City of Redondo Beach
2013-2021 Housing Element

2017 Midterm Update

May 2017

Community Development Department
415 Diamond Street
Redondo Beach, CA 90277

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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. For the fifth update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region, the City adopted the 2013-2021 Housing Element on March 18, 2014, after the statutory deadline of February 12, 2014. Pursuant to State Housing Element law, the City is required conduct a midterm update of the Housing Element.

A. Community Context

Located in the South Bay region of the greater Los Angeles area, the City of Redondo Beach encompasses about six square miles of land area. Surrounding communities include Manhattan Beach, Hermosa Beach, El Segundo, Torrance, Lawndale, and the Palos Verdes Peninsula. 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 residential neighborhoods, with commercial corridors between, and the Redondo Village and King Harbor Pier on the either end.

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. According to the State Department of Finance, the City is estimated to have 69,494 residents, representing an estimated 4.1 percent growth in population.

Redondo Beach offers a mix of housing types. Single-family homes make up about 54 percent of the housing stock, the multi-family share is approximately 46 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 are in need of some rehabilitation. Programs offered by the City to encourage rehabilitation will prevent continued deterioration. The median price of a single-family home in Redondo Beach was estimated at about $1,090,000 to $1,313,000 (depending on zip code) and about $740,000 to $910,000 (depending on zip code) for a condominium as of December 2016. Apartment median rents range from $1,650 for a studio apartment to $4,925 for a housing unit with four or more bedrooms.

The City has remained demographically stable throughout the last decade. 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 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 populations can be met. This Housing Element represents the 2017 Midterm Update of the City of Redondo Beach's fifth Housing Element and covers a planning period of October 15, 2017 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 May 18, 2017 to present the 2017 Draft Midterm Update. 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.

Public comments are summarized in Appendix C. Additional public hearings will also be held for the adoption of the 2017 Midterm Update to 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, and recommends housing opportunities are emphasized when future amendments are made to the Land Use Element.

The City is in the process of conducting updates to the: Land Use Element and Conservation, Parks and Recreation, and Open Space Element of the City's General Plan. As part of this strategic update to the General Plan, the City has established a General Plan Advisory Committee (GPAC), which is scheduled to meet 10 times over the course of two years, with

the first meeting commencing on April 27, 2017. The GPAC is consisted entirely of community members and will discuss land use, including residential uses, and other issues relating to parks and recreation opportunities. As part of the Land Use Element update, the City will ensure that adequate capacity is available to address the City RHNA obligations.

Pursuant to SB162 and SB244, the City will address flood hazards and management, and the provision of services and infrastructure in disadvantaged unincorporated communities (if any) as part of the Land Use Element update.

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:

- 2011-2015 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
- Local and State sources to update the services available to the City's special needs populations
- Lending patterns for home purchase and home improvement loans

To the extent that decennial Census data is available to describe specific housing and demographic characteristics, the 2010 Census is used as the primary data source as it represents the 100 percent count of the community. Other sources such as the American Community Survey and Department of Finance are sample data or estimates only, and are used to supplement the 2010 Census.

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

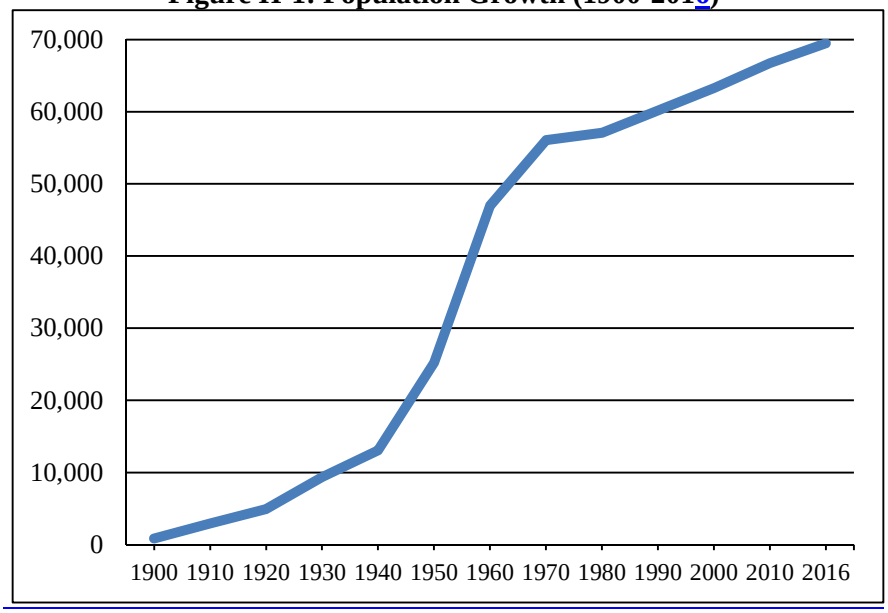
Population within the City of Redondo Beach grew rapidly between 1900 and 1970 (see Table H-1 and Figure H-1). This period of rapid population growth, however, was followed by a period of much slower growth from 1970 to the present. Since 1990, the City's population has increased by approximately five 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. The current population is estimated at 69,494 by the State Department of Finance, consistent with the growth rates of the previous three decades.

Table H-1: Population Growth (1900-2010)

Year	Population	% Change
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
2016	69,494	4.1

Sources: Bureau of the Census (1900-2010) and State Department of Finance (2016).

Figure H-1: Population Growth (1900-2016)



Sources: Bureau of the Census (1900-2010) and State Department of Finance (2016)

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. However, while the population in 2016 was estimated to have grown by four percent, the housing stock increased by less than half a percent.

Table H-2: Population, Housing and Household Growth Trends (1960-2016)

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
2016	69,494	4.1	30,677	0.2	29,534	1.8

Sources: Bureau of the Census (1960-2010) and State Department of Finance (2016)

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.

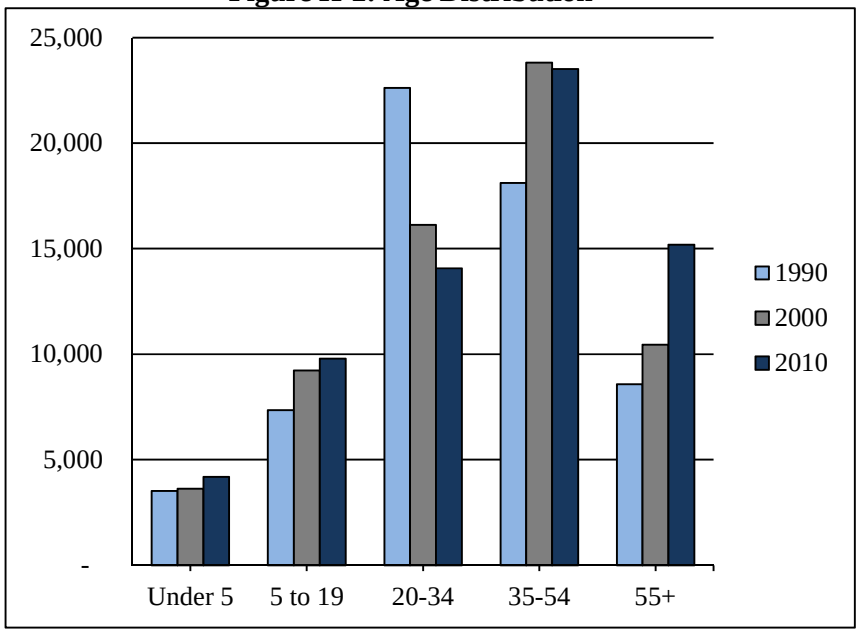
The age distribution of the City's population between 1990 and 2010 is depicted in Figure H-2 and shown alongside the age distribution for the County of Los Angeles and the State of California in Table H-3. During the 1990s, the City experienced a significant decline in the proportion of the population 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	28.05	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.

Table H-4: Race and Ethnicity (1990-2010)

Race/Ethnicity	1990		2000		2010	
	Number	%	Number	%	Number	%
Not of Hispanic Origin						
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
Hispanic Origin						
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
TOTAL	60,167	100.0	63,261	100.0	66,748	100.0

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. Between 2011 and 2015, 40,393 Redondo Beach residents aged 16 and over were in the labor force, representing a participation rate of 74 percent. About seven percent of the City's residents were unemployed, an increase from the unemployment rate of four percent in 2000.

The types of jobs held by Redondo Beach residents between 1990 and 2011-2015 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 2011-2015 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 (1990-2015)						
Job Category	1990		2000		2011-2015	
	Number	%	Number	%	Number	%
Management, Business, Science, and Arts Occupations	17,042	42.6%	20,249	53.1%	21,298	56.6%
Service Occupations	3,474	8.7%	3,827	10.0%	4,136	11.0%
Sales and Office Occupations	13,771	34.4%	10,092	26.5%	8,884	23.6%
Natural resources, construction, and maintenance occupations	2,371	5.9%	2,073	5.4%	1,269	3.4%
Production, transportation, and material moving occupations	3,348	8.4%	1,865	4.9%	2,009	5.3%
Total Employed Persons (16 Years & Over)	40,006	100.0	38,106	100.0	37,596	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 (2011-2015).

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 2016. By contrast, farming and food preparation occupations were among the lowest paid occupations (Table H-6). In 2011-2015, 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 2016.

Table H-6: Average Yearly Salary by Occupation, Los Angeles County (2016)	
Occupations	**Average Salary**
Legal	$134,228
Management	$127,305
Architecture and Engineering	$97,767
Healthcare Practitioners and Technical	$94,003
Computer and Mathematical	$91,619
Arts, Design, Entertainment, Sports and Media	$83,483
Business and Financial Operations	$81,336
Life, Physical and Social Science	$77,030
Education, Training and Library	$61,641
Community and Social Service	$56,852
Construction and Extraction	$55,648
All Occupations	**$54,834**
Protective Service	$54,189
Installation, Maintenance and Repair	$51,467
Sales	$41,021
Office and Administrative Support	$40,310
Transportation and Material Moving	$35,717
Healthcare Support	$35,273
Production	$34,318
Farming, Fishing and Forestry	$30,583
Building, Grounds Cleaning, and Maintenance	$30,368
Personal Care and Service	$29,664
Food Preparation and Serving Related	$25,422

Source: State Employment Development Department, 2016.

Table H-7: Principal Employers (2016)		
Employer	**Industry**	**Number of Employees**
Northrop Grunman (TRW)	Manufacturing	4,591
Redondo Beach Unified School District	Education	710
City of Redondo Beach	Government	439
Crowne Plaza (Holiday Inn)	Hospitality	339
The Cheesecake Factory	Restaurant	261
United States Post Office	Government	260
Target Store	Retail	217
DHL Global Forwarding	Shipping	209
Macy's (Robinson's May)	Retail	203
Residence Inn Redondo Beach	Hospitality	172

Source: City of Redondo Beach, FY 2015-2016 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).

Table H-8: Households by Composition (2010)

Category	Number	Redondo Beach Percentage	Los Angeles County Percentage
Total Households	**29,011**	**100.0**	**100.0**
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).

Table H-9: Population by Household Type and Relationship (2010)

Category	Number	Redondo Beach Percentage	Los Angeles County Percentage
Total Population	**66,748**	**100.0**	**100.0**
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.

Table H-10: Persons per Household	
Year	**Persons Per Household**
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.

Table H-11: Persons in Household (2010)						
Household Size	**All Households**		**Owner-occupied units**		**Renter-occupied units**	
	Number	**%**	**Number**	**%**	**Number**	**%**
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.

Table H-12: Persons in Households by Sub-Area (2010)						
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).

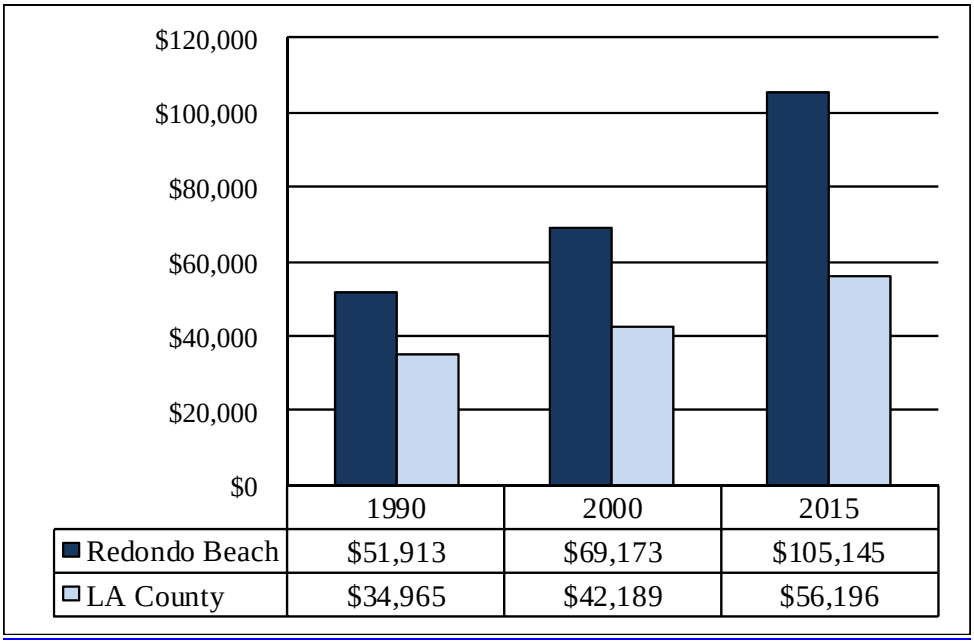
Table H-13: Income Level Increases, Redondo Beach (1990-2015)							
	1990	**2000**	**2015[1]**	**Increase**		**% Increase**	
				1990-2000	**2000-2015**	**1990-2000**	**2000-2015**
Median Household Income	$51,913	$69,173	$105,145	$17,260	$35,972	33.2	52.0
Median Family Income	$58,760	$80,543	$122,895	$21,783	$42,352	37.1	52.6
Per Capita Income	$26,230	$38,305	$53,001	$12,075	$14,696	46.0	38.4

Note: Based on 2011-2015 American Community Survey 5-year estimates
Source: Bureau of the Census (1990 and 2000) and American Community Survey (2011-2015).

Table H-14: Income Level Increases, Los Angeles County (1990-2015)							
	1990	**2000**	**2015[1]**	**Increase**		**% Increase**	
				1990-2000	**2000-2015**	**1990-2000**	**2000-2015**
Median Household Income	$34,965	$42,189	$56,196	$7,224	$14,007	20.7	33.2
Median Family Income	$39,035	$46,452	$62,703	$7,417	$16,251	19.0	35.0
Per Capita Income	$16,149	$20,683	$28,337	$4,534	$7,654	28.1	37.0

Note: Based on 2011-2015 American Community Survey 5-year estimates
Source: Bureau of the Census (1990 and 2000) and American Community Survey (2011-2015).

Figure H-3: Median Household Income



Source: Bureau of the Census (1990 and 2000) and American Community Survey (2011-2015).

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

As shown below, according to the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data by the Census for HUD, approximately 26 percent of the City's households earned lower incomes, while approximately 74 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 (50 percent) (Table H-15).

Table H-15: Households by Income Classification, Redondo Beach (1990-2013)						
Classification	1990		2000		2009-2013	
	Households	%	Households	%	Households	%
Extremely Low Income	1,714	6.4	1,335	4.7	2,230	7.8
Very Low Income	1,599	6.0	1,279	4.5	2,520	8.9
Low Income	2,306	8.6	2,403	8.4	2,635	9.3
Moderate and Upper Income	21,185	79.0	23,453	82.4	21,055	74.0
Total	26,804	100.0	28,470	100.0	28,440	100.0

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) (1990, 2000, and 2009-2013)

C. Housing Problems

The CHAS data also provides detailed information on housing needs by income level for different types of households in Redondo Beach. The latest detailed CHAS data, based on the 2009-2013 ACS, 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 (44 percent) compared to owner-households (37 percent).

- Large renter-families had the highest level of housing problems regardless of income level (55 percent).

- Very low income and extremely low income households had the highest incidence of housing problems (83 percent and 81 percent, respectively).

Table H-16: Housing Assistance Needs of Lower Income Households (2009 to 2013)									
Household by Type, Income, and Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	525	295	75	1,490	500	70	0	740	2,230
% with any housing problem	91.4%	86.4%	100.0%	83.2%	78.0%	92.9%	0	75.7%	80.7%
% with cost burden >30%	91.4%	86.4%	100.0%	83.2%	79.0%	92.9%	0	76.4%	80.9%
% with cost burden > 50%	74.3%	86.4%	100.0%	77.2%	69.0%	92.9%	0	69.6%	74.7%
Very Low Income (31-50% AMI)	420	670	45	1,685	545	175	35	835	2,520
% with any housing problem	82.1%	97.0%	100.0%	94.4%	46.8%	80.0%	42.9%	58.7%	82.5%
% with cost burden >30%	81.0%	97.0%	100.0%	94.1%	46.8%	80.0%	42.9%	56.9%	81.7%
% with cost burden >50%	57.1%	74.6%	66.7%	77.4%	27.5%	68.6%	42.9%	40.1%	65.1%
Low Income (51-80% AMI)	315	680	45	1,640	555	155	120	995	2,635
% with any housing problem	82.5%	83.1%	77.8%	86.6%	41.4%	67.7%	79.2%	54.8%	74.6%
% with cost burden >30%	82.5%	83.1%	33.3%	83.2%	41.4%	71.0%	78.3%	55.2%	72.6%
% with cost burden > 50%	44.4%	20.6%	33.3%	30.2%	22.5%	35.5%	3.3%	30.1%	30.1%
Moderate/Upper Income (>80% AMI)	545	4,070	180	8,645	2,465	6,800	600	12,410	21,055
% with any housing problem	11.9%	22.1%	19.4%	18.6%	22.3%	30.5%	50.0%	31.6%	26.3%
% with cost burden >30%	11.9%	20.0%	8.3%	16.4%	22.3%	29.9%	40.8%	30.9%	24.9%
% with cost burden > 50%	3.7%	0.4%	0.0%	0.6%	8.1%	6.3%	25.0%	8.2%	5.1%
Total Households	1,805	5,715	345	13,460	4,065	7,200	755	14,980	28,440
% with any housing problem	63.7%	41.5%	55.1%	43.5%	35.1%	33.1%	54.3%	36.8%	40.0%
% with cost burden >30%	63.4%	40.0%	43.5%	41.7%	35.2%	32.6%	46.9%	36.2%	38.8%
% with cost burden > 50%	43.8%	15.9%	34.8%	22.3%	20.2%	9.2%	22.4%	14.4%	18.2%

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), 2009-2013 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 , 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. Between 2011 and 2015, 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.

