



Administrative Report

J.3., File # PC21-3002

Meeting Date: 9/16/2021

To: PLANNING COMMISSION
From: SEAN SCULLY, PLANNING MANAGER

TITLE

A PUBLIC HEARING FOR CONSIDERATION OF THE CITY OF REDONDO BEACH 6TH CYCLE 2021-2029 DRAFT HOUSING ELEMENT OF THE GENERAL PLAN AND CERTIFICATION OF THE ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT INITIAL STUDY/NEGATIVE DECLARATION

RECOMMENDATION:

1. Open public hearing;
2. Take testimony from staff and interested parties;
3. Close public hearing and deliberate; and
4. Adopt a resolution by title only subject to the findings contained therein:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CITY'S 6TH CYCLE 2021-2029 DRAFT HOUSING ELEMENT OF THE GENERAL PLAN AND ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT DOCUMENTATION, INITIAL STUDY/NEGATIVE DECLARATION

BACKGROUND

The Planning Commission is holding a public hearing to review, receive additional comments, provide recommendations, and to consider recommending that the City Council adopt the City's 6th Cycle 2021-2029 Draft Housing Element and the associated environmental documentation (Initial Study/Negative Declaration).

This "BACKGROUND" section presents brief **summary** remarks that include the following:

- **6TH Cycle 2021-2029 Draft Housing Element**
 - Background and Adoption Schedule
 - Housing Element Document Summary
- **City of Redondo Beach 6th Cycle Regional Housing Needs Allocation (RHNA)**
 - Redondo Beach's Housing Element Sites Inventory
 - State's Criteria for Qualifying Housing Sites to Include in a Housing Element Housing Sites Inventory
 - Applicable State Housing Laws
- **Public Participation**

- **Background and Summary**
- **Summary of Public Comments and City Responses**
- **Summary of State Housing and Community Development Department Comments and City Responses**

6TH Cycle 2021-2029 Draft Housing Element

Background and Adoption Schedule

The current 5th Cycle Housing Element was originally adopted by the City Council on March 18, 2014, covering an 8-year cycle from 2013-2021. However, since the City adopted the 5th Cycle Housing Element past the statutory deadline, the City was required to conduct a mid-term (4-year) update to the Housing Element in 2017. The City adopted the 2017 Technical Midterm Update to the 5th Cycle 2013-2021 Housing Element on September 19, 2017, which was prior to the statutory deadline of October 15, 2017. Provided the City adopts the 6th Cycle 2021-2029 Housing Element on or before October 15, 2021 the City will have adopted two (2) consecutive Housing Elements on time and will therefore be on an eight-year Housing Element cycle to begin in 2021 moving forward.

A copy of the City's 6th Cycle 2021-2029 Draft Housing Element *is downloadable via a "link"* provided with the list of "**Attachments**" at the end of this report.

Please note that formal written comments on the draft Housing Element from the State's Housing and Community Development Department (HCD) were just received on September 2, 2021 and revisions, in response to their comments, to the draft Housing Element are ongoing. A copy of HCD's comment letter is attached and a summary of HCD's comments along with the City's approach for addressing their comments is included at the end of this Administrative Report (see "**Summary of State Housing and Community Development Department Comments and City Responses**" section). All edits that City Staff and the consultant are able to make in response to HCD prior to this Planning Commission's public hearing will be provided as a "Blue Folder" item on September 16, 2021. Those comments that require additional time to address will be discussed further in the HCD summary section noted above.

The City of Redondo Beach must adopt the Housing Element by October 15, 2021 in order to move to an eight (8) year Housing Element Cycle rather than the City's current four (4) year Housing Element Cycle. To ensure we meet this deadline the following schedule with status is presented herein:

Required Task	Schedule	Status
CEQA (ND/MND)	June-September 2021	Complete pending approval by City Council – Comment period on CEQA document ended September 3, 2021. Two (2) comment letters received and are attached to the environmental document (IS/ND). Final IS/ND is prepared and attached for Planning Commission’s review and recommendation.
HCD 60-Day Review	July 13, 2021-September 12, 2021	Comments received from HCD on September 2, 2021. Responses/edits to the element are ongoing.
Planning Commission Hearing	September 16, 2021	On track
City Council Adoption	October 5, 2021	On track
Deadline for Adoption	October 15, 2021	On track

DEPARTMENT’S RECOMMENDATION

Staff is requesting that the Planning Commission advance the draft Housing Element to the City Council for their consideration at their meeting planned for October 5, 2021. Following the Planning Commission’s and City Council’s actions on the Housing Element it is anticipated that some changes may still be required of the element in order to gain final approval/certification by HCD. Staff anticipates that prior to HCD’s certification of the 6th Cycle 2021-2029 Housing Element an amended element is expected to be brought back to the Planning Commission and City Council again for final action before January 2022 that reflects HCD’s required changes. This re-review of the element does not jeopardize the City moving to the eight (8) year housing cycle. As long as the City initially adopts the element before October 15, 2021 the City will be moved to the eight (8) year housing cycle going forward.

Within the attached Planning Commission Resolution are the necessary findings for advancing the Housing Element inclusive of language acknowledging some additional amendments to the Housing Element as necessary for addressing HCD requirements and a notation anticipating that prior to final certification by HCD of the City’s 6TH Cycle 2021-2029 Housing Element it be reviewed again by the Planning Commission and City Council.

Housing Element Document Summary

As part of this current Housing Element Update, Redondo Beach has identified ways to reduce regulatory, physical, and environmental constraints to the production of housing and a sufficient amount of developable land that can accommodate the City’s assigned housing growth. This process and the resulting documentation serve to identify and designate specific housing sites for the City to meet its Regional Housing Needs Allocation (RHNA) of 2,490 units for the 6th Cycle. This Housing

Element update process included significant outreach efforts to obtain input, allay concerns, and identify solutions from the local community - bringing the public along with the overall planning effort.

Overall, the Housing Element provides a policy-level foundation to expand housing production, coupled with a strong implementation plan that includes specific quantified objectives and programs with some mandates for execution in the first part of the planning period (e.g., within the first three years conduct rezoning as needed to accommodate the RHNA, Section 65583(c)(1)(A) and 65583.2 (c) of Government Code).

Herein is an outline of the component Chapters and Sections included within the 6TH Cycle 2021-2029 Draft Housing Element inclusive of the Appendices:

2.2.1 Introduction

- A. Community Context
- B. Role of Housing Element
- C. Public Participation
- D. Relationship to Other General Plan Elements

2.2.2 Housing Needs and Resources

- A. Population
- B. Households
- C. Housing Problems
- D. Special Needs Groups
- E. Housing Stock

2.2.3 Constraints on Housing Production

- A. Governmental Constraints
- B. Non-Governmental Constraints

2.2.4 Housing Resources

- A. Availability of Sites for Housing
- B. Housing Resources

2.2.5 Housing Plan

- A. Conserve and Improve the Existing Housing Stock
- B. Assist in the Development of Affordable Housing
- C. Provide Adequate Housing Sites
- D. Remove Governmental Constraints
- E. Provide Equal Housing Opportunities
- F. Summary of Quantified Objectives

Appendix A: Review of Past Accomplishments

Appendix B: Detailed Residential Sites Inventory

Appendix C: Public Participation

Appendix D: Affirmatively Furthering Fair Housing

City of Redondo Beach 6th Cycle Regional Housing Needs Allocation (RHNA)

The City has been assessed a 6th cycle RHNA of 2,490 units in the following income distribution:

- 936 Very Low Income
- 508 Low Income
- 490 Moderate Income

- 556 Above Moderate Income

It's important to note that the City is only required to demonstrate in the Housing Element that it has the capacity for these housing units and types to be developed. It is not a requirement that they are developed, nor is it an approval of any specific projects.

Redondo Beach's Housing Element Sites Inventory

Pursuant to Senate Bill (SB) 166 (No Net Loss), to ensure the City continues to accommodate the RHNA throughout the planning period as sites are developed, the City Council approved a Housing Element Sites Inventory with a 10 percent buffer for the lower income RHNA. No buffering should be required for moderate and above-moderate income categories. The target sites inventory, as approved by the City Council at their June 15, 2021 public meeting, has the capacity to accommodate 2,635 units in the following income distribution:

- 1,030 Very Low Income (inclusive of 10 percent buffer)
- 559 Low Income (inclusive of 10 percent buffer)
- 490 Moderate Income
- 556 Above Moderate Income

Per Council direction on June 15, 2021, the Housing Element Sites Inventory is summarized below:

	Density	Very Low and Low	Moderate	Above Moderate	Total
RHNA	---	1,444	490	556	2,490
RHNA w Very Low and Low 10% Buffer	---	1,589	490	556	2,635
Credits					
ADUs (SCAG Income Affordability Study)	---	144	14	82	240
Galleria (Project Entitled)	---	30	0	270	300
Alcast Foundry	---	0	0	36	36
Total Credits	---	174	14	388	576
Sites Inventory					
Residential Recycling	14.6-30.0	0	500	300	800
Galleria-North Kingsdale*	45.0	0	72	0	72
Galleria-South Transit Center (Industrial Flex – Residential Overlay)**	55.0	273	0	0	273
Tech District (Commercial Flex – Residential Overlay)	60.0	700	0	0	700
PCH South (Mixed Use 1)	30.0	160	0	0	160
PCH Central (Mixed Use 2)	35.0	30	70	0	100
PCH Central (RH – AB 1851)	30.0	28	0	0	28
Meyer Lane/190 th	45.0	122	0	0	122
Mary Ann Drive/190 th	45.0	130	0	0	130
Lamp Plus Site	45.0	32	0	0	32
Total Sites		1,475	642	300	2,417
Total Capacity (Credits + Sites)		1,649	656	688	2,993
Surplus		60	166	132	358

* At their public

meeting on June 15, 2021, City Council approved a dwelling unit capacity for the Galleria - North Kingsdale area of 72 units for the “Very Low and Low” affordable income categories. In their review of the City’s Housing Element, HCD required the 72 dwelling unit capacity for this “housing site” be included in the “Moderate” income category citing concerns with small lot consolidation.

** At their public meeting on June 15, 2021, City Council approved a reduction in the maximum density for the Galleria - South Transit Center area (Industrial Flex - Residential Overlay) from 70 DU/AC to the surplus amount and at a level that still complies with SF 166 (No Net Loss) requirements, which for the Galleria - South Transit Center site resulted in a reduction to 55 DU/AC.

Attached to this Administrative Report is the City Council approved Draft Land Use Plan that identifies all the housing sites in the Draft Housing Element demonstrating capacity to accommodate the City’s RHNA.

Additionally, included within Section A. Availability of Sites for Housing of Chapter 2.24 Housing Resources of the Draft Housing Element (attached as a link) is a comprehensive discussion of each of the sites that comprise the City’s determined “housing sites inventory” for purposes of demonstrating capacity to accommodate RHNA.

State’s Criteria for Qualifying Housing Sites to Include in a Housing Element Housing Sites Inventory

In 2017, the State passed Assembly Bill (AB) 1397 (Adequate Sites) that substantially tightened the

criteria for qualifying sites for RHNA. Key requirements are:

- Default density of 30 units per acre is required for facilitating lower income housing.
- Sites smaller than 0.5 acre and sites larger than 10 acres are not considered feasible for facilitating lower income housing.
- Reusing vacant sites used in the 4th and 5th cycle Housing Elements and nonvacant sites used in the 5th cycle Housing Element is subject to higher standard of feasibility criteria, based on existing uses, property conditions, development interest, and trend of redevelopment, among others.
- If rezoning after October 2021 is needed to accommodate the RHNA, at least 50 percent of the lower income RHNA must come from residential sites or mixed use/nonresidential sites that allow standalone residential.
- If more than 50 percent of the lower income RHNA is being accommodated on nonvacant sites, adoption of the Housing Element must include a Finding that the City believes the existing uses on site can cease to operate during the 8-year planning period.

Applicable State Housing Laws

The following recently-adopted housing laws from recent years have impacted what the Housing Element must accomplish for municipalities, including affordability, no net loss, facilitation of ADU's, and Affirmatively Furthering Fair Housing component, and addressing special-needs populations.

By-Right Approval of Projects with 20 Percent Affordable to Lower Income Households (AB 1397) required for:

- Reusing vacant sites used in the 4th and 5th cycle Housing Elements and nonvacant sites used in the 5th cycle Housing Element.
- Rezoning of sites after October 2021 to accommodate the RHNA.

Monitoring of No Net Loss (SB 166) - Develop a procedure to monitor for No Net Loss. When the sites in the inventory are developed, the City must monitor the number and income level of the units built, compared to the Housing Element assumptions for the sites. If a shortfall in sites is identified due to developments at market yielding fewer or no affordable units, the City must make findings that the City's sites inventory continues to have adequate capacity for the remaining RHNA, identify replacement sites, or rezone/upzone within six months to replenish the sites inventory.

Replacement Housing (AB 1397) - As a condition of project approval, development on a residential site that currently has existing units must replace the units that are deed restricted for or occupied by lower income households. The replacement requirements under AB 1397 are the same with Density Bonus law.

Facilitation of ADUs (AB 68) - Housing Element must include incentives to facilitate the development of ADUs and a monitoring of ADU trends to ensure consistency with assumptions in the Housing Element.

Affirmatively Furthering Fair Housing (AB 686) - Housing Element must include an AFFH analysis

that looks at existing conditions regarding segregation and concentration of poverty, and the distribution of the sites inventory. The Housing Element needs to identify actions that the City will undertake to foster housing mobility, facilitate neighborhood improvements, mitigate displacement, and provide housing choices in new locations.

Zoning Revisions for Special Needs Populations:

- AB 139 (Emergency Shelters) - Revise parking standards for the emergency shelter overlay to be based on staffing level instead of shelter capacity
- AB 101 (Low Barrier Navigation Centers) - Revise zoning code to permit low barrier navigation centers (temporary housing for those at risk of homelessness) in mixed use/nonresidential zones that allow housing.
- AB 2162 (Supportive Housing) - Revise zoning code to permit supportive housing meeting specific criteria in multi-family and mixed-use zones. If the specific supportive housing is located within half mile from transit, no minimum parking can be required.

Public Participation

“**Appendix C: Public Participation**” within the 6TH Cycle 2021-2029 Draft Housing Element includes a detailed accounting of the Housing Element public engagement process dating back to the beginning of housing discussions with the General Plan Advisory Committee (GPAC) in 2017. Below is a summary of Appendix C: Public Participation.

Background and Summary

In addition to the GPAC’s 22 meetings to date, there have been three community wide meetings and multiple public hearings before the Planning Commission and City Council. Housing and mixed-use development, and specifically where and at what densities, has been the most pressing topic throughout the process. As the City began to formulate the land plan it became clear that housing was the most critical issue facing the City going forward. Significant education and outreach were required in order to set the stage for updating the City’s Housing Element. The Housing Element team as well as other planning and economic development professionals were critical to educating the community on the importance of providing housing in support of all incomes throughout the City.

The City advertises the public meetings via press releases, FaceBook posts, email blasts, cable TV advertisements, posting on the City’s General Plan Update and Housing Element Update landing pages which have collected 1,200 email addresses for notification, as well as the City’s Community Services Newsletter that is sent to over 11,000 email addresses.

In summary of the City’s public engagement process the following is presented (see additional details and full descriptions of public participation in Appendix C of the Draft Housing Element):

- GPAC Meetings
 - Twenty-two meetings to date, many of which focused on housing and specifically where and at what densities.
 - GPAC Meeting 22 (December 3, 2020) focused entirely upon the City’s housing sites inventory.
- Community Workshop (November 17, 2018)
- City Council Inclusionary Housing Presentation (January 12, 2021)

- Community Workshop - Online (April 7, 2021)
- Social PinPoint Land Use Plan Survey (April 7 - April 11, 2021)
 - 349 comments received.
- Planning Commission Meeting (April 15, 2021)
 - The Planning Commission received public input on the Revised GPAC Recommended Land Use Plan and worked on balancing community input and achieving the RHNA.
 - The Planning Commission provided recommendations for consideration by the City Council, including increasing density at specific locations and adding sites to the Residential Overlay.
- City Council Meetings (April 20, May 4, May 11, May 18, and June 15, 2021)
 - The City Council considered the Housing Element, RHNA, and adequate sites requirements over multiple meetings.

Public Comments and Responses

Attached to this Administrative Report are all written comments received on the 6TH Cycle 2021-2029 Draft Housing Element as of the date of this report. Commenters included the general public (including City of Redondo Beach property owners), a non-profit affordable housing organization, the State Department of Housing and Community Development (HCD) and Caltrans. In addition to the comments received on the Draft Housing Element, written comments were also received on the associated environmental document. The comments on the environmental document, as well as the City's responses to the environmental comments, are attached as an appendix to the draft environmental document which is also attached to this Administrative Report.

Although not required by State Housing or Environmental laws, the City is providing a response to all comments received on both the Draft Housing Element and the associated environmental document. The City's responses will be provided as a "**Blue Folder**" item on September 16, 2021.

The following section of this Administrative Report presents a general summary of HCD's comments and the City's responses.

State Housing and Community Development Department Comments and City Responses

Since the Draft Housing Element document under consideration by the Planning Commission is subject to change as a result of HCD's comments, see attached HCD letter dated September 2, 2021, it is important to include a summary of HCD's comments herein and specifically how the City anticipates addressing the comments. Again, it is important to note that a revised Housing Element (when ready for certification by HCD) is expected to be brought back to the Planning Commission prior to 2022.

HCD's correspondence opens with documentation of their review timeline and multiple communications/revisions that have occurred since the document was submitted to HCD on July 13, 2021. Their opening remarks also identify the commenters that submitted directly to HCD, all of which are included as attachments.

The correspondence further notes that the draft element addresses many statutory requirements; however, revisions will be required to demonstrate "adequate sites" for accommodating the City's

regional housing needs allocation of 1,444 housing units for lower-income households, “affirmatively furthering fair housing” (AFFH), and various Housing Programs included in the element. The following is a summary of HCD’s concerns followed by the City’s anticipated actions/edits to the current document in order to address stated concerns.

Affirmatively Furthering Fair Housing (AFFH) - HCD Comment(s)

Integration and Segregation: The comparison of segregation levels at the regional and local levels must be complemented by local knowledge and relevant factors supporting conclusions.

City Response: The City will present additional information further describing historical trends towards zoning and housing development that better informs this issue area.

AFFH Site Inventory - HCD Comment(s)

The element must include accompanying analysis to evaluate the site inventory’s consistency with the City’s obligation to AFFH. The site inventory analysis should address how the sites improve or exacerbate conditions relative to access to opportunity; segregation and integration; racially and ethnically concentrated areas of poverty and affluence; and disproportionate housing needs, including displacement risk based on local data, knowledge, and other relevant factors.

City Response: The City will present additional information concerning planned development of an inclusionary housing ordinance, to address access and opportunity and concentrations of affluence and will further investigate measures to address displacement risks going forward.

Adequate Sites - HCD Comment(s)

The City has a regional housing needs allocation (RHNA) of 2,490 housing units, of which 1,444 are for lower-income households. To address this need, the element relies on nonvacant sites which require rezoning to a Residential Overlay Area which in turn requires approval of the electorate. To demonstrate the adequacy of these sites and strategies to accommodate the City’s RHNA, the element must include complete analyses:

- **Electronic Sites Inventory:** upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.
- **Suitability of Nonvacant Sites (North Tech District):** Table B-2 of the element identifies five nonvacant sites on 14.26 acres within the North Tech District as sites for residential overlay zoning to accommodate over half of the City’s RHNA shortfall for lower-income households. Additional analysis is required to establish the adequacy of the sites and that existing uses do not preclude development within the planning period. If additional analysis does not establish the adequacy of the sites, the element will need to identify alternate sites for rezoning.
- **Small Sites:** Each site must accommodate a minimum of 16 units. Several sites have capacity estimated under 16 units and do not meet this threshold. The element may utilize an aggregation of parcels to be a “site”; however, the element must include analysis to establish conditions on the sites are suitable for consolidation and development within the planning period. Absent the required analysis, the following sites/APNs are ineligible to accommodate any of the shortfall for lower-income RHNA:
 - 7510030058 (1756 S Pacific Coast Highway (site is 23,834 SF));
 - 4158010022 (510 Meyer Lane);

- 4158011011 (553 Mary Ann Dr);
- 4158011012 (575 Mary Ann Dr);
- 4158011007 (601 Mary Ann Dr);
- 4158011006 (615 Mary Ann Dr);
- 4158011005 (621 Mary Ann Dr);
- 4158012025 (630 Mary Ann Dr); and
- 4158012024 (2408 Fisk Lane).

City Response - Electronic Sites Inventory: The City will submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov <<mailto:sitesinventory@hcd.ca.gov>>.

City Response - Suitability of Nonvacant Sites (North Tech District): Recognizing the viability of the existing non-residential uses the City envisions that the majority of residential development on this site would be developed above the existing large parking lots. Additional descriptions of the envisioned planning standards to allow existing uses to remain and allow new residential will be incorporated in the element to address HCD's concern. Additionally, the City plans to engage the property owners to secure their interest in future additional residential development at this location.

City Response - Small Sites: Staff is further investigating the list of sites identified by HCD as potentially to small. The majority of the identified small sites, are all within the two (2) Industrial areas adjacent to 190th Street, are contiguous for lot consolidation, and surrounded by residential development. The City will engage existing property owners of these sites to gauge support/interest for future high density residential and provide more details on existing age of structures and recent turnover of uses demonstrating some instability with existing development and likeliness for redevelopment as residential.

Housing Programs - Adequate Sites - HCD Comment(s)

The element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. Since the element does not identify adequate sites to accommodate the regional housing need for lower-income households, it must include a program to identify sites with appropriate zoning to accommodate the regional housing need within the planning period. The program must commit to:

- Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- Accommodate a minimum of 16 units per site.
- Require a minimum density of 20 units per acre; and
- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 - Allow 100 percent residential use, and

- Require residential use occupy 50 percent of the total floor area of a mixed-use project.

City Response - Housing Programs - Adequate Sites: Staff is further investigating the sites questioned by HCD and plans to provide the additional information necessary to demonstrate the currently proposed sites are adequate to accommodate the City's capacity for 1,258 units for lower-income households. If it is determined that additional housing sites are required, those discussions will be re-engaged with the community, Planning Commission, and City Council in order to accommodate the City's required RHNA. Staff does not anticipate the need to add this program at this time.

Housing Programs - Program 2 (Preservation of Affordable Housing) - HCD Comment(s)

The element describes Seasons Senior Apartments as having a high likelihood of converting to market rate in 2025. As such, Program 2 (Preservation of Affordable Housing) should be revised to include actions specific to Seasons Senior Apartments.

City Response - Preservation of Affordable Housing: Staff will amend this program to include a commitment by the City to proactively engage the owner and property manager to provide education and ensure their understanding of their obligations under preservation law.

Housing Programs - Program 12 (Accessory Dwelling Units) - HCD Comment(s)

The element is required to include a program that incentivizes or promotes ADU development specifically for very low-, low-, and moderate-income households. While Program 12 (Accessory Dwelling Units) includes some actions to promote ADUs, it must be revised to include specific actions to the development of affordable ADUs.

City Response - Accessory Dwelling Units: Within HCD's comments on this issue are a number of suggested additional incentives to include within this program, including but not limited to, flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Staff is investigating additional strategies and will include them in the revised element.

Housing Programs - Program 13 (Amendments to the Zoning Ordinance) - HCD Comment(s)

Program 13 (Amendments to the Zoning Ordinance) includes an action to "amend the parking standards to reduce the burden on smaller units, including adjusting the number and type of parking spaces required". This program should be revised to amend the parking standards for all multifamily development, not just for a subset of smaller units.

City Response - Amendments to the Zoning Ordinance: The City will be assessing parking and other development policies as they relate to the City's continued work plan for the General Plan update and plans to engage the GPAC on land use element development policies, including parking and as part of this effort a firm date for the development of parking standards can be determined and integrated into this program.

Housing Programs - Program 14 (Objective Design Standards) - HCD Comment(s)

Program 14 (Objective Design Standards) should be revised, or an additional program added, to

explicitly commit to establishing objective design standards for the four overlay residential districts (North Kingsdale, North Tech District, 190th Street, and Industrial Flex - South of Transit Center) by a specific date.

City Response - Objective Design Standards: The City is assessing the continued work plan for the General Plan update and plans to confirm a schedule for engaging the GPAC on land use element development policies and as part of this effort a firm date for the development of Objective Design Standards can be determined and integrated into this program.

Housing Programs - Program 15 (Monitoring the Effect of Article 27 of the City Charter (Measure DD)) - HCD Comment(s)

Program 15 (Monitoring the Effect of Article 27 of the City Charter (Measure DD)) should be revised to identify the relationship between the approval of the electorate on the November 2022 ballot measure and continued housing element compliance.

City Response - Monitoring the Effect of Article 27 (Measure DD): The element will be amended to include language acknowledging that the City must take additional action to retain housing element compliance if the electorate rejects the ballot measure.

Housing Programs - Program 15 (Fair Housing Program) - HCD Comment(s)

Program 15 (Fair Housing Program) includes a list of contributing factors and their priority as well as specific program actions. However, many contributing factors have no associated program actions. The program should be revised to ensure all contributing factors have associated actions the City will implement and it should be revised to also include actions to promote mobility and access to opportunity. Additionally, Program 15 should be revised to replace non-committal language such as “if feasible”, “assess the feasibility of”, or “assess” with language that commits to follow-up actions.

City Response - Fair Housing Program: The City is amending this program and plans to add the specific actions to address the “contributing factors” noted, promote mobility and access to housing, and strengthen the language to commit follow-up actions as they relate to this program.

Public Participation - HCD Comment(s)

The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate.

City Response - Public Participation: Staff plans to engage property owners as noted in earlier “City Responses”, element commenters, the housing development community, and the public after revisions are made to the element per HCD’s comments. Additionally, a revised element is expected to be brought back to the Planning Commission and the City Council prior to January 1, 2022 that will provide additional opportunities for increased public participation.

ENVIRONMENTAL STATUS:

Since the 2021-2029 Housing Element is a policy document, the land use designations and zoning amendments associated with the Housing Element are not under consideration at this time. The

amendments to the General Plan land use designations and associated zoning amendments (for consistency) will be processed as part of PLANRedondo, the ongoing General Plan update to the Land Use Element and Land Use Map. The 2021-2029 Housing Element stipulates that the City must complete the land use and zoning amendments by November 2023, either as part of or regardless of the adoption of PLANRedondo to ensure consistency between the 2021 Housing Element and the General Plan at that time.

Although no actual changes to the City's land use designations or zoning are associated with the Housing Element, the City nevertheless conducted an Initial Study consistent with CEQA and determined that no environmental impacts are anticipated and a Negative Declaration is proposed. Attached to this report is a copy of the proposed Initial Study and Negative Declaration along with an appendix that contains comments received and the City's responses to comments. The public review period was advertised from August 5, 2021 to September 3, 2021.

The City proposes to adopt a Negative Declaration for the 6th Cycle 2021-2029 Housing Element, "the project". The Negative Declaration is based on the finding that the project would not have any significant environmental impacts and as such, does not require any mitigation measures. The reasons to support such a finding are documented by an Initial Study prepared by the City. Additionally, a finding to this effect is included in the attached Planning Commission Resolution

ATTACHMENTS

Draft Planning Commission Resolution

City's 6th Cycle 2021-2029 Draft Housing Element

HCD Comment Letter, September 2, 2021

Final Initial Study Negative Declaration with Comments and Responses

Land Use Plan City Council approved June 15, 2021

Public Written Comments

RESOLUTION NO. 2021--PCR-****

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CITY'S 6TH CYCLE 2021-2029 DRAFT HOUSING ELEMENT OF THE GENERAL PLAN AND ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT DOCUMENTATION, INITIAL STUDY/NEGATIVE DECLARATION

WHEREAS, the City's 5th Cycle Housing Element was approved and adopted by the Mayor and City Council on March 18, 2014 and was certified by the State Department of Housing and Community Development (HCD) for the 2013 - 2021 update cycle;

WHEREAS, a 2017 Technical Midterm Update to the City's 5th Cycle 2013-2021 Housing Element was required to allow an eight-year cycle to begin in 2021;

WHEREAS, the 2017 Technical Midterm Update to the City's 5th Cycle 2013-2021 Housing Element was adopted by the Mayor and City Council on September 19, 2017 and was certified by the State Department of Housing and Community Development (HCD) on January 23, 2019;

WHEREAS, the 6th Cycle 2021-2029 Housing Element presents a framework for meeting the housing needs of existing and future resident populations within the City based on the Regional Housing Needs Allocation (RHNA) of 2,490 units. While the RHNA allocation is 2,490 units, when accounting for a credit of 451 units and 240 anticipated ADUs, the total need with a 10% buffer is 1,944 units;

WHEREAS, the 6th Cycle 2021-2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner;

WHEREAS, the 6th Cycle 2021-2029 Housing Element actualizes the noted strategies and programs with proposed additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations;

WHEREAS, the 6th Cycle 2021-2029 Housing Element recognizes that diversity in the types of housing in the City is necessary to accommodate a population with varying socioeconomic needs;

WHEREAS, pursuant to Government Code Section 65583(c)(7) a robust public participation effort concerning housing throughout the City has been ongoing since 2017. A General Plan Advisory Committee (GPAC) was established and met 22 times over the course of four years to discuss various topics regarding the City's General Plan, including a Land Use Plan that reevaluated the City's residential development potential and mixed-use policy in order to accommodate the City's RHNA. GPAC consists of 27 community members and regularly discussed land use, including residential uses, densities, and locations throughout the City and conducted outreach to groups such as Beach Cities Health District (serves special needs groups including seniors and persons with disabilities), the Salvation Army (serves low and moderate income and homeless persons) and the Redondo Beach Unified School District. In addition to GPAC's 22 meetings to date, there have been three community wide meetings and multiple public hearings before the Planning Commission and City Council that have focused on a land use plan centered upon accommodating the City's RHNA. The City advertised all these public meetings and workshops via press releases, Facebook posts, email blasts, cable TV advertisements, posting on the City's General Plan Update and Housing Element Update websites which have collected 1,200 email addresses for notification, as well as the City's Community Services Newsletter that is sent to over 11,000 email addresses;

WHEREAS, the City issued a Notice of Availability on July 7, 2021 announcing the availability of the Draft Housing Element for review. The City also prepared a flyer in English and Spanish announcing the availability of the Draft Housing Element for public review and sent the flyers to agencies and organizations that serve low- and moderate-income residents and those with special needs, market-rate and affordable housing developers, affordable housing projects and mobile home parks, among other community groups. Additionally, the City plans to embrace the affordable housing community of professionals as a critical next step;

WHEREAS, the City Council at duly noticed public meetings on April 20, May 4, May 11, and May 18, 2021 at which time all interested parties were given an opportunity to be heard and to present evidence, considered multiple land plans for the purpose of identifying housing sites throughout the City that would accommodate the City's RHNA;

WHEREAS, the City Council at their dully noticed public meeting on June 15, 2021 approved a draft land use plan that identified housing sites that can accommodate the City's RHNA and directed the Community Development Department to submit the 6th Cycle 2021-2029 Draft Housing Element to the State Department of Housing and Community Development (HCD) for their 60-day review;

WHEREAS, the 6th Cycle 2021-2029 Draft Housing Element of the General Plan was submitted to the State Department of Housing and Community Development (HCD) on July 12, 2021 and received for review by HCD on July 13, 2021;

WHEREAS, the State Department of Housing and Community Development (HCD) issued preliminary comments on August 2, 2021 which were further discussed in telephone conversations on August 5 and 10, 2021 between Community Development Department staff, the City's housing consultant Veronica Tam, and HCD and on August 19, 22, and 23, 2021 revisions to the element were submitted to and received by HCD in response to preliminary comments from HCD;

WHEREAS, on September 2, 2021 the State Department of Housing and Community Development (HCD) issued a letter citing that the City's 6th Cycle 2021-2029 Draft Housing Element "addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code)". HCD cited concerns with the analysis within the Affirmatively Furthering Fair Housing sections and the sites inventory analysis of the "North Tech District", and various "Small Sites", one (1) on South Pacific Coast Hwy and eight (8) located in the 190th Street Industrial Flex Districts. Additionally, HCD cited concerns with various Housing Programs within the element stating that they did not provide enough specific actions;

WHEREAS, the Community Development Department and the City's housing consultant, Veronica Tam, are preparing additional information and revisions to the element in response to the State Department of Housing and Community Development (HCD) September 2, 2021 letter and have summarized the Community Development Departments planned approach for addressing HCD's cited concerns in the staff report dated September 16, 2021 and presented the same at the Planning Commissions, duly noticed public hearing on September 16, 2021;

WHEREAS, the Community Development Department and the City's housing consultant Veronica Tam, anticipate that the 6th Cycle 2021-2029 Draft Housing Element, as revised in response to the State Department of Housing and Community Development's (HCD's) September 2, 2021 letter, will be brought back to the Planning Commission and City Council for future public hearings prior to January 2022;

WHEREAS, pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, and the Guidelines to the Implementation of the California Environmental Quality Act (CEQA), the City proposes to adopt a Negative Declaration for the 6th Cycle 2021-2029 Draft Housing Element. The Negative Declaration is based on the finding within the Initial Study that the project being a policy document would not have any significant environmental impacts and as such, does not require any mitigation measures. The reasons to support such a finding are documented within an Initial Study prepared by the City;

WHEREAS, the City issued a Notice of Intent (NOI) on August 5, 2021 to adopt an Initial Study/ Negative Declaration (ISND) for the City's 6th Cycle 2021-2029 Draft Housing Element, prepared in accordance with the California Environmental Quality Act

(CEQA), CEQA Guidelines, and local implementation procedures and advertised the public review period beginning on August 5, 2021 and ending on September 3, 2021. Two (2) comment letters were received on the proposed ISND and they are included as an appendix to the ISND along with the City's responses to said comments;

WHEREAS, notice of the time and place of the public hearing where the Initial Study/Negative Declaration and the 6th Cycle 2021-2029 Draft Housing Element of the General Plan would be considered was given pursuant to State law and local ordinances by publication in the Beach Reporter, and written notice was also mailed to agencies and organizations providing housing support services to low income residents, seniors, and other segments of the community; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the consultant, Veronica Tam & Associates, Inc., the Planning Division, and other interested parties at the public hearing held on the 16th day of September, 2021, with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. That the 6th Cycle 2021-2029 Draft Housing Element is a policy document only and no changes in land use designations are included with this project.
2. That the 6th Cycle 2021-2029 Draft Housing Element recommended amendments to the City's Land Use Plan in order to accommodate the City's Regional Housing Needs Allocation (RHNA) of 2,490 units will be further considered with the City's update the Land Use Element and when considered with the updates to the City's Land Use Element do constitute a major change in allowable land use pursuant to Article XXVII Section 27.2. (f) Definitions.
3. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, and the Guidelines to the Implementation of the California Environmental Quality Act (CEQA) a Negative Declaration for the 6th Cycle 2021-2029 Draft Housing Element has been prepared and based upon the findings and conclusions of the Initial Study determined the project would not have any significant environmental impacts and as such, does not require any mitigation measures.
4. That the 6th Cycle 2021-2029 Draft Housing Element will have no impact upon Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That based on the above findings, the Planning Commission does hereby recommend that the City Council approve the Initial Study and Negative Declaration and further recommends that the City Council adopt the 6th Cycle 2021-2029 Draft Housing Element of the General Plan addressing HCD's comments.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 16th day of September, 2021.

Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Brandy Forbes, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2021-**-PCR-** was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 16th day of September, 2021, by the following vote:

AYES:

NOES:

ABSENT:

Brandy Forbes
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

|

City of Redondo Beach 2021-2029 Housing Element

August 2021

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 sixth update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region, the Housing Element covers a planning period of October 15, 2021 through October 15, 2029.

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.

In 2020, the City population was estimated to be 66,994, an increase of about 0.4 percent from 66,748 since 2010. 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 40 or more years old (built before 1980). Many homes are well maintained though and programs offered by the City to encourage rehabilitation will prevent continued deterioration.

The City has changed demographically throughout the last decade. In 2010, approximately 65 percent of the population was White. The Asian and Hispanic share of the population was 12 percent and 15 percent, respectively. The 2015-2019 American Community Survey (ACS)¹ documented an increase in Hispanic residents to 16 percent of the City population. The share of Asian residents also increased, to 13.5 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 City of Redondo Beach's sixth Housing Element update and covers a planning period of October 15, 2021 to October 15, 2029. The Housing Element identifies strategies and programs that focus on:

¹ The 2015-2019 ACS developed by the Census Bureau is the primary source of data available for providing a community context. This dataset is the most comprehensive dataset available. However, ACS is a survey of about five percent of the community and extrapolated to represent the entire community. Interpretation of ACS data should focus on relative proportions rather than in absolute numbers, as recommended by the Census Bureau.

- 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 2.2.1).
- Housing Needs and Resources: An analysis of the demographic and housing characteristics and trends (Section 2.2.2).
- Constraints on Housing Production: A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 2.2.3).
- Housing Resources: An evaluation of resources available to address housing goals (Section 2.2.4).
- Housing Plan: A statement of the Housing Plan to address the identified housing needs, including housing goals, policies and programs (Section 2.2.5).

The Housing Element also includes several appendices that provide detailed background information on the analysis.

C. Public Participation

Participation by all economic segments in the 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.

The City of Redondo Beach is in the process of updating its General Plan. A General Plan Advisory Committee (GPAC) was established and met 22 times over the course of four years to discuss various topics regarding the General Plan, including a Land Use Plan that reevaluated the City’s residential development potential and mixed use policy. GPAC consists of 27 community members and regularly discussed land use, including residential uses, and other issues relating to parks and recreation opportunities.

The City maintains a General Plan update website – PlanRedondo – where the public can obtain background information on the General Plan and information on meetings and outcomes. Additionally, the City regularly updates a dedicated social media page on Facebook and sends regular e-blast updates to over 10,000 email addresses of interested parties.

https://www.redondo.org/depts/community_development/planredondo/default.asp

The various community input opportunities are summarized in Appendix C.

D. Relationship to Other General Plan Elements

The Housing Element is one of the 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 City is in the process of conducting updates to the: Land Use Element, Safety Element (inclusive of the Noise Element), Conservation, Parks and Recreation, and Open Space, and Environmental Justice Elements of the City’s General Plan. This Housing Element is consistent with the Preferred Land Use Plan developed as part of the General Plan update.

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 HCD Pre-Certified Local Housing Data developed by the Southern California Association of Governments (SCAG) and supplemented with data obtained from the Census, American Community Survey (ACS), and other sources.

A. Population

1. Population Growth Trends

Population within the City of Redondo Beach grew rapidly between 1900 and 1970 (see [Table H-1](#)). This period of rapid population growth, however, was followed by a period of much slower growth from 1970 to the present. 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. Since 1990, the City's population has increased by approximately five percent every decade until recently. The 2020 population is estimated at 66,994 by the State Department of Finance (DOF), an increase of 0.4 percent since the 2010 Census, reflecting the built out character of the community.

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
2020	66,994	0.4

Sources: Bureau of the Census (1900-2010) and State Department of Finance (2020).

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, between 2010 and 2020, the City population increased 0.4 percent along with a housing growth of 0.9 percent. The number of households (occupied housing units) decreased slightly, due to an increased vacancy rate ([Table H-24](#)).

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
2020	66,994	0.4	30,892	0.9	29,002	-0.03

Sources: Bureau of the Census (1960-2010) and State Department of Finance (2020)

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. Redondo Beach residents under 18 years of age represented 16.2 percent of the population, lower than the County share of 18.8 percent. The population aged 55 years and older expanded during this time period.

The age distribution of the City’s population between 2000 and 2019 is depicted in Table H-3 and shown alongside the age distribution for the County of Los Angeles. The proportion of the population under 20 years old increased, especially during the last decade, while the population between the ages of 20 and 54 (working age) decreased during the same period. The population aged 55 years expanded during this time period.

Age Group	Redondo Beach					County of Los Angeles				
	% Share in Population			Change in Proportional Share		% Share in Population			Change in Proportional Share	
	2000	2010	2019	2000-2010	2010-2019	2000	2010	2019	2000-2010	2010-2019
Under 5	5.7	6.3	9.1	0.6	2.8	7.8	6.6	5.8	-1.2	-0.8
5-19	14.6	14.7	16.2	0.1	1.5	23.2	21.0	18.8	-2.2	-2.2
20-34	25.5	21.1	17.9	-4.4	-3.2	24.0	22.7	23.7	-1.3	1.0
35-54	37.7	35.2	31.4	-2.5	-3.8	28.05	28.5	27.2	0.45	-1.3
55+	16.5	22.7	25.3	6.2	2.6	17.0	21.2	24.3	4.2	3.1
Median Age	36.7	39.3	38.7	2.6	-0.6	32.0	34.8	37.0	2.8	2.2

Sources: Bureau of the Census (1960-2010) and ACS 2019 1-Year estimate

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 2000 the City’s population has become more racially/ethnically diverse. Approximately 60 percent of Redondo Beach residents in 2019 were non-Hispanic Whites, compared to 65.2 percent in 2010 ([Table H-4](#)), and 70.8 percent in 2000. The Asian population increased from 9 percent of the total population in 2000 to 13.5 percent in 2019. And, the Black population also increased very slightly from 2.4 percent of the total population in 2000 to approximately 3.1 percent in 2020. The City’s Hispanic population increased from approximately 13.5 percent of the total population in 2000 to 16 percent in 2019. Overall, the racial and ethnic composition of Redondo Beach residents differs from the County profile. The County of 10 million people has a more diverse profile, although the often the different racial/ethnic groups also tend to concentrate in different subregions.

Race/Ethnicity	2000		2010		2019		2019
	Number	%	Number	%	Number	%	<u>LA County</u> %
Not of Hispanic Origin							
Total	54,737	86.5	56,606	84.8	56,652	84.0	<u>51.4</u>
White	44,819	70.8	43,531	65.2	40,679	60.3	<u>25.9</u>
Black	1,531	2.4	1,772	2.7	2,111	3.1	<u>7.7</u>
Asian	5,677	9.0	7,858	11.8	9,101	13.5	<u>14.5</u>
Native American	185	0.3	163	0.2	183	0.3	<u>0.2</u>
Other	2,525	4.0	3,282	4.9	4,578	6.8	<u>3.1</u>
Hispanic Origin							
Total	8,524	13.5	10,142	15.2	10,771	16.0	<u>48.6</u>
White	4,916	7.8	6,274	9.4	7,174	10.6	<u>26.3</u>
Black	61	0.1	80	0.1	217	0.3	<u>0.3</u>
Asian	79	0.1	146	0.2	38	0.1	<u>0.2</u>
Native American	110	0.2	128	0.2	101	0.1	<u>0.0</u>
Other	3,358	5.3	3,514	5.3	3,241	4.8	<u>21.8</u>
TOTAL	63,261	100.0	66,748	100.0	67,423	100.0	<u>100.0</u>
Source: Bureau of the Census (1990-2010) and 2015-2019 ACS.							

5. Employment

The Census provides employment information about the City’s residents, including the number of persons employed in a particular industry and whether they are employed by businesses either outside or within their community. In 2019, 39,166 Redondo Beach residents aged 16 and over were in the labor force, representing a participation rate of 72.5 percent. About 2.7 percent of the City’s residents were unemployed, a decrease from the unemployment rate of 4 percent in 2000. COVID-19, however, has significantly impacted the employment situation in Redondo Beach, along with most communities in California. In June 2020, the unemployment rate in Redondo Beach was reported at 13.7 percent. Recovery is underway, with April 2021 unemployment rate reported at 8.2 percent, according to the State Employment Development Department. The City’s pre-COVID unemployment rate was 4.7 percent in March 2020.

The types of jobs held by Redondo Beach residents in 2019 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 60.5 percent of jobs in 2019 and 53.1 percent of jobs in 2000, and the decrease in sales and office occupations from 26.5 percent to 20.6 percent during the same period.

Job Category	2000		2019	
	Number	%	Number	%
Management, Business, Science, and Arts Occupations	20,249	53.1	22,712	60.5
Service Occupations	3,827	10.0	3,819	10.2
Sales and Office Occupations	10,092	26.5	7,745	20.6
Natural resources, construction, and maintenance occupations	2,073	5.4	1,174	3.1
Production, transportation, and material moving occupations	1,865	4.9	2,121	5.6
Total Employed Persons (16 Years & Over)	38,106	100.0	37,571	100.0
Source: Bureau of the Census, 2015-2019 ACS.				

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 2020 ([Table H-6](#)). By contrast, farming and food preparation occupations were among the lowest paid occupations. In 2015-2019, a large proportion of Redondo Beach residents (60.5 percent) were employed in typically high earning occupations (Table H-5). Government and retail employers accounted for four of the top ten principal employers in the City in 2019 (Table H-7).

Occupations	Average Salary \$
Legal	132,856
Management	136,326
Architecture and Engineering	103,803
Healthcare Practitioners and Technical	100,721
Computer and Mathematical	102,452
Arts, Design, Entertainment, Sports and Media	88,286
Business and Financial Operations	85,014
Life, Physical and Social Science	93,101
Education, Training and Library	71,575
Community and Social Service	81,283
Construction and Extraction	61,850
All Occupations	62,005
Protective Service	63,863
Installation, Maintenance and Repair	57,329
Sales	37,107
Office and Administrative Support	46,702
Transportation and Material Moving	42,940
Healthcare Support	34,776
Production	53,095
Farming, Fishing and Forestry	36,515
Building, Grounds Cleaning, and Maintenance	27,885
Personal Care and Service	37,086
Food Preparation and Serving Related	32,237
Source: State Employment Development Department, 2020	

Employer	Industry	<u>Number of Employees</u>
<u>Northrop Grunman (TRW)</u>	<u>Manufacturing</u>	<u>6,045</u>
<u>Redondo Beach Unified School District</u>	<u>Education</u>	<u>868</u>
<u>City of Redondo Beach</u>	<u>Government</u>	<u>402</u>
<u>The Cheesecake Factory</u>	<u>Restaurant</u>	<u>261</u>
<u>United States Post Office</u>	<u>Government</u>	<u>260</u>
<u>Target Store</u>	<u>Retail</u>	<u>241</u>
<u>Macy's (Robinson's May)</u>	<u>Retail</u>	<u>232</u>
<u>DHL Global Forwarding</u>	<u>Shipping</u>	<u>227</u>
<u>Frontier</u>	<u>Communications</u>	<u>164</u>
<u>Silverado Beach Cities</u>	<u>Residential Care</u>	<u>140</u>
Source: City of Redondo Beach, FY 2020 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 over time since 2000. 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.

The number of households in Redondo Beach has decreased over time and the household composition had shifted somewhat. In 2019, Redondo Beach had more family (61 percent) than non-family (39 percent) households (Table H-8). The number of families in the City has increased while the number of people living in non-family households decreased.

Table H-8: Changes in Household Types (2000-2019)

Household Types	2000		2010		2019		Percent Change			
							2000-2010		2010-2019	
	#	%	#	%	#	%	#	%	#	%
Families	15,330	53.6%	16,011	56.1%	16,684	60.9%	681	4.4%	673	4.2%
Married w/ Children	5,015	17.5%	7,877	27.6%	6,363	23.0%	2,862	57.1%	-1,514	-19.2%
Married w/o Children	6,683	23.4%	4,452	15.6%	7,233	20.0%	-2,231	-33.4%	2,781	62.5%
Other Families	3,632	12.7%	3,682	12.9%	3,088	11.9%	50	1.4%	-594	-16.1%
Non-Families	13,264	46.4%	12,259	43.9%	10,799	39.1%	-1,005	-7.6%	-1,460	-11.9%
Single	9,445	33.0%	9,618	33.7%	8,355	29.8%	173	1.8%	-1,263	-13.1%
Other Non-Families	3,819	13.4%	2,911	10.2%	2,444	9.3%	-908	-23.8%	-467	-16.0%
Total Households	28,594	100.0%	28,540	100.0%	27,663	100.0%	-54	-0.2%	-877	-3.1%

Source: Bureau of the Census, 2015-2019 ACS.

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-9). This trend continued in 2019 (2.43 persons). Household size in the City is smaller than the 2019 countywide average of 2.96 persons. This is consistent with the small increase in population but 3.3 percent decrease in the number of households.

Year	Persons Per Household
1960	3.29
1970	2.84
1980	2.31
1990	2.25
2000	2.21
2010	2.29
2019*	2.43

Sources: Bureau of the Census (2010); *ACS (2019).

Nearly one-third (30.2 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-10). Household size also varied by tenure, with owner-occupied units averaging 2.4 persons per units and renter-households averaging approximately 2.1 persons per unit. Furthermore, about 22.3 percent of owner-occupied units were comprised of four or more persons in 2019, while about 16 percent of renter-occupied units had four or more persons.

Household Size	All Households		Owner-occupied units		Renter-occupied units	
	Number	%	Number	%	Number	%
1 Person	8,355	30.2	3,386	23.4	4,987	37.5
2 Persons	9,400	34	5,016	34.9	4,384	33
3 Persons	4,597	16.6	2,781	19.4	1,816	13.7
4 Persons or more	5,311	19.2	3,200	22.3	2,111	15.9

Source: ACS 2015-2019.

3. Household Income

Median household income in Redondo Beach has increased since 2000 and is related to the City’s favorable coastal location and high real estate values. Household, family, and per capita income have all increased over the past two decades (Table H-11). While the increase is less over the past five years in Redondo Beach than over the fifteen years prior, incomes remain substantially higher than levels than the County (Table H-12).

	2000	2015	2019	Increase		% Increase	
				2000-2015	2015-2019	2000-2015	2015-2019
				Median Household Income	\$69,173	\$105,145	\$113,499
Median Family Income	\$80,543	\$122,895	\$140,227	\$42,352	\$17,332	52.6	14.1
Per Capita Income	\$38,305	\$53,001	\$62,528	\$14,696	\$9,527	38.4	18.0

Source: Bureau of the Census (2000); American Community Survey (2015-2019 5-year estimates)

	2000	2015	2019	Increase		% Increase	
				1990-2000	2015-2019	2000-2015	2015-2019
				Median Household Income	\$42,189	\$56,196	\$72,797
Median Family Income	\$46,452	\$62,703	\$81,912	\$7,417	\$16,251	35.0	25.9
Per Capita Income	\$20,683	\$28,337	\$36,044	\$4,534	\$7,654	37.0	27.0

Source: Bureau of the Census (2000); American Community Survey (2015-2019 5-year estimates)

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 [Southern California Association of Governments \(using 2014-2018 ACS data\)](#), approximately 22 percent of the City’s households earned lower incomes, 11 percent earned moderate income, while approximately 67 percent earned above moderate incomes. In comparison, countywide 41 percent of the households earned lower income and 42 percent earned above moderate income.

Classification	Redondo Beach	Los Angeles County
	%	%
<u>Very Low Income</u>	<u>13</u>	<u>26</u>
<u>Low Income</u>	<u>9</u>	<u>15</u>
<u>Moderate</u>	<u>11</u>	<u>16</u>
<u>Above Moderate</u>	<u>67</u>	<u>42</u>
Total	100.0	100.0
Source: <u>SCAG RHNA Calculator, March 2021.</u>		

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 2013-2017 ACS, is displayed in ([Table H-14](#)). 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 (43.6 percent) compared to owner-households (38.1 percent).
- Large families who were owners (57.2 percent) and elderly renters (60.3 percent) had the highest level of housing problems regardless of income level.
- Very low income and extremely low income renter-households had the highest incidence of housing problems (91.1 percent and 82.1 percent, respectively).

Table H-14: Housing Assistance Needs of Lower Income Households (2013 to 2017)

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)	510	195	15	1,370	470	115	0	
% with any housing problem	88.2%	87.2%	100.0%	82.1%	83.0%	78.3%	0%	82.0%	82.1%
% with cost burden >30%	88.2%	79.5%	0.0%	79.9%	81.9%	78.3%	0%	80.6%	80.1%
% with cost burden > 50%	72.5%	79.5%	0.0%	74.1%	72.3%	60.9%	0%	69.8%	72.6%
Very Low Income (31-50% AMI)	450	645	15	1,520	735	160	25	995	2,515
% with any housing problem	74.4%	96.9%	100.0%	91.1%	55.1%	93.8%	16.0%	62.2%	79.7%
% with cost burden >30%	74.4%	96.9%	100.0%	91.1%	55.1%	93.8%	16.0%	62.7%	79.9%
% with cost burden >50%	64.4%	60.5%	100.0%	70.1%	40.1%	81.3%	16.0%	47.1%	61.0%
Low Income (51-80% AMI)	285	810	55	1,685	570	230	35	950	2,635
% with any housing problem	78.9%	88.3%	100.0%	89.6%	51.8%	58.7%	100.0%	55.3%	77.2%
% with cost burden >30%	75.4%	88.3%	100.0%	89.3%	52.6%	60.9%	97.1%	56.2%	77.4%
% with cost burden > 50%	29.8%	29.0%	0.0%	31.5%	25.4%	39.1%	11.4%	29.9%	30.9%
Moderate/Upper Income (>80% AMI)	760	4,140	530	9,265	2,565	6,510	515	11,335	20,600
% with any housing problem	26.3%	21.7%	37.7%	21.8%	24.0%	22.5%	56.3%	25.1%	23.6%
% with cost burden >30%	25.0%	16.9%	13.0%	17.5%	23.6%	22.4%	48.5%	24.6%	21.4%
% with cost burden > 50%	4.6%	1.2%	0.0%	1.4%	6.2%	5.4%	9.7%	6.3%	4.1%
Total Households	2,005	5,790	615	13,840	4,340	7,015	575	13,975	27,815
% with any housing problem	60.3%	41.6%	46.3%	43.6%	39.3%	26.2%	57.2%	32.6%	38.1%
% with cost burden >30%	59.4%	37.9%	22.6%	40.5%	39.1%	26.2%	50.1%	32.2%	36.3%
% with cost burden > 50%	38.9%	14.3%	2.4%	19.8%	21.7%	9.1%	10.1%	14.0%	16.9%

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), 2013-2017 ACS data.

1. Cost Burden

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

As shown in [Table H-14](#), 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-15](#) shows that overcrowding in the City has declined dramatically since 1990. This may be partly due to the replacement of many traditional family households with single-person and single-parent family households. Between 2015 and 2019, approximately 2.2 percent of all units in the City were overcrowded. By comparison, about 11.1 percent of all units in Los Angeles County were overcrowded.

	1990	2000	2011-2015	2015-2019
Total Occupied Units	26,717	28,566	27,733	27,663
Total Overcrowded	1,099	1,201	493	603
Percent Overcrowded	4.1	4.2	1.8	2.2

Source: Bureau of the Census (1970, 1980, 1990, and 2000) and American Community Survey (2011-2015; 2015-2019).

The incidence of overcrowding varies by tenure. In Los Angeles County, 16.2 percent of renters face severe overcrowding, while 11.3 percent of owners according to the 2015-2019 ACS. The majority of overcrowded units in Redondo Beach (76.6 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 23.4 percent of overcrowded units. This information is summarized in Table H-16.

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 households in the City with more than five persons has only slight decreased in recent years, making it more difficult for these households to find and afford an adequately sized unit. In 2010, there were 5.6 percent large households in the City (households with five or more members) compared to 5.1 percent in 2019.

Category	2011-2015		2015-2019	
	Number	%	Number	%
Occupied Housing Units	27,733	100%	27,633	100%
Overcrowded Units	493	1.8%	603	2.2%
Owner-occupied	109	22.1%	172	28.5%
Renter-occupied	384	77.9%	431	71.5%
Units with 1.01-1.50 persons/room	398	80.7%	462	76.6%
Units with 1.51-2.00 persons/room	78	15.8%	102	16.9%
Units with 2.01 or more persons/room	17	3.45%	39	6.5%

Source: American Community Survey (2011-2015; 2015-2019).

D. Special Needs Groups

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances including 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-17 summarizes Redondo Beach’s special needs population and [Table H-21](#), located at the end of this section, provides an inventory of resources available to serve these groups.

Special Needs Group	# of Persons or Households	# of Owners	# of Renters	% of Total Households or Persons
Households w/ members age 65+	8,913	--	--	13.2
Elderly (65+) headed households	5,793	4,444 (30.9%)	1,349 (10.2%)	20.9
Elderly living alone	2,683	1,678 (12.0%)	992 (7.3%)	9.7
Disabled persons	4,369	--	--	6.5
Large households (5+ persons)	1,412	691 (48.9%)	721 (51.1%)	5.1
Single-Parent Households	3,283	--	--	11.8
Female headed households with children	2,111	--	--	7.6
Residents living below poverty*	2,629	--	--	3.9
Farmworkers	0	--	--	--
Homeless*	176	--	--	<1
Source: 2015-2019 ACS, *2020 Greater Los Angeles Homeless Count Report, LAHSA				

Seniors

Seniors face unique housing circumstances because of three factors: a limited or fixed income; health care costs; and disabilities. Between 2015 and 2019, 8,913 Redondo households included senior members (age 65 and over), representing 13.2 percent of the City’s total households. Furthermore, approximately 5,793 Redondo Beach households (20.9 percent of total households) were headed by persons over age 65. Of all owner-households, 30.9 percent were headed by seniors and of all renter-households, 10.2 percent were headed by seniors.

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 2015 and 2019, 2,629 people living below the poverty level in Redondo Beach, and approximately seven percent were seniors. As shown in [Table H-14](#), 60 percent of elderly renter-households experienced housing problems, in comparison to 40 percent of elderly owner-households. Approximately 60 percent of elderly renter-households had a cost burden greater than 30 percent.

Resources Available

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, as of May 2021, six residential care facilities for the elderly offer a combined capacity of 282 beds.

The City’s Community Services Department provides programs, services, information, and referrals that promote physical and mental health for the 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-21](#).

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.

According to 2015-2019 ACS data, disabled persons make up approximately 6.5 percent of the population in Redondo Beach. Between 2015 and 2019, 45 percent of the City's population with disabilities was made up of residents aged 65 and older, while 51 percent were aged 18 to 64. Of the residents 65 years and older, ambulatory, hearing and independent living difficulties were prevalent ([Table H-18](#)).

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 66 percent of the City's housing units were more than 40 years old and another 25 percent reaching at least 30 years old during this Housing Element planning period. Therefore, the majority of the City's housing stock does not comply with the American with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	21.3%	14.3%	23.0%	18.5%
With a vision difficulty	13.2%	11.6%	8.5%	10.3%
With a cognitive difficulty	39.2%	21.1%	11.3%	17.4%
With an ambulatory difficulty	13.2%	23.6%	31.8%	26.9%
With a self-care difficulty	13.1%	9.5%	7.1%	8.6%
With an independent living difficulty	--	19.9%	18.3%	18.3%
Total Persons with Disabilities	357	4,319	3,819	8,495

Note:
1. Persons under 5 years of age are not included in this table.
2. Persons may have multiple disabilities.
Source: American Community Survey (2015-2019).

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.

In Redondo Beach, there are 342 people with developmental disabilities according to the State of California Department of Developmental Services ([Table H-19](#)). This represents 0.5 percent of the total population of the City and is about evenly split between adult and children. Furthermore, about 80 percent of these individuals were residing in private home with their parent or guardian and 12 percent were living in a Community Care Facility.

Zip Code	00-17 yrs	18+ yrs	Total All Ages
90277	107	82	189
90278	74	79	153

State of California Department of Developmental Services Consumer Count by California ZIP Code and Age Group Regional Center and Early Start Consumers, December 2020

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.

According to the State's Community Care Licensing Division records, there are six residential care facilities for the elderly in Redondo Beach, with a combined capacity of 282 beds and three adult residential care facilities which provide a capacity for 108 beds. The City's Community Services Department offers a wide range of programs, services, information and referrals to help persons with disabilities. [Table H-21](#) details further assistance programs/services that are available to disabled residents in the City of Redondo Beach.

[The Harbor Regional Center provides services for persons with disabilities. It provides support, information, and opportunities for its clients and their families. The Regional Center offers free intake and assessment services and coordinate services \(such as mental health, employment, housing options\) for the clients based on needs.](#)

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-17, 5.1 percent of Redondo Beach households were considered large households in 2019. The proportion of large households has been steadily declining, from 5.6 percent in 2010, to 5.2 percent in 2015, and 5.1 percent in 2019. Most of these large households (51 percent) rented their homes, while 49 percent owned 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 data from 2013-2017 on the housing needs of lower income households ([Table H-14](#)), 46 percent of all large renter-households and 57 percent of all large owner-households were experiencing housing problems.

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-21](#) 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 2010 and 11.8 percent were single-parent households in 2019 ([Table H-20](#)). There were more female-headed single-parent households than male-headed single-parent households in both 2010 and 2019. According to 2015-2019 ACS data, 5.5 percent of female-headed single-parent households were living below the poverty level.

Household Type	2010		2019	
	#	%	#	%
Single Male with Children	508	1.8	1,172	4.2
Single Female with Children	1,200	4.1	2,111	7.6
Total Single Parent Households	1,708	5.9	3,283	11.8
Total Households	29,011	100.0	27,621	100.0

Source: American Community Survey (2015-2019).

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-21](#) 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 2015-2019 ACS identified that about four percent of all Redondo Beach residents are living below the poverty level. Approximately two percent of family households in the City were living in poverty. Similarly, two 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-21](#) lists various assistance services for households living in poverty.

Farmworkers

The 2015-2019 ACS indicates that no residents in the City held jobs in agriculture, forestry, fishing and hunting, and mining. Any low income workers are eligible for community-wide housing programs assisting low income residents.

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 2020 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimates that there were 173 people experiencing homelessness in Redondo Beach – a decrease from the 216 people in the City during the 2016 LAHSA homeless count.

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. SHAWL offers counseling services, substance abuse rehabilitation programs, and assistance for women who want to regain custody of their children.

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.

In September 2020, the Redondo Beach Council voted to move forward with a plan to provide temporary homeless shelters on the lot where the City's Transit Center is being constructed in the northern part of the City. The shelter operations were jointly funded by the City of Redondo Beach and the County using CDBG funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the 15 "pallet shelters" (temporary homeless shelters) at the 1521 Kingsdale site with the potential to increase the number of pallet shelters in the future. The current location will serve as the site until the emergency orders are lifted and then the City Council will decide whether to move the shelters to a different location or have them remain at the Kingsdale site. A zoning change may be needed for the pallet shelters to remain after the emergency orders are lifted. The latest Letter of Agreement extends the program until July 31, 2022 but it allows for extending the term.

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.
Households in Poverty, Disabled Persons, and the Elderly	South Bay Community Church of the Brethren	Home-style dinner for hungry
	City of Redondo Beach Section 8	Housing assistance payments on behalf of eligible elderly and very low income families, and disabled persons
Disabled Persons	Utility Users Tax Exemption	City tax removed from utility bills. Eligibility based on income, age and/or disability.
	Access Services	Transportation service throughout Los Angeles county for individuals with disabilities.
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.
	Nutrition Program	Senior lunch program available five days a week at two separate sites.
	Income Tax Assistance	Free assistance filing income tax returns for older adults and disabled persons.
Source: City of Redondo Beach, 2021.		

