.5	14.0	2	1	1931	0.07	Single Family
4153004024	R-3	R-3	0.14	1	17.5	14.0	2	1	1935	0.27	Single Family
7502026016	R-3	R-3	0.14	1	17.5	14.0	2	1	1952	0.94	Single Family
7502026022	R-3	R-3	0.14	1	17.5	14.0	2	1	1952	0.41	Single Family
7502026005	R-3	R-3	0.14	1	17.5	14.0	2	1	1941	0.41	Single Family
4153016002	R-3	R-3	0.14	1	17.5	14.0	2	1	1952	0.25	Single Family
4153016016	R-3	R-3	0.14	1	17.5	14.0	2	1	1957	0.73	Single Family
7503023020	R-3	R-3	0.14	1	17.5	14.0	2	1	1948	0.56	Single Family
4153024009	R-3	R-3	0.14	1	17.5	14.0	2	1	1956	0.05	Single Family
7503004029	R-3	R-3	0.14	1	17.5	14.0	2	1	1922	0.16	Single Family
7503022020	R-3	R-3	0.14	1	17.5	14.0	2	1	1952	0.11	Single Family
7504013028	R-3	R-3	0.14	1	17.5	14.0	2	1	1955	0.45	Single Family
7503022019	R-3	R-3	0.14	1	17.5	14.0	2	1	1952	0.39	Single Family
7506017006	R-3	R-3	0.14	1	17.5	14.0	2	1	1961	0.88	Single Family
7506003026	R-3	R-3	0.14	1	17.5	14.0	2	1	1927	0.10	Single Family
7506018006	R-3	R-3	0.14	1	17.5	14.0	2	1	1959	0.35	Single Family
7503022031	R-3	R-3	0.14	1	17.5	14.0	2	1	1953	0.31	Single Family
7506014016	R-3	R-3	0.14	1	17.5	14.0	2	1	1960	0.45	Single Family
7506004022	R-3	R-3	0.14	1	17.5	14.0	2	1	1921	0.25	Single Family

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7506003028	R-3	R-3	0.14	1	17.5	14.0	2	1	1920	0.05	Single Family
7504013053	R-3	R-3	0.14	1	17.5	14.0	2	1	1923	0.20	Single Family
7509011022	R-3	R-3	0.14	1	17.5	14.0	2	1	1931	0.16	Single Family
7509010022	R-3	R-3	0.14	1	17.5	14.0	2	1	1924	0.07	Single Family
7509009003	R-3	R-3	0.14	1	17.5	14.0	2	1	1949	0.30	Single Family
7509011007	R-3	R-3	0.14	1	17.5	14.0	2	1	1941	0.10	Single Family
7509011021	R-3	R-3	0.14	1	17.5	14.0	2	1	1927	0.03	Single Family
7509011025	R-3	R-3	0.14	1	17.5	14.0	2	1	1935	0.92	Single Family
7506002031	R-3	R-3	0.14	1	17.5	14.0	2	1	1955	0.56	Single Family
7509012031	R-3	R-3	0.14	1	17.5	14.0	2	1	1929	0.50	Single Family
7503024012	R-3	R-3	0.14	1	17.5	14.0	2	1	1950	0.07	Single Family
7509011003	R-3	R-3	0.14	1	17.5	14.0	2	1	1937	0.08	Single Family
7506003027	R-3	R-3	0.14	1	17.5	14.0	2	1	1954	0.56	Single Family
7502027026	R-3	R-3	0.14	1	17.5	14.0	2	1	1925	0.14	Single Family
4158007002	R-3	R-3	0.14	1	17.5	14.0	2	1	1955	0.66	Single Family
7506002022	R-3	R-3	0.14	1	17.5	14.0	2	1	1954	0.67	Single Family
7506014003	R-3	R-3	0.14	1	17.5	14.0	2	1	1908	0.13	Single Family
7509010021	R-3	R-3	0.14	1	17.5	14.0	2	1	1952	0.25	Single Family
7506012026	R-3	R-3	0.14	1	17.5	14.0	2	1	1939	0.42	Single Family
4158004020	R-3	R-3	0.14	1	17.5	14.0	2	1	1956	0.51	Single Family
7503019016	R-3	R-3	0.14	1	17.5	14.0	2	1	1921	0.25	Single Family
7506017004	R-3	R-3	0.14	1	17.5	14.0	2	1	1961	0.31	Single Family
4150001038	R-3	R-3	0.14	1	17.5	14.0	2	1	1958	0.25	Single Family
7506003015	R-3	R-3	0.14	1	17.5	14.0	2	1	1910	0.09	Single Family
7506002032	R-3	R-3	0.14	1	17.5	14.0	2	1	1923	0.66	Single Family
7502027012	R-3	R-3	0.14	1	17.5	14.0	2	1	1961	0.87	Single Family
7518004005	R-3	R-3	0.14	1	17.5	14.0	2	1	1952	0.24	Single Family
7504013016	R-3	R-3	0.14	1	17.5	14.0	2	1	1948	0.45	Single Family
7506015017	R-3	R-3	0.14	1	17.5	14.0	2	1	1923	0.25	Single Family
7506014021	R-3	R-3	0.14	1	17.5	14.0	2	1	1965	0.31	Single Family
7502003005	R-3	R-3	0.14	1	17.5	14.0	2	1	1924	0.05	Single Family
7506002023	R-3	R-3	0.14	1	17.5	14.0	2	1	1910	0.23	Single Family
7506017005	R-3	R-3	0.14	1	17.5	14.0	2	1	1961	0.66	Single Family