Table H-17: Overcrowded Housing Units (1970-2015)

	1970	1980	1990	2000	2011-2015
Total Occupied Units	20,321	24,699	26,717	28,566	27,733
Total Overcrowded	1,646	838	1,099	1,201	493
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 (2011-2015).

The incidence of overcrowding varies by tenure. Of the 493 overcrowded households in 2011-2015, approximately 384 (78 percent) were renters. The majority of overcrowded units in Redondo Beach (81 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 19 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.

Table H-18: Overcrowded Housing Units (2000-2011)

Category	2000		2011-2015	
	Number	%	Number	%
Occupied Housing Units	28,566	100	27,733	100
Overcrowded Units	1,201	4.2	493	1.8
Owner-occupied	297	(24.7)	109	(22.1)
Renter-occupied	904	(75.3)	384	(77.9)
Units with 1.01-1.50 persons/room	639	2.2	398	1.4
Units with 1.51-2.00 persons/room	384	1.3	78	0.3
Units with 2.00 or more persons/room	178	0.6	17	0.1

Source: Bureau of the Census (2000) and American Community Survey (2011-2015).

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 this section, provides an inventory of resources available to serve these groups.

Table H-19: Special Needs Population				
Special Needs Group	**# of Persons or Households**	**# of Owners**	**# of Renters**	**% of Total Households or Persons**
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*	4,615	--	--	6.8
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*	3,194	--	--	4.7
Farmworkers*	109	--	--	<1
Homeless**	216	--	--	<1

Notes:
*=2010 Census data not available. Estimate is from the 2011-2015 ACS.
**=2010 Census data not available. Estimate is from 2016 Greater Los Angeles Homeless Count Report.
Source: Bureau of the Census (2010), American Community Survey (2011-2015), and 2016 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. Between 2011 and 2015, of persons living below the poverty level in Redondo Beach, approximately seven percent were seniors. As shown in , 64 percent of elderly renter-households households experienced housing problems, in comparison to 35 percent of elderly owner-households. Approximately 44 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 subsides, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, as of February 2017, ten community care facilities are located in Redondo Beach with a total capacity to serve nearly 270 persons. These include:

- Three Adult Day Care facilities – 108 beds total
- Seven Residential Care Facilities for the Elderly – 162 beds total

In addition to the existing facilities noted above, one Residential Care Facility for the Elderly was approved in 2016 for 96 suites, accommodating up to 130 people. Construction is expected to begin in the Fall of 2017.

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 2011-2015 ACS data, disabled persons make up approximately seven percent of the population in Redondo Beach (Table H-20). Between 2011 and 2015, nearly half of the City's population with disabilities was made up of residents aged 65 and older, while 48 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.

Table H-20: Disability Status of Persons Over Age 5 (2011-2015)

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	36.3%	30.5%	40.7%	35.5%
With a vision difficulty	7.6%	19.4%	25.6%	21.5%
With a cognitive difficulty	52.6%	36.0%	21.4%	30.3%
With an ambulatory difficulty	15.9%	46.4%	61.9%	51.6%
With a self-care difficulty	10.4%	15.8%	28.1%	21.1%
With an independent living difficulty	--	34.2%	53.8%	41.0%
Total Persons with Disabilities	**289**	**2,180**	**2,090**	**4,559**

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

Source: American Community Survey (2011-2015).

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 February 2017, approximately 432 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 289 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 270 beds. These include:

- Three Adult Day Care facilities – 108 beds total
- Seven Residential Care Facilities for the Elderly – 162 beds total

In addition to the existing facilities noted above, one Residential Care Facility for the Elderly – The Kensington – was approved in 2016 for 96 suites, accommodating up to 130 people. Construction is expected to begin in the Fall of 2017.

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, 55 percent of all large renter-households and 54 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 2011-2015 ACS data, 11 percent of female-headed single-parent households and six percent of male-headed single-parent households were living below the poverty level.

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

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 2011-2015 ACS identified that about five percent of all Redondo Beach residents are living below the poverty level. Approximately three percent of family households in the City were living in poverty. Similarly, three percent of families with children were also 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 2011-2015 ACS indicates that only 109 (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 2016 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimates that there were 216 homeless people in Redondo Beach – double the number of homeless present in the City during the 2015 LAHSA homeless count. In 2016, of the homeless persons counted, all were unsheltered.

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.

SHAWL also has two transitional housing facilities that aid women as they transition from the primary six-month program: Haviland House and The Cottages. Haviland House provides 11 beds to women for an additional 18 months to two years. The Cottages was established in 2012 and provides four beds for women and four beds for children.

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.

Table H-22: Resources for Special Needs Groups		
Special Needs Group	**Program**	**Description**
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. Andrew's 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, 2017.

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 2011-2015, only about 40 percent of housing units were single-family detached homes. Single-family attached[1] 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 706 units built since 1990). Single-family attached housing now comprises 14 percent of the City's housing units.

Apartments made up 46 percent of the City's total housing stock in 2011-2015. Smaller multi-family buildings (with two to four dwellings) comprised about 14 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 2015.[2] According to the 2000 Census there were 380 mobile homes in Redondo Beach. These homes are located in the City's only remaining mobile home park (along 190th 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.

Table H-23: Housing Unit Type, Redondo Beach (1960-2015)

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
2015	29,764	11,828	39.7	4,197	14.1	4,055	13.6	9,574	32.2	110*	0.4

* 2015 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 (2011-2015).

1 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.

2 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.

Table H-24: Housing Tenure, Redondo Beach (1960-2010)

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.

Table H-25: Vacant Housing Units (1960-2010)

Year	Vacant Units for Sale or Rent[1]	Percent	Total Vacant Units[2]	Percent	Total Units
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

Notes:

1. Includes 'For Rent' units (refers to vacant units offered for rent, where no money has been paid or agreed upon by any renter) and 'For Sale Only' units (refers to vacant units being offered for sale only, including units in cooperatives and condominium projects if the individual units are offered for sale only. If units are offered either for rent or for sale, they are included in the for rent classification.)
2. 'Total Vacant Units' includes the following categories:
   - For rent
   - Rented, Not Occupied
   - For Sale Only
   - Sold, Not Occupied
   - For Seasonal, Recreational, or Occasional Use
   - For Migrant Workers
   - Other Vacant

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

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. About 89 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 4,523 new housing units built between 1990 and 2015.

Table H-26: Age of Housing (2011-2015)

Year Unit Built	Number	Percent
1939 or earlier	1,489	5.0
1940-1949	1,782	6.0
1950-1959	5,542	18.6
1960-1969	5,507	18.5
1970-1979	5,998	20.2
1980-1989	4,923	16.5
1990- 1999	2,181	7.3
Built 2000 or Later	2,342	7.9
Total		100.0

Source: American Community Survey (2011-2015).

Redondo Beach is known for its quaint, historical charm. Much of the City's housing stock is made up older homes. Between 2011 and 2015, 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 about one percent of City housing units lacked complete plumbing or kitchen facilities.

Table H-27: Substandard Housing (2011-2015)

Housing Problem	Number	Percent
Lacking complete plumbing	63	0.2
Lacking complete kitchen facilities	248	0.9
Total	311	1.1

Source: American Community Survey (2011-2015).

No housing conditions survey was conducted for this Housing Element due to staffing constraints. However, City Code Enforcement Staff estimate that the extent of dilapidated structures and housing units in need of substantial rehabilitation remains relatively unchanged from 2000, the last time the City conducted a detailed housing conditions survey. Approximately 50 structures in Redondo Beach are dilapidated and about 150 dwelling units are in need of substantial rehabilitation.

Due to diminished available funding, the City's Handyperson Program, once available to assist homeowners in need of housing rehabilitation ended as of February 2012. Under CDBG program funding, the City continues to administer the Mobility Access/Emergency Repair program – providing emergency home repair services to low income and disabled Redondo homeowners. 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 2016, the median sales price for a single-family home in Redondo Beach ranged from$1,090,000 to $1,313,000, depending on unit size and location. Condominiums in the City sold for slightly less and median sales prices ranged from $740,000 to $910,000. Since December 2015, prices in ZIP Code 90277 decreased 2.3 percent for single-family homes, while prices increased 29.8 percent in ZIP Code 90278. Condominium prices increased significantly in ZIP Code 90277 at 16.7 percent while decreasing slightly (-0.1 percent) in ZIP Code 90278 during the same time period.

Geographical comparisons of housing prices are shown in . 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.

Table H-28: Median Home Sales Prices (Regional Comparison) (December 2016)

City	ZIP Code	Single Family Homes			Condominiums		
		# of Sales	Median Sales Price	% Change from December 2015	# of Sales	Median Sales Price	% Change from December 2015
Redondo Beach	90277	20	$1,313,000	-2.3%	19	$910,000	16.7%
	90278	18	$1,090,000	29.8%	27	$740,000	-0.1%
Torrance	90501	5	$630,000	10.6%	11	$576,000	6.6%
	90502	4	$565,000	9.7%	10	$329,000	24.0%
	90503	15	$800,000	-3.0%	7	$585,000	0.0%
	90504	22	$640,000	8.9%	1	$490,000	18.2%
	90505	18	$860,000	6.2%	9	$600,000	38.9%
Hermosa Beach	90254	6	2,300,000	46.0%	5	$818,000	41.0%
Manhattan Beach	90266	20	$2,020,000	-6.0%	4	$923,000	-65.3%
Palos Verdes Peninsula	90274	26	$1,660,000	7.1%	5	$810,000	13.3%
Los Angeles County	--	4,749	$545,000	5.8%	1,706	$440,000	0.5%

Source: CoreLogic.com (2017).

Cost of Rental Housing

In February 2017, 219 units were listed for rent in the City of Redondo Beach. Rents for these housing units ranged from $975 (for a studio apartment) to $9,995 (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-29 shows the detailed breakdown of Redondo Beach rental units by number of bedrooms. The median rent levels in Redondo Beach ranged from $1,650 for a studio apartment to $4,925 for a housing unit with four or more bedrooms.

Table H-29: Median Rents in Redondo Beach (2017)

Bedroom	Number Listed	Median Rent	Average Rent	Rent Range
Studio	7	$1,650	$1,704	$975 - $2,400
1	80	$1,853	$1,960	$1,095 - $4,300
2	72	$2,450	$2,645	$1,795 - $4,000
3	46	$3,350	$3,835	$1,045 - $8,000
4+	14	$4,925	$5,271	$3,350 - $9,995
Total	219	$2,395	$2,783	$975 - $9,995

Source: Craigslist.com, Accessed (February 2017)

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 midpoint of their respective income category.

Table H-30 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-30: Housing Affordability Matrix (2017)								
		Affordable Costs (All Costs)		Estimated Utility Allowance				
Household	Annual Income	Rental Costs	Ownership Costs	Renters	Owners	Taxes & Insurance	Affordable Rent	Affordable Home Price
Extremely Low-Income (0-30% AMI)								
1-Person	$18,250	$456	$456	$102	$135	$160	$354	$37,601
2-Person	$20,850	$521	$521	$125	$168	$182	$396	$39,754
3-Person	$23,450	$586	$586	$146	$200	$205	$440	$42,140
4-Person	$26,050	$651	$651	$169	$234	$228	$482	$44,060
5-Person	$28,440	$711	$711	$204	$284	$249	$507	$41,462
Very Low Income (31-50% AMI)								
1-Person	$30,400	$760	$760	$102	$135	$266	$658	$83,552
2-Person	$34,750	$869	$869	$125	$168	$304	$744	$92,323
3-Person	$39,100	$978	$978	$146	$200	$342	$832	$101,327
4-Person	$43,400	$1,085	$1,085	$169	$234	$380	$916	$109,676
5-Person	$46,900	$1,173	$1,173	$204	$284	$410	$969	$111,276
Low Income (51-80% AMI)*								
1-Person	$48,650	$680	$794	$102	$135	$278	$578	$88,665
2-Person	$55,600	$778	$907	$125	$168	$318	$653	$98,140
3-Person	$62,550	$875	$1,021	$146	$200	$357	$729	$107,847
4-Person	$69,450	$972	$1,134	$169	$234	$397	$803	$117,089
5-Person	$75,050	$1,050	$1,225	$204	$284	$429	$846	$119,176
Median Income (81-100% AMI)								
1-Person	$45,350	$1,021	$1,191	$102	$135	$417	$919	$148,707
2-Person	$51,850	$1,166	$1,361	$125	$168	$476	$1,041	$166,759
3-Person	$58,300	$1,312	$1,531	$146	$200	$536	$1,166	$185,044
4-Person	$64,800	$1,458	$1,701	$169	$234	$595	$1,289	$202,863
5-Person	$70,000	$1,575	$1,837	$204	$284	$643	$1,371	$211,812
Moderate Income (101-120% AMI)								
1-Person	$54,450	$1,247	$1,455	$102	$135	$509	$1,145	$188,735
2-Person	$62,200	$1,426	$1,663	$125	$168	$582	$1,301	$212,505
3-Person	$70,000	$1,604	$1,871	$146	$200	$655	$1,458	$236,509
4-Person	$77,750	$1,782	$2,079	$169	$234	$728	$1,613	$260,046
5-Person	$83,950	$1,925	$2,245	$204	$284	$786	$1,721	$273,570

Assumptions: 2016 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 5% 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.

Notes:

1. 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.

Sources:

1. State Department of Housing and Community Development 2016 Income Limits.
2. Veronica Tam and Associates, 2017.
3. Housing Authority of the County of Los Angeles, 2016 Utility Allowance.

Affordability by Household Income

Table H-30 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-28, 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-29, 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-28 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 rental housing projects in Redondo Beach. These assisted developments serve the senior population. Among the total of 517 units, 321 are affordable to very low to low income seniors. Table H-31 provides a summary of all the current and pending affordable housing projects in the City.

In addition to these rental housing projects, the City has also recreated affordable ownership housing as part of its inclusionary housing program. Overall, 22 moderate income (seven units are available for either ownership or rental housing) and 10 low income units have been created.

Table H-31: Assisted Rental Housing Projects

Project	Type	Affordable Units	Total Units	Program	Year Built	Earliest Conversion Date
Not At-Risk						
Casa de Los Amigos 123 S. Catalina Avenue	Senior Apartments	Very Low: 53	Total: 136	Section 8	1978	Section 8 expiring on: 10/31/2017 (Current) 10/31/2027 (Overall)
		Low (60% AMI): 133		LIHTC	PIS 2008	30-Year Covenant
Roland R. Mindeman Senior Residence 125 W. Beryl Street	Senior Apartments	Moderate: 49	Total: 49	Density Bonus (Covenant for Seniors)	1994	30-Year Covenant
Seasons Senior Apartments 109 S. Francisca Ave.	Senior Apartments	Very Low: 30	Total: 150	Bond	1995	30-Year Covenant
Subtotal Assisted Units Not At-Risk		212	335			
At-Risk						
Seaside Villa 319 N. Broadway Redondo Beach, CA 90277	Senior Apartments	Very Low: 40	Total: 47	Section 8	1980	Section 8 expiring on: 07/10/2017 (Current) 07/10/2019 (Overall)
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	182			
Total Units		321	517			

PIS = Placed in Service; LIHTC = Low Income Housing Tax Credits
Source: HUD Multifamily Assistance and Section 8 Contracts database, January 31, 2017.

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-31, 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 47 total units, 40 of which are designated for very low income seniors. The building was constructed in 1980. In 2014, Seaside Villa agreed to renew its HUD Section 8 contract for another five years, through July 10, 2019. At that time, Seaside Villa will again have the option to convert its affordable units to market rate.

Seaside Villa must 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 Point 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-32 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 $15.1 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.

Table H-32: Market Value of At-Risk Housing Units

Project Units	Total Units
One-Bedroom Units	94
Two-Bedroom Units	15
Annual Operating Cost	$337,500
Gross Annual Income	$1,544,757
Net Annual Income	$1,207,257
Market Value	$15,090,713

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

1. Average market rent based on Fair Market Rents (FY 2017) established by HUD (One-bedroom unit = $1,195, and Two-bedroom unit = $1,545).
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 = $5.00.
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-33 shows the rent subsidies required for the both of the projects with at-risk units. As shown, subsidizing the very-low and low income at-risk units would require approximately $683,136 annually, an average of $522 per unit per month.

Table H-33: Rent Subsidies Required

Unit Size/Household Size	Number of Units	Fair Market Rent[1]	Household Annual Income	Affordable Housing Cost[4]	Monthly per Unit Subsidy[5]	Total Monthly Subsidy
Very Low Income (50% AMI)[2]						
1 Bedroom/2 person household	62	$1,195	$34,750	$744	$451	$27,962
2 Bedroom/3 person household	6	$1,545	$39,100	$832	$713	$4,278
Low (80% AMI)[3]						
1 Bedroom/2 person household	32	$1,195	$55,600	$653	$542	$17,344
2 Bedroom/3 person household	9	$1,545	$62,500	$729	$816	$7,344
Total Monthly	109	$56,928				
Total Annual Subsidy		$683,136				

Source: Veronica Tam and Associates, 2017.

Notes:

1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2017 HUD FMR for the Los Angeles-Long Beach-Glendale 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 $54.5 million to construct 109 affordable replacement units, including land costs and other soft costs (such as architecture and engineering), assuming an average per unit cost of $500,000.

Cost Comparison: The cost of transferring ownership of the units is approximately $15.1 million, while constructing new units would cost nearly $55 million and providing rent subsidies for 20 years would result in a cost of approximately $17.5 million. Given the limited availability of land for residential development and high costs of new construction, 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). The Roland Mindeman Senior Residence also maintains a 30-year covenant that is not due to expire until after this Housing Element planning period.