E. Housing Stock

1. Housing Unit Type

The mix of housing units in Redondo Beach has changed significantly since 1960 (Table H-22:). Single-family detached housing comprised over three-fourths (77 percent) of the City's housing stock in 1960, but by 2015-2019, only about 41 percent of housing units were single-family detached homes. Single-family attached² 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 762 units built since 1990). Single-family attached housing now comprises 14 percent of the City's housing units.

Apartments made up 44 percent of the City's total housing stock in 2015-2019. 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 31 percent of units. Meanwhile, the City's inventory of mobile homes decreased significantly between 2000 and 2019.³ 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-22: Housing Unit Type (1960-2019)

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
2019	30,024	12,266	40.9	4,253	14.2	3,987	13.2	9,334	31.1	184	0.6

* 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; 2015-2019).

² 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.

³ 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 Redondo Beach housing units that were occupied in 2019, 50.5 percent were owner-occupied and 49.5 percent were renter-occupied. The proportion of homeowners in the City was higher in comparison to Los Angeles County as a whole, where 45.8 percent of units were owner-occupied, and 54.2 percent were renter-occupied.

Housing tenure historical trends are shown in [Table H-23](#). 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. However, homeownership in the current housing market may be out of reach to many households, leading to a declined homeownership rate in 2019.

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
2019	14,363	51.9	13,298	48.1	27,663

Source: Bureau of the Census (1960, 1970, 1980, 1990, 2000, and 2010, ACS 2015-2019).

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.

In 2019, 1.1 percent of the homeowner housing stock was available for sale and 4.7 percent of the rental housing stock was available for rent. In addition to vacant units for sale or rent, another 5.2 percent of the housing stock was vacant in 2019 for other reasons, including units for seasonal, recreational, or occasional use, as well as units undergoing extensive remodels, and units rented or sold but not yet occupied. The total for all types of vacant housing units in 2019 was 2,361, representing an overall vacancy rate of 7.9 percent.

Vacancy rates for the period from 1960 to 2019, based on Census numbers and the ACS are shown in [Table H-24](#). As shown, vacancy rates generally declined over the years, reflective of an increasingly tightening housing market; however, overall vacancy rates increased during the 2000s.

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
2019	823	2.7	2,361	7.9	30,024

Notes:

- 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.)
- '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, 2010, 2015-2019 ACS).

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.

Redondo Beach is known for its quaint, historical charm. Much of the City's housing stock is made up older homes. According to the 2015-2019 ACS, about 66 percent of the City's housing units were more than 40 years old and another 25 percent reaching at least 30 years old during the Housing Element planning period. While age alone is not an indicator of housing condition, older structures do tend to have greater rehabilitation needs.

Year Unit Built	Number	Percent
1939 or earlier	1,172	4.2
1940 -1959	7,399	26.7
1960 -1979	9,656	34.9
1980 -1999	6,991	25.3
2000 - 2009	1,875	6.8
2010 - 2013	269	1.0
2014 - 2019	301	1.1
Total	27,663	100.0

Source: American Community Survey (2015-2019).

Substandard Structures

The City's Code Enforcement program is reactive to complaints filed. 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, with only a modest increase to approximately 65 from 50 structures in Redondo Beach noted as dilapidated and to approximately 165 from the 150 dwelling units reported to be in need of substantial rehabilitation.

The City's Code Enforcement Staff estimates complaints concerning dilapidated structures and dwelling units in need of substantial rehabilitation are filed at a rate of approximated 1-3 per month. The City's Code Enforcement Staff notes current trends concerning substandard housing conditions generally evolve from unpermitted conversions of portions of existing structures and older residential units with owners that have aged in place or where the original owners have deceased and left their properties to children or grandchildren and the residences are either vacant for extended periods or converted to rental properties with minimal maintenance. With limited funding, the City currently offers a Mobility Access and Emergency Repairs program to assist with housing conditions issues. In addition, the Housing Plan includes an action to pursue funding from the State to provide for rehabilitation assistance.

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 2020, the median sales price for a single-family home in Redondo Beach was \$1,160,000. In 2021 this rose to \$1,316,500, a 13.5 percent increase. While the median sales prices of homes in Redondo Beach were higher than that of neighboring Torrance, prices remained significantly lower than those in nearby Hermosa Beach, Manhattan Beach, and Rancho Palos Verdes. 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.

	# of Sales	2021 Median Sales Price \$	2020 Median Sales Price \$	% Change
Redondo Beach	104	1,316,500	1,160,000	13.5
Torrance	156	946,000	756,000	25.1
Hermosa Beach	29	1,965,000	1,346,591	45.9
Manhattan Beach	47	2,795,000	2,349,500	19.0
Rancho Palos Verdes	57	1,420,000	1,265,000	12.3
Los Angeles County	7,974	750,000	640,000	17.2

Source: Core Logic, March 2021

Cost of Rental Housing

In May 2021, 30 units were listed for rent in the City of Redondo Beach. Rents for these housing units ranged from \$1,495 (for a one-bedroom apartment) to \$6,500 (for a four-bedroom 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-27](#) shows the detailed breakdown of Redondo Beach rental units by number of bedrooms. The median rent levels in Redondo Beach ranged from \$2,300 for a one-bedroom apartment to \$5,300 for a housing unit with four or more bedrooms.

Bedroom	Number Listed	Median Rent	Average Rent	Rent Range
Studio	-	-	-	-
1	9	\$2,300	\$2,202	\$1,495 - \$2,950
2	14	\$2,223	\$2,243	\$1,800 - \$2,935
3	4	\$3,600	\$3,572	\$2,795 - \$4,295
4+	3	\$5,300	\$5,550	\$4,850 - \$6500
Total	30	\$2,950	\$3,392	\$1,495 - \$6,500

Source: Craigslist.com, Accessed (May 2021)

Housing Affordability

[Table H-28](#) 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. These figures are estimates only and presented for the purpose of demonstrating the significant gaps between market rents/home prices and affordability levels. Based on the rents and home prices shown earlier, lower income households cannot afford housing in Redondo Beach. Moderate income households (with five or more members) at the high end of the income range may be able to afford small rental units in the City only.

Table H-28: Housing Affordability Matrix (2020)						
Household	Annual Income ¹	Affordable Costs (All Costs)	Estimated Utility Allowance, Taxes & Insurance ²		Affordable Rent	Affordable Home Price
			Utilities	Taxes, Ins., HOA (Ownership)		
Extremely Low-Income (0-30% AMI)						
1-Person	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2-Person	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3-Person	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4-Person	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5-Person	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low Income (31-50% AMI)						
1-Person	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4-Person	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5-Person	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income (51-80% AMI)						
1-Person	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4-Person	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5-Person	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Moderate Income (80-120% AMI)						
1-Person	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4-Person	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5-Person	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325
<p>Assumptions: 2020 income limits; 30% of household income spent on housing; LACDA utility allowance; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% 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.</p> <p>Sources: California Department of Housing and Community Development 2020 Income Limits; Los Angeles County Development Authority (LACDA), 2020 Utility Allowance Schedule; Veronica Tam & Associates, 2020.</p>						

6. Inventory of Affordable Housing

There are three publicly assisted affordable rental housing projects in Redondo Beach. These assisted developments serve the senior population with a total capacity of 333 units, of which 203 are deed restricted for lower income use. [Table H-29](#) 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 created affordable ownership housing as part of its inclusionary housing requirement within the Coastal Zone.

Project	Type	Affordable Units	Total Units	Program	Year Built	Earliest Conversion Date
Casa de Los Amigos 123 S. Catalina Avenue	Senior Apartments	Low (60% AMI): 133	Total: 136	LIHTC	PIS 2008 (Acquired/ Rehabbed)	2038
Seasons Senior Apartments 109 S. Francisca Ave.	Senior Apartments	Very Low: 30	Total: 150	Bond	1995	2025
Seaside Villa 319 N. Broadway Redondo Beach, CA 90277	Senior Apartments	Very Low: 40	Total: 47	Section 8	1980	July 2024
Total Units		203	333			

PIS = Placed in Service; LIHTC = Low Income Housing Tax Credits
Sources: HUD Multifamily Assistance and Section 8 Contracts database, 2021; California Housing Partnership, 2021.

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 for the ten years from 2021-2031 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 receive government assistance under federal programs listed in Government Code Section 65863.10(a) (such as Section 8/HUD), state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Planning and Development funds, 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-29](#), two include units that are “at risk” of converting to market rents during 2021-2031. [A total of 70 units at these two projects are at risk of converting to market rate housing during this analysis period.](#)

Seaside Villa is “at risk” due to the need to renew Section 8 contracts periodically and the owner may opt out of the program. [Seaside Villa, under the Section 8 program, is receiving rents that are at 131 percent HUD’s Fair Market Rent level, according to HUD’s database. Therefore, the project is not likely to opt out of the Section 8 program.](#)

Seasons Senior Apartments was funded with a multi-family housing revenue bond and includes only 20 percent of the units as affordable. The affordability restriction for Seasons

Senior Apartments is due to expire in 2025. Bond-funded projects are typically more at risk of converting to market rate as the projects are owned by for-profit owners and only 20 percent of the units are deed restricted with no ongoing subsidies such as Section 8. Once the 20 percent of the units become eligible for converting to market rate, it usually does unless financial incentives are available to entice the project owner to maintain these units as affordable.

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. A search on LoopNet shows several rental properties for sale, averaging about \$450,000 per unit. The at-risk units are smaller and older units and therefore likely to command lower market prices. Nevertheless transferring ownership or purchasing replacement units would require significant resources.

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 assistance 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-30](#) shows the rent subsidies required for the both of the projects with at-risk units. As shown, subsidizing the very low income at-risk units would require approximately \$541,800 annually, an average of \$645 per unit per month.

Table H-30: Rent Subsidies Required						
Unit Size/Household Size	Number of Units	Fair Market Rent ¹	Household Annual Income	Affordable Housing Cost ³	Monthly per Unit Subsidy ⁴	Total Annual Subsidy
Very Low Income (50% AMI) ²						
1 Bedroom/ 2-person household	70	\$1,605	\$45,050	\$960	\$645	\$45,150
Source: Veronica Tam and Associates, 2021.						
Notes:						
1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2021 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. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.						
4. 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. Assuming an average development cost of \$500,000 per unit for multifamily rental housing, replacement of the 70 at-risk units would require approximately \$35million.

Resources for Preservation of at-Risk Units

A variety of potential funding sources are available for the acquisition, replacement, or rent subsidies necessary for the preservation of at-risk units; 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.

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 860 new housing units have been constructed and 461 units have been demolished, for a net gain of 399 units (Table H-31). Since the last Housing Element revision (2013), there have been 98 units constructed and 96 units demolished for a

net increase of two 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.

Year	Units Constructed	Units Demolished	Net Gain
1982-1992	484	205	279
1993-2002	163	84	79
2003-2012	115	76	39
2013	0	0	0
2014	32	43	-11
2015	17	11	6
2016	19	14	5
2017	9	7	2
2018	13	18	-5
2019	6	2	4
2020	2	1	1
Total	860	461	399
Source: City of Redondo Beach, 2021			

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.

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 local Measure DD) 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.

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.

The City complies with the Government Transparency bill. Planning and development regulations, including the General Plan, Zoning Ordinance, fee schedules, and other information that facilitates the development and improvement of properties in the City is available online.

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 General Plan policies aim to preserve existing single-family and low-density multiple-family neighborhoods while providing additional capacity for growth. 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 City is currently updating its General Plan, including the Land Use Element. A Preferred Land Use Plan has been approved by the City Council in May 2021. This Housing Element is consistent with the Preferred Land Use Plan, anticipated to be adopted by November 2022. [Table H-32](#) below provides a comparison between the current and proposed General Plan land use designations. The four Residential Overlays are new land use designations created by the Preferred Land Use Plan to provide additional housing opportunities in various parts of the City. Standalone residential uses are permitted in these Overlays. Other land use designations involve only minor adjustments (MU-1 reduced from 35 du/ac to 30 du/ac and RH increased from 28 du/ac to 30 du/ac). Specifically, the Mixed Use properties are not rezoned but recategorized, combining three MU designations into two, combining parcels currently zoned MU-1 and MU-2 into the new MU-1 and relabeling the parcels currently zoned MU-3 as MU-2. MU designations do not allow standalone residential development. However, the development standards are established to provide significant incentives for mixed use development over commercial only development. For example, height limit for mixed use development can reach 45 feet (three stores). Commercial only development has a maximum FAR of 0.50, but can reach 1.50 for mixed use development. Existing standards apply until the Preferred Land Use Plan is approved by the electorate.

Table H-32: General Plan Land Use Designations – Current and Proposed		
	Current General Plan	Proposed General Plan
Single-Family Residential		
R-1	8.8 du/ac	8.8 du/ac
R-1-A	17.5 du/ac	17.5 du/ac
Multi-Family Residential		
R-2	14.6 du/ac	14.6 du/ac
R-3	17.5 du/ac	17.5 du/ac
RMD	23.3 du/ac	23.3 du/ac
RH	28.0 du/ac	30.0 du/ac
Mixed Use		
Mixed Use Transit Center	---	FAR 1.5 30 du/ac
MU-1	Commercial Only: 0.35 FAR Mixed Use: FAR 1.5 up to 35 du/ac	MU-1 Commercial Only: 0.35-0.50 FAR Mixed Use: FAR 1.5 up to 30 du/ac (All density exceeding 0.70 must be residential units)
MU-2	Commercial Only: 0.50 FAR Mixed Use: FAR 1.5 up to 35 du/ac	
MU-3	Commercial Only: 1.00 FAR Mixed Use: FAR 1.5 up to 35 du/ac	
Residential Overlay		
North Tech District	---	60 du/ac
Kingsdale North	---	45 du/ac
South of Transit Center	---	55 du/ac
190 th Street	---	45 du/ac

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). Zone 4 of the Specific Plan area will be amended following the formal adoption of the preferred land use plan to reflect the increased residential density from 28 units per acre to 30 units per acre.

Density Bonus

The City's density bonus ordinance was last updated in 2014. The City will amend the Zoning Ordinance to be consistent with the recent changes to the State Density Bonus law, including but not limited to:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

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-33](#) and [Table H-34](#). These standards represent that current development standards that will continue to apply until the Zoning Ordinance is updated (by October 2024) to implement the updated General Plan. 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. The Zoning Ordinance will be updated to implement the new General Plan. This update will be completed within three years and 120 days from the October 15, 2021, statutory deadline of the Housing Element in order to meet the City’s obligations for accommodating additional housing in the community.

	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)	RH¹ (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. 6 ft. for lots > 50 ft. and < 100 ft. in width. 10 ft. for lots > 100 ft. and < 150 ft. in width. 15 ft. for lots > 150 ft. in width.	5 ft. 6 ft. for lots > 50 ft. and < 100 ft. in width. 10 ft. for lots > 100 ft. and < 150 ft. in width. 15 ft. for lots > 150 ft. in width.
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 ²)
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 2. <u>Height limit can be increased to 45 feet, 3 stories for affordable housing.</u> Source: Redondo Beach Municipal Code (2021).						

To facilitate larger multi-family housing development (11+ units), the City has 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. Additionally tandem parking configurations are permitted for senior housing projects which allows for greater design flexibility.

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 of mixed use development.

Table H-34: 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	38 ft. ¹	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 (one space per dwelling unit shall be within an enclosed private or common parking garage)			
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. <u>The height limit for MU-3A for commercial uses only is 30 feet. For residential uses, the height /story restrictions are up to 45 feet and 3 stories.</u>				
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 (2021).				

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 (2019) 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, NPDES). Code enforcement in the City is largely complaint driven.

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-35 summarizes the City’s current zoning provisions for various types of housing. The Preferred Land Use Plan maintains the existing residential land use patterns in the majority of the City, except for four new Residential Overlays. Housing types allowed in the various zones will not change from the current General Plan to the updated General Plan.

Table H-35: 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	--
Accessory Dwelling Units/Junior ADUs	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 (2021).

Table H-36: 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 (2021).

Single-Family

Single-family residences are permitted in all residential zones in the City except the Mobile Home Park and Mixed-Use zones. Residential development in Redondo Beach has primarily occurred on multi-family (R2 and R3) zones where existing uses are single-family homes. As discussed in the Housing Resources section, residential recycling has been active. Between 2017 and 2020, 100 R2 and R3 properties with existing single-family homes have recycled into higher density multi-family uses. Given the high price of housing in Redondo Beach, allowing single-family homes in all residential zones is not a constraint to multi-family development. In fact, the Preferred Land Use Plan proposes to redesignate the Kingsdale neighborhood from single-family (R1) use to multi-family (RH) use, in recognition of the recycling trend.

Multiple-Family

Smaller multiple-family housing developments (two to three units per lot) are subject to administrative approvals, Administrative Design Review (ADR) and if proposed as a Condominium subdivision a Tentative Parcel Map, 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, and if proposed as a Condominium subdivision a Tentative Parcel/Tract Map. 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 60 db).
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 at least 30 percent masonry and 70 percent 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 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 and Tentative Parcel/Tract Map, 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-39: Processing Times](#) presented later). This timeframe does not have a significant cost impact on the overall development. Additionally, the City allows for concurrent processing of the building permit plan check during the entitlement review process under certain circumstances.

Condominiums

Pursuant to the City's Subdivision Ordinance, the City treats residential condominiums differently from other multiple-family housing (such as apartments) because of the unique nature of condominium ownership and State Subdivision Map Act requirements. Other than the City's and State's subdivision requirements, condominiums are processed in the same manner as other multi-family residential developments (apartments). 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.

Manufactured/Factory-Built Homes

Consistent with State law, factory-built, modular housing units constructed in compliance with the California Code of Regulations (CCR) Title 25 placed on a permanent foundation are considered a single-family residential use and are permitted in the same manner and where single-family homes are permitted.

Accessory Dwelling Units/Junior Accessory Dwelling Units

The ordinance for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) for single-family and multi-family residential zones was effective February 2021. ADU/JADU are allowed in areas zoned to allow single-family or multi-family dwelling residential use. This can include mixed-use zones, so long as there is existing residential on that property. Specific standards established include:

- ADUs and JADUs are allowed in lots zoned to allow single-family or multi-family dwelling residential units.
- A minimum unit size of 150 square feet and maximum unit size of 500 square feet for a Junior ADU.
- The maximum size of the living area of an ADU is 850 square feet for a studio or one-bedroom, or 1,000 square feet for an ADU with more than one bedroom.
- A height limit of one story or 16 feet.
- The accessory dwelling unit shall use similar exterior siding materials, colors, window types, door and window trims, roofing materials, and roof pitch as the primary dwelling.
- In single-family residential zones, one off-street parking space is required for an ADU in addition to the space required for a single-family primary dwelling.
- No off-street parking is required if the ADU is a half-mile from a transit stop, or a block from car-share, or if on-street parking permits.

Farmworker and Employee Housing

Redondo Beach is a highly urbanized community and its Zoning Ordinance or General Plan does not designate land for agricultural purposes. Given that there is no farmworker population in Redondo Beach, no policies or programs are needed to address farmworker housing.

Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted wherever a single-family residence is permitted. To comply with State law no conditional use permit or variance will be required. The City will amend the Zoning Ordinance to address the provision of employee housing.

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.

Definition of Family

A community's Zoning Ordinance can potentially restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance.

California court cases have ruled that a definition of “family” that: 1) limits the number of persons in a family; 2) specifies how members of the family are related (i.e. by blood, marriage or adoption, etc.), or 3) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution.

The Redondo Beach Zoning Ordinance defines a family as “an individual or two (2) or more persons related by blood, marriage, or adoption, or a group of not more than five (5) persons, excluding servants, who need not be related by blood, marriage, or adoption, living together in dwelling unit, but not including limited residential care facilities.” This definition exceeds the zoning power of a local jurisdiction. The City will amend its Zoning Ordinance to adopt an inclusive definition.

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. Currently, the Zoning Ordinance does not address residential care facilities that are not licensed by the State. The City will address this as part of the comprehensive update to the Zoning Ordinance to implement the updated General Plan.

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. These include:

- Four Adult Day Care facilities – 133 persons
- Three Adult Residential Care Facilities – 108 beds
- Six Assisted Living Facilities for the Elderly – 282 beds

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

CF community facility zone which allows residential care facilities through a conditional use permit.

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 updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will devise 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.

Senior Housing

Housing for seniors is conditionally permitted in the R-3A, RMD, and RH multiple-family residential zones, in P-CF community facility 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.

According to the 2020 Point-in-Time Homeless Count by the Los Angeles Homeless Services Authority (LAHSA), 173 unsheltered homeless are located in Redondo Beach. In September 2020, the Redondo Beach Council voted to move forward with a plan to provide temporary homeless shelters on the lot where the City's Transit Center is being constructed in the northern part of the City. The shelter operations were jointly funded by the City of Redondo Beach and the County using CDBG funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the 15 "pallet shelters" (temporary homeless shelters) at the 1521 Kingsdale site with the potential to increase the number of pallet shelters in the future. Each pallet shelter structure can accommodate two persons, for a total capacity of 30 persons. Therefore, the City's unsheltered homeless count should be reduced to 143 persons.

The City amended the Zoning Ordinance in 2017 to permit emergency shelters with approval of a ministerial permit in the I-1B zone and subject to a coastal development permit in the I-2A zone. The ordinance allows emergency shelters for the homeless as a permitted use in the I-1B zone and in the I-2A coastal zone (only I-2A in the Coastal Land Use Plan Implementing Ordinance), 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 coastal zone, totaling 18.6 acres. Specifically, one parcel (approximately one acre) in the I-1B zone is occupied by an underutilized warehousing facility. Four parcels in the I-2A coastal zone are vacant (2.6 acres), previously used as a "dirt yard." 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.

However, AB 139 states that local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City will amend the Zoning Ordinance to comply with AB 139.

Furthermore, the recently passed AB 101 requires cities to allow a Low Barrier Navigation Center (LBNC) development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier Navigation Centers may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions. The Zoning Ordinance will be amended to address the provisions of Low Barrier Navigation Center.

Transitional Housing

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Pursuant to SB 2 and SB 745, 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 updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will amend 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.

Supportive Housing

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 updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will amend 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.

Furthermore, the recently passed AB 2162 further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use

developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. This Housing Element includes a program to amend the Zoning Ordinance to comply with AB 2162.

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 will be 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 as part of the Zoning Ordinance update to implement the General Plan update.

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-37](#) 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-38](#)).

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 (\$2,020 for single-family and \$1,415 for multiple-family for new construction only) and a storm drain fee (which varies depending on zone and lot size, ranging from \$200 per unit in RH to \$640 per unit in R1 zone).

Quimby fees apply to projects requiring the approval of a tentative or parcel subdivision map. In August 2017, the City increased the Quimby fee cap from \$7,500 to \$25,000 per new residential unit. The cap is the maximum fee that can be charged, not necessarily the actual fee. The fee to be paid by developers is the lesser of the fee cap or a fee determined by formula incorporating the average fair market value of the amount of land that would otherwise be required for dedication. The latter formula is informed by applying the City's parkland standard of three acres of parkland per 1,000 population in calculating its Quimby fee. As Quimby is applied only to projects that require subdivision, it does not impact the development of multi-family rental housing. Furthermore, the fee is waived for below market (affordable) housing development.

Overall, development fees in the City have not increased significantly in the last few years. For a typical single-family project, a developer can expect to pay about \$18,902 per unit in total fees (including Plan Check, Permit, Planning, and all impact fees). A multiple-family project will cost a developer approximately \$29,612 per unit in total fees. The level of fees represents a very small portion of overall development costs in Redondo Beach, especially given the high land cost. Nevertheless, 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.

Application	Fee \$
Variance	\$3,060.00
Zoning Map Amendment	
Property outside City's Coastal Zone	\$5,245.00
Property within City's Coastal Zone	\$7,655.00
Planning Commission Design Review <i>Fee waived when in conjunction with an application for a Conditional Use Permit for a Condominium or Multiple-Family Residential Project</i>	
Multiple-Family Residential	\$3,060.00
Planned Development Review	
In conjunction with overlay zone	\$5,245.00
In conjunction with overlay zone within City's Coastal Zone	\$7,655.00
Addition/Substantial Alteration to existing development	\$1,530.00
Administrative Design Review	
2-3 Multiple-Family Residential & Condominium Projects	\$2,082.00 Plus \$625.00 Per Unit
Single-Family	No Fee
Conditional Use Permit	
All (except Multiple-Family)	\$3,055.00
Multiple-Family (4+ units) & Condo	\$3,055.00 Plus \$1,280.00 Per Unit
Conditional Use Permit	
Modification	\$875
Subdivisions	
Parcel Map	\$1,530.00
Tract Map	\$2,370.00
Lot Line Adjustment	\$1,530.00
Environmental Review Fees	
Initial Study and Negative Declaration	\$1,970.00 Plus Contract Cost
Initial Study and Mitigated Negative Declaration	\$2,190.00 Plus Contract Cost
Environmental Impact Report (EIR)	Actual Cost
Supplemental Fee (for analysis of EIR)	\$1,750.00
Contract Administration for EIR	Actual Cost
Plan Check Fees	
New Development	50% of Building Permit Fee
Additions to Existing Development	50% of Building Permit Fee
Coastal Development Permit	
Public Hearing Waiver	\$325
Public Hearing	\$1,530
Development Agreement	Actual Cost
Source: City of Redondo Beach Planning Department, 2021	

Fee	Redondo Beach	Manhattan Beach	Hermosa Beach	Torrance
Conditional Use Permit	\$3,055	\$8,393	\$5,070	\$5,157- \$14,236
Variance	\$3,060	\$8,421	\$3,907	\$10,992
Zoning Map Amendment	\$5,245-\$7,655	\$20,000*	\$4,226	\$10,411
Tract Map or Parcel Map	\$1,530-\$2,370	\$1,301-\$4,074	\$4,879	\$7,408
* Indicates deposit amount. Source: City of Redondo Beach (2021), City of Manhattan Beach (2020), City of Hermosa Beach (2020), and City of Torrance (2019).				

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-39](#) provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

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-40](#). 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-40: Permit Processing Time	
Application	Estimated Processing Time
Variance	1-3 months
Conditional Use Permit	1-3 months
Parcel Map or Tract Map	2-3 months
Zoning Map Amendment	4-6 months
General Plan Amendment	4-6 months
Plan Check (Community Development Department)	3-4 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 to three 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 to eight weeks upon receipt of a completed application. The City's Residential Design Guidelines are online. The City will be updating its 2003 Residential Design Guidelines to comply with SB 330 requirements on objective design standards.

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:

1. The site shall be in conformity with the General Plan and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required.
2. The site shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.
3. The proposed use shall have no adverse effect on abutting property or the permitted use thereof.
4. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
 - a. Additional setbacks, open spaces, and buffers;
 - b. Provision of fences and walls;
 - c. Street dedications and improvements, including service roads and alleys;
 - d. The control of vehicular ingress, egress, and circulation;
 - e. Sign requirements or a sign program, consistent with the Sign Regulations;
 - f. Provision of landscaping and the maintenance thereof;
 - g. The regulation of noise, vibration, odor and the like;
 - h. Requirements for off-street loading facilities;
 - i. A time period within which the proposed use shall be developed;
 - j. Hours of permitted operation and similar restrictions;
 - k. Removal of existing billboards on the site; and
 - l. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter and the General Plan.

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.

While a couple of the criteria may appear subjective, 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. The CUP is processed concurrently with other reviews so no additional time is required. Furthermore, sites that are reused from the 5th cycle Housing Element and sites to be rezoned for the 6th cycle Housing Element are subject to by-right approval if 20 percent of the project units are set aside as housing affordable to lower income households, as required by State law.

Measure DD

On November 4, 2008, Redondo Beach residents passed Ballot Measure 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 related improvements would be required in order to be consistent with Goals and Policies within the City’s Circulation Element of its General Plan. A project triggering traffic impacts requiring improvements is not subject to Measure DD and does not require a public vote.

For the 2021-2029 Housing Element, the City relies on the capacity created by new land use designations as part of the General Plan Update to accommodate the City’s Regional Housing Needs Allocation (RHNA) (discussed in detail in the next section). The new General Plan will trigger Measure DD and is scheduled to be placed on the ballot in November 2022.

The City has conducted extensive community outreach for the General Plan update, including 22 GPAC meetings. The City will continue to conduct outreach and education regarding the importance of the update and compliance with State law. The City will monitor court cases concerning zoning requiring a public vote and consider adjusting provisions of the City’s Charter (Measure DD) as necessary per court decisions.

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

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor include the price of the land upon which the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2020 are as follows:

- Type I or II, R-2 Residential Multifamily: \$148.82 to \$168.94 per sq. ft.
- Type V Wood Frame, R-2 Residential Multifamily: \$113.38 to \$118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: \$123.68 to \$131.34 per sq. ft.
- R-4 Residential Care/Assisted Living Facilities generally range between \$143.75 to \$199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost. 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 May 2021 found only one vacant parcel in Redondo Beach, priced at approximately \$12.7 million per acre.

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.

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-41](#), according to the latest available HMDA data, a total of 2,757 households applied for loans, either conventional or government-backed, to purchase homes in Redondo Beach in 2017. Approval rates were slightly higher for government backed home purchase loans with 85.7 percent of government-backed and 72.6 percent of conventional loan applications approved. The approval rate for home improvement loans was 57 percent. Given the high rates of approval for home purchase loans, financing was generally available to Redondo Beach residents. In comparison, the availability of home improvement financing is more limited.

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Government Backed Purchase Loans	14	85.7%	0%	14.3%
Conventional Purchase Loans	1,031	72.6%	8.6%	18.8%
Refinance	1,512	58.4%	16.0%	25.6%
Home Improvement Loans	200	57.0%	16.5%	26.5%
Total	2,757	63.8%	13.2%	23.0%

Notes:

1. FFIEC changed the format of reporting in 2018 and due to delays in data reformatting, post-2017 data is not yet available by jurisdiction.
2. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
3. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.

Source: Federal Financial Institutions Examination Council, CLC Compliance Technologies, data accessed in 2020

4. Timing and Density

In Redondo Beach, development projects typically maximize the allowable density. It is common that development projects yield over 90 percent of the allowable density given the high cost of land and limited developable land remaining in the community.

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be due to developers’ inability to secure financing for construction. In Redondo Beach, the average time between project approval and

request for building permit is typically three to four months for infill projects, six months to one year for larger development projects.

5. Environmental Constraints

Geologic and Seismic Hazards

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

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

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

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

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

Redondo Canyon Fault: This fault is approximately eight miles long and joins the main strand of the Palos Verdes fault near the shoreline off the City of Redondo Beach. Scattered small earthquakes have occurred near the fault. The fault is considered active with an estimated maximum credible magnitude of 6.5. Recurrence intervals were not available because of a lack of data regarding the slip rate.

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

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

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

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

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

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

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

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

San Fernando-Sierra Madre Fault System: This fault system is approximately 36 miles long and extends along the base of the San Gabriel Mountains from east of Sierra Madre to west of San Fernando. These faults are found about 30 miles north of the City. The San Fernando segment was the source of a 1971 magnitude 6.6 earthquake. Recurrence intervals are estimated at 100 years for a magnitude 6.0 earthquake.

San Andreas Fault System: This fault system forms the dominant geologic structure throughout most of western California and has been responsible for the largest recorded earthquakes in the region. The fault system segment between Parkfield and Cajon Pass currently has a very low level of seismic activity. However, the portion of the fault system from Parkfield to Tejon Pass has experienced great earthquakes of magnitude 8+ roughly every 250 years and the segment between Tejon Pass and Cajon Pass has experienced major to great earthquakes (magnitude 7 and greater) on an average of every 145 years. The fault system segment between Cajon Pass and the Salton Sea has not experienced a major earthquake for 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 Fire Department) was rated as a Class 3; the overall community rating is a Class 2, generally considered excellent for communities of comparable size and character.

6. Availability of Water and Sewer Services

Pursuant to SB 1087, the City will provide a copy of the adopted 2021-2029 Housing Element to the water and sewer service providers, which are required by State law to have adopted policies prioritizing the provision of water and sewer services to affordable housing proposals.

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. Recent sewer improvement projects include:

- Basin 2 Marine Vessel Sewer Pump Out Station
- Rindge Sewer Pump Station Construction
- Sanitary Sewer SCADA
- Alta Vista Sewer Pump Station Design/Construction

- Morgan Sewer Pump Station Design/Construction
- Sanitary Sewer Facilities Rehabilitation

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. According to CalWater's Urban Water Management Plan, water demand in the Hermosa-Redondo District is anticipated to reach 14,778 AFY in 2040. The water supply is projected to be 14,967 AFY in 2040. Therefore adequate water supply is available to accommodate the City's housing needs through 2040, well beyond the current RHNA planning period.

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 2021-2029 planning period has been determined by SCAG to be 2,490 housing units, including 936 units for very low income households,⁴ 508 units for low income households, 490 units for moderate income households, and 556 units for above moderate income households ([Table H-42](#)).

Changes in State law (SB 166 and SB 1333) require local jurisdictions to continue to monitor its ability to accommodate its RHNA as development occurs on available sites at an intensity or income level not consistent with the assumptions used in the Housing Element. To address this requirement, the City's sites inventory for RHNA includes a 10 percent buffer for the lower income RHNA.

⁴ 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 of 936 units is split into 468 extremely low income and 468 very low income units. However, State law does not require the separate identification of sites for the extremely low income units.

2. Progress Toward RHNA

Entitled/Approved/Under Review Projects

For the 6th cycle RHNA, the projection period begins on July 1, 2021. Therefore, housing units entitled, approved, or under review but are not expected to be issued building permits until after July 1, 2021, can be credited toward the 6th cycle RHNA.

South Bay Gallery Project

This project represents redevelopment of a portion of the South Bay Gallery shopping mall. The project has been entitled for a total of 300 units, including 30 very low income units. These units are conditioned per the approved entitlement. As implementation of the units is realized, deed restrictions will be recorded. Actual rents can be estimated. Construction of this project will occur in phases, with the first phase of this project expected to begin in 2022.

Legado Mixed Use Project

The Legado project – a mixed use project of 115 units and 22,000 square feet of retail and restaurant space – is being developed on a 4.3-acre site. The project is completing plan check as of July 2021.

Alcast Foundry

This entitled project represents a reuse of an existing Alcast Foundry property, currently used as RV parking and truck storage. The project consolidates six parcels for the development of 36 townhomes. Construction of this project is expected to begin in 2022.

Anticipated Accessory Dwelling Units (ADUs)

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen increases in ADUs in the community:

- 2017 – 11 ADUs
- 2018 – 17 ADUs
- 2019 – 23 ADUs
- 2020 – 21 ADUs
- 2021 (through June) – 16 ADUs and 4 JADUs

The slight decrease in ADU permits was largely due to COVID. As of June 2021, the City has already issued building permits for 16 ADUs and 4 JADUs. Based on this rising trend, the City anticipates permitting an average of 30 ADUs annually for the next eight years. The City updated the ADU Ordinance in 2020. This Housing Element also includes a program to facilitate the development ADUs.

According to the SCAG Regional Accessory Dwelling Unit Affordability Analysis that has been reviewed and approved by HCD, the income/affordability of ADUs in the South Bay can be estimated at:

- 17 percent extremely low/very low income
- 43 percent low income
- 6 percent moderate income
- 34 percent above moderate income

Table H-42 shows the distribution of the projected ADUs according to this income distribution.

Remaining RHNA

Accounting for entitled projects and projected ADUs, the City needs to plan for another 1,944 units (including a 10 percent buffer for the lower income RHNA), as shown in Table H-42.

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	936	508	490	556	2490
With 10% No Net Loss Buffer (Lower Income)	1,030	559	490	556	2,635
Credits toward RHNA	30	0	0	421	451
Galleria	30	0	0	270	300
Legado	0	0	0	115	115
Alcast Foundry	0	0	0	36	36
Anticipated ADUs	<u>41</u>	<u>103</u>	14	82	240
Remaining RHNA Obligations (with 10% buffer)	<u>959</u>	<u>456</u>	476	53	1,944

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. During at least the past ten years, Redondo Beach had seen primarily residential and mixed use development in the community. Standalone nonresidential development is infrequent, consistent with the trend throughout the region. Therefore, the sites inventory for the 6th cycle RHNA is comprised of multiple strategies – residential recycling, residential development on religious facility properties, mixed use development, and residential overlay over industrial and commercial zones.

Realistic Density and Lot Consolidation

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 MU, R-2, R-3 zones, and the Residential Overlay areas proposed by the General Plan update. In these areas, existing development typically ranges from small scale apartments, to older commercial properties, and old industrial uses. In these existing 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 to 16 units per acre, depending on lot size, and developments in the MU zones have yielded between 25 and 34 units per acre, depending on lot size.

Alcast Foundry, a recently approved 36-unit project in the R-3 zone, yielded a density of 16.3 du/ac (93 percent of allowable density). This project involves the consolidation of six parcels currently used for industrial activities and truck storage. Another proposed mixed use project at 100-132 N. Catalina Avenue is an adaptive reuse of a commercial historic building and construction of 30 new rental units, four of the units will be affordable. The proposed project will consolidate six parcels with 14 lots and yield a density 23.6 du/ac in R-3A zone (135 percent of allowable density, inclusive of an affordable housing density bonus).

Legado, another mixed use project, yields a gross density of 26.7 units per acre.

Residential Recycling

Due to limited vacant residential properties available for development, the City's residential neighborhoods have been experiencing recycling into higher intensities during the past decade. Typical residential developments involved the recycling of single-family lots in medium density zones (R-2 and R-3) into small condominium developments of two to three units.

- 2017 - 41 two- and three-unit condominium projects were approved
- 2018 – 24 two- and three-unit condominium projects were approved
- 2019 – 25 two- to four-unit condominium projects were approved
- 2020 – 10 two- to four-unit condominium projects were approved

The lower number of projects in 2020 was probably directly a result of COVID. The City anticipates this trend will resume. To identify additional residentially zoned parcels with potential for recycling opportunities, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:
 - Land value is greater than improvement value
 - Structure was built prior to 1990 (and therefore over 30 years of age)
 - Existing uses are not condominiums or apartments
 - Redevelopment can at least double the number of units existing on site

A total of 826 parcels met these criteria. The majority of the parcels are zoned R2 and R3. Parcels that cannot yield projects that are similar to recent recycling trends have been removed from this residential recycling inventory. These parcels can potentially yield 892 net units, conservatively assuming development at 80 percent of the allowable densities. Realistic capacity typically exceeds 90 percent in these neighborhoods due to the small lots and high housing prices.

In addition, in the Kingsdale neighborhood, the General Plan proposes to rezone this area from R-1 single-family residential use to RH (30 du/ac), with the potential to yield 50 net

new units. However, due to the small size of these parcels (most are half lots), lot consolidation of five to seven parcels would be needed to assemble a half-acre site feasible for facilitating lower income housing. Therefore, this area is assigned to the moderate income RHNA, recognizing the challenge of assembling lots in this magnitude.

Housing on Church Properties

Throughout California, the development of affordable housing on religious properties has become an increasing trend. Nonprofit organizations such as Many Mansions and National CORE have assisted many religious facilities to incorporate housing on site.

The City identified four churches along Broadway that are currently zoned for RH (28 du/ac, however under the proposed General Plan allowed density will be 30 du/ac) and RM (17.5 du/ac) and have large parking areas. Under AB 1851 (Religious Facility Housing), these churches can partner with nonprofit developers to provide affordable housing on site and receive parking relief to facilitate development. These four churches (eight parcels) are identified to have the potential based on their residential zoning and amount of the property dedicated for parking. Each church site is larger than 0.5 acre. However, only a portion of the parking area for each church is used to estimate potential development as a conservative assumption. Because only affordable housing would qualify for the parking relief, these properties can potentially yield 28 affordable units, excluding density bonus. With density bonus, the number of units on site can potentially increase to over 50 units. For the church properties with smaller than 0.5 acre of parking area or are zoned R-3 (17.5 du/ac), this inventory conservatively assumes the affordable units at moderate income level. Only one church property zoned RH-2 (30 du/ac) and larger than 0.5 acre is assigned to the lower income level.

There has been significant expressed interest from church operations throughout Southern California to partner with nonprofit developers such as National CORE and Many Mansions to provide affordable housing onsite. Typical development model involves the church to provide a ground lease of the surplus or parking areas for affordable housing in exchange for lease payments, new facility, and/or affordable units for staff. An action is included in the Housing Plan for the City to actively pursue such opportunities.

Mixed Use Development

The proposed General Plan consolidates the existing MU-1 and MU-2 into MU-1, with a reduced density of 30 du/ac. MU-3 is renamed as MU-2 in the proposed General Plan with a density of 35 du/ac. To identify the underutilized properties in mixed use zones, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:
 - Land value is greater than improvement value
 - Structure was built prior to 1990 (and therefore over 30 years of age)
 - Existing uses are not national/regional chain operations are major anchor stores
 - Existing lot coverage based on aerial photo indicates large parking areas

In the MU areas, existing uses are primarily 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 to 100 percent or above of the maximum allowed density. The two most recent mixed use projects - Legado in plan check stage and the completed Sea Breeze – achieved 100 percent of the allowable density. Therefore, using 80 percent of the achievable density in estimating potential is a conservative assumption. Furthermore, the City rarely experiences 100 percent nonresidential development in the mixed use areas.

A total of nine properties designated MU-1 totaling 7.61 acres are considered underutilized. Seven parcels larger than 0.5 acre each feasible for lower income can facilitate the development of 161 units. Two underutilized MU-1 parcels are less than 0.5 acre in size and can accommodate 22 moderate income units.

MU-2 properties are generally smaller in size. Eight underutilized MU-2 properties are identified with the potential for redevelopment. However, due to their small sizes, these parcels are assigned to the moderate income RHNA.

Residential Overlay

The Proposed General Plan includes a Residential Overlay that will be applied to various areas, with the goal of dispersing new housing opportunities throughout the City. The Overlay is applied to existing older industrial and commercial uses that are ripe for redevelopment. The allowable density in the Overlay varies, depending on location.

North Kingsdale (45 du/ac)

This area is comprised of 11 parcels that have already been assembled by a property owner with the intention to redevelop the area into a mixed use project. Five of the parcels are currently zoned C-4 and six parcels are currently zoned R-1. Under the proposed General Plan, the six R-1 parcels will be redesignated to RH, consistent with the other Kingsdale parcels described above). However, a Residential Overlay will be placed on these parcels, allowing the residential density to reach 45 du/ac. Combined, this area totals 2.25 acres and at 80 percent of the allowable density, an estimated 73 net new units can be achieved. While the property owner has expressed interest in providing affordable housing onsite, the exact percentage cannot be determined at this time. Therefore, these units have been assigned to the moderate income category.

North Tech District (60 du/ac)

The North Tech District with Residential Overlay covers seven parcels totaling 15.4 acres. This area offers significant redevelopment potential. Existing uses include a mix of single story commercial, retail, auto-related uses, and restaurants, with large surface parking areas and outdoor storage. This area is located across the freeway adjacent to the Redondo Beach Station of the Metro Green Line, making this area ideal for transit-oriented development.

These parcels are currently zoned as IC-1 (Industrial-Commercial) and C-4 (Commercial). The proposed General Plan places a Residential Overlay on this area with a maximum

density of 60 du/ac. The IC-1 allows a Floor Area Ratio (FAR) of 0.7 and C-4 allows a FAR of 1.0. However, current uses on these parcels average an existing FAR of only 0.29, substantially below the allowable intensity. Most of the building structures are at least 30 years old and some are over 40 years old. Existing conditions are ripe for redevelopment. Excluding the two corner parcels currently used as gas station and fast food (In-and-Out), the remaining parcels (each larger than 0.5 acre but smaller than 10 acres), total 14.27 acres and are feasible for accommodating lower income housing. An estimated 685 units (at 80 percent of maximum density) can be accommodated.

190th Street (45 du/ac)

The City has also identified two blocks of older industrial uses currently zoned I-2 along 190th street. The uses are a mix of light industrial uses with the structures mostly built during the 1950s and 1960s. These industrial areas are blighted and surrounded by multi-family residential uses, including a mobilehome park. In general, typical commercial/industrial lease terms are about three to five years. These existing uses are not likely to have lease terms longer than industry standards. Furthermore, existing tenants are small private independent uses. Redevelopment of these areas would not involve any strategic decisions of major corporations.

The first block is comprised of four contiguous parcels with the oldest structure built more than 67 years ago and the newest structure 30 years ago. The average FAR in this block is 0.50 when the General Plan allows the FAR at 1.0. The average Improvement-to-Land Value ratio is 0.60, indicating mostly these properties have not undergone significant improvements. If consolidated, this four-parcel block would total 3.39 acres and can potentially accommodate 122 units.

Another block of ten contiguous parcels zoned I-2 and developed primarily between 1950s and 1970s and occupied by small industrial and commercial uses has also been proposed in the General Plan to include a Residential Overlay. These properties are also surrounded by medium density residential uses and separated from the four parcels described above by a mobilehome park. With an allowable FAR of 1.0, this block is substantially underutilized with an existing FAR of only 0.36 and a current Improvement-to Land Value ratio of 0.27, indicating the lack of significant improvements to the properties. As these aging industrial buildings are recycled, residential use becomes an appropriate use for the location. Combined, these parcels total 3.58 acres and can accommodate 130 units.

Farther along 190th Street toward the eastern end of the City, a 0.88-acre site currently zoned C-2 within a primarily medium density residential area. This property is identified by the City to have potential for redevelopment due to its low existing FAR (large parking space), older commercial structure (40 years old), and occupied by an independent retail use. This property can potentially accommodate 32 units.

Industrial Flex – South of Transit Center (55 du/ac)

Located south of the Transit Center and the South Bay Galleria Mall (where a new 300-unit project has been approved) is a largely vacant industrial property zoned I-2. This area is mostly blighted and the parking on site does not support other off site uses. The proposed

General Plan designates this area as Industrial Flex (IF) with a Residential Overlay for 55 du/ac due to its location next to the Transit Center and new housing entitled in the nearby mall. This 6.21-acre site can potentially accommodate 273 units at 80 percent of the maximum density.

Summary of Sites Strategy

Through the General Plan update process, the City worked diligently to develop a strategy for the RHNA to provide a range of housing types and locational choices. Table H-43 presents a summary of the strategy. The detailed sites inventory is presented in the appendix.

Figure H-1: Sites Inventory – North of 190th Street

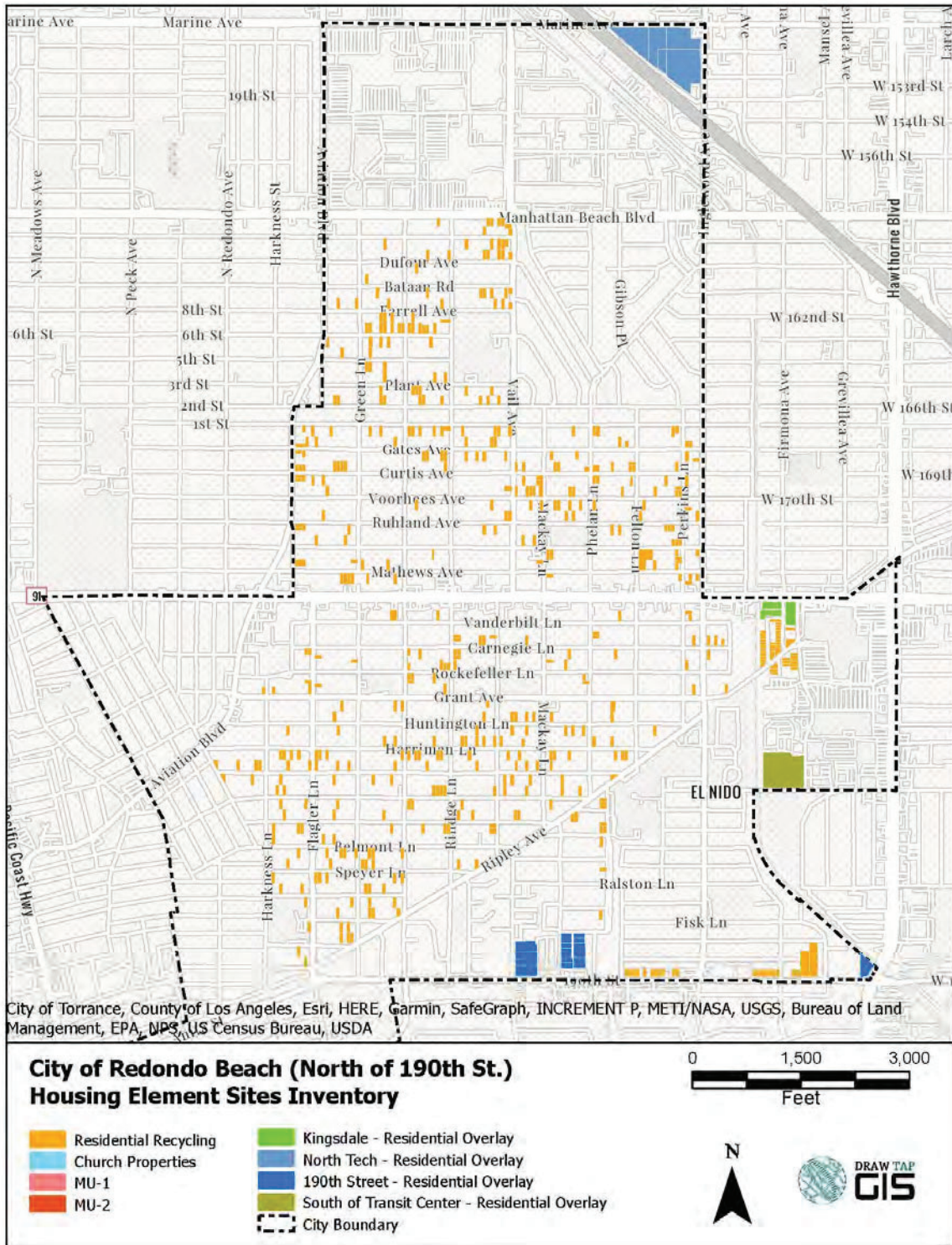


Figure H-2: Sites Inventory – South of 190th Street

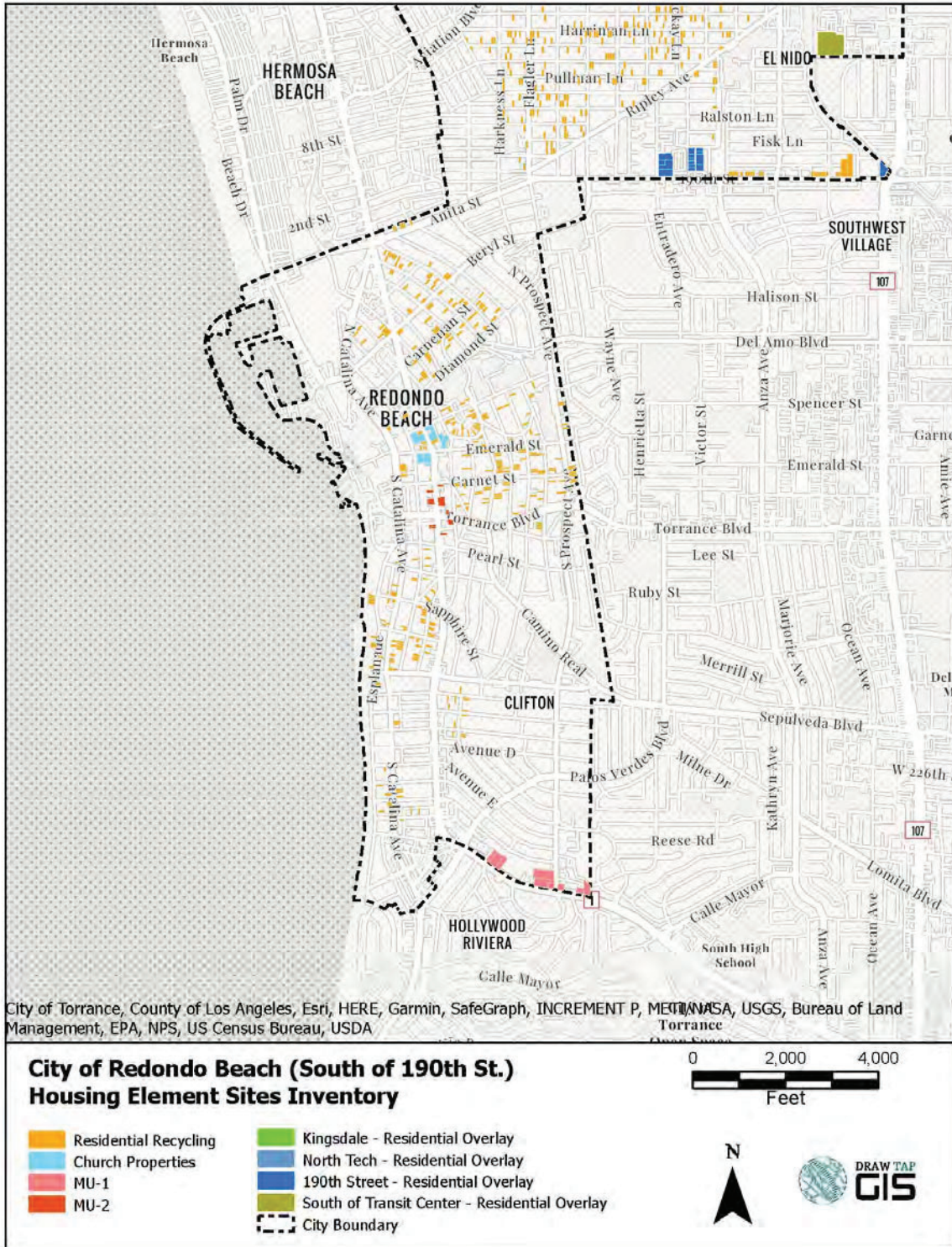


Table H-43: Summary of Sites Strategy				
	Lower	Moderate	Above Moderate	Total
Sites Not Requiring Rezoning				
Residential Recycling	0	534	358	892
R-2 (14.5 du/ac)	0	0	358	358
R-3/R-3A (17.5 du/ac), RMD (23.3 du/ac), RH (30 du/ac)	0	534	0	534
Housing on Church Properties	<u>12</u>	<u>16</u>	0	28
R-3 (17.5 du/ac)	<u>0</u>	<u>10</u>	0	10
RH (30 du/ac)	<u>12</u>	<u>6</u>	0	18
Mixed Use	<u>0</u>	51	0	<u>51</u>
MU-2 (35 du/ac)	<u>0</u>	51	0	<u>51</u>
Subtotal	47	585	358	990
Sites Requiring Rezoning				
Residential Recycling	0	50	0	50
RH (30 du/ac)	0	50	0	50
Mixed Use	161	22	0	183
MU-1 (30 du/ac)	161	22	0	183
Residential Overlay	<u>1,193</u>	<u>73</u>	0	<u>1,266</u>
Kingsdale Residential Overlay (45 du/ac)	<u>0</u>	<u>73</u>	0	73
North Tech Residential Overlay (60 du/ac)	685	0	0	685
190 th Street Residential Overlay (45 du/ac)	284	0	0	284
South of Transit Center Residential Overlay (<u>55</u> du/ac)	<u>273</u>	0	0	<u>273</u>
Subtotal	<u>1,403</u>	<u>145</u>	0	<u>1,548</u>
Summary of Sites				
Remaining RHNA with Buffer (see Table H-42)	1,415	476	<u>53</u>	1,944
Total Estimated Capacity	<u>1,415</u>	<u>746</u>	358	<u>2,519</u>
Meet RHNA with Buffer?	Yes	Yes	Yes	Yes

Availability of Infrastructure and Services

All sites identified in the inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the RHNA of 2,490 units. Dry utilities, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service are available to all areas within the City.

B. Housing Resources

1. Financial Resources

With the elimination of redevelopment, Redondo Beach has limited funding for affordable housing activities.

SB2 Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

For the first year of SB 2 funds availability as planning grants to local jurisdictions, the City of Redondo Beach received \$310,000 for planning efforts to facilitate housing production. The planned uses of the funds include:

- Objective design standards
- Specific plans and form-based codes
- ADU development and other innovative building strategies
- TOD strategies
- Innovative housing finance
- Expedited review
- CEQA streamlining

For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). Based on HCD estimates, Redondo Beach is eligible for \$130,830 from the 2019 allocation and \$203,351 from the 2020 allocation.

Community Development Block Grant (CDBG) Funds

Through the CDBG program (administered by the City), 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 2021, the City received

approximately \$290,479 in CDBG funds. Funds will be spent on housing improvement assistance for low income households, public facility improvements, and public services.

Housing Choice Vouchers (Section 8) Rental Assistance

The federal Housing Choice Voucher (HCV) program provides rental assistance to very low income households overpaying for housing. In general, the HCV 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 2021, in Redondo Beach, 437 families currently receive rental assistance under the HCV program, with another 4,500 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 Building and Safety 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 Building and Safety Division is responsible for ensuring the public’s health, safety, and welfare, through the application and administration of the California Building, Fire, Plumbing, and Electrical Codes thereby enhancing the safety and quality of life in Redondo Beach through the enforcement and application of the City’s Building Codes.

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.

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. Nonprofit housing developers active in Southern California include:

- Habitat for Humanity
- National CORE
- Bridge Housing
- Meta Housing
- Jamboree Housing

- Linc Housing
- Many Mansions

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 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.

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, 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.

In addition to the assistance programs, residents may qualify for assistance through the Low-Income Home Energy Assistance Program (LIHEAP). LIHEAP is a federally funded energy assistance program that may help residents pay the utility bill if they are income-qualified. Funds pledged to assist customers of SoCalGas® are distributed through local community-based organizations, assistance agencies and certain government agencies.

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 2021-2029 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 lower and moderate income households;
- Identify adequate sites to facilitate 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-45](#) at the end of this section summarizes the City’s quantified objectives for the 2021-2029 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 40 years old (nearly 66 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 Continue to offer assistance to low income households for emergency repairs and comply with the Mills act to encourage the maintenance and repair of the City’s historical structures.
- Policy 1.3 Work with property owners and nonprofit housing providers to preserve existing housing for low and moderate income households.
- Policy 1.4 Promote the use of energy conservation techniques and features in the rehabilitation of existing housing.

Program 1: 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). 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.

2021-2029 Objectives and Timeframe:

- Provide services to 10 lower income (including extremely low income) Redondo Beach homeowners each year for a total of 80 households.
- Promote program to residents through brochures at public counters and information on City website.
- Pursue State funds available for housing rehabilitation programs, including acquisition/rehabilitation.

Responsible Agency: Community Services Department

Funding Sources: CDBG funds

Program 2: Preservation of Affordable Housing

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, state and local funding programs. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program, used to qualify for a density bonus, or other conditions for project approval such as development agreements.

Of the assisted housing developments listed in [Table H-29](#), 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, Seasons Senior Apartments, is “at-risk” due to the expiration of a 30-year covenant. As funding permits, the City will work to preserve the affordability of these units to maintain the stock of needed senior affordable housing in the community.

2021-2029 Objectives and Timeframe:

- Monitor the status of Seaside Villa and Seasons Senior Apartments annually.
- Ensure residents are notified by the property owner once a Notice of Intent to opt out of low income use is filed. Pursuant to new State law, notices must be sent out by property owners three years, one year, and six months prior to opting out.
- Contact nonprofit affordable housing providers 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 low income use is filed.
- Support funding applications by qualified nonprofit affordable housing providers 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 lower and moderate income households, including extremely low income households.

- Policy 2.3 Create collaborative partnerships with non-profit 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 3: Inclusionary Housing

During the discussion of the General Plan and Housing Element Annual Report in 2020, the Redondo Beach City Council expressed interest in preparation of an Inclusionary Housing Ordinance. This type of ordinance requires a percentage of units to be restricted to certain levels of affordability in housing development projects meeting a set size threshold. There are several parameters that the City Council must decide upon, and once selected it is necessary to conduct a financial feasibility analysis to determine that the ordinance with those parameters would not preclude or deter market rate housing from being built. This is a necessary step to ensure that the ordinance is justifiable and in accordance with State housing laws.

During the procurement process for preparation of the 2021-2029 Housing Element, the City included a request for a quote to prepare an Inclusionary Housing Ordinance for Redondo Beach. On October 20, 2020, the City Council awarded a contract for the preparation of both the Housing Element and concurrently an Inclusionary Housing Ordinance.

In November 2020, the City’s consultant provided an introductory presentation to City Council to go over the process of preparing an Inclusionary Housing Ordinance, including selection of parameters and conducting a financial analysis of proposed parameters. On January 12, 2021, the City Council proposed parameters and the consultant is finalizing the financial analysis to present to City Council in September 2021 to refine the parameters. The ordinance is expected to be introduced and adopted in late 2021 or early 2022.

2021-2029 Objectives and Timeframe:

- Pursue adoption of an inclusionary housing program by the spring 2022.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 4: Housing Choice Voucher (Section 8) 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 Housing Choice Voucher program. The Redondo Beach Housing Authority provides rental subsidies to approximately 437 Voucher Program participants each month. As of 2020, there are currently 4,500 households on the waiting list.

2021-2029 Objectives and Timeframe:

- Continue to provide Housing Choice Voucher to extremely low and very low income households with the goal of increasing assistance to 633 households annually, consistent with the Housing Authority Five-Year Plan.
- Increase outreach and education on the State’s new Source of Income protections as required by SB 329 and SB 222. Both bills require all landlords to accept Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH), and other forms of public assistance as legitimate sources of income for rent payments.
- 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: Redondo Beach Housing Authority

Funding Sources: Section 8 funds

Program 5: Response to Homelessness

The City of Redondo Beach started a Response to Homelessness Pilot Program, approved by the Mayor and City Council, in June of 2019 as an enhanced response to the impact of homelessness, not only on people experiencing homeless, but also on residents and the community.

Homeless defendants represent a significant portion of criminal cases that the City prosecutor's office handles. Previous efforts had primarily focused on offering needed services to the homeless and providing a path forward out of homelessness. The pilot program included both a focus on the impact on residents and the local community, as well as making it easier for the homeless to accept the offered services and incentivizing them to do so. Essentially, the message has been if a misdemeanor defendant is willing to accept services and work with either PATH or the City’s housing navigator (with Harbor Interfaith Services), then their cases will be diverted and potentially dismissed.

In 2020 the City decided to continue and expanded the Response to Homelessness Program. One new branch of the Response to Homelessness Program is the Housing Initiative Court, known as Redondo Beach’s Homeless Court. This provides a local venue for addressing court cases related to those experiencing homelessness, to reduce the burden of transportation access to those defendants.

Another branch of the Response to Homelessness Program has been bridge housing. Bridge housing brings stabilization to people experiencing homelessness and helps them acclimate to a more structured lifestyle that will allow them to take the necessary steps towards permanent housing.

One part of that bridge housing is the Pallet Shelter housing that the City instituted in December of 2020. These Pallet Shelters are individual temporary homeless structures (15 structures total), currently located at 1521 Kingsdale Avenue in Redondo Beach on the lot where the City’s Transit Center is being constructed in the northern part of the City. The Pallet Shelters were initially jointly funded for 6 months by the City of Redondo Beach and the County using Community Development Block Grant funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the shelters.

In April of 2021, the Redondo Beach Mayor and City Council voted to make the Response to Homelessness Program permanent, which includes key components such as the Housing Initiative Court and bridge housing like the Pallet Shelters. The approval also included funding for an additional housing navigator. The expectation is to keep the program under the administration of the City Attorney’s Office for at least three years,

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.