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7506018029	R-3	R-3	0.14	1	17.5	14.0	2	1	1939	0.25	Single Family
7518003001	R-3	R-3	0.14	1	17.5	14.0	2	1	1947	0.11	Single Family
7502025014	R-3	R-3	0.14	1	17.5	14.0	2	1	1949	0.53	Single Family
4153015020	R-3	R-3	0.14	1	17.5	14.0	2	1	1961	0.25	Single Family
7506017007	R-3	R-3	0.14	1	17.5	14.0	2	1	1961	0.67	Single Family
7502025034	R-3	R-3	0.14	1	17.5	14.0	2	1	1949	0.48	Single Family
7518007004	R-3	R-3	0.15	1	17.5	14.0	2	1	1952	0.14	Single Family
7502025019	R-3	R-3	0.15	1	17.5	14.0	2	1	1949	0.20	Single Family
7506002010	R-3	R-3	0.15	1	17.5	14.0	2	1	1952	0.25	Single Family
7506003014	R-3	R-3	0.15	1	17.5	14.0	2	1	1912	0.33	Single Family
7506012011	R-3	R-3	0.15	1	17.5	14.0	2	1	1900	0.17	Single Family
7503019015	R-3	R-3	0.15	1	17.5	14.0	2	1	1922	0.53	Single Family
7518004003	R-3	R-3	0.15	1	17.5	14.0	2	1	1952	0.24	Single Family
7518007001	R-3	R-3	0.15	1	17.5	14.0	2	1	1952	0.66	Single Family
7518006013	R-3	R-3	0.15	1	17.5	14.0	2	1	1953	0.25	Single Family
7518003007	R-3	R-3	0.15	1	17.5	14.0	2	1	1947	0.91	Single Family
7518003006	R-3	R-3	0.15	1	17.5	14.0	2	1	1947	0.46	Single Family
7506019032	R-3	R-3	0.15	1	17.5	14.0	2	1	1958	0.69	Single Family
7506003010	R-3	R-3	0.15	1	17.5	14.0	2	1	1952	0.14	Single Family
7518007002	R-3	R-3	0.15	1	17.5	14.0	2	1	1952	0.06	Single Family
7503024010	R-3	R-3	0.15	1	17.5	14.0	2	1	1914	0.25	Single Family
7518006012	R-3	R-3	0.15	1	17.5	14.0	2	1	2000	0.79	Single Family
7506001008	R-3	R-3	0.15	1	17.5	14.0	2	1	1952	0.04	Single Family
7504009048	R-3	R-3	0.15	1	17.5	14.0	2	1	1922	0.97	Single Family
7518007005	R-3	R-3	0.15	1	17.5	14.0	2	1	1952	0.54	Single Family
7518006014	R-3	R-3	0.15	1	17.5	14.0	2	1	1953	0.43	Single Family
7518004002	R-3	R-3	0.15	1	17.5	14.0	2	1	1952	0.25	Single Family
7518003008	R-3	R-3	0.15	1	17.5	14.0	2	1	1947	0.25	Single Family
7506012020	R-3	R-3	0.15	1	17.5	14.0	2	1	1900	0.20	Single Family
7518006005	R-3	R-3	0.15	1	17.5	14.0	2	1	1912	0.02	Single Family
7504006014	R-3	R-3	0.15	1	17.5	14.0	2	1	1924	0.25	Single Family
7504021011	R-3	R-3	0.15	1	17.5	14.0	2	1	1947	0.25	Single Family
7502025027	R-3	R-3	0.15	1	17.5	14.0	2	1	1949	0.93	Single Family