7. Coastal Zone Housing

The Coastal Zone in Redondo Beach includes all land west of Pacific Coast Highway. 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 830 new housing units have been constructed and 433 units have been demolished, for a net gain of 397 units (Table H-34). Since the last Housing Element revision (2013), there have been 68 units constructed and 68 units demolished for a no net loss of 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 Mello Act.

Table H-34: Coastal Zone Development (1982-2016)			
Year	**Units Constructed**	**Units Demolished**	**Net Gain**
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
2014	32	43	-11
2015	17	11	6
2016	19	14	5
Total	**830**	**433**	**397**
Source: City of Redondo Beach, 2017			

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).[3] The City has just embarked on an update to the Land Use Element. This update process, however, is not expected to complete until the end of 2018. The City will ensure that adequate capacity is available to accommodate its share of the Regional Housing Needs Allocation (RHNA).

[3] Subject to change but as of the drafting of this Housing Element update, all existing residential densities are as stated herein.

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-36 and Table H-38.

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. The City will be amending its Zoning Ordinance to meet the State's density bonus requirements, including the most recent changes pertaining to:

- AB 2501 (Bloom): Makes changes to: the timeline for processing application for a density bonus; electing to accept no density increase; and determining the value of concessions and incentives.

- AB 2556 (Nazarian): Clarifies the replacement requirements as established by AB 2222.
- AB 2442 (Holden): Requires a density bonus be granted for a housing development if applicant agrees to construct housing for transitional foster youth, disabled veterans, or homeless person.
- AB 1934 (Santiago): Provides a density bonus to a commercial development if the developer enters into an agreement for partnered housing either as a joint project or two separate projects encompassing affordable housing.

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-1, RH-2, and RH-3 (high density multiple-family residential zones)* – The purpose of these zones 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-35 and Table H-36. 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.

Table H-35: Summary of Residential Development Standards

	R-1 (Single Family)	R-1A (Single Family)	R-2 (Low Density Multiple-Family)	R-3A (Low Density Multiple-Family)	RMD (Medium Density Multiple-Family)	RH[1] (High Density Multiple-Family)
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	Min. 800 sq. ft.	Min. 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			

Note:
1. Includes RH-1,RH-2, and RH-3

Source: Redondo Beach Municipal Code (2017).

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 is in the process of updating its Land Use Element (anticipated to be completed by the end of 2018). 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.

Table H-36: Residential Development Standards in MU Zones

	MU-1	MU-2	MU-3	MU-3A/MU-3B/ MU-3C
Floor Area Ratio (FAR)	1.5	1.5	1.5	1.5
Density	35 du/ac	35 du/ac	35 du/ac	35 du/ac
Minimum Lot Size	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.
Front setback	15 ft.	15 ft.	10 ft.	10 ft.[3]/3 ft.[3]
Side setback	10 ft.	10 ft.	10 ft.[2]	10 ft.[2]
Rear Setback	10 ft.	10 ft.	0 ft.[2]	0 ft.[2]
Height	38 ft.[1]	45 ft.	38 ft.[1]	38 ft.[1]
Stories	3	3	3	2 (MU-3A); 3(MU-3B; MU-3C)
Outdoor Living Space	200 sq. ft.	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[4]	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 (2017).

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-37 summarizes the City's zoning provisions for various types of housing.

Table H-37: Provision for a Variety of Housing Types

	R-1 (Single Family)	R-1A (Single Family)	R-2 (Low Density Multiple-Family)	R-3 (Low Density Multiple-Family)	RMD (Medium Density Multiple-Family)	RH[1] (High Density Multiple-Family)	R-MHP (Mobile Home Park Zone)	P-CF (Community Facility)
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, limited (6 or fewer)	P	P	P	P	P	P	--	C
Residential Care Facilities, general (7 or more)	--	--	--	--	--	--	--	C
Senior Housing	--	--	--	C	C	C	--	

P = Permitted; A = Administrative Design Review required; C = Conditionally Permitted; -- = Not Permitted

Note:

1. RH-1, RH-2 and RH-3 included.

Source: Redondo Beach Municipal Code (2017).

Table H-38: Permitted Uses in MU zones				
	MU-1	MU-2	MU-3	MU-3A/MU-3B/ MU-3C
Multi-Family Residential*	C	C	C	C
Condominiums	C	C	C	C
Family day care home, small	P	P	P	P
Family day care home, large	P	P	P	P
Residential care, limited	P	P	P	P
Senior Housing	C	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, with the following exceptions:

- MU-1 zone: lots may be developed exclusively for residential use where the entirety of the block frontage is developed exclusively for residential use.
- MU-2 zone: lots may be developed exclusively for residential use.
- MU-3A zone: residential dwelling units may be located on any floor in structures located behind street-facing commercial or mixed-use structures or above parking on the ground floor in structures located behind street-facing commercial or mixed-use structures.

Source: Redondo Beach Municipal Code (2017).

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 (ADR)] 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, and require the issuance of a Planning Commission Design Review (PCDR) entitlement, along with a CUP. The PCDR and CUP for these projects is considered by the Planning Commission. The CUP, ADR, and PCDR findings for both small and larger multiple family projects are typical in their purview and seek to balance the need for housing with protections to ensure safety and general welfare of the planned new development with the existing surrounding neighborhood. 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, in combination with the PCDR entitlement 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-41: Processing Times presented later). This timeframe does not have a significant cost impact on the overall development. The City had previously 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 continue to monitor and streamline 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.

Since the beginning of 2017, the City has experienced an increased interest in the construction of accessory dwelling units. The City will be updating its accessory dwelling unit ordinance to comply with new State law:

- AB 2299 (Bloom): Establishes new standards to ease barriers for the development of ADUs; prohibits the imposition of parking requirements if the ADU is within one-half mile of public transit; and requires approval or disapproval within 120 days after receipt of application.
- SB 1069 (Wieckowski): Requires an ADU ordinance to include areas where such units may be located, standards, and lot density; and prohibits the requirement to install a new or separate utility connection for the ADU if the unit is contained within existing space.
- AB 2406 (Thurmond): Allows the creation of an ordinance for Junior ADUs, defined as a unit no more than 500 square feet and contained entirely within a single-family structure.

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 ten community care facilities are located in Redondo Beach, most of which are small residential care facilities that serve six or fewer persons. One facility for the elderly serves 120 persons. These include:

- Three Adult Day Care facilities – 108 beds total
- Seven Residential Care Facilities for the Elderly – 162 beds total

In addition to the existing facilities noted above, one Residential Care Facility for the Elderly – The Kensington – was approved in 2016 for 96 suites, accommodating up to 130 people. Construction is expected to begin in the Fall of 2017.

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 review and issuance process.

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 process will be available to a person, a business, or organization making a written request for reasonable accommodation in the application of land use or zoning provisions in order to facilitate the development of housing for persons with disabilities. The request will be reviewed and determined by the Community Development Director or his designee. This amendment will be completed concurrently with this Housing Element update. Public hearing before the Planning Commission is scheduled for summer 2017.

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 Community Development 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 and I-2A zones. The draft ordinance proposes to allow emergency shelters for the homeless as a permitted use in the I-IB and I-2A zones, which are intended for a broad range of light industrial uses. There are currently nine properties zoned I-1B and four properties zone I-2A, totaling 18.6 acres. Specifically, two parcels (4.9 acres) are owned by the City of Redondo Beach. Four parcels are vacant (2.6 acres), previously used as a "dirt yard." Only four parcels contain building structures. Properties in these zoning districts are located along major transportation routes and with easy access to services and community facilities.

Development standards are consistent with other uses in the same zone, with similar or lower parking requirements for emergency shelters at one space per 250 space feet. A 300-foot separation from another shelter facility is required. The amendment will be completed

concurrently with this Housing Element update. Public hearing before the Planning Commission is scheduled for summer 2017.

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).

Currently, 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 define transitional housing pursuant to California Government Code Section 65582(h) and 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. The amendment will be completed concurrently with this Housing Element update. Public hearing before the Planning Commission is scheduled for summer 2017.

Supportive Housing

Currently, 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 define supportive housing pursuant to California Government Code Sections 65582(f) and (g), and 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. The amendment will be completed concurrently with this Housing Element update. Public hearing before the Planning Commission is scheduled for summer 2017.

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. Currently, 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 as a conditionally permitted use in the C-4 zone outside the Coastal Zone. The amendment will be completed concurrently with this Housing Element update. Public hearing before the Planning Commission is scheduled for summer 2017.

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-39 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-40).

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 ($3.48 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.

Table H-39: Planning-Related Fees for Residential Development (FY 2016-2017)	
Application	**Fee**
Variance	$2,425
Zoning Map Amendment	
Property outside City's Coastal Zone	$4,160
Property within City's Coastal Zone	$6,065
Planning Commission Design Review	
Fee waived when in conjunction with an application for a Conditional Use Permit for a Condominium or Multiple-Family Residential Project	
Multiple-Family Residential	$2,425
Planned Development Review	
In conjunction with overlay zone	$4,160
In conjunction with overlay zone within City's Coastal Zone	$6,065
Addition/Substantial Alteration to existing development	$1,215
Administrative Design Review	
2-3 Multiple-Family Residential & Condominium Projects	$1,730 plus $520 Per Unit
Single-Family	No Fee
Conditional Use Permit	
All (except Multiple-Family)	$2,425
Multiple-Family (4+ units) & Condo	$2,425 plus $1,015 Per Unit
Modification	$695
Subdivisions	
Parcel Map	$1,215
Tract Map	$1,880
Lot Line Adjustment	$1,215
Environmental Review Fees	
Initial Study and Negative Declaration	$1,560
Initial Study and Mitigated Negative Declaration	$1,733 Plus Contract Cost
Environmental Impact Report (EIR)	Actual Cost
Supplemental Fee (for analysis of EIR)	$1,385
Contract Administration for EIR	Actual Cost
Plan Check Fees	
New Development	$552
Additions to Existing Development	$182
Coastal Development Permit	
Public Hearing Waiver	$260
Public Hearing	$1,215
Development Agreement	Actual Cost

Source: City of Redondo Beach Planning Department, 2017.

Table H-40: Comparison of Residential Development Fees (2017)				
Fee	**Redondo Beach**	**Manhattan Beach**	**Hermosa Beach**	**Torrance**
Conditional Use Permit	$2,425	$6,207	$4,540	$3,337
Variance	$2,425	$6,001	$3,500	$6,9797
Zoning Map Amendment	$4,160-$6,065	$20,000*	$3,595	$6,901
Tract Map or Parcel Map	$1,215-$1,880	$1,291-$4,007	$4,370	$2,087

* Indicates deposit amount.
Source: City of Manhattan Beach, City of Hermosa Beach, and City of Torrance (2017).

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-41 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

Table H-41: Processing Times				
Project Type	**Reviewing Body**	**Public Hearing Required**	**Appeal Body (if any)**	**Estimated Total Processing Time**
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 (apartments and condominiums) with two or three units are subject to administrative design review (staff level). Multiple-family with four or more units require discretionary entitlement(s) that 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-42. 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.

Table H-42: Permit Processing Time

Application	Estimated Processing Time
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, 2017.

Design Review

An administrative design review is conducted by the Community Development 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 requires a public vote:

- 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 is 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 2017 Midterm Update to 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 2017 are as follows:

- Type I or II, Multi-Family: $137.09 to $155.74 per sq. ft.

- Type V Wood Frame, Multi-Family: $104.47 to $108.71 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: $113.85 to $120.96 per sq. ft.

The unit costs for residential care facilities generally range between $132.19 and $183.95 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 February 2017 found only three vacant parcels in Redondo Beach, priced at approximately $7.6 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-43, according to the latest available HMDA data, a total of 1,166 households applied for loans, either conventional or government-backed, to purchase homes

in Redondo Beach in 2015. Approval rates were slightly higher for conventional home purchase loans with 66.7 percent of government-backed and 75.3 percent of conventional loan applications approved. The approval rate for home improvement loans was 70.1 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 2015 were for home refinancing (2,419 applications), 67.1 percent of which were approved.

Table H-43: Disposition of Home Purchase and Improvement Loan Applications (2015)

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Government Backed Purchase Loans	57	66.7%	14.0%	19.3%
Conventional Purchase Loans	1,109	75.3%	9.2%	15.5%
Refinance	2,419	67.1%	16.9%	15.9%
Home Improvement Loans	157	70.1%	14.6%	15.3%
Total	3,742	69.7%	14.5%	15.8%

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™, 2017.

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 sytem from Parkfield to Tejon Pass has experience 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 a 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. 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.

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 Fired 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 provides primary and secondary treatment for approximately 260 million gallons per day (mgd), and has a total permitted capacity of 400 mgd.

The 2010 Sewer Master Plan indicates that the total existing average sewage generated in the City is estimated at 5.99 mgd. According to the 2010 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 2010 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 2010 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.

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. 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's Solid Waste Division is responsible for complying with the Integrated Waste Management Act of 1989 (Assembly Bill 939), which requires every city in California to divert at least 50 percent of its annual waste by the year 2000. The City has enacted numerous programs to meet and exceed the mandated waste diversion and recycling requirements, including curbside recycling, multi-family centralized recycling and commercial recycling as well as school recycling programs, backyard and worm composting.

The City adopted a recycling program for construction and demolition waste in 2004 to encourage recycling and reuse of specific materials and to comply with State diversion requirements. The program requires an approval of a Waste Management Plan (WMP) prior to an issuance of a demolition permit. The WMP must show how a minimum of 50 percent of the construction wastes generated by a project will be diverted (recycled or reused) from landfills.

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 186 units for extremely low income households, 186 units for very low income households[5], 223 units for low income households, 238 units for moderate income households, and 564 units for above moderate income households. In this 2017 Midterm Update to the 2013-2021 Housing Element, the City is reassessing its residential development capacity in relationship to its remaining RHNA for the planning period.

2. Progress Toward RHNA

Since adoption of the 2013-2021 Housing Element in March 2013, the City has completed or permitted several housing projects. Combined these projects total 214 units, including two affordable units:

[5] 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.

Anastasi Project
The Anastasi project was approved by the City for the development of a 20-unit condominium project on 2809 190th Street. All of the condominiums are expected to be market-rate. The project site is undergoing remediation efforts.

1500-1502 Esplanade
Nine market-rate condominiums were constructed on two properties at this location.

1000 Esplanade
Six market-rate condominium units are currently under construction (April 2017).

Legado Mixed Use Project
A 115-unit mixed use project has been approved at 1700 S. Pacific Coast Highway. This project is adjacent to Site #1 (Pacific Coast Highway Mixed Use) in the Residential Sites Inventory (discussed below).

219 Avenue I Mixed Use Project
A mixed use project consisting of 12 apartment units and 6,000 square feet of commercial development has been approved on a property zoned MU-3C within the Coastal Zone. Two of the units will be set aside as affordable housing. The specific income level of the affordable units has not been determined. For purpose of this update, moderate income level is assumed.

Seabreeze Mixed Use Project
Similar to the Legado Project discussed above, is a 52-unit residential condominium project with approximately 10,000 square feet of commercial space, currently under construction and also demonstrates the feasibility of intensification along S. Pacific Coast Highway.

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-4 through Figure H-9 provide maps of the key five housing sites and scattered sites throughout the City.