2021-2029 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.
- Before April 2024, evaluate the need and financial feasibility of continuing the Responses to Homelessness program.

Responsible Agency: Community Services Department

Funding Sources: CDBG funds

Program 6: 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;
- Waiver of Quimby fees for affordable housing development; and
- Senior Housing Ordinance.

2021-2029 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. Coordinate discussions between affordable housing developers and church properties to promote affordable housing onsite. 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. Annually check the websites of HUD, State HCD, and Los Angeles County Development Authority (LACDA) for potential funding sources and apply for eligible programs.
- Facilitate the development of 300 housing units affordable to lower income households through incentives, project conditions, development agreements, and/or other mechanisms.

Responsible Agency: Community Development Department

Funding Sources: State and federal funds as available

Program 7: 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.

2021-2029 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 8: Residential Sites Inventory and Monitoring of No Net Loss

For the 6th cycle Housing Element, the City has been assigned a Regional Housing Needs Assessment (RHNA) of 2,490 units (936 very low income, 508 low income, 490 moderate income, and 556 above moderate income units). The City is updating its General Plan, with an anticipated adoption by November 2022 and put on the ballot for Measure DD public vote in March 2023.

As of July 2021, the City has entitled 451 units and anticipates permitting 240 ADUs over eight years. The City’s progress in residential development leaves a remaining RHNA of 1,799 units (865 very low income, 405 low income, 476 moderate income, and 53 above moderate income units).

To accommodate the remaining RHNA and to provide for a buffer for No Net Loss, the City has identified potential capacity for 971 units (12 lower income, 601 moderate income, and 358 above moderate income) on vacant/nonvacant sites in areas where the current land use designations would remain. In addition, potential capacity for 1,548 units (1,403 lower income and 145 moderate income units) could be accommodated on vacant/nonvacant sites in areas proposed with new General Plan land use designations (primarily through the Housing Overlays) that could accommodate residential development. Table H-43 on page 79 outlines the designations and summary of estimated capacity on vacant/nonvacant sites in those proposed designations.

To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Pursuant to SB 166, the No Net Loss requirements are:

- Make findings at the time of project approval regarding any site in the Housing Element sites inventory (must be implemented immediately);
- Identify or rezone sufficient, adequate sites within 180 days of project approval to accommodate any shortfall; and
- Acknowledge projects may not be denied solely because No Net Loss would require rezoning.

2021-2029 Objectives and Timeframe:

- Adopt the Recommended Land Use Plan () that provides increased residential development capacity by November 2022. Specifically, ensure that the updated General Plan offer adequate capacity for at least **1,508 units, with 1403** lower income units **to be accommodated** through the Residential Overlays that establish a minimum density of 20 units per acre and a maximum density of 45 to 60 units per acre, depending on location.
- Update the Zoning Ordinance by November 2023 to implement the updated General Plan.
- Amend, if necessary, the Harbor/Civic Center Specific Plan by November 2023 to ensure consistency in allowable density in the RH properties (increasing from 28 du/ac to 30 du/ac).
- Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure adequate sites are available to meet the remaining RHNA by income category.
- Provide information on available sites and development incentives to interested developers and property owners on City website.
- Because rezoning even for No Net Loss requirement is subject to voter approval, the City will monitor and anticipate any No Net Loss with a trend projection at least two years in advance to anticipate shortfall in sites and ensure adherence to the 180-day requirement.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 9: By-Right Approval for Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that meet the following:

- Reusing of nonvacant sites previously identified in the 5th cycle Housing Element (see Appendix B).
- Rezoning of sites where the rezoning occurs pass the October 15, 2021 statutory deadline.

2021-2029 Objectives and Timeframe:

- Amend Zoning Ordinance to provide by-right approval pursuant to AB 1397 within one year of Housing Element adoption.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 10: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

2021-2029 Objectives and Timeframe:

- Amend Zoning Ordinance to address replacement requirement pursuant to AB 1397 within one year of Housing Element adoption.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 11: Small Lot Development/Lot Consolidation

This residential sites inventory for the 6th cycle RHNA focuses primarily on sites that are larger than 0.5 acres (see Appendix B). However, some parcels are small and owned by individual owners. Given the City's highly urbanized character, small infill projects would be an appropriate and feasible development pattern to accommodate these housing units in the community, as demonstrated by the City's current trend. The City will develop appropriate incentives and development standards to facilitate lot consolidation for affordable housing development.

2021-2029 Objectives and Timeframe:

- By October 2022, develop appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development and lot consolidation for affordable housing development. Incentives for low consolidation may include:
 - Over the counter lot line adjustments if not combined with other applications; concurrent review if combined with other applications
 - Expedited review process
 - Deferral or waiver of fees for affordable housing project
 - Lot consolidation bonus (potentially in density, setbacks, or other incentives)
- Ongoing outreach to property owners regarding lot consolidation incentives.
- Facilitate lot consolidation by assisting interested developers in identifying feasible sites.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 12: Accessory Dwelling Units (ADUs)

The City is in the process of updating the existing Residential Design Guidelines to include Accessory Dwelling Units. The guidelines were adopted by the City of Redondo Beach on

October 7, 2003. The design guidelines are intended to inform the public about development opportunities within the residential zones, including both single and multi-family structures. The update will also include the R-1A residential zone which was not included in the original document.

With the addition of ADUs and the R-1A Zone to the guidelines, the document will span the breadth of residential infill opportunities available within the City. With this update, owners in all residential zones will have a better understanding regarding the development potential of their properties. The guidelines will also include design templates for ADU configurations that are approvable by-right, subject to the existing conditions of the lot.

As a part of this exercise, new handout sheets will be created for easy application of the standards. By better informing the public, ADU applicants will have the tools to submit a successful application, thus reducing administrative review time. It is estimated that the ADU guidelines will reduce Planning review time in half from 8 weeks down to 4 weeks. Conversely, the City expects that permitting will double from 20-30 permits issued in 2019 and 2020 to an estimated 35-50 permits after the guidelines are updated.

The City received an SB-2 Grant award from the State HCD for this work, and the deadline for completion is December 2022. The City awarded the contract for the consultant to prepare the design guidelines in June 2021 and the work is underway.

2021-2029 Objectives and Timeframe:

- Facilitate the development of 240 ADUs over eight years.
- Update the Residential Design Guidelines (with ADU pre-approved plans) and develop handout materials and application form for ADU by December 2022.
- In 2025, monitor the ADU development trend to ensure the City is meeting its projection goal. If necessary, the City will make adjustment to its incentives for ADU construction.

Responsible Agency: Community Development Department

Funding Sources: SB-2

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 will be updating its Zoning Ordinance to implement the new General Plan. As part of that Zoning Ordinance update, the following topics will be addressed:

Density Bonus: The State density bonus law has been amended numerous times in recent years, including the following:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

Transitional and Supportive Housing (SB 2, SB 745, and AB 2162): Pursuant to SB 2 and SB 745, 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 will amend the Zoning Ordinance to define transitional and supportive housing pursuant to California Government Code Sections 65582(f),(g), and (h) and to permit transitional and supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

AB 2162 requires that permanent supportive housing project of up to 50 units be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions, such as providing a specified amount of floor area for supportive services. The bills also prohibit minimum parking requirements for supportive housing within ½ mile of a public transit stop.

Emergency Shelters (AB 139): This bill requires local jurisdictions to amend its zoning provisions for emergency shelters, establishing parking requirements based on staffing level only.

Low Barrier Navigation Center (AB 101): This bill requires local jurisdictions establish provisions for Low Barrier Navigation Centers (LBNC) as development by right in areas zoned for nonresidential zones (including mixed use zones as required by law) permitting multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

Affordable Housing Streamlined Approval (SB 35): The City will establish a streamlined, ministerial review process for qualifying multi-family residential projects.

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.

Employee Housing: The City will amend the Zoning Ordinance to address the provision of employee housing for six or fewer employees as a regular residential use.

Reasonable Accommodation: The City of Redondo Beach does not currently have a formal ministerial process for persons with disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in the City. Decisions are currently made on a case-by-case basis.

The City will amend 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.

Definition of Family: The City’s Zoning Ordinance contains a definition of family that may be considered restrictive. The City will amend the Ordinance to either remove the definition or adopt an inclusive definition that complies with State and Federal fair housing laws.

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. The City will address the parking requirements as part of the City’s General Plan Land Use Element update. The City will amend the parking standards to reduce the burden on smaller units, including adjusting the number and type of parking spaces required.

Unlicensed Group Homes: Not all residential care facilities/group homes are required to be licensed by the State Department of Social Services. The City will address assess the types of housing that may fall into this category and as part of the comprehensive Zoning Ordinance update, address the provision of group homes that are not required to be licensed.

Conditional Use Permit: Currently, 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 will revise its CUP requirement for multi-family development with the following changes:

- Raise the threshold of administrative review to multi-family development up to 15 units.
- For projects above 15 units, utilize a development review process that focuses on site plan and design reviews by the Planning Commission.

2021-2029 Objectives and Timeframe:

- Complete Zoning Ordinance amendments outlined above to expand the variety of housing types and remove governmental constraints according to the following priority:

 - By the end of 2022:
 - Density Bonus
 - Transitional and Supportive Housing
 - Emergency Shelter
 - Low Barrier Navigation Center
 - Employee Housing
 - Reasonable Accommodation
 - Definition of Family
 - By November 2023 as part of the Zoning Ordinance update to implement the updated General Plan.
 - Affordable Housing Streamlined Approval
 - Single Room Occupancy Housing
 - Parking Requirements
 - Unlicensed Group Homes
 - Conditional Use Permit

- Annually review the Zoning Ordinance for compliance with State law and to identify potential constraints and amend the Zoning Ordinance as necessary.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 14: Objective Design Standards

The City is in the process of updating the existing Residential Design Guidelines with objective design standards and to inform the public about development opportunities within the residential zones, including both single and multi-family structures.

2021-2029 Objectives and Timeframe:

- Develop objective design standards through the Residential Design Guidelines update by the end of 2022

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

Program 15: 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. The Recommended Land Use Plan of the General Plan Update proposes new land use designations that represent significant changes in land use, and therefore requires voters’ approval. The General Plan Update will be placed on the ballot by November 2022. 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.

2021-2029 Objectives and Timeframe:

- Given the statutory requirement to encourage a variety of housing type, the City will continue its outreach and education to help the community understand the importance of the General Plan update in compliance with State law and the consequence of noncompliance.
- Monitor court cases concerning zoning requiring a public vote and consider adjusting provisions of the City’s Charter (Measure DD) as necessary per court decisions.
- Continue to implement the housing programs in this 2021-2029 Housing Element that are not contingent upon voter approval to provide affordable housing opportunities and to affirmatively further fair housing.

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 their special characteristics as protected under State and federal fair housing laws.

GOAL 5.0 Continue to promote equal housing opportunity in the City’s housing market.

Policy 5.1 Provide fair housing services to Redondo Beach residents, landlords, and housing providers, and ensure that they 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 16: 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.

To affirmatively further fair housing, the City will undertake a series of actions to facilitate a variety of housing opportunities to accommodate the diverse needs of the community. Actions to affirmatively further fair housing are summarized in [Table H-44](#).

2021-2029 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-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
Insufficient and Inaccessible Outreach and Enforcement	<ul style="list-style-type: none"> • Lack of a variety of inputs media (e.g., meetings, surveys, interviews) • Lack of accessibility to draft documents • Lack of digital access • Lack of accessible forums (e.g., webcast, effective communication, reasonable accommodation procedures) 	<p>Work with local jurisdictions and the City's Fair Housing provider to assess the feasibility of providing a regional affordable rental registry accessible on multiple platforms by the end of 2022.</p> <p><u>Beginning with the FY 2022 program year, redesign the scope of work for fair housing provider to:</u></p> <ul style="list-style-type: none"> • <u>Require</u> evidence of effective outreach from the City's fair housing provider. City will require attendance reports to events from fair housing providers. Based on reports, work with fair housing provider

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
	<ul style="list-style-type: none"> Lack of local public fair housing enforcement 	<p>on plan to increase attendance to outreach events.</p> <ul style="list-style-type: none"> <u>Expand outreach and education to landlords on source of income discrimination and protection. Create an outreach plan by the end of 2022 to educate local landlords with at least one outreach event annually.</u> <p><u>Beginning FY 2022, require City staff who provide housing related services to attend fair housing training at least every other year.</u></p>
Segregation and Integration	<ul style="list-style-type: none"> Displacement of resident due to economic pressures Location and type of affordable housing Lack of supportive housing in community-based settings 	<p><u>By 2022, adopt an inclusionary housing program that will extend requirements to both ownership and rental housing.</u></p> <p>Prioritize use of City grant funds to incentivize/partner with developers <u>to pursue affordable housing in the Mixed Use and Housing Overlays, with the goal of achieving 100 lower income and 100 moderate income units over eight years.</u></p> <p>If feasible, by the end of 2022 assess current permit streamlining, fees, and incentives available and improvements that could be made to increase affordable housing in the City's high opportunity areas (<u>Housing Overlays and Mixed Use areas</u>).</p> <p>Work with the City's Code Enforcement to develop a proactive enforcement program in 2023 that will:</p> <ul style="list-style-type: none"> Target areas of concentrated rehabilitation needs Assist in the repairs and mitigate potential costs associated with rehabilitation <u>Reduce the displacement of residents through rehabilitation</u> <u>Pursue funding at the State level to expand housing rehabilitation assistance.</u>
Disproportionate Housing Needs, Including Displacement Risks	<ul style="list-style-type: none"> The availability of affordable units in a range of sizes Displacement of residents due to economic pressures Lack of private rental relief programs for people at risk of homelessness 	<p>Assess the feasibility of having a replacement requirement in transit corridors or on sites identified to accommodate the housing needs of lower income households in 2022.</p> <p>Continue to enforce the City's condominium conversion restrictions.</p> <p>If feasible, by the end of 2023 create policies to support the creation of new affordable</p>

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<p>housing opportunities through the conversion of existing poor performing motel properties to Single Room Occupancy (SRO) Lodging as appropriate.</p> <p>Continue to utilize the Artesia & Aviation Corridor Area Plan (AACAP) to assist small businesses.</p> <p><u>Encourage residents in neighborhoods with disproportionate housing needs to actively involved in the City's decision making process, including participation in boards and commissions involved in neighborhood improvements:</u></p> <ul style="list-style-type: none"> • <u>Housing Authority</u> • <u>Planning Commission</u> • <u>Preservation Commission</u> • <u>Public Safety Commission</u> • <u>Public Works Commission</u> • <u>Recreation & Parks Commission</u> • <u>Youth Commission</u>

F. Summary of Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	20	30	50	100	500	700
ADU Construction	<u>5</u>	<u>36</u>	<u>103</u>	14	82	240
Rehabilitation	0	40	40	0	0	80
Section 8	316	317	0	0	0	633
Preservation of At-Risk Units	10	30	30	0	0	70

Appendix A: Review of Past Accomplishments

The City’s accomplishments in implementing the fifth cycle (2013-2021) Housing Element are summarized in this Appendix.

Effectiveness in Addressing Special Needs: With limited funding, the City had to discontinue its Deferred Payment Loan and Handyperson programs. Prior to its discontinuation, the Handyperson program benefitted many senior households. With limited, funding, the Mobility Access/Emergency Repair program is the only remaining rehabilitation assistance program offered by the City. This program primarily benefits seniors and disabled households. The City will pursue additional funding in the future to assist with housing rehabilitation.

The City also utilizes VASH vouchers to house veterans. CDBG funds are also used to assist the homeless. Specifically, the City partnered with the County of Los Angeles to set up a site for pallet shelters, with funding commitments to operate the shelters through June 2022 and an option to extend and expand the operation in the future.

Nevertheless, the extent of special needs in the City far exceeds the City’s funding capacity. The City will continue to pursue additional funding opportunities in the upcoming years.

Review of Past Accomplishments		Effectiveness and Continued Appropriateness
Program	Objectives	
GOAL 1.0: Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach. Program 1: Deferred Payment Loan Program	<ul style="list-style-type: none"> 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. As part of the City’s Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program. 	<p>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.</p> <p>Continued Appropriateness: The City will pursue other funding sources for this activity for housing rehabilitation assistance.</p>

Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
Program 2: Handyperson Program	<ul style="list-style-type: none"> 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. As part of the City's Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program. 	<p>Effectiveness: 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.</p> <p>Continued Appropriateness: The City will pursue other funding sources for this activity for housing rehabilitation assistance.</p>
Program 3: Mobility Access/Emergency Repair Program	<ul style="list-style-type: none"> Provide services to 10 lower 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 	<p>Effectiveness: During the 2013-2021 Housing Element period, the City to date has successfully provided assistance to approximately 70 very low- and low-income households under the Mobility Access/Emergency Repair Program using CDBG funds.</p> <p>Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element Update.</p>
Program 4: Preservation of Affordable Housing at Risk of Converting to Market Rate	<ul style="list-style-type: none"> 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. 	<p>Effectiveness: Opting out of the Section 8 program requires a three-year notice to the tenants. Seaside Villa has opted to enter into a new 5-year contract with HUD for their continued participation in the HUD funded Section 8 program. However, two projects that had affordability covenants due to density bonus and development agreements are no longer deed restricted as affordable housing.</p> <p>Continued Appropriateness: The City will continue to facilitate the preservation of at-risk housing. This program is updated and included in the 2021-2029 Housing Element.</p>

Review of Past Accomplishments		Effectiveness and Continued Appropriateness
Program	Objectives	
<p>GOAL 2.0: Assist in the provision of housing that meet the needs of all economic segments of the community.</p> <p>Program 5: Section 8 Housing Choice Voucher Program</p>	<ul style="list-style-type: none"> Continue to provide Section 8 vouchers to approximately 467 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. 	<p>Effectiveness: The Redondo Beach Housing Authority (RBHA) provides rental subsidies to 437 Section 8 Voucher Program participants each month. The current goal as outlined in the RBHA's 5 year and 1-year agency plans is to provide assistance to 633 families. As of 2020, there are nearly 4,506 households on the waiting list.</p> <p>Continued Appropriateness: This program remains an important resource for extremely low and very low income households and is included in the 2021-2029 Housing Element Update.</p>
<p>Program 6: Services for the Homeless</p>	<ul style="list-style-type: none"> Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs. 	<p>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 and St. Paul's United Methodist Church. Additionally, beginning in 2016, the City initiated a contract with People Assisting The Homeless (PATH) to provide coordinated entry services to those individuals experiencing homelessness and or facing the possibility of homelessness.</p> <p>Redondo Beach is working with HUD-VASH (Housing and Urban Development and Veterans Affairs Supportive Housing) to find permanent housing for homeless veterans. Redondo Beach Housing Authority has a total of 23 veterans housed in Redondo Beach under the HUD-VASH program. The goal of the RBHA is to utilize all 40 VASH vouchers allocated to the City. The City also recently approved, 11/10/20, "Pallet Shelter</p>

Review of Past Accomplishments		Effectiveness and Continued Appropriateness
Program	Objectives	
		Transitional Housing" at a location near the Galleria to support the local homeless population. Funding was provided from a combination of Federal, County, and local resources.
Program 7: Affordable Housing Development	<ul style="list-style-type: none"> 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. 	<p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p> <p>Effectiveness: The City continues to monitor affordable housing development funding through the State Cap and Trade program.</p> <p>The Galleria, a Commercial-Retail/Hotel/Office and Residential Mixed Use Project included the development of 300 residential apartments, with 10% (30 units) very low income deed restricted or 20% (60 units) low income deed restricted has been approved on a property zoned CR (Commercial Regional - allows mixed used residential). Up to 60 of the units are to be set aside as affordable housing. The specific income level of the affordable units will be "very low or low income".</p> <p>Continued Appropriateness: The City will continue to offer incentives for affordable housing. This program is included in the 2021-2029 Housing Element Update.</p> <p>Effectiveness: As a result of its Green Task Force, and its Sustainable City Plan, the City continues to track towards the following housing and building recommendations:</p> <p><u>Sustainability:</u> Added the following core value to its Strategic Plan:</p>
Program 8: Green Task Force	<ul style="list-style-type: none"> Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed-use developments. 	

Review of Past Accomplishments	
Program	Objectives
	<p>Effectiveness and Continued Appropriateness</p> <p>“Environmental Responsibility. The City incorporates environmentally sustainable practices, policies, and programs and educate the public to preserve our quality of life for future generations.”</p> <p>Support for RBUSD Environmental Programs: City staff conducts regular training programs w/Redondo Beach Unified School District (RBUSD) students on various environmental and sustainable programs regularly applied to development projects by the City.</p> <p><u>Fee Structure:</u> The City Council approved Tier 1 & Tier 2 rebate programs.</p> <p><u>Public Education Program:</u> Green Building consumer education materials are available at the Building counter and on the City’s website.</p> <p><u>Historical Specimen Tree Protection:</u> Existing code provides for applications to designate trees as historic landmarks. All trees with trunk sizes over 6” in diameter are eligible.</p> <p><u>High Profile City Projects:</u> LED streetlight fixtures installation completed along Artesia Blvd., the Esplanade, and in Riviera Village.</p> <p><u>Renewable Energy Project Financing:</u> The City Council adopted Resolution to participate in Los Angeles County AB-811 program.</p> <p><u>LEED Standards:</u> North Branch Library certified as LEED Gold Building.</p>

Review of Past Accomplishments	
Program	Objectives
	<p>Effectiveness and Continued Appropriateness</p> <p>Staff Training: Staff attended California Building Officials (CALBO) Green workshops.</p> <p><u>Integrated Bicycle Master Plan</u>: On 5/21/13, the City Council approved a letter of agreement with LA Metro for the Bicycle Transportation Plan Implementation Project.</p> <p>Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element Update.</p>
<p>GOAL 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.</p> <p>Program 9: Residential Sites Inventory</p>	<p>Maintain an inventory of adequate sites and provide sites information to interested developers</p> <ul style="list-style-type: none"> Update inventory annually to ensure adequate sites are available to accommodate the City's remaining RHNA. <p>Effectiveness: The City has continued to maintain its sites inventory that is adequate to accommodate its RHNA. Additional sites and capacity for the provision of affordable housing have been identified in order to accommodate the City's recently 6th cycle RHNA.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p>
<p>Program 10: Sites Inventory Monitoring for "No Net Loss"</p>	<ul style="list-style-type: none"> Develop evaluation procedure to implement Government Code section 65863 by July 1, 2014. <p>Effectiveness: The City has improved its GIS capability, allowing better correlation with residential sites inventory and building permit data. Additionally for all residential projects proposed for sites included on the City's existing sites inventory list, if the development does not include affordable housing and/or maximum allowable residential density and analysis is included that ensures RHNA capacity can still be accommodated on the remaining sites inventory.</p>

Review of Past Accomplishments		Effectiveness and Continued Appropriateness
Program	Objectives	
<p>Program 11: Small Lot Development/Lot Consolidation</p>	<ul style="list-style-type: none"> Develop in 2018/2019 appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development particularly for MU zone properties. Develop in 2018/2019 appropriate incentives, development standards, and review procedures to facilitate lot consolidation for affordable housing development. Continue marketing mixed use development and annually conduct marketing events. 	<p>Continued Appropriateness: The City will continue to monitor its residential capacity. This program is included in the 2021-2029 Housing Element Update.</p> <p>Effectiveness: Developers in the City has been able to assemble properties for development and reach an average density that is approaching the maximum density.</p> <p>Continued Appropriateness: The City will continue to monitor its residential standards. This program is included in the 2021-2029 Housing Element Update.</p>
<p>Program 12: Mixed-Use Housing Development</p>		<p>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.</p> <p>Since 2014, the following mixed use developments have been developed or proposed in the City:</p> <p><u>Legado Mixed Use Project</u> 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).</p> <p><u>219 Avenue I Mixed Use Project</u> A mixed use project consisting of 12 apartment units and 6,000 square feet of commercial development has</p>

Review of Past Accomplishments	
Program	Objectives
	<p>Effectiveness and Continued Appropriateness</p> <p>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.</p> <p><u>Seabreeze Mixed Use Project</u> 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.</p> <p><u>The Galleria Project:</u> This is a Commercial-Retail/Hotel/Office and Residential Mixed Use Project that includes the development of 300 residential apartments, with 10% (30 units) very low income deed restricted or 20% (60 units) low income deed restricted and was approved in 2019 on a property zoned CR (Commercial Regional - allows mixed used residential). Up to 60 of the units are to be set aside as affordable housing. The specific income level of the affordable units will be either "very low or low income".</p> <p>Continued Appropriateness: The Recommended Land Use Plan for the General Plan update emphasizes the Residential Overlay for increased residential development capacity.</p> <p>Effectiveness: The City has reviewed zoning designations in proximity to the existing Green Line station at Marine Avenue and the future Green Line station planned near the Galleria development and is</p>
Program 13: Transit-Oriented Development	<ul style="list-style-type: none"> The City of Redondo Beach will be reviewing and refining the Model TOD Ordinance as part of their General Plan Land Use Element update.

Review of Past Accomplishments	
Program	Objectives
	<p>proposing to increase residential densities in these areas.</p> <p>Continued Appropriateness: The concept of TOD is incorporated into the City's Recommended Land Use Plan for the General Plan update.</p>
GOAL 4.0: Mitigate any potential governmental constraints to housing production and affordability.	
Program 14: Amendments to the Zoning Ordinance	<ul style="list-style-type: none"> Annually review the Zoning Ordinance to identify potential constraints and amend the Zoning Ordinance as necessary. <p>The City's <u>Accessory Dwelling Units</u> ordinance with updated in 2019 and again in 2020 to be consistent with recent changes in State Housing Law. Additionally the City adopted an <u>Emergency Shelters Ordinance</u> in 2017.</p> <p><u>Planned Zoning Ordinance Amendments</u> to address/update specific provisions for Transitional Housing and Supportive Housing are forthcoming in conjunction with the Zoning Ordinance update to implement the updated General Plan.</p> <p>Continued Appropriateness: Additional amendments to the City's Zoning Ordinance are included in the 2021-2029 Housing Element Update.</p>
Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)	<ul style="list-style-type: none"> 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. <p>Effectiveness: There have not been any applications for rezoning where Measure DD has been triggered except for the provision/allowing a 98-Unit Assisted Living Facility on a property zoned P-CF. The subject property in this case was granted the zone change and the ballot measure passed. This facility has now been constructed and is fully operational.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p>
GOAL 5.0: Continue to promote equal housing opportunity in the City's housing market regardless of age, race, color, sex, marital status, familial	

Review of Past Accomplishments		Effectiveness and Continued Appropriateness
Program	Objectives	
Program 16: Fair Housing Program	<ul style="list-style-type: none"> 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. 	<p>Effectiveness: As a CDBG entitlement jurisdiction, the City continues to utilize CDBG funds to support the Housing Rights Center which provides fair housing services for residents and landlords.</p> <p>Additionally, the City adopted a Resolution in late 2019 to effectively stay any evictions prior to the States enactment of Rent Control.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p>

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	233	234	0	0	0	467
Preservation of At-Risk Units	0	68	41	0	0	109
Accomplishments						
New Construction (Remaining RHNA)	0	2	40	2	515	559
Rehabilitation	30	30	10	0	0	70
Section 8	233	234	0	0	0	467
Preservation of At-Risk Units	0	68	41	0	0	109
<i>Income distribution of rehabilitation accomplishments is estimate only as seniors and disabled are presumed to be very low income without the need for income verification under the CDBG program.</i>						

Appendix B: Detailed Residential Sites Inventory

The detailed sites inventory for the 6th cycle RHNA is provided in this appendix. Table B-1 includes parcels that are not being re-designated with the exception of MU-3 becoming MU-2. Table B-2 are parcels that will be redesignated as a result of the new General Plan.

	Residential Recycling
	Church Properties
	MU-1
	MU-2
	Kingsdale - Residential Overlay
	North Tech - Residential Overlay
	190th Street - Residential Overlay
	South of Transit Center - Residential Overlay

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp. Land Ratio	Year Built
2608 HUNTINGTON LN	40822006008	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.50	1990
2217 WARFIELD AVE	4150001028	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.86	1989
2231 WARFIELD AVE	4150001036	RL	R-2	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.55	1989
2012 WARFIELD AVE	4150006006	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.34	1990
2111 DUFOUR AVE	4150007019	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.67	1989
2123 DUFOUR AVE	4150007025	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.57	1989
2228 WARFIELD AVE	4150008002	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1988
2226 WARFIELD AVE	4150008003	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1988
2220 WARFIELD AVE	4150008006	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1988
2210 WARFIELD AVE	4150008027	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.73	1988
2219 DUFOUR AVE	4150008028	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.49	1987
2225 DUFOUR AVE	4150008031	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.62	1990
3401 VAIL AVE	4150008035	RL	R-2	R-2	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.44	1990
2227 DUFOUR AVE A	4150008076	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.01	1989
2227 DUFOUR AVE B	4150008077	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.38	1988
206 WARFIELD AVE A	4150008078	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.14	1989
206 WARFIELD AVE B	4150008079	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.33	1989
2104 DUFOUR AVE	4150010010	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.31	1989
2003 BATAAN RD	4150010116	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.45	1989
1909 FARRELL AVE	4150013015	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.38	1988
1919 FARRELL AVE	4150013020	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.62	1981
2008 BATAAN RD	4150014007	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.17	1984
2015 FARRELL AVE	4150014018	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.34	1981
2110 BATAAN RD	4150015007	RL	R-2	R-2	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.98	1979
2119 FARRELL AVE	4150015073	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1981
2228 BATAAN RD	4150016002	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.39	1986
2220 BATAAN RD	4150016006	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.00	1986
2220 BATAAN RD	4150016008	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.32	1986
2223 FARRELL AVE	4150016028	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.79	1986
2227 FARRELL AVE	4150016030	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.85	1984
3201 VAIL AVE	4150016034	RL	R-2	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.51	1984
2230 BATAAN RD	4150016035	RL	R-2	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.43	1990
2214 BATAAN RD	4150016073	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1990
3107 RINDGE LN	4150018004	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.00	1980
2102 FARRELL AVE	4150018011	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.14	1980
2101 ERNEST AVE	4150018013	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.07	1978
2103 ERNEST AVE	4150018014	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	7.59	1978
2109 ERNEST AVE	4150018016	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.00	1978
2109 ERNEST AVE	4150018019	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	1978
2111 ERNEST AVE	4150018078	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.63	1978
2115 ERNEST AVE	4150018023	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.42	1977
2016 FARRELL AVE	4150019003	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.42	1977
2012 FARRELL AVE	4150019005	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.33	1977
2003 FARRELL AVE	4150019006	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.32	1977
2003 ERNEST AVE	4150019013	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.21	1977
2005 ERNEST AVE	4150019014	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	1980
2011 ERNEST AVE	4150019017	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.13	1980
2013 ERNEST AVE	4150019018	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.17	1980
2017 ERNEST AVE	4150019020	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.26	1980
2023 ERNEST AVE	4150019022	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.50	1980
2021 ERNEST AVE	4150019023	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.53	1980
1911 PERRY AVE	4150021016	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.01	1979
3006 AVIATION BLVD	4150021021	RL	R-2	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.36	1980
2014 ERNEST AVE	4150022006	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1976
2010 ERNEST AVE	4150022008	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.56	1976
2005 PERRY AVE	4150022029	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1986
2112 ERNEST AVE	4150023005	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1978
2115 PLANT AVE	4150026020	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1969
2121 PLANT AVE	4150026023	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.43	1969

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp. Land Ratio	Year Built
2004 PERRY AVE	4150027010	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.79	1979
2002 PERRY AVE	4150027011	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.10	1979
2013 PLANT AVE	4150027019	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.71	1979
2012 PERRY AVE	4150027030	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.41	1987
1907 ROBINSON ST	4150029013	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.44	1978
1909 ROBINSON ST	4150029014	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1978
2010 PLANT AVE	4150030007	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1987
2011 ROBINSON ST	4150030017	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	1987
2013 ROBINSON ST	4150030018	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	1987
2106 PLANT AVE	4150031009	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1984
2104 PLANT AVE	4150031010	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1984
2102 PLANT AVE	4150031011	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.38	1985
2107 ROBINSON ST	4150031016	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1985
2109 ROBINSON ST	4150031022	RL	R-2	R-2	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.46	1985
2119 ROBINSON ST	4150031022	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.92	1976
2225 ROBINSON ST	4150032028	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.38	1980
2220 PLANT AVE	4150032036	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.68	1978
2206 PLANT AVE	4150032033	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.14	1978
2219 ROBINSON ST	4150032025	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.14	1978
2215 ROBINSON ST	4150032085	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.62	1978
2304 CURTIS AVE	4153002005	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.32	1984
2301 VOORHEES AVE	4153002008	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.00	1984
2307 VOORHEES AVE	4153002011	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.33	1984
2301 CURTIS AVE	4153002023	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	1986
2305 CURTIS AVE	4153002025	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.67	1986
2314 CURTIS AVE	4153002031	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1986
2407 MACKAY LN	4153002032	RL	R-2	R-2	14.5	0.20	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.69	1986
2309 VOORHEES AVE A	4153002083	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1984
2309 VOORHEES AVE B	4153002084	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1984
2311 VOORHEES AVE A	4153002085	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1984
2311 VOORHEES AVE B	4153002086	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.73	1984
2305 NELSON AVE	4153003011	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.22	1984
2311 NELSON AVE	4153003014	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.32	1984
2314 VOORHEES AVE	4153003017	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.33	1984
2308 VOORHEES AVE	4153003020	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.83	1984
2402 NELSON AVE	4153006011	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.18	1985
2400 NELSON AVE	4153006012	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.68	1985
2418 VOORHEES AVE	4153008004	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.43	1977
2412 VOORHEES AVE	4153008007	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.32	1977
2406 VOORHEES AVE	4153008010	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1977
2404 VOORHEES AVE	4153008011	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.91	1981
2411 RUHLAND AVE	4153008018	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	1981
2415 RUHLAND AVE	4153008020	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.27	1981
2413 VOORHEES AVE	4153009019	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.95	1990
2415 VOORHEES AVE	4153009020	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.01	1977
2402 GATES AVE	4153010004	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.71	1985
2402 GATES AVE	4153010013	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.02	1980
2405 CURTIS AVE	4153010026	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.17	1980
2423 CURTIS AVE	4153010031	RL	R-2	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	0	0	0	0	1	0.52	1979
2414 GRAHAM AVE	4153011005	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.13	1981
2502 GRAHAM AVE	4153014006	RL	R-2	R-2	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1976
2500 GRAHAM AVE	4153014007	RL	R-2	R-2	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.17	1976
2502 CURTIS AVE	4153016008	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.78	1976
2500 CURTIS AVE	4153016009	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.51	1976
2500 VOORHEES AVE	4153017009	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.67	1978
1920 GRAHAM AVE	4155005008	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.48	1981
1910 GRAHAM AVE	4155005012	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.27	1986
1907 GATES AVE	4155005020	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.86	1986
1913 GATES AVE	4155005023	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.60	1987
2010 GRAHAM AVE	4155006008	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.78	1979

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp. Land Ratio	Year Built	
2004 GRAHAM AVE	4155006011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	1979
2019 GATES AVE	4155006023		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.12	1979
2611 RINDGE LN	4155007001		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.65	1979
2118 GRAHAM AVE	4155007003		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.03	1979
2114 GRAHAM AVE	4155007005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.98	1986
2102 GRAHAM AVE	4155007011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.45	1986
2100 GRAHAM AVE	4155007012		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.33	1979
2106 GRAHAM AVE A	4155007068		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.40	1984
2106 GRAHAM AVE B	4155007069		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.33	1979
2230 GRAHAM AVE	4155008001		RL	R-2	14.5	0.20	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.31	1979
2224 GRAHAM AVE	4155008004		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.80	1980
2222 GRAHAM AVE	4155008005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.26	1980
2221 GATES AVE	4155008026		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.68	1980
2223 GATES AVE	4155008027		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	1980
2204 GRAHAM AVE	4155008033		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.82	1980
2207 GATES AVE B	4155008097		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	3.97	1975
2216 GATES AVE	4155009006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.00	1975
2212 GATES AVE	4155009008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.65	1975
2206 GATES AVE	4155009011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.15	1978
2228 GATES AVE	4155009033		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.32	1984
2120 GATES AVE	4155010002		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.26	1984
2118 GATES AVE	4155010003		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	1984
2110 GATES AVE	4155010007		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	1984
2121 CURTIS AVE	4155010022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	1983
2108 GATES AVE A	4155010058		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.18	1974
2108 GATES AVE B	4155010059		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.18	1974
1923 CURTIS AVE	4155012032		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.06	1975
1925 CURTIS AVE	4155012033		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.35	1975
1927 CURTIS AVE	4155012034		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.01	1975
1929 CURTIS AVE	4155012035		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	1975
1916 CURTIS AVE	4155013011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.29	1981
1910 CURTIS AVE	4155013014		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	4.18	1981
1919 VOORHEES AVE	4155013030		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	1981
2405 VAIL AVE	4155016034		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.51	1989
2200 VOORHEES AVE	4155017006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	1987
2229 RUHLAND AVE	4155017032		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.23	1987
2305 VAIL AVE	4155017033		RL	R-2	14.5	0.20	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.94	1987
2104 VOORHEES AVE A	4155018045		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.34	1989
2104 VOORHEES AVE B	4155018046		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.22	1989
1917 RUHLAND AVE	4155020026		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.02	1989
1930 RUHLAND AVE	4155021027		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	1990
1929 NELSON AVE	4155021035		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	1989
2222 RUHLAND AVE	4155024005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.01	1989
2116 RUHLAND AVE	4155024008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.00	1988
2114 NELSON AVE	4155026025		RL	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0	0	0.12	1990
1911 HUNTINGTON LN	4156019018		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.62	1989
1810 HUNTINGTON LN	4156021008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.27	1988
1912 HUNTINGTON LN A	4156022058		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.33	1920
1912 HUNTINGTON LN B	4156022059		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.84	1920
2019 HARRIMAN LN	4156023018		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.53	1924
2019 HARRIMAN LN	4156023021		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.56	1924
2115 HARRIMAN LN	4156024020		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.06	1958
2118 HARRIMAN LN	4156025003		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	1968
2116 HARRIMAN LN	4156025004		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.83	1965
2106 HARRIMAN LN	4156025009		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	1952
2100 HARRIMAN LN	4156025012		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.37	1959
2111 CLARK LN	4156025018		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.07	1960
2104 HARRIMAN LN B	4156025070		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.24	1990
2019 CLARK LN	4156026022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.37	1978

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	4156026084		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.32	1963	
	4156026085		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.33	1963	
1906 HARRIMAN LN	4156027009		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.25	1963	
1902 HARRIMAN LN	4156027011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.01	1963	
1900 HARRIMAN LN	4156027012		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.33	1963	
1901 CLARK LN	4156027013		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.67	1980	
1913 CLARK LN	4156027019		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1963	
1919 CLARK LN	4156027022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.46	1963	
1910 CLARK LN	4156028007		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.30	1963	
2006 CLARK LN	4156029004		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.61	1963	
2006 CLARK LN	4156029009		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.13	1963	
2115 MARSHALLFIELD LN	4156030020		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.21	1963	
2117 MARSHALLFIELD LN	4156030021		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.31	1963	
2121 MARSHALLFIELD LN	4156030026		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.91	1963	
2119 MARSHALLFIELD LN A	4156030070		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.31	1978	
2119 MARSHALLFIELD LN B	4156030071		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.59	1980	
2511 HUNTINGTON LN	4157017017		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1978	
2403 HUNTINGTON LN	4157018010		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.66	1965	
2307 HUNTINGTON LN	4157019016		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.44	1965	
2309 HUNTINGTON LN	4157019017		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.00	1965	
2319 HUNTINGTON LN	4157019022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.81	1965	
2315 HUNTINGTON LN A	4157019045		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1965	
2315 HUNTINGTON LN B	4157019046		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1965	
2217 HUNTINGTON LN	4157020022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.49	1968	
2217 HUNTINGTON LN	4157021005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	1961	
2205 HARRIMAN LN	4157021013		RL	R-2	14.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.38	1971	
2213 HARRIMAN LN	4157021017		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.34	1974	
2223 HARRIMAN LN	4157021019		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.24	0	
2223 HARRIMAN LN	4157021022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.57	0	
2207 HARRIMAN LN A	4157021068		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.45	1968	
2207 HARRIMAN LN B	4157021069		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.50	1982	
2314 HUNTINGTON LN	4157022005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.08	1924	
2306 HUNTINGTON LN	4157022008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.36	1954	
2301 HARRIMAN LN	4157022012		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	1925	
2313 HARRIMAN LN	4157022018		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1920	
2414 HUNTINGTON LN	4157023005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1959	
2410 HUNTINGTON LN A	4157023067		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.43	1952	
2420 HUNTINGTON LN B	4157023070		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.23	1952	
2501 HARRIMAN LN	4157024013		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.00	1959	
2511 HARRIMAN LN	4157024018		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.27	1958	
2518 HARRIMAN LN	4157025003		RL	R-2	14.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.53	1960	
2512 HARRIMAN LN	4157025006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.23	1962	
2516 HARRIMAN LN B	4157025049		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.50	1964	
2404 HARRIMAN LN	4157026006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1954	
2402 HARRIMAN LN	4157026010		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.69	1958	
2402 HARRIMAN LN	4157026011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1954	
2403 CLARK LN	4157026014		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1955	
2310 HARRIMAN LN	4157027007		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.65	1963	
2304 HARRIMAN LN	4157027010		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.76	1959	
2321 CLARK LN	4157027023		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.29	1954	
2315 CLARK LN A	4157027063		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.53	1958	
2315 CLARK LN B	4157027061		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.34	1957	
2309 CLARK LN A	4157027064		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.86	1956	
2208 HARRIMAN LN	4157028008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.47	1955	
2223 HARRIMAN LN	4157028019		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.49	1952	
2223 HARRIMAN LN	4157029021		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.73	1949	
2316 CLARK LN	4157030004		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.09	1952	
2306 CLARK LN	4157030009		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.34	1990	
															0.63	1964

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp. Land Ratio	Year Built
2302 CLARK LN	4157030011	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.49	1980
2303 MARSHALLFIELD LN	4157030014	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.44	1980
2315 MARSHALLFIELD LN UNIT	4157030020	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.82	0
2408 CLARK LN	4157031008	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
2409 MARSHALLFIELD LN	4157031017	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.35	0
2419 MARSHALLFIELD LN	4157031022	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.50	0
2511 RIPLEY AVE	4157032018	RL	R-2	Residential	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	0
2309 PULLMAN LN	4158001017	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	5.57	0
2311 PULLMAN LN	4158001018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	0
2402 MARSHALLFIELD LN	4158003010	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.35	0
2204 MARSHALLFIELD LN	4159001010	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.39	0
2203 PULLMAN LN	4159001014	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.43	0
2211 PULLMAN LN	4159001018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
2100 MARSHALLFIELD LN	4159002011	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.51	0
2102 MARSHALLFIELD LN	4159002012	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.57	0
1911 PULLMAN LN	4159003018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1911 PULLMAN LN	4159004017	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.52	0
1912 MARSHALLFIELD LN	4159004076	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1911 BELMONT LN	4159005018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.80	0
1905 BELMONT LN A	4159005080	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.47	0
1905 BELMONT LN B	4159005081	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.19	0
2122 PULLMAN LN	4159006004	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	0
2120 PULLMAN LN	4159007002	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.50	0
2108 PULLMAN LN	4159007008	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.46	0
1007 SJAUSON LN	4159008002	RL	R-2	Residential	14.5	0.20	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.36	0
1011 SJAUSON LN	4159008056	RL	R-2	Residential	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.22	0
2200 PULLMAN LN	4159008057	RL	R-2	Residential	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.32	0
2203 SPEYER LN	4159009016	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.36	0
2213 SPEYER LN A	4159009040	RL	R-2	Residential	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.12	0
2213 SPEYER LN B	4159009041	RL	R-2	Residential	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.30	0
2022 BELMONT LN	4159011001	RL	R-2	Residential	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.28	0
2006 BELMONT LN	4159011009	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.59	0
2004 BELMONT LN	4159011010	RL	R-2	Residential	14.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.42	0
2001 SPEYER LN	4159011013	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.08	0
2007 SPEYER LN	4159011016	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.71	0
2003 SPEYER LN A	4159011072	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.89	0
2003 SPEYER LN B	4159011073	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.86	0
1922 BELMONT LN	4159012001	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.80	0
1914 BELMONT LN	4159012004	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1914 BELMONT LN	4159012005	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1909 SPEYER LN	4159012018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.32	0
1906 SPEYER LN	4159013009	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.20	0
1902 SPEYER LN	4159013011	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
808 FLAGLER LN	4159013012	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.31	0
2022 SPEYER LN	4159014001	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.81	0
2003 MORGAN LN	4159014014	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.43	0
2005 MORGAN LN	4159014015	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.79	0
2013 MORGAN LN	4159014019	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.59	0
2018 SPEYER LN A	4159014070	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
2018 SPEYER LN B	4159014071	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.33	0
2018 MORGAN LN	4159016011	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.89	0
2004 MORGAN LN	4159016018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.42	0
2005 HAVEMEYER LN	4159016024	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.33	0
2007 HAVEMEYER LN	4159016025	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.42	0
2021 RIPLEY AVE	4159016032	RL	R-2	Residential	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.54	0
1920 MORGAN LN	4159017002	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.67	0
1913 HAVEMEYER LN	4159017019	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.31	0
1918 HAVEMEYER LN	4159018003	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.73	0

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1914 HAVEMEYER LN	4159018005	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.56	0
1915 SPRECKELS LN	4159018020	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.74	0
1919 SPRECKELS LN	4159018022	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.29	0
1921 SPRECKELS LN	4159018034	RL	R-2	Residential	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.38	0
1802 SPEYER LN	4160001011	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.67	0
1807 MORGAN LN	4160001019	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.49	0
1819 MORGAN LN A	4160001071	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.94	0
1819 MORGAN LN B	4160001072	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.06	0
1820 MORGAN LN	4160002002	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.62	0
1822 HAVEMEYER LN	4160002006	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1816 SPRECKELS LN	4160003004	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.28	0
1821 ARMOUR LN	4160003023	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.16	0
1816 HARRIMAN LN	4161001004	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1802 HARRIMAN LN	4161001008	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.71	0
1808 HARRIMAN LN	4161001006	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.82	0
1806 HARRIMAN LN	4161001009	RL	R-2	Residential	14.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	0
1811 CLARK LN	4161001017	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.15	0
1823 CLARK LN	4161001023	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.39	0
1806 CLARK LN	4161002009	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.37	0
1805 MARSHALLFIELD LN	4161002015	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.19	0
1809 MARSHALLFIELD LN	4161002018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1820 MARSHALLFIELD LN	4161003003	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.65	0
1806 MARSHALLFIELD LN	4161003010	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.33	0
1809 PULLMAN LN	4161003019	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	0
1818 PULLMAN LN	4161004005	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.50	0
1816 PULLMAN LN	4161004006	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.64	0
1803 BELMONT LN	4161004015	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.50	0
1802 PULLMAN LN A	4161004062	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.75	0
1802 PULLMAN LN B	4161004063	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.33	0
1811 SPEYER LN	4161005022	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.43	0
1816 BELMONT LN	4161005074	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1700 CLARK LN	4161010071	RL	R-2	Residential	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1716 CLARK LN	4161010028	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1212 FORD AVE	4161011017	RL	R-2	Residential	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1711 CLARK LN	4161011023	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.41	0
1721 CLARK LN	4161011028	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.54	0
1723 CLARK LN	4161011029	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
603 ELVIRA AVE	7508014014	RL	R-2	Residential	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.30	0
605 ELVIRA AVE	7508014015	RL	R-2	Residential	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.71	0
607 ELVIRA AVE	7508014016	RL	R-2	Residential	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.48	0
611 ELVIRA AVE	7508014018	RL	R-2	Residential	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.58	0
613 ELVIRA AVE	7508014019	RL	R-2	Residential	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
707 ELVIRA AVE	7508015021	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.66	0
715 ELVIRA AVE	7508015025	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
717 ELVIRA AVE	7508015026	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
719 ELVIRA AVE	7508015027	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
316 TOPAZ ST	7508015035	RL	R-2	Residential	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.27	0
710 ELVIRA AVE	7508016009	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
704 ELVIRA AVE	7508016012	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.25	0
620 ELVIRA AVE	7508017023	RL	R-2	Residential	14.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	0
626 ELVIRA AVE	7508017025	RL	R-2	Residential	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.52	0
628 ELVIRA AVE	7508017026	RL	R-2	Residential	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.58	0
2004 ERNEST AVE	4150022011	RL	R-2	Residential	14.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.82	1976
2315 YOORHEES AVE	4153002015	RL	R-2	Residential	14.5	0.22	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	1	0.38	1984
2407 CURTIS AVE	4153010027	RL	R-2	Residential	14.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.11	1980
2501 CURTIS AVE	4153015010	RL	R-2	Residential	14.5	0.23	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	1	0.16	1976
616 ELVIRA AVE	7508017021	RL	R-2	Residential	14.5	0.25	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	1	0.58	0
1904 PERKINS LN	4082001041	RM	R-3	Residential	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
2703 VANDERBILT LN	4082001042	RM	R-3	Residential	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.14	0
2723 GRANT AVE	4082008013	RM	R-3	Residential	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0

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2721 CARNEGIE LN	4082011042		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.87	0	
2807 190TH ST	4083016001		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2805 190TH ST	4083016002		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.40	0
2783 190TH ST	4083018008		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.41	0
2781 190TH ST	4083018009		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.96	0
2779 190TH ST	4083018010		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.84	0
2777 190TH ST	4083018011		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2775 190TH ST	4083018012		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.16	0
2771 190TH ST	4083018013		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
3507 VAIL AVE	4150001038		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2220 MANHATTAN BEACH BLVD	4150001043		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.37	0
2224 MANHATTAN BEACH BLVD	4150001047		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.08	0
2218 MANHATTAN BEACH BLVD	4150001048		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
2226 MANHATTAN BEACH BLVD	4150001049		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.88	0
2105 WACKAY LN	4153004024		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.27	0
2008 WACKAY LN	4153005011		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.11	0
2519 GATES AVE	4153014016		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2521 CURTIS AVE	4153015016		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2505 FELTON LN	4153015017		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.34	0
2523 CURTIS AVE	4153015018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.27	0
2511 CURTIS AVE	4153015020		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2520 CURTIS AVE	4153016002		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2517 VOORHEES AVE	4153016063		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	0
2622 WATHEWS AVE	4153021001		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2107 PERKINS LN	4153022002		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2620 NELSON AVE	4153022003		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.21	0
2621 WATHEWS AVE	4153022021		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2103 PERKINS LN	4153022023		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.51	0
2618 RUHLAND AVE	4153023003		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2616 RUHLAND AVE	4153023004		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2614 RUHLAND AVE	4153023005		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2619 NELSON AVE	4153023021		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2621 NELSON AVE	4153023022		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2623 NELSON AVE	4153023083		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	4.00	0
2203 PERKINS LN	4153023084		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	4.25	0
2621 VOORHEES AVE	4153025022		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.52	0
2623 VOORHEES AVE	4153025024		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.12	0
2405 PERKINS LN	4153025024		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2620 GRAHAM AVE	4153027024		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2701 GATES AVE	4153029006		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.67	0
2703 GATES AVE	4153029007		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.32	0
2507 INGLEWOOD AVE	4153030026		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.40	0
2306 PERKINS LN	4153031005		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.12	0
2702 WATHEWS AVE	4153032018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.17	0
2006 PERKINS LN	4153032018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2706 WATHEWS AVE	4153032021		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.73	0
2706 NELSON AVE	4153032056		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1904 GRAHAM AVE	4155005015		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2600 AVIATION BLVD	4155005019		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.24	0
1904 GATES AVE	4155012018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.46	0
1901 CURTIS AVE	4155012021		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.36	0
1903 CURTIS AVE	4155012022		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1905 CURTIS AVE	4155012023		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.54	0
2410 AVIATION BLVD	4155013017		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1904 CURTIS AVE	4155013018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2408 AVIATION BLVD	4155013019		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.09	0
2210 AVIATION WAY	4155021016		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.59	0
1904 RUHLAND AVE	4155021017		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.40	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp. Land Ratio	Year Built	
2208 AVIATION WAY	4155021018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.56	0
2105 GREEN LN	4155028037		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
2002 MATHEWS AVE	4155030011		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.28	0
2121 ROCKEFELLER LN	4156009023		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.68	0
2123 ROCKEFELLER LN	4156009025		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.46	0
2100 CARNegie LN	4156009030		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
2101 ROCKEFELLER LN	4156009032		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1705 GREEN LN	4156011026		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.65	0
1706 FLAGLER LN	4156011034		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.37	0
1810 CARNegie LN	4156012011		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.00	0
1808 CARNegie LN	4156012013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.86	0
1805 GRANT AVE	4156013019		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.05	0
1607 FLAGLER LN	4156013051		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.77	0
1604 FLAGLER LN	4156014014		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.61	0
2102 ROCKEFELLER LN	4156016025		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1606 BLOSSOM LN	4156016026		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.83	0
2100 ROCKEFELLER LN	4156016027		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1804 RINDGE LN	4157005013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1805 RINDGE LN	4157005014		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1805 SJAUSON LN	4157005026		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.59	0
2315 CARNegie LN	4157006020		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.59	0
1806 PHELAN LN	4157008011		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.36	0
1804 PHELAN LN	4157008013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1704 MACKAY LN	4157010014		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.66	0
2202 CARNegie LN	4157012011		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.24	0
2200 CARNegie LN	4157012012		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1706 RINDGE LN	4157012013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.23	0
2420 ROCKEFELLER LN	4157015002		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.29	0
1607 PHELAN LN	4157015003		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
2218 GRANT AVE	4157020003		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.02	0
1205 LILIENTHAL LN	4158004008		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1203 LILIENTHAL LN	4158004009		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.38	0
1201 LILIENTHAL LN	4158004010		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.72	0
2412 RIPLEY AVE	4158004020		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.51	0
2421 IVES LN	4158004031		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1105 LILIENTHAL LN	4158004032		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.39	0
1101 LILIENTHAL LN	4158004033		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.46	0
907 LILIENTHAL LN	4158007002		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.75	0
2420 ALVORD LN A	4158013050		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.32	0
2420 ALVORD LN B	4158013051		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.23	0
2519 190TH ST	4158016011		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
2517 190TH ST	4158016012		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.42	0
2515 190TH ST	4158016013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.08	0
2511 190TH ST	4158016015		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.34	0
2507 190TH ST	4158016017		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.23	0
2505 190TH ST	4158016018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.51	0
2503 190TH ST	4158016019		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
2501 190TH ST	4158016020		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
2607 190TH ST	4158017012		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.33	0
2605 190TH ST	4158017013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
2521 190TH ST	4158017016		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1725 GRANT AVE	4162003031		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
423 ANITA ST	4186030001		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.50	0
403 ANITA ST	4186031025		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.51	1962
405 ANITA ST	4186031026		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.27	1961
411 ANITA ST	4186031029		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.49	1978
413 ANITA ST	4186031030		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.23	1978
415 ANITA ST	4186031031		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	1955
827 N LUCIA AVE	7502001001		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.08	0
833 N LUCIA AVE	7502001005		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.02	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp. Land Ratio	Year Built	
841 N LUCIA AVE	7502001007		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.69	0
826 N JUANITA AVE	7502001018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.73	0
895 N LUCIA AVE	7502002003		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
821 N LUCIA AVE	7502002009		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.50	0
814 N JUANITA AVE	7502002012		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.67	0
810 N JUANITA AVE	7502002014		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.02	0
808 N JUANITA AVE	7502002015		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.26	0
707 N LUCIA AVE	7502003005		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.15	0
715 N LUCIA AVE	7502003009		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.46	0
717 N LUCIA AVE	7502003010		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.50	0
712 N JUANITA AVE	7502003026		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.55	0
704 N JUANITA AVE	7502003030		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.94	0
724 N LUCIA AVE	7502005019		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	0
526 N LUCIA AVE	7502025002		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.52	0
522 N LUCIA AVE	7502025004		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	0
520 N LUCIA AVE	7502025005		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.28	0
516 N LUCIA AVE	7502025007		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.11	0
507 N MARIA AVE	7502025027		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.93	0
531 N MARIA AVE	7502025034		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.48	0
	7502025075		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.48	0
	7502025076		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.00	0
601 N LUCIA AVE	7502026001		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.44	0
607 N LUCIA AVE	7502026005		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.41	0
628 N JUANITA AVE	7502026016		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.94	0
614 N JUANITA AVE	7502026022		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.29	0
608 N JUANITA AVE	7502026025		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1019 DIAMOND ST	7502027003		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.58	0
521 N LUCIA AVE	7502027012		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.87	0
520 N JUANITA AVE	7502027021		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.23	0
510 N JUANITA AVE	7502027026		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.14	0
813 N JUANITA AVE	7503002007		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.22	0
815 N JUANITA AVE	7503002024		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.37	0
724 N IRENA AVE	7503004021		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
708 N IRENA AVE	7503004029		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.16	0
700 N IRENA AVE	7503004033		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	0
615 BERYL ST	7503005027		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.17	0
611 BERYL ST	7503005028		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.65	0
507 N GERTRUDA AVE	7503010002		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.90	0
511 N GERTRUDA AVE	7503010004		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	3.06	0
504 N FRANCISCA AVE	7503010022		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
527 N FRANCISCA AVE	7503011014		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.10	0
524 N ELENA AVE	7503011018		RM	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
512 N ELENA AVE	7503011024		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.38	0
428 N GERTRUDA AVE	7503019015		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.53	0
426 N GERTRUDA AVE	7503019016		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
404 N GERTRUDA AVE	7503019028		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.53	0
721 CARNELIAN ST	7503020033		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.01	0
723 CARNELIAN ST	7503020034		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.45	0
729 CARNELIAN ST	7503020035		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.10	0
731 CARNELIAN ST	7503020036		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.22	0
626 N JUANITA AVE	7503022006		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.13	0
611 N JUANITA AVE	7503022019		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.39	0
624 N IRENA AVE A	7503022085		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.93	0
624 N IRENA AVE B	7503022086		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.10	0
521 N JUANITA AVE	7503023009		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.21	0
516 N IRENA AVE	7503023020		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.56	0
519 N IRENA AVE	7503024010		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
523 N IRENA AVE	7503024012		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.07	0
524 N HELBERTA AVE	7503024014		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
514 N HELBERTA AVE	7503024018		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.23	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp. Land Ratio	Year Built	
529 N HELBERTA AVE	7503025015	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.14	0
517 N GUADALUPE AVE	7503026008	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	0
519 N GUADALUPE AVE	7503026009	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.20	0
521 N GUADALUPE AVE	7503026010	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.77	0
525 N GUADALUPE AVE	7503026011	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	3.67	0
527 N GUADALUPE AVE	7503026012	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	0
302 N GERTRUDA AVE	7503026029	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.27	0
307 N GERTRUDA AVE	7503027004	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.05	0
309 N GERTRUDA AVE	7503027005	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	7.95	0
311 N GERTRUDA AVE	7503027006	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
313 N GERTRUDA AVE	7503027007	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
327 N GERTRUDA AVE	7503027014	RM	R-3	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.85	0
308 N FRANCISCA AVE	7503027026	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.56	0
410 EL REDONDO AVE	7504005003	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
715 VINCENT PARK	7504005005	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.01	0
502 EL REDONDO AVE	7504009002	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.05	0
104 EL REDONDO AVE	7504006007	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	0
619 VINCENT ST	7504006012	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.52	0
625 VINCENT PARK	7504006013	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.90	0
506 EL REDONDO AVE	7504009004	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.59	0
508 EL REDONDO AVE	7504009005	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.07	0
510 EL REDONDO AVE	7504009006	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.67	0
602 EL REDONDO AVE	7504009010	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
604 EL REDONDO AVE	7504009011	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	0
606 EL REDONDO AVE	7504009012	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	0
608 EL REDONDO AVE	7504009013	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.14	0
710 VINCENT PARK	7504009017	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.13	0
610 EL REDONDO AVE	7504009022	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
616 EL REDONDO AVE	7504009024	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.97	0
624 EL REDONDO AVE	7504009027	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	0
706 EL REDONDO AVE	7504009031	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.96	0
712 EL REDONDO AVE	7504009032	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.59	0
800 EL REDONDO AVE	7504009034	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.56	0
802 EL REDONDO AVE	7504009035	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.00	0
814 EL REDONDO AVE	7504009041	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.70	0
816 EL REDONDO AVE	7504009042	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
622 VINCENT PARK	7504009046	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.01	0
626 VINCENT PARK	7504009048	RM	R-3	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.97	0
636 VINCENT PARK	7504009081	RM	R-3	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.01	0
104 N GUADALUPE AVE	7504011007	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
101 N HELBERTA AVE	7504011011	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.45	0
109 N HELBERTA AVE	7504011017	RM	R-3	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.60	0
615 EL REDONDO AVE	7504011018	RM	R-3	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.71	0
513 EL REDONDO AVE	7504013027	RM	R-3	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.98	0
515 EL REDONDO AVE	7504013028	RM	R-3	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.45	0
517 EL REDONDO AVE	7504013029	RM	R-3	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.46	0
233 N JUANITA AVE	7504013053	RM	R-3	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.20	0
228 N IRENA AVE	7504013063	RM	R-3	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.84	0
104 N IRENA AVE	7504016010	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1008 SPENCER ST	7504017001	RM	R-3	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.27	0
109 N LUCIA AVE	7504018007	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1019 SPENCER ST	7504019005	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.36	0
240 N JUANITA AVE	7504019044	RM	R-3	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.26	0
206 N JUANITA AVE	7504019098	RM	R-3	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.78	0
208 N LUCIA AVE	7504021007	RM	R-3	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.55	0
206 N LUCIA AVE	7504021008	RM	R-3	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.50	0
1108 VINCENT ST A	7504021070	RM	R-3	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.74	0
1108 VINCENT ST B	7504021071	RM	R-3	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.60	0
144 N CATALINA AVE	7505005004	RM	R-3A	R-3A	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.32	0
411 EMERALD ST	7505007022	RM	R-3A	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.18	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp. Land Ratio	Year Built
116 S CATALINA AVE	7505014024	RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.24	0
122 S CATALINA AVE	7505014026	RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
124 S CATALINA AVE	7505014027	RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
115 S PROSPECT AVE	7506001008	RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.04	0
124 S LUCIA AVE	7506001027	RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.04	0
126 S LUCIA AVE	7506001028	RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.71	0
1009 GARNET ST	7506001030	RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.27	0
109 S LUCIA AVE	7506002010	RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
106 S JUANITA AVE	7506002022	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.67	0
108 S JUANITA AVE	7506002023	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.01	0
124 S JUANITA AVE	7506002031	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
126 S JUANITA AVE	7506002032	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.66	0
911 GARNET ST	7506002034	RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.45	0
909 GARNET ST	7506002035	RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.26	0
113 S JUANITA AVE	7506003010	RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.14	0
103 S JUANITA AVE	7506003015	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.36	0
120 S IRENA AVE	7506003027	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.56	0
122 S IRENA AVE	7506003028	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.05	0
105 S JUANITA AVE A	7506003083	RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.32	0
105 S JUANITA AVE B	7506003084	RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.65	0
118 S IRENA AVE A	7506003086	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.31	0
118 S IRENA AVE B	7506003087	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.32	0
125 S IRENA AVE	7506004005	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.02	0
121 S IRENA AVE	7506004007	RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.02	0
104 S HELBERTA AVE	7506004022	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
106 S HELBERTA AVE	7506004023	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
112 S HELBERTA AVE	7506004026	RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.24	0
114 S HELBERTA AVE	7506004027	RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.41	0
116 S HELBERTA AVE	7506004028	RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
118 S HELBERTA AVE	7506004029	RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
120 S HELBERTA AVE	7506004030	RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.12	0
122 S HELBERTA AVE	7506004031	RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.18	0
124 S HELBERTA AVE	7506004032	RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.27	0
123 S HELBERTA AVE	7506005004	RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.29	0
101 S HELBERTA AVE	7506005015	RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.95	0
223 S GUADALUPE AVE	7506008002	RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.60	0
510 GARNET ST	7506008022	RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.06	0
212 CAMINO REAL	7506008027	RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	4.14	0
227 S GUADALUPE AVE	7506008030	RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
516 GARNET ST	7506008031	RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
222 S FRANCISCA AVE	7506009012	RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.39	0
223 S HELBERTA AVE	7506010011	RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.23	0
219 S HELBERTA AVE	7506011002	RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.24	0
209 S HELBERTA AVE	7506011007	RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.19	0
207 S HELBERTA AVE	7506011008	RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.62	0
210 S GUADALUPE AVE	7506011020	RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	7.31	0
212 S GUADALUPE AVE	7506011021	RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.09	0
211 S IRENA AVE	7506012007	RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
203 S IRENA AVE	7506012011	RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.17	0
214 S HELBERTA AVE	7506012020	RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.20	0
216 S HELBERTA AVE	7506012021	RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.46	0
218 S HELBERTA AVE	7506012022	RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.40	0
205 S IRENA AVE A	7506012078	RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.41	0
205 S IRENA AVE B	7506012079	RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.85	0
229 S JUANITA AVE	7506015008	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.33	0
236 S IRENA AVE	7506015019	RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
311 S LUCIA AVE	7506017005	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.66	0
309 S LUCIA AVE	7506017006	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.88	0
307 S LUCIA AVE	7506017007	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.67	0
313 S LUCIA AVE A	7506017036	RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.33	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp. Land Ratio	Year Built	
313 S LUCIA AVE B	75060017037		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.30	0	
215 S LUCIA AVE	75060018010		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.27	0
218 S JUANITA AVE	75060018029		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
	75060018099		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	4.00	0
	75060018100		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	3.73	0
205 S PROSPECT AVE	75060019032		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.64	0
605 ESPLANADE	75080002011		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.35	0
519 S CATALINA AVE	75080005006		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
726 ESPLANADE	75080007018		RM	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.98	0
732 S CATALINA AVE	75080008001		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.58	0
726 S CATALINA AVE	75080008004		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.45	0
724 S CATALINA AVE	75080008005		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.70	0
720 S CATALINA AVE	75080008007		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.47	0
712 S CATALINA AVE	75080008011		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
708 S CATALINA AVE	75080008013		RM	R-3A	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.74	0
707 S BROADWAY	75080008020		RM	R-3A	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.65	0
709 S BROADWAY	75080008021		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
711 S BROADWAY	75080008022		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.50	0
713 S BROADWAY	75080008023		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	0
207 KNOB HILL AVE	75080008031		RM	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.28	0
629 S BROADWAY	75080009001		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.83	0
627 S BROADWAY	75080009004		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.33	0
509 S BROADWAY	75080010009		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
507 S BROADWAY	75080010010		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
417 S BROADWAY	75080011006		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.03	0
406 S BROADWAY	75080012019		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.92	0
416 S BROADWAY	75080012023		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.54	0
424 S BROADWAY	75080012027		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
504 S BROADWAY	75080013020		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.28	0
600 S BROADWAY	75080014026		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.87	0
700 S BROADWAY	75080015083		RM	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.91	0
306 TOPAZ ST	75080015084		RM	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.30	0
516 S GUADALUPE AVE	75080018008		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
536 AVENUE C	75090009003		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	0
541 AVENUE C	75090010022		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.18	0
530 AVENUE A	75090011007		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.10	0
531 AVENUE B	75090011021		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.02	0
544 AVENUE A	75090010666		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.21	0
559 AVENUE A	75090012031		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.51	0
902 S JUANITA AVE	75090017012		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.87	0
904 S JUANITA AVE	75090017013		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.17	0
932 S JUANITA AVE	75090017019		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1000 S JUANITA AVE	75090018013		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1104 S JUANITA AVE	75090023026		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.32	0
1108 S JUANITA AVE	75090023027		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.15	0
106 AVENUE E	75110002010		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.05	0
211 AVENUE H	75110006024		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
219 AVENUE H	75110006028		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	6.68	0
202 AVENUE H	75110007023		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.59	0
1501 S CATALINA AVE	7511008001		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1503 S CATALINA AVE	7511008002		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.29	0
212 N PROSPECT AVE	75180003008		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	1952
210 N PROSPECT AVE	75180003009		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.63	1952
116 N PROSPECT AVE	75180004003		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	3.16	1949
112 N PROSPECT AVE	75180004005		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.24	1952
124 S PROSPECT AVE	75180006013		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	1943
126 S PROSPECT AVE	75180006014		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.54	0
	75180006059		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.00	1978
130 S PROSPECT AVE A	75180006060		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.33	1977
206 S PROSPECT AVE	75180007004		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.14	0