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7506011021	R-3	R-3	0.15	1	17.5	14.0	2	1	1908	0.09	Single Family
7518003002	R-3	R-3	0.15	1	17.5	14.0	2	1	1947	0.54	Single Family
4153019004	R-3	R-3	0.15	1	17.5	14.0	2	1	1953	0.06	Single Family
4153019002	R-3	R-3	0.15	1	17.5	14.0	2	1	1956	0.43	Single Family
4157006020	R-3	R-3	0.16	1	17.5	14.0	2	1	1956	0.59	Single Family
7506010011	R-3	R-3	0.16	1	17.5	14.0	2	1	1906	0.23	Single Family
7506008022	R-3	R-3	0.16	1	17.5	14.0	2	1	1908	0.06	Single Family
7506011020	R-3	R-3	0.16	1	17.5	14.0	2	1	1913	0.13	Single Family
4155005019	R-3	R-3	0.16	1	17.5	14.0	2	1	1948	0.24	Single Family
7506011019	R-3	R-3	0.16	1	17.5	14.0	2	1	1913	0.87	Single Family
7506011007	R-3	R-3	0.16	1	17.5	14.0	2	1	1910	0.19	Single Family
7506011002	R-3	R-3	0.16	1	17.5	14.0	2	1	1920	0.24	Single Family
4158013002	R-3	R-3	0.16	1	17.5	14.0	2	1	1953	0.25	Single Family
7504019020	R-3	R-3	0.16	1	17.5	14.0	2	1	1921	0.02	Single Family
7506012007	R-3	R-3	0.16	1	17.5	14.0	2	1	1914	0.04	Single Family
7506002034	R-3	R-3	0.17	1	17.5	14.0	2	1	1947	0.18	Single Family
7506012022	R-3	R-3	0.17	1	17.5	14.0	2	1	1913	0.40	Single Family
4158004019	R-3	R-3	0.17	1	17.5	14.0	2	1	1955	0.25	Single Family
4153031024	R-3	R-3	0.17	1	17.5	14.0	2	1	1929	0.21	Single Family
4156019005	R-3	R-3	0.17	1	17.5	14.0	2	1	1947	0.67	Single Family
4082011037	R-3	R-3	0.17	1	17.5	14.0	2	1	1944	0.17	Single Family
4157009016	R-3	R-3	0.17	1	17.5	14.0	2	1	1955	0.50	Single Family
4153014013	R-3	R-3	0.17	1	17.5	14.0	2	1	1951	0.35	Single Family
7502001004	R-3	R-3	0.17	1	17.5	14.0	2	1	1915	0.24	Single Family
7502001002	R-3	R-3	0.17	1	17.5	14.0	2	1	1914	0.20	Single Family
4153027003	R-3	R-3	0.17	1	17.5	14.0	2	1	1957	0.43	Single Family
4153030005	R-3	R-3	0.17	1	17.5	14.0	2	1	1949	0.21	Single Family
4153026022	R-3	R-3	0.17	1	17.5	14.0	2	1	1948	0.41	Single Family
4153025005	R-3	R-3	0.17	1	17.5	14.0	2	1	1952	0.25	Single Family
4155027028	R-3	R-3	0.17	1	17.5	14.0	2	1	1947	0.48	Single Family
4155027018	R-3	R-3	0.17	1	17.5	14.0	2	1	1951	0.17	Single Family
4153022015	R-3	R-3	0.17	1	17.5	14.0	2	1	1934	0.21	Single Family
4153022016	R-3	R-3	0.17	1	17.5	14.0	2	1	1953	0.67	Single Family