Figure H-4: Residential Sites Inventory

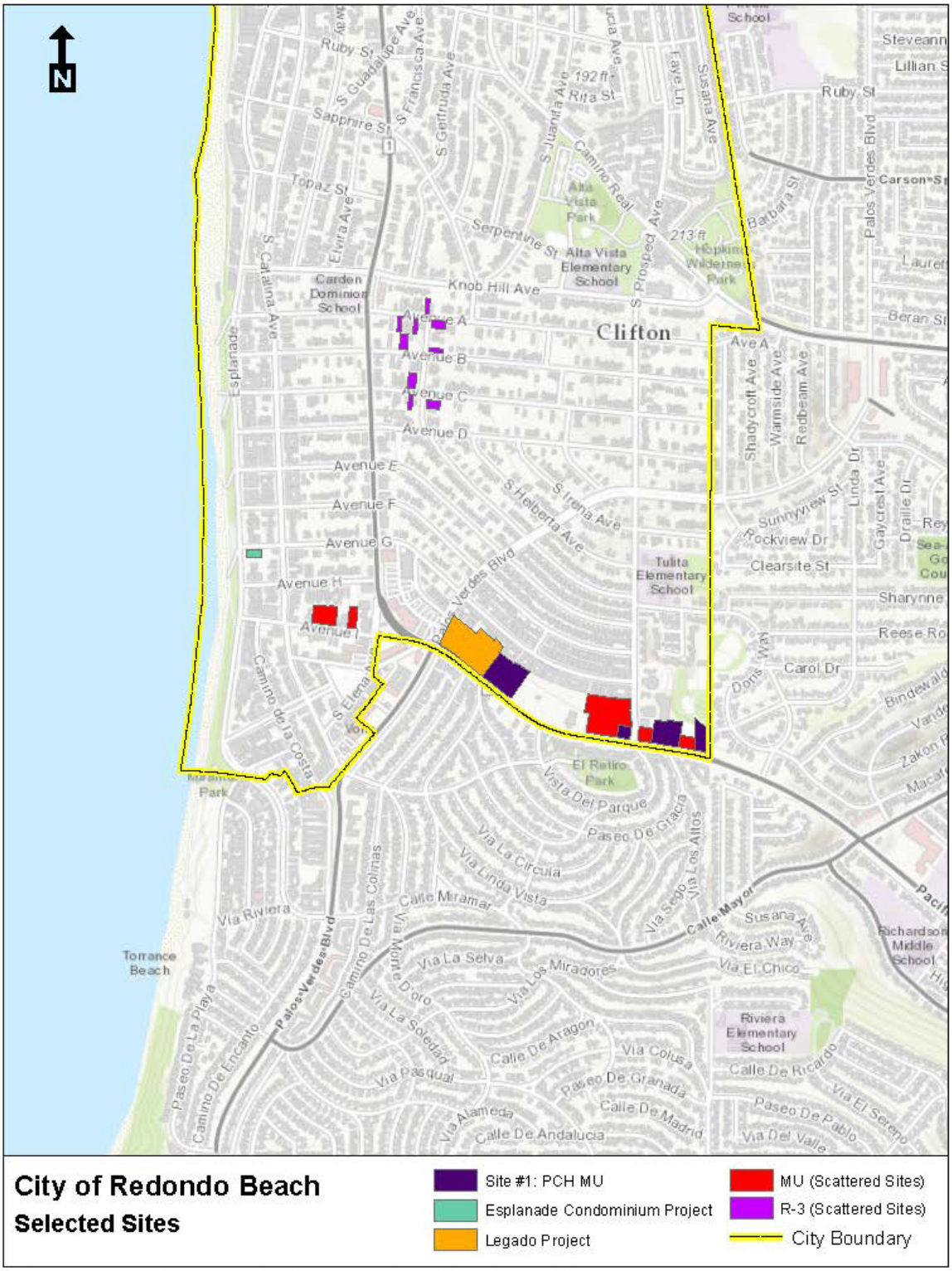


Figure H-5: Residential Sites Inventory

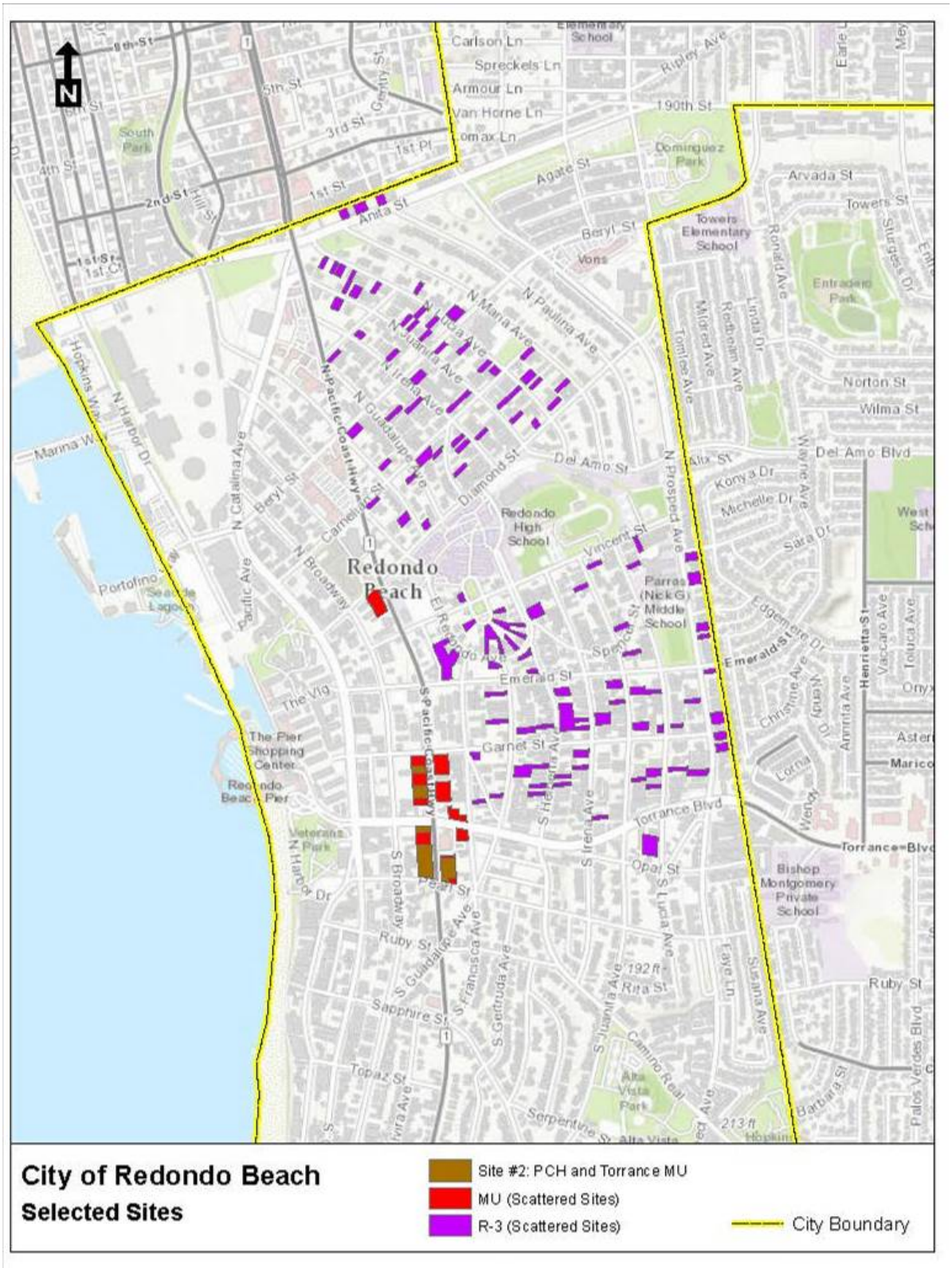


Figure H-6: Residential Sites Inventory

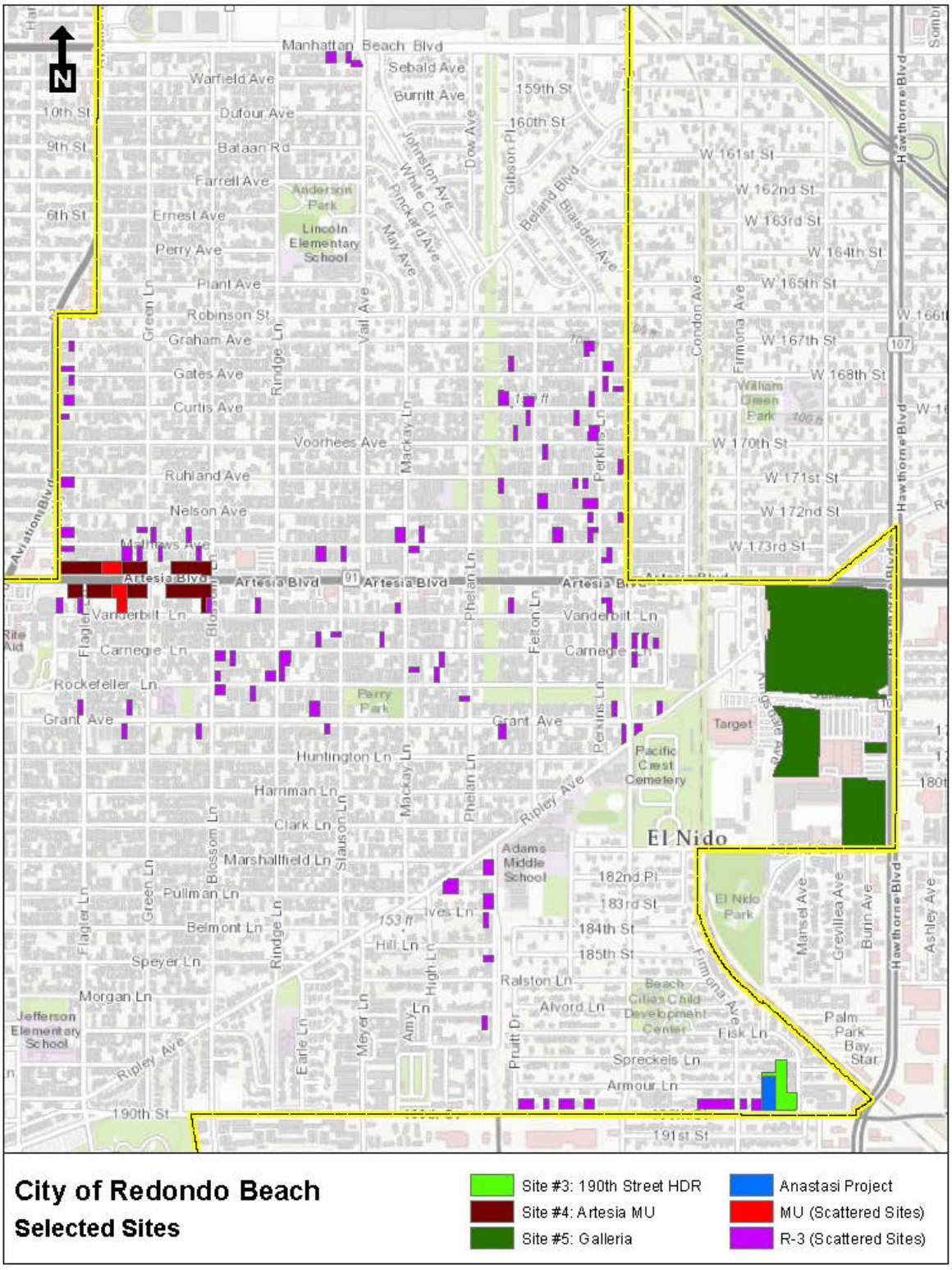


Figure H-7: Residential Sites Inventory

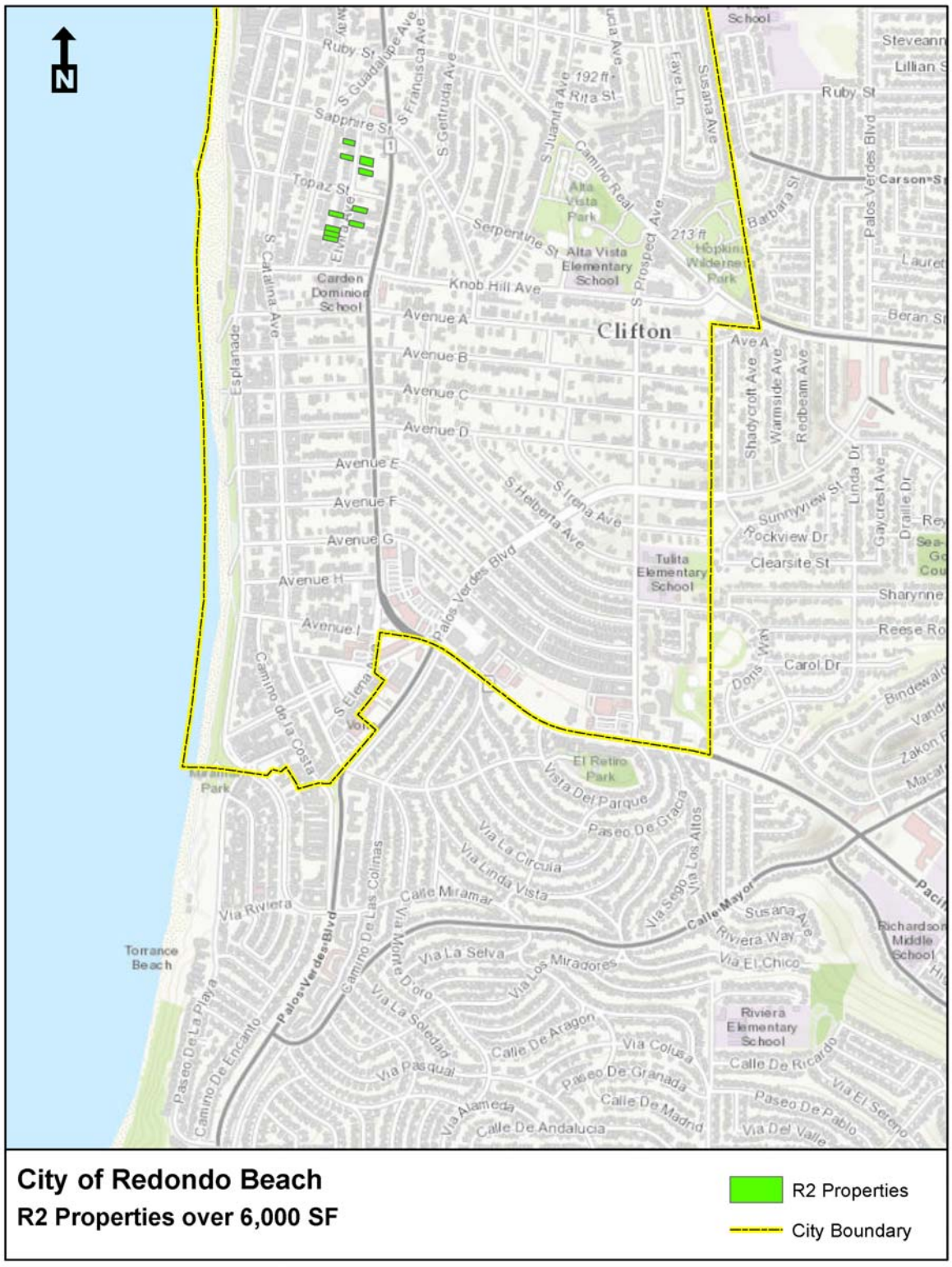
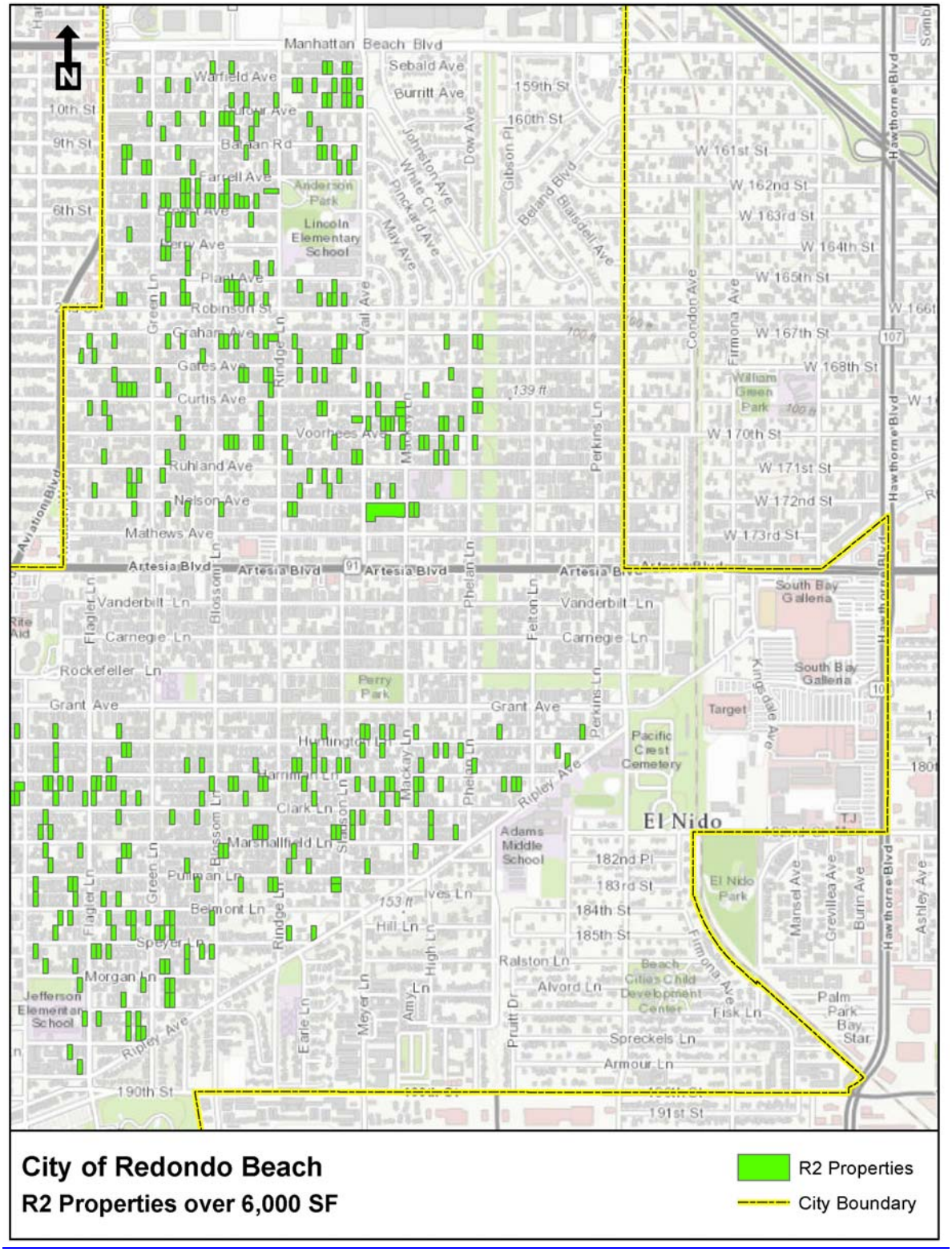


Figure H-8: Residential Sites Inventory



Figure H-9: Residential Sites Inventory



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 55 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-44 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 updating this inventory for the 2017 Midterm Update to the 2013-2021 Housing Element, the City used GIS and building permit data to remove sites that are no longer available. In total, the current amounts of Residential Development Potential on underutilized sites in Redondo Beach encompass 168 acres zoned MU-1, MU-3, CR, R-2, and R-3 (see Table H-44). This analysis includes about 25 acres of MU sites (approximately 60 percent of the City's total MU area).

The R-3 and the R-2 zones allow for a maximum density of 17.5 units per acre and 14.5 units per acre, respectively, 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.

Table H-44: Residential Development Potential on Underutilized Sites in Redondo Beach

Sites	Land Use Designation (Zoning)	Maximum Residential Density	Underutilized Acreage	Realistic Net Capacity
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 SB Galleria Improvement[1]	CR	35 du/ac	29.85 acres	298-650 units
R-2 (Sacttered Sites)	R-2	14.5 du/ac	66.6 acres	348 units (1 unit/eligible lot)
R-3 (Scattered Sites)	R-3	17.5 du/acre	44.75 acres	350 units (14 du/acre)
MU (Scattered Sites)	MU-3	35 du/acre	11.58 acres	292 units (28 du/acre)
Total			**168.3 acres**	**1,658-2,010 units**

Note:
1. The 29.85-acre site includes the enclosed mall that will continue to operate along with the added commercial, residential, and hotel uses.

Source: City of Redondo Beach, (2017).

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 residential uses at 35 units per acre. As shown previously, several of the City's recently approved projects have been mixed use developments.

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 physically feasible due to the existing interior or exterior layouts.