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208 S PROSPECT AVE	7518007005		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.07	0	
200 S PROSPECT AVE	7518007054		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
202 S PROSPECT AVE A	7518007056		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.50	0
202 S PROSPECT AVE B	7518007057		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.09	0
2510 GRANIT AVE	4151017007		RM	R-3	17.5	0.26	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	2	0.85	0
217 S PROSPECT AVE	7506019007		RM	R-3	17.5	0.29	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	2	0.34	0
2705 CARNEGIE LN	4082002042		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.48	0
2705 GRANIT AVE	4082008003		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.21	0
2712 CARNEGIE LN	4082009007		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.13	0
2701 ROCKEFELLER LN	4082009014		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.87	0
2717 CARNEGIE LN	4082011039		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.42	0
2713 CARNEGIE LN	4082010688		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	0
2515 GATES AVE	4153014013		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.35	0
2514 RUHLAND AVE	4153017036		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.34	0
2510 RUHLAND AVE	4153017038		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2609 MATHEWS AVE A	4153022052		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	4.00	0
2609 MATHEWS AVE B	4153022053		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	3.98	0
2609 MATHEWS AVE C	4153022054		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	3.96	0
2602 VOORHEES AVE A	4153024080		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	0
2602 VOORHEES AVE B	4153024081		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.88	0
2602 VOORHEES AVE C	4153024082		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.10	0
2614 CURTIS AVE	4153025005		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.91	0
2609 VOORHEES AVE	4153025017		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.24	0
2621 CURTIS AVE	4153026022		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.41	0
2618 GRAHAM AVE	4153027003		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
2700 GATES AVE	4153030005		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.21	0
2700 CURTIS AVE	4153030015		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.44	0
2707 RUHLAND AVE	4153031024		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.21	0
2015 MATHEWS AVE	4155027018		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.17	0
2001 MATHEWS AVE	4155027028		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.48	0
1932 MATHEWS AVE	4155029002		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1930 MATHEWS AVE	4155029003		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.13	0
1928 MATHEWS AVE	4155029004		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.61	0
1926 MATHEWS AVE	4155029005		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
2018 MATHEWS AVE	4155030003		RM	R-3	17.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1	0.45	0
2117 VANDERBILT LN	4156001053		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.11	0
2106 CARNEGIE LN	4156009009		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.35	0
2119 ROCKEFELLER LN	4156009022		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.24	0
1605 FLAGLER LN	4156013031		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	0
2114 ROCKEFELLER LN	4156016005		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2022 GRANIT AVE	4156018001		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.18	0
2018 GRANIT AVE	4156018003		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.52	0
1914 GRANIT AVE	4156019005		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.67	0
2515 VANDERBILT LN	4157001016		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	37.61	0
2215 CARNEGIE LN	4157005021		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.15	0
2112 CARNEGIE LN	4157005022		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	3.39	0
2512 CARNEGIE LN	4157009006		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.05	0
2412 CARNEGIE LN	4157010006		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.26	0
2411 ROCKEFELLER LN	4157010019		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2001 ROCKEFELLER LN	4157012014		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.90	0
2400 HADLEY LN	41580004019		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2420 WES LN	41580006002		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.32	0
829 N LUCIA AVE	7502001002		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.20	0
831 N LUCIA AVE	7502001003		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	0
704 N LUCIA AVE	7502005028		RM	R-3	17.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1	0.24	0
700 N LUCIA AVE	7502005029		RM	R-3	17.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1	0.61	0
617 N IRENA AVE	7503020026		RM	R-3	17.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1	0.22	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp. Land Ratio	Year Built		
222 N BROADWAY	7505008052		RM	R-3A	17.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.57	0		
119 S GUADALUPE AVE	7506006012		RM	R-3	17.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.09	0	
105 S GUADALUPE AVE	7506006019		RM	R-3	17.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.41	0	
204 S LUCIA AVE	7506019018		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.16	0	
709 ESPLANADE	7508001096		RM	R-3A	17.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.43	0	
611 ESPLANADE	7508002009		RM	R-3A	17.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.23	0	
607 ESPLANADE	7508002010		RM	R-3A	17.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.04	0	
603 ESPLANADE	7508002012		RM	R-3A	17.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.54	0	
526 S GUADALUPE AVE	7508018013		RM	R-3A	17.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.07	0	
1006 S CATALINA AVE	7509007018		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.28	0	
1008 S CATALINA AVE	7509007019		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.06	0	
1409 S CATALINA AVE	7511002023		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.25	0	
1406 S CATALINA AVE	7511005020		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.09	0	
201 AVENUE G	7511005022		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.02	0	
1404 S CATALINA AVE A	7511005096		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.48	0	
1404 S CATALINA AVE B	7511005087		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	3	3	3	3	3	3	0.16	0	
417 BERYL ST	7503010001		RM	R-3A(H)	17.5	0.41	Residential	Used in Prior Housing Element - Non-Vacant	3	3	3	3	3	3	1	0.98	0
717 ESPLANADE	7508001085		RM	R-3A	17.5	0.27	Residential	Used in Prior Housing Element - Non-Vacant	3	3	3	3	3	3	1	0.06	0
529 S CATALINA AVE	7508005002		RM	R-3A	17.5	0.29	Residential	Used in Prior Housing Element - Non-Vacant	3	3	3	3	3	3	1	0.13	0
514 S CATALINA AVE	7505014066		RM	R-3A	17.5	0.41	Residential	Used in Prior Housing Element - Non-Vacant	4	4	4	4	4	2	0.55	0	
2102 AVIATION WAY	4155028017		RM	R-3	17.5	0.34	Residential	Used in Prior Housing Element - Non-Vacant	4	4	4	4	4	1	0.63	0	
2019 VANDERBILT LN	4156002016		RM	R-3	17.5	0.34	Residential	Used in Prior Housing Element - Non-Vacant	4	4	4	4	4	1	0.00	0	
41531022028			RM	R-3	17.5	1.02	Residential	Used in Prior Housing Element - Non-Vacant	9	9	9	9	9	5	1.34	0	
2600 NELSON AVE	4083015022		RM	R-3	17.5	1.28	Residential	Used in Prior Housing Element - Non-Vacant	12	12	12	12	12	2	0.00	0	
2829 190TH ST	4083015010		RM	R-3	17.5	1.28	Residential	Used in Prior Housing Element - Non-Vacant	13	13	13	13	13	5	0.61	0	
109 N PACIFIC COAST HWY	7505007009		RH	RH-2	30	0.07	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.52	0	
131 N PACIFIC COAST HWY	7505007017		RH	RH-2	30	0.07	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.18	0	
133 N PACIFIC COAST HWY	7505007018		RH	RH-2	30	0.09	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.79	0	
415 EMERALD ST	7505007029		RH	RH-2	30	0.07	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0	
417 EMERALD ST	7505007030		RH	RH-2	30	0.07	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.75	0	
319 GARNET ST	7505012002		RH	RH-3	30	0.07	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	0	
110 N PACIFIC COAST HWY	7505010022		RH	RH-2	30	0.15	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	0.67	0	
108 N PACIFIC COAST HWY	7505010023		RH	RH-2	30	0.13	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.21	0	
115 N PACIFIC COAST HWY	7505007011		RH	RH-2	30	0.15	Residential	Used in Prior Housing Element - Non-Vacant	3	3	3	3	3	1	0.06	0	
737 ESPLANADE	7508001098		RMH	RMD	23.3	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.54	0	
115 RUBY ST	7508004002		RMH	RMD	23.3	0.09	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	0	
111 SAPPPIRE ST	7508005027		RMH	RMD	23.3	0.09	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0	
627 S CATALINA AVE	7508006023		RMH	RMD	23.3	0.09	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.47	0	
624 ESPLANADE	7508006025		RMH	RMD	23.3	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.29	0	
630 ESPLANADE	7508006025		RMH	RMD	23.3	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.42	0	
1400 ESPLANADE	7511002029		RMH	RMD	23.3	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.71	0	
2116 WANHATTAN BEACH BLVD	7510002035		RMH	RMD	23.3	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.44	0	
124 SAPPPIRE ST	7508006012		RMH	RMD	23.3	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.57	0	
114 SAPPPIRE ST	7508006014		RMH	RMD	23.3	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.52	0	
810 ESPLANADE	7509001033		RMH	RMD	23.3	0.15	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	2.60	0	
1506 ESPLANADE	7511008009		RMH	RMD	23.3	0.17	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1	0.48	0
128 N BROADWAY	7505007028		RH	RH-3	30	0.75	Church Parking (est. 0.25 ac)	Not Used in Prior Housing Element	6	6	6	6	6	0	0	0	
126 N PACIFIC COAST HWY	7505010015 A		RH	RH-2	30	1.10	Church Parking (est. 0.50 ac)	Not Used in Prior Housing Element	12	12	12	12	12	0	0	0	
122 N PACIFIC COAST HWY	7505010035 A		RM	R-3	17.5	0.30	Church Building	Not Used in Prior Housing Element	0	0	0	0	0	0	0	0	
511 EMERALD ST	7505010038		RM	R-3	17.5	0.73	Church Parking (est. 0.25 ac)	Not Used in Prior Housing Element	4	4	4	4	4	0	0	0	
121 S PACIFIC COAST HWY	7505012012 B		RH	RH-3	30	0.09	Church Building	Not Used in Prior Housing Element	0	0	0	0	0	0	0	0	
103 S PACIFIC COAST HWY	7505012025 B		RH	RH-3	30	0.68	Church Building	Not Used in Prior Housing Element	0	0	0	0	0	0	0	0	
102 S BROADWAY	7505013015 B		RM	R-3A	17.5	0.69	Church Parking (est. 0.50 ac)	Not Used in Prior Housing Element	16	16	16	16	16	1	0	0	
200 S PACIFIC COAST HWY	7505020015		MU	MU-2	35	0.18	Older Commercial	Used in Prior Housing Element - Non-Vacant	5	5	5	5	5	5	0.43	1968	
317 TORRANCE BLVD	7505020033		MU	MU-2	35	0.18	Older Commercial	Used in Prior Housing Element - Non-Vacant	5	5	5	5	5	5	0.76	1962	
326 S PACIFIC COAST HWY	7505021023		MU	MU-2	35	0.17	Office (Pacific Bay Construction)	Used in Prior Housing Element - Non-Vacant	5	5	5	5	5	5	0.68	1972	
315 S PACIFIC COAST HWY	7505022011		MU	MU-2	35	0.17	Older Commercial	Used in Prior Housing Element - Non-Vacant	5	5	5	5	5	5	0.01	1940	
319 S PACIFIC COAST HWY	7505022031		MU	MU-2	35	0.17	Trimline Auto (nonconforming)	Used in Prior Housing Element - Non-Vacant	5	5	5	5	5	5	0.42	1963	
209 S PACIFIC COAST HWY UNI	7505019008		MU	MU-2	35	0.26	Commercial (Retail Stores)	Used in Prior Housing Element - Non-Vacant	7	7	7	7	7	7	0.43	1955	

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp-Land Ratio	Year Built
308 TORRANCE BLVD	7505021033		MU	MU-2	35	0.25	Commercial (Retail Stores)	Used in Prior Housing Element - Non-Vacant		7		7	7	0.25	1969
231 S PACIFIC COAST HWY	7505019063		MU	MU-2	35	0.43	Commercial (Retail Stores)	Used in Prior Housing Element - Non-Vacant		12		12	12	0.44	1955

Table B-2: RHNA Sites Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/FAR	Imp. Land Ratio	Year Built
1923 CONDON AVE	4082013017	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1913
1921 CONDON AVE	4082013018	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.33	1953
1919 CONDON AVE	4082013019	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.07	1973
1917 CONDON AVE	4082013020	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
1915 CONDON AVE	4082013021	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.31	1965
1913 CONDON AVE	4082013022	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1952
1911 CONDON AVE	4082013023	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1918
1909 CONDON AVE	4082013024	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.53	1965
1907 CONDON AVE	4082013025	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.77	1965
1906 CONDON AVE	4082013026	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.82	1986
1903 CONDON AVE	4082013027	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986
1901 CONDON AVE	4082013028	1	0.09	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986
1902 CONDON AVE	4082014002	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986
1904 CONDON AVE	4082014003	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.06	1987
1906 CONDON AVE	4082014004	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.27	1987
1908 CONDON AVE	4082014005	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1990
1924 CONDON AVE	4082014013	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1952
1923 FIRMIONA AVE	4082014014	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
1921 FIRMIONA AVE	4082014015	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.37	1972
1919 FIRMIONA AVE	4082014016	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.27	1934
1917 FIRMIONA AVE	4082014017	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.31	1973
1915 FIRMIONA AVE	4082014018	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
1913 FIRMIONA AVE	4082014019	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
1911 FIRMIONA AVE	4082014020	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
1909 FIRMIONA AVE	4082014021	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.35	1973
1907 FIRMIONA AVE	4082014022	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1972
1905 FIRMIONA AVE	4082014023	1	0.07	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1972
1901 FIRMIONA AVE	4082014024	2	0.15	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	2	Non-Vacant	Residential	2	0.13	1979
1900 CONDON AVE	4082014001	1	0.12	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	2	Non-Vacant	Residential	1	0.49	1987
1813 FIRMIONA AVE	4082016005	1	0.10	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1984
1811 FIRMIONA AVE	4082016006	1	0.10	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1985
1815 FIRMIONA AVE	4082016008	2	0.13	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	2	Non-Vacant	Residential	1	0.49	1987
1820 FIRMIONA AVE	4082017003	1	0.10	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1990
1818 FIRMIONA AVE	4082017004	1	0.10	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.43	1990
1813 KINGSDALE AVE	4082017011	1	0.10	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	0
1815 KINGSDALE AVE	4082017012	1	0.10	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1946
1817 KINGSDALE AVE	4082017013	1	0.10	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.37	1941
1819 KINGSDALE AVE	4082017014	1	0.10	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1972
1821 KINGSDALE AVE	4082017015	1	0.10	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.11	1973
1823 KINGSDALE AVE	4082017016	1	0.10	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1948
1816 FIRMIONA AVE	4082017020	1	0.10	RSF	R-1	RH	RH	RH	RH	RH	RH	20	30	1	Non-Vacant	Residential	1	0.35	1955
1908 FIRMIONA AVE	4082015008	2	0.13	RM	R-3	RH	RH	RH	RH	RH	RH	20	30	2	Non-Vacant	Residential	1	1.15	0
1900 FIRMIONA AVE	4082015012	4	0.20	RM	R-3	RH	RH	RH	RH	RH	RH	20	30	4	Non-Vacant	Residential	1	0.25	0
1759 S PACIFIC COAS	7510030058	13		MU	MU-1	MU	MU-1	MU	MU-1	MU	MU-1	20	30	13	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.	0.16	0.78	1970
1770 S PACIFIC COAS	7510030061	17		MU	MU-1	MU	MU-1	MU	MU-1	MU	MU-1	20	30	17	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.	0.29	0.34	1977
1760 S PACIFIC COAS	7510030062	27		MU	MU-1	MU	MU-1	MU	MU-1	MU	MU-1	20	30	27	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.	0.24	0.25	1972
1998 S PACIFIC COAS	7510031004	21		MU	MU-1	MU	MU-1	MU	MU-1	MU	MU-1	20	30	21	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.	0.14	0.23	1957
1900 S PACIFIC COAS	7510031007	11		MU	MU-1	MU	MU-1	MU	MU-1	MU	MU-1	20	30	11	Non-Vacant	Older Commercial	0.34	0.44	1986
1930 S PACIFIC COAS	7510031029	11		MU	MU-1	MU	MU-1	MU	MU-1	MU	MU-1	20	30	11	Non-Vacant	Older Commercial	0.23	0.02	1981
1890 S PACIFIC COAS	7510032046	0		MU	MU-1	MU	MU-1	MU	MU-1	MU	MU-1	20	30	0	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.	0.11	0.28	1969
1870 S PACIFIC COAS	7510032050	36		MU	MU-1	MU	MU-1	MU	MU-1	MU	MU-1	20	30	36	Non-Vacant	Older Commercial	0.11	0.20	1964
1880 S PACIFIC COAS	7510032054	47		MU	MU-1	MU	MU-1	MU	MU-1	MU	MU-1	20	30	47	Non-Vacant	Older Commercial	0.3	1.00	1963
1933 FIRMIONA AVE	4082013007	3		RSF	R-1	RH	RH	RH	RH	RH	RH	20	45	3	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1986
1931 FIRMIONA AVE	4082013008	2		RSF	R-1	RH	RH	RH	RH	RH	RH	20	45	2	Non-Vacant	Consolidated as part of Kingsdale property	2	0.83	1929
1939 CONDON AVE	4082013009	2		RSF	R-1	RH	RH	RH	RH	RH	RH	20	45	2	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1988
1937 CONDON AVE	4082013010	2		RSF	R-1	RH	RH	RH	RH	RH	RH	20	45	2	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1988
1935 CONDON AVE	4082013011	3		RSF	R-1	RH	RH	RH	RH	RH	RH	20	45	3	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1990

Table B-2: RHNA Sites Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/FAR	Imp. Land Ratio	Year Built
	4082013012			2		Shortfall of Sites	0.09	RSF	RH	RH	20	45	2	Non-Vacant	Consolidated as part of Kingsdale property	1		
	4082013005			3		Shortfall of Sites	0.09	C-4	C-4-R	C-4-R	20	45	3	Non-Vacant	Consolidated as part of Kingsdale property	0.48	0.08	1983
	4082013006			4		Shortfall of Sites	0.12	C-4	C-4-R	C-4-R	20	45	4	Non-Vacant	Consolidated as part of Kingsdale property	0.37	0.06	1983
	2810 ARTESIA BLVD			14		Shortfall of Sites	0.39	C-4	C-4-R	C-4-R	20	45	14	Non-Vacant	Consolidated as part of Kingsdale property	0.11	1.16	1983
	1959 KINGS DALE AVE			17		Shortfall of Sites	0.46	C-4	C-4-R	C-4-R	20	45	17	Non-Vacant	Consolidated as part of Kingsdale property	0.1	1.83	1983
	2850 ARTESIA BLVD			21		Shortfall of Sites	0.59	C-4	C-4-R	C-4-R	20	45	21	Non-Vacant	Consolidated as part of Kingsdale property	0.08	4.64	1983
	4149005036	37				Shortfall of Sites	0.77	IC-1	I3-R	IC-1-R	20	60	37	Vacant	Site C: Parking	0.00	0.00	0
	4001 INGLEWOOD AV	242				Shortfall of Sites	5.05	C-4	C-4-R	C-4-R	20	60	242	Non-Vacant	Site C: Single-story retail	0.37	1.00	1993
	4051 INGLEWOOD AV	144				Shortfall of Sites	2.99	C-4	C-4-R	C-4-R	20	60	144	Non-Vacant	Site C: Single-story retail and restaurant	0.05	0.34	1993
	2500 MARINE AVE	161				Shortfall of Sites	3.35	IC-1	I3-R	IC-1-R	20	60	161	Non-Vacant	Site C: Single-story auto-related	0.43	0.17	1964
	2600 MARINE AVE	101				Shortfall of Sites	2.10	IC-1	I3-R	IC-1-R	20	60	101	Non-Vacant	Site C: Single-story commercial and outdoor storage	0.46	0.97	1972
	2301 190th St	37				Shortfall of Sites	1.03	I2	I2-R	I2-R	20	45	37	Non-Vacant	Site D: Older industrial use (two tenants closed)	0.39	0.32	1954
	598 Meyer Ln	37				Shortfall of Sites	1.02	I2	I2-R	I2-R	20	45	37	Non-Vacant	Site D: Light manufacturing (welding)	0.46	0.23	1956
	510 Meyer Ln	12				Shortfall of Sites	0.32	I2	I2-R	I2-R	20	45	12	Non-Vacant	Site D: Warehouse use	0.93	2.66	1991
	512 Meyer Ln	36				Shortfall of Sites	1.01	I2	I2-R	I2-R	20	45	36	Non-Vacant	Site D: Light manufacturing (recording)	0.51	2.73	1974
	553 Mary Ann Dr	11				Shortfall of Sites	0.30	I2	I2-R	I2-R	20	45	11	Non-Vacant	Site D: Warehouse use	0.25	0.23	1976
	575 Mary Ann Dr	10				Shortfall of Sites	0.27	I2	I2-R	I2-R	20	45	10	Non-Vacant	Site D: Light manufacturing (window treatment)	0.47	0.35	1976
	601 Mary Ann Dr	9				Shortfall of Sites	0.24	I2	I2-R	I2-R	20	45	9	Non-Vacant	Site D: Light manufacturing	0.49	2.86	1973
	615 Mary Ann Dr	9				Shortfall of Sites	0.24	I2	I2-R	I2-R	20	45	9	Non-Vacant	Site D: Light manufacturing	0.31	1.21	1960
	621 Mary Ann Dr	9				Shortfall of Sites	0.24	I2	I2-R	I2-R	20	45	9	Non-Vacant	Site D: Misc: (food preparation, learning center, etc.)	0.23	0.21	1962
	631 Mary Ann Dr	17				Shortfall of Sites	0.48	I2	I2-R	I2-R	20	45	17	Non-Vacant	Site D: Misc: (food preparation, learning center, etc.)	0.48	0.08	1963
	524 Mary Ann Dr	19				Shortfall of Sites	0.52	I2	I2-R	I2-R	20	45	19	Non-Vacant	Site D: Auto warehousing use	0.34	0.27	1953
	620 Mary Ann Dr	28				Shortfall of Sites	0.78	I2	I2-R	I2-R	20	45	28	Non-Vacant	Site D: Construction equipment, auto repairs	0.21	0.11	1959
	630 Mary Ann Dr	9				Shortfall of Sites	0.25	I2	I2-R	I2-R	20	45	9	Non-Vacant	Site D: Auto related use	0.65	0.90	1961
	2408 Fisk Ln	9				Shortfall of Sites	0.25	I2	I2-R	I2-R	20	45	9	Non-Vacant	Site D: Light manufacturing (plumbing)	0.41	0.82	1985
	18989 Hawthorne Blvd	32				Shortfall of Sites	0.88	C-2	C-2-R	C-2-R	20	45	32	Non-Vacant	Site D: Retail	0.33	5.83	1980
	4082020810	273				Shortfall of Sites	6.21	I2	IF-R	IF-2	20	55	273	Non-Vacant	Largely vacant surface parking and storage	0.06	0.00	0

Appendix C: Public Participation

The General Plan update began in 2017-2018 with the appointment of a 27-member General Plan Advisory Committee (GPAC). Five members from each City Council District with two members including the Chair were appointed by the Mayor. To date the GPAC has held 22 meetings. Additionally, there have been three community wide meetings and multiple public hearings before the Planning Commission and City Council. Housing and mixed use development, and specifically where and at what densities, has been the most pressing topic throughout the process. As the City began to formulate the land plan it became clear that housing was the most critical issue facing the City going forward. Significant education and outreach was required in order to set the stage for updating the City's Housing Element. The Housing Element team as well as other planning and economic development professionals were critical to educating the community on the importance of providing housing in support of all incomes throughout the City.

Prior to the development of the City's Draft Housing Element, the pandemic occurred. This severely limited the City's in-person community engagement capabilities from March of 2020 to the present. The plan to engage specifically on the Housing Element with a variety of public input tools was not possible due to the pandemic and associated restrictions for gatherings. Although technology to coordinate large scale zoom type meetings and other input have been difficult to draw input on such complex topics as housing and RHNA, the City did host a community meeting with a SocialPinpoint interactive tool to engage the public. That one meeting had close to 200 attendees, not including those who may have watched the informational meeting on YouTube or the City's live stream. The SocialPinpoint tool allowed very specific feedback on housing and other land uses. As well, there were dozens of attendees at the Planning Commission and City Council Meetings specifically to comment on the housing and land use discussion. Those without zoom capabilities could also watch the livestream via YouTube or the City's live stream and could submit e-comments through the City's website.

Despite the meeting limitations due to the pandemic, housing has dominated the City's business more than any other singular topic over the past two years. This was necessary to set the stage and create the appropriate environment for any additional communications with the housing industry and specifically affordable housing providers. The City, with the help of Housing Element and General Plan consultants, has successfully elevated the need for affordable housing with the community, as well as elected and appointment officials. This is demonstrated by the City's ongoing effort to study additional affordable housing opportunities as part of a citywide initiative for inclusionary housing and the development and installation (with plans for expansion) of a homeless pallet program.

The City also met with some key property owners and developers – Beach City Health District, Northrup Grumman, Kingsdale property, South Bay Galleria, and the AES power plant that is slated to decommission during the 6th cycle Housing Element planning period.

The City plans to embrace the affordable housing community of professionals as a critical next step and welcomes HCD to support and engage with the City in this process. The City will include any additional programs and actions to this effect in this Housing Element.

Outreach

The City advertises the public meetings via press releases, FaceBook posts, email blasts, posting on the City’s General Plan Update landing page which has collected 1,200 email addresses for notification, as well as the City’s Community Services Newsletter that is sent to over 11,000 email addresses.

The General Plan GPAC Ambassadors reached out to groups such as Beach City Health District, Salvation Army, Redondo Beach Chamber of Commerce, Redondo Beach Unified School District, and North Redondo Beach Business Association. The Beach City Health District serves the special needs groups of seniors and persons with disabilities. The Salvation Army serves low and moderate income persons and persons experiencing homelessness. Other stakeholders consulted for the Housing Element also included property owners representing the Northrop Grumman, South Bay Galleria, Kingsdale properties, and AES power plant that is slated for closure. The Housing Rights Center was also consulted for fair housing records.

Community Workshop (November 17, 2018)

At this Community Workshop, the City discussed a series of General Plan topics, including: housing for the future; new housing bills passed that affect the Housing Element. Five main topics or trends rose to the top of priority list to address in the General Plan:

- Population growth
- Aging population/loss of working-age population
- Housing affordability
- Changes in the retail environment
- Availability of jobs in the City

GPAC Meeting (December 3, 2020)

Since the November 2018 Community Workshop, the GPAC met five additional times to develop the GPAC Recommended Land Use Plan that outlines specific land use changes in target areas. However, with the release of the Draft RHNA and the City’s unsuccessful appeal to SCAG to lower the RHNA, the GPAC Recommended Land Use Plan would not offer adequate capacity to accommodate the City’s RHNA. The GPAC met on December 3, 2020 to revisit the Land Use Plan. During the meeting, the impacts of new State laws (SB 330, AB 1397, and SB 166) were explained. GPAC voted on modifications to the original GPAC Recommended Land Use Plan to introduce additional housing opportunities in the City. Specifically, the GPAC’s approach to land use includes:

- Retaining existing residential neighborhoods and principal commercial districts
- Allowing for infill development and recycling of uses with compatible development (function and scale)

- Allowing for changes of use on selected sites (Focus Areas) versus Citywide to accommodate housing requirements and improve their economic viability
- Allowing for modest intensification of key sites that are underutilized or contain marginal uses

City Council Inclusionary Housing Presentation (January 12, 2021)

As part of the Housing Element update, the City is also undertaking a feasibility study for inclusionary housing. On January 12, 2021, the City Council received a presentation on inclusionary housing and provided staff and consultant direction on the parameters for testing feasibility.

Community Workshop (April 7, 2021)

The City conducted a Community Workshop to receive community input on the Revised GPAC Recommended Land Use Plan. A total of 165 participants registered for the meeting. The community was generally concerned about the significant number of units that the City is mandated to plan for. There was strong emphasis from community members to distribute the new units throughout the City.

Social PinPoint (April 7 – April 11, 2021)

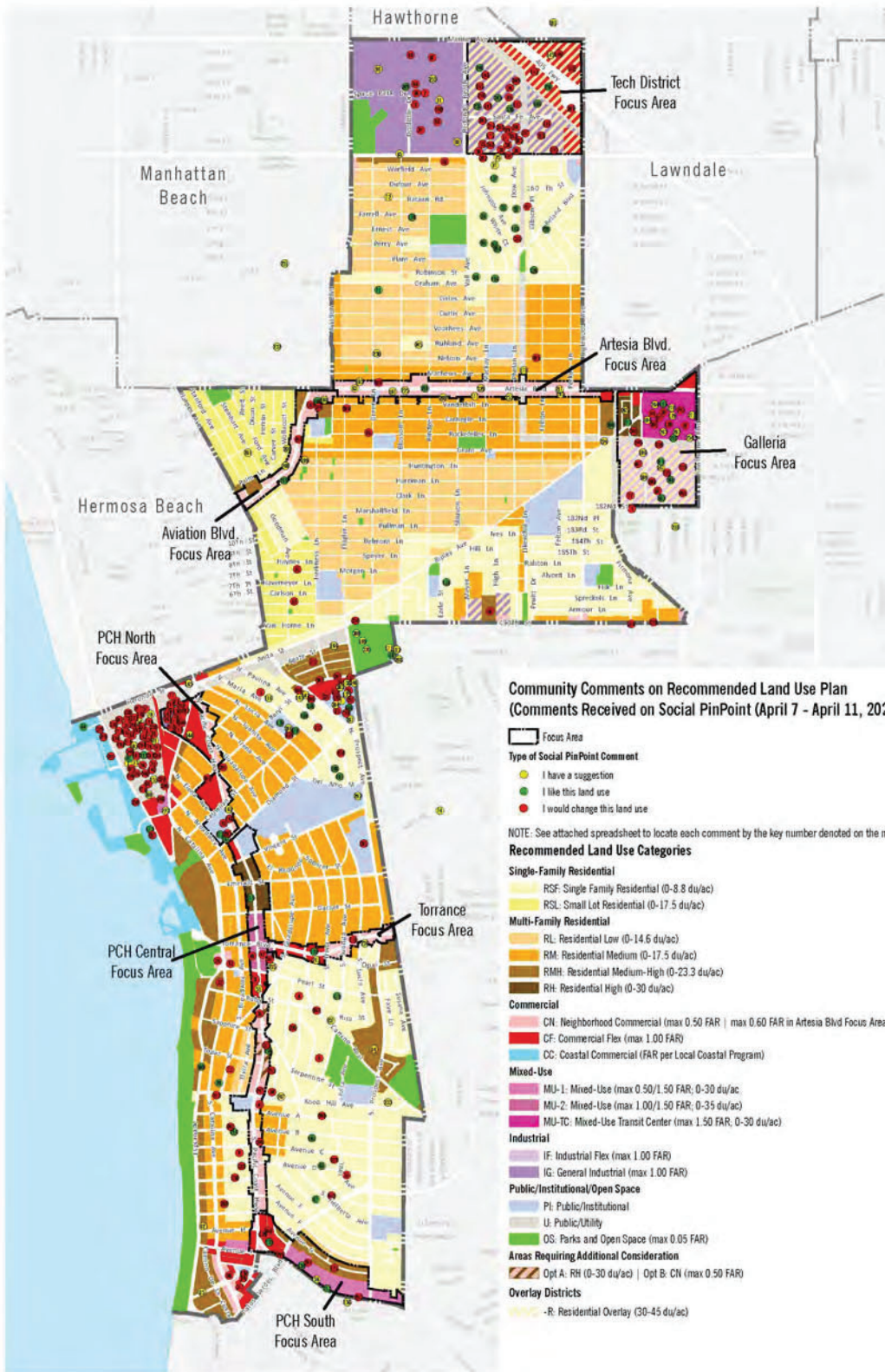
Prior to the April 15, 2021 Planning Commission meeting, the City collected community input via Social Pinpoint between April 7 and April 11, 2021. Overall, 349 comments were collected via Social PinPoint on the Revised Land Use Plan, with the majority of the comments focusing on the residential and mixed use designations. The need to distribute housing throughout the City was emphasized.

Planning Commission Meeting (April 15, 2021)

The Planning Commission received public input on the Revised GPAC Recommended Land Use Plan and worked on balancing community input and achieving the RHNA. The Planning Commission provided recommendations for consideration by the City Council, including increasing density at specific locations and adding sites to the Residential Overlay.

City Council Meetings (April 20, May 4, May 18, and June 15, 2021)

The City Council considered the Housing Element, RHNA, and adequate sites requirements over multiple meetings. The April 20 meeting was dedicated on receiving public input. After consideration of extensive community input, the Council provided staff direction on the strategy for achieving RHNA. On June 15, 2021, the Council was presented a summary of the sites strategy for RHNA and an overview of housing programs to be included in the Draft Housing Element.



Notice of Availability of the Draft Housing Element

The City issued a Notice of Availability on July 7, announcing the availability of the Draft Housing Element for review. The City prepared a flyer in English and Spanish to announce the availability of the Draft Housing Element for public review. The flyer was sent to agencies and organizations that serve low and moderate income residents and those with special needs, market-rate and affordable housing developers, affordable housing projects and mobile home parks, among other community groups.

Since release of the Draft Housing Element for review, the City has received three comments:

- A property owner requesting to be considered for mixed use and multi-family residential designation
- A correction to technical information
- A resident emphasizing the importance of greening Redondo Beach as development occurs

Appendix D: Affirmatively Furthering Fair Housing

D.1 Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- an analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

D.2 Assessment of Fair Housing Issues

A. Fair Housing Enforcement and Outreach

The City of Redondo Beach contracts with the Housing Rights Center (HRC) for fair housing services. The Housing Rights Center investigates and resolves discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. The Housing Rights Center has a main office location in downtown Los Angeles. The City of Redondo Beach provides links to all of the Housing Rights Center’s brochures on their Fair Housing Informational city web page, which include information on rights of households with different characteristics such as disability and family size/type, as well as providing information for landlords.

Between 2018 and 2021, the HRC served 283 Redondo Beach residents ([Table D-1](#)). Out of the all the residents served a majority of the clients identified as being non-Hispanic. As well as the HRC, HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. [According to the Regional AI, from](#)

October 1, 2014 to September 30, 2019, 968 fair housing complaints in Los Angeles County were filed with HUD. Around 1 percent (9 cases) were filed by Redondo Beach residents. In the County and the City of Redondo Beach, disability-related discrimination was the most commonly reported, six comprising of Redondo Beach complaints. The specific reports used in the Regional AI are not available.

Total Residents	283
Hispanic	24
Non-Hispanic	259
Source: The Housing Rights Center, FY 2018-2021.	

Reports for Redondo Beach were obtained from the Housing Rights Center:

- FY 2018:
 - Discrimination inquiries - 10 on physical disabilities, 1 on familial status, 1 on gender, and 2 on mental disabilities
 - Disposition⁵ – 9 cases were counseled, 3 were pending, 1 was referred to HUD FHEO or State DFEH, and 1 case was opened
- FY 2019:
 - Discrimination inquiries - 5 on physical disabilities and 2 on mental disabilities
 - Disposition – 6 cases were counseled and 1 was pending
- FY 2020:
 - Discrimination inquiries – 10 on physical disabilities, 3 on mental disabilities, 2 on general information, and 1 on source of income
 - Disposition – 13 cases were counseled, 1 was pending, 1 was referred to HUD FHEO or State DFEH, and 1 case was opened

As shown, disabilities are the leading bases for discrimination. This is fairly consistent with regional trends.

The City of Redondo Beach advertises fair housing services through placement of fair housing service brochures at public counters and provides a link to the HRC and all of the available brochures on the City’s website. Based on staff input outreach information could be better distributed or provided in more forms of media to reach more of the City’s growing and aging population.

Furthermore, City staff would also benefit from fair housing training from HRC. An action is included in the Housing Element to require housing staff attend a fair housing education workshop at least every other year.

⁵ Housing Rights Center reports do not provide a tracking of the disposition on a case-by-case basis, only a status update in the year end report. Cases opened in one year and resolved in another year are not included in its reports to the cities. Also pending cases are not reported with updated status.

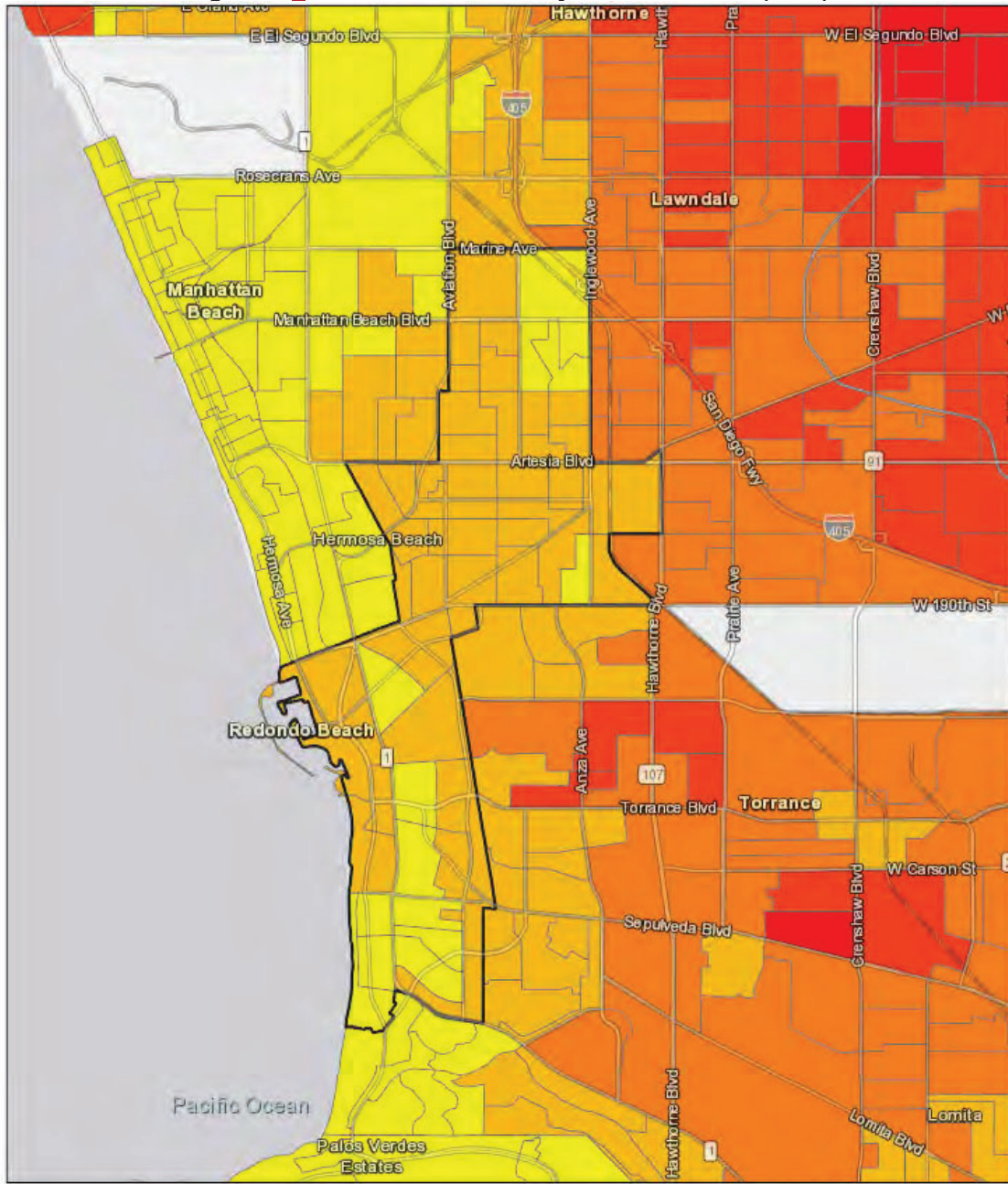
B. Integration and Segregation

1. Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 ACS, approximately 60 percent of Redondo Beach's population were non-Hispanic Whites, compared to 65 percent in 2010. The City's population is becoming slightly more racially/ethnically diverse with the proportion of Asian (up 4 percent) and Black (up 2 percent) residents increasing. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in the City. [Figure D-3](#) shows racial/ethnic concentrated block groups from in 2010 and [Figure D-4](#) shows them in 2018. Consistent with the increase Citywide, most block groups in Redondo Beach have seen an increase in racial/ethnic minority populations since 2010. Areas directly surrounding the City have grown substantially in racial/ethnic minorities. The City of Lawndale has seen some of the highest growths of minorities populations in the surrounding region since 2010.

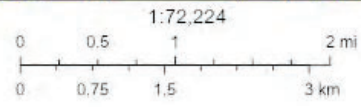
Redondo Beach's proximity to the coast/beach and more recent/new developments with much higher land values result in different conditions than in Lawndale and Torrance. Additionally, with respect to zoning, the up zoning from R-1 of the north Redondo neighborhoods to R-2 and R-3 has resulted in turnover/redevelopment of properties in recent past and therefore contributes to higher land values.

Figure D-3: Racial/Ethnic Minority Concentrations (2010)



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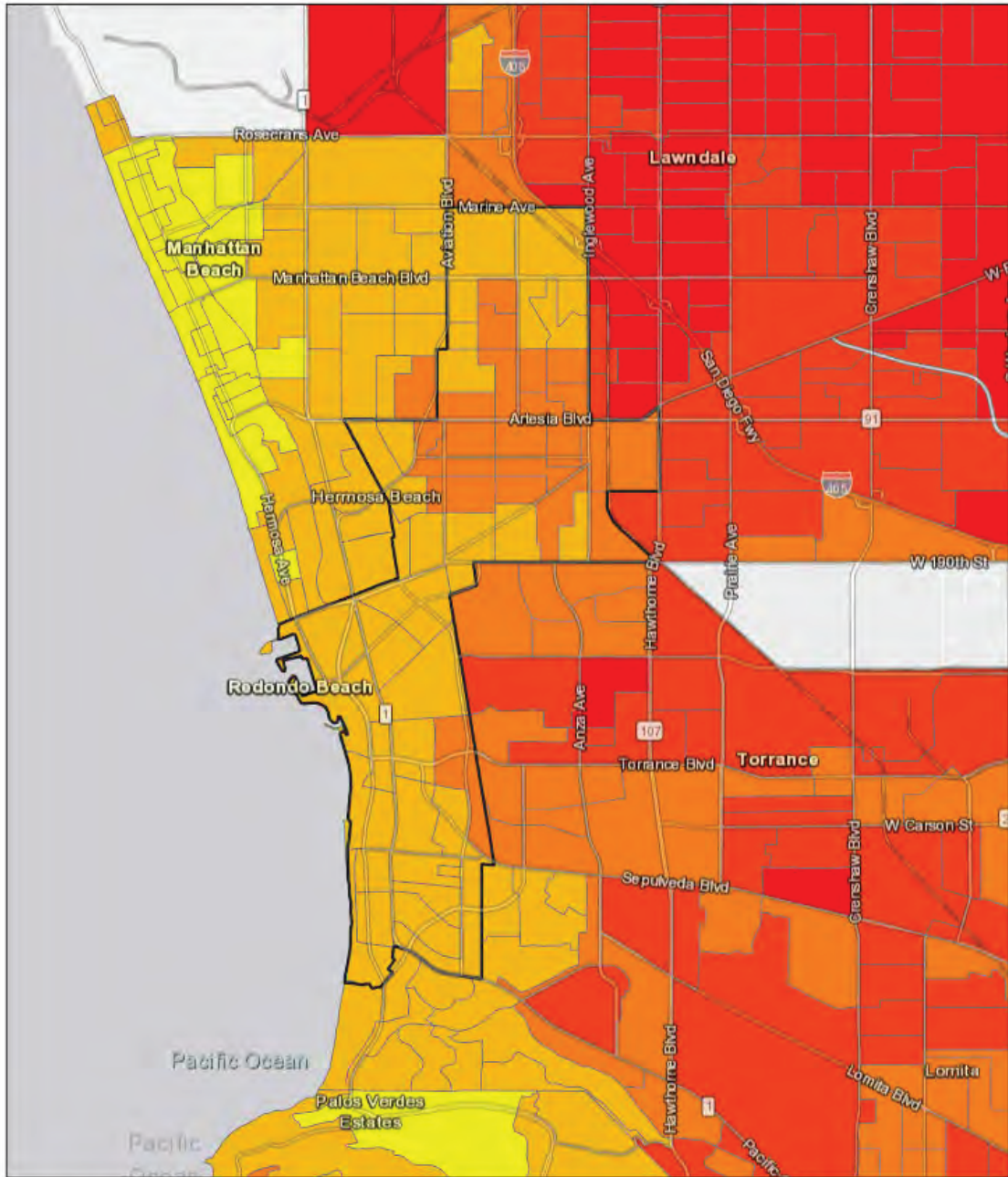
- City/Town Boundaries
- (A) Racial Demographics (2010) - Block Group
- ≤20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%



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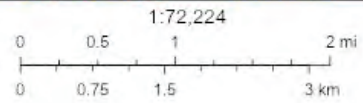
City of Torrance, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | CA/HCD

Figure D-4: Racial/Ethnic Minority Concentrations (2018)



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- City/Town Boundaries
- (R) Racial Demographics (2018) - Block Group
 - ≤ 20%
 - 21 - 40%
 - 41 - 60%
 - 61 - 80%
 - > 81%



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HUD tracks racial or ethnic dissimilarity⁶ trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Redondo Beach and the Los Angeles County region from 1990 to 2020 are shown in [Table D-2](#). Dissimilarity between non-White and White communities in Redondo Beach and throughout the Los Angeles County region has worsened since 1990. In Redondo Beach, dissimilarity between Black/White, Hispanic/White and Asian or Pacific Islander/White communities has worsened. In the County the dissimilarity between Black/White communities has improved. Based on HUD’s index, segregation in Redondo Beach is very low compared to Los Angeles County as a whole.

Table D-2: Racial/Ethnic Dissimilarity Trends				
	1990 Trend	2000 Trend	2010 Trend	Current
Redondo Beach, CA				
Non-White/White	10.40	12.93	10.62	13.58
Black/White	14.67	13.62	14.56	22.48
Hispanic/White	11.05	15.44	13.24	15.74
Asian or Pacific Islander/White	11.22	10.98	9.09	13.05
Los Angeles-Long Beach-Anaheim, CA Region (County)				
Non-White/White	55.32	55.50	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78
Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.				

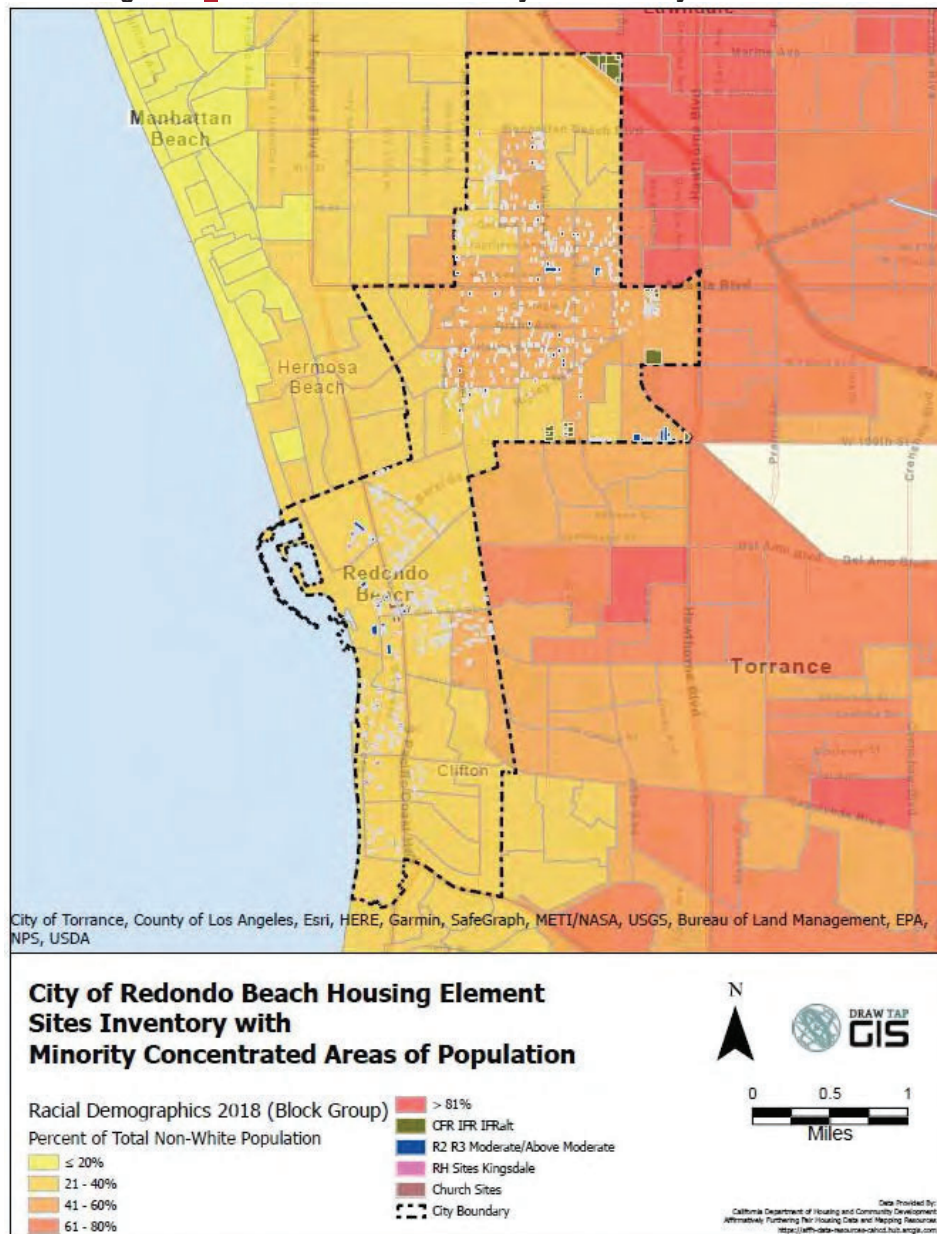
Most of the City’s block groups have a minority population between 21 and 40 percent ([Figure D-4](#)). The City identified about 70 percent of its RHNA units in block groups with a 21-40 percent minority concentration, and a similar proportion of each income group’s units in this percentage range. [Table D-3](#) shows that a smaller proportion of the RHNA units are distributed in block groups with a slightly higher minority concentration (41-60 percent). These block groups account for 31 percent of the RHNA. The distribution of the sites for the inventory can be seen in relation to minority concentration by block group in

[Figure D-5](#).

⁶ Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

% Minority Concentration	Low	Moderate	AM	Total Units
<= 20%	0.0%	0.0%	0.0%	0.0%
21 - 40%	75.4%	62.4%	56.4%	69.3%
41 - 60%	24.6%	37.6%	43.6%	30.7%
61 - 80%	0.0%	0.0%	0.0%	0.0%
> 81%	0.0%	0.0%	0.0%	0.0%
Total	1,474	657	358	2,489

Figure D-5: RHNA Unit Distribution by % of Minority Concentration



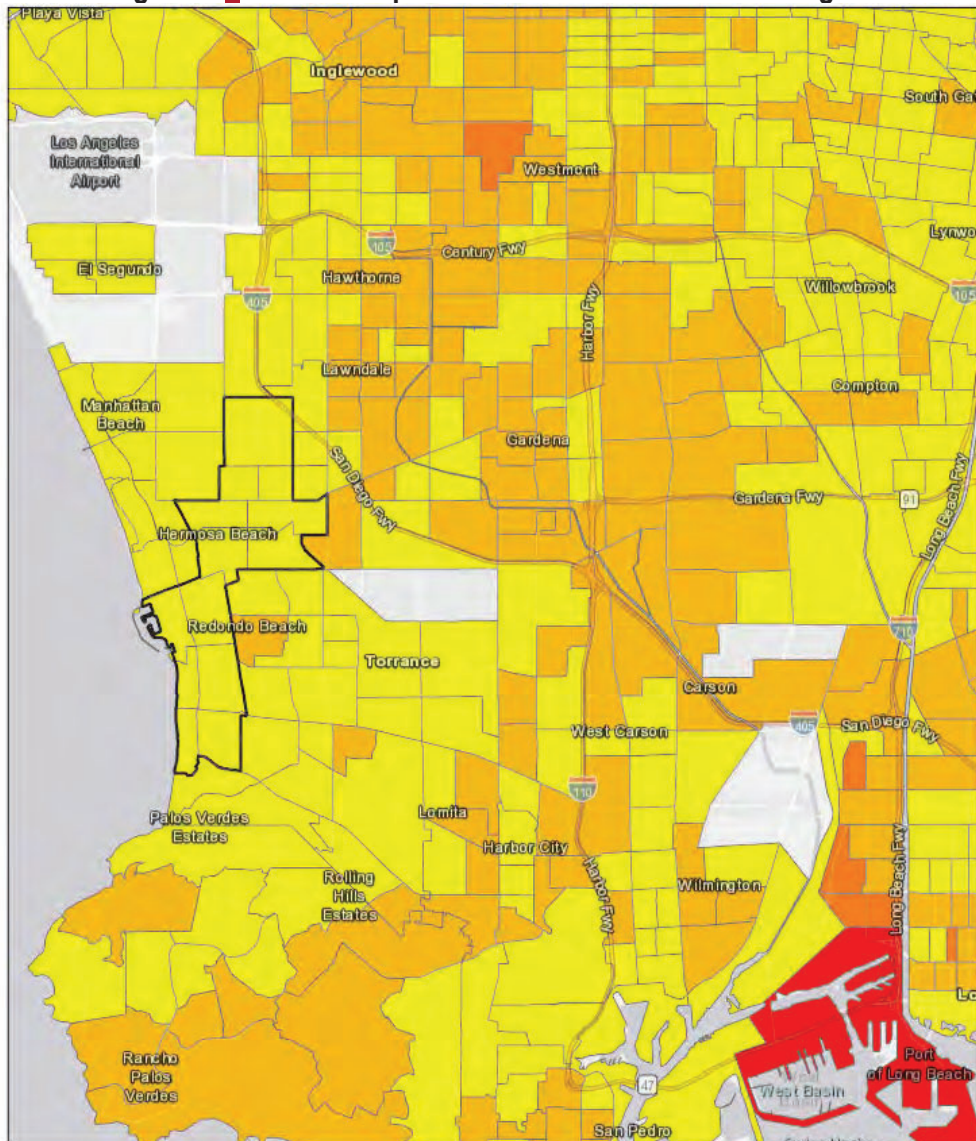
2. Persons with Disabilities

According to 2015-2019 ACS data, disabled persons make up approximately 6.5 percent of the population in Redondo Beach. Between 2015 and 2019, 45 percent of the City's population with disabilities was made up of residents aged 65 and older, while 51 percent were aged 18 to 64. Of the residents 65 years and older, ambulatory, hearing and independent living difficulties were prevalent. In Los Angeles County, about 15 percent of the population has a disability. The 2021 County Health Rankings in [Figure D-6](#) show that in the region surrounding the City, concentrations of persons with disabilities range between 10 and 20 percent per tract to 20 and 30 percent. In the community of Westmont and in Long Beach, there are a few tracts with higher percentages of persons with disabilities. Within Redondo Beach, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability ranging from 10 to 20 percent ([Figure D-7](#)).

Redondo Beach's RHNA units are not disproportionately concentrated in areas that have more persons with disabilities as all tracts in the City have 10 to 20 percent of the population being persons with a disability.

The housing needs of disabled persons in Redondo Beach are of particular importance because as a built-out community, about 66 percent of the City's housing units were more than 40 years old and another 25 percent reaching at least 30 years old during this Housing Element planning period. Therefore, the majority of the City's housing stock does not comply with the Americans with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Figure D-6: Percent Population with Disabilities in the Region

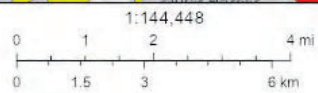


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City/Town Boundaries

(R) Population with a Disability (ACS, 2016 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%
- > 40%



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concerns. Single parent households are also protected by fair housing law. As shown in [Table D-4](#), 29 percent of Redondo Beach households are families with children. The City’s share of families with children is slightly higher than the County overall. According to the HCD AFFH map in [Figure D-10](#), children in married households are very spread out through the City. The percent of households with children in most tracts is above 80 percent, probably due to the housing types available. The majority of the City’s RHNA units are located in census tracts with more than 80 percent of the population being children in married-couple households ([Table D-5](#)).

Jurisdiction	% Families	% Families with Children	% Female-Headed Households with Children
Redondo Beach	60.9%	29.0%	7.6%
Los Angeles County	66.6%	28.2%	6.4%

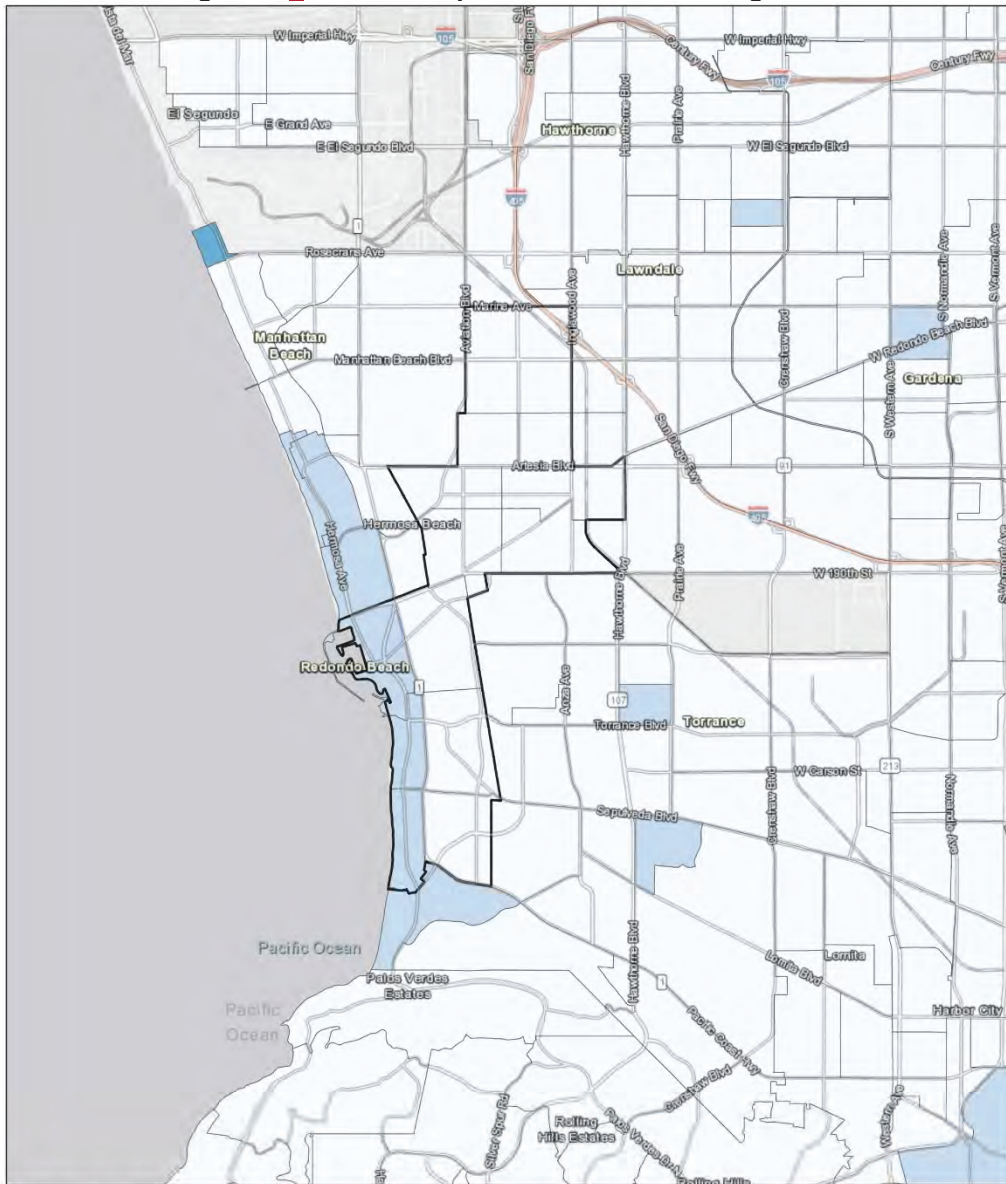
Source: 2015-2019 ACS.