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
4155029015	R-3	R-3	0.17	1	17.5	14.0	2	1	1963	0.64	Single Family
4155029005	R-3	R-3	0.17	1	17.5	14.0	2	1	1956	0.43	Single Family
4155029002	R-3	R-3	0.17	1	17.5	14.0	2	1	1956	0.25	Single Family
4157005021	R-3	R-3	0.17	1	17.5	14.0	2	1	1951	0.15	Single Family
4082011039	R-3	R-3	0.17	1	17.5	14.0	2	1	1952	0.42	Single Family
4156009009	R-3	R-3	0.17	1	17.5	14.0	2	1	1947	0.35	Single Family
4082009007	R-3	R-3	0.17	1	17.5	14.0	2	1	1948	0.13	Single Family
4157010019	R-3	R-3	0.17	1	17.5	14.0	2	1	1948	0.25	Single Family
4156016005	R-3	R-3	0.17	1	17.5	14.0	2	1	1950	0.25	Single Family
4156013031	R-3	R-3	0.17	1	17.5	14.0	2	1	1959	0.43	Single Family
4156014021	R-3	R-3	0.17	1	17.5	14.0	2	1	1952	0.87	Single Family
4082008003	R-3	R-3	0.17	1	17.5	14.0	2	1	1952	0.21	Single Family
4156018003	R-3	R-3	0.17	1	17.5	14.0	2	1	1953	0.52	Single Family
4158004018	R-3	R-3	0.17	1	17.5	14.0	2	1	1955	0.94	Single Family
4158006002	R-3	R-3	0.17	1	17.5	14.0	2	1	1952	0.32	Single Family
4153017038	R-3	R-3	0.17	1	17.5	14.0	2	1	1962	0.91	Single Family
4155029004	R-3	R-3	0.17	1	17.5	14.0	2	1	1956	0.42	Single Family
4156008024	R-3	R-3	0.17	1	17.5	14.0	2	1	1952	0.43	Single Family
4082002042	R-3	R-3	0.17	1	17.5	14.0	2	1	1957	0.48	Single Family
4157010006	R-3	R-3	0.17	1	17.5	14.0	2	1	1948	0.26	Single Family
4157012014	R-3	R-3	0.17	1	17.5	14.0	2	1	1947	0.90	Single Family
4153024070	R-3	R-3	0.17	1	17.5	14.0	2	1	1934	0.35	Single Family
4155030003	R-3	R-3	0.18	1	17.5	14.0	3	2	1950	0.28	Single Family
7506019023	R-3	R-3	0.18	1	17.5	14.0	3	2	1912	0.06	Single Family
7502005028	R-3	R-3	0.19	1	17.5	14.0	3	2	1944	0.61	Single Family
7502005029	R-3	R-3	0.19	1	17.5	14.0	3	2	1944	0.97	Single Family
7503020026	R-3	R-3	0.19	1	17.5	14.0	3	2	1911	0.22	Single Family
7505010008	R-3	R-3	0.20	1	17.5	14.0	3	2	1908	0.98	Single Family
7506006012	R-3	R-3	0.21	1	17.5	14.0	3	2	1905	0.18	Single Family
4153019003	R-3	R-3	0.21	1	17.5	14.0	3	2	1938	0.67	Single Family
7506006019	R-3	R-3	0.21	1	17.5	14.0	3	2	1907	0.41	Single Family
7506019058	R-3	R-3	0.36	1	17.5	14.0	5	4	1950	0.10	Single Family
7503020007	R-3	R-3	0.18	2	17.5	14.0	3	1	1905	0.15	2-3 Units