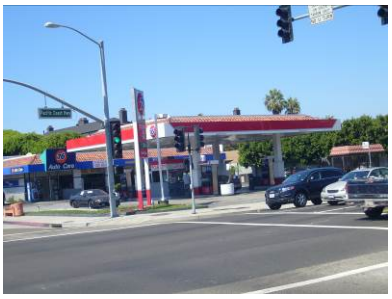
This specific block when being redeveloped, will be treated as one project and therefore, the allowable intensity is calculated based on the total site area, not just the "unused" area on the site. Existing uses on this site include the Palos Verdes Inn and surface parking lots.

A mixed use project with 118 units (the Legado Project) has been approved for a parcel adjacent to this site. This mixed use project it demonstrates the feasibility of intensification along S. Pacific Coast Highway. New uses are integrated 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. Similar to the Legado Project discussed above, is the Seabreeze Condominium project, a 52-unit residential condominium project with approximately 10,000 square feet of commercial space. This project is currently under construction, and similarly demonstrates the feasibility of intensification along S. Pacific Coast Highway.

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 site area or just portions of the site.

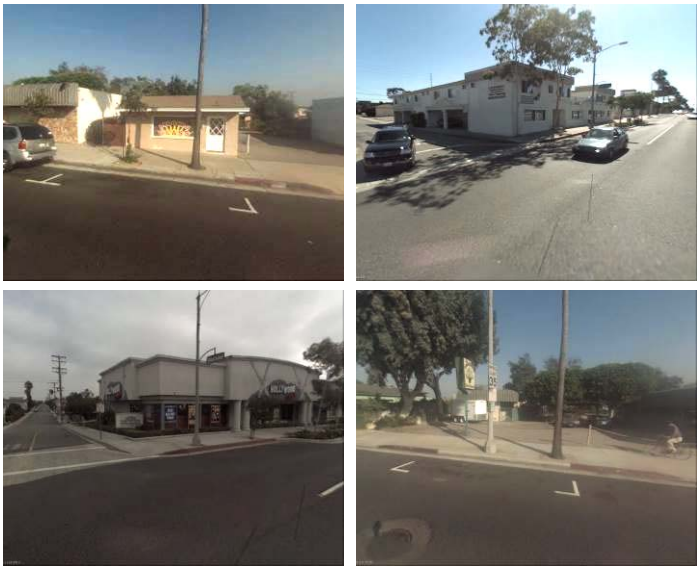
Site 3: 190th St/Fisk Lane

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. The City will be embarking on a study to facilitate revitalization of the Artesia Blvd.

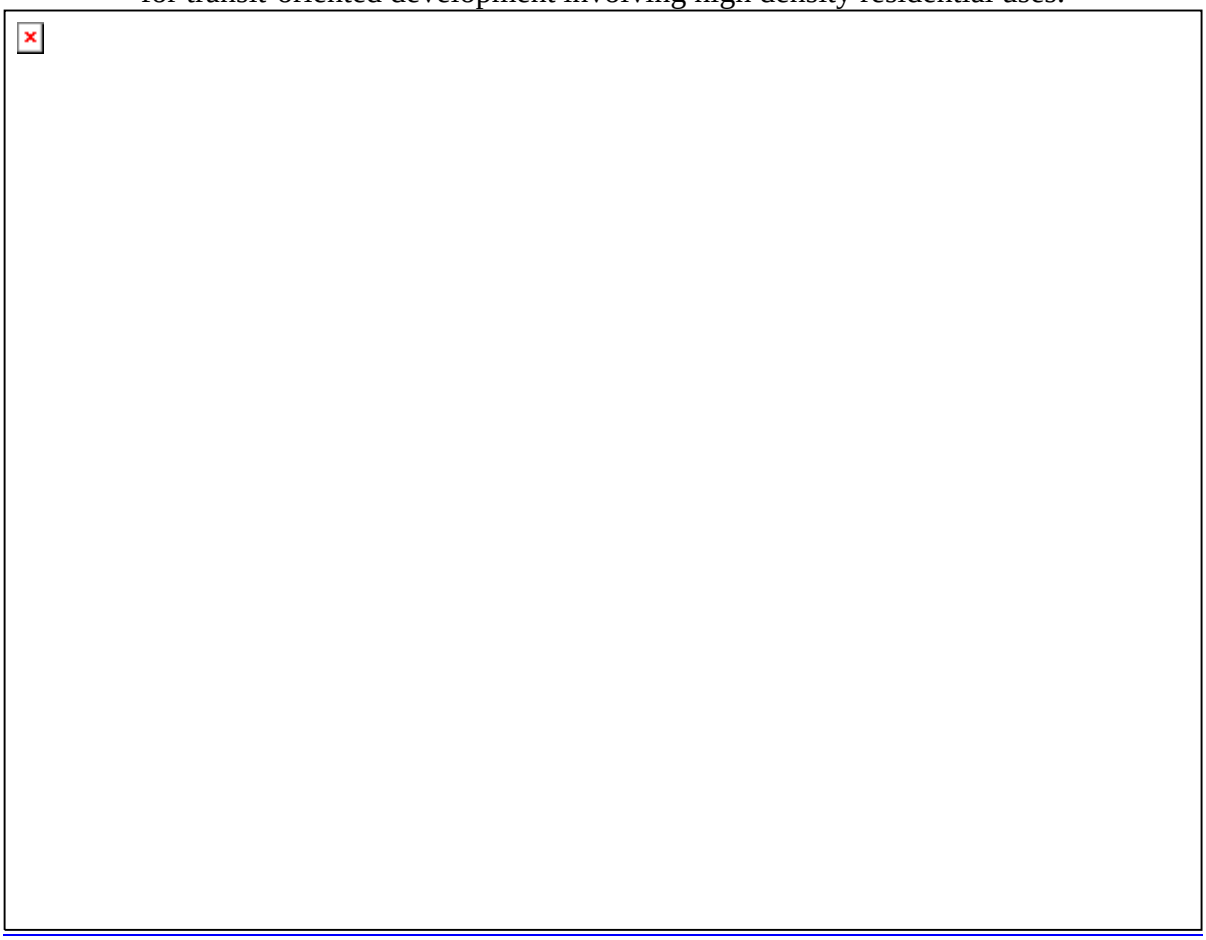
Site 5: Galleria

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 the option to convert this site into mixed use development 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.

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.



The South Bay Galleria Improvement Project is currently being proposed by the property owners. At a preliminary stage, this project consists of modifications and additions to the existing 29.85-acre South Bay Galleria enclosed mall property. The proposed project would redesign portions of the site by combining expanded retail and dining venues with open-air promenades, hotel and residential development.

Retail square footage including department stores, mall shops, dining and entertainment would increase by up to 217,864 square feet (sf). This would result in an increase of approximately 22 percent over the existing mall square footage. Overall density of development on the site (including retail, hotel and housing) would increase to a maximum 1,943,965 sf of building floor area, an increase of approximately 100 percent over current conditions. In addition, the proposed project would include a hotel of up to 150 rooms and up to 650 residential units (townhomes, condos and/or apartment homes). Four alternatives are being considered by the project proponent – ranging from 298 apartment units to 650 units.

Specifically, the housing component is proposed to gear toward serving the housing needs of military personnel from the Los Angeles Air Force Base. Currently, military families are

primarily accommodated in military housing facilities in San Pedro, whereas single military personnel have limited housing options. The project is envisioned to consist largely of small units – 30 percent studios, 60 percent one-bedroom units, and 10 percent two-bedroom units. The project proposes to offer the following incentives to serve the housing needs of military personnel:

- Units will be offered to military personnel as a preference;
- Security deposit will be waived for military personnel;
- Early termination fee will be waived for military personnel if early termination of the lease is due to deployment; and
- Rent level for military personnel will be set at affordable rates based on the military rank and associated pay scale.

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.

Densification of R-2 Neighborhoods

The City is experiencing increased interest in infill development within the City's medium density residential neighborhoods. Several recent small-scale residential projects are occurring as infill development in the City. The City used GIS to conduct an analysis of R-2 parcels greater than 6,000 square feet. Overall, 385 R-2 parcels qualify. Among these R-2 parcels, three parcels are vacant, including one at 1.35 acres. These vacant R-2 parcels can accommodate 19 units. Intensification of other underutilized R-2 parcels can potentially add another 329 units to the City's housing inventory.

Accessory Unit Construction

In addition, the City has experienced an increased interest in the construction of accessory dwelling units. Between January and April 2017, the City has already received 12 applications for accessory dwelling units. As residents become aware of this new State law, the City anticipates a significant interest in this housing option. In compliance with State law, the City will be updating its Accessory Dwelling Unit ordinance to facilitate the development of such housing. The City anticipates constructing 100 units between 2017 and 2021, an average of 25 units per year.

Comparison of Sites Inventory and RHNA

The City of Redondo Beach has the capacity to accommodate 1,758 to 2,110 additional housing units on its underutilized residential and mixed use properties (Table H-44). This capacity can accommodate the production of up to 1,290 units of lower income housing and 820 units of moderate income housing. Combined with units constructed and approved, the

City's inventory includes a surplus capacity of 343 to 695 lower income units and 584 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-45 provides a summary of the City's available sites and RHNA status.

Table H-45: Comparison of Sites Inventory and RHNA (2013-2021)

Income Category	Units Constructed/ Approved	Underutilized Site Capacity	R-2 Sites	Accessory Dwelling Units	RHNA	Surplus/ (Deficit)
Extremely Low/ Very Low	---	938-1,290	---	---	372	343-695
Low	---		---	---	223	
Moderate	2	372	348	100	238	584
Above Moderate	212	---	---	---	564	(352)
Total Units	214	1,310-1,662	348	100	1,397	575-927

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 have been 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 is in the process of updating its Land Use Element (to be completed in 2018). 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 2016-2017, the City received approximately $252,533 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. As of 2017, in Redondo Beach, 467 families currently receive rental assistance under the HUD Section 8 program, with another 5,100 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), and former redevelopment agency funds. The company currently has ten 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 more than 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 manages 1,221 apartments in 18 buildings geographically dispersed throughout Los Angeles County. MHF's newest building, 82 apartments in North Hollywood, opened in September 2013. 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.

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.

Since 2014 the City Council added the following core value to its Strategic Plan: "Environmental Responsibility; we incorporate environmentally sustainable practices, policies, and programs and educate the public to preserve our quality of life for future generations."

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-46 at the end of this section summarizes the City's quantified objectives for the remaining four years of 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.

2017-2021Objectives 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.
- As part of the City's FY 2019-FY 2024 Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program.

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.

2017-2021 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.
- As part of the City's FY 2019-FY 2024 Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program.

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.

2017-2021 Objectives and Timeframe:

- Provide services to 10 1ower income (including extremely low income) Redondo Beach homeowners each year for a total of 60 households (15 households annually).
- 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-31, 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.

2017-2021 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 467 Section 8 Voucher Program participants each month. As of 2017, there are currently 5,100 households on the waiting list.

2017-2021Objectives and Timeframe:

- Continue to provide Section 8 vouchers to 467 extremely low and very low income households annually.
- Promote program to property owners/landlords to accept Section 8 vouchers.
- Annually, evaluate payment standards to ensure that consideration is given regarding local market conditions and rent reasonableness in an effort to increase voucher utilization.

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. Specifically, the City has utilized CDBG funds for a range of services that benefit primarily extremely low and very low income households. These include:

- 1736 Family Crisis Center: Counseling for residents at risk of becoming homeless.

- First United Methodist Church Shared Bread Program: Meals, clothing, and hygienic supplies for the homeless.
- Salvation Army Meals on Wheels: Home delivered meals to seniors.
- St. Paul's United Methodist Church (Project Need): Meals and food pantry programs to assist the homeless.
- Torrance/South Bay Family YMCA: Meals to seniors.
- Westside Center for Independent Living: Independent living services for persons with disabilities.

2017-2021 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.

2017-2021 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
The Green Task Force's Sustainable City Plan includes 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.

2017-2021 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 remaining RHNA of 1,235 units (595 lower income, 236 moderate income, and 404 above moderate income) for the 2013-2021 planning period.

2017-2021 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 938 to 1,290 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 implement an 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. The City is in the process of updating its Land Use Element (anticipated to be completed in 2018). The City will ensure that adequate capacity is available to accommodate its RHNA.

2017-2021 Objectives and Timeframe:

- Continue the project-by-project evaluation of its impact on the City's continued ability to meet its remaining RHNA. Should project(s) result in a shortfall in sites, the City will identify additional sites of appropriate size and density and rezone, as necessary per Government Code § 65863.

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-36 and Table H-38. The City is experiencing increased interests in mixed use developments. The City will also work with property owners to facilitate lot consolidation and identify redevelopment potential.

2017-2021 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 is being proposed for a mixed use development with 298 to 650 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.

Objectives and Timeframe:

- The City of Redondo Beach will be reviewing and refining the Model TOD Ordinance as part of their General Plan Land Use Element update.

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. Additional changes to State law include replacement requirements, timeline for processing, and density bonus for housing for foster youth/disabled veterans/homeless persons, among other changes. An amendment to the Zoning Ordinance to address density bonus provisions is anticipated to be completed in 2017/2018.

Accessory Dwelling Units (ADUs): Changes to State law have been passed recently to promote the development of accessory dwelling units. These changes aim to ease the development standards for ADUs and allow the creation of Junior ADUs. In response to these new changes, the City has experienced an markedly increased interests in accessory units. The City will be updating its accessory dwelling unit ordinance to comply new State law in 2017/2018.

Emergency Shelters: Pursuant to State law, the City will also amend the Zoning Ordinance to permit emergency shelters by right in the I-1B and I-2A zones. The proposed ordinance contains development standards that are consistent with other uses in the same zone, with

similar or lower parking requirements for emergency shelters at one space per 250 space feet. A 300-foot separation from another shelter facility is required. The amendment will be completed concurrently with this Mid-Term Update. Public hearing before the Planning Commission is scheduled for summer 2017.

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 is in the process of amending the Zoning Ordinance to define transitional housing pursuant to California Government Code Section 65582(h) and 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. The amendment will be completed concurrently with this Housing Element update. Public hearing before the Planning Commission is scheduled for summer 2017.

Single Room Occupancy (SRO) Housing: 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 as a conditionally permitted use in the C-4 zone outside the Coastal Zone. The amendment will be completed concurrently with this Housing Element update. Public hearing before the Planning Commission is scheduled for summer 2017.

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 is in the process of updating the Zoning Ordinance to provide a formal process for providing reasonable accommodation to persons with disabilities. The process will be available to a person, a business, or organization making a written request for reasonable accommodation in the application of land use or zoning provisions in order to facilitate the development of housing for persons with disabilities. The request will be reviewed and determined by the Community Development Director or his designee. This amendment will be completed concurrently with this Housing Element update. Public hearing before the Planning Commission is scheduled for summer 2017.

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. As part of the City's General Plan Land Use Element update., 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. The City reviewed its CUP requirement for multi-family development and has opted to continue the current practice.

2017-2021 Objectives and Timeframe:

- Complete Zoning Ordinance amendments to address provisions for emergency shelters, transitional and supportive housing, SRO housing, and reasonable accommodation concurrent with the 2017 Midterm Update of the Housing Element.
- Complete Zoning Ordinance amendments to address new density bonus and accessory dwelling unit provisions in 2017/2018.
- 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.

2017-2021 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.

2017-2021 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

Table H-46: Summary of Quantified Objectives (2017-2021)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	100	100	100	100	160	560
Rehabilitation	0	30	30	0	0	60
Section 8	233	234	0	0	0	467
Preservation of At-Risk Units	---	68	41	---	---	109

Appendix A: Review of Past Accomplishments

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
GOAL 1.0: Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach.		
Program 1: Deferred Payment Loan Program	• 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.	**Effectiveness:** Following the dissolution of redevelopment and annual funding reductions from HUD, the City no longer offers deferred loans. There are a number of active loans from the Loan Program ongoing and as those properties are involved in transactions, the loans are repaid to the City. However, these repayments are not adequate to sustain a viable program. **Continued Appropriateness:** Preservation and improvement of housing conditions in the City is an important City goal. 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 2017 Housing Element Update.
Program 2: Handyperson Program	• 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.	**Effectiveness:** This program ceased in 2012 due to ongoing annual funding reductions from HUD. The City refers handyperson inquiries to local social service and faith-based organizations that periodically provide support to qualifying households in need. The City continues to provide services under the Mobility Access and Emergency Repair Program. **Continued Appropriateness:** 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 2017 Housing Element Update.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
Program 3: Mobility Access/Emergency Repair Program	• Provide services to 10 1ower 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	**Effectiveness:** During the 2013-2021 Housing Element period, the City successfully provided assistance to **56** very low and low income households under the Mobility Access/Emergency Repair Program using CDBG funds. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2017 Housing Element Update.
Program 4: Preservation of Affordable Housing at Risk of Converting to Market Rate	• 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.	**Effectiveness:** 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. **Continued Appropriateness:** The City will continue to facilitate the preservation of at-risk housing. This program is updated and included in the 2017 Housing Element.
GOAL 2.0: Assist in the provision of housing that meet the needs of all economic segments of the community.		
Program 5: Section 8 Housing Choice Voucher Program	• 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.	**Effectiveness:** The Redondo Beach Housing Authority provides rental subsidies to approximately 467 Section 8 Voucher Program participants each month. As of 2017, there are 5,100 households on the waiting list. **Continued Appropriateness:** This program remains an important resource for extremely low

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		and very low income households and is included in the 2017 Housing Element Update.
Program 6: Services for the Homeless	• Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs.	**Effectiveness:** The City continues to utilize CDBG funds to support homeless shelters and provide homeless services. Specifically, the City has provided CDBG funds for the following organizations: • Shared Bread, Project Touch and St. Paul's United Methodist Church. Additionally, in 2016, the City contracted with People Assisting The Homeless (PATH) to provide coordinated entry services to those individuals experiencing homelessness and or facing the possibility of homelessness. **Continued Appropriateness:** This program is included in the2017 Housing Element Update.
Program 7: Affordable Housing Development	• 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. • 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.	**Effectiveness:** The City continues to monitor affordable housing development funding through the State Cap and Trade program. *219 Avenue I Mixed Use Project* A mixed use project consisting of 12 apartment units and 6,000 square feet of commercial development has been approved on a property zoned MU-3C within the Coastal Zone. Two of the units will be set aside as affordable housing. The specific income level of the