% Children in Married-Couple HH	Lower	Moderate	AM	Total Units
< 20%	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	31.5%	32.4%	19.3%	30.0%
> 80%	68.5%	67.6%	80.7%	70.0%
Total Units	1,474	657	358	2,489

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Redondo Beach, female headed households with children are not concentrated in any census tracts ([Figure D-11](#)). An estimated 12 percent of Redondo Beach households were headed by single parents, with or without children, in 2019. The large majority of the single parent households were headed by females (64 percent). According to the 2015-2019 ACS, five percent of the female-headed households with children had incomes below the poverty level. The City’s RHNA sites are all located in the census tracts with less than 20 percent of children in female-headed households ([Table D-6](#)).

% Children in Female-Headed HH	Lower	Moderate	AM	Total Units
< 20%	100.0%	100.0%	100.0%	100.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1,474	657	358	2,489

Figure D-8: Percent Population of Adults Living Alone



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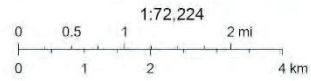
City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

< 20%

20% - 40%

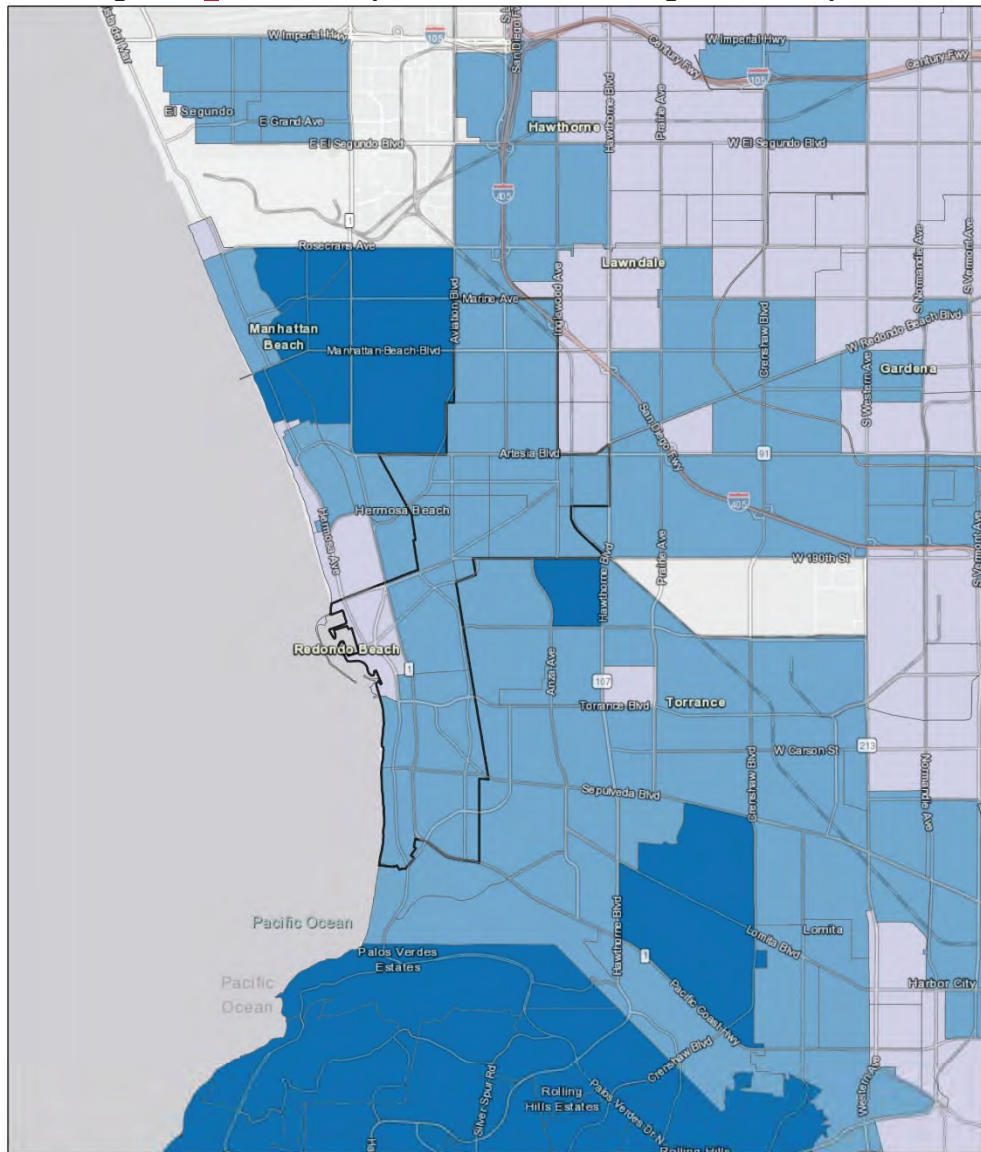
40% - 60%



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Figure D-9: Percent Population of Adults Living with their Spouse



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City/Town Boundaries

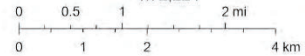
(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

20% - 40%

40% - 60%

60% - 80%

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Figure D-10: Percent of Children in Married Couple Households and RHNA Distribution

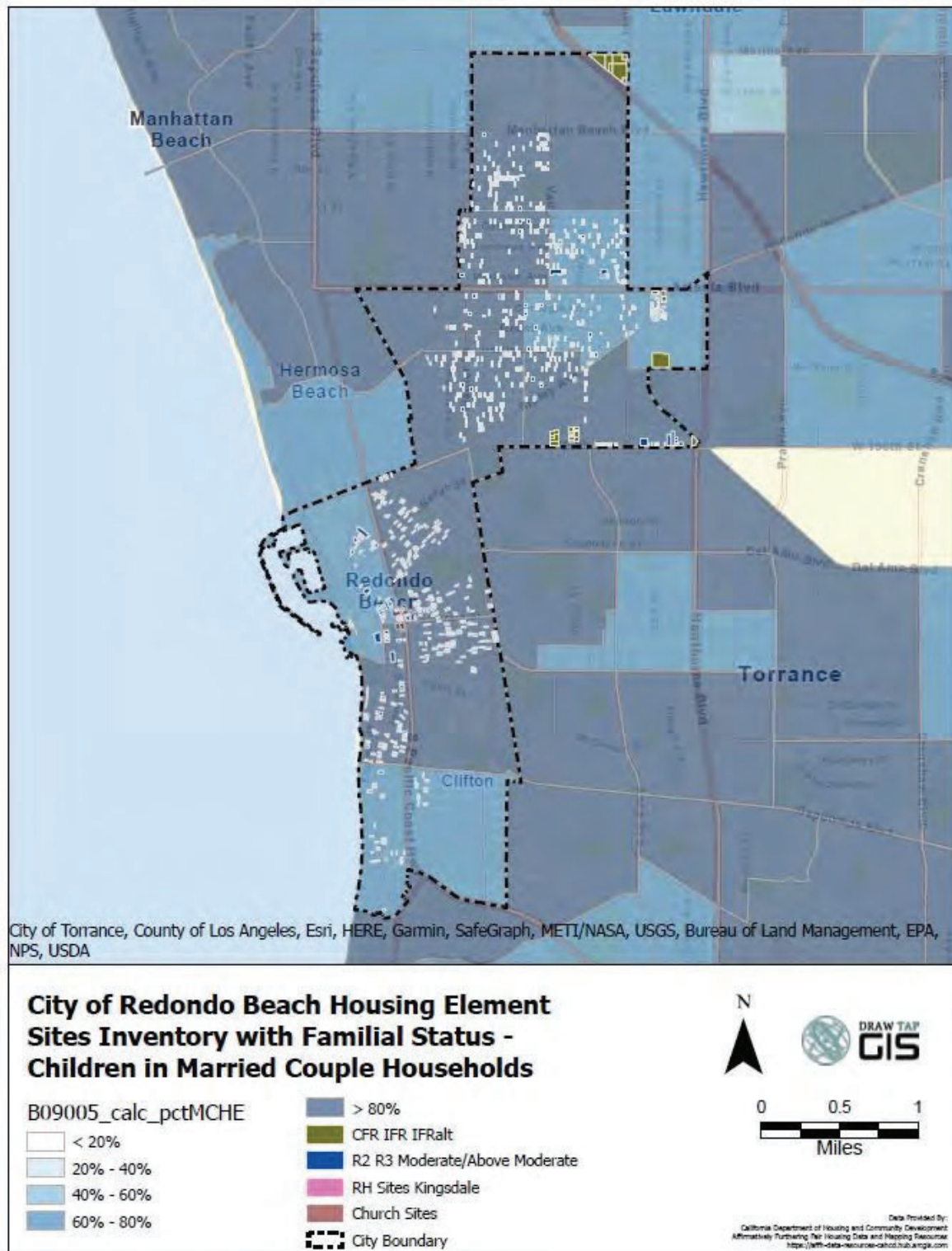
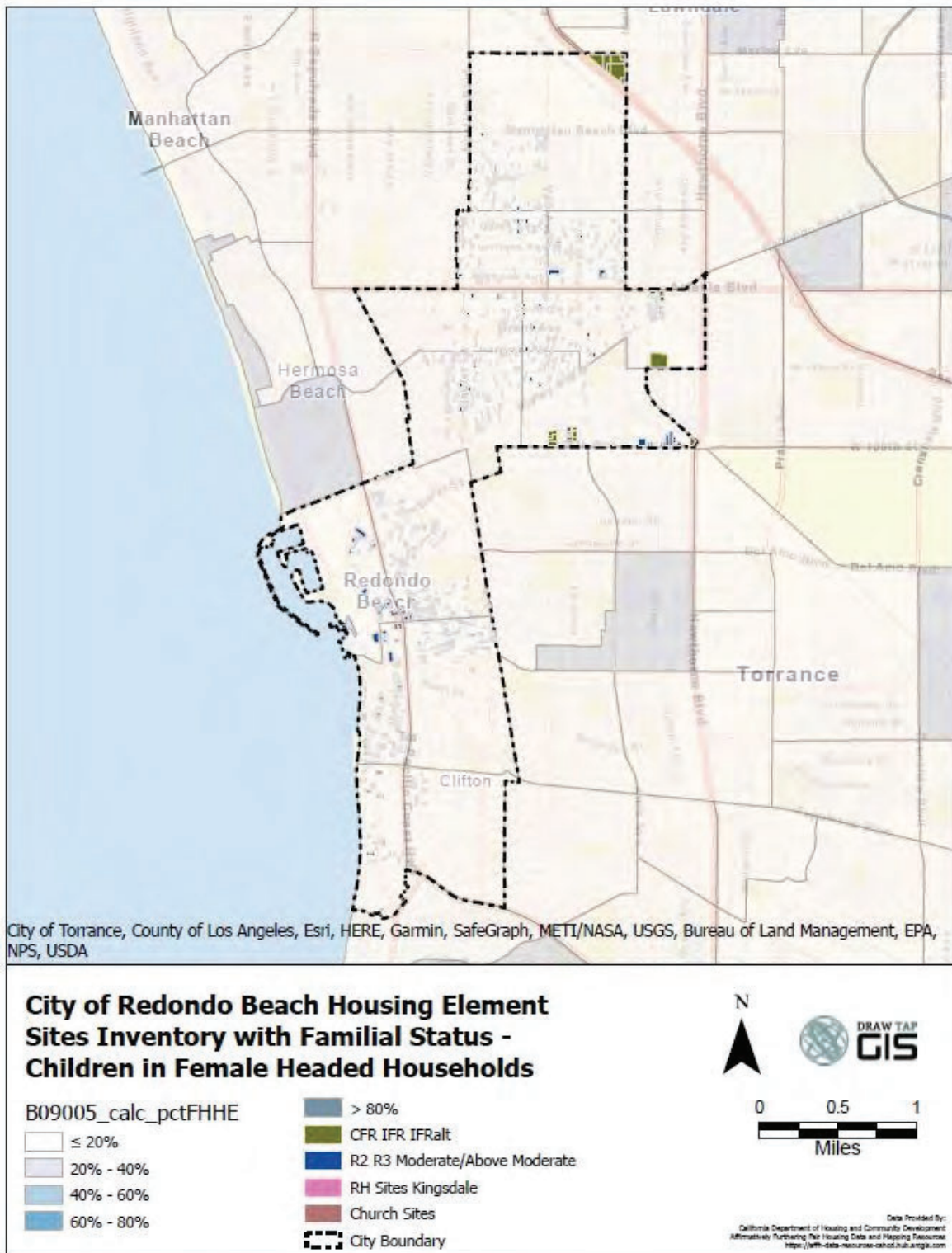


Figure D-11: Percent of Children in Single Female-Headed Households and RHNA Distribution



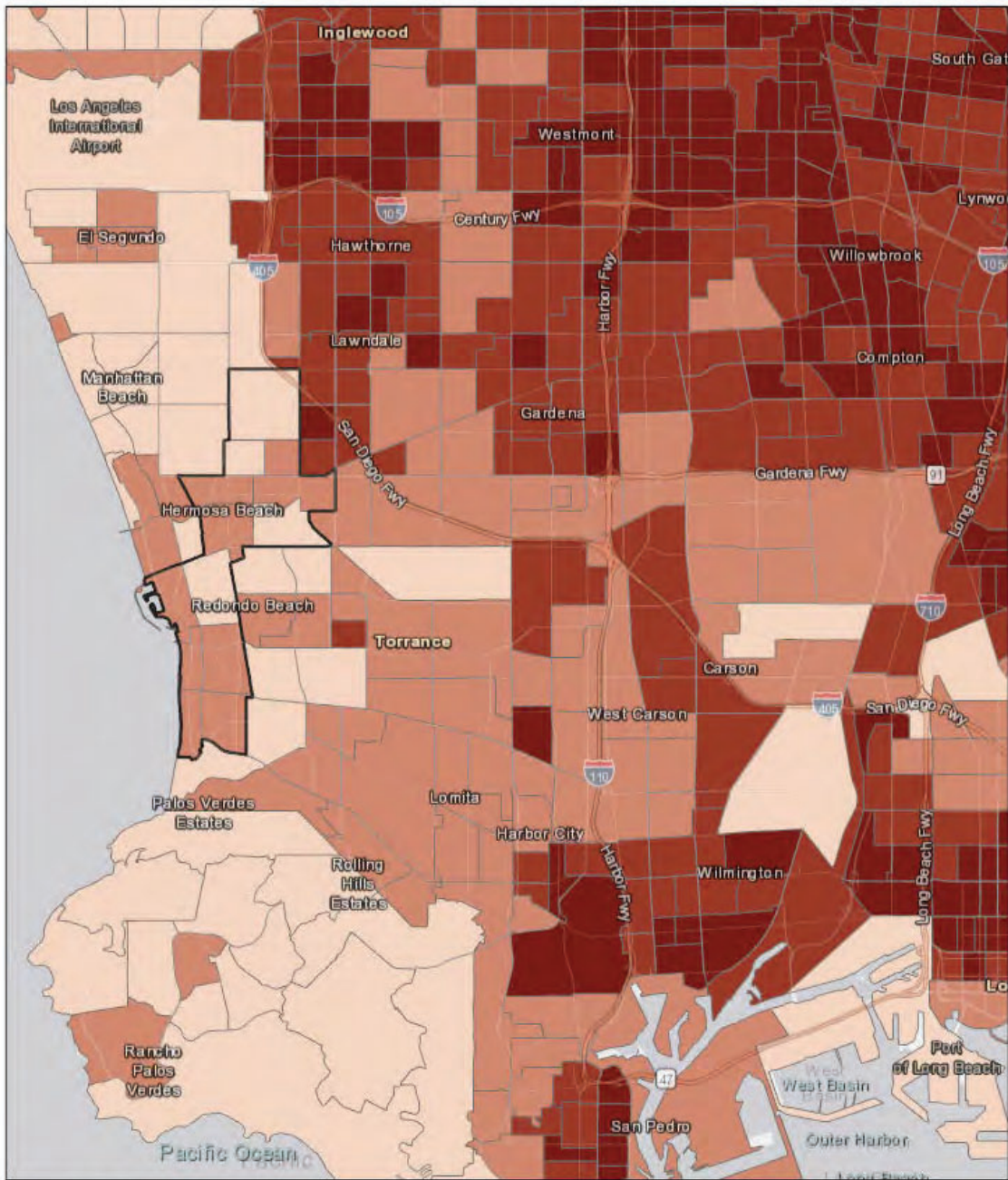
4. Income Level

Household incomes in Redondo Beach tend to be substantially higher than many cities in the region as a whole. Median household income in the City was \$113,499 in 2019, compared to the Los Angeles County median household income of \$72,797.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. [Figure D-12](#) shows the Lower and Moderate Income (LMI) areas in the surrounding region by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in areas outside of Redondo Beach as it goes inland towards Downtown Los Angeles and towards the City of Long Beach. There are some areas of Redondo Beach considered LMI with the highest concentration of LMI population being 50 to 75 percent in two block groups ([Figure D-13](#)). The City's RHNA is spread out through block groups with different percentages of low to moderate income households but are mainly located in the block groups with a smaller percentage of LMI households ([Table D-7](#)).

% LMI HH	Lower	Moderate	AM	Total Units
< 25%	80.8%	44.1%	54.2%	67.3%
25% - 50%	14.8%	52.7%	45.8%	29.2%
50% - 75%	4.4%	3.2%	0.0%	3.5%
75% - 100%	0.0%	0.0%	0.0%	0.0%
Total Units	1,474	657	358	2,489

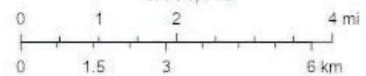
Figure D-12: Low and Moderate Income (LMI) areas in the Region



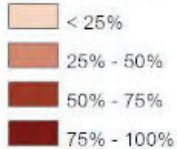
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City/Town Boundaries



(A) Low to Moderate Income Population (HUD) - Tract

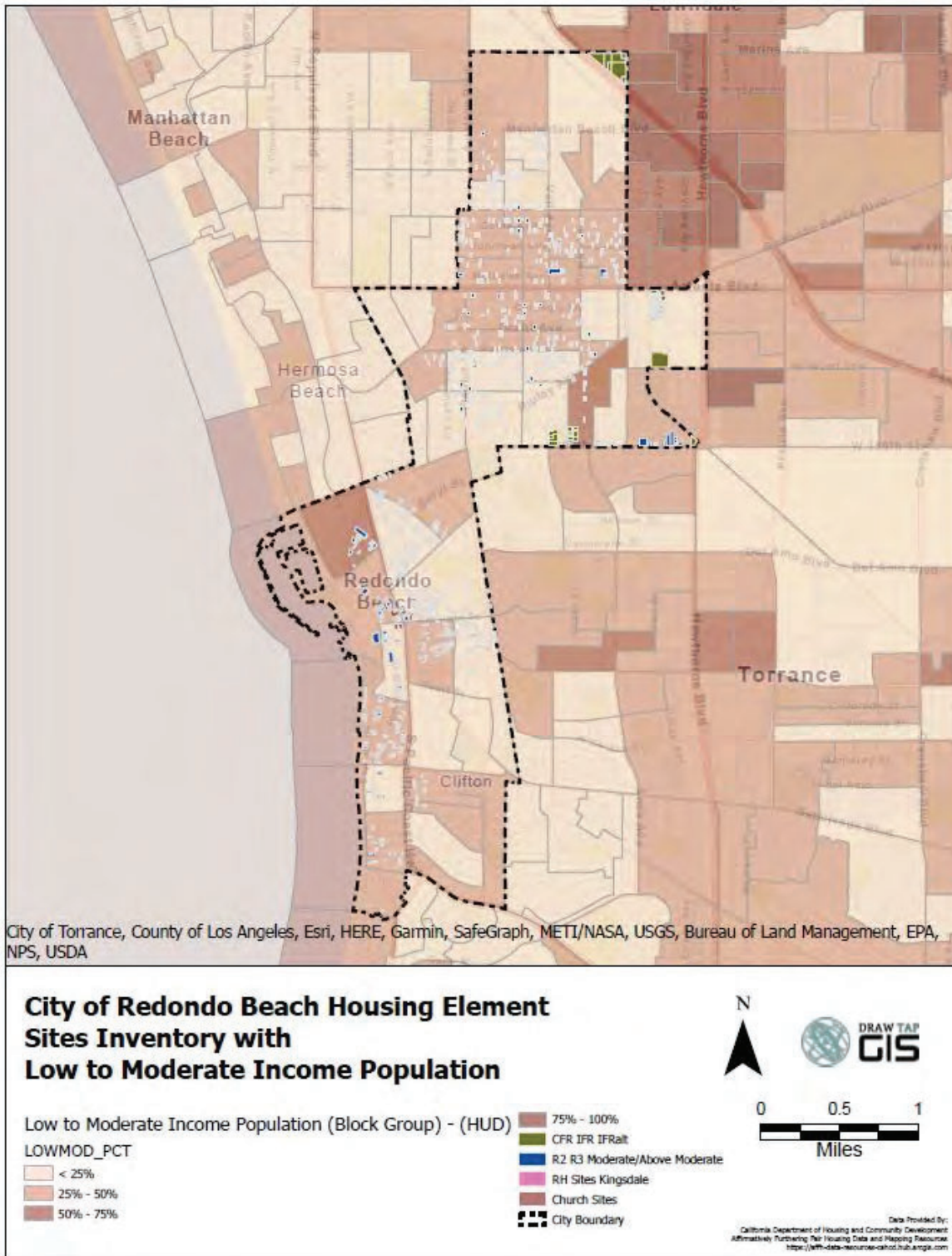


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Figure D-13: Low and Moderate Income (LMI) Areas in Redondo Beach and RHNA Distribution

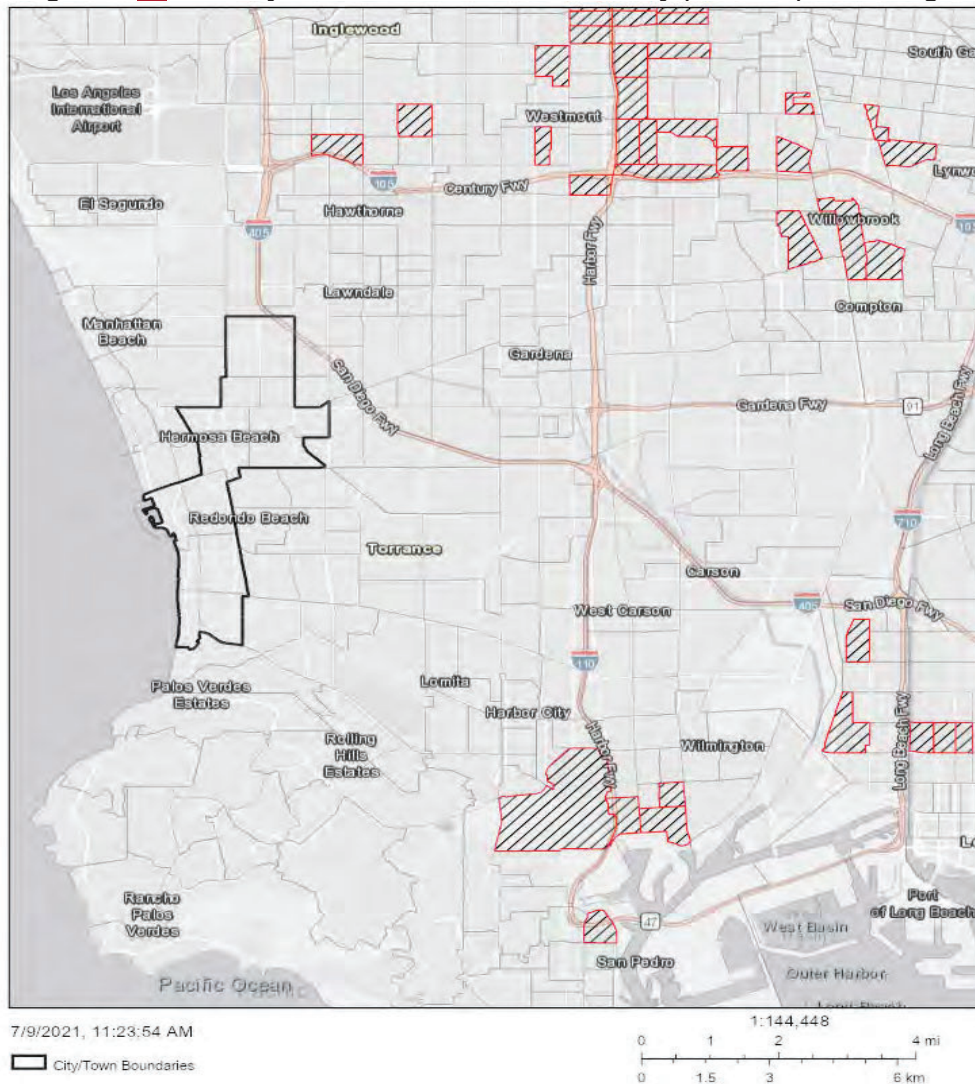


C. Racially and Ethnically Concentrated Areas

1. Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically-concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In Los Angeles County, there are RECAPs scattered in small areas as one moves toward Downtown Los Angeles and then in the City of Long Beach (Figure D-14). There are no RECAPs in Redondo Beach.

Figure D-14: Racially Concentrated Areas of Poverty (RECAPs) in the Region



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2. Racially Concentrated Areas of Affluence

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCA is defined as affluent, White communities.⁷ According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

RCAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence. As [Figure D-15](#) and [Figure D-16](#) show, census tracts with a large white population (over 50 percent) and highest median income make up most of the City. As [Table D-8](#) shows, White households also tend to have higher median incomes than all households as seen in the County as a whole. In Redondo Beach, White households and all households in the City have higher median incomes than Lawndale, Torrance, and the County. Redondo Beach also has a very high proportion of white only residents compared to the neighboring Cities, especially Lawndale.

	Redondo Beach	Lawndale	Torrance	Los Angeles County
Median HH Income				
All Households	\$113,499	\$62,013	\$93,492	\$68,044
White alone	\$114,103	\$69,902	\$93,760	\$88,038
White Population	60.0%	14.6%	34%	25.9%

Source: 2015-2019 ACS.

⁷ Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.’ Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

Figure D-15: White Majority Population



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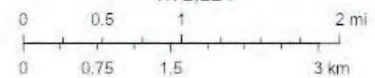
City/Town Boundaries

(R) Predominant Population - White Majority Tracts

Slim (gap < 10%)

Sizeable (gap 10% - 50%)

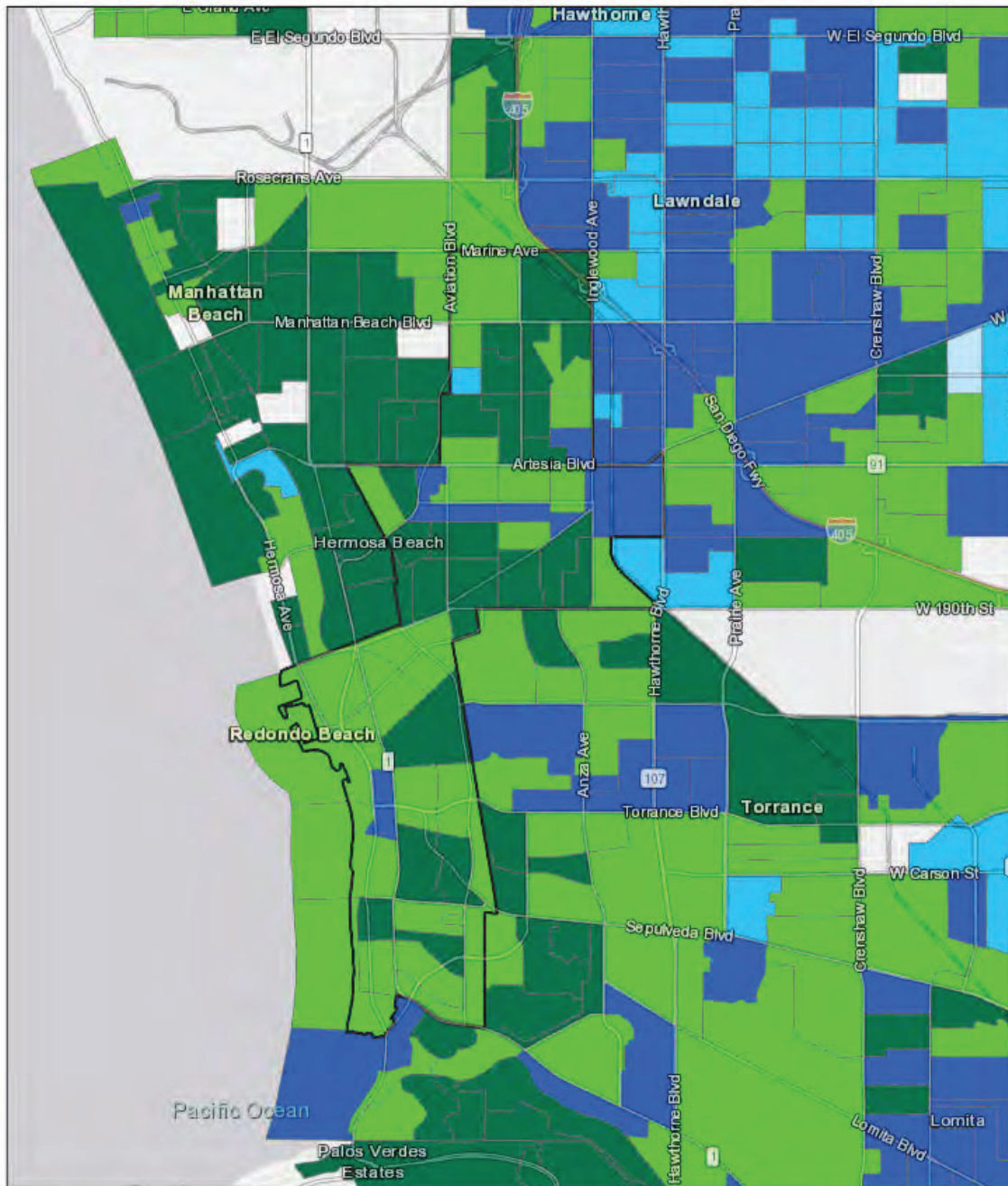
Predominant (gap > 50%)



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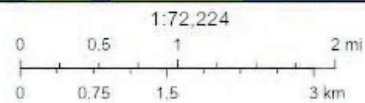
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Figure D-16: Median Income



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- City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
- < \$30,000
- < \$55,000
- < \$87,100 (HCD 2020 State Median Income)
- < \$125,000
- Greater than \$125,000



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D. Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. [Table D-9](#) shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In Redondo Beach, most residents regardless of race/ethnicity has low poverty rates, great schools, high labor force participation and low cost transportation ([Table D-](#)). The environmental scores for the City however are very low. With the City's proportion of Black and Native American residents being small there is little to no data available for these groups below the poverty level.

Redondo Beach residents, regardless of race or ethnicity, had better index scores compared to the County. The County did have better environmental scores as a whole.

Table D-9: Opportunity Indicators by Race/Ethnicity

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Redondo Beach							
Total Population							
White, Non-Hispanic	85.81	93.78	88.25	90.05	80.85	54.71	1.19
Black, Non-Hispanic	82.98	92.09	86.74	90.83	81.80	54.89	0.83
Hispanic	84.88	92.45	87.05	90.48	80.95	54.38	0.79
Asian or Pacific Islander, Non-Hispanic	85.18	92.89	87.07	90.51	81.17	54.98	0.92
Native American, Non-Hispanic	85.10	93.59	87.82	90.19	81.23	53.81	1.04
Population below federal poverty line							
White, Non-Hispanic	84.69	94.13	87.93	90.43	82.17	55.43	1.08
Black, Non-Hispanic	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Hispanic	83.20	93.36	86.57	90.73	82.00	52.47	0.54
Asian or Pacific Islander, Non-Hispanic	81.36	91.29	84.79	91.95	83.34	54.33	0.94
Native American, Non-Hispanic	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Los Angeles County							
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22
Source: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2020.							

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children

in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher composite scores mean higher resources. [Table D-10](#) shows the full list of indicators that go into the calculation of the index scores.

Table D-10: Domains and List of Indicators for Opportunity Maps	
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020.	

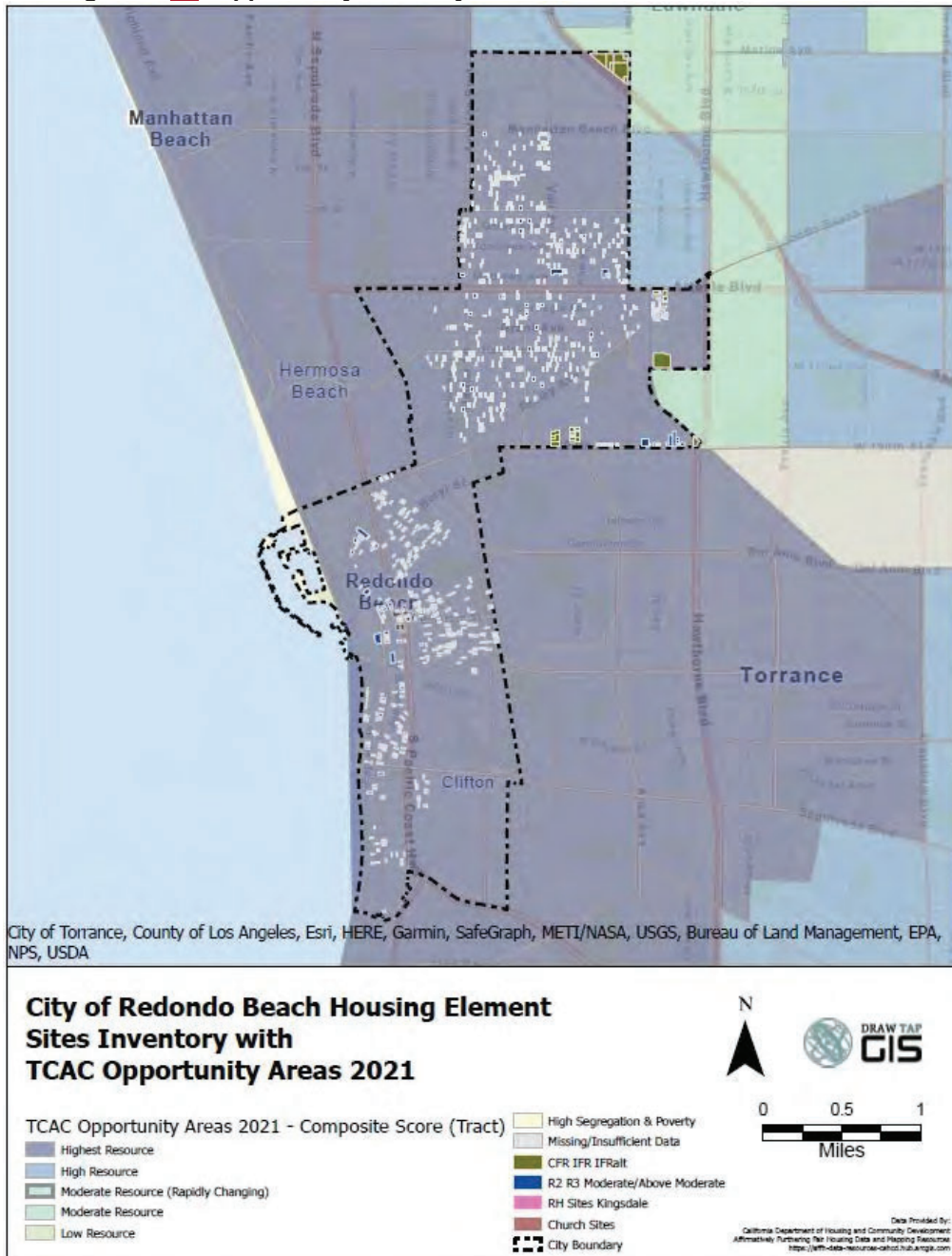
The following opportunity map scores are for the census tracts that make up Redondo Beach ([Table D-11](#)). Consistent with the HUD’s R/ECAP database, there are no areas of high segregation and poverty in the City. All of the City’s census tracts are of highest resource so all of the City’s RHNA units are also in the highest resource areas. Opportunity map scores by Census tract and RHNA unit distribution are presented in [Figure D-17](#). Economic, environmental, and education scores for the City are further detailed below.

Table D-11: Domains and List of Indicators for Opportunity Maps

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037620501	0.89	0.78	0.83	0.67	Highest Resource
6037620522	0.83	0.95	0.97	0.95	Highest Resource
6037620601	0.77	0.87	0.94	0.75	Highest Resource
6037620602	0.82	0.78	0.95	0.8	Highest Resource
6037620701	0.93	0.9	0.99	1.14	Highest Resource
6037620702	0.9	0.85	0.98	0.99	Highest Resource
6037621201	0.91	0.79	0.98	0.98	Highest Resource
6037621204	0.91	0.89	0.98	1.02	Highest Resource
6037621204	0.91	0.89	0.98	1.02	Highest Resource
6037621324	0.89	0.9	0.99	1.03	Highest Resource
6037621326	0.95	0.92	0.98	1.15	Highest Resource
6037621400	0.91	0.91	0.99	1.07	Highest Resource
6037621301	0.89	0.86	0.99	1.03	Highest Resource

Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020.

Figure D-17: Opportunity Score by Census Tract and RHNA Distribution



1. Education

Five out of 13 schools in Redondo Beach are designated as a Title 1 school. The schools are Adams Middle, Beryl Heights Elementary, Madison Elementary, Patricia Dreizler Continuation High, and Redondo Beach Learning Academy. These schools coordinate and integrate resources and services from federal, state, and local sources.

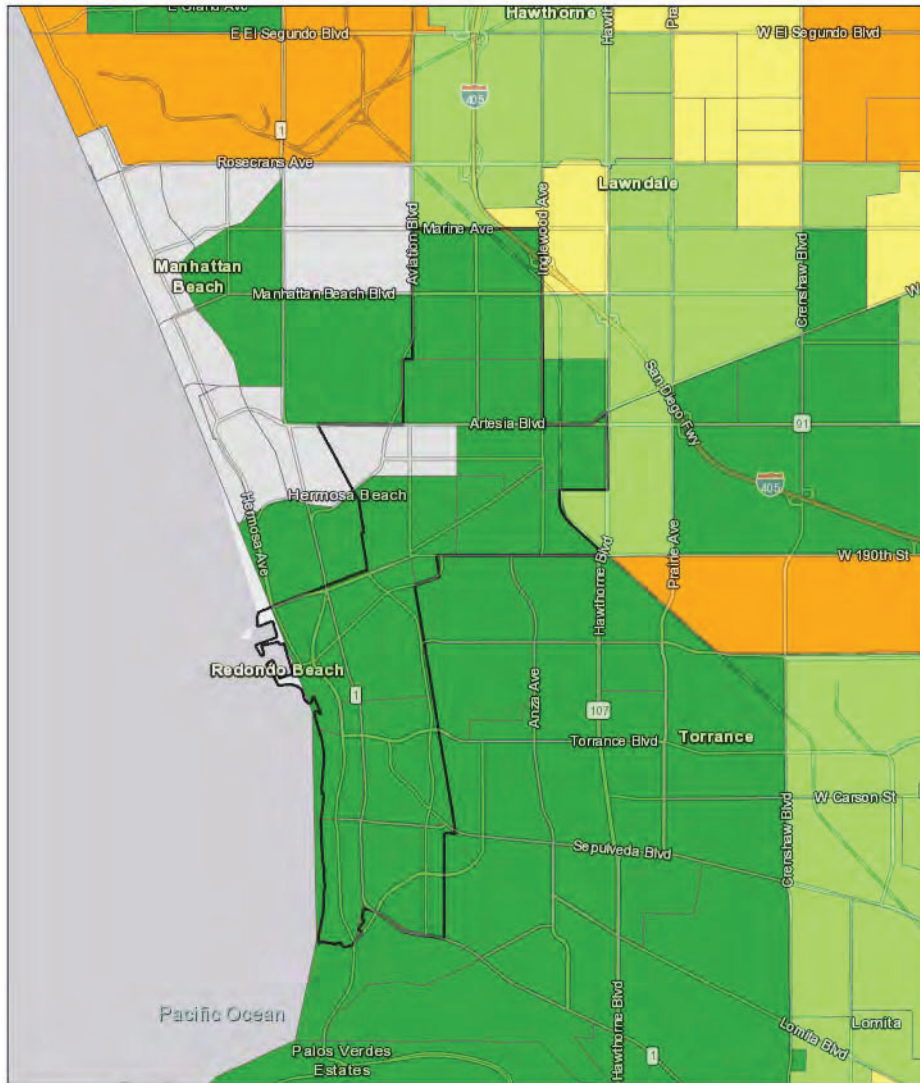
To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that only 4.2 percent of children aged 0-17 in Redondo Beach were living in low-income working families between 2012 and 2016.⁸

Kidsdata.org also reported that in 2019, 19 percent of students are considered high-need (i.e. those who are eligible for free or reduced price school meals, are English Learners, or are foster youth—as reported in the Unduplicated Pupil Count) compared to 71.2 percent of students in the County.

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. [Figure D-18](#) shows the education scores of each census tract in the City. Education scores in the City range are all positive.

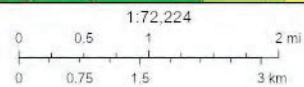
⁸ Definition of “low income working family”: children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.

Figure D-18: Education Score by Census Tract



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- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Education Score -Tract
- < 0.25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Education Outcomes)
- No Data



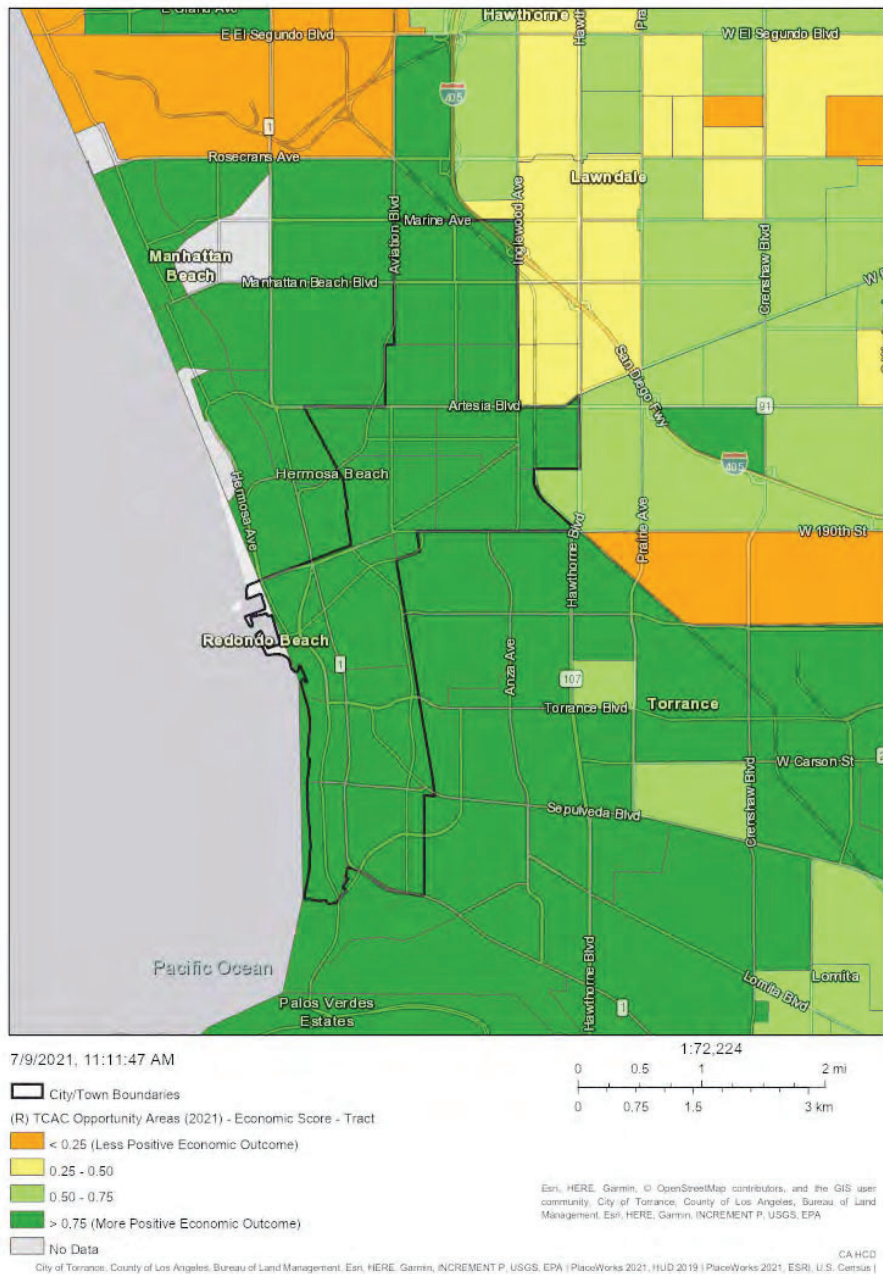
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2. Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in [Figure D-19](#), the census tracts in the City are all of high economic scores. The most recent unemployment rates published by the California Employment and Development Department (April 2021) show that Redondo Beach’s unemployment rate is 7.7 percent. Los Angeles County’s is at 10.1 percent.

Figure D-19: Economic Score by Census Tract

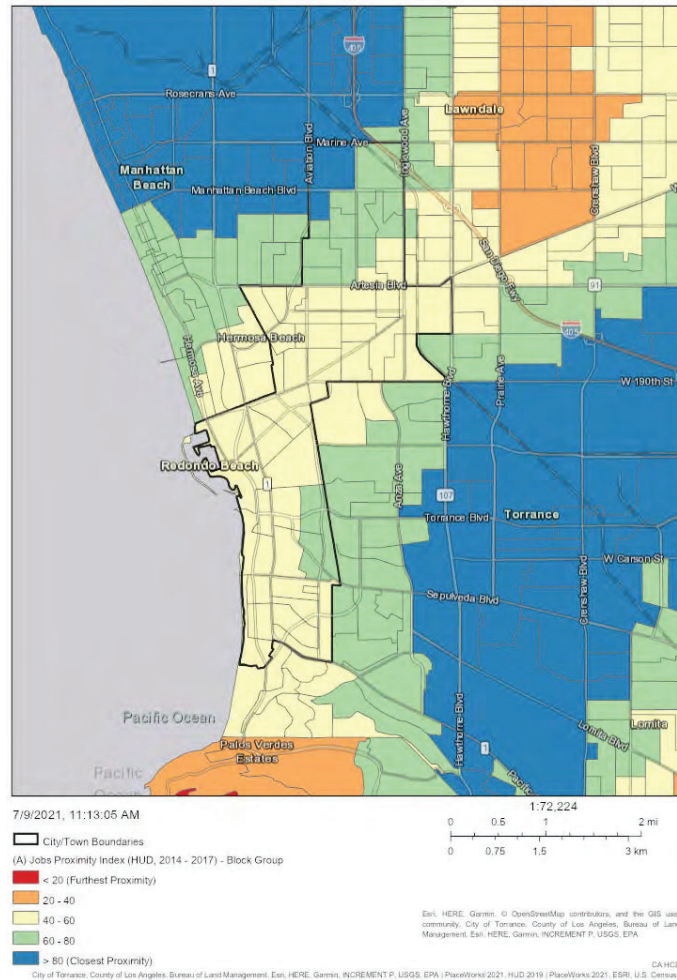


3. Transportation

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, Redondo Beach’s All Transit Performance score of 6.6, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. The County All Transit score is 6.8. Redondo Beach however has a lower proportion of commuters that use transit (1.47 percent) than the County (6.66 percent).

HUD’s Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in [Figure D-20](#), block groups in the City have scores between 20 to 80 showing that there is low to moderate proximity to jobs for most of the City’s residents. The City does not have severe isolation when it comes to job proximity. South of Redondo Beach has some lower scores as Palos Verdes Estates has little to no job sectors as well as to the northeast that consists of a lot of residential developments compared to the number of local jobs.

Figure D-20: Job Proximity Index by Census Block Group



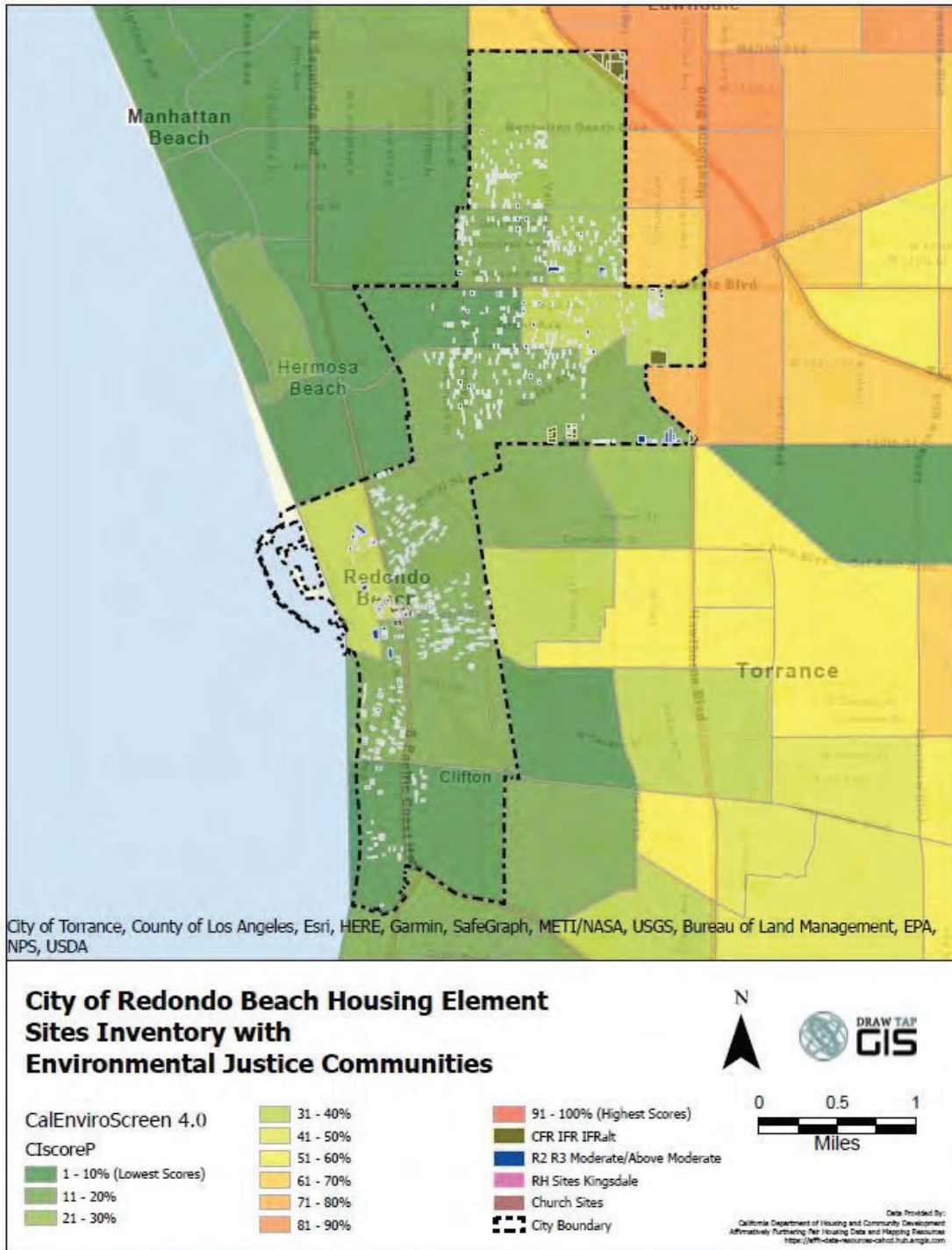
4. Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. [Figure D-21](#) shows that there are good environmental scores within the City limits compared to those in the surrounding area. The majority of the City’s RHNA is located in the 11 to 20 and 21 to 30 percent score range ([Table D-12](#)). The majority of the City’s lower income RHNA units are in the tracts with a low score of 21 to 30 (46.5 percent). The main reason for Redondo Beach to have better environmental scores than its neighbors is the City’s active trend of recycling existing old uses with new development, and therefore has the opportunity to improve environmental conditions in the community. Whereas neighbors such as Lawndale have relatively stagnant development activities.

According to the American Lung Association’s State of the Air report, Los Angeles County received an Ozone score of “F”, which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and regions in the study. Over a three-year period, there were 114 days of unhealthy air that contributed to the Ozone score.

% LMI HH	Lower	Moderate	AM	Total Units
1 - 10% (Lowest Score)	10.9%	12.2%	2.0%	10.0%
11 - 20%	22.0%	62.4%	56.4%	37.6%
21 - 30%	46.5%	9.9%	33.2%	34.9%
31 - 40%	20.6%	15.5%	8.4%	17.5%
41 - 50%	0.0%	0.0%	0.0%	0.0%
51 - 60%	0.0%	0.0%	0.0%	0.0%
61 - 70%	0.0%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90%	0.0%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%	0.0%
Total Units	1,474	657	358	2,489

Figure D-21: Environmental Score by Census Tract and RHNA Distribution



E. Disproportionate Housing Needs

The AFFH Rule Guidebook defines ‘disproportionate housing needs’ as ‘a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.’ 24 C.F.R. § 5.152” The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Redondo Beach. Housing problems considered by CHAS include:

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

1. Cost Burden

Measuring the portion of a household’s gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of “over payers”: households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30% of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50% of its gross income on housing.

Table D-13 provides overpayment detail by income group and household type for Redondo Beach between 2013 and 2017. Approximately 77 percent of low income households, 80 percent of very low income households, and 80 percent of extremely low income households were overpaying versus 21 percent of moderate income households. Out of all the households in the City about 36 percent overpay for housing.

Household by Type, Income, and Housing Problem	Renters				Owners				Total HHs
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	510	195	15	1,370	470	115	0	695	2,065
<i>With cost burden >30%</i>	88.2%	79.5%	0.0%	79.9%	81.9%	78.3%	0%	80.6%	80.1%
<i>With cost burden > 50%</i>	72.5%	79.5%	0.0%	74.1%	72.3%	60.9%	0%	69.8%	72.6%
Very Low Income (31-50% AMI)	450	645	15	1,520	735	160	25	995	2,515
<i>With cost burden >30%</i>	74.4%	96.9%	100.0%	91.1%	55.1%	93.8%	16.0%	62.7%	79.9%
<i>With cost burden > 50%</i>	64.4%	60.5%	100.0%	70.1%	40.1%	81.3%	16.0%	47.1%	61.0%
Low Income (51-80% AMI)	285	810	55	1,685	570	230	35	950	2,635
<i>With cost burden >30%</i>	75.4%	88.3%	100.0%	89.3%	52.6%	60.9%	97.1%	56.2%	77.4%
<i>With cost burden > 50%</i>	29.8%	29.0%	0.0%	31.5%	25.4%	39.1%	11.4%	29.9%	30.9%
Moderate Income (81-100% AMI)	760	4,140	530	9,265	2,565	6,510	515	11,335	20,600
<i>With cost burden >30%</i>	25.0%	16.9%	13.0%	17.5%	23.6%	22.4%	48.5%	24.6%	21.4%
<i>With cost burden > 50%</i>	4.6%	1.2%	0.0%	1.4%	6.2%	5.4%	9.7%	6.3%	4.1%
Total Households	2,005	5,790	615	13,840	4,340	7,015	575	13,975	27,815
<i>With cost burden >30%</i>	59.4%	37.9%	22.6%	40.5%	39.1%	26.2%	50.1%	32.2%	36.3%
<i>% With cost burden >30%</i>	38.9%	14.3%	2.4%	19.8%	21.7%	9.1%	10.1%	14.0%	16.9%

Source: HUD CHAS 2013-2017.

[Figure D-22](#) shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. The census tracts in the city have a range from 20 to 60 percent of the renter households over paying for their housing unit. [Figure D-23](#) shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All census tracts in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs.

Figure D-22: Overpayment – Renter Households

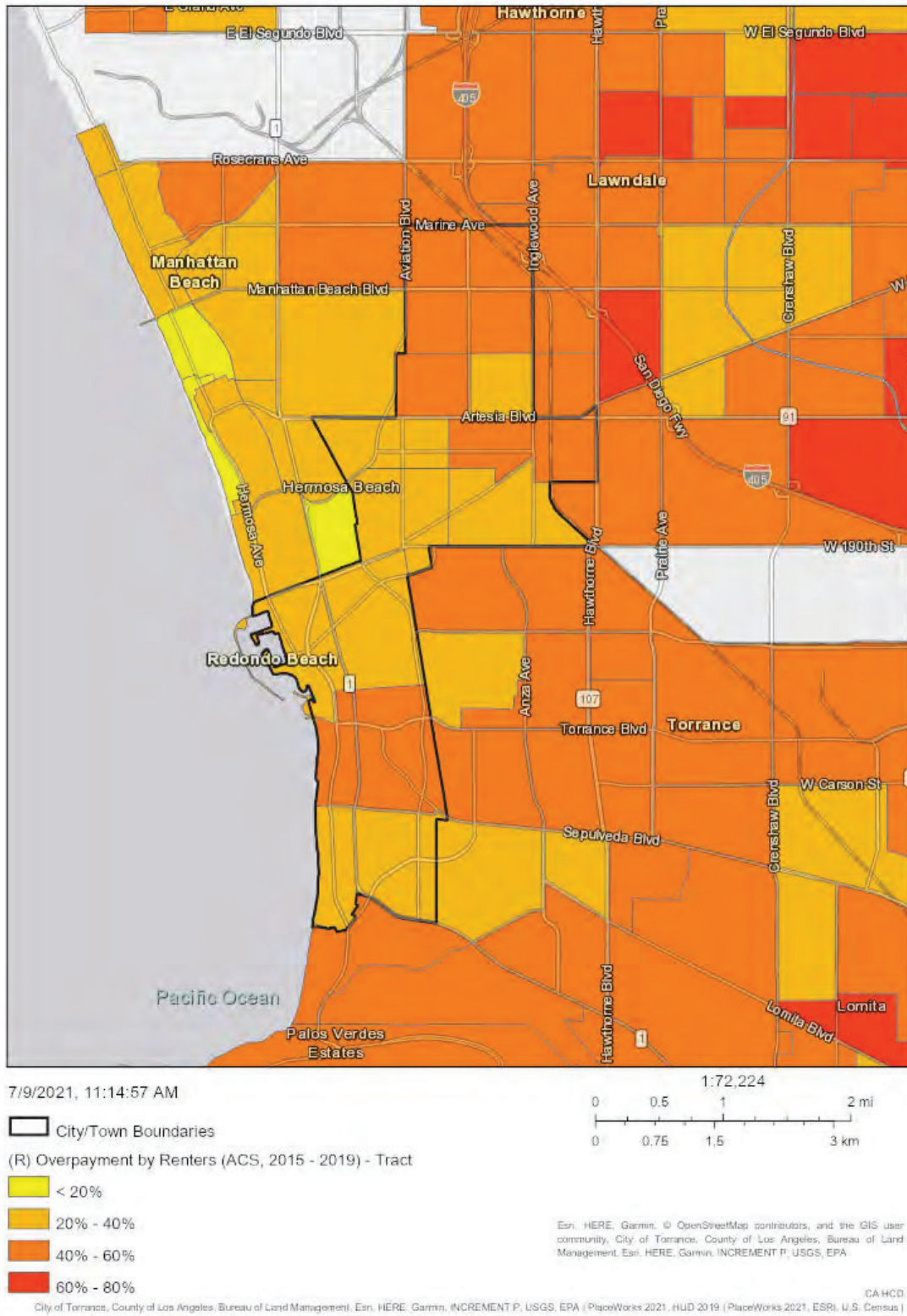
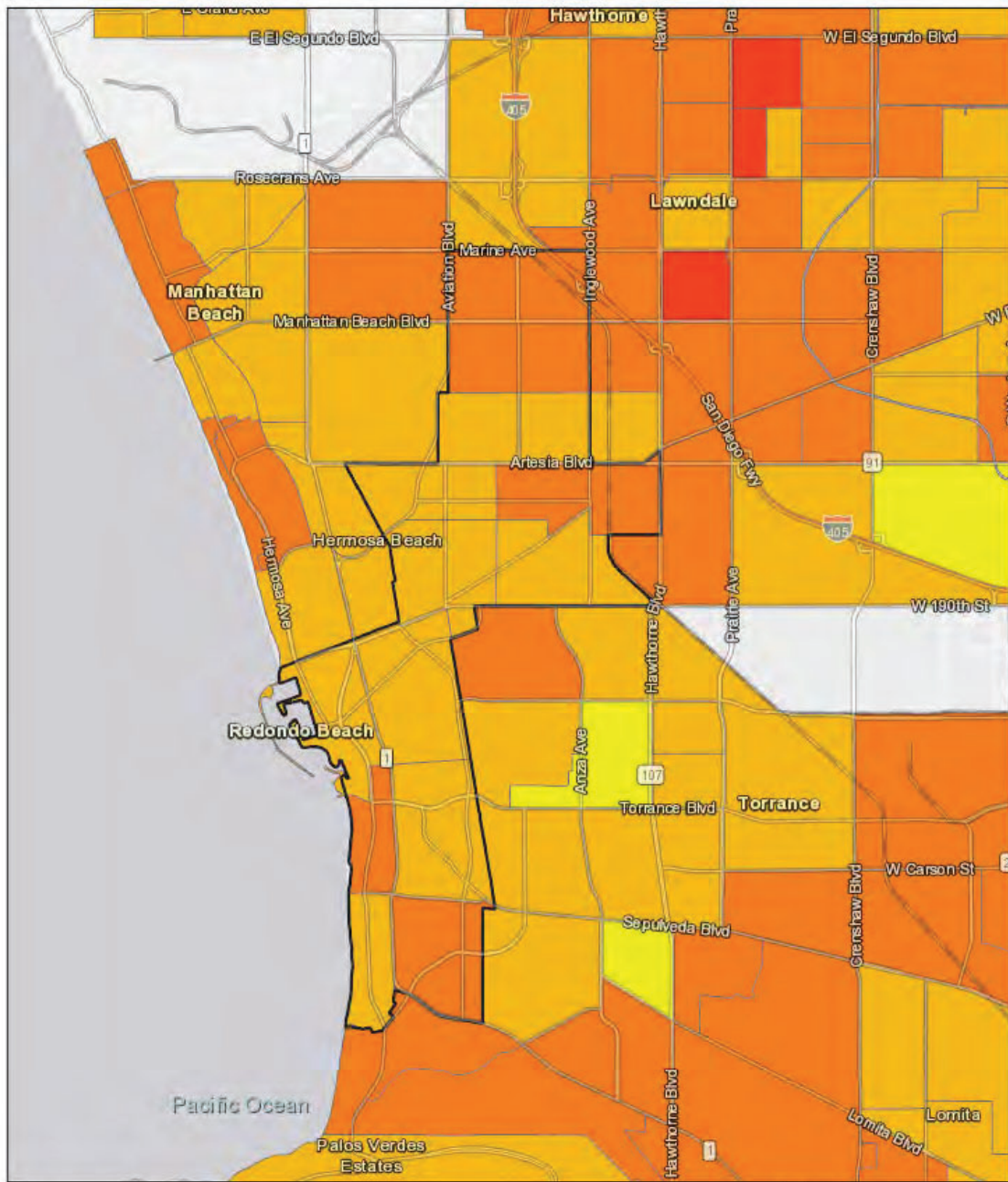


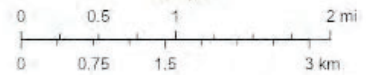
Figure D-23: Overpayment – Owner Households



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City/Town Boundaries



(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

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City of Torrance, County of Los Angeles, Bureau of Land Management. Esri, HERE, Garmin, INCREMENT P, USGS, EPA |PlaceWorks 2021, HUD 2019 |PlaceWorks 2021, ESRI, U.S. Census | CAHCD

2. Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). The 2011-2015 ACS reported that almost 2 percent of Redondo Beach households lived in overcrowded conditions ([Table D-14](#)). Overcrowding disproportionately affected renters (78 percent of renters versus just 22 percent of owners); indicating overcrowding may be the result of an inadequate supply of larger sized rental units. The 2015-2019 ACS reported that overcrowding increased to over two percent of all households. Similarly, renter-households were more prone to overcrowding (72 percent) compared to owner-households (28 percent).