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
4153006015	R-3	R-3	0.18	2	17.5	14.0	3	1	1954	0.75	2-3 Units
7504010006	R-3	R-3	0.18	2	17.5	14.0	3	1	1931	0.19	2-3 Units
7504009053	R-3	R-3	0.19	2	17.5	14.0	3	1	1958	0.93	2-3 Units
7504017014	R-3	R-3	0.19	2	17.5	14.0	3	1	2000	0.70	2-3 Units
4156004016	R-3	R-3	0.20	2	17.5	14.0	3	1	1993	0.66	2-3 Units
4153015021	R-3	R-3	0.20	2	17.5	14.0	3	1	1959	0.64	2-3 Units
4153004068	R-3	R-3	0.21	2	17.5	14.0	3	1	1989	0.11	2-3 Units
7504009014	R-3	R-3	0.21	2	17.5	14.0	3	1	1923	0.72	2-3 Units
4157017007	R-3	R-3	0.26	2	17.5	14.0	4	2	1930	0.85	2-3 Units
7506019007	R-3	R-3	0.29	2	17.5	14.0	4	2	1959	0.97	2-3 Units
7506005026	R-3	R-3	0.28	3	17.5	14.0	4	1	1908	0.10	2-3 Units
7506005004	R-3	R-3	0.16	1	17.5	14.0	2	1	1986	0.29	4+Units
7503025018	R-3	R-3	0.34	4	17.5	14.0	5	1	1952	0.60	4+Units
4153023015	R-3	R-3	0.34	4	17.5	14.0	5	1	1950	0.29	4+Units
7503005016	R-3	R-3	0.13	1	17.5	14.0	2	1	1930	0.25	Mixed Use (Res/Com)
4156001053	R-3	R-3	0.17	1	17.5	14.0	2	1	1952	0.11	Mixed Use (Res/Com)
7503027017	R-3	R-3	0.14	0	17.5	14.0	2	2	1921	0.45	Commercial
4156004009	R-3	R-3	0.17	0	17.5	14.0	2	2	1947	0.08	Commercial
7503004020	R-3	R-3	0.13	0	17.5	14.0	2	2	1945	0.90	Institutional
4156002018	R-3	R-3	0.17	0	17.5	14.0	2	2	1950	0.27	Institutional
7505010035	R-3	R-3	0.30	0	17.5	14.0	4	4	1959	0.04	Institutional
4157013019	R-3	R-3	0.34	0	17.5	14.0	5	5	1931	0.16	Institutional
4155028017	R-3	R-3	0.34	0	17.5	14.0	5	5	1955	0.63	Institutional
7505010038	R-3	R-3	0.73	0	17.5	14.0	10	10	1965	0.07	Institutional
4157001016	R-3	R-3	0.17	0	17.5	14.0	2	2	1971	0.49	Utility
<b>Total</b>			<b>48.60</b>	<b>334</b>			<b>713</b>	<b>379</b>			
<i>Additional MU Sites</i>											
4155029070	MU-1	MU-1	0.61	0	35.0	28.0	17	17	2001	0.99	Commercial
4156003805	MU-1/R-3	MU-1/R-3	0.79	0	35.0	28.0	22	22	n.a.	n.a.	Commercial
7505019001	MU-3	MU-3	0.26	6	35.0	28.0	7	1	1923	0.20	Multi-Family
7505019005	MU-3	MU-3	0.17	3	35.0	28.0	5	2	1912	0.06	Multi-Family
7505019006	MU-3	MU-3	0.17	1	35.0	28.0	5	4	1910	0.00	Single-Family
7505019007	MU-3	MU-3	0.09	1	35.0	28.0	2	1	1937	0.20	Single-Family