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		affordable units has not been determined. For purpose of this update, moderate income level is assumed. **Continued Appropriateness:** The City will continue to offer incentives for affordable housing. This program is included in the 2017 Housing Element Update.
Program 8: Green Task Force	• Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed use developments.	**Effectiveness:** As a result of its Green Task Force, and its Sustainable City Plan, the City is on target for the following housing and building recommendations: • Sustainability: Added the following core value to its Strategic Plan: o "Environmental Responsibility. We incorporate environmentally sustainable practices, policies, and programs and educate the public to preserve our quality of life for future generations." • Support for RBUSD Environmental Programs: City staff conducted training program w/Redondo Beach Unified School District (RBUSD) students on storm water quality management in the form of BMPs for restaurants. • Fee Structure: The City Council approved Tier 1 & Tier 2 rebate programs. • Public Education Program: Green Building consumer education materials are available at the Building counter. • Historical Specimen Tree Protection:

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		Existing code provides for applications to designate trees as historic landmarks. • High Profile City Projects: LED streetlight fixtures installation completed along Artesia Blvd., the Esplanade and in Riviera Village. • Renewable Energy Project Financing: The City Council adopted Resolution to participate in Los Angeles County AB-811 program. • LEED Standards: North Branch Library certified as LEED Gold Building. • Staff Training: Staff attended California Building Officials (CALBO) Green workshops. • Integrated Bicycle Master Plan: On 5/21/13, the City Council approved a letter of agreement with LA Metro for the Bicycle Transportation Plan Implementation Project. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2017 Housing Element Update.
GOAL 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.		
Program 9: Residential Sites Inventory	• 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 remaining RHNA..	**Effectiveness:** The City has continued to maintain a sites inventory that is adequate to accommodate its RHNA. **Continued Appropriateness:** This program is included in the 2017 Housing Element Update.
Program 10: Sites Inventory Monitoring for "No	• Develop evaluation procedure to implement Government Code section 65863 by July 1, 2014.	**Effectiveness:** The City has improved its GIS capability, allowing better correlation with

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
Net Loss"		residential sites inventory and building permit data. **Continued Appropriateness:** The City will continue to monitor its residential capacity. This program is included in the 2017 Housing Element Update.
Program 11: Mixed-Use Housing Development	• Continue marketing mixed use development and annually conduct marketing events.	**Effectiveness**: 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. Since 2014, the following mixed use developments have been developed or proposed in the City: *Legado Mixed Use Project* A 115-unit mixed use project has been approved at 1700 S. Pacific Coast Highway. This project is adjacent to Site #1 (Pacific Coast Highway Mixed Use) in the Residential Sites Inventory (discussed below). *219 Avenue I Mixed Use Project* A mixed use project consisting of 12 apartment units and 6,000 square feet of commercial development has been approved on a property zoned MU-3C within the Coastal Zone. Two of the units will be set aside as affordable housing. The specific income level of the affordable units has not

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		been determined. For purpose of this update, moderate income level is assumed. *Seabreeze Mixed Use Project* Similar to the Legado Project discussed above, is a 52-unit residential condominium project with approximately 10,000 square feet of commercial space, currently under construction and also demonstrates the feasibility of intensification along S. Pacific Coast Highway. **Continued Appropriateness:** This program is included in the 2017 Housing Element Update.
Program 12: Transit-Oriented Development	• The City of Redondo Beach will be reviewing and refining the Model TOD Ordinance as part of their General Plan Land Use Element update.	**Effectiveness:** In June 2012, the City of Lawndale was awarded $73,300 from LA County Metro for Transit Oriented Development Overlay Ordinance for cities of Lawndale, Hawthorne, and Redondo Beach. Work is not yet complete, however. **Continued Appropriateness:** This program is included in the 2017 Housing Element Update.
GOAL 4.0: Mitigate any potential governmental constraints to housing production and affordability.		
Program 13: Amendments to the Zoning Ordinance	• Annually review the Zoning Ordinance to identify potential constraints and amend the Zoning Ordinance as necessary.	**Effectiveness:** 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 concurrently with this 2017 Housing Element Update. The Zoning Ordinance will be amended to address/update specific provisions for: • Accessory dwelling units • SROs

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		• Emergency Shelters • Transitional Housing • Supportive Housing **Continued Appropriateness:** This program is included in the 2017 Housing Element Update.
Program 14: Monitoring the Effect of Article 27 of the City Charter (Measure DD)	• 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.	**Effectiveness:** There have not been any major developments since 2008 and therefore no need to rezone additional land and no trigger of Measure DD. **Continued Appropriateness:** This program is included in the 2017 Housing Element Update.
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.		
Program 15: Fair Housing Program	• 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.	**Effectiveness:** 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. **Continued Appropriateness:** This program is included in the 2017 Housing Element Update.

Summary of Quantified Objectives and Accomplishments (2013-2021)						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Objectives						
New Construction	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	0	68	41	0	0	109
Accomplishments						
New Construction (Remaining RHNA)	0	0	0	2	212	214
Rehabilitation	0	10	10	0	0	20
Section 8	233	234	0	0	0	467
Preservation of At-Risk Units	0	68	41	0	0	109

Rehabilitation accomplishments are estimates only.

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
Site 1: Pacific Coast Highway Mixed Use											
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	
Total			**3.87**				**106**	**106**			
Site 2: Pacific Coast Highway and Torrance Mixed Use											
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)
7505019063	MU-3	MU-3	0.43	0	35.0	28.0	11	11	1955	0.44	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)
7505021037	MU-3	MU-3	0.34	0	35.0	28.0	9	9	1968	0.11	Smart and Final (8700 sq. ft.)

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
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
Total			**2.81**				**69**	**69**			
Site 3: 190th Street High Density Residential											
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)
Total			**1.92**				**22**	**22**			
Site 4: Artesia Mixed Use											
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
4155029030	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1962	0.00	Commercial

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
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
4155030114	MU-1	MU-1	0.15	0	35.0	28.0	4	4	1969	1.10	Cell Phone Store and small apartment building
Total			**6.53**				**174**	**173**			
Site 5: Galleria											
4082018004	CR	CR	1.69	0	35.0	28.0	47	47	--	--	The Galleria site can potentially accommodate up to 1,172 units. A current proposal is for 298 to 650 units. However, this proposal is only at the preliminary stage.
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	--	--	
Total			**41.93**				**1,172**	**1,172**			
R-3 Scattered Sites											
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
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

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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
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

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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
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

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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
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

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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
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
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

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
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
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
7502027021	R-3	R-3	0.14	1	17.5	14.0	2	1	1952	0.23	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
7503004029	R-3	R-3	0.14	1	17.5	14.0	2	1	1922	0.16	Single Family
7503022084	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
7506004022	R-3	R-3	0.14	1	17.5	14.0	2	1	1921	0.25	Single Family
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
7509011063	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
7506002031	R-3	R-3	0.14	1	17.5	14.0	2	1	1955	0.56	Single Family

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
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
7509010055	R-3	R-3	0.14	1	17.5	14.0	2	1	1952	0.25	Single Family
7506012059	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
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
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
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

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
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
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
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
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
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

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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
4153014013	R-3	R-3	0.17	1	17.5	14.0	2	1	1951	0.35	Single Family
7502001003	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
4153022016	R-3	R-3	0.17	1	17.5	14.0	2	1	1953	0.67	Single Family
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
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

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4153024077	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
7506006019	R-3	R-3	0.21	1	17.5	14.0	3	2	1907	0.41	Single Family
7503020007	R-3	R-3	0.18	2	17.5	14.0	3	1	1905	0.15	2-3 Units
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
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

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4157001016	R-3	R-3	0.17	0	17.5	14.0	2	2	1971	0.49	Utility
Total			**44.75**	**310**			**660**	**350**			
Additional MU Sites											
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
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

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain	Year Built	ILR	Existing Use
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
Total			**11.58**	**34**			**326**	**292**			

Detailed Residential Sites Inventory (R-2 Scattered Sites)