Category	2011-2015		2015-2019	
	Number	%	Number	%
Occupied Housing Units	27,733	100.0%	27,633	100.0%
Overcrowded Units	493	1.8%	603	2.2%
Owner-occupied	109	22.1%	172	28.5%
Renter-occupied	384	77.9%	431	71.5%
Units with 1.01-1.50 persons/room	398	80.7%	462	76.6%
Units with 1.51-2.00 persons/room	78	15.8%	102	16.9%
Units with 2.01 or more persons/room	17	3.45%	39	6.5%

Source: 2011-2015 and 2015-2019 ACS.

In Los Angeles County, renter-households were also more prone to overcrowding with 17 percent of households begin overcrowded and eight percent being severely overcrowded. In the county overall, there is a smaller proportion of households overcrowded than in Redondo Beach.

3. Substandard Conditions

The City estimates that about 165 housing units in Redondo Beach are in substandard condition. The City’s Code Enforcement Staff estimates complaints concerning dilapidated structures and dwelling units in need of substantial rehabilitation are filed at a rate of approximated 1-3 per month. The City’s Code Enforcement Staff notes current trends concerning substandard housing conditions generally evolve from unpermitted conversions of portions of existing structures and older residential units with owners that have aged in place or where the original owners have deceased and left their properties to children or grandchildren and the residences are either vacant for extended periods or converted to rental properties with minimal maintenance. And although some of the units considered as substandard in the Censuses have been rehabilitated, many are in the same condition.

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Over 65 percent of housing is over 40 years old in the City according the 2015-2019 ACS.

In Los Angeles County, 85.9 percent of the Countywide housing stock may be susceptible to deterioration because it was built prior to 1990. Also, over 60 percent of the County’s housing stock is over 50 years old. This could mean that the County has many units in multiple communities that require substantial rehabilitation.

4. Homeless Population

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 2020 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimates that there were 173 people experiencing homelessness in Redondo Beach – a decrease from the 216 people in the City during the 2016 LAHSA homeless count.

To respond to the needs of the homeless population Redondo Beach started a Response to Homelessness Pilot Program, approved by the Mayor and City Council, in June of 2019 as an enhanced response to the impact of homelessness, not only on people experiencing homeless, but also on residents and the community.

In April of 2021, the Redondo Beach Mayor and City Council voted to make the Response to Homelessness Program permanent, which includes key components such as the Housing Initiative Court and bridge housing like the Pallet Shelters. The approval also included funding for an additional housing navigator. The expectation is to keep the program under the administration of the City Attorney’s Office for at least three years.

5. Region Disproportionate Housing Needs

In the local region which consists of the Los Angeles and Long Beach Metro Area, just over 50 percent of all households have at least one housing problem. Specifically, family households with five or more people are more susceptible to housing problems.

<u>Table D-15: Households with Disproportionate Housing Needs in the Los Angeles-Long Beach Region</u>			
	<u># With problems</u>	<u># Households</u>	<u>% With problems</u>
<u>Family households, <5 people</u>	<u>1,029,920</u>	<u>2,301,365</u>	<u>44.75%</u>
<u>Family households, 5+ people</u>	<u>434,995</u>	<u>628,630</u>	<u>69.20%</u>
<u>Non-family households</u>	<u>718,155</u>	<u>1,368,880</u>	<u>52.46%</u>
<u>Source: HUD CHAS 2013-2017.</u>			

6. Displacement Risk

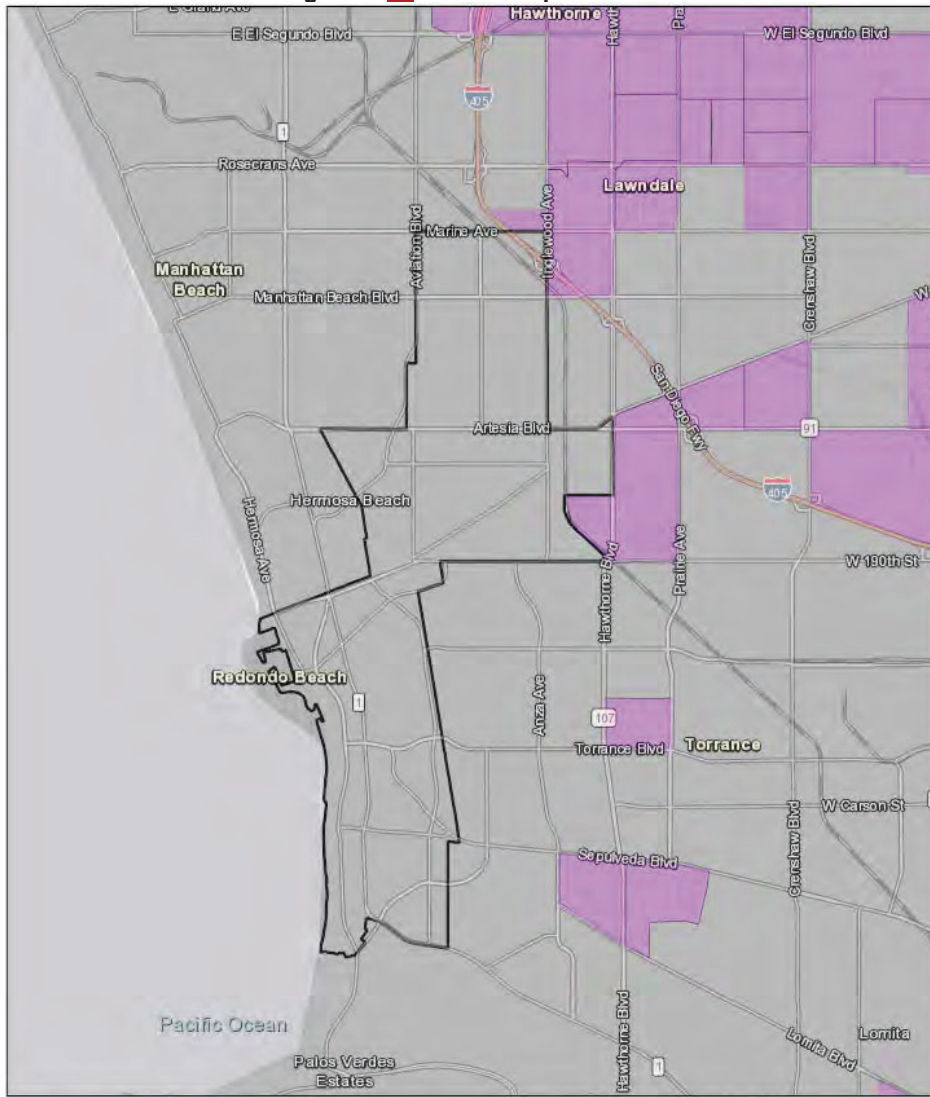
Cost of housing within the City has become high and unattainable for a lot of residents. In 2020 the median sales price for a single-family home in Redondo Beach was \$1,160,000 and increasing 13.5 percent to \$1,316,500 in 2021. Even though the City has a higher median income than most of the County, the average home sale prices could lead to residents moving out of the City because of the economic pressures of home ownership.

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

[Figure D-24](#) identifies that there are census tracts that are considered to be vulnerable to urban displacement that surround the City. These communities are areas that have a higher concentration of low and moderate income persons and could affect the census tracts nearby within City limits. According to the Urban Displacement Project by UCLA the City of Redondo Beach does not have policy measures in place to discourage displacement. Examples of measures that help to discourage displacement include a Just Cause Eviction Ordinance or Mobile Home Rent Control.

Figure D-24: Urban Displacement



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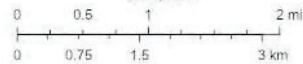
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City/Town Boundaries

(A) Sensitive Communities (UCB, Urban Displacement Project)

Vulnerable

Other



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F. Summary of Fair Housing Issues from the Housing Element

- Housing choices for special needs groups, especially persons with disabilities, are limited. Seniors make up over 20 percent of the City’s households. There are 6 licensed residential care facilities located in Redondo Beach.
- People obtain information through many media forms, not limited to traditional newspaper noticing or other print forms. A balance of new and old media needs to be found to expand access to fair housing resources and information with an increasing young adult and senior population within the City.
- Persons with disabilities are most likely to be affected by fair housing issues as they reportedly experience more housing discrimination than other groups. Persons with disabilities are also more likely to experience cost burdens, particularly if they rely on SSI as a form of income. Persons with disabilities are not concentrated in any particular location in the City, but with 66 percent of the City’s housing being 40 years or older could mean that the majority of the City’s housing stock does not comply with the Americans with Disabilities Act.
- With rising home prices in the City and surrounding communities, there are cost barriers for households wanting to live in the City. The lack of affordable housing for residents is a cause for possible displacement. Also, with a high proportion of supportive housing in the City being privately owned, there are fewer opportunities for community based housing.

D.3 Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Redondo Beach.

A. Insufficient and Inaccessible Outreach and Enforcement

Although the City is improving on the variety of media it uses for outreach, there are limitations to what the City is able to accomplish. Outreaching to all populations in the City is challenging. The City also has limited funds that it can provide to support fair housing enforcement.

Contributing Factors:

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)
- Lack of accessibility to draft documents
- Lack of digital access
- Lack of accessible forums (e.g., webcast, effective communication, reasonable accommodation procedures)
- Lack of local public fair housing enforcement

B. Segregation and Integration

The analysis found that the cost of home ownership within the City could be unattainable for a lot of residents and could cause a lot of economic pressure especially for low and moderate income households. Also within communities finding and accessing affordable rental housing can be difficult.

Contributing Factors:

- Displacement of resident due to economic pressures
- Location and type of affordable housing
- Lack of supportive housing in community-based settings

C. Disproportionate Housing Needs, Including Displacement Risks

There are Census tracts in the City that could have a risk of displacement because of their location near vulnerable communities. Because of the cost of single-family homes there is pressure for developers to construct larger unit apartments in the City which then is putting pressure on property owners to possibly remove long term tenants to sell their property or get renters who will pay a higher rent. The City however does not have policies in place that could discourage the displacement of residents.

Contributing Factors:

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private rental relief programs for people at risk of homelessness

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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www.hcd.ca.gov



September 2, 2021

REC'D SEP 07 2021

Brandy Forbes, Community Development Director
City of Redondo Beach
415 Diamond Street, Door "2"
Redondo Beach, CA 90277

Dear Brandy Forbes:

RE: Review of the City of Redondo Beach's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Redondo Beach's (City) draft housing element received for review on July 13, 2021, along with revisions received on August 19, 22, and 23, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by telephone conversations on August 5 and 10, 2021 with you, Planning Manager Sean Scully, and the City's consultant Veronica Tam. In addition, HCD considered comments from Grace Peng, Leonid Pustilnikov, Melissa Dagodag, Alisa Beeli, Diane Lewis, Rutan & Tucker, LLP; Abundant Housing LA and YIMBY Law pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). In particular, the element must be revised to demonstrate adequate sites and affirmatively furthering fair housing (AFFH). The enclosed Appendix describes these and other revisions needed to comply with State Housing Element Law.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021 for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes

the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.25.15.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the housing element team's hard work and dedication during HCD's review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at Robin.Huntley@hcd.ca.gov.

Sincerely,



Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX CITY OF REDONDO BEACH

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A).)*

Integration and Segregation: The element includes some data on integration and segregation over time at the regional and local level. The element concludes the City's racial and ethnic composition differs from the region as "different racial/ethnic groups (also) tend to concentrate in different subregions" (p. 6) and the difference in income levels is due to "Redondo Beach's proximity to the coast/beach and more recent/new developments with much higher land values" (p. D-3). The comparison of segregation levels at the regional and local levels must be complemented by local knowledge and relevant factors supporting conclusions. For example, the analysis should incorporate local conditions such as community opposition to affordable housing, and the City's land use and zoning laws.

Site Inventory: The element must demonstrate the sites inventory AFFH. The element includes multiple maps showing sites are distributed throughout the City in high resource areas and that the City has no Racially and Ethnically Concentrated Areas of Poverty (R/ECAP). However, the element must include accompanying analysis to evaluate the site inventory's consistency with the City's obligation to AFFH. The site inventory analysis should address how the sites improve or exacerbate conditions relative to access to opportunity; segregation and integration; racially and ethnically concentrated areas of poverty and affluence; and disproportionate housing needs, including displacement risk based on local data, knowledge, and other relevant factors. For more information, see HCD's guidance at <https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance>.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a regional housing needs allocation (RHNA) of 2,490 housing units, of which 1,444 are for lower-income households. To address this need, the element relies on nonvacant sites which require rezoning to a Residential Overlay Area which in turn requires approval of the electorate. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Suitability of Nonvacant Sites (North Tech District): Table B-2 of the element identifies five nonvacant sites on 14.26 acres within the North Tech District as sites for residential overlay zoning to accommodate over half of the City's RHNA shortfall for lower-income households. (Page 74 states seven parcels totaling 15.4 acres – please review and correct inconsistency.) The element includes only minimal analysis and description of the sites to establish their adequacy and concludes, "Existing conditions are ripe for redevelopment". However, the sites include uses by large national business chains such as Vons, Baskin Robbins, and Super Cuts as well as a premier motorcycle dealership, a large plumbing business, and multiple locally owned restaurants. Additionally, the "triangle" area of the North Tech District appears to be an isolated location that is bordered on two sides by Lawndale and on the third side by the 405 Freeway. Additional analysis is required to establish the adequacy of the sites and that existing uses do not preclude development within the planning period. If additional analysis does not establish the adequacy of the sites, the element will need to identify alternate sites for rezoning.

Small Sites: The element demonstrates a shortfall of 1,258 sites to accommodate the City's RHNA for lower-income housing and identifies multiple sites from the Preferred Land Use Plan anticipated to accommodate the shortfall (pending approval of the electorate). All sites accommodating a shortfall must meet the requirements of Government Code section 65583.2, subdivisions (h) and (i). One of these requirements is that each site must accommodate a minimum of 16 units. Several sites have capacity estimated under 16 units and do not meet this threshold. The element may utilize an aggregation of parcels to be a "site"; however, the element must include analysis to establish conditions on the sites are suitable for consolidation and development within the planning period. For example, the element should describe whether sites are contiguous and whether the owners or developers have expressed interest in (re)development. Absent the required analysis, the following sites/APNs are ineligible to accommodate any of the shortfall for lower-income RHNA:

- 7510030058;
- 4158010022;
- 4158011011;

- 4158011012;
- 4158011007;
- 4158011006;
- 4158011005;
- 4158012025; and
- 4158012024.

C. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding A2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

The element demonstrates a shortfall of adequate sites to accommodate 1,258 units for lower-income households. Since the element does not identify adequate sites to accommodate the regional housing need for lower-income households, it must include a program to identify sites with appropriate zoning to accommodate the regional housing need within the planning period. (Gov. Code, § 65583.2, subd. (h) and (i).)

The program must commit to:

- Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- Accommodate a minimum of 16 units per site.
- Require a minimum density of 20 units per acre; and
- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 - Allow 100 percent residential use, and
 - Require residential use occupy 50 percent of the total floor area of a mixed-use project.

For additional information, including timing requirements, see the *Building Blocks*’ at <http://www.hcd.ca.gov/community-development/building-blocks/program-requirements/identify-adequate-sites.shtml>.

Program 8 (Residential Sites Inventory and Monitoring of No Net Loss) includes reference to data presented in Tables H-43 (Summary of Sites Strategy), B-1 (RHNA Sites Not Requiring Rezoning), and B-2 (RHNA Sites Requiring Rezoning). HCD advises the City to review the data and confirm consistency between data cited in the program and in the tables. Also be advised that any zoning actions required pursuant to No Net Loss Law that replaces a site that was rezoned to accommodate a RHNA shortfall must also meet the requirements of Government Code section 65583.2, subdivisions (h) and (i). Additional information is available in HCD’s No Net Loss technical assistance memo at <https://hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb-166-final.pdf>.

2. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

Program 13 (Amendments to the Zoning Ordinance) includes an action to “amend the parking standards to reduce the burden on smaller units, including adjusting the number and type of parking spaces required”. However, existing parking requirements are a constraint to the development of all multifamily units, not just smaller units. Therefore, the program should be revised to amend the parking standards for all multifamily development, not just for a subset of smaller units.

Program 14 (Objective Design Standards) should be revised, or an additional program added, to explicitly commit to establishing objective design standards for the four overlay residential districts (North Kingsdale, North Tech District, 190th Street, and Industrial Flex – South of Transit Center) by a specific date. The standards must accommodate development at the maximum densities allowed in each zone without assuming use of the concessions, incentives, or waivers allowed pursuant to State Density Bonus Law (Gov. Code, § 65915).

Program 15 (Monitoring the Effect of Article 27 of the City Charter (Measure DD)) should be revised to identify the relationship between the approval of the electorate on the November 2022 ballot measure and continued housing element compliance. The element currently demonstrates a shortfall of sites to accommodate its RHNA for lower-income households. The zoning actions required to provide sufficient adequate sites are contingent upon approval of the Preferred Land Use Plan by the electorate. The element should acknowledge that if the electorate rejects the ballot measure, the City must take additional action to retain housing element compliance.

The element describes typical fees for multifamily units to exceed typical fees for single-family units by over \$10,000 per unit (p. 52). This is a potential constraint to multifamily development. The element should include a program to analyze why this occurs and include actions to mitigate the effects.

The element describes single-family development is an allowed use in various zones intended to accommodate multifamily development and concludes the high cost of land precludes single-family development in multifamily zones. The element should include a program to monitor development in multifamily zones and implement mitigation measures, as needed.

3. *Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

Program 15 (Fair Housing Program) includes a list of contributing factors and their priority as well as specific program actions. However, many contributing factors have no associated program actions – for example, lack of a variety of media inputs; lack of accessibility to draft documents; lack of digital access; and lack of accessible forums. The program should be revised to ensure all contributing factors have associated actions the City will implement. For example, the element could include proactive actions such as bilingual and multimedia outreach; making information available on the City’s website; and a commitment to effective communication.

While Program 15 includes actions for outreach and enforcement, segregation and integration, and disproportionate housing needs, it should be revised to also include actions to promote mobility and access to opportunity.

Additionally, Program 15 should be revised to replace non-committal language such as “if feasible”, “assess the feasibility of”, or “assess” with language that commits to follow-up actions. The program must include specific timeframes for action and provide quantifiable description of actions to objectively measure for successful outcomes.

4. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

The element describes Seasons Senior Apartments as having a high likelihood of converting to market rate in 2025. As such, Program 2 (Preservation of Affordable Housing) should be revised to include actions specific to Seasons Senior Apartments. For example, the element could commit to proactively reaching out to the owner and property manager to provide education and ensure understanding of their obligations under preservation law. (Gov. Code, §§ 65863.10, 65863.11, and 65863.13.) For more information, see HCD's webpage at <https://hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>.

5. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units (ADUs) that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)*

The element is required to include a program that incentivizes or promotes ADU development specifically for very low-, low-, and moderate-income households. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or establishing an ADU specialist within the planning department. While Program 12 (Accessory Dwelling Units) includes some actions to promote ADUs, it must be revised to include specific actions to the development of affordable ADUs.

E. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd. (c)(8).)

HCD understands the City made the element available to the public less than a week prior to its submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments during its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element demonstrates how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

FINAL
INITIAL STUDY / NEGATIVE DECLARATION
FOR THE
2021-2029 Housing Element
City of Redondo Beach, California

Prepared by:

**Environmental Science Associates
626 Wilshire Boulevard Suite 1100
Los Angeles, CA 90017
(213) 599-4300**

September 10, 2021



INTRODUCTION

The Draft Initial Study/Negative Declaration (IS/ND) for the 2021-2029 Housing Element (proposed project) was available for public review for 30 days beginning on August 5, 2021 and ending on September 3, 2021. The City of Redondo Beach posted an electronic version of the Draft IS/ND on the City's website, www.redondo.org/HousingElement. Hard copies were also available for review at the following locations:

- City of Redondo Beach, Community Development Department, 415 Diamond Street, Door 2, Redondo Beach, CA 90277;
- City of Redondo Beach, City Clerk Office, 415 Diamond Street, Door 1, Redondo Beach, CA 90277;
- Redondo Beach Main Library, 303 N. Pacific Coast Highway, Redondo Beach, CA 90277; and
- Redondo Beach North Branch Library, 2000 Artesia Boulevard, Redondo Beach, CA 90278.

A Notice of Intent to Adopt a Negative Declaration was posted on August 4, 2021 on the City's website and mailed to various agencies, organizations, individuals, and known interested parties. In addition, all requisite documents, including the Notice of Completion form, were uploaded to the State Clearinghouse on August 4, 2021.

COMMENTS RECEIVED ON THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

The City received two comment letters on the IS/ND during the public review period as listed below:

1. California Department of Transportation (Caltrans) (August 30, 2021)
2. Mark Nelson (August 6, 2021)

CEQA does not require formal responses to comments on an IS/ND, only that the lead agency consider the comments received [CEQA Guidelines §15074(b)]. Responses to the comments provided in the comment letters are contained in Table 1 below to provide a complete environmental record.

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

100 S. MAIN STREET, MS 16

LOS ANGELES, CA 90012

PHONE (213) 269-1124

FAX (213) 897-1337

TTY 711

www.dot.ca.gov

*Making Conservation
a California Way of Life*

August 30, 2021

Mr. Sean Scully
Planning Manager
City of Redondo Beach
Community Development Department
415 Diamond Street
Redondo Beach, CA 90277

RE: City of Redondo Beach's 2021-2029
Housing Element
SCH # 2021080057
Vic. LA-01 & LA-405 Citywide
GTS # LA-2021-03676-ND

Dear Mr. Scully:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced recirculated NOP. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations within the City based on the Regional Housing Needs Allocation (RHNA) of 2,490 units within the City limits.

Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. The 2021-2029 Housing Element proposes additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations. Since this is a policy document, the land use designations and zoning amendments associated with the 2021-2029 Housing Element are not under consideration at this time.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying

transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<http://opr.ca.gov/ceqa/updates/guidelines/>

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, all future developments should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing. Overall, the environmental report should ensure all modes are served well by planning and development activities. This includes reducing single occupancy vehicle trips, ensuring safety, reducing vehicle miles traveled, supporting accessibility, and reducing greenhouse gas emissions.

We encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). This reference is available online at:

<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

You can also refer to the 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), which is available online at:

<http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Also, Caltrans has published the VMT-focused Transportation Impact Study Guide (TISG), dated May 20, 2020 and the Caltrans Interim Land Development and Intergovernmental Review (LD-IGR) Safety Review Practitioners Guidance, prepared in On December 18, 2020. You can review these resources at the following links:

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-12-22-updated-interim-ldigr-safety-review-guidance-a11y.pdf>

Caltrans encourages lead agencies to prepare traffic safety impact analysis for all developments in the California Environmental Quality Act (CEQA) review process so that, through partnerships and collaboration, California can reach zero fatalities and serious injuries by 2050.

The development anticipated by the Housing Element would constitute infill development as it would occur primarily on underutilized properties within an urbanized area and would consist of various housing types. Additionally, many of the housing sites included within the Housing Element are strategically located in proximity to existing and planned Metro Transit Stations. Future development would be consistent with the City's Circulation Element, which addresses how local and regional traffic will circulate through the City under both existing and future conditions, as well as, addressing the needs of bicyclists, pedestrians, and transit and rail users.

The goals, policies and improvements in the City's Housing Element are also intended to take advantage of existing and future regional rail facilities and create an active street life that would enhance the vitality of businesses while reducing vehicle miles travelled (VMT); reduce traffic congestion while increasing pedestrian safety and welfare; and promote the use of public transit. Therefore, future development consistent with the Housing Element would be expected to generate fewer VMT and more multi-modal trips than conventional development.

For the planning benefits of the City, we recommend the City to disclose existing VMT for the housing element and City's threshold to identify potential CEQA impact. The OPR generalized recommendation is a 15% reduction below the existing VMT as a threshold for CEQA significance. This VMT analysis would provide substantial evidence whether future development would contribute any significant traffic impact. The result would assist the City in mitigating future traffic impact in the planning stage such as identifying effective TDM for the new development or implementing any traffic impact fee program.

Mr. Sean Scully
August 30, 2021
Page 4 of 4

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2021-03676-ND.

Sincerely,

Frances Duong for

MIYA EDMONSON
IGR/CEQA Branch Chief

email: State Clearinghouse

From: [Mark Nelson \(Home Gmail\)](#)
To: [Planning Redondo](#)
Subject: CEQA Comment on DRAFT 2021-2029 HOUSING ELEMENT: (1) NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION; (2) NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH
Date: Friday, August 6, 2021 4:14:09 PM



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

The City's published document states " Since this is a policy document, the land use designations and zoning amendments associated with the 2021-2029 Housing Element are not under consideration at this time and the amendments will be processed as part of the City's ongoing and separate update to the Land Use Element of the General Plan (PLANRedondo)."

As such, please place the PLANRedondo CEQA document in to the public record in order that we can comment on the totality of land use designations and zoning amendments. Attempting to execute land use designations and zoning changes one at a time would constitute piecemealing under CEQA, since the policy document and the PLANRedondo document both envision multiple changes.

**TABLE 1
RESPONSES TO COMMENTS RECEIVED ON THE DRAFT IS/ND**

Commenter	Comment Summary	Response
Caltrans	The comment summarizes its mission to create a safe and reliable transportation network by implementing Transit Demand Measures (TDM) strategies, Vehicle Mile Traveled (VMT) metrics, and complete streets and pedestrian safety measures throughout the region. This comment also encourages the City to use these strategies and measures to better manage the transportation network, including transit service and bicycle and pedestrian connectivity improvements. The comment also provides Caltrans' references for the City's use.	The City acknowledges this comment and the references provided. This comment does not address the adequacy of the Negative Declaration and therefore, no response is required.
	The comment encourages the City to prepare a traffic safety impact analysis for the project to help Caltrans reach zero fatalities and serious injuries by 2050.	The Housing Element is a policy document and no physical development is proposed. Therefore, no traffic would be generated and as a policy document no traffic-related fatalities or serious injuries would occur. A transportation analysis will be prepared for the PLANRedondo to support the transportation analysis in the EIR, which will also evaluate traffic safety for Caltrans' facilities in accordance with Caltrans' safety goals.
	Caltrans notes that the Housing Element would be consistent with the updated Mobility Element contained within PLANRedondo and recommends that the City disclose existing VMT of the Housing Element in addition to the City's VMT Thresholds for CEQA significance. The requested VMT analysis would demonstrate the traffic levels generated by future residential development and would assist the City in mitigating future traffic impacts in the planning stage, such as implementing TDM measures or a traffic impact fee program.	As indicated above, the Housing Element is a policy document and no physical development is proposed. However, a VMT analysis will be prepared for PLANRedondo, which includes the Mobility Element Update. The VMT analysis for PLANRedondo will evaluate potential VMT changes resulting from proposed land use and/or zoning changes. This will allow for the evaluation of Citywide land use and/or zoning changes and the incorporation of policies in the Mobility Element or mitigation, as necessary.
Mark Nelson	The comment requests that the PLANRedondo CEQA document be included in the public record so comments can be provided on the totality of the proposed land use and zoning amendments included in the Housing Element and General Plan Update. This comment also states that adoption of any land use or zoning amendments under the Housing Element at this time would be considered piecemealing under CEQA.	As indicated in the Negative Declaration, the City of Redondo Beach is in the process of updating its General Plan (PLANRedondo), which is anticipated to be adopted in 2022. The City will prepare an Environmental Impact Report (EIR) for PLANRedondo and the Notice of Preparation is anticipated to be released for public review in Fall 2021. All proposed land use and/or zoning amendments necessary to implement the Housing Element will be evaluated in the EIR that will be prepared for PLANRedondo. Since the Housing Element is a policy document and the land use and/or zoning changes associated with implementing the Housing Element will be fully evaluated and disclosed in the PLANRedondo EIR this is not considered piecemealing as defined by CEQA. The City will post the Notice of Preparation for the EIR for PLANRedondo on the City's website. Please see the City's website for more information on the PLANRedondo project and the overall environmental process.

DRAFT
INITIAL STUDY / NEGATIVE DECLARATION
FOR THE
2021-2029 Housing Element
City of Redondo Beach, California

Prepared by:

**Environmental Science Associates
626 Wilshire Boulevard Suite 1100
Los Angeles, CA 90017
(213) 599-4300**

August 5, 2021



DRAFT INITIAL STUDY/NEGATIVE DECLARATION

- 1. Project Title:** City of Redondo Beach
2021-2029 Housing Element
- 2. Lead Agency Name and Address:** Community Development Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277
- 3. Contact Person and Phone Number:** Sean Scully
Planning Manager
(310) 318-0637 x2405
- 4. Project Sponsor's Name and Address:** City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277
- 5. Project Location:** City of Redondo Beach
- 6. Existing Setting:** Redondo Beach is located in the South Bay region of Los Angeles County. Surrounding communities include Manhattan Beach, Hermosa Beach, El Segundo, Torrance, Lawndale, and the Palos Verdes Peninsula. The City of Redondo Beach is developed with a variety of land uses including established residential neighborhoods, commercial corridors, public facilities, and parks.
- 7. General Plan Designation(s):** The City of Redondo Beach has a variety of General Plan land use designations, including residential, mixed use, commercial, regional commercial (includes residential), coastal commercial, industrial, public, institutional, and open space.
- 8. Zoning:** The City has a variety of zoning districts, including single-family residential, multiple-family residential, mobile home park, commercial, coastal commercial, regional commercial (includes residential), mixed use, industrial, public and institutional, planned development overlay, mixed-use overlay, Riviera Village overlay, and historic overlay.

9. Description of Project:

California Government Code Section 65302(c) mandates that each City within California includes a Housing Element in its General Plan. The Housing Element is required to identify and analyze existing and projected housing needs within the City and include statements of the City's goals, policies, quantified objectives and scheduled programs for preservation, improvement, and development of housing. Each city, in adopting its Housing Element, must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan, in compliance with California Government Code Section 65580 et. seq. In compliance with Government Code Section 65580 et. seq., the City of Redondo Beach (City) is updating its Housing Element for the planning period of 2021-2029 (hereafter referred to as the 2021-2029 Housing Element or the plan). The 2021-2029 Housing Element is contained in Attachment 1 of this Initial Study.

Consistent with State law, the 2021-2029 Housing Element provides a plan to accommodate the City's fair share of affordable housing known as the Regional Housing Needs Assessment, or RHNA. The RHNA is allocated to each region of the state by the California Department of Housing and Community Development in consultation with regional council of governments. The Southern California Association of Governments (SCAG) represents all jurisdictions in Los Angeles County, including Redondo Beach. **Figure 1, Regional and City Location**, illustrates where the City is located within Los Angeles County.

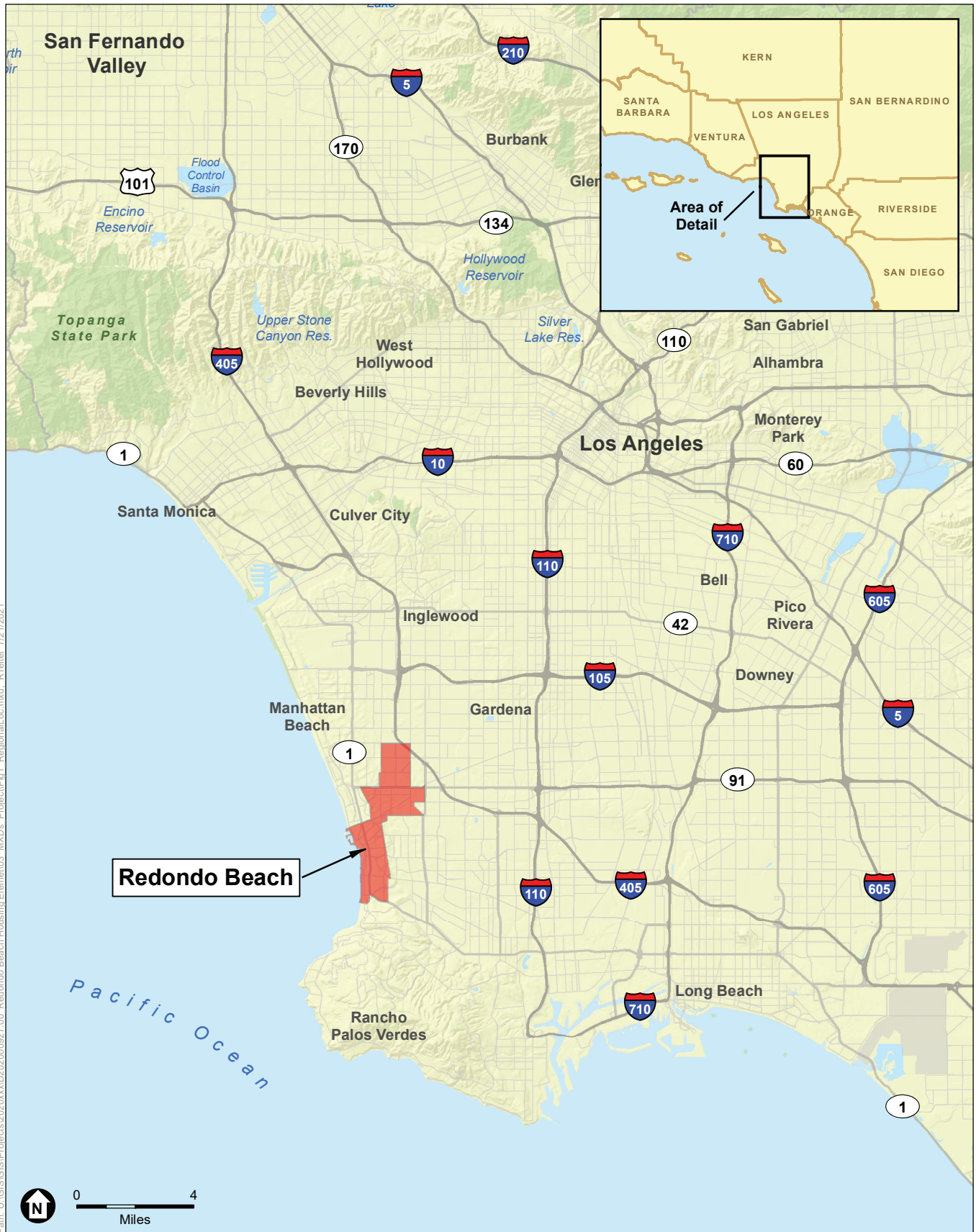
For the 2021-2029 housing cycle, Los Angeles County has been assigned a RHNA of 812,060 housing units, with the City receiving an allocation of 2,490 units at four income levels (Very Low, Low, Moderate, and Above Moderate). **Table 1, City of Redondo Beach RHNA Allocation**, summarizes the City's RHNA allocations taking into account entitled projects and projected accessory dwelling units (ADUs) and including a 10 percent buffer for lower income housing units. As shown in Table 1, the City would be required to add another 1,944 housing units through the 2029 planning year for this Housing Element cycle.

TABLE 1
CITY OF REDONDO BEACH RHNA ALLOCATION

	Very Low	Low	Moderate	Above Moderate	Total
RHNA Allocation	936	508	490	556	2,490
With 10% No Net Loss Buffer (Lower Income)	1,030	559	490	556	2,635
Credits towards RHNA	30	0	0	421	451
Galleria	30	0	0	270	300
Legado	0	0	0	115	115
Alcast Foundry	0	0	0	36	36
Anticipated ADUs	72	72	14	82	240
Remaining RHNA Allocation with 10% Affordable Housing Buffer	928	487	476	53	1,944*

* The total remaining RHNA Allocation is calculated by subtracting the Credits towards RHNA and Anticipated ADUs from the RHNA Allocation with 10% Affordable Housing Buffer (2,635 – 451 – 240 = 1,944)

SOURCE: City of Redondo Beach, 2021-2029 Housing Element.



SOURCE: ESRI

Redondo Beach Housing Element

Figure 1
Regional and City Location



The City is currently in the process of updating its General Plan (PLANRedondo), which will include the Land Use Element. In May 2021, the City Council approved a Preferred Land Use Plan and the 2021-2029 Housing Element is consistent with the proposed land use and zoning changes included in the Preferred Land Use Plan as well as with the other elements of PLANRedondo, which is anticipated to be adopted in 2022. However, given that the 2021-2029 Housing Element is required to be updated and adopted in 2021, the 2021-2029 Housing Element is being analyzed separately from PLANRedondo to ensure compliance with California Government Code Section 65580 et. seq.

The 2021-2029 Housing Element aims to support the City's long term housing goal to meet the diverse housing needs of the community through its goals to conserve and improve the existing housing stock, assist in the development of affordable housing, provide adequate housing sites, remove governmental constraints, and provide equal housing opportunities. Another important goal of the plan 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. The 2021-2029 Housing Element provides policies and programs to address these issues.

As part of the process of preparing an update to the Housing Element, State law requires that jurisdictions demonstrate that land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. During the last 10 years, the City has seen primarily residential and mixed-use development, where standalone residential is uncommon, which is typical throughout the region. Due to these development trends, the City has identified multiple strategies through its land inventory process to achieve its RHNA allocation of providing an additional 1,944 housing units within the City. These strategies include targeting underutilized densities combined with lot consolidation, implementing residential recycling, allowing residential development on religious properties in coordination with nonprofit organizations, increasing residential intensities in mixed-use developments, and establishing Residential Overlay zones. Each of these strategies are discussed in greater detail below. **Table 2, *Summary of Land Inventory Strategies***, summarizes the City's land inventory strategies along with providing projected capacities to meet the additional 1,944 housing units required by the RHNA allocation.

The 2021-2029 Housing Element contains five strategies to meet the RHNA 6th cycle allocation and demonstrates that there will be sufficient housing sites to accommodate the City's fair share of affordable housing. Affordable housing development would be supported through the City's wide variety of housing programs that focus on conservation, development, and incentives of housing for all low income and very low-income communities. The five strategies are briefly discussed below.

**TABLE 2
SUMMARY OF LAND INVENTORY STRATEGIES**

	Low	Moderate	Above Moderate	Total
Sites Not Requiring Rezone				
Residential Recycling	0	534	358	892
R-2 (14.5 du/ac)	0	0	358	358
R-3/R-3A (17.5 du/ac), RH (30 du/ac)	0	534	0	534
Housing on Religious Properties	28	0	0	28
R-3 (17.5 du/ac)	10	0	0	10
RH (du/ac)	18	0	0	18
Mixed Use	19	51	0	70
MU-2 (35 du/ac)	19	51	0	70
Subtotal	47	585	358	990
Sites Requiring Rezone				
Residential Recycling	0	50	0	50
RH (30 du/ac)	0	50	0	50
Mixed Use	161	22	0	183
MU-1 (30 du/ac)	161	22	0	183
Residential Overlay	1,266	0	0	1,266
Residential Overlay (45 to 60 du/ac)	1,266	0	0	1,266
Subtotal	1,427	72	0	1,499
Summary of Sites				
Remaining RHNA with 10% Lower Income Buffer	1,415	476	54	1,944
Total Estimate Capacity	1,474	657	358	2,489
Meet RHNA with Buffer?	Yes	Yes	Yes	Yes

SOURCE: City of Redondo Beach, 2021-2029 Housing Element.

Underutilized Density and Lot Consolidation. As part of the land inventory process, the City identified that existing development is not built out to the maximum density permitted. By targeting these properties with higher intensities of residential use during redevelopment, the City estimates that these areas could accommodate at least an additional 70 housing units with no changes to existing allowed densities.

Residential Recycling. Recent residential development trends in Redondo Beach demonstrate that recycling of residential properties continues to provide additional housing opportunities throughout the City. Redondo Beach has purposely increased the allowed densities over the majority of its residentially zoned properties. Unlike other jurisdictions within the South Bay region, the City of Redondo Beach has more residentially designated/zoned land area designated with multiple family residential zoning than single family residential zoning. The City wants to continue to incentivize residential recycling, consistent with residential development trends over the past decades in the City, and the land inventory reflects this purpose and has identified 826 parcels that have the potential for higher residential intensities by meeting the City's residential recycling criteria. These 826 parcels have the potential to yield an additional 892

housing units, conservatively assuming development of 80 percent of the allowable densities. Realistic capacity typically exceeds 90 percent in these neighborhoods due to smaller lot sizes and higher housing prices, which could produce approximately 111 additional units.

Housing on Religious Properties. Throughout the State, the development of affordable housing on religious properties has become an increasing trend. Under Assembly Bill 1851 (Religious Facility Housing), churches can partner with nonprofit developers to provide affordable housing on-site and receive parking relief to facilitate development. These properties can potentially yield 28 lower income units, excluding density bonus. With density bonus, the number of units on site can potentially increase to over 50 units.

Mixed Use Development. The MU-1 designation through PLANRedondo would allow a density of 30 du/ac. In the MU-1 areas, existing uses are primarily older commercial properties with non-conforming structures and uses. Parcels in the MU-1 district could result in 183 units.

Residential Overlay. Through PLANRedondo a Residential Overlay would be established and used in specific areas of the City with a goal to disperse new housing opportunities throughout the City on sites with older underutilized commercial and industrial developments. Six overlay areas have been identified that could result in the development of 1,266 units.

10. Surrounding Land Uses and Setting:

Redondo Beach is located in the South Bay region of Los Angeles County. Surrounding communities include Manhattan Beach, Hermosa Beach, El Segundo, Torrance, Lawndale, and the Palos Verdes Peninsula. The City of Redondo Beach is developed with a variety of land uses including established residential neighborhoods, commercial corridors, public facilities, and parks.

11. Required Approvals:

Adoption by the City of Redondo Beach City Council after receiving a recommendation from the Planning Commission. Since the 2021-2029 Housing Element is a policy document, the land use designations and zoning amendments associated with the Housing Element are not under consideration at this time. The amendments to the General Plan land use designations and associated zoning amendments (for consistency) will be processed as part of PLANRedondo, the ongoing General Plan update to the Land Use Element and Land Use Map. The 2021-2029 Housing Element stipulates that the City must complete the land use and zoning amendments by November 2023, either as part of or regardless of the adoption of PLANRedondo to ensure consistency between the 2021 Housing Element and the General Plan at that time.

12. Other Public Agencies Whose Approval is Required

A review of the 2021-2029 Housing Element must be conducted by the California Department of Housing and Community Development to determine compliance with State law. Based on its review, written findings will be provided to the City so the City may incorporate any additional requirements prior to adoption.

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The 2021-2029 Housing Element is a policy document that does not propose any physical development but rather provides a framework for the City to identify opportunities to increase the housing stock within the City. Tribal consultation in accordance with Assembly Bill 52 (AB 52) has been initiated and the Tribe with historical interest in the Redondo Beach area has responded in writing that no further consultations concerning the Housing Element are required; however future consultations will occur at the time of the PLANRedondo review and adoption process as well as with any associated future physical development. With regard to Senate Bill 18 (SB 18), while the 2021-2029 Housing Element is an amendment to the City's existing General Plan, the land use designations and zoning amendments are not under consideration at this time. Similarly, with the Tribal consultations initiated in accordance with AB 52, the City initiated consultations in accordance with SB 18. The Tribe's written response indicated that no further consultations concerning the Housing Element were required; however, a future consultation will occur as part of General Plan update to the Land Use Element thereby allowing consultation on the entirety of the City's General Plan, including the Land Use Map, and with any associated future physical development.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination

Based on this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



Signature

August 3, 2021

Date

Environmental Analysis

I. AESTHETICS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–d. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations. The 2021-2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. Specifically, the City must achieve its RHNA allocation of 2,490 units within the City limits, inclusive of credits towards RHNA and anticipated ADUs.¹ To accommodate the RHNA allocation, the 2021-2029 Housing Element proposes additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development projects at this time. Future development that implements the 2021-2029 Housing Element goals would be required to adhere to relevant development standards and objective design guidelines contained in the City’s General Plan and Title 10, Planning and Zoning, of the City’s Municipal Code that ensure the quality of development throughout the City. Potential environmental impacts to aesthetics associated with future residential development would be assessed on a site-by-site basis at the time the development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would have no impact on aesthetics or visual resources within the City.

¹ As shown in Table 1, the RHNA allocation is 2,490 units, with a credit of 451 units and 240 anticipated ADUs, the total need with a 10% buffer for affordable housing is 1,944.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–e. No Impact. There is no designated agricultural land within the City’s limits (City of Redondo Beach Land Use Plan, 2008). Since the City does not contain agricultural land or forestland, adoption of the 2021-2029 Housing Element would not impact any existing designated agricultural lands or forest lands, lands with an active Williamson Act contract, or properties zoned as Timberland Production. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. As such, adoption of the 2021-2029 Housing Element would not impact agricultural and forestry resources within the City.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. No Impact. The City is within the South Coast Air Basin (SCAB), which is regulated and monitored by the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for measuring the air quality of the region. The SCAB is classified as a Federal nonattainment area for ozone (O3), particulate matter less than 2.5 microns (PM2.5) and lead (Pb) and a state nonattainment area for O3, PM2.5, and particulate matter less than 10 microns (PM10) (South Coast AQMD 2016).

The 2021-2029 Housing Element is a policy document that identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future populations and does not propose any development. While implementation of the 2021-2029 Housing Element would ultimately require amendments to the City’s Land Use Plan and Zoning Ordinance to accommodate an increase in residential densities throughout the City in order to meet its RHNA allocation, such amendments will be considered as part of the PLANRedondo update to the City’s Land Use Plan. In addition, the RHNA allocation for the region has been included in SCAG’s Connect SoCal growth forecast for the years 2020-2030. Thus, the 2021-2029 Housing Element would not conflict with or obstruct implementation of the State Implementation Plan or the SCAQMD’s Air Quality Management Plan (AQMP). Therefore, the 2021-2029 Housing Element would not result in impacts related to obstruction of an applicable air plan.

b.–c. No Impact. As indicated above, the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation and no development is proposed. Therefore, adoption of the 2021-2029 Housing Element would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in nonattainment under an applicable Federal or State ambient air quality standard nor would it expose sensitive receptors to substantial pollutant concentrations.

Furthermore, future development that implement the goals of the 2021-2029 Housing Element would be required to adhere to relevant development standards and objective design guidelines contained in the City’s General Plan and Municipal Code as well as all applicable air quality plans, policies, and

regulations. In addition, future development that implements the goals of the 2021-2029 Housing Element would be consistent with all applicable SCAB goals and policies and environmental impacts would be assessed at the time the developments are proposed on a site-by-site basis with mitigation measures implemented, as necessary. Therefore, because the 2021-2029 Housing Element is a policy document and does not include any physical development, the Housing Element would not result in a cumulatively considerable net increase in a criteria pollutant for which the region is in non-attainment and would not expose sensitive receptors to substantial pollutant concentrations.

d. No Impact. The 2021-2029 Housing Element provides a framework for potential land use and zoning changes as well as various housing programs to increase the housing stock within the City in a strategic manner in accordance with the 6th cycle RHNA allocation. As such, the 2021-2029 Housing Element would not result in a new land use designation that is typically associated with the creation of objectionable odors (such as rendering plants, landfills, treatment plants, etc.). Therefore, the 2021-2029 Housing Element would not create a new source of objectionable odors and no impact would occur.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-f. No Impact. Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of properties with the potential to accommodate residential uses. As part of preparing the 2021-2029 Housing Element, the City undertook a parcel-level analysis during the land inventory process, which considered a wide range of environmental factors, including sensitive habitat for biological resources, and evaluated the potential for properties to be redeveloped also considering financial constraints. While the 2021-2029 Housing

Element provides the framework for the City to meet its RHNA allocation, the plan does not propose any development. In addition, adoption of the plan would not change or alter existing City policies to protect biological resources.

Future residential projects proposed to achieve the City’s housing goals would be located primarily on developed, underutilized sites and with only the occasional development on the limited vacant parcels, where the potential for biological resources to occur would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. In addition, future development would comply with all applicable Federal, State, and local policies, plans, and regulations established to protect biological resources. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would have no impact on biological resources within the City.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–c. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. To accommodate the RHNA allocation of adding 1,944 units within the City limits, the 2021-2029 Housing Element proposes additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofits.

Adoption of the 2021-2029 Housing Element would not change or alter existing City policies to protect cultural resources. Depending on the location, future development in the City has the potential to cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5, cause a substantial adverse change in the significance of an archaeological resource pursuant to Guidelines Section 15064.5, or disturb human remains, including those interred outside of a formal cemetery. To ensure that impacts to cultural resources are avoided or mitigated to the fullest extent possible, future development would be required to adhere to all applicable Federal, State, and local policies and ordinances, plans, and regulations related to the preservation and protection of historic and cultural resources. Specifically, future development in the City would be required to comply with applicable goals and policies of the City’s General Plan, such as Goal 1R and associated objectives and

policies 1.58 through 1.60, which require projects to avoid or mitigate impacts to cultural and historic resources to fullest extent feasible and requires coordination with other applicable agencies to determine the best outcome for such resources (City of Redondo Beach Land Use Plan, 2008). Additionally, any future residential development must also comply with the City’s Historic Resources Preservation Ordinance, as applicable, for any existing parcel identified as a future housing site within the 2021-2029 Housing Element. Potential environmental impacts to cultural resources associated with future residential development projects would be assessed on a site-by-site basis at the time when development is proposed, and mitigation measures would be adopted to reduce significant impacts, as necessary. Therefore, because the 2021-2029 Housing Element is a policy document that does not include physical development, adoption of the plan would have no impact on cultural resources within the City.

VI. ENERGY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. The 2021-2029 Housing Element provides the framework for meeting the housing needs of existing and future resident populations in the City and identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time.

Furthermore, while the construction and operation of future development under the plan would increase energy use in the City, future development would be required to comply with all applicable Federal, State, and local policies, plans, and regulations to conserve and reduce energy usage. On the local level, future developments would be required to demonstrate consistency with the City’s Climate Action Plan (CAP) to ensure compatibility with the City’s greenhouse gas (GHG) emissions and energy usage goals and policies. In addition, the 2021-2029 Housing Element includes goals and policies related to energy usage, which require the promotion of the use of energy conservation techniques and features in the rehabilitation of existing housing and design of new residential developments and location of residential units within transit-oriented developments near the Green Line station as a means of providing workforce housing, promoting the use of public transit, and reducing energy consumption.

Moreover, during construction, contractors would be required to comply with the California Air Resources Board’s (CARB) regulations that restrict the idling of heavy-duty diesel motor vehicles and

govern the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment to reduce the inefficient, wasteful, or unnecessary consumption of energy. Operation of future development would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6 of the California Code of Regulations, California’s Energy Efficiency Standards for Residential and Nonresidential Buildings), the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations), and the City’s Building Regulations of the Municipal Code (Title 9, Chapter 1). The California Energy Code, which provides energy conservation standards for all new and renovated residential buildings, provides guidance on construction techniques to maximize energy conservation. Minimum efficiency standards are given for a variety of building elements, including appliances; water and space heating and cooling equipment; and insulation for doors, pipes, walls, and ceilings. The California Energy Code emphasizes saving energy during peak periods/seasons and improving the quality of installation of energy efficiency measures. The California Green Building Standards Code sets targets for energy efficiency; water consumption; dual plumbing systems for potable and recyclable water; diversion of construction waste from landfills; and use of environmentally sensitive materials in construction and design, including ecofriendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. Future developments would also be required to comply with the City’s Municipal Code, which contains mandatory measures for the installation of energy efficiency features.

Furthermore, potential environmental impacts related to energy demand and supply associated with future development would be assessed at the time when development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any development, adoption of the plan would not use energy in a wasteful, inefficient, or unnecessary manner and would not conflict with or obstruct state or local plans for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. (i-iv). No Impact. Similar to most areas in Southern California, the City lies within a region known to be seismically active and is subject to periodic seismic shaking due to earthquakes along remote or regional faults. Therefore, the potential exists for people and structures in the City to be exposed to seismic-induced hazards, including the rupture of a known earthquake fault, strong seismic ground shaking, seismicity-related ground failure, including liquefaction, and landslides.

The 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation and would not result in development. All future projects that implement the goals of the 2021-2029 Housing Element would be required to adhere to relevant development standards and objective design guidelines contained in the California Building Code (CBC), the City’s seismic building requirements contained in Title 9, Building Regulations, of the City’s Municipal Code, and the specifications outlined in project-specific Geotechnical Investigations to ensure all structures are designed and constructed to withstand seismic events to greatest extent feasible. Potential environmental impacts related to seismically induced hazards associated with future residential development projects would be assessed on a site-by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would not result in impacts related to seismically induced hazards.

b. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations. To accommodate the RHNA allocation, the 2021-2029 Housing Element proposes additional residential densities within mixed-use designations, residential recycling, residential overlays over commercial and industrial zones, and residential development on religious properties through coordination with nonprofits. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan does not propose any development.

Future projects that implement the goals of the 2021-2029 Housing Element would be required to adhere to relevant development standards contained in the City’s Municipal Code to ensure compliance with the City’s erosion control plans, as well as applicable Federal, State, and local regulations related to erosion and topsoil loss. Although the majority of the City is developed, ground disturbance activities (e.g.,

excavation and grading) associated with demolition of existing development and construction of new development could result in erosion and topsoil loss. Areas of ground disturbance one acre or greater in size would be required to comply with the Construction General Permit, which involves implementation of erosion- and sediment-control Best Management Practices (BMPs) as detailed in a Stormwater Pollution Prevention Plan (SWPPP) prepared for the development. The BMPs would prevent erosion from occurring and would retain any eroded soils within property boundaries. In addition, potential environmental impacts related to erosion or loss of topsoil associated with future development would be assessed on a site-by-site basis at the time development is proposed. Mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. Because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would not result in impacts related to erosion or loss of topsoil.

c. and d. No Impact. According to the City's General Plan, coastal areas where elevations are less than 30 feet above sea level are highly susceptible to instability, landslides, and liquefaction.² According to the City's Local Hazards Mitigation Plan, there are little to no expansive soils present within the City and as such, the potential risk to residents and structures is considered negligible (City of Redondo Beach, 2020a).

While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan does not propose any physical development. Future development that implements the 2021-2029 Housing Element would be required to adhere to relevant development standards contained in the City's Municipal Code and the CBC. In addition, potential environmental impacts related to unstable soils, landslides, liquefaction, and expansive soils associated with future development would be assessed on a site-by-site basis at the time when development is proposed. If required by the City a geotechnical investigation would be prepared and recommendations would be implemented to reduce potential impacts. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would not result in impacts related to unstable soils, landslides, liquefaction, and expansive soils.

e. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations. Development that implements the programs of the 2021-2029 Housing Element would be infill within an urbanized area that is served by existing sewer connections and wastewater system. Therefore, no impact related to septic tanks would occur.

f. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Future development would be required to comply with all applicable Federal, State, and local policies, plans, and regulations related to the protection and/or preservation of paleontological resources. Potential impacts to paleontological resources located within future development sites would be assessed on a site-by-site basis and mitigation measures, if necessary, would be implemented through the application and environmental review process. Therefore, the 2021-2029 Housing Element would not destroy, either directly or indirectly, a unique paleontological resource or site or unique geologic feature.

² City of Redondo Beach, Hazards and Natural Hazards Element, 1993

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Implementation of the programs contained in the 2021-2029 Housing Element would accommodate development required to meet the City’s RHNA allocation. The potential impacts related to GHG emissions and global warming associated with future residential projects would be assessed at the time specific development projects are proposed. Future development consistent with the 2021-2029 Housing Element would be required to comply with all applicable Federal, State, and Regional policies, plans, and regulations related to GHG emissions and would be required to show consistency with the GHG reduction measures in the City’s CAP as applicable under CEQA. Therefore, the 2021-2029 Housing Element would not result in the generation of GHG emissions or would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–c. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Adoption of the plan would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous material, nor create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Furthermore, as a policy document, approval of the 2021-2029 Housing Element would not result in the emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of existing or proposed schools, nor impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, adoption of the 2021-2029 Housing Element would not result in environmental impacts related to hazards and hazardous materials.

d. No Impact. The 2021-2029 Housing Element is a policy document, consisting of a housing program. At the time of individual development proposals, the sites of proposed future residential projects would be evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites. The potential impacts related to any listed hazardous materials sites associated with future development would be assessed at the time development is proposed and mitigation measures, if necessary, would be implemented through the application and environmental review process. Adoption of the 2021-2029 Housing Element would result in no impact related to hazardous materials sites because no development is proposed at this time.

e. No Impact. The closest airports to the City include the Hawthorne Airport, located just over two miles to the northeast in the City of Hawthorne, the Zamperini Field Airport, which is located just over two miles to the southeast in the City of Torrance, and the Los Angeles International Airport, located approximately 3 miles to the north in the City of Los Angeles. The City is not located within any of these airports' influence areas and is not subject to the requirements of an Airport Land Use Compatibility Plan. Therefore, the 2021-2029 Housing Element would not expose people residing or working in the City to excessive noise levels associated with an airport.

f. No Impact. The 2021-2029 Housing Element would be consistent with all related General Plan policies, including the City's emergency response plans. All future development would be reviewed to ensure consistency with such applicable plans and thus would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Adoption of the 2021-2029 Housing Element would result in no impact related to emergency or evacuation plans because no development is proposed at this time.

g. No Impact. According to CalFire, the City is not located in a "Fire Hazard Severity Zone" or "Very High Hazard Severity Zone" for wildland fires (CalFire, 2011). Therefore, the City is not designated as a state responsibility area or classified as having a high fire hazard. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Adherence to the State and City's Fire regulations

would ensure that the risk of wildfire would be reduced to the greatest extent possible. Additionally, potential environmental impacts related to wildfire associated with future development would be assessed on a site-by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented through the application and environmental review process. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and c. (i-iv). No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Residential projects developed to meet the RHNA requirement would be located on infill or underutilized sites in urbanized areas and the City has procedures and regulations in place to ensure that there would be no significant impacts associated with stormwater runoff, erosion, and water quality. Future development consistent with the 2021-2029 Housing Element would be required to adhere to all applicable City regulations include the City’s Stormwater and Urban Runoff Pollution Control Regulations (Municipal Code Chapter 7 of Title 5) which requires projects to incorporate construction and post-construction BMPs to ensure stormwater runoff is controlled in a manner that would minimize water quality degradation, ensure that drainage patterns are not altered, and substantial erosion would not occur. Conformance with applicable requirements would also ensure that development would not result in increased rates or amounts of

surface runoff, exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows. Project-specific effects would be assessed at the time future development projects are proposed and mitigation measures, if necessary, would be implemented in accordance with CEQA. Therefore, the 2021-2029 Housing Element, as a policy document, would result in no impact related to water quality or drainage.

b. and e. No Impact. The City’s potable water sources are obtained from imported water purchased from the regional Metropolitan Water District and from local groundwater sources. Local groundwater is pumped through a series of three wells located in the far north end of North Redondo Beach. Adoption of the 2021-2029 Housing Element would not change existing groundwater demand or deplete groundwater supplies because the 2021-2029 Housing Element does not specifically propose any development projects. Additionally, adoption of the plan would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan and no impact would occur.

d. No Impact. A majority of the City is located in FEMA Flood “Zone C” – “Area of Minimal Flood Hazard.” However, areas of greatest risk of flooding in the City include the low-lying areas near natural or manmade bodies of water, including but not limited to the breakwater, marina, beaches, Alta Vista Park, and Redondo Union High School (City of Redondo Beach, 2020a). The City has established building regulations to reduce flooding hazards in Chapter 12, Article 5 of the City’s Municipal Code. While there is a risk of flooding in certain areas of the City, the potential for seiche is considered low, as there are no large bodies of water located within the City. However, due to the proximity to the Pacific Ocean, there is a risk of tsunami inundation along the coastline.

The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Construction and operation of future residential development projects implementing the 2021-2029 Housing Element would have the potential to be located within areas of the City that are at risk of flooding or tsunami inundation. However, all potential environmental impacts related to flooding, tsunami inundation, and seiche associated with future development would be assessed at the time when specific development projects are proposed on a site-by-site basis and mitigation measures, if necessary, would be implemented in accordance with CEQA. Therefore, the 2021-2029 Housing Element would result in no impact related to flooding, tsunami inundation, and seiche.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. No Impact. In May 2021, the City Council approved a Preferred Land Use Plan associated with PLANRedondo (the City's General Plan update to its Land Use Element and Map) and the 2021-2029 Housing Element is consistent with the Preferred Land Use Plan, which is anticipated to be adopted in 2022. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations and identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. To accommodate the RHNA allocation, the 2021-2029 Housing Element proposes additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations. Based on the land inventory process conducted for the 2021-2029 Housing Element and PLANRedondo, the City has identified that the majority of future development would occur on developed or underutilized parcels, with limited development on vacant parcels. Therefore, future development would constitute infill development within an urbanized area and there would be no potential to divide an established community. Thus, the 2021-2029 Housing Element would not physically divide a community and no impact would occur.

b. No Impact. As discussed above, the 2021-2029 Housing Element is consistent with the Preferred Land Use Plan associated with PLANRedondo that was adopted by City Council in May 2021. The 2021-2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. To accommodate the RHNA allocation, the 2021-2029 Housing Element proposes additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations.