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
7505019010	MU-3	MU-3	0.17	1	35.0	28.0	5	4	1927	0.19	Single-Family
7505019011	MU-3	MU-3	0.18	5	35.0	28.0	5	0	1938	0.22	Multi-Family
7505020015	MU-3	MU-3	0.18	0	35.0	28.0	5	5	1968	0.43	Commercial
7505020027	MU-3	MU-3	0.11	0	35.0	28.0	3	3	1990	0.43	Commercial
7505020028	MU-3	MU-3	0.11	1	35.0	28.0	3	2	1924	0.57	Single-Family
7505020033	MU-3	MU-3	0.18	0	35.0	28.0	5	5	1962	0.76	Commercial
7505020044	MU-3	MU-3	0.52	0	35.0	28.0	14	14	1986	0.97	Commercial
7505020051	MU-3	MU-3	0.69	0	35.0	28.0	19	19	1989	1.00	Commercial
7505021022	MU-3	MU-3	0.09	0	35.0	28.0	3	3	1973	0.45	Commercial
7505021030	MU-3	MU-3	0.05	1	35.0	28.0	2	1	1923	0.35	Single-Family
7505021031	MU-3	MU-3	0.07	1	35.0	28.0	2	1	1922	0.22	Single-Family
7505021033	MU-3	MU-3	0.25	0	35.0	28.0	7	7	1969	0.25	Commercial
7505022011	MU-3	MU-3	0.17	0	35.0	28.0	5	5	1940	0.01	Commercial
7505022012	MU-3	MU-3	0.13	1	35.0	28.0	4	3	1936	0.39	Single-Family
7505022013	MU-3	MU-3	0.14	1	35.0	28.0	4	3	1951	0.06	Single-Family
7510031007	MU-3	MU-3A	0.45	0	35.0	28.0	13	13	1986	0.44	Commercial
7510031029	MU-3	MU-3A	0.45	0	35.0	28.0	12	12	1981	0.02	Commercial
7510032050	MU-3	MU-3A	1.52	0	35.0	28.0	43	43	1964	0.20	Commercial
7510032054	MU-3	MU-3A	1.95	0	35.0	28.0	55	55	1963	1.00	Commercial
7505008038	MU-3/C-3	MU-3B/C-3B	0.68	0	35.0	28.0	19	19	1995	0.96	Commercial
7511007015	MU-3	MU-3C(RIV)	0.16	0	35.0	28.0	5	5	1948	0.30	Commercial
7511007038	MU-3	MU-3C(RIV)	0.35	0	35.0	28.0	10	10	1968	0.19	Commercial
7511007045	MU-3	MU-3C(RIV)	0.40	0	35.0	28.0	11	11	1987	0.30	Commercial
7511007052	MU-3	MU-3C(RIV)	0.49	12	35.0	28.0	14	2	2000	0.42	Multi-Family
<b>Total</b>			<b>11.58</b>	<b>34</b>			<b>326</b>	<b>292</b>			

## Appendix C: Public Participation

### A. October 17, 2013 – Public Hearing before the Planning Commission

Two residents attended the public hearing on October 17, 2013 and expressed concerns regarding traffic impacts associated with new residential development and the City's Regional Housing Needs Allocation (RHNA) of 1,397 units compared to much lower allocations for neighboring jurisdictions. Staff explained that future residential development capacity has been considered when updating the City's Circulation Element recently. This capacity is consistent with the City's current Land Use Element. The City continues to participate in the RHNA process to petition for a reasonable allocation in the future.

### B. Outreach Materials

Beach Cities One Stop Business  
and Employment Center  
1611 S. Catalina Ave. #207  
Redondo Beach, CA 90277

Boys & Girls Clubs of the South  
Bay  
1220 West 256th Street  
Harbor City, CA 90710

[REDACTED]  
Catholic Charities of Los  
Angeles, Inc.  
P.O. Box 15095  
Los Angeles, CA 90015-0095

Cheer for Children, Inc.  
PO Box 7000, PMB 280  
Redondo Beach CA, 90277

Crown Jewel Club  
531 Main Street #1000  
El Segundo, CA 90245

[REDACTED]  
Foodbank of Southern California  
1444 San Francisco Avenue  
Long Beach, CA 90813

Freedom4U  
336 Tejon Place  
Palos Verdes Estates, CA 90274

Goodwill SOLAC  
800 W. Pacific Coast Hwy.  
Long Beach, CA 90806

Kiwanis Club of Redondo Beach  
P.O. Box 4216  
Redondo Beach, CA 90277

Redondo Beach Chamber of  
Commerce & Visitors Bureau  
200 N. Pacific Coast Highway  
Redondo Beach, CA 90277

[REDACTED]  
Redondo Beach Educational  
Foundation  
409 North Pacific Coast  
Highway, Suite 310  
Redondo Beach, CA 90277

Redondo Beach Library  
Foundation  
303 N. Pacific Coast Highway  
Redondo Beach, CA 90277

[REDACTED]  
Redondo Beach Rotary Club  
P.O. Box 411  
Redondo Beach, CA 90277

[REDACTED]  
South Bay Latino Chamber of  
Commerce  
13545 Hawthorne Blvd., # 201  
Hawthorne, CA 90250