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4155009008	R-2	R-2	0.17	1	14.5	11.0	2	1
4155009006	R-2	R-2	0.17	1	14.5	11.0	2	1
4155009033	R-2	R-2	0.15	1	14.5	11.0	2	1
4153010004	R-2	R-2	0.14	1	14.5	11.0	2	1
4155012008	R-2	R-2	0.17	1	14.5	11.0	2	1
4155009011	R-2	R-2	0.17	1	14.5	11.0	2	1
4155008026	R-2	R-2	0.17	1	14.5	11.0	2	1
4155008027	R-2	R-2	0.17	1	14.5	11.0	2	1
4155012032	R-2	R-2	0.17	1	14.5	11.0	2	1
4155012033	R-2	R-2	0.17	1	14.5	11.0	2	1
4155012034	R-2	R-2	0.17	1	14.5	11.0	2	1
4155012035	R-2	R-2	0.17	1	14.5	11.0	2	1
4155011015	R-2	R-2	0.17	1	14.5	11.0	2	1
4155010022	R-2	R-2	0.17	1	14.5	11.0	2	1
4153010027	R-2	R-2	0.21	1	14.5	11.0	2	1
4153002023	R-2	R-2	0.15	1	14.5	11.0	2	1
4153002025	R-2	R-2	0.17	1	14.5	11.0	2	1
4153015010	R-2	R-2	0.23	1	14.5	11.0	3	2
4155013014	R-2	R-2	0.15	1	14.5	11.0	2	1
4155013011	R-2	R-2	0.17	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4155015004	R-2	R-2	0.17	1	14.5	11.0	2	1
4155016010	R-2	R-2	0.17	1	14.5	11.0	2	1
4155016009	R-2	R-2	0.17	1	14.5	11.0	2	1
4153002005	R-2	R-2	0.17	1	14.5	11.0	2	1
4153002031	R-2	R-2	0.15	1	14.5	11.0	2	1
4153016009	R-2	R-2	0.14	1	14.5	11.0	2	1
4153016008	R-2	R-2	0.14	1	14.5	11.0	2	1
4153002032	R-2	R-2	0.20	1	14.5	11.0	2	1
4155013030	R-2	R-2	0.17	1	14.5	11.0	2	1
4155014019	R-2	R-2	0.17	1	14.5	11.0	2	1
4155015021	R-2	R-2	0.17	1	14.5	11.0	2	1
4155016034	R-2	R-2	0.17	1	14.5	11.0	2	1
4153002008	R-2	R-2	0.15	1	14.5	11.0	2	1
4153002011	R-2	R-2	0.17	1	14.5	11.0	2	1
4153002012	R-2	R-2	0.17	1	14.5	11.0	2	1
4153002013	R-2	R-2	0.14	1	14.5	11.0	2	1
4153002015	R-2	R-2	0.22	1	14.5	11.0	2	1
4153009019	R-2	R-2	0.17	1	14.5	11.0	2	1
4153009020	R-2	R-2	0.17	1	14.5	11.0	2	1
4153009023	R-2	R-2	0.17	1	14.5	11.0	2	1
4155019007	R-2	R-2	0.17	1	14.5	11.0	2	1
4155018011	R-2	R-2	0.17	1	14.5	11.0	2	1
4155018010	R-2	R-2	0.17	1	14.5	11.0	2	1
4155018009	R-2	R-2	0.17	1	14.5	11.0	2	1
4155018005	R-2	R-2	0.17	1	14.5	11.0	2	1
4155018004	R-2	R-2	0.17	1	14.5	11.0	2	1
4155017016	R-2	R-2	0.17	1	14.5	11.0	2	1
4155017006	R-2	R-2	0.17	1	14.5	11.0	2	1
4153003020	R-2	R-2	0.17	1	14.5	11.0	2	1
4153003017	R-2	R-2	0.17	1	14.5	11.0	2	1
4153017009	R-2	R-2	0.17	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4153008011	R-2	R-2	0.17	1	14.5	11.0	2	1
4153008010	R-2	R-2	0.17	1	14.5	11.0	2	1
4153008007	R-2	R-2	0.17	1	14.5	11.0	2	1
4153008004	R-2	R-2	0.17	1	14.5	11.0	2	1
4155020026	R-2	R-2	0.17	1	14.5	11.0	2	1
4155019015	R-2	R-2	0.17	1	14.5	11.0	2	1
4155017018	R-2	R-2	0.17	1	14.5	11.0	2	1
4155017032	R-2	R-2	0.17	1	14.5	11.0	2	1
4155017033	R-2	R-2	0.20	1	14.5	11.0	2	1
4153008018	R-2	R-2	0.17	1	14.5	11.0	2	1
4153008020	R-2	R-2	0.17	1	14.5	11.0	2	1
4155021005	R-2	R-2	0.17	1	14.5	11.0	2	1
4155021003	R-2	R-2	0.17	1	14.5	11.0	2	1
4155022011	R-2	R-2	0.17	1	14.5	11.0	2	1
4155024011	R-2	R-2	0.17	1	14.5	11.0	2	1
4155024008	R-2	R-2	0.17	1	14.5	11.0	2	1
4155024005	R-2	R-2	0.17	1	14.5	11.0	2	1
4155021027	R-2	R-2	0.17	1	14.5	11.0	2	1
4155021034	R-2	R-2	0.17	1	14.5	11.0	2	1
4155021035	R-2	R-2	0.17	1	14.5	11.0	2	1
4155024018	R-2	R-2	0.17	1	14.5	11.0	2	1
4155024024	R-2	R-2	0.17	1	14.5	11.0	2	1
4153003011	R-2	R-2	0.17	1	14.5	11.0	2	1
4153003014	R-2	R-2	0.17	1	14.5	11.0	2	1
4155027009	R-2	R-2	0.17	1	14.5	11.0	2	1
4155027005	R-2	R-2	0.15	1	14.5	11.0	2	1
4155028901	R-2	R-2	0.17	0	14.5	11.0	2	2
4155026013	R-2	R-2	0.17	1	14.5	11.0	2	1
4155025015	R-2	R-2	0.17	1	14.5	11.0	2	1
4155025014	R-2	R-2	0.17	1	14.5	11.0	2	1
4153006012	R-2	R-2	0.17	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4153006011	R-2	R-2	0.17	1	14.5	11.0	2	1
4153004029	R-2	R-2	1.35	0	14.5	11.0	15	15
4162004021	R-2	R-2	0.18	1	14.5	11.0	2	1
4156020074	R-2	R-2	0.17	1	14.5	11.0	2	1
4156019018	R-2	R-2	0.17	1	14.5	11.0	2	1
4157020022	R-2	R-2	0.17	1	14.5	11.0	2	1
4157019016	R-2	R-2	0.17	1	14.5	11.0	2	1
4157019017	R-2	R-2	0.17	1	14.5	11.0	2	1
4157019020	R-2	R-2	0.17	1	14.5	11.0	2	1
4157019022	R-2	R-2	0.17	1	14.5	11.0	2	1
4157018010	R-2	R-2	0.17	1	14.5	11.0	2	1
4157017017	R-2	R-2	0.17	1	14.5	11.0	2	1
7508014019	R-2	R-2	0.15	1	14.5	11.0	2	1
7508017021	R-2	R-2	0.25	1	14.5	11.0	3	2
4082005023	R-2	R-2	0.17	1	14.5	11.0	2	1
4156021008	R-2	R-2	0.17	1	14.5	11.0	2	1
4156022057	R-2	R-2	0.17	1	14.5	11.0	2	1
4156022005	R-2	R-2	0.17	1	14.5	11.0	2	1
4157021005	R-2	R-2	0.17	1	14.5	11.0	2	1
4157022008	R-2	R-2	0.17	1	14.5	11.0	2	1
4157022005	R-2	R-2	0.17	1	14.5	11.0	2	1
4157023007	R-2	R-2	0.17	1	14.5	11.0	2	1
4157023005	R-2	R-2	0.17	1	14.5	11.0	2	1
4157023002	R-2	R-2	0.17	1	14.5	11.0	2	1
4082006008	R-2	R-2	0.17	1	14.5	11.0	2	1
4082006018	R-2	R-2	0.16	1	14.5	11.0	2	1
4156021018	R-2	R-2	0.17	1	14.5	11.0	2	1
4156022015	R-2	R-2	0.17	1	14.5	11.0	2	1
4156024020	R-2	R-2	0.17	1	14.5	11.0	2	1
4156023018	R-2	R-2	0.17	1	14.5	11.0	2	1
4156023021	R-2	R-2	0.17	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4157021013	R-2	R-2	0.18	1	14.5	11.0	2	1
4157021067	R-2	R-2	0.17	1	14.5	11.0	2	1
4157021017	R-2	R-2	0.17	1	14.5	11.0	2	1
4157021019	R-2	R-2	0.17	1	14.5	11.0	2	1
4157021022	R-2	R-2	0.17	1	14.5	11.0	2	1
4157022012	R-2	R-2	0.17	1	14.5	11.0	2	1
4157023015	R-2	R-2	0.17	1	14.5	11.0	2	1
4157024013	R-2	R-2	0.17	1	14.5	11.0	2	1
4156027012	R-2	R-2	0.17	1	14.5	11.0	2	1
4156027011	R-2	R-2	0.17	1	14.5	11.0	2	1
4156027009	R-2	R-2	0.17	1	14.5	11.0	2	1
4156027008	R-2	R-2	0.17	1	14.5	11.0	2	1
4161001009	R-2	R-2	0.17	1	14.5	11.0	2	1
4161001008	R-2	R-2	0.17	1	14.5	11.0	2	1
4161001006	R-2	R-2	0.17	1	14.5	11.0	2	1
4161001004	R-2	R-2	0.17	1	14.5	11.0	2	1
4156026001	R-2	R-2	0.17	1	14.5	11.0	2	1
4156025010	R-2	R-2	0.17	1	14.5	11.0	2	1
4156025009	R-2	R-2	0.17	1	14.5	11.0	2	1
4157028008	R-2	R-2	0.17	1	14.5	11.0	2	1
4156025004	R-2	R-2	0.17	1	14.5	11.0	2	1
4156025003	R-2	R-2	0.17	1	14.5	11.0	2	1
4157027010	R-2	R-2	0.17	1	14.5	11.0	2	1
4157027007	R-2	R-2	0.17	1	14.5	11.0	2	1
4157026011	R-2	R-2	0.17	1	14.5	11.0	2	1
4157026010	R-2	R-2	0.17	1	14.5	11.0	2	1
4157027004	R-2	R-2	0.17	1	14.5	11.0	2	1
4157027003	R-2	R-2	0.17	1	14.5	11.0	2	1
4157026006	R-2	R-2	0.17	1	14.5	11.0	2	1
4157025006	R-2	R-2	0.17	1	14.5	11.0	2	1
4157025004	R-2	R-2	0.17	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4157025003	R-2	R-2	0.18	1	14.5	11.0	2	1
4161011002	R-2	R-2	0.20	1	14.5	11.0	2	1
4161011017	R-2	R-2	0.14	1	14.5	11.0	2	1
4161011023	R-2	R-2	0.17	1	14.5	11.0	2	1
4161011028	R-2	R-2	0.17	1	14.5	11.0	2	1
4161011029	R-2	R-2	0.17	1	14.5	11.0	2	1
4156027013	R-2	R-2	0.17	1	14.5	11.0	2	1
4156027019	R-2	R-2	0.17	1	14.5	11.0	2	1
4161001017	R-2	R-2	0.19	1	14.5	11.0	2	1
4156027022	R-2	R-2	0.17	1	14.5	11.0	2	1
4161001023	R-2	R-2	0.17	1	14.5	11.0	2	1
4156026022	R-2	R-2	0.17	1	14.5	11.0	2	1
4156025018	R-2	R-2	0.17	1	14.5	11.0	2	1
4157028019	R-2	R-2	0.17	1	14.5	11.0	2	1
4157027020	R-2	R-2	0.17	1	14.5	11.0	2	1
4157026014	R-2	R-2	0.15	1	14.5	11.0	2	1
4157027023	R-2	R-2	0.17	1	14.5	11.0	2	1
4161010028	R-2	R-2	0.17	1	14.5	11.0	2	1
4156028007	R-2	R-2	0.17	1	14.5	11.0	2	1
4161002009	R-2	R-2	0.17	1	14.5	11.0	2	1
4156029009	R-2	R-2	0.17	1	14.5	11.0	2	1
4156029004	R-2	R-2	0.17	1	14.5	11.0	2	1
4157030011	R-2	R-2	0.17	1	14.5	11.0	2	1
4157030004	R-2	R-2	0.17	1	14.5	11.0	2	1
4157030009	R-2	R-2	0.17	1	14.5	11.0	2	1
4157031008	R-2	R-2	0.17	1	14.5	11.0	2	1
4161002015	R-2	R-2	0.17	1	14.5	11.0	2	1
4161002018	R-2	R-2	0.17	1	14.5	11.0	2	1
4156030020	R-2	R-2	0.17	1	14.5	11.0	2	1
4156030021	R-2	R-2	0.17	1	14.5	11.0	2	1
4156030025	R-2	R-2	0.17	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4157030014	R-2	R-2	0.17	1	14.5	11.0	2	1
4157029020	R-2	R-2	0.17	1	14.5	11.0	2	1
4155006023	R-2	R-2	0.17	1	14.5	11.0	2	1
4155008019	R-2	R-2	0.17	1	14.5	11.0	2	1
4155005020	R-2	R-2	0.15	1	14.5	11.0	2	1
4155005023	R-2	R-2	0.15	1	14.5	11.0	2	1
4153011005	R-2	R-2	0.17	1	14.5	11.0	2	1
4153014007	R-2	R-2	0.16	1	14.5	11.0	2	1
4153014006	R-2	R-2	0.17	1	14.5	11.0	2	1
4155007005	R-2	R-2	0.17	1	14.5	11.0	2	1
4155007003	R-2	R-2	0.17	1	14.5	11.0	2	1
4155007001	R-2	R-2	0.17	1	14.5	11.0	2	1
4155008033	R-2	R-2	0.17	1	14.5	11.0	2	1
4155008005	R-2	R-2	0.17	1	14.5	11.0	2	1
4155008004	R-2	R-2	0.17	1	14.5	11.0	2	1
4155008001	R-2	R-2	0.20	1	14.5	11.0	2	1
4155005008	R-2	R-2	0.17	1	14.5	11.0	2	1
4155006011	R-2	R-2	0.17	1	14.5	11.0	2	1
4155006008	R-2	R-2	0.17	1	14.5	11.0	2	1
4155007012	R-2	R-2	0.17	1	14.5	11.0	2	1
4155007011	R-2	R-2	0.17	1	14.5	11.0	2	1
4155007066	R-2	R-2	0.17	1	14.5	11.0	2	1
4155005012	R-2	R-2	0.17	1	14.5	11.0	2	1
4150027019	R-2	R-2	0.17	1	14.5	11.0	2	1
4157029021	R-2	R-2	0.17	1	14.5	11.0	2	1
4157031017	R-2	R-2	0.17	1	14.5	11.0	2	1
4157031022	R-2	R-2	0.17	1	14.5	11.0	2	1
4161003010	R-2	R-2	0.17	1	14.5	11.0	2	1
4161003003	R-2	R-2	0.17	1	14.5	11.0	2	1
4159004005	R-2	R-2	0.17	1	14.5	11.0	2	1
4159004004	R-2	R-2	0.17	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4159002012	R-2	R-2	0.17	1	14.5	11.0	2	1
4159002011	R-2	R-2	0.17	1	14.5	11.0	2	1
4158003010	R-2	R-2	0.17	1	14.5	11.0	2	1
4159001010	R-2	R-2	0.17	1	14.5	11.0	2	1
4161003019	R-2	R-2	0.17	1	14.5	11.0	2	1
4159004017	R-2	R-2	0.17	1	14.5	11.0	2	1
4159003018	R-2	R-2	0.17	1	14.5	11.0	2	1
4159001014	R-2	R-2	0.17	1	14.5	11.0	2	1
4158001017	R-2	R-2	0.17	1	14.5	11.0	2	1
4159001018	R-2	R-2	0.17	1	14.5	11.0	2	1
4161004012	R-2	R-2	0.17	1	14.5	11.0	2	1
4161004006	R-2	R-2	0.17	1	14.5	11.0	2	1
4161004005	R-2	R-2	0.17	1	14.5	11.0	2	1
4159006004	R-2	R-2	0.17	1	14.5	11.0	2	1
4159007008	R-2	R-2	0.17	1	14.5	11.0	2	1
4159007002	R-2	R-2	0.17	1	14.5	11.0	2	1
4159007001	R-2	R-2	0.17	1	14.5	11.0	2	1
4159008001	R-2	R-2	0.15	1	14.5	11.0	2	1
4159008002	R-2	R-2	0.20	1	14.5	11.0	2	1
4161004015	R-2	R-2	0.17	1	14.5	11.0	2	1
4161004023	R-2	R-2	0.15	0	14.5	11.0	2	2
4159005015	R-2	R-2	0.17	1	14.5	11.0	2	1
4159005018	R-2	R-2	0.17	1	14.5	11.0	2	1
4161005067	R-2	R-2	0.17	1	14.5	11.0	2	1
4161005004	R-2	R-2	0.17	1	14.5	11.0	2	1
4159012009	R-2	R-2	0.17	1	14.5	11.0	2	1
4159012005	R-2	R-2	0.17	1	14.5	11.0	2	1
4159012004	R-2	R-2	0.17	1	14.5	11.0	2	1
4159012001	R-2	R-2	0.17	1	14.5	11.0	2	1
4159011010	R-2	R-2	0.19	1	14.5	11.0	2	1
4159011009	R-2	R-2	0.17	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4159011001	R-2	R-2	0.16	1	14.5	11.0	2	1
4161005022	R-2	R-2	0.17	1	14.5	11.0	2	1
4159012018	R-2	R-2	0.17	1	14.5	11.0	2	1
4159012022	R-2	R-2	0.17	1	14.5	11.0	2	1
4159011013	R-2	R-2	0.17	1	14.5	11.0	2	1
4159011071	R-2	R-2	0.17	1	14.5	11.0	2	1
4159011016	R-2	R-2	0.17	1	14.5	11.0	2	1
4159009016	R-2	R-2	0.17	1	14.5	11.0	2	1
4159009021	R-2	R-2	0.16	1	14.5	11.0	2	1
4160001011	R-2	R-2	0.17	1	14.5	11.0	2	1
4159013012	R-2	R-2	0.17	1	14.5	11.0	2	1
4159013011	R-2	R-2	0.17	1	14.5	11.0	2	1
4159013009	R-2	R-2	0.17	1	14.5	11.0	2	1
4159014006	R-2	R-2	0.17	1	14.5	11.0	2	1
4159014069	R-2	R-2	0.17	1	14.5	11.0	2	1
4159014001	R-2	R-2	0.17	1	14.5	11.0	2	1
4160001019	R-2	R-2	0.17	1	14.5	11.0	2	1
4160001025	R-2	R-2	0.17	1	14.5	11.0	2	1
4159014014	R-2	R-2	0.17	1	14.5	11.0	2	1
4159014015	R-2	R-2	0.17	1	14.5	11.0	2	1
4159014019	R-2	R-2	0.17	1	14.5	11.0	2	1
4160002002	R-2	R-2	0.17	1	14.5	11.0	2	1
4159017002	R-2	R-2	0.17	1	14.5	11.0	2	1
4159016018	R-2	R-2	0.17	1	14.5	11.0	2	1
4159016017	R-2	R-2	0.17	1	14.5	11.0	2	1
4159017019	R-2	R-2	0.17	1	14.5	11.0	2	1
4159016024	R-2	R-2	0.17	1	14.5	11.0	2	1
4159016025	R-2	R-2	0.17	1	14.5	11.0	2	1
4160002006	R-2	R-2	0.17	1	14.5	11.0	2	1
4159018011	R-2	R-2	0.17	1	14.5	11.0	2	1
4159018005	R-2	R-2	0.17	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4159018003	R-2	R-2	0.17	1	14.5	11.0	2	1
4159018020	R-2	R-2	0.17	1	14.5	11.0	2	1
4159018022	R-2	R-2	0.17	1	14.5	11.0	2	1
4159018034	R-2	R-2	0.16	1	14.5	11.0	2	1
4160003004	R-2	R-2	0.17	1	14.5	11.0	2	1
4160003023	R-2	R-2	0.17	1	14.5	11.0	2	1
7508017023	R-2	R-2	0.19	1	14.5	11.0	2	1
7508014016	R-2	R-2	0.14	1	14.5	11.0	2	1
7508016012	R-2	R-2	0.17	1	14.5	11.0	2	1
7508015022	R-2	R-2	0.17	1	14.5	11.0	2	1
7508016009	R-2	R-2	0.17	1	14.5	11.0	2	1
7508015025	R-2	R-2	0.17	1	14.5	11.0	2	1
7508015026	R-2	R-2	0.17	1	14.5	11.0	2	1
7508015027	R-2	R-2	0.17	1	14.5	11.0	2	1
4150014007	R-2	R-2	0.17	1	14.5	11.0	2	1
4150031019	R-2	R-2	0.15	1	14.5	11.0	2	1
4150031022	R-2	R-2	0.15	1	14.5	11.0	2	1
4150032023	R-2	R-2	0.15	1	14.5	11.0	2	1
4150032025	R-2	R-2	0.15	1	14.5	11.0	2	1
4150032026	R-2	R-2	0.15	1	14.5	11.0	2	1
4150032028	R-2	R-2	0.15	1	14.5	11.0	2	1
4150030013	R-2	R-2	0.15	1	14.5	11.0	2	1
4150030017	R-2	R-2	0.15	1	14.5	11.0	2	1
4150030018	R-2	R-2	0.15	1	14.5	11.0	2	1
4150031016	R-2	R-2	0.15	1	14.5	11.0	2	1
4150031017	R-2	R-2	0.16	1	14.5	11.0	2	1
4150029013	R-2	R-2	0.15	1	14.5	11.0	2	1
4150029014	R-2	R-2	0.15	1	14.5	11.0	2	1
4150032006	R-2	R-2	0.15	1	14.5	11.0	2	1
4150030007	R-2	R-2	0.15	1	14.5	11.0	2	1
4150031011	R-2	R-2	0.15	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4150031010	R-2	R-2	0.15	1	14.5	11.0	2	1
4150031009	R-2	R-2	0.15	1	14.5	11.0	2	1
4150032013	R-2	R-2	0.15	1	14.5	11.0	2	1
4150003024	R-2	R-2	0.15	1	14.5	11.0	2	1
4150002015	R-2	R-2	0.15	1	14.5	11.0	2	1
4150001028	R-2	R-2	0.15	1	14.5	11.0	2	1
4150001029	R-2	R-2	0.15	1	14.5	11.0	2	1
4150001032	R-2	R-2	0.15	1	14.5	11.0	2	1
4150001033	R-2	R-2	0.15	1	14.5	11.0	2	1
4150005003	R-2	R-2	0.17	1	14.5	11.0	2	1
4150006010	R-2	R-2	0.17	1	14.5	11.0	2	1
4150006006	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008014	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008013	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008010	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008006	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008004	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008003	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008001	R-2	R-2	0.16	1	14.5	11.0	2	1
4150007016	R-2	R-2	0.17	1	14.5	11.0	2	1
4150007019	R-2	R-2	0.17	1	14.5	11.0	2	1
4150007025	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008027	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008028	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008031	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008072	R-2	R-2	0.17	1	14.5	11.0	2	1
4150008035	R-2	R-2	0.16	1	14.5	11.0	2	1
4150012037	R-2	R-2	0.17	1	14.5	11.0	2	1
4150011008	R-2	R-2	0.17	1	14.5	11.0	2	1
4150011003	R-2	R-2	0.17	1	14.5	11.0	2	1
4150010012	R-2	R-2	0.17	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4150010011	R-2	R-2	0.17	1	14.5	11.0	2	1
4150010010	R-2	R-2	0.17	1	14.5	11.0	2	1
4150010005	R-2	R-2	0.17	1	14.5	11.0	2	1
4150009011	R-2	R-2	0.17	1	14.5	11.0	2	1
4150011016	R-2	R-2	0.17	1	14.5	11.0	2	1
4150010016	R-2	R-2	0.17	1	14.5	11.0	2	1
4150010019	R-2	R-2	0.17	1	14.5	11.0	2	1
4150009024	R-2	R-2	0.17	1	14.5	11.0	2	1
4150018004	R-2	R-2	0.17	1	14.5	11.0	2	1
4150026020	R-2	R-2	0.17	1	14.5	11.0	2	1
4150026023	R-2	R-2	0.17	1	14.5	11.0	2	1
4155011012	R-2	R-2	0.17	1	14.5	11.0	2	1
4155010057	R-2	R-2	0.17	1	14.5	11.0	2	1
4155010007	R-2	R-2	0.17	1	14.5	11.0	2	1
4155010003	R-2	R-2	0.17	1	14.5	11.0	2	1
4155010002	R-2	R-2	0.17	1	14.5	11.0	2	1
4150013006	R-2	R-2	0.17	1	14.5	11.0	2	1
4150013005	R-2	R-2	0.17	1	14.5	11.0	2	1
4150015007	R-2	R-2	0.16	1	14.5	11.0	2	1
4150016009	R-2	R-2	0.17	1	14.5	11.0	2	1
4150016008	R-2	R-2	0.17	1	14.5	11.0	2	1
4150016006	R-2	R-2	0.17	1	14.5	11.0	2	1
4150016002	R-2	R-2	0.17	1	14.5	11.0	2	1
4150013015	R-2	R-2	0.17	1	14.5	11.0	2	1
4150013019	R-2	R-2	0.17	1	14.5	11.0	2	1
4150013020	R-2	R-2	0.17	1	14.5	11.0	2	1
4150014018	R-2	R-2	0.17	1	14.5	11.0	2	1
4150015023	R-2	R-2	0.17	1	14.5	11.0	2	1
4150016028	R-2	R-2	0.17	1	14.5	11.0	2	1
4150016030	R-2	R-2	0.17	1	14.5	11.0	2	1
4150019006	R-2	R-2	0.17	1	14.5	11.0	2	1

APN	General Plan	Zoning	Lot Size (acres)	Existing Units	Max. Density	Realistic Density	Capacity	Net Unit Gain
R-2 Scattered Sites								
4150019005	R-2	R-2	0.17	1	14.5	11.0	2	1
4150019003	R-2	R-2	0.17	1	14.5	11.0	2	1
4150018011	R-2	R-2	0.17	1	14.5	11.0	2	1
4150020019	R-2	R-2	0.17	1	14.5	11.0	2	1
4150019013	R-2	R-2	0.17	1	14.5	11.0	2	1
4150019014	R-2	R-2	0.17	1	14.5	11.0	2	1
4150019017	R-2	R-2	0.17	1	14.5	11.0	2	1
4150019018	R-2	R-2	0.17	1	14.5	11.0	2	1
4150019020	R-2	R-2	0.17	1	14.5	11.0	2	1
4150019022	R-2	R-2	0.17	1	14.5	11.0	2	1
4150018013	R-2	R-2	0.17	1	14.5	11.0	2	1
4150019023	R-2	R-2	0.17	1	14.5	11.0	2	1
4150018014	R-2	R-2	0.17	1	14.5	11.0	2	1
4150018016	R-2	R-2	0.17	1	14.5	11.0	2	1
4150018023	R-2	R-2	0.17	1	14.5	11.0	2	1
4150018018	R-2	R-2	0.14	1	14.5	11.0	2	1
4150018019	R-2	R-2	0.14	1	14.5	11.0	2	1
4150022011	R-2	R-2	0.21	1	14.5	11.0	2	1
4150022009	R-2	R-2	0.17	1	14.5	11.0	2	1
4150022008	R-2	R-2	0.17	1	14.5	11.0	2	1
4150022006	R-2	R-2	0.17	1	14.5	11.0	2	1
4150023005	R-2	R-2	0.17	1	14.5	11.0	2	1
4150021016	R-2	R-2	0.17	1	14.5	11.0	2	1
4150022029	R-2	R-2	0.17	1	14.5	11.0	2	1
4150027011	R-2	R-2	0.17	1	14.5	11.0	2	1
4150027010	R-2	R-2	0.17	1	14.5	11.0	2	1
4150027030	R-2	R-2	0.17	1	14.5	11.0	2	1
Total			**67**	**385**			**733**	**348**

Appendix C: Public Participation

A. May 18, 2017 – Public Hearing before the Planning Commission

The City conducted a public hearing before the Planning Commission on May 18, 2017. Several residents attended the meeting and expressed concerns regarding the continued densification of the City's single-family residential neighborhoods and the City's RHNA in comparison to neighboring cities. The City explained that these issues will be addressed as part of the City's update to the General Plan.