The land use designations and zoning amendments associated with the 2021-2029 Housing Element are not under consideration at this time and the amendments will be processed as part of PLANRedondo. While the adoption of the 2021-2029 Housing Element would be inconsistent with the City's existing General Plan until the land use and zoning amendments are adopted and implemented, the 2021-2029 Housing Element contains a stipulation that the City must complete the land use and zoning amendments outlined in the plan by November 2023 as part of the Land Use and Zoning Ordinance update included with PLANRedondo. The stipulation mandates that the City enact these amendments regardless of the adoption of PLANRedondo, which would ensure that the 2021-2029 Housing Element is consistent with the current General Plan at that time. In addition, future development that implements the 2021-2029 Housing Element could not occur until any necessary amendments are adopted and, as such, no physical environmental impacts would occur. Therefore, while the 2021-2029 Housing Element is currently inconsistent with the adopted General Plan, no physical environmental impacts would occur from this inconsistency. Upon adoption of PLANRedondo, the 2021-2029 Housing Element would be consistent with the updated Land Use Element Land Use Plan and any potential environmental impacts associated with the adoption of the Land Use Plan would be evaluated and mitigated, as necessary, during the approval and environmental review process for PLANRedondo. Therefore, upon adoption of PLANRedondo, no conflict would remain.

Some parcels identified in the housing inventory are located within the Coastal Zone as properties suitable for future residential development. Future development that occurs within the Coastal Zone would be required to comply with all applicable regulations of the City’s Local Coastal Program (LCP) to ensure consistency with the California Coastal Act. Future development would be assessed for consistency with the LCP at the time specific development projects are proposed on a site-by-site basis and mitigation measures, if necessary, would be implemented in accordance with CEQA. Therefore, adoption of the 2021-2029 Housing Element would not result in impacts associated with conflicts with applicable land use plans and no impacts would occur.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. There are no designated mineral resources or mineral resources extraction sites within the City (City of Redondo Beach Land Use Map, 2008). The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations and proposes additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations. The majority of future development would occur on developed and underutilized parcels, with limited development on vacant parcels and future development would not be anticipated to impact mineral resources. In addition, the 2021-2029 Housing Element does not include any policies related to mineral resources or conflict with existing General Plan policies or City ordinances regulating the conservation and use of mineral resources. Therefore, the 2021-2029 Housing Element would not result in a loss of availability of a known mineral resource or loss of a locally important mineral resource recovery site and no impact would occur.

XIII. NOISE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-b. No Impact. The 2021-2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time.

While the construction and operation of future development under the plan would increase noise levels in the City, future development would be required to comply with all applicable Federal, State, and local policies, plans, and regulations related to ambient noise levels as well as adhere to the allowable noise thresholds established in the City’s Noise Ordinance contained in Chapter 24, Noise Regulations, of the City’s Municipal Code. In addition, the 2021-2029 Housing Element includes goals and policies that aim to control unacceptable noise levels with new development.

During construction associated with future residential development, the potential would exist for temporary or periodic increases in noise levels and/or ground-borne noise and vibration levels on and adjacent to project sites. The degree of such increases would depend on the type and intensity of construction activity, equipment type used, duration of equipment used, and distance between the noise source and noise receiver. Residential development also has the potential to result in incremental increases in long-term noise levels generated by increased vehicular traffic as well as new stationary sources of noise. Adherence to the City’s Noise Ordinance and compliance with General Plan Noise Element Policies would ensure that any such noise and vibration increases, both temporary and permanent, would be reduced to the greatest extent possible. Potential environmental impacts related to noise and vibration associated with future development would be assessed on a site-by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would not result in impacts related to increased ambient noise and vibration levels in the short- and long-term.

c. No Impact. The closest airports to the City include the Hawthorne Airport, located just over two miles to the northeast in the City of Hawthorne, the Zamperini Field Airport, which is located just over two miles to the southeast in the City of Torrance, and the Los Angeles International Airport, located approximately 3 miles to the north in the City of Los Angeles. The City is not located within any of these airports’ influence areas and is not subject to the requirements of an Airport Land Use Compatibility Plan. The 2021-2029 Housing Element would not expose people residing or working in the City to excessive noise levels associated with an airport.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations and identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. To accommodate the RHNA allocation, the 2021-2029 Housing Element proposes additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the Housing Element would not result in development at this time. The necessary amendments associated with the 2021-2029 Housing Element to accommodate the RHNA allocation will be considered as part of the PLANRedondo effort that includes changes to the City’s Land Use Plan.

Future development that occurs to implement the 2021-2029 Housing Element would increase the population in the City through the provision of housing. The RHNA allocation for the region has been included in SCAG’s Connect SoCal growth forecast for the years 2020-2030 and as such, the growth that could occur from implementation of the 2021-2029 Housing Element has been accounted for in regional growth projections. Future development that implements the 2021-2029 Housing Element would provide additional housing within the City and as such, would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere and no impact would occur.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-e. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations and identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. To accommodate the RHNA allocation, the 2021-2029 Housing Element proposes additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time.

However, future development that implements the goals of the 2021-2029 Housing Element would add new housing units in the City, which in turn would increase the demand on the City’s public services, including police and fire protection, schools, and libraries. Potential environmental impacts to public services associated with future development would be assessed on a site-by-site basis at the time the development is proposed and all required development fees would be paid on a project-by-project basis to ensure that public services would increase at the same rate as development. In addition, mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would have no impact on public services in the City.

XVI. RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. As indicated above, to accommodate the RHNA allocation, the 2021-2029 Housing Element proposes additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations. The 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the adoption of the Housing Element would not result in development at this time. However, future development that implements the 2021-2029 Housing Element would add new housing units in the City, which in turn would increase the demand on the City’s parks and recreational facilities. Potential environmental impacts to parks and recreational facilities associated with future development would be assessed on a site-by-site basis at the time the development is proposed. Future development would be required to pay development fees, including Quimby fees, on a project-by-project basis to ensure that parkland and recreational facilities are upgraded and expanded, as necessary, in conjunction with population growth in the City. Quimby fees would apply to projects that require the approval of a tentative or parcel subdivision map, where the fee would be determined by a formula incorporating the average fair market value of the amount of land that would otherwise be required for dedication or by the fee cap. In addition, if through the application and environmental review process, mitigation measures are determined necessary to reduce significant impacts that include the development of new parkland, any potential environmental impacts associated with the development of new parkland would also be evaluated and mitigated, as necessary, at that time. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur nor would it necessitate the expansion or construction of new recreational facilities. No impact to parks and recreation would occur.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-d. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. However, implementation of the programs contained in the 2021-2029 Housing Element would accommodate development required to meet the City’s RHNA allocation. New residential development would typically be expected to result in additional vehicular trips and the increased use of streets for all modes of transportation. The development anticipated by the 2021-2029 Housing Element would constitute infill development as it would occur primarily on underutilized properties within an urbanized area and would consist of various housing types. Additionally, many of the housing sites included within the 2021-2029 Housing Element are strategically located in proximity to existing and planned Metro Transit Stations. Future development would be consistent with the City’s Circulation Element and CAP, which addresses how local and regional traffic will circulate through the City under both existing and future conditions, as well as, addressing the needs of bicyclists, pedestrians, and transit and rail users. The goals, policies and improvements in the City’s 2021-2029 Housing Element are also intended to take advantage of existing and future regional rail facilities and create an active street life that would enhance the vitality of businesses while reducing vehicle miles travelled (VMT); reduce traffic congestion while increasing pedestrian safety and welfare; and promote the use of public transit. Therefore, future development consistent with the 2021-2029 Housing Element would be expected to generate fewer VMT and more multi-modal trips than conventional development.

Potential traffic impacts related to increased transportation system demands associated with future development would be assessed on a project-by-project basis at the time development is proposed and the City’s Traffic Engineer would require project-specific transportation analysis if warranted. Mitigation measures, if necessary, would be implemented to reduce potential impacts in accordance with CEQA. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would not generate additional demand on the regional and local circulation systems which would cause a conflict or obstruct a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, be

inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), create new roadway hazards, or restrict emergency access in the City. Thus, no impacts related to transportation would occur.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. Additional tribal consultations in accordance with AB 52 will occur at the time of the City’s General Plan Land Use Plan update and any future physical development. With regard to SB 18, while the 2021-2029 Housing Element is an amendment to the City’s existing General Plan, the land use designations and zoning amendments are not under consideration at this time. Tribal consultation has been initiated by the City pursuant to AB 52 and SB 18; however, the tribe with historic relevance within the City has determined that due to this being a policy document, said tribe has requested that future consultations shall occur as part of PLANRedondo (General Plan Land Use Plan amendment) and with any future ground disturbing activities thereby allowing consultation on the entirety of the City’s General Plan, including the Land Use Map, and when specific sites are developed. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations through additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofits. Adoption of the 2021-2029 Housing Element would not change or alter existing City policies to protect tribal cultural resources.

Depending on the location, future development in the City has the potential to cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code section 5020.1(k) or cause a substantial adverse change in the significance of a tribal cultural resource pursuant to Public Resources Code Section 5024, subdivision (c). To ensure that impacts to tribal cultural resources are avoided or mitigated to the fullest extent possible, future development would be required to adhere to all applicable Federal, State, and local policies, plans, and regulations related to the preservation and protection of historic and tribal cultural resources. Specifically, future development in the City would be

required to follow the protocols pursuant to AB 52 and SB 18 regarding notification and consultation with Native American Tribes. The potential impacts to tribal cultural resources of future residential projects would be assessed at the time specific development projects are proposed and mitigation measures would be adopted to reduce significant impacts, as necessary. Therefore, because the 2021-2029 Housing Element is a policy document that does not include physical development, adoption of the plan would not cause a substantial adverse change in the significance of a tribal cultural resource and no impact would occur.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-e. No Impact. The City of Redondo Beach receives its water service from the California Water Service Company (Cal Water). Cal Water 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. According to Cal Water's Urban Water Management Plan, water supply in the Hermosa-Redondo District is projected to be 14,967 AFY while water demand is anticipated to reach 14,778 AFY in 2040, thus supply would exceed demand (California Water Service, 2021). In addition, since the RHNA allocation for the region has been included in SCAG's Connect SoCal growth forecast for the years 2020-2030, the projected population growth has also been captured in Cal Water's 2020 Urban Water Management Plan. Therefore, adequate water supply is available to accommodate the City's housing needs through 2040, well beyond the current RHNA planning period. It should also be noted that some of the future residential development facilitated by the 2021-2029 Housing Element would provide new housing opportunities for residents already living in the City who may be currently living in overcrowded units and would not necessarily constitute new residents to the City. For this reason, projected population growth may not be directly correlated with the amount of new housing units that could be developed under the plan.

The local wastewater collection system is owned by the City and is managed, operated, and maintained by the City's Public Works Department. The City maintains 113 miles of sewer line and 15 pump stations

(City of Redondo Beach, 2020b). The system connects all buildings throughout the City with Los Angeles County Sanitation District (LACSD) interceptors, which carry the sewage to a regional treatment facility for disposal. Wastewater in the City is conveyed to the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. This wastewater treatment plant provides both primary and secondary treatment for approximately 3.5 million people throughout Los Angeles County. The JWPCP has a capacity of 400 million gallons per day and currently average daily flows are approximately 260 million gallons per day (LACSD, 2020). Therefore, the plant has a remaining daily capacity of approximately 140 million gallons per day, which would be sufficient to serve future development facilitated by the 2021-2029 Housing Element.

Parcels identified for future development in the land inventory process for the 2021-2029 Housing Element are within an urbanized area and are currently served by existing wet and dry utilities, including water, wastewater, solid waste removal systems as well as natural gas and electricity, telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi services. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations through strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. To accommodate the RHNA allocation, the 2021-2029 Housing Element proposes additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations.

While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time. Future residential development that implements the goals of the 2021-2029 Housing Element would result in an increase in population that would in turn increase the demand on the City's utility systems and services, including water, wastewater, and solid waste systems. Future development that implements the 2021-2029 Housing Element goals would adhere to relevant development standards and objective design guidelines contained in the City's General Plan, Title 9, Building Regulations, and Title 11, Public Utilities, of the City's Municipal Code, and all applicable Federal, State, and local goals, policies, and regulations associated with reducing water consumption and diversion of solid waste to ensure the conservation of these resources and the infrastructure to support them is maintained throughout the City. Potential environmental impacts to utilities and service systems associated with future development would be assessed on a site-by-site basis at the time the development is proposed and all required development fees would be paid to ensure that utilities and service systems would increase at the same rate as development. In addition, mitigation measures, if necessary, would be adopted in accordance with CEQA. Therefore, the 2021-2029 Housing Element would not cause existing water, wastewater, storm water drainage, electric power, natural gas or telecommunications systems to be expanded or necessitate the need for new facilities to be constructed due to demand exceeding supply. In addition, the 2021-2029 Housing Element would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Thus, no impact to existing utilities and service systems in the City would occur.

XX. WILDFIRE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-d. No Impact. According to CalFire, the City is not located in a “Fire Hazard Severity Zone” or “Very High Hazard Severity Zone” for wildland fires (CalFire, 2011). Therefore, the City is not designated as a state responsibility area or classified as having a high fire hazard. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Adherence to the State and City's Fire regulations would ensure that the risk of wildfire would be reduced to the greatest extent possible. Additionally, potential environmental impacts related to wildfire associated with future development would be assessed on a site-by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented during the application and environmental review process. Therefore, the 2021-2029 Housing Element would not result in increased risk of wildfire, impede an adopted emergency response plan, necessitate the installation or maintenance of facilities or features used to suppress wildfires, or expose people or structures to geological hazards as a result of wildfires. Thus, no impacts associated with wildfires would occur.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-c. No Impact. As discussed throughout the above portions of the Initial Study Checklist, the 2021-2029 Housing Element is a policy document and its adoption would not result in environmental impacts. Although implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation, the 2021-2029 Housing Element does not entitle or permit any particular residential development project. The adoption of the 2021-2029 Housing Element does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered, or threatened species; historic resources; or human beings. Potential impacts resulting from the development of future residential projects would be assessed at the time development is proposed. Mitigation measures would then, if necessary, be adopted in conformance with CEQA. Therefore, because the 2021-2029 Housing Element is a policy document that does not include physical development, the 2021-2029 Housing Element would result in no environmental impacts.

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Attachment 1
2021-2029 Housing Element

City of Redondo Beach 2021-2029 Housing Element

June 2021

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 sixth update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region, the Housing Element covers a planning period of October 15, 2021 through October 15, 2029.

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.

In 2020, the City population was estimated to be 66,994, an increase of about 0.4 percent from 66,748 since 2010. 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 40 or more years old (built before 1980). Many homes are well maintained though and programs offered by the City to encourage rehabilitation will prevent continued deterioration.

The City has changed demographically throughout the last decade. In 2010, approximately 65 percent of the population was White. The Asian and Hispanic share of the population was 12 percent and 15 percent, respectively. The 2015-2019 American Community Survey (ACS)¹ documented an increase in Hispanic residents to 16 percent of the City population. The share of Asian residents also increased, to 13.5 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 City of Redondo Beach's sixth Housing Element update and covers a planning period of October 15, 2021 to October 15, 2029. The Housing Element identifies strategies and programs that focus on:

¹ The 2015-2019 ACS developed by the Census Bureau is the primary source of data available for providing a community context. This dataset is the most comprehensive dataset available. However, ACS is a survey of about five percent of the community and extrapolated to represent the entire community. Interpretation of ACS data should focus on relative proportions rather than in absolute numbers, as recommended by the Census Bureau.

- 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 2.2.1).
- Housing Needs and Resources: An analysis of the demographic and housing characteristics and trends (Section 2.2.2).
- Constraints on Housing Production: A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 2.2.3).
- Housing Resources: An evaluation of resources available to address housing goals (Section 2.2.4).
- Housing Plan: A statement of the Housing Plan to address the identified housing needs, including housing goals, policies and programs (Section 2.2.5).

The Housing Element also includes several appendices that provide detailed background information on the analysis.

C. Public Participation

Participation by all economic segments in the 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.

The City of Redondo Beach is in the process of updating its General Plan. A General Plan Advisory Committee (GPAC) was established and met 22 times over the course of four years to discuss various topics regarding the General Plan, including a Land Use Plan that reevaluated the City’s residential development potential and mixed use policy. GPAC consists of 27 community members and regularly discussed land use, including residential uses, and other issues relating to parks and recreation opportunities.

The City maintains a General Plan update website – PlanRedondo – where the public can obtain background information on the General Plan and information on meetings and outcomes. Additionally, the City regularly updates a dedicated social media page on Facebook and sends regular e-blast updates to over 10,000 email addresses of interested parties.

https://www.redondo.org/depts/community_development/planredondo/default.asp

The various community input opportunities are summarized in Appendix C.

D. Relationship to Other General Plan Elements

The Housing Element is one of the 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 City is in the process of conducting updates to the: Land Use Element, Safety Element (inclusive of the Noise Element), and Conservation, Parks and Recreation, and Open Space Elements of the City’s General Plan. This Housing Element is consistent with the Preferred Land Use Plan developed as part of the General Plan update.

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 HCD Pre-Certified Local Housing Data developed by the Southern California Association of Governments (SCAG) and supplemented with data obtained from the Census, American Community Survey (ACS), and other sources.

A. Population

1. Population Growth Trends

Population within the City of Redondo Beach grew rapidly between 1900 and 1970 (see Table H-1). This period of rapid population growth, however, was followed by a period of much slower growth from 1970 to the present. 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. Since 1990, the City's population has increased by approximately five percent every decade until recently. The 2020 population is estimated at 66,994 by the State Department of Finance (DOF), an increase of 0.4 percent since the 2010 Census, reflecting the built out character of the community.

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
2020	66,994	0.4

Sources: Bureau of the Census (1900-2010) and State Department of Finance (2020).

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, between 2010 and 2020, the City population increased 0.4 percent along with a housing growth of 0.9 percent. The number of households (occupied housing units) decreased slightly, due to an increased vacancy rate (Table H-24).

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
2020	66,994	0.4	30,892	0.9	29,002	-0.03

Sources: Bureau of the Census (1960-2010) and State Department of Finance (2020)

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. Redondo Beach residents under 18 years of age represented 16.2 percent of the population, lower than the County share of 18.8 percent. The population aged 55 years and older expanded during this time period.

The age distribution of the City’s population between 2000 and 2019 is depicted in Table H-3 and shown alongside the age distribution for the County of Los Angeles. The proportion of the population under 20 years old increased, especially during the last decade, while the population between the ages of 20 and 54 (working age) decreased during the same period. The population aged 55 years expanded during this time period.

Age Group	Redondo Beach					County of Los Angeles				
	% Share in Population			Change in Proportional Share		% Share in Population			Change in Proportional Share	
	2000	2010	2019	2000-2010	2010-2019	2000	2010	2019	2000-2010	2010-2019
Under 5	5.7	6.3	9.1	0.6	2.8	7.8	6.6	5.8	-1.2	-0.8
5-19	14.6	14.7	16.2	0.1	1.5	23.2	21.0	18.8	-2.2	-2.2
20-34	25.5	21.1	17.9	-4.4	-3.2	24.0	22.7	23.7	-1.3	1.0
35-54	37.7	35.2	31.4	-2.5	-3.8	28.05	28.5	27.2	0.45	-1.3
55+	16.5	22.7	25.3	6.2	2.6	17.0	21.2	24.3	4.2	3.1
Median Age	36.7	39.3	38.7	2.6	-0.6	32.0	34.8	37.0	2.8	2.2

Sources: Bureau of the Census (1960-2010) and ACS 2019 1-Year estimate

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 2000 the City’s population has become more racially/ethnically diverse. Approximately 60 percent of Redondo Beach residents in 2019 were non-Hispanic Whites, compared to 65.2 percent in 2010 (Table H-4), and 70.8 percent in 2000. The Asian population increased from 9 percent of the total population in 2000 to 13.5 percent in 2019. And, the Black population also increased very slightly from 2.4 percent of the total population in 2000 to approximately 3.1 percent in 2020. The City’s Hispanic population increased from approximately 13.5 percent of the total population in 2000 to 16 percent in 2019.

Race/Ethnicity	2000		2010		2019	
	Number	%	Number	%	Number	%
Not of Hispanic Origin						
Total	54,737	86.5	56,606	84.8	56,652	84.0
White	44,819	70.8	43,531	65.2	40,679	60.3
Black	1,531	2.4	1,772	2.7	2,111	3.1
Asian	5,677	9.0	7,858	11.8	9,101	13.5
Native American	185	0.3	163	0.2	183	0.3
Other	2,525	4.0	3,282	4.9	4,578	6.8
Hispanic Origin						
Total	8,524	13.5	10,142	15.2	10,771	16.0
White	4,916	7.8	6,274	9.4	7,174	10.6
Black	61	0.1	80	0.1	217	0.3
Asian	79	0.1	146	0.2	38	0.1
Native American	110	0.2	128	0.2	101	0.1
Other	3,358	5.3	3,514	5.3	3,241	4.8
TOTAL	63,261	100.0	66,748	100.0	67,423	100.0
Source: Bureau of the Census (1990-2010) and 2015-2019 ACS.						

5. Employment

The Census provides employment information about the City’s residents, including the number of persons employed in a particular industry and whether they are employed by businesses either outside or within their community. In 2019, 39,166 Redondo Beach residents aged 16 and over were in the labor force, representing a participation rate of 72.5 percent. About 2.7 percent of the City’s residents were unemployed, a decrease from the unemployment rate of 4 percent in 2000. COVID-19, however, has significantly impacted the employment situation in Redondo Beach, along with most communities in California. In June 2020, the unemployment rate in Redondo Beach was reported at 13.7 percent. Recovery is underway, with April 2021 unemployment rate reported at 8.2 percent, according to the State Employment Development Department. The City’s pre-COVID unemployment rate was 4.7 percent in March 2020.

The types of jobs held by Redondo Beach residents in 2019 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 60.5 percent of jobs in 2019 and 53.1 percent of jobs in 2000, and the decrease in sales and office occupations from 26.5 percent to 20.6 percent during the same period.

Job Category	2000		2019	
	Number	%	Number	%
Management, Business, Science, and Arts Occupations	20,249	53.1	22,712	60.5
Service Occupations	3,827	10.0	3,819	10.2
Sales and Office Occupations	10,092	26.5	7,745	20.6
Natural resources, construction, and maintenance occupations	2,073	5.4	1,174	3.1
Production, transportation, and material moving occupations	1,865	4.9	2,121	5.6
Total Employed Persons (16 Years & Over)	38,106	100.0	37,571	100.0
Source: Bureau of the Census, 2015-2019 ACS.				

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 2020 (Table H-6). By contrast, farming and food preparation occupations were among the lowest paid occupations. In 2015-2019, a large proportion of Redondo Beach residents (60.5 percent) were employed in typically high earning occupations (Table H-5). Government and retail employers accounted for four of the top ten principal employers in the City in 2019 (Table H-7).

Occupations	Average Salary \$
Legal	132,856
Management	136,326
Architecture and Engineering	103,803
Healthcare Practitioners and Technical	100,721
Computer and Mathematical	102,452
Arts, Design, Entertainment, Sports and Media	88,286
Business and Financial Operations	85,014
Life, Physical and Social Science	93,101
Education, Training and Library	71,575
Community and Social Service	81,283
Construction and Extraction	61,850
All Occupations	62,005
Protective Service	63,863
Installation, Maintenance and Repair	57,329
Sales	37,107
Office and Administrative Support	46,702
Transportation and Material Moving	42,940
Healthcare Support	34,776
Production	53,095
Farming, Fishing and Forestry	36,515
Building, Grounds Cleaning, and Maintenance	27,885
Personal Care and Service	37,086
Food Preparation and Serving Related	32,237
Source: State Employment Development Department, 2020	

Employer	Industry
Northrop Grunman (TRW)	Manufacturing
Redondo Beach Unified School District	Education
City of Redondo Beach	Government
Macy's (Robinson's May)	Retail
DHL Global Forwarding	Shipping
The Cheesecake Factory	Restaurant
United States Post Office	Government
Frontier	Communications
Target Store	Retail
Silverado Beach Cities	Residential Care
Source: City of Redondo Beach, FY 2020 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 over time since 2000. 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.

The number of households in Redondo Beach has decreased over time and the household composition had shifted somewhat. In 2019, Redondo Beach had more family (61 percent) than non-family (39 percent) households (Table H-8). The number of families in the City has increased while the number of people living in non-family households decreased.

Table H-8: Changes in Household Types (2000-2019)

Household Types	2000		2010		2019		Percent Change			
							2000-2010		2010-2019	
	#	%	#	%	#	%	#	%	#	%
Families	15,330	53.6%	16,011	56.1%	16,684	60.9%	681	4.4%	673	4.2%
Married w/ Children	5,015	17.5%	7,877	27.6%	6,363	29.0%	2,862	57.1%	-1,514	-19.2%
Married w/o Children	6,683	23.4%	4,452	15.6%	7,233	20.0%	-2,231	-33.4%	2,781	62.5%
Other Families	3,632	12.7%	3,682	12.9%	3,088	11.9%	50	1.4%	-594	-16.1%
Non-Families	13,264	46.4%	12,259	43.9%	10,799	39.1%	-1,005	-7.6%	-1,460	-11.9%
Single	9,445	33.0%	9,618	33.7%	8,355	29.8%	173	1.8%	-1,263	-13.1%
Other Non-Families	3,819	13.4%	2,911	10.2%	2,444	9.3%	-908	-23.8%	-467	-16.0%
Total Households	28,594	100.0%	28,540	100.0%	27,663	100.0%	-54	-0.2%	-877	-3.1%

Source: Bureau of the Census, 2015-2019 ACS.

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-9). This trend continued in 2019 (2.43 persons). Household size in the City is smaller than the 2019 countywide average of 2.96 persons. This is consistent with the small increase in population but 3.3 percent decrease in the number of households.

Year	Persons Per Household
1960	3.29
1970	2.84
1980	2.31
1990	2.25
2000	2.21
2010	2.29
2019*	2.43

Sources: Bureau of the Census (2010); *ACS (2019).

Nearly one-third (30.2 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-10). Household size also varied by tenure, with owner-occupied units averaging 2.4 persons per units and renter-households averaging approximately 2.1 persons per unit. Furthermore, about 22.3 percent of owner-occupied units were comprised of four or more persons in 2019, while about 16 percent of renter-occupied units had four or more persons.

Household Size	All Households		Owner-occupied units		Renter-occupied units	
	Number	%	Number	%	Number	%
1 Person	8,355	30.2	3,386	23.4	4,987	37.5
2 Persons	9,400	34	5,016	34.9	4,384	33
3 Persons	4,597	16.6	2,781	19.4	1,816	13.7
4 Persons or more	5,311	19.2	3,200	22.3	2,111	15.9

Source: ACS 2015-2019.

3. Household Income

Median household income in Redondo Beach has increased since 2000 and is related to the City’s favorable coastal location and high real estate values. Household, family, and per capita income have all increased over the past two decades (Table H-11). While the increase is less over the past five years in Redondo Beach than over the fifteen years prior, incomes remain substantially higher than levels than the County (Table H-12).

	2000	2015	2019	Increase		% Increase	
				2000-2015	2015-2019	2000-2015	2015-2019
				Median Household Income	\$69,173	\$105,145	\$113,499
Median Family Income	\$80,543	\$122,895	\$140,227	\$42,352	\$17,332	52.6	14.1
Per Capita Income	\$38,305	\$53,001	\$62,528	\$14,696	\$9,527	38.4	18.0

Source: Bureau of the Census (2000); American Community Survey (2015-2019 5-year estimates)

	2000	2015	2019	Increase		% Increase	
				1990-2000	2015-2019	2000-2015	2015-2019
				Median Household Income	\$42,189	\$56,196	\$72,797
Median Family Income	\$46,452	\$62,703	\$81,912	\$7,417	\$16,251	35.0	25.9
Per Capita Income	\$20,683	\$28,337	\$36,044	\$4,534	\$7,654	37.0	27.0

Source: Bureau of the Census (2000); American Community Survey (2015-2019 5-year estimates)

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 2013-2017 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.

Classification	2000		2006-2010		2013-2017	
	Households	%	Households	%	Households	%
Extremely Low Income	1,335	4.7	2,610	9.1	2,055	7.4
Very Low Income	1,279	4.5	2,120	7.4	2,520	9.0
Low Income	2,403	8.4	2,810	9.8	2,635	9.5
Moderate and Upper Income	23,453	82.4	21,000	73.7	20,615	74.1
Total	28,470	100.0	28,470	100.0	27,820	100.0

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) (2000, 2006-2010, and 2013-2017)

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 2013-2017 ACS, is displayed in (Table H-14). 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 (43.6 percent) compared to owner-households (38.1 percent).
- Large families who were owners (57.2 percent) and elderly renters (60.3 percent) had the highest level of housing problems regardless of income level.
- Very low income and extremely low income renter-households had the highest incidence of housing problems (91.1 percent and 82.1 percent, respectively).

Table H-14: Housing Assistance Needs of Lower Income Households (2013 to 2017)

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)	510	195	15	1,370	470	115	0	
% with any housing problem	88.2%	87.2%	100.0%	82.1%	83.0%	78.3%	0%	82.0%	82.1%
% with cost burden >30%	88.2%	79.5%	0.0%	79.9%	81.9%	78.3%	0%	80.6%	80.1%
% with cost burden > 50%	72.5%	79.5%	0.0%	74.1%	72.3%	60.9%	0%	69.8%	72.6%
Very Low Income (31-50% AMI)	450	645	15	1,520	735	160	25	995	2,515
% with any housing problem	74.4%	96.9%	100.0%	91.1%	55.1%	93.8%	16.0%	62.2%	79.7%
% with cost burden >30%	74.4%	96.9%	100.0%	91.1%	55.1%	93.8%	16.0%	62.7%	79.9%
% with cost burden >50%	64.4%	60.5%	100.0%	70.1%	40.1%	81.3%	16.0%	47.1%	61.0%
Low Income (51-80% AMI)	285	810	55	1,685	570	230	35	950	2,635
% with any housing problem	78.9%	88.3%	100.0%	89.6%	51.8%	58.7%	100.0%	55.3%	77.2%
% with cost burden >30%	75.4%	88.3%	100.0%	89.3%	52.6%	60.9%	97.1%	56.2%	77.4%
% with cost burden > 50%	29.8%	29.0%	0.0%	31.5%	25.4%	39.1%	11.4%	29.9%	30.9%
Moderate/Upper Income (>80% AMI)	760	4,140	530	9,265	2,565	6,510	515	11,335	20,600
% with any housing problem	26.3%	21.7%	37.7%	21.8%	24.0%	22.5%	56.3%	25.1%	23.6%
% with cost burden >30%	25.0%	16.9%	13.0%	17.5%	23.6%	22.4%	48.5%	24.6%	21.4%
% with cost burden > 50%	4.6%	1.2%	0.0%	1.4%	6.2%	5.4%	9.7%	6.3%	4.1%
Total Households	2,005	5,790	615	13,840	4,340	7,015	575	13,975	27,815
% with any housing problem	60.3%	41.6%	46.3%	43.6%	39.3%	26.2%	57.2%	32.6%	38.1%
% with cost burden >30%	59.4%	37.9%	22.6%	40.5%	39.1%	26.2%	50.1%	32.2%	36.3%
% with cost burden > 50%	38.9%	14.3%	2.4%	19.8%	21.7%	9.1%	10.1%	14.0%	16.9%

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), 2013-2017 ACS data.

1. Cost Burden

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

As shown in Table H-14, 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-15 shows that overcrowding in the City has declined dramatically since 1990. This may be partly due to the replacement of many traditional family households with single-person and single-parent family households. Between 2015 and 2019, approximately 2.2 percent of all units in the City were overcrowded. By comparison, about 11.1 percent of all units in Los Angeles County were overcrowded.

	1990	2000	2011-2015	2015-2019
Total Occupied Units	26,717	28,566	27,733	27,663
Total Overcrowded	1,099	1,201	493	603
Percent Overcrowded	4.1	4.2	1.8	2.2

Source: Bureau of the Census (1970, 1980, 1990, and 2000) and American Community Survey (2011-2015; 2015-2019).

The incidence of overcrowding varies by tenure. In Los Angeles County, 16.2 percent of renters face severe overcrowding, while 11.3 percent of owners according to the 2015-2019 ACS. The majority of overcrowded units in Redondo Beach (76.6 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 23.4 percent of overcrowded units. This information is summarized in Table H-16.

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 households in the City with more than five persons has only slight decreased in recent years, making it more difficult for these households to find and afford an adequately sized unit. In 2010, there were 5.6 percent large households in the City (households with five or more members) compared to 5.1 percent in 2019.

Category	2011-2015		2015-2019	
	Number	%	Number	%
Occupied Housing Units	27,733	100%	27,633	100%
Overcrowded Units	493	1.8%	603	2.2%
Owner-occupied	109	22.1%	172	28.5%
Renter-occupied	384	77.9%	431	71.5%
Units with 1.01-1.50 persons/room	398	80.7%	462	76.6%
Units with 1.51-2.00 persons/room	78	15.8%	102	16.9%
Units with 2.01 or more persons/room	17	3.45%	39	6.5%
Source: American Community Survey (2011-2015; 2015-2019).				

D. Special Needs Groups

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances including 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-17 summarizes Redondo Beach’s special needs population and Table H-21, located at the end of this section, provides an inventory of resources available to serve these groups.

Special Needs Group	# of Persons or Households	# of Owners	# of Renters	% of Total Households or Persons
Households w/ members age 65+	8,913	--	--	13.2
Elderly (65+) headed households	5,793	4,444 (30.9%)	1,349 (10.2%)	20.9
Elderly living alone	2,683	1,678 (12.0%)	992 (7.3%)	9.7
Disabled persons	4,369	--	--	6.5
Large households (5+ persons)	1,412	691 (48.9%)	721 (51.1%)	5.1
Single-Parent Households	3,283	--	--	11.8
Female headed households with children	2,111	--	--	7.6
Residents living below poverty*	2,629	--	--	3.9
Farmworkers	0	--	--	--
Homeless*	176	--	--	<1

Source: 2015-2019 ACS, *2020 Greater Los Angeles Homeless Count Report, LAHSA

Seniors

Seniors face unique housing circumstances because of three factors: a limited or fixed income; health care costs; and disabilities. Between 2015 and 2019, 8,913 Redondo households included senior members (age 65 and over), representing 13.2 percent of the City’s total households. Furthermore, approximately 5,793 Redondo Beach households (20.9 percent of total households) were headed by persons over age 65. Of all owner-households, 30.9 percent were headed by seniors and of all renter-households, 10.2 percent were headed by seniors.

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 2015 and 2019, 2,629 people living below the poverty level in Redondo Beach, and approximately seven percent were seniors. As shown in Table H-14, 60 percent of elderly renter-households experienced housing problems, in comparison to 40 percent of elderly owner-households. Approximately 60 percent of elderly renter-households had a cost burden greater than 30 percent.

Resources Available

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, as of May 2021, six residential care facilities for the elderly offer a combined capacity of 282 beds.

The City’s Community Services Department provides programs, services, information, and referrals that promote physical and mental health for the 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-21.

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.

According to 2015-2019 ACS data, disabled persons make up approximately 6.5 percent of the population in Redondo Beach. Between 2015 and 2019, 45 percent of the City's population with disabilities was made up of residents aged 65 and older, while 51 percent were aged 18 to 64. Of the residents 65 years and older, ambulatory, hearing and independent living difficulties were prevalent (Table H-18).

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 66 percent of the City's housing units were more than 40 years old and another 25 percent reaching at least 30 years old during this Housing Element planning period. Therefore, the majority of the City's housing stock does not comply with the American with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	21.3%	14.3%	23.0%	18.5%
With a vision difficulty	13.2%	11.6%	8.5%	10.3%
With a cognitive difficulty	39.2%	21.1%	11.3%	17.4%
With an ambulatory difficulty	13.2%	23.6%	31.8%	26.9%
With a self-care difficulty	13.1%	9.5%	7.1%	8.6%
With an independent living difficulty	--	19.9%	18.3%	18.3%
Total Persons with Disabilities	357	4,319	3,819	8,495

Note:
1. Persons under 5 years of age are not included in this table.
2. Persons may have multiple disabilities.
Source: American Community Survey (2015-2019).

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.

In Redondo Beach, there are 342 people with developmental disabilities according to the State of California Department of Developmental Services (Table H-19). This represents 0.5 percent of the total population of the City and is about evenly split between adult and children. Furthermore, about 80 percent of these individuals were residing in private home with their parent or guardian and 12 percent were living in a Community Care Facility.

Zip Code	00-17 yrs	18+ yrs	Total All Ages
90277	107	82	189
90278	74	79	153

State of California Department of Developmental Services Consumer Count by California ZIP Code and Age Group Regional Center and Early Start Consumers, December 2020

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.

According to the State's Community Care Licensing Division records, there are six residential care facilities for the elderly in Redondo Beach, with a combined capacity of 282 beds and three adult residential care facilities which provide a capacity for 108 beds. The City's Community Services Department offers a wide range of programs, services, information and referrals to help persons with disabilities. Table H-21 details further assistance programs/services that are available to disabled residents in the City of Redondo Beach.

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-17, 5.1 percent of Redondo Beach households were considered large households in 2019. The proportion of large households has been steadily declining, from 5.6 percent in 2010, to 5.2 percent in 2015, and 5.1 percent in 2019. Most of these large households (51 percent) rented their homes, while 49 percent owned 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 data from 2013-2017 on the housing needs of lower income households (Table H-14), 46 percent of all large renter-households and 57 percent of all large owner-households were experiencing housing problems.

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-21 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 2010 and 11.8 percent were single-parent households in 2019 (Table H-20). There were more female-headed single-parent households than male-headed single-parent households in both 2010 and 2019. According to 2015-2019 ACS data, 5.5 percent of female-headed single-parent households were living below the poverty level.

Household Type	2010		2019	
	#	%	#	%
Single Male with Children	508	1.8	1,172	4.2
Single Female with Children	1,200	4.1	2,111	7.6
Total Single Parent Households	1,708	5.9	3,283	11.8
Total Households	29,011	100.0	27,621	100.0

Source: American Community Survey (2015-2019).

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-21 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 2015-2019 ACS identified that about four percent of all Redondo Beach residents are living below the poverty level. Approximately two percent of family households in the City were living in poverty. Similarly, two 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-21 lists various assistance services for households living in poverty.

Farmworkers

The 2015-2019 ACS indicates that no residents in the City held jobs in agriculture, forestry, fishing and hunting, and mining. Any low income workers are eligible for community-wide housing programs assisting low income residents.

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 2020 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimates that there were 173 people experiencing homelessness in Redondo Beach – a decrease from the 216 people in the City during the 2016 LAHSA homeless count.

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. SHAWL offers counseling services, substance abuse rehabilitation programs, and assistance for women who want to regain custody of their children.

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.

In September 2020, the Redondo Beach Council voted to move forward with a plan to provide temporary homeless shelters on the lot where the City’s Transit Center is being constructed in the northern part of the City. The shelter operations were jointly funded by the City of Redondo Beach and the County using CDBG funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the 15 “pallet shelters” (temporary homeless shelters) at the 1521 Kingsdale site with the potential to increase the number of pallet shelters in the future. The current location will serve as the site until the emergency orders are lifted and then the City Council will decide whether to move the shelters to a different location or have them remain at the Kingsdale

site. A zoning change may be needed for the pallet shelters to remain after the emergency orders are lifted. The latest Letter of Agreement extends the program until July 31, 2022 but it allows for extending the term.

Table H-21: 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.
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.
	Nutrition Program	Senior lunch program available five days a week at two separate sites.
	Income Tax Assistance	Free assistance filing income tax returns for older adults and disabled persons.
Source: City of Redondo Beach, 2021.		

E. Housing Stock

1. Housing Unit Type

The mix of housing units in Redondo Beach has changed significantly since 1960 (Table H-22:). Single-family detached housing comprised over three-fourths (77 percent) of the City's housing stock in 1960, but by 2015-2019, only about 41 percent of housing units were single-family detached homes. Single-family attached² 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 762 units built since 1990). Single-family attached housing now comprises 14 percent of the City's housing units.

Apartments made up 44 percent of the City's total housing stock in 2015-2019. 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 31 percent of units. Meanwhile, the City's inventory of mobile homes decreased significantly between 2000 and 2019.³ 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-22: Housing Unit Type (1960-2019)

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
2019	30,024	12,266	40.9	4,253	14.2	3,987	13.2	9,334	31.1	184	0.6

* 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; 2015-2019).

² 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.

³ 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 Redondo Beach housing units that were occupied in 2019, 50.5 percent were owner-occupied and 49.5 percent were renter-occupied. The proportion of homeowners in the City was higher in comparison to Los Angeles County as a whole, where 45.8 percent of units were owner-occupied, and 54.2 percent were renter-occupied.

Housing tenure historical trends are shown in Table H-23. 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. However, homeownership in the current housing market may be out of reach to many households, leading to a declined homeownership rate in 2019.

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
2019	14,363	51.9	13,298	48.1	27,663

Source: Bureau of the Census (1960, 1970, 1980, 1990, 2000, and 2010, ACS 2015-2019).

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.

In 2019, 1.1 percent of the homeowner housing stock was available for sale and 4.7 percent of the rental housing stock was available for rent. In addition to vacant units for sale or rent, another 5.2 percent of the housing stock was vacant in 2019 for other reasons, including units for seasonal, recreational, or occasional use, as well as units undergoing extensive remodels, and units rented or sold but not yet occupied. The total for all types of vacant housing units in 2019 was 2,361, representing an overall vacancy rate of 7.9 percent.

Vacancy rates for the period from 1960 to 2019, based on Census numbers and the ACS are shown in Table H-24. As shown, vacancy rates generally declined over the years, reflective of an increasingly tightening housing market; however, overall vacancy rates increased during the 2000s.

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
2019	823	2.7	2,361	7.9	30,024

Notes:

- 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.)
- '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, 2010, 2015-2019 ACS).

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.

Redondo Beach is known for its quaint, historical charm. Much of the City's housing stock is made up older homes. According to the 2015-2019 ACS, about 66 percent of the City's housing units were more than 40 years old and another 25 percent reaching at least 30 years old during the Housing Element planning period. While age alone is not an indicator of housing condition, older structures do tend to have greater rehabilitation needs.

Year Unit Built	Number	Percent
1939 or earlier	1,172	4.2
1940 -1959	7,399	26.7
1960 -1979	9,656	34.9
1980 -1999	6,991	25.3
2000 - 2009	1,875	6.8
2010 - 2013	269	1.0
2014 - 2019	301	1.1
Total	27,663	100.0

Source: American Community Survey (2015-2019).

Substandard Structures

The City's Code Enforcement program is reactive to complaints filed. 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, with only a modest increase to approximately 65 from 50 structures in Redondo Beach noted as dilapidated and to approximately 165 from the 150 dwelling units reported to be in need of substantial rehabilitation.

The City's Code Enforcement Staff estimates complaints concerning dilapidated structures and dwelling units in need of substantial rehabilitation are filed at a rate of approximated 1-3 per month. The City's Code Enforcement Staff notes current trends concerning substandard housing conditions generally evolve from unpermitted conversions of portions of existing structures and older residential units with owners that have aged in place or where the original owners have deceased and left their properties to children or grandchildren and the residences are either vacant for extended periods or converted to rental properties with minimal maintenance.

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 2020, the median sales price for a single-family home in Redondo Beach was \$1,160,000. In 2021 this rose to \$1,316,500, a 13.5 percent increase. While the median sales prices of homes in Redondo Beach were higher than that of neighboring Torrance, prices remained significantly lower than those in nearby Hermosa Beach, Manhattan Beach, and Rancho Palos Verdes. 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.

	# of Sales	2021 Median Sales Price \$	2020 Median Sales Price \$	% Change
Redondo Beach	104	1,316,500	1,160,000	13.5
Torrance	156	946,000	756,000	25.1
Hermosa Beach	29	1,965,000	1,346,591	45.9
Manhattan Beach	47	2,795,000	2,349,500	19.0
Rancho Palos Verdes	57	1,420,000	1,265,000	12.3
Los Angeles County	7,974	750,000	640,000	17.2
Source: Core Logic, March 2021				

Cost of Rental Housing

In May 2021, 30 units were listed for rent in the City of Redondo Beach. Rents for these housing units ranged from \$1,495 (for a one-bedroom apartment) to \$6,500 (for a four-bedroom 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-27 shows the detailed breakdown of Redondo Beach rental units by number of bedrooms. The median rent levels in Redondo Beach ranged from \$2,300 for a one-bedroom apartment to \$5,300 for a housing unit with four or more bedrooms.

Bedroom	Number Listed	Median Rent	Average Rent	Rent Range
Studio	-	-	-	-
1	9	\$2,300	\$2,202	\$1,495 - \$2,950
2	14	\$2,223	\$2,243	\$1,800 - \$2,935
3	4	\$3,600	\$3,572	\$2,795 - \$4,295
4+	3	\$5,300	\$5,550	\$4,850 - \$6500
Total	30	\$2,950	\$3,392	\$1,495 - \$6,500
Source: Craigslist.com, Accessed (May 2021)				

Housing Affordability

Table H-28 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. These figures are estimates only and presented for the purpose of demonstrating the significant gaps between market rents/home prices and affordability levels. Based on the rents and home prices shown earlier, lower income households cannot afford housing in Redondo Beach. Moderate income households (with five or more members) at the high end of the income range may be able to afford small rental units in the City only.

Table H-28: Housing Affordability Matrix (2020)						
Extremely Low-Income (0-30% AMI)						
1-Person	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2-Person	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3-Person	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4-Person	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5-Person	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low Income (31-50% AMI)						
1-Person	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4-Person	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5-Person	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income (51-80% AMI)						
1-Person	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4-Person	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5-Person	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Moderate Income (80-120% AMI)						
1-Person	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4-Person	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5-Person	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325
<p>Assumptions: 2020 income limits; 30% of household income spent on housing; LACDA utility allowance; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% 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.</p> <p>Sources: California Department of Housing and Community Development 2020 Income Limits; Los Angeles County Development Authority (LACDA), 2020 Utility Allowance Schedule; Veronica Tam & Associates, 2020.</p>						

6. Inventory of Affordable Housing

There are three publicly assisted affordable rental housing projects in Redondo Beach. These assisted developments serve the senior population with a total capacity of 333 units, of which 203 are deed restricted for lower income use. Table H-29 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 created affordable ownership housing as part of its inclusionary housing requirement within the Coastal Zone.

Table H-29: Assisted Rental Housing Projects

Project	Type	Affordable Units	Total Units	Program	Year Built	Earliest Conversion Date
Casa de Los Amigos 123 S. Catalina Avenue	Senior Apartments	Low (60% AMI): 133	Total: 136	LIHTC	PIS 2008 (Acquired/ Rehabbed)	2038
Seasons Senior Apartments 109 S. Francisca Ave.	Senior Apartments	Very Low: 30	Total: 150	Bond	1995	2025
Seaside Villa 319 N. Broadway Redondo Beach, CA 90277	Senior Apartments	Very Low: 40	Total: 47	Section 8	1980	July 2024
Total Units		203	333			
PIS = Placed in Service; LIHTC = Low Income Housing Tax Credits Sources: HUD Multifamily Assistance and Section 8 Contracts database, 2021; California Housing Partnership, 2021.						

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 for the ten years from 2021-2031 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 receive government assistance under federal programs listed in Government Code Section 65863.10(a) (such as Section 8/HUD), state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Planning and Development funds, 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-29, two include units that are “at risk” of converting to market rents during 2021-2031. Seaside Villa is “at risk” due to the need to renew Section 8 contracts periodically and the owner may opt out of the program. Seasons Senior Apartments was funded with a multi-family housing revenue bond and includes only 20 percent of the units as affordable. The affordability restriction for Seasons Senior Apartments is due to expire in 2025. A total of 70 units at these two projects are at risk of converting to market rate housing during this analysis period.

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. A search on LoopNet shows several rental properties for sale, averaging about \$450,000 per unit. The at-risk units are smaller and older units and therefore likely to command lower market prices. Nevertheless transferring ownership or purchasing replacement units would require significant resources.

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 assistance 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-30 shows the rent subsidies required for the both of the projects with at-risk units. As shown, subsidizing the very low income at-risk units would require approximately \$541,800 annually, an average of \$645 per unit per month.

Table H-30: Rent Subsidies Required						
Unit Size/Household Size	Number of Units	Fair Market Rent ¹	Household Annual Income	Affordable Housing Cost ³	Monthly per Unit Subsidy ⁴	Total Annual Subsidy
Very Low Income (50% AMI) ²						
1 Bedroom/ 2-person household	70	\$1,605	\$45,050	\$960	\$645	\$45,150
Source: Veronica Tam and Associates, 2021.						
Notes:						
1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2021 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. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.						
4. 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. Assuming an average development cost of \$500,000 per unit for multifamily rental housing, replacement of the 70 at-risk units would require approximately \$35million.

Resources for Preservation of at-Risk Units

A variety of potential funding sources are available for the acquisition, replacement, or rent subsidies necessary for the preservation of at-risk units; 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.

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 860 new housing units have been constructed and 461 units have been demolished, for a net gain of 399 units (Table H-31). Since the last Housing Element revision (2013), there have been 98 units constructed and 96 units demolished for a net increase of two 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-31: Coastal Zone Development (1982-2020)			
Year	Units Constructed	Units Demolished	Net Gain
1982-1992	484	205	279
1993-2002	163	84	79
2003-2012	115	76	39
2013	0	0	0
2014	32	43	-11
2015	17	11	6
2016	19	14	5
2017	9	7	2
2018	13	18	-5
2019	6	2	4
2020	2	1	1
Total	860	461	399
Source: City of Redondo Beach, 2021			

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.

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 local 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.

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.

The City complies with the Government Transparency bill. Planning and development regulations, including the General Plan, Zoning Ordinance, fee schedules, and other information that facilitates the development and improvement of properties in the City is available online.

1. Land Use Controls

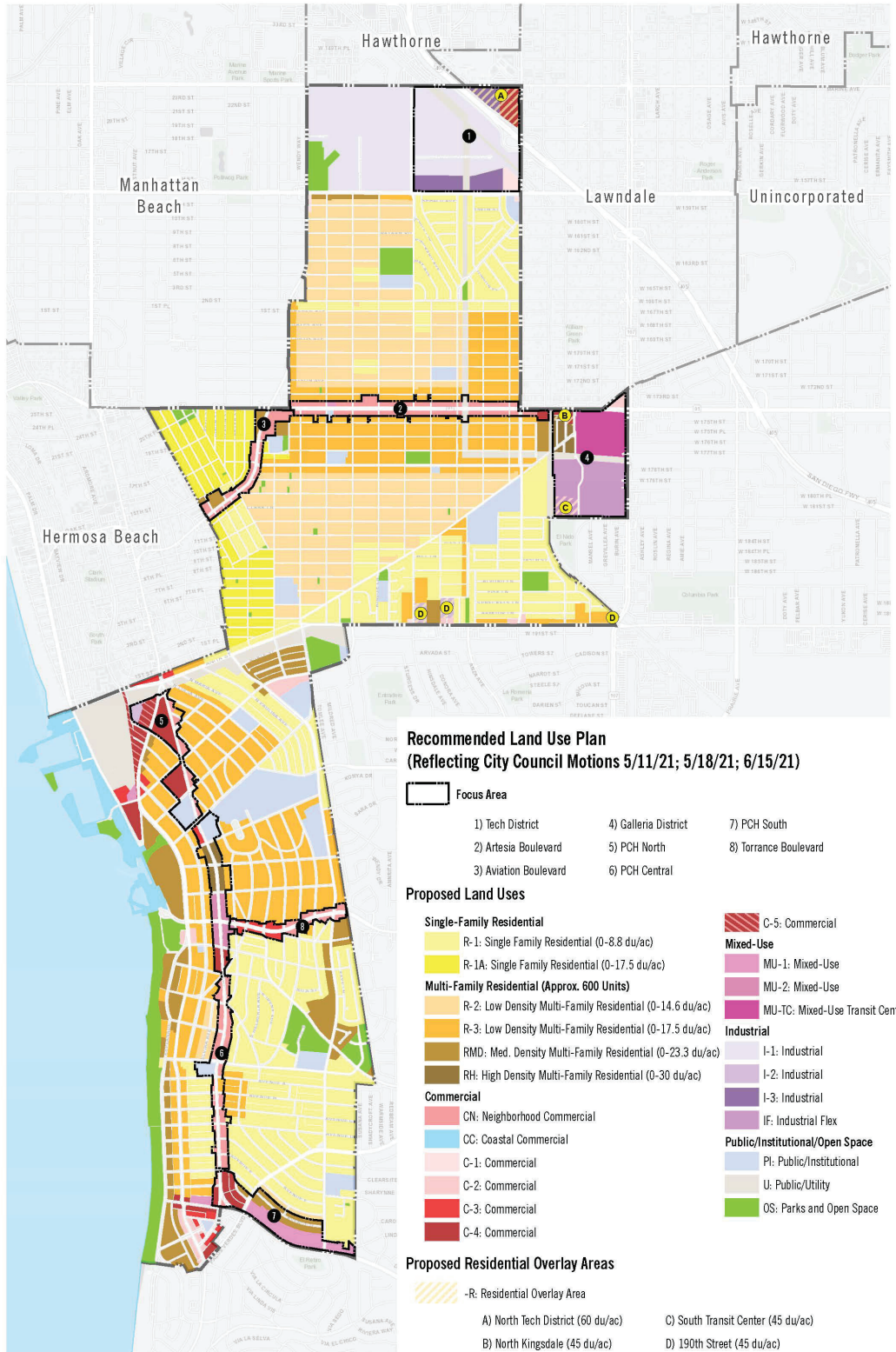
The General Plan Land Use Element and Zoning Ordinance establish locations and allowable densities for housing development within the City. The General Plan policies aim to preserve existing single-family and low-density multiple-family neighborhoods while providing additional capacity for growth. The 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 City is currently updating its General Plan, including the Land Use Element. A Preferred Land Use Plan has been approved by the City Council in May 2021. This Housing Element is consistent with the Preferred Land Use Plan, anticipated to be adopted by November 2022. Table H-32 below provides a comparison between the current and proposed General Plan land use designations.

Table H-32: General Plan Land Use Designations – Current and Proposed		
	Current General Plan	Proposed General Plan
Single-Family Residential		
R-1	8.8 du/ac	8.8 du/ac
R-1-A	17.5 du/ac	17.5 du/ac
Multi-Family Residential		
R-2	14.6 du/ac	14.6 du/ac
R-3	17.5 du/ac	17.5 du/ac
RMD	23.3 du/ac	23.3 du/ac
RH	28.0 du/ac	30.0 du/ac
Mixed Use		
Mixed Use Transit Center	---	FAR 1.5 30 du/ac
MU-1	Commercial Only: 0.35 FAR Mixed Use: FAR 1.5 up to 35 du/ac	MU-1 Commercial Only: 0.35-0.50 FAR Mixed Use: FAR 1.5 up to 30 du/ac (All density exceeding 0.70 must be residential units)
MU-2	Commercial Only: 0.50 FAR Mixed Use: FAR 1.5 up to 35 du/ac	(All density exceeding 0.70 must be residential units)
MU-3	Commercial Only: 1.00 FAR Mixed Use: FAR 1.5 up to 35 du/ac	MU-2 Commercial Only: 1.00 FAR Mixed Use: FAR 1.5 up to 35 du/ac (All density exceeding 0.70 must be residential units)
Residential Overlay		
North Tech District	---	60 du/ac
Kingsdale North	---	45 du/ac
South of Transit Center	---	45 du/ac
190 th Street	---	45 du/ac

Figure H-1: Recommended Land Use Plan



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). Zone 4 of the Specific Plan area will be amended following the formal adoption of the preferred land use plan to reflect the increased residential density from 28 units per acre to 30 units per acre.

Density Bonus

The City's density bonus ordinance was last updated in 2014. The City will amend the Zoning Ordinance to be consistent with the recent changes to the State Density Bonus law, including but not limited to:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

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-33 and Table H-34. 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. The Zoning Ordinance will be updated to implement the new General Plan. This update will be completed within three years and 120 days from the October 15, 2021, statutory deadline of the Housing Element in order to meet the City’s obligations for accommodating additional housing in the community.

Table H-33: 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)	RH¹ (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 (2021).						

To facilitate larger multi-family housing development (11+ units), the City has 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. Additionally tandem parking configurations are permitted for senior housing projects which allows for greater design flexibility.

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 of mixed use development.

	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	38 ft. ¹	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 (2021).				

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 (2019) 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, NPDES).

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-35 summarizes the City’s zoning provisions for various types of housing.

	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	--
Accessory Dwelling Units/Junior ADUs	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 (2021).

	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
<p>* 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:</p> <ul style="list-style-type: none"> • 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. <p>Source: Redondo Beach Municipal Code (2021).</p>				

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 approvals, Administrative Design Review (ADR) and if proposed as a Condominium subdivision a Tentative Parcel Map, 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, and if proposed as a Condominium subdivision a Tentative Parcel/Tract Map. 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 60 db).
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 at least 30 percent masonry and 70 percent 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 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 and Tentative Parcel/Tract Map, 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-39: Processing Times presented later). This timeframe does not have a significant cost impact on the overall development. Additionally, the City allows for concurrent processing of the building permit plan check during the entitlement review process under certain circumstances.

Condominiums

Pursuant to the City's Subdivision Ordinance, the City treats residential condominiums differently from other multiple-family housing (such as apartments) because of the unique nature of condominium ownership and State Subdivision Map Act requirements. Other than the City's and State's subdivision requirements, condominiums are processed in the same manner as other multi-family residential developments (apartments). 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.

Manufactured/Factory-Built Homes

Consistent with State law, factory-built, modular housing units constructed in compliance with the California Code of Regulations (CCR) Title 25 placed on a permanent foundation are considered a single-family residential use and are permitted in the same manner and where single-family homes are permitted.

Accessory Dwelling Units/Junior Accessory Dwelling Units

The ordinance for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) for single-family and multi-family residential zones was effective February 2021. ADU/JADU are allowed in areas zoned to allow single-family or multi-family dwelling residential use. This can include mixed-use zones, so long as there is existing residential on that property. Specific standards established include:

- ADUs and JADUs are allowed in lots zoned to allow single-family or multi-family dwelling residential units.
- A minimum unit size of 150 square feet and maximum unit size of 500 square feet for a Junior ADU.
- The maximum size of the living area of an ADU is 850 square feet for a studio or one-bedroom, or 1,000 square feet for an ADU with more than one bedroom.
- A height limit of one story or 16 feet.
- The accessory dwelling unit shall use similar exterior siding materials, colors, window types, door and window trims, roofing materials, and roof pitch as the primary dwelling.
- In single-family residential zones, one off-street parking space is required for an ADU in addition to the space required for a single-family primary dwelling.
- No off-street parking is required if the ADU is a half-mile from a transit stop, or a block from car-share, or if on-street parking permits.

Farmworker and Employee Housing

Redondo Beach is a highly urbanized community and its Zoning Ordinance or General Plan does not designate land for agricultural purposes. Given that there is no farmworker population in Redondo Beach, no policies or programs are needed to address farmworker housing.

Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation, according to the

Employee Housing Act. Employee housing for six or fewer persons is permitted wherever a single-family residence is permitted. To comply with State law no conditional use permit or variance will be required. The City will amend the Zoning Ordinance to address the provision of employee housing.

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.

Definition of Family

A community’s Zoning Ordinance can potentially restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Ordinance. California court cases have ruled that a definition of “family” that: 1) limits the number of persons in a family; 2) specifies how members of the family are related (i.e. by blood, marriage or adoption, etc.), or 3) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution.

The Redondo Beach Zoning Ordinance defines a family as “an individual or two (2) or more persons related by blood, marriage, or adoption, or a group of not more than five (5) persons, excluding servants, who need not be related by blood, marriage, or adoption, living together in dwelling unit, but not including limited residential care facilities.” This definition exceeds the zoning power of a local jurisdiction. The City will amend its Zoning Ordinance to adopt an inclusive definition.

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. These include:

- Four Adult Day Care facilities – 133 persons
- Three Adult Residential Care Facilities – 108 beds
- Six Assisted Living Facilities for the Elderly – 282 beds

The Land Use Element and Zoning Ordinance provide for the development of multiple-family housing in the R-2, R-3, RMD, and RH zoning districts. Regular multiple-family housing for persons with special needs, such as apartments for seniors and the disabled, are considered regular residential uses permitted by right in these zones. The City also has a P-CF community facility zone which allows residential care facilities through a conditional use permit.

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 updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will devise 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.

Senior Housing

Housing for seniors is conditionally permitted in the R-3A, RMD, and RH multiple-family residential zones, in P-CF community facility 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.

According to the 2020 Point-in-Time Homeless Count by the Los Angeles Homeless Services Authority (LAHSA), 173 unsheltered homeless are located in Redondo Beach. In September 2020, the Redondo Beach Council voted to move forward with a plan to provide temporary homeless shelters on the lot where the City's Transit Center is being constructed in the northern part of the City. The shelter operations were jointly funded by the City of Redondo Beach and the County using CDBG funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the 15 "pallet shelters" (temporary homeless shelters) at the 1521 Kingsdale site with the potential to increase the number of pallet shelters in the future. Each pallet shelter structure can accommodate two persons, for a total capacity of 30 persons. Therefore, the City's unsheltered homeless count should be reduced to 143 persons.

The City amended the Zoning Ordinance in 2017 to permit emergency shelters with approval of a ministerial permit in the I-1B zone and subject to a coastal development permit in the I-2A zone. The ordinance allows emergency shelters for the homeless as a permitted use in the I-1B zone and in the I-2A coastal zone (only I-2A in the Coastal Land Use Plan Implementing Ordinance), 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 coastal zone, totaling 18.6 acres. Specifically, one parcel (approximately one acre) in the I-1B zone is occupied by an underutilized warehousing facility. Four parcels in the I-2A coastal zone are vacant (2.6 acres), previously used as a “dirt yard.” 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.

However, AB 139 states that local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City will amend the Zoning Ordinance to comply with AB 139.

Furthermore, the recently passed AB 101 requires cities to allow a Low Barrier Navigation Center (LBNC) development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier Navigation Centers may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions. The Zoning Ordinance will be amended to address the provisions of Low Barrier Navigation Center.

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).

Pursuant to SB 2 and SB 745, 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 updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will amend 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.

Supportive Housing

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 updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will amend 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.

Furthermore, the recently passed AB 2162 further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. This Housing Element includes a program to amend the Zoning Ordinance to comply with AB 2162.