[REDACTED]  
South Bay Workforce  
Investment Board  
11539 Hawthorne Boulevard  
Hawthorne, CA 90250

The Housing Rights Center  
3255 Wilshire Blvd., Suite 1150  
Los Angeles, CA 90010

[REDACTED]  
The Molina Foundation  
3680 Skypark Drive  
Torrance, CA 90505

The Salvation Army  
125 W. Beryl St.  
Redondo Beach, CA 90277

[REDACTED]  
The Society of St. Vincent De  
Paul, Council of Los Angeles  
210 North Avenue 21  
Los Angeles CA 90031

MBK Homes  
1600 West Artesia Boulevard  
Gardena, CA 90247

[REDACTED]  
South Bay Cities Council of  
Governments  
20285 S. Western Ave., #100  
Torrance, CA 90501

[REDACTED]  
Bank of America  
1230 Rosecrans Ave.  
Manhattan Beach, CA 90266

[REDACTED]  
Bank of America  
17512 Crenshaw Blvd.  
Torrance, CA 90504

[REDACTED]  
Bank of Manhattan  
2141 Rosecrans Ave., #1100  
El Segundo, CA 90245

[REDACTED]  
CHASE  
13001 Hawthorne Blvd  
Hawthorne, CA 90250

[REDACTED]  
CHASE  
17200 S Hawthorne Blvd  
Torrance, CA 90504

[REDACTED]  
CHASE  
2221 Rosecrans  
El Segundo, CA 90245

[REDACTED]  
Citi Bank  
415 N. Pacific Coast Hwy  
Redondo Beach, CA 90277

[REDACTED]  
Citi Bank  
3812 Sepulveda Blvd  
Torrance, CA 90505

[REDACTED]  
Kinecta FCU - Home Loans  
12750 Hawthorne Blvd., Suite A  
Hawthorne, CA. 90250

# Join us for a **Public Hearing** to discuss the Update of the City's Housing Element



The Planning Commission will be discussing the update of the **Housing Element**, a key component of the City's General Plan, and would like your input!

## **Where:**

**City Hall Council Chambers  
415 Diamond Street  
Redondo Beach, CA 90277**

## **When:**

**October 17, 2013  
7:00 PM**



The City encourages the participation of persons with disabilities in all services, activities and programs provided by the City. For questions or additional information on the meeting, or for those individuals who require a reasonable accommodation in order to participate in the meeting, please contact Marianne Gastelum (310) 318-0637.



**CITY OF REDONDO BEACH  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

**SUBJECT OF THE HEARING:** A public hearing will be held for the consideration of the 2013-2021 General Plan Housing Element. The City is in the process of updating the General Plan Housing Element. The Housing Element is one of the seven State-mandated elements of the General Plan. The General Plan is a long-range planning document that sets forth policy for the growth and improvement of the City.

This public hearing is a forum for City staff to receive input from the Planning Commission, residents, and other stakeholders regarding the content of the 2013-2021 Housing Element. These comments will be considered for integration into the Housing Element. Subsequent to review by the Planning Commission, the 2013-2021 Housing Element will be submitted to the State Department of Housing and Community Development (HCD) for a 60-day review period. During this time, the Element will be available for review by the public.

**LOCATION:** City-wide, Redondo Beach.

**HEARING WILL TAKE PLACE:** Thursday, October 17, 2013 at 7:00 p.m. at City Council Chambers, 415 Diamond Street, Redondo Beach.

Should you be unable to attend the public hearing, written comments can be submitted to the City by 5:30 P.M. December 27, 2013 (attn: Marianne Gastelum) at 415 Diamond Street, Redondo Beach, CA 90277, by fax at (310) 372-8021, or by e-mail at [Marianne.Gastelum@Redondo.org](mailto:Marianne.Gastelum@Redondo.org).

**FOR ADDITIONAL INFORMATION:** All supporting documentation will be available for review at the Planning Department at Redondo Beach City Hall, 415 Diamond Street, Redondo Beach, beginning October 7, 2013. The draft Housing Element will also be posted on the City's website ([www.redondo.org/](http://www.redondo.org/)). For additional information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.

If you challenge the proposed zoning amendments, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Publish: October 3, 2013