B. Outreach Materials

Maria Frias
South Bay One Stop Business and Employment Center, Beach Cities
1220 Engracia Avenue
Torrance, CA 90501

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

Monsignor Gregory Cox, Executive Director
Catholic Charities of Los Angeles, Inc.
1531 James M. Wood Blvd,
P.O. Box 15095
Los Angeles, CA 90015

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

Jane Phillips, Founder & President
Crown Jewel Club
531 Main Street #1000
El Segundo, CA 90245

John F. Knapp, President
Foodbank of Southern California
1444 San Francisco Avenue
Long Beach, CA 90813

Director
Freedom4U
336 Tejon Place
Palos Verdes Estates, CA 90274

Harry Saltzgaver, Board Chairman
Goodwill SOLAC
800 W. Pacific Coast Hwy.
Long Beach, CA 90806

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

Ann Garten, Board Chair
Redondo Beach Chamber of Commerce & Visitors Bureau
119 W Torrance Blvd #2,
Redondo Beach, CA 90277

Hanh Archer, President
Redondo Beach Educational Foundation (RBEF)
409 North Pacific Coast Highway, Suite 310
Redondo Beach, CA 90277

Rebecca Sargent, President
Redondo Beach Library Foundation (RBLF)
303 N. Pacific Coast Highway
Redondo Beach, CA 90277

Alexis Sheehy, President
Redondo Beach Rotary Club
P.O. Box 411
Redondo Beach, CA 90277

Erick Verduzco-Vega, President/CEO
South Bay Latino Chamber of Commerce
13545 Hawthorne Blvd., # 201
Hawthorne, CA 90250

Jan Vogel, Executive Director
South Bay Workforce Investment Board
11539 Hawthorne Boulevard
Hawthorne, CA 90250

Chancela Al-Mansour, Executive Director
The Housing Rights Center
3255 Wilshire Blvd., Suite 1150
Los Angeles, CA 90010

Tom Riley, Executive Director
The Molina Foundation
P.O. Box 2677
Los Alamitos, CA 90720

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

David Fields, Executive Director
The Society of St. Vincent De Paul, Council of Los Angeles
210 North Avenue 21
Los Angeles , CA 90031

South Bay Youth Project
410 Camino Real
Redondo Beach, CA 90277

Robin Hughes, President & CEO
Abode Communities
1149 S. Hill Street, Suite 700
Los Angeles, CA 90015

Providence Family Medical Center
520 N. Prospect Ave., Suite 103
Redondo Beach, CA 90277

South Bay Family Health Care
2114 Artesia Blvd.
Redondo Bch, CA 90278

Mobile Home Park Manager
Cresta Mobile Park
2345 190th Street
Redondo Beach, CA 90278

Mobile Home Park Manager
Rainbow Mobile Home Park
715 W 220th St #39
Torrance , CA 90502

Mobile Home Park Manager
Grandview Mobilehome Park
24100 Pennsylvania Avenue
Lomita, CA 90717

Mobile Home Park Manager
Crestview Lodge
2350 250th St.
Lomita , CA 90717

Mobile Home Park Manager
Del Amo Gardens
22419 Kent Ave.
Torrance , CA 90505

Mobile Home Park Manager
Garden West Estates
17700 S. Western Avenue
Gardena, CA 90248

Mobile Home Park Manager
Southwood Mobile Estates
20550 Earl St.
Torrance , CA 90503

Manager
Casa de Los Amigos
123 S. Catalina Avenue
Redondo Beach, CA 90277

Manager
Roland R. Mindeman Senior Residence
125 W. Beryl Street
Redondo Beach, CA 90277

Manager
Seasons Senior Apartments
109 S. Francisca Avenue
Redondo Beach , CA 90277

Manager
Harmony Court Apartments
4502 186th Street
Redondo Beach, CA 90278

Manager
Seaside Villa
319 N. Broadway
Redondo Beach, CA 90277

Manager
Heritage Pointe
1801 Aviation Way
Redondo Beach, CA 90278

Redondo Beach Housing Authority
1922 Artesia Blvd.
Redondo Beach, CA 90278

Peter Lynn, Executive Director
Los Angeles Homeless Services Authority (LAHSA)
811 Wilshire Blvd, 6th Floor
Los Angeles, CA 90017

Tina Green, Mortgage Loan Specialist
Bank of America
1601 S. Pacific Coast Highway
Redondo Beach, CA 90277

Fe Monzon, Mortgage Loan Specialist
Bank of America
21250 Hawthorne Blvd, Suite 425
Torrance, CA 90503

David Curry, Mortgage Loan Specialist
Bank of America
1230 Rosecrans Avenue
Manhattan Beach, CA 90266

Mr. Rick Sowers, President
Plaza Bank
2141 Rosecrans Ave., #1100
El Segundo, CA 90245

Thomas J. Johnson, Mortgage Banker
CHASE
246 south PCH
Redondo Beach, CA 90277

Samantha Baig, Mortgage Banker
CHASE
1600 S. Pacific Coast Highway
Redondo Beach, CA 90277

Michael Webhe, Mortgage Banker
CHASE
21660 Hawthorne Blvd Fl 01
Torrance, CA 90503

Maria Crisanta Castro, Mortgage Sales Specialist
Citi Bank
415 N. Pacific Coast Hwy
Redondo Beach, CA 90277

Gilbert Urbina, Mortgage Sales Specialist
Citi Bank
3812 Sepulveda Blvd
Torrance, CA 90505

Mortgage Loan Consultant
Kinecta FCU - Home Loans
12750 Hawthorne Blvd., Suite A
Hawthorne, CA 90250

Mortgage Loan Consultant
Kinecta FCU - Home Loans
1440 Rosecrans Avenue
Manhattan Beach, CA 90266

Market Manager
PNC Mortgage
21250 Hawthorne Blvd
Torrance, CA 90503

Matthew Hadnett, Principal/President
South Bay Equity Lending
215 Avenue I, Suite 104
Redondo Beach CA, CA 90277

Justin Kang, Mortgage Loan Officer
U.S. Bank Home Mortgage
3300 N. Sepulveda Blvd
Manhattan Beach, CA 90266

John Durkin, Mortgage Loan Officer
U.S. Bank Home Mortgage
2860 West Sepulveda Blvd
Torrance, CA 90505

Antonia Luna, Mortgage Consulant
Wells Fargo Home Mortgage
3400 Torrance Blvd 104
Torrance, CA 90503

Cyrus F. Shargh, Branch Manager
Wells Fargo Home Mortgage
2141 Rosecrans Avenue, Suite 4100
El Segundo, CA 90245

Jeffrey W. Gibson, Director
City of Torrance - Community Development
3031 Torrance Blvd.
Torrance , CA 90503

John S. Raymond, Director
City of Carson - Community and Economic Development
701 E. Carson St.
Carson, CA 90745

Raymond Barragan,
Community Development Manager
City of Gardena - Community Development
1700 West 162nd St., Room 101
Gardena, CA 90247

City of Hawthorne - Planning Department
4455 W. 126th Street
Hawthorne, CA 90250

Gregg McClain, Planning Manager
City of El Segundo - Planning Division
350 Main Street
El Segundo, CA 90245

Anne McIntosh, Director
City of Manhattan Beach - Community Development
1400 Highland Avenue
Manhattan Beach, CA 90266

Sean M. Moore, AICP – Director
City of Lawndale - Community Development
14717 Burin Avenue
Lawndale, CA 90260

Janette M. Roberts, President
Russ Property Management
1875 West Redondo Beach Blvd, Suite 303,
P.O. Box 2061
Gardena, CA 90247

President
The Management Consultants
952 Manhattan Beach Blvd. #250
Manhattan Beach, CA 90266

Century 21 Union Realty Co., Inc.
3440 W. Carson Street, Suite 200
Carson, CA 90503

Century 21 Union Realty Co., Inc.
23900 Hawthorne Blvd
Torrance, CA 90505

Fermontt Realty & Financial
14614 Hawthorne Blvd,
Lawndale, CA 90260

Guy Hocker
Guy Hocker Realtors
4747 W. El Segundo Blvd. #102
Hawthorne, CA 90250

Courtney Self
Hunter Mason Realty
23848 Hawthorne Blvd, #100
Torrance, CA 90505

Jenkins Property Management
14511 S. Hawthorne Blvd.
Lawndale, CA 90260

George Kivett, Principal
Kivett Realty
P.O. Box 125
Lomita, CA 90717

Mattucci Real Estate, Owner/Manager
20422 Beach Blvd. #120
Huntington Beach, CA 92648

Imran Khan, Owner/Manager
Prudential California Realty
510 W. Carson St.
Carson, CA 90765

Felipe Guitierrez, Real Estate Agent
ReMax Pacific Properties
2001 Artesia Blvd #103
Lawndale, CA 90278

Kathy Kelly, Association Executive
South Bay Association of Realtors
22833 Arlington Ave.
Torrance, CA 90501

Molly Vetter, Pastor
First United Methodist Church
243 S. Broadway
Redondo Beach, CA 90277

Pastors Eddie & Roxanne Vargas
Restoration Life
4234 W. 147th St.
Lawndale, CA 90260

Pastor
South Bay Community Church of the Brethren
2761 190th Street
Redondo Beach, CA 90278

Mark Nazarian, Senior Pastor
St. Andrew's Presbyterian Church
301 Avenue D
Redondo Beach, CA 90277

Pastor
St. James Catholic Church
415 Vincent St.
Redondo Beach, CA 90277

Rev. Msgr. Paul T. Dotson, Pastor
St. Lawrence Martyr Church
1940 S. Prospect
Redondo Beach, CA 90277

Lynette Fuka, Pastor
St. Paul's United Methodist Church
2600 Nelson Avenue
Redondo Beach, CA 90278

Carol A. Adelkoff, CEO & Executive Director
1736 Family Crisis Center
2116 Arlington Avenue, Suite 200
Los Angeles, CA 90018

Director
1736 Family Crisis Center - Emergency Shelter for Youth
1736 Monterey Blvd.
Hermosa Beach, CA 90254

Alliance Health and Human Services
21311 Hawthorne Blvd., Suite 325
Torrance, CA 90503

Michelle Anne Bholat, M.D. MPH, President
Beach Cities Health District
514 N. Prospect Avenue
Redondo Beach, CA 90277

Beacon Light Mission - Doors of Hope
Women's Shelter
525 Broad Avenue
Wilmington, CA 90744

Shirley Summers, President/CEO
Behavioral Health Services, Inc.
15519 Crenshaw Blvd
Gardena, CA 90249

Program Director
Community's Child
25520 Woodward Ave.
Lomita, CA 90717

Patti Oblath, Executive Director
Connections For Children
2701 Ocean Park Blvd., Suite 253
Santa Monica, CA 90405

Sheldon Bracket, Executive Director
Counseling4kids
19701 Hamilton Avenue Suite 160
Torrance, CA 90502

Audria Swan, CEO/Fundraising Coordinator
Emk Community Development Corporation
628 W. Ellis Avenue
Inglewood, CA 90302

First 5 LA
750 Alameda St #300
Los Angeles, CA 90012

Sister Anne Tran, Center Director
Good Shepherd Center
1671 Beverly Blvd.
Los Angeles, CA 90026

GRCN Connecting Communities
17625 S Central Ave
Carson , CA 90746

Harbor Interfaith Services
670 W. 9th St.
San Pedro, CA 90731

Patricia Del Monico, Executive Director
Harbor Regional Center
21231 Hawthorne Boulevard
Torrance, CA 90503

Higher Goals, Inc.
10510 S. Vermont Ave.
Los Angeles, CA 90044

Director
Little Company of Mary Community Health
2601 Airport Drive, Suite 220
Torrance, CA 90505

Reverend Ron Brown, Executive Director
Los Angeles Mission, Inc.
P.O. Box 60127
Los Angeles, CA 90060-0127

Director
Options For Life Agency, LLC
16205 Hawthorne Blvd.
Lawndale, CA 90260

Patricia Jones, Founder
P.S. I Love You Foundation
1732 Aviation Blvd. #130
Redondo Beach, CA 90278

Cynthia S. Burton
PathPoint
9430 Topanga Canyon Blvd, #103
Chatsworth, CA 91311

Planned Parenthood So. Bay Center
14623 Hawthorne Blvd. #300
Lawndale, CA 90260

Carey Romer, President
Rainbow Services
453 West 7th Street
San Pedro, CA 90731

Program Director
Salvation Army - Sage House,
138 S. Bandini St.
San Pedro, CA 90731

Director
Social Vocational Services, Inc.
15342 Hawthorne Blvd., Suite 403
Lawndale, CA 90260

Director
South Bay Adult Care Center
3007 Vail Avenue
Redondo Beach, CA 90278

Lisa K. Montes, President
South Bay Children's Health Center
410 Camino Real
Redondo Beach, CA 90277

Paul Stansbur
South Bay Coalition to End Homelessness (SBCEH)
670 W 9th St.
San Pedro, CA 90731

Jann Hamilton Lee, President/CEO
South Bay Family Healthcare
23430 Hawthorne Blvd., Ste 210
Torrance, CA 90505

Steve Macaller, Executive DIrector
Torrance-South Bay YMCA
2900 West Sepulveda Blvd.
Torrance, CA 90505

Rev. Andy J. Bales, CEO
Union Rescue Mission
545 San Pedro St.
Los Angeles, CA 90013

Elise Buik, President/CEO
United Way of Greater Los Angeles
1150 S. Olive St., Suite T500
Los Angeles, CA 90015

President
Unity of Life Foundation, Inc.
P.O. Box 5952
Long Beach, CA 90805

Nicholas Arquette,
Founder Executive DIrector
Walk With Sally
840 Apollo St. #324
El Segundo, CA 90278

Carmine Manicone, Executive Director
Westside Regional Center
5901 Green Valley Circle, Suite 320
Culver City, CA 90230

Cynthia A. Parker, President & CEO
Bridge Housing
20321 Irvine Ave., Suite F-1
Newport Beach, CA 92660

Erin Rank, President & CEO
Habitat for Humanity
18600 Crenshaw Blvd.
Torrance, CA 90504

Laura Archuleta, President & CEO
Jamboree Housing Corporation
17701 Cowan Ave., Suite 200
Irvine, CA 92614

President
MBK Homes
1600 West Artesia Boulevard
Gardena, CA 90247

Steve PonTell, President & CEO
National CORE
9421 Haven Ave.
Rancho Cucamonga, CA 91730

Scott Laurie, President & CEO
Olson Company
3010 Old Ranch Pkwy
Seal Beach, CA 90740

Jacki Bacharach, Executive Director
South Bay Cities Council of Governments
20285 S. Western Ave., #100
Torrance, CA 90501

Torrance Health Center
711 Del Amo Boulevard
Torrance, CA 90502

Curtis R. Tucker Health Center
123 W. Manchester Blvd.
Inglewood , CA 90301

Housing Element Update
Public Hearing

Join us for a Public Hearing with the Planning Commission to discuss the update of the Housing Element, a key component of the City's General Plan.

We want to hear from you!

Date/Time:	**May 18, 2017** **7:00 PM**
Location:	**City Council Chambers** *415 Diamond Street* *Redondo Beach, CA 90277*





For questions or additional information please contact:
Sean Scully
(310) 318-0637 | Sean.Scully@redondo.org

The City of Redondo Beach will provide reasonable accommodations toward the inclusion of all participants, including language accommodations. Please contact Sean Scully at (310) 318-0637. Ample time is required to determine the needs of each request.

City of Redondo Beach

Actualización del Elemento de Vivienda
Audiencia Pública

Acompáñenos para una Audiencia Pública con la Comisión de Planificación para discutir la Actualización del Elemento de la Vivienda, un componente clave del Plan General de la ciudad.

Queremos escuchar su opinión!

Fecha/Hora:	**18 de Mayo 2017** **7:00 PM**
Lugar:	**Cámara de Consejo de la Ciudad** *415 Diamond Street* *Redondo Beach, CA 90277*





Para preguntas, o información adicional, por favor póngase en contacto con:
Sean Scully
(310) 318-0637 | Sean.Scully@redondo.org

La Ciudad de Redondo Beach proveera acomodación razonable para incluir a todos los que deseen participar. Por favor póngase en conctacto con Sean Scully al (310) 318-0637. Se requiere suficiente tiempo para determinar las necesidades de cada solicitud.

City of Redondo Beach

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: Review of the Draft 2017 Midterm Update to the City's 2013 - 2021 Housing Element of the General Plan, adopted March 18, 2014 and receive public comments prior to submitting the Draft Midterm Update 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.

PROJECT LOCATION: City-wide

PROJECT DESCRIPTION: The project consists of technical updates to the 2013-2021 Housing Element of the Redondo Beach General Plan. Consistent with State-law, the Housing Element sets forth goals, objectives and policies to guide future residential development and ensure the provision of housing opportunities for all current and future residents. This Midterm Update reviews the City's progress in implementing its goals and policies, and provides updates to the City's capacity for accommodating its remaining Regional Housing Needs Allocation (RHNA).

HEARING WILL TAKE PLACE: Thursday, May 18, 2017 at 7:00 p.m., in the City Council Chambers, 415 Diamond Street, Redondo Beach.

FOR ADDITIONAL INFORMATION: All documents referenced are available for review at the City of Redondo Beach City Hall, Door E, Planning Department, 415 Diamond Street, Redondo Beach CA, 90277. For additional information please call Sean Scully, Planning Manager, at sean.scully@redondo.org or (310) 318-0637.

If you challenge this matter in court, 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: May 4, 2017