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 will be 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 as part of the Zoning Ordinance update to implement the General Plan update.

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-37 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-38).

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 (\$2,020 for single-family and \$1,415 for multiple-family for new construction only) and a storm drain fee (which varies depending on zone and lot size, ranging from \$200 per unit in RH to \$640 per unit in R1 zone).

Quimby fees apply to projects requiring the approval of a tentative or parcel subdivision map. In August 2017, the City increased the Quimby fee cap from \$7,500 to \$25,000 per new residential unit. The cap is the maximum fee that can be charged, not necessarily the actual fee. The fee to be paid by developers is the lesser of the fee cap or a fee determined by formula incorporating the average fair market value of the amount of land that would otherwise be required for dedication. The latter formula is informed by applying the City's parkland standard of three acres of parkland per 1,000 population in calculating its Quimby fee. As Quimby is applied only to projects that require subdivision, it does not impact the development of multi-family rental housing. Furthermore, the fee is waived for below market (affordable) housing development.

Overall, development fees in the City have not increased significantly in the last few years. For a typical single-family project, a developer can expect to pay about \$15,000 per unit in total fees (excluding Quimby fees). A multiple-family project will cost a developer approximately \$18,000 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-37: Planning-Related Fees for Residential Development (FY 2021-2022)	
Application	Fee \$
Variance	\$3,060.00
Zoning Map Amendment	
Property outside City's Coastal Zone	\$5,245.00
Property within City's Coastal Zone	\$7,655.00
Planning Commission Design Review	
<i>Fee waived when in conjunction with an application for a Conditional Use Permit for a Condominium or Multiple-Family Residential Project</i>	
Multiple-Family Residential	\$3,060.00
Planned Development Review	
In conjunction with overlay zone	\$5,245.00
In conjunction with overlay zone within City's Coastal Zone	\$7,655.00
Addition/Substantial Alteration to existing development	\$1,530.00
Administrative Design Review	
2-3 Multiple-Family Residential & Condominium Projects	\$2,082.00 Plus \$625.00 Per Unit
Single-Family	No Fee
Conditional Use Permit	
All (except Multiple-Family)	\$3,055.00
Multiple-Family (4+ units) & Condo	\$3,055.00 Plus \$1,280.00 Per Unit
Conditional Use Permit	
Modification	\$875
Subdivisions	
Parcel Map	\$1,530.00
Tract Map	\$2,370.00
Lot Line Adjustment	\$1,530.00
Environmental Review Fees	
Initial Study and Negative Declaration	\$1,970.00 Plus Contract Cost
Initial Study and Mitigated Negative Declaration	\$2,190.00 Plus Contract Cost
Environmental Impact Report (EIR)	Actual Cost
Supplemental Fee (for analysis of EIR)	\$1,750.00
Contract Administration for EIR	Actual Cost
Plan Check Fees	
New Development	50% of Building Permit Fee
Additions to Existing Development	50% of Building Permit Fee
Coastal Development Permit	
Public Hearing Waiver	\$325
Public Hearing	\$1,530
Development Agreement	Actual Cost
Source: City of Redondo Beach Planning Department, 2021	

Table H-38: Comparison of Residential Development Fees (2020-2021)				
Fee	Redondo Beach	Manhattan Beach	Hermosa Beach	Torrance
Conditional Use Permit	\$3,055	\$8,393	\$5,070	\$5,157- \$14,236
Variance	\$3,060	\$8,421	\$3,907	\$10,992
Zoning Map Amendment	\$5,245-\$7,655	\$20,000*	\$4,226	\$10,411
Tract Map or Parcel Map	\$1,530-\$2,370	\$1,301-\$4,074	\$4,879	\$7,408
* Indicates deposit amount. Source: City of Redondo Beach (2021), City of Manhattan Beach (2020), City of Hermosa Beach (2020), and City of Torrance (2019).				

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-39 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

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-40. 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.

Application	Estimated Processing Time
Variance	1-3 months
Conditional Use Permit	1-3 months
Parcel Map or Tract Map	2-3 months
Zoning Map Amendment	4-6 months
General Plan Amendment	4-6 months
Plan Check (Community Development Department)	3-4 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 to three 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 to eight weeks upon receipt of a completed application. The City's Residential Design Guidelines are online. The City will be updating its 2003 Residential Design Guidelines to comply with SB 330 requirements on objective design standards.

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.

Measure DD

On November 4, 2008, Redondo Beach residents passed Ballot Measure 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 related improvements would be required in order to be consistent with Goals and Policies within the City's Circulation Element of its General Plan. A project triggering traffic impacts requiring improvements is not subject to Measure DD and does not require a public vote.

For the 2021-2029 Housing Element, the City relies on the capacity created by new land use designations as part of the General Plan Update to accommodate the City's Regional Housing Needs Allocation (RHNA) (discussed in detail in the next section). The new General Plan will trigger Measure DD and is scheduled to be placed on the ballot in November 2022.

The City has conducted extensive community outreach for the General Plan update, including 22 GPAC meetings. The City will continue to conduct outreach and education regarding the importance of the update and compliance with State law.

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

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor include the price of the land upon which the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2020 are as follows:

- Type I or II, R-2 Residential Multifamily: \$148.82 to \$168.94 per sq. ft.
- Type V Wood Frame, R-2 Residential Multifamily: \$113.38 to \$118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: \$123.68 to \$131.34 per sq. ft.
- R-4 Residential Care/Assisted Living Facilities generally range between \$143.75 to \$199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost. 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 May 2021 found only one vacant parcel in Redondo Beach, priced at approximately \$12.7 million per acre.

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.

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-41, according to the latest available HMDA data, a total of 2,757 households applied for loans, either conventional or government-backed, to purchase homes in Redondo Beach in 2017. Approval rates were slightly higher for government backed home purchase loans with 85.7 percent of government-backed and 72.6 percent of conventional loan applications approved. The approval rate for home improvement loans was 57 percent. Given the high rates of approval for home purchase loans, financing was generally available to Redondo Beach residents. In comparison, the availability of home improvement financing is more limited.

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Government Backed Purchase Loans	14	85.7%	0%	14.3%
Conventional Purchase Loans	1,031	72.6%	8.6%	18.8%
Refinance	1,512	58.4%	16.0%	25.6%
Home Improvement Loans	200	57.0%	16.5%	26.5%
Total	2,757	63.8%	13.2%	23.0%

Notes:

1. FFIEC changed the format of reporting in 2018 and due to delays in data reformatting, post-2017 data is not yet available by jurisdiction.
2. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
3. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.

Source: Federal Financial Institutions Examination Council, CLC Compliance Technologies, data accessed in 2020

4. Timing and Density

In Redondo Beach, development projects typically maximize the allowable density. It is common that development projects yield over 90 percent of the allowable density given the high cost of land and limited developable land remaining in the community.

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be due to developers’ inability to secure financing for construction. In Redondo Beach, the average time between project approval and request for building permit is typically three to four months for infill projects, six months to one year for larger development projects.

5. Environmental Constraints

Geologic and Seismic Hazards

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

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

Elysian Park Fault: Three years of recently observed seismic activity suggests that this newly discovered thrust fault trends at least 50 miles from Whittier to Malibu across the northern portion of the Los Angeles Basin. Earthquakes of magnitude 7 may be generated by

subsurface movement of this fault. The fault is located approximately 11 miles north of Redondo Beach.

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

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

Redondo Canyon Fault: This fault is approximately eight miles long and joins the main strand of the Palos Verdes fault near the shoreline off the City of Redondo Beach. Scattered small earthquakes have occurred near the fault. The fault is considered active with an estimated maximum credible magnitude of 6.5. Recurrence intervals were not available because of a lack of data regarding the slip rate.

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

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

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

Hollywood-Raymond Hill Fault System: This system extends in an east-west direction along the south side of the Santa Monica Mountains and may be continuous with the

Raymond fault in the vicinity of Glendale. The fault is located about 15 miles north of the City. There is a high probability that this fault system is capable of generating damaging earthquakes.

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

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

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

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

San Fernando-Sierra Madre Fault System: This fault system is approximately 36 miles long and extends along the base of the San Gabriel Mountains from east of Sierra Madre to west of San Fernando. These faults are found about 30 miles north of the City. The San Fernando segment was the source of a 1971 magnitude 6.6 earthquake. Recurrence intervals are estimated at 100 years for a magnitude 6.0 earthquake.

San Andreas Fault System: This fault system forms the dominant geologic structure throughout most of western California and has been responsible for the largest recorded earthquakes in the region. The fault system segment between Parkfield and Cajon Pass currently has a very low level of seismic activity. However, the portion of the fault system from Parkfield to Tejon Pass has experienced great earthquakes of magnitude 8+ roughly every 250 years and the segment between Tejon Pass and Cajon Pass has experienced major to great earthquakes (magnitude 7 and greater) on an average of every 145 years. The fault system segment between Cajon Pass and the Salton Sea has not experienced a major earthquake for 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 Fire Department) was rated as a Class 3; the overall community rating is a Class 2, generally considered excellent for communities of comparable size and character.

6. Availability of Water and Sewer Services

Pursuant to SB 1087, the City will provide a copy of the adopted 2021-2029 Housing Element to the water and sewer service providers, which are required by State law to have adopted policies prioritizing the provision of water and sewer services to affordable housing proposals.

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. Recent sewer improvement projects include:

- Basin 2 Marine Vessel Sewer Pump Out Station
- Rindge Sewer Pump Station Construction
- Sanitary Sewer SCADA
- Alta Vista Sewer Pump Station Design/Construction
- Morgan Sewer Pump Station Design/Construction
- Sanitary Sewer Facilities Rehabilitation

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. According to CalWater’s Urban Water Management Plan, water demand in the Hermosa-Redondo District is anticipated to reach 14,778 AFY in 2040. The water supply is projected to be 14,967 AFY in 2040. Therefore adequate water supply is available to accommodate the City’s housing needs through 2040, well beyond the current RHNA planning period.

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 2021-2029 planning period has been determined by SCAG to be 2,490 housing units, including 936 units for very low income households,⁵ 508 units for low income households, 490 units for moderate income households, and 556 units for above moderate income households (Table H-42).

Changes in State law (SB 166 and SB 1333) require local jurisdictions to continue to monitor its ability to accommodate its RHNA as development occurs on available sites at an intensity or income level not consistent with the assumptions used in the Housing Element. To address this requirement, the City’s sites inventory for RHNA includes a 10 percent buffer for the lower income RHNA.

⁵ Pursuant to new State law (AB 2634), the City must estimate its existing and future housing needs for extremely low income households 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 of 936 units is split into 468 extremely low income and 468 very low income units. However, State law does not require the separate identification of sites for the extremely low income units.

2. Progress Toward RHNA

Entitled/Approved/Under Review Projects

For the 6th cycle RHNA, the projection period begins on July 1, 2021. Therefore, housing units entitled, approved, or under review but are not expected to be issued building permits until after July 1, 2021, can be credited toward the 6th cycle RHNA.

South Bay Gallery Project

This project represents redevelopment of a portion of the South Bay Gallery shopping mall. The project has been entitled for a total of 300 units, including 30 very low income units. Construction of this project will occur in phases, with the first phase of this project expected to begin in 2022.

Legado Mixed Use Project

The Legado project – a mixed use project of 115 units and 22,000 square feet of retail and restaurant space – is being developed on a 4.3-acre site. The project is completing plan check as of July 2021.

Alcast Foundry

This entitled project represents a reuse of an existing Alcast Foundry property, currently used as RV parking and truck storage. The project consolidates six parcels for the development of 36 townhomes. Construction of this project is expected to begin in 2022.

Anticipated Accessory Dwelling Units (ADUs)

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen increases in ADUs in the community:

- 2017 – 11 ADUs
- 2018 – 17 ADUs
- 2019 – 23 ADUs
- 2020 – 21 ADUs
- 2021 (through June) – 16 ADUs and 4 JADUs

The slight decrease in ADU permits was largely due to COVID. As of June 2021, the City has already issued building permits for 16 ADUs and 4 JADUs. Based on this rising trend, the City anticipates permitting an average of 30 ADUs annually for the next eight years. The City updated the ADU Ordinance in 2020. This Housing Element also includes a program to facilitate the development ADUs.

Remaining RHNA

Accounting for entitled projects and projected ADUs, the City needs to plan for another 1,944 units (including a 10 percent buffer for the lower income RHNA), as shown in Table H-42.

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	936	508	490	556	2,490
With 10% No Net Loss Buffer (Lower Income)	1,030	559	490	556	2,635
Credits toward RHNA	30	0	0	421	451
Galleria	30	0	0	270	300
Legado	0	0	0	115	115
Alcast Foundry	0	0	0	36	36
Anticipated ADUs	72	72	14	82	240
Remaining RHNA Obligations (with 10% buffer)	928	487	476	53	1,944

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. During at least the past ten years, Redondo Beach had seen primarily residential and mixed use development in the community. Standalone nonresidential development is infrequent, consistent with the trend throughout the region. Therefore, the sites inventory for the 6th cycle RHNA is comprised of multiple strategies – residential recycling, residential development on religious facility properties, mixed use development, and residential overlay over industrial and commercial zones.

Realistic Density and Lot Consolidation

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 MU, R-2, R-3 zones, and the Residential Overlay areas proposed by the General Plan update. In these areas, existing development typically ranges from small scale apartments, to older commercial properties, and old industrial uses. In these existing 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 to 16 units per acre, depending on lot size, and developments in the MU zones have yielded between 25 and 34 units per acre, depending on lot size.

Alcast Foundry, a recently approved 36-unit project in the R-3 zone, yielded a density of 16.3 du/ac (93 percent of allowable density). This project involves the consolidation of six parcels currently used for industrial activities and truck storage. Another proposed mixed use project at 100-132 N. Catalina Avenue is an adaptive reuse of a commercial historic building and construction of 30 new rental units, four of the units will be affordable. The proposed project will consolidate six parcels with 14 lots and yield a density 23.6 du/ac in R-3A zone (135 percent of allowable density, inclusive of an affordable housing density bonus). Legado, another mixed use project, yields a gross density of 26.7 units per acre.

Residential Recycling

Due to limited vacant residential properties available for development, the City's residential neighborhoods have been experiencing recycling into higher intensities during the past decade. Typical residential developments involved the recycling of single-family lots in medium density zones (R-2 and R-3) into small condominium developments of two to three units.

- 2017 - 41 two- and three-unit condominium projects were approved
- 2018 – 24 two- and three-unit condominium projects were approved
- 2019 – 25 two- to four-unit condominium projects were approved
- 2020 – 10 two- to four-unit condominium projects were approved

The lower number of projects in 2020 was probably directly a result of COVID. The City anticipates this trend will resume. To identify additional residentially zoned parcels with potential for recycling opportunities, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:
 - Land value is greater than improvement value
 - Structure was built prior to 1990 (and therefore over 30 years of age)
 - Existing uses are not condominiums or apartments
 - Redevelopment can at least double the number of units existing on site

A total of 826 parcels met these criteria. The majority of the parcels are zoned R2 and R3. Parcels that cannot yield projects that are similar to recent recycling trends have been removed from this residential recycling inventory. These parcels can potentially yield 892 net units, conservatively assuming development at 80 percent of the allowable densities. Realistic capacity typically exceeds 90 percent in these neighborhoods due to the small lots and high housing prices.

In addition, in the Kingsdale neighborhood, the General Plan proposes to rezone this area from R-1 single-family residential use to RH (30 du/ac), with the potential to yield 50 net new units. However, due to the small size of these parcels (most are half lots), lot consolidation of five to seven parcels would be needed to assemble a half-acre site feasible for facilitating lower income housing. Therefore, this area is assigned to the moderate income RHNA, recognizing the challenge of assembling lots in this magnitude.

Housing on Church Properties

Throughout California, the development of affordable housing on religious properties has become an increasing trend. Nonprofit organizations such as Many Mansions and National CORE have assisted many religious facilities to incorporate housing on site.

The City identified four churches along Broadway that are currently zoned for RH (28 du/ac, however under the proposed General Plan allowed density will be 30 du/ac) and RM (17.5 du/ac) and have large parking areas. Under AB 1851 (Religious Facility Housing), these

churches can partner with nonprofit developers to provide affordable housing on site and receive parking relief to facilitate development. These four churches (eight parcels) are identified to have the potential based on their residential zoning and amount of the property dedicated for parking. Only a portion of the parking area for each church is used to estimate potential development. Because only affordable housing would qualify for the parking relief, these properties can potentially yield 28 lower income units, excluding density bonus. With density bonus, the number of units on site can potentially increase to over 50 units.

Mixed Use Development

The proposed General Plan consolidates the existing MU-1 and MU-2 into MU-1, with a reduced density of 30 du/ac. MU-3 is renamed as MU-2 in the proposed General Plan with a density of 35 du/ac. To identify the underutilized properties in mixed use zones, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:
 - Land value is greater than improvement value
 - Structure was built prior to 1990 (and therefore over 30 years of age)
 - Existing uses are not national/regional chain operations are major anchor stores
 - Existing lot coverage based on aerial photo indicates large parking areas

In the MU areas, existing uses are primarily 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 to 100 percent or above of the maximum allowed density. The two most recent mixed use projects - Legado in plan check stage and the completed Sea Breeze – achieved 100 percent of the allowable density.

A total of nine properties designated MU-1 totaling 7.61 acres are considered underutilized. Seven parcels larger than 0.5 acre each feasible for lower income can facilitate the development of 161 units. Two underutilized MU-1 parcels are less than 0.5 acre in size and can accommodate 22 moderate income units.

MU-2 properties are generally smaller in size. Nine underutilized MU-2 properties are identified with the potential for redevelopment. However, only one parcel is considered of adequate size (0.69 acre) for facilitating lower income housing (19 units). The remaining eight parcels are small parcels and assigned to the moderate income RHNA.

Residential Overlay

The Proposed General Plan includes a Residential Overlay that will be applied to various areas, with the goal of dispersing new housing opportunities throughout the City. The Overlay is applied to existing older industrial and commercial uses that are ripe for redevelopment. The allowable density in the Overlay varies, depending on location.

North Kingsdale (45 du/ac)

This area is comprised of 11 parcels that have already been assembled by a property owner with the intention to redevelop the area into a mixed use project. Five of the parcels are currently zoned C-4 and six parcels are currently zoned R-1. Under the proposed General Plan, the six R-1 parcels will be redesignated to RH, consistent with the other Kingsdale parcels described above). However, a Residential Overlay will be placed on these parcels, allowing the residential density to reach 45 du/ac. Combined, this area totals 2.25 acres and at 80 percent of the allowable density, an estimated 73 net new units can be achieved.

North Tech District (60 du/ac)

The North Tech District with Residential Overlay covers seven parcels totaling 15.4 acres. Existing uses include a mix of single story commercial, retail, auto-related uses, and restaurants, with large surface parking areas and outdoor storage. These parcels are currently zoned as IC-1 (Industrial-Commercial) and C-4 (Commercial). The proposed General Plan places a Residential Overlay on this area with a maximum density of 60 du/ac. The IC-1 allows a Floor Area Ratio (FAR) of 0.7 and C-4 allows a FAR of 1.0. However, current uses on these parcels average an existing FAR of only 0.29, substantially below the allowable intensity. Most of the building structures are at least 30 years old and some are over 40 years old. Excluding the two corner parcels currently used as gas station and fast food (In-and-Out), the remaining parcels (each larger than 0.5 acre but smaller than 10 acres), total 14.27 acres and are feasible for accommodating lower income housing. An estimated 685 units (at 80 percent of maximum density) can be accommodated.

190th Street (45 du/ac)

The City has also identified two blocks of older industrial uses currently zoned I-2 along 190th street. The uses are a mix of light industrial uses with the structures mostly built during the 1950s and 1960s.

The first block is comprised of four contiguous parcels with the oldest structure built more than 67 years ago and the newest structure 30 years ago. The average FAR in this block is 0.50 when the General Plan allows the FAR at 1.0. The average Improvement-to-Land Value ratio is 0.60, indicating mostly these properties have not undergone significant improvements. If consolidated, this four-parcel block would total 3.39 acres and can potentially accommodate 122 units.

Another block of ten contiguous parcels zoned I-2 and developed primarily between 1950s and 1970s and occupied by small industrial and commercial uses has also been proposed in the General Plan to include a Residential Overlay. These properties are also surrounded by medium density residential uses and separated from the four parcels described above by a mobilehome park. With an allowable FAR of 1.0, this block is substantially underutilized with an existing FAR of only 0.36 and a current Improvement-to Land Value ratio of 0.27, indicating the lack of significant improvements to the properties. As these aging industrial buildings are recycled, residential use becomes an appropriate use for the location. Combined, these parcels total 3.58 acres and can accommodate 130 units.

Farther along 190th Street toward the eastern end of the City, a 0.88-acre site currently zoned C-2 within a primarily medium density residential area. This property is identified by the City to have potential for redevelopment due to its low existing FAR (large parking space), older commercial structure (40 years old), and occupied by an independent retail use. This property can potentially accommodate 32 units.

Industrial Flex – South of Transit Center (45 du/ac)

Located south of the Transit Center and the South Bay Galleria Mall (where a new 300-unit project has been approved) is a largely vacant industrial property zoned I-2. The proposed General Plan designates this area as Industrial Flex (IF) with a Residential Overlay for 45 du/ac due to its location next to the Transit Center and new housing entitled in the nearby mall. This 6.21-acre site can potentially accommodate 224 units at 80 percent of the maximum density.

Summary of Sites Strategy

Through the General Plan update process, the City worked diligently to develop a strategy for the RHNA to provide a range of housing types and locational choices. Table H-43 presents a summary of the strategy. The detailed sites inventory is presented in the appendix.

Figure H-2: Sites Inventory – North of 190th Street

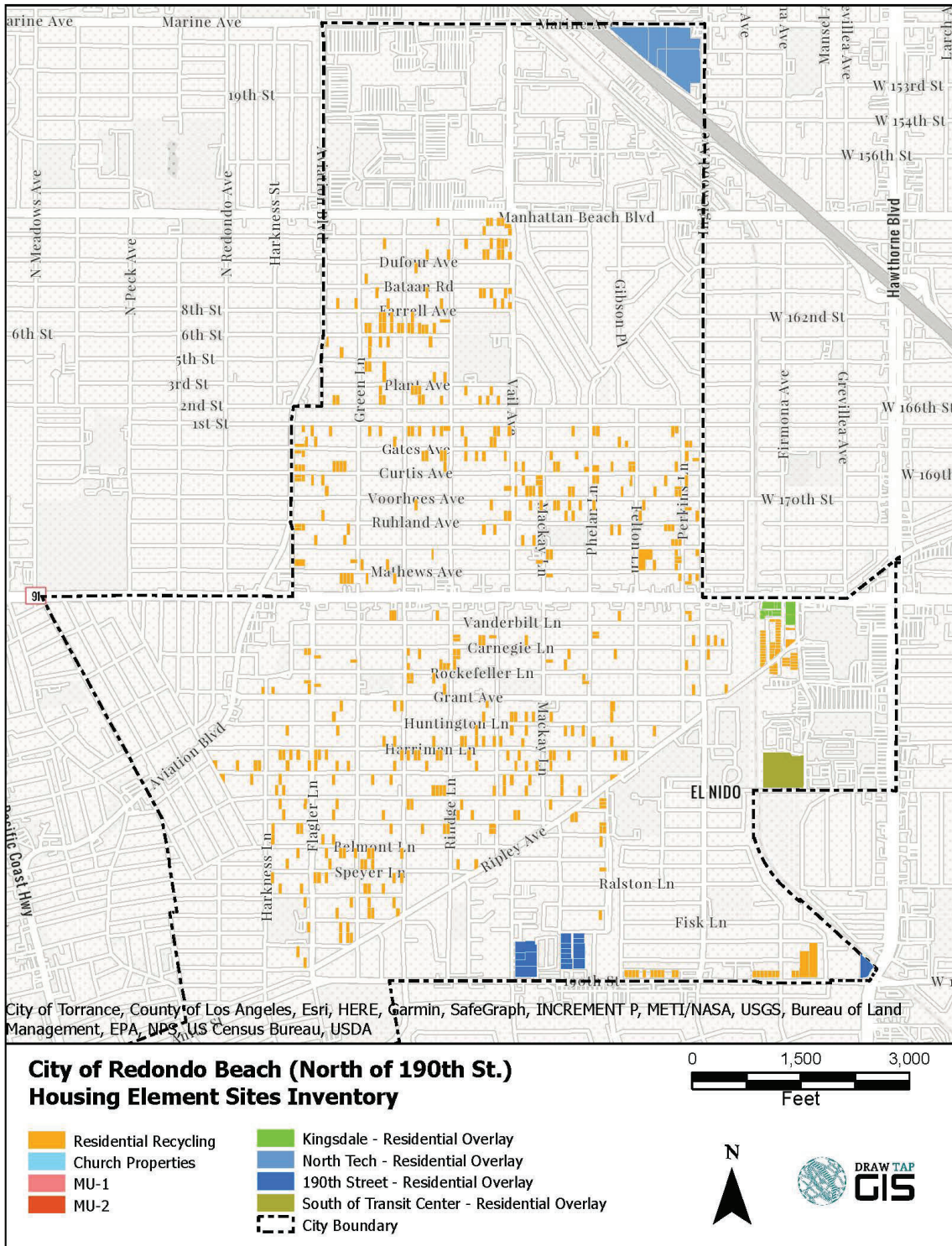


Figure H-3: Sites Inventory – South of 190th Street

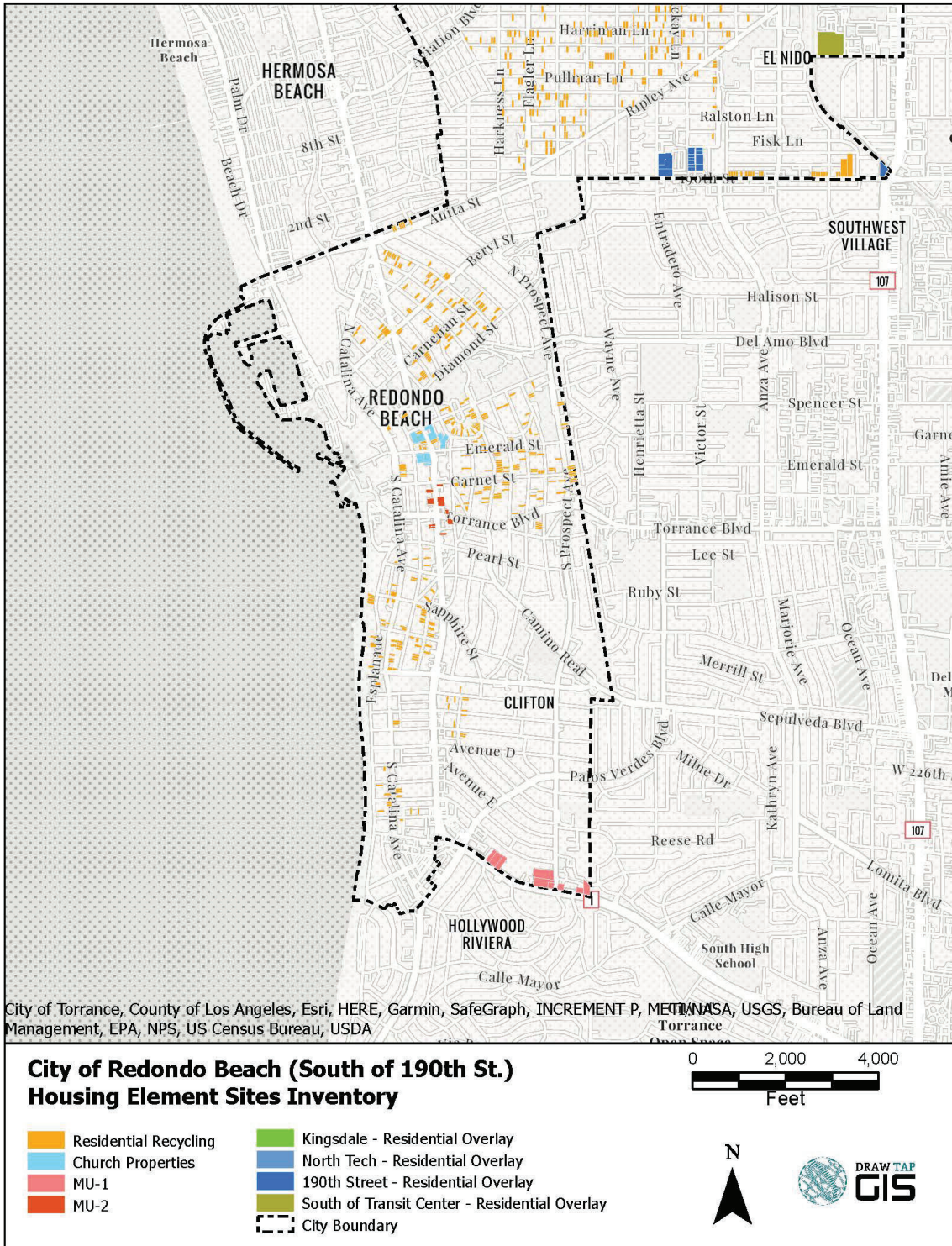


Table H-43: Summary of Sites Strategy				
	Lower	Moderate	Above Moderate	Total
Sites Not Requiring Rezoning				
Residential Recycling	0	534	358	892
R-2 (14.5 du/ac)	0	0	358	358
R-3/R-3A (17.5 du/ac), RMD (23.3 du/ac), RH (30 du/ac)	0	534	0	534
Housing on Church Properties	28	0	0	28
R-3 (17.5 du/ac)	10	0	0	10
RH (30 du/ac)	18	0	0	18
Mixed Use	19	51	0	70
MU-2 (35 du/ac)	19	51	0	70
Subtotal	47	585	358	990
Sites Requiring Rezoning				
Residential Recycling	0	50	0	50
RH (30 du/ac)	0	50	0	50
Mixed Use	161	22	0	183
MU-1 (30 du/ac)	161	22	0	183
Residential Overlay	1,266	0	0	1,266
Kingsdale Residential Overlay (45 du/ac)	73	0	0	73
North Tech Residential Overlay (60 du/ac)	685	0	0	685
190 th Street Residential Overlay (45 du/ac)	284	0	0	284
South of Transit Center Residential Overlay (45 du/ac)	224	0	0	224
Subtotal	1,427	72	0	1,499
Summary of Sites				
Remaining RHNA with Buffer (see Table H-42)	1,415	476	54	1,944
Total Estimated Capacity	1,474	657	358	2,489
Meet RHNA with Buffer?	Yes	Yes	Yes	Yes

Availability of Infrastructure and Services

All sites identified in the inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the RHNA of 2,490 units. Dry utilities, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service are available to all areas within the City.

B. Housing Resources

1. Financial Resources

With the elimination of redevelopment, Redondo Beach has limited funding for affordable housing activities.

SB2 Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

For the first year of SB 2 funds availability as planning grants to local jurisdictions, the City of Redondo Beach received \$310,000 for planning efforts to facilitate housing production. The planned uses of the funds include:

- Objective design standards
- Specific plans and form-based codes
- ADU development and other innovative building strategies
- TOD strategies
- Innovative housing finance
- Expedited review
- CEQA streamlining

For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). Based on HCD estimates, Redondo Beach is eligible for \$130,830 from the 2019 allocation and \$203,351 from the 2020 allocation.

Community Development Block Grant (CDBG) Funds

Through the CDBG program (administered by the City), 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 2021, the City received

approximately \$290,479 in CDBG funds. Funds will be spent on housing improvement assistance for low income households, public facility improvements, and public services.

Housing Choice Vouchers (Section 8) Rental Assistance

The federal Housing Choice Voucher (HCV) program provides rental assistance to very low income households overpaying for housing. In general, the HCV 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 2021, in Redondo Beach, 437 families currently receive rental assistance under the HCV program, with another 4,500 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 Building and Safety 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 Building and Safety Division is responsible for ensuring the public’s health, safety, and welfare, through the application and administration of the California Building, Fire, Plumbing, and Electrical Codes thereby enhancing the safety and quality of life in Redondo Beach through the enforcement and application of the City’s Building Codes.

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.

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. Nonprofit housing developers active in Southern California include:

- Habitat for Humanity
- National CORE
- Bridge Housing
- Meta Housing
- Jamboree Housing

- Linc Housing
- Many Mansions

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 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.

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, 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.

In addition to the assistance programs, residents may qualify for assistance through the Low-Income Home Energy Assistance Program (LIHEAP). LIHEAP is a federally funded energy assistance program that may help residents pay the utility bill if they are income-qualified. Funds pledged to assist customers of SoCalGas® are distributed through local community-based organizations, assistance agencies and certain government agencies.

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 2021-2029 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 lower and moderate income households;
- Identify adequate sites to facilitate 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-44 at the end of this section summarizes the City’s quantified objectives for the 2021-2029 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 40 years old (nearly 66 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 Continue to offer assistance to low income households for emergency repairs and comply with the Mills act to encourage the maintenance and repair of the City’s historical structures.
- Policy 1.3 Work with property owners and nonprofit housing providers to preserve existing housing for low and moderate income households.
- Policy 1.4 Promote the use of energy conservation techniques and features in the rehabilitation of existing housing.

Program 1: 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). 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.

2021-2029 Objectives and Timeframe:

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

Responsible Agency: Community Services Department

Funding Sources: CDBG funds

Program 2: Preservation of Affordable Housing

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, state and local funding programs. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program, used to qualify for a density bonus, or other conditions for project approval such as development agreements.

Of the assisted housing developments listed in Table H-29, 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, Seasons Senior Apartments, is “at-risk” due to the expiration of a 30-year covenant. As funding permits, the City will work to preserve the affordability of these units to maintain the stock of needed senior affordable housing in the community.

2021-2029 Objectives and Timeframe:

- Monitor the status of Seaside Villa and Seasons Senior Apartments annually.
- Ensure residents are notified by the property owner once a Notice of Intent to opt out of low income use is filed. Pursuant to new State law, notices must be sent out by property owners three years, one year, and six months prior to opting out.
- Contact nonprofit affordable housing providers 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 low income use is filed.
- Support funding applications by qualified nonprofit affordable housing providers 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 lower and moderate income households, including extremely low income households.
- Policy 2.3 Create collaborative partnerships with non-profit 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 3: Inclusionary Housing

The City is pursuing the adoption of an inclusionary housing program as a tool to create affordable housing in the community. As part of this effort, the City is conducting a feasibility study to evaluate various program parameters. On January 12, 2021, the City Council received a presentation on inclusionary housing and provided direction on potential parameters for the program.

2021-2029 Objectives and Timeframe:

- Pursue adoption of an inclusionary housing program by the end of 2021.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 4: Housing Choice Voucher (Section 8) 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 Housing Choice Voucher program. The Redondo Beach Housing Authority provides rental subsidies to approximately 437 Voucher Program participants each month. As of 2020, there are currently 4,500 households on the waiting list.

2021-2029 Objectives and Timeframe:

- Continue to provide Housing Choice Voucher to extremely low and very low income households with the goal of increasing assistance to 633 households annually, consistent with the Housing Authority Five-Year Plan.
- Increase outreach and education on the State’s new Source of Income protections as required by SB 329 and SB 222. Both bills require all landlords to accept Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH), and other forms of public assistance as legitimate sources of income for rent payments.

- 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: Redondo Beach Housing Authority

Funding Sources: Section 8 funds

Program 5: Services and Shelter for the Homeless

The City will work to address the emergency shelter, transitional and supportive housing needs of homeless individuals and families. The City has signed a funding agreement of the Los Angeles County Development Authority to jointly support the pallet shelters in Redondo Beach through July 2022, with the option to extend and expand the operation of this facility.

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.

2021-2029 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.
- Before June 2022, evaluate the need and financial feasibility of maintaining the pallet shelters.

Responsible Agency: Community Services Department

Funding Sources: CDBG funds

Program 6: 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;
- Waiver of Quimby fees for affordable housing development; and
- Senior Housing Ordinance.

2021-2029 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. Annually check the websites of HUD, State HCD, and Los Angeles County Development Authority (LACDA) for potential funding sources and apply for eligible programs.
- Facilitate the development of 300 housing units affordable to lower income households through incentives, project conditions, development agreements, and/or other mechanisms.

Responsible Agency: Community Development Department

Funding Sources: State and federal funds as available

Program 7: 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.

2021-2029 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 8: Residential Sites Inventory and Monitoring of No Net Loss

For the 6th cycle Housing Element, the City has been assigned a Regional Housing Needs Assessment (RHNA) of 2,490 units (936 very low income, 508 low income, 490 moderate income, and 556 above moderate income units). The City is updating its General Plan, with an anticipated adoption by November 2022 and put on the ballot for Measure DD public vote in March 2023.

To accommodate the RHNA, the City has identified potential capacity for 1,173 units (208 lower income, 607 moderate income, and 358 above moderate income) on vacant/nonvacant sites in areas where the current land use designations would remain. In addition, potential capacity for 1,316 units (1,266 lower income and 50 moderate income units) could be accommodated on vacant/nonvacant sites in areas proposed with new General Plan land use designations (primarily through the Housing Overlay) that could accommodate residential development. Table H-43 on page 77 outlines the designations and summary of estimated capacity on vacant/nonvacant sites in those proposed designations.

To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

2021-2029 Objectives and Timeframe:

- Adopt the Recommended Land Use Plan (Figure H-1) that provides increased residential development capacity by November 2022. Specifically, ensure that the updated General Plan offer adequate capacity for at least 1,266 lower income units through the Residential Overlay that establishes a minimum density of 20 units per acre and a maximum density of 45 to 60 units per acre, depending on location.
- Update the Zoning Ordinance by November 2023 to implement the updated General Plan.
- Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure adequate sites are available to meet the remaining RHNA by income category.
- Provide information on available sites and development incentives to interested developers and property owners on City website.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 9: By-Right Approval for Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that meet the following:

- Reusing of nonvacant sites previously identified in the 5th cycle Housing Element (see Appendix B).
- Rezoning of sites where the rezoning occurs pass the October 15, 2021 statutory deadline.

2021-2029 Objectives and Timeframe:

- Amend Zoning Ordinance to provide by-right approval pursuant to AB 1397 within one year of Housing Element adoption.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 10: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

2021-2029 Objectives and Timeframe:

- Amend Zoning Ordinance to address replacement requirement pursuant to AB 1397 within one year of Housing Element adoption.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 11: Small Lot Development/Lot Consolidation

This residential sites inventory for the 6th cycle RHNA focuses primarily on sites that are larger than 0.5 acres (see Appendix B). However, some parcels are small and owned by individual owners. Given the City’s highly urbanized character, small infill projects would be an appropriate and feasible development pattern to accommodate these housing units in the community, as demonstrated by the City’s current trend. The City will develop appropriate incentives and development standards to facilitate lot consolidation for affordable housing development.

2021-2029 Objectives and Timeframe:

- As part of the Zoning Ordinance update to implement the updated General Plan, develop appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development and lot consolidation for affordable housing development by _____.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 12: Accessory Dwelling Units (ADUs)

ADU is an important alternative option for affordable housing. To facilitate ADU development, the City will explore options to encourage the construction of ADUs in the community. Options to explore may include increased outreach and education, technical/resources guides online, and/or pre-approved plans.

2021-2029 Objectives and Timeframe:

- Facilitate the development of 240 ADUs over eight years.
- Explore tools to facilitate ADU construction in 2022.
- In 2025, monitor the ADU development trend to ensure the City is meeting its projection goal. If necessary, the City will make adjustment to its incentives for ADU construction.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

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 will be updating its Zoning Ordinance to implement the new General Plan. As part of that Zoning Ordinance update, the following topics will be addressed:

Density Bonus: The State density bonus law has been amended numerous times in recent years, including the following:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

Transitional and Supportive Housing (SB 2, SB 745, and AB 2162): Pursuant to SB 2 and SB 745, 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 will amend the Zoning Ordinance to define transitional and supportive housing pursuant to California Government Code Sections 65582(f),(g), and (h) and to permit transitional and supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

AB 2162 requires that permanent supportive housing project of up to 50 units be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions, such as providing a specified amount of floor area for supportive services. The bills also prohibit minimum parking requirements for supportive housing within ½ mile of a public transit stop.

Emergency Shelters (AB 139): This bill requires local jurisdictions to amend its zoning provisions for emergency shelters, establishing parking requirements based on staffing level only.

Low Barrier Navigation Center (AB 101): This bill requires local jurisdictions establish provisions for Low Barrier Navigation Centers (LBNC) as development by right in areas zoned for nonresidential zones (including mixed use zones as required by law) permitting multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

Affordable Housing Streamlined Approval (SB 35): The City will establish a streamlined, ministerial review process for qualifying multi-family residential projects.

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.

Manufactured/Factory-Built Housing: The City will amend its Zoning Ordinance to address the provisions for manufactured/factory-built housing. Such units meeting the standards established in Title 25 of the California Code of Regulations and installed on a permanent foundation will be considered a single-family unit.

Employee Housing: The City will amend the Zoning Ordinance to address the provision of employee housing for six or fewer employees as a regular residential use.

Reasonable Accommodation: The City of Redondo Beach does not currently have a formal ministerial process for persons with disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in the City. Decisions are currently made on a case-by-case basis.

The City will amend 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.

Definition of Family: The City's Zoning Ordinance contains a definition of family that may be considered restrictive. The City will amend the Ordinance to either remove the definition or adopt an inclusive definition that complies with State and Federal fair housing laws.

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. The City will address the parking requirements 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.

2021-2029 Objectives and Timeframe:

- Complete Zoning Ordinance amendments outlined above to expand the variety of housing types and remove governmental constraints by November 2023 as part of the Zoning Ordinance update to implement the updated General Plan.
- Annually review the Zoning Ordinance for compliance with State law and to identify potential constraints and amend the Zoning Ordinance as necessary.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

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. The Recommended Land Use Plan of the General Plan Update proposes new land use designations that represent significant changes in land use, and therefore requires voters' approval. The General Plan Update will be placed on the ballot by November 2022. 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.

2021-2029 Objectives and Timeframe:

- Given the statutory requirement to encourage a variety of housing type, the City will continue its outreach and education to help the community understand the importance of the General Plan update.

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 their special characteristics as protected under State and federal fair housing laws.

GOAL 5.0 Continue to promote equal housing opportunity in the City's housing market.

- Policy 5.1 Provide fair housing services to Redondo Beach residents, landlords, and housing providers, and ensure that they 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 2: 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.

2021-2029 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

F. Summary of Quantified Objectives

Table H-44: Summary of Quantified Objectives (2021-2029)						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	20	30	50	100	500	700
ADU Construction	36	36	72	14	82	240
Rehabilitation	0	40	40	0	0	80
Section 8	316	317	0	0	0	633
Preservation of At-Risk Units	10	30	30	0	0	70

Appendix A: Review of Past Accomplishments

The City’s accomplishments in implementing the fifth cycle (2013-2021) Housing Element are summarized in this Appendix.

Effectiveness in Addressing Special Needs: With limited funding, the City had to discontinue its Deferred Payment Loan and Handyperson programs. Prior to its discontinuation, the Handyperson program benefitted many senior households. With limited, funding, the Mobility Access/Emergency Repair program is the only remaining rehabilitation assistance program offered by the City. This program primarily benefits seniors and disabled households. The City will pursue additional funding in the future to assist with housing rehabilitation.

The City also utilizes VASH vouchers to house veterans. CDBG funds are also used to assist the homeless. Specifically, the City partnered with the County of Los Angeles to set up a site for pallet shelters, with funding commitments to operate the shelters through June 2022 and an option to extend and expand the operation in the future.

Nevertheless, the extent of special needs in the City far exceeds the City’s funding capacity. The City will continue to pursue additional funding opportunities in the upcoming years.

Review of Past Accomplishments		Effectiveness and Continued Appropriateness
Program	Objectives	
GOAL 1.0: Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach. Program 1: Deferred Payment Loan Program	<ul style="list-style-type: none"> 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. As part of the City’s Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program. 	<p>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.</p> <p>Continued Appropriateness: The City will pursue other funding sources for this activity for housing rehabilitation assistance.</p>

Review of Past Accomplishments	
Program	Objectives
<p>Program 2: Handyperson Program</p>	<ul style="list-style-type: none"> 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. As part of the City's Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program.
<p>Program 3: Mobility Access/Emergency Repair Program</p>	<ul style="list-style-type: none"> Provide services to 10 lower 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
<p>Program 4: Preservation of Affordable Housing at Risk of Converting to Market Rate</p>	<ul style="list-style-type: none"> 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 and Continued Appropriateness

Effectiveness: 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 pursue other funding sources for this activity for housing rehabilitation assistance.

Effectiveness: During the 2013-2021 Housing Element period, the City to date has successfully provided assistance to approximately 70 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 2021-2029 Housing Element Update.

Effectiveness: Opting out of the Section 8 program requires a three-year notice to the tenants. Seaside Villa has opted to enter into a new 5-year contract with HUD for their continued participation in the HUD funded Section 8 program. However, two projects that had affordability covenants due to density bonus and development agreements are no longer deed restricted as affordable housing.

Continued Appropriateness: The City will continue to facilitate the preservation of at-risk housing. This program is updated and included in the 2021-2029 Housing Element.

Review of Past Accomplishments		Effectiveness and Continued Appropriateness
Program	Objectives	
<p>GOAL 2.0: Assist in the provision of housing that meet the needs of all economic segments of the community.</p> <p>Program 5: Section 8 Housing Choice Voucher Program</p>	<ul style="list-style-type: none"> Continue to provide Section 8 vouchers to approximately 467 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. 	<p>Effectiveness: The Redondo Beach Housing Authority (RBHA) provides rental subsidies to 437 Section 8 Voucher Program participants each month. The current goal as outlined in the RBHA's 5 year and 1-year agency plans is to provide assistance to 633 families. As of 2020, there are nearly 4,506 households on the waiting list.</p> <p>Continued Appropriateness: This program remains an important resource for extremely low and very low income households and is included in the 2021-2029 Housing Element Update.</p>
<p>Program 6: Services for the Homeless</p>	<ul style="list-style-type: none"> Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs. 	<p>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 and St. Paul's United Methodist Church. Additionally, beginning in 2016, the City initiated a contract with People Assisting The Homeless (PATH) to provide coordinated entry services to those individuals experiencing homelessness and or facing the possibility of homelessness.</p> <p>Redondo Beach is working with HUD-VASH (Housing and Urban Development and Veterans Affairs Supportive Housing) to find permanent housing for homeless veterans. Redondo Beach Housing Authority has a total of 23 veterans housed in Redondo Beach under the HUD-VASH program. The goal of the RBHA is to utilize all 40 VASH vouchers allocated to the City. The City also recently approved, 11/10/20, "Pallet Shelter</p>

Review of Past Accomplishments	
Program	Objectives
	<p>Effectiveness and Continued Appropriateness</p> <p>Transitional Housing" at a location near the Galleria to support the local homeless population. Funding was provided from a combination of Federal, County, and local resources.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p> <p>Effectiveness: The City continues to monitor affordable housing development funding through the State Cap and Trade program.</p> <p>The Galleria, a Commercial-Retail/Hotel/Office and Residential Mixed Use Project included the development of 300 residential apartments, with 10% (30 units) very low income deed restricted or 20% (60 units) low income deed restricted has been approved on a property zoned CR (Commercial Regional - allows mixed used residential). Up to 60 of the units are to be set aside as affordable housing. The specific income level of the affordable units will be "very low or low income".</p> <p>Continued Appropriateness: The City will continue to offer incentives for affordable housing. This program is included in the 2021-2029 Housing Element Update.</p> <p>Effectiveness: As a result of its Green Task Force, and its Sustainable City Plan, the City continues to track towards the following housing and building recommendations:</p> <p><u>Sustainability:</u> Added the following core value to its Strategic Plan:</p>
<p>Program 7: Affordable Housing Development</p>	<ul style="list-style-type: none"> 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.
<p>Program 8: Green Task Force</p>	<ul style="list-style-type: none"> Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed-use developments.

Review of Past Accomplishments	
Program	Objectives
	<p>Effectiveness and Continued Appropriateness</p> <p>“Environmental Responsibility. The City incorporates environmentally sustainable practices, policies, and programs and educate the public to preserve our quality of life for future generations.”</p> <p>Support for RBUSD Environmental Programs: City staff conducts regular training programs w/Redondo Beach Unified School District (RBUSD) students on various environmental and sustainable programs regularly applied to development projects by the City.</p> <p><u>Fee Structure</u>: The City Council approved Tier 1 & Tier 2 rebate programs.</p> <p><u>Public Education Program</u>: Green Building consumer education materials are available at the Building counter and on the City’s website.</p> <p><u>Historical Specimen Tree Protection</u>: Existing code provides for applications to designate trees as historic landmarks. All trees with trunk sizes over 6” in diameter are eligible.</p> <p><u>High Profile City Projects</u>: LED streetlight fixtures installation completed along Artesia Blvd., the Esplanade, and in Riviera Village.</p> <p><u>Renewable Energy Project Financing</u>: The City Council adopted Resolution to participate in Los Angeles County AB-811 program.</p> <p><u>LEED Standards</u>: North Branch Library certified as LEED Gold Building.</p>

Review of Past Accomplishments	
Program	Objectives
	<p>Effectiveness and Continued Appropriateness</p> <p>Staff Training: Staff attended California Building Officials (CALBO) Green workshops.</p> <p><u>Integrated Bicycle Master Plan</u>: On 5/21/13, the City Council approved a letter of agreement with LA Metro for the Bicycle Transportation Plan Implementation Project.</p> <p>Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element Update.</p>
<p>GOAL 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.</p> <p>Program 9: Residential Sites Inventory</p>	<p>Maintain an inventory of adequate sites and provide sites information to interested developers</p> <ul style="list-style-type: none"> Update inventory annually to ensure adequate sites are available to accommodate the City's remaining RHNA. <p>Effectiveness: The City has continued to maintain its sites inventory that is adequate to accommodate its RHNA. Additional sites and capacity for the provision of affordable housing have been identified in order to accommodate the City's recently 6th cycle RHNA.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p>
<p>Program 10: Sites Inventory Monitoring for "No Net Loss"</p>	<ul style="list-style-type: none"> Develop evaluation procedure to implement Government Code section 65863 by July 1, 2014. <p>Effectiveness: The City has improved its GIS capability, allowing better correlation with residential sites inventory and building permit data. Additionally for all residential projects proposed for sites included on the City's existing sites inventory list, if the development does not include affordable housing and/or maximum allowable residential density and analysis is included that ensures RHNA capacity can still be accommodated on the remaining sites inventory.</p>

Review of Past Accomplishments		Effectiveness and Continued Appropriateness
Program	Objectives	
<p>Program 11: Small Lot Development/Lot Consolidation</p>	<ul style="list-style-type: none"> Develop in 2018/2019 appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development particularly for MU zone properties. Develop in 2018/2019 appropriate incentives, development standards, and review procedures to facilitate lot consolidation for affordable housing development. Continue marketing mixed use development and annually conduct marketing events. 	<p>Continued Appropriateness: The City will continue to monitor its residential capacity. This program is included in the 2021-2029 Housing Element Update.</p> <p>Effectiveness: Developers in the City has been able to assemble properties for development and reach an average density that is approaching the maximum density.</p> <p>Continued Appropriateness: The City will continue to monitor its residential standards. This program is included in the 2021-2029 Housing Element Update.</p>
<p>Program 12: Mixed-Use Housing Development</p>		<p>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.</p> <p>Since 2014, the following mixed use developments have been developed or proposed in the City:</p> <p><u>Legado Mixed Use Project</u> 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).</p> <p><u>219 Avenue I Mixed Use Project</u> A mixed use project consisting of 12 apartment units and 6,000 square feet of commercial development has</p>

Review of Past Accomplishments	
Program	Objectives
	<p>Effectiveness and Continued Appropriateness</p> <p>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.</p> <p><u>Seabreeze Mixed Use Project</u> 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.</p> <p><u>The Galleria Project:</u> This is a Commercial-Retail/Hotel/Office and Residential Mixed Use Project that includes the development of 300 residential apartments, with 10% (30 units) very low income deed restricted or 20% (60 units) low income deed restricted and was approved in 2019 on a property zoned CR (Commercial Regional - allows mixed used residential). Up to 60 of the units are to be set aside as affordable housing. The specific income level of the affordable units will be either "very low or low income".</p> <p>Continued Appropriateness: The Recommended Land Use Plan for the General Plan update emphasizes the Residential Overlay for increased residential development capacity.</p> <p>Effectiveness: The City has reviewed zoning designations in proximity to the existing Green Line station at Marine Avenue and the future Green Line station planned near the Galleria development and is</p>
Program 13: Transit-Oriented Development	<ul style="list-style-type: none"> The City of Redondo Beach will be reviewing and refining the Model TOD Ordinance as part of their General Plan Land Use Element update.

Review of Past Accomplishments	
Program	Objectives
	<p>Effectiveness and Continued Appropriateness</p> <p>proposing to increase residential densities in these areas.</p> <p>Continued Appropriateness: The concept of TOD is incorporated into the City's Recommended Land Use Plan for the General Plan update.</p>
GOAL 4.0: Mitigate any potential governmental constraints to housing production and affordability.	
Program 14: Amendments to the Zoning Ordinance	<ul style="list-style-type: none"> Annually review the Zoning Ordinance to identify potential constraints and amend the Zoning Ordinance as necessary. <p>The City's <u>Accessory Dwelling Units</u> ordinance with updated in 2019 and again in 2020 to be consistent with recent changes in State Housing Law. Additionally the City adopted an <u>Emergency Shelters Ordinance</u> in 2017.</p> <p><u>Planned Zoning Ordinance Amendments</u> to address/update specific provisions for Transitional Housing and Supportive Housing are forthcoming in conjunction with the Zoning Ordinance update to implement the updated General Plan.</p> <p>Continued Appropriateness: Additional amendments to the City's Zoning Ordinance are included in the 2021-2029 Housing Element Update.</p>
Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)	<ul style="list-style-type: none"> 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. <p>Effectiveness: There have not been any applications for rezoning where Measure DD has been triggered except for the provision/allowing a 98-Unit Assisted Living Facility on a property zoned P-CF. The subject property in this case was granted the zone change and the ballot measure passed. This facility has now been constructed and is fully operational.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p>
GOAL 5.0: Continue to promote equal housing opportunity in the City's housing market regardless of age, race, color, sex, marital status, familial	

Review of Past Accomplishments		Effectiveness and Continued Appropriateness
Program	Objectives	
<p>Program 16: Fair Housing Program</p> <p>status, national origin, ancestry, religion, sexual orientation, source of income or any other arbitrary factors.</p> <ul style="list-style-type: none"> 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. 	<p>Effectiveness: As a CDBG entitlement jurisdiction, the City continues to utilize CDBG funds to support the Housing Rights Center which provides fair housing services for residents and landlords.</p> <p>Additionally, the City adopted a Resolution in late 2019 to effectively stay any evictions prior to the States enactment of Rent Control.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p>	

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	233	234	0	0	0	467
Preservation of At-Risk Units	0	68	41	0	0	109
Accomplishments						
New Construction (Remaining RHNA)	0	2	40	2	515	559
Rehabilitation	30	30	10	0	0	70
Section 8	233	234	0	0	0	467
Preservation of At-Risk Units	0	68	41	0	0	109
<i>Income distribution of rehabilitation accomplishments is estimate only as seniors and disabled are presumed to be very low income without the need for income verification under the CDBG program.</i>						

Appendix B: Detailed Residential Sites Inventory

The detailed sites inventory for the 6th cycle RHNA is provided in this appendix. Table B-1 includes parcels that are not being re-designated with the exception of MU-3 becoming MU-2. Table B-2 are parcels that will be redesignated as a result of the new General Plan.

	Residential Recycling
	Church Properties
	MU-1
	MU-2
	Kingsdale - Residential Overlay
	North Tech - Residential Overlay
	190th Street - Residential Overlay
	South of Transit Center - Residential Overlay

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built
2608 HUNTINGTON LN	4082006008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.50	1990
2217 WARFIELD AVE	4150001028		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.86	1989
2231 WARFIELD AVE	4150001036		RL	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.55	1989
2012 WARFIELD AVE	4150006006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.34	1990
2111 DUFOUR AVE	4150007019		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.67	1989
2123 DUFOUR AVE	4150007025		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.57	1989
2228 WARFIELD AVE	4150008002		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1988
2226 WARFIELD AVE	4150008003		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1988
2224 WARFIELD AVE	4150008004		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1988
2220 WARFIELD AVE	4150008006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.73	1988
2219 DUFOUR AVE	4150008027		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.49	1987
2217 DUFOUR AVE	4150008028		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.37	1988
2225 DUFOUR AVE	4150008031		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.62	1990
3401 VAIL AVE	4150008035		RL	R-2	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.44	1990
2227 DUFOUR AVE A	4150008076		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.01	1989
2227 DUFOUR AVE B	4150008077		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.45	1989
1909 FARRELL AVE	4150013015		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.14	1989
1919 FARRELL AVE	4150013020		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.33	1989
2008 BATAAN RD	4150014007		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.31	1989
2015 FARRELL AVE	4150014018		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.34	1981
2110 BATAAN RD	4150015007		RL	R-2	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.98	1979
2119 FARRELL AVE	4150015073		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1981
2228 BATAAN RD	4150016002		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.00	1986
2220 BATAAN RD	4150016006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.32	1986
2216 BATAAN RD	4150016008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.79	1986
2223 FARRELL AVE	4150016028		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.85	1984
3201 VAIL AVE	4150016030		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.51	1984
2230 BATAAN RD	4150016033		RL	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.43	1990
2214 BATAAN RD	4150016073		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1990
3107 RIDGE LN	4150018004		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.00	1980
2102 FARRELL AVE	4150018011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.07	1978
2101 ERNEST AVE	4150018013		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	7.59	1978
2103 ERNEST AVE	4150018014		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.47	1978
2107 ERNEST AVE	4150018016		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.00	1978
2109 ERNEST AVE	4150018019		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	1978
2111 ERNEST AVE	4150018023		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.63	1978
2016 FARRELL AVE	4150019003		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.42	1977
2012 FARRELL AVE	4150019005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.33	1977
2003 FARRELL AVE	4150019006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.32	1977
2005 ERNEST AVE	4150019013		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.21	1977
2005 ERNEST AVE	4150019014		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	1980
2013 ERNEST AVE	4150019017		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.13	1980
2017 ERNEST AVE	4150019020		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.26	1980
2021 ERNEST AVE	4150019022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.50	1980
2023 ERNEST AVE	4150019023		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.53	1980
1911 PERRY AVE	4150021016		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.01	1979
3006 AVIATION BLVD	4150021021		RL	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.36	1980
2014 ERNEST AVE	4150022006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1976
2010 ERNEST AVE	4150022008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.56	1976
2005 PERRY AVE	4150022029		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1986
2112 ERNEST AVE	4150023005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1978
2115 PLANT AVE	4150026020		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1989
2121 PLANT AVE	4150026023		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.43	1989

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built
2004 PERRY AVE	4150027010		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.79	1979
2002 PERRY AVE	4150027011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.10	1979
2013 PLANT AVE	4150027019		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.71	1979
2012 PERRY AVE	4150027030		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.41	1987
1907 ROBINSON ST	4150029013		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.44	1978
1909 ROBINSON ST	4150029014		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1978
2010 PLANT AVE	4150030007		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1987
2011 ROBINSON ST	4150030017		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	1987
2013 ROBINSON ST	4150030018		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	1987
2106 PLANT AVE	4150031009		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1984
2104 PLANT AVE	4150031010		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1984
2102 PLANT AVE	4150031011		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1984
2107 ROBINSON ST	4150031016		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.38	1985
2109 ROBINSON ST	4150031017		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1985
2119 ROBINSON ST	4150031022		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.46	1985
2206 PLANT AVE	4150032013		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.68	1978
2219 ROBINSON ST	4150032025		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.14	1978
2225 ROBINSON ST	4150032028		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.62	1978
2225 ROBINSON ST	4150032085		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.21	1982
2304 CURTIS AVE	4153002005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.32	1984
2301 VOORHEES AVE	4153002008		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.00	1984
2307 VOORHEES AVE	4153002011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.33	1984
2301 CURTIS AVE	4153002023		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	1986
2305 CURTIS AVE	4153002025		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.67	1986
2314 CURTIS AVE	4153002031		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1986
2407 MACKAY LN	4153002032		RL	R-2	14.5	0.20	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.69	1986
2309 VOORHEES AVE A	4153002083		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1984
2309 VOORHEES AVE B	4153002084		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1984
2311 VOORHEES AVE A	4153002085		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1984
2311 VOORHEES AVE B	4153002086		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.73	1984
2305 NELSON AVE	4153003011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.22	1984
2311 NELSON AVE	4153003014		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.32	1984
2314 VOORHEES AVE	4153003017		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.33	1984
2308 VOORHEES AVE	4153003020		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.83	1984
2402 NELSON AVE	4153006011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.18	1985
2400 NELSON AVE	4153008012		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.68	1985
2418 VOORHEES AVE	4153008004		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.43	1977
2412 VOORHEES AVE	4153008007		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.32	1977
2406 VOORHEES AVE	4153008010		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1977
2404 VOORHEES AVE	4153008011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.91	1981
2411 RUHLAND AVE	4153008018		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	1981
2415 RUHLAND AVE	4153008020		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.27	1981
2413 VOORHEES AVE	4153009019		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.95	1990
2415 VOORHEES AVE	4153009020		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.01	1977
2416 GATES AVE	4153010004		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.71	1985
2402 GATES AVE	4153010013		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.02	1980
2405 CURTIS AVE	4153010026		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.17	1980
2423 CURTIS AVE	4153010031		RL	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	0	0	0	0	1	0.52	1979
2414 GRAHAM AVE	4153011005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.13	1981
2502 GRAHAM AVE	4153014006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1976
2500 GRAHAM AVE	4153014007		RL	R-2	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.17	1976
2502 CURTIS AVE	4153016008		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.78	1976
2500 CURTIS AVE	4153016009		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.51	1976
2500 VOORHEES AVE	4153017009		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.67	1978
1920 GRAHAM AVE	4155005008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.48	1981
1910 GRAHAM AVE	4155005012		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.27	1986
1907 GATES AVE	4155005020		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.86	1986
1913 GATES AVE	4155005023		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.60	1987
2010 GRAHAM AVE	4155006008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.78	1979

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Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built		
2004 GRAHAM AVE	4155006011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	1979	
2019 GATES AVE	4155006023		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.12	1979
2011 RINDGELN	4155007001		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.65	1979
2118 GRAHAM AVE	4155007003		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.03	1979
2114 GRAHAM AVE	4155007005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.98	1986
2102 GRAHAM AVE	4155007011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.45	1986
2100 GRAHAM AVE	4155007012		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.33	1979
2106 GRAHAM AVE A	4155007068		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.40	1984
2106 GRAHAM AVE B	4155007069		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.33	1979
2230 GRAHAM AVE	4155008001		RL	R-2	14.5	0.20	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.31	1979
2224 GRAHAM AVE	4155008004		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.80	1980
2222 GRAHAM AVE	4155008005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.26	1980
2224 GRAHAM AVE	4155008026		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.68	1980
2223 GATES AVE	4155008027		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	1980
2204 GRAHAM AVE	4155008033		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.82	1980
2207 GATES AVE B	4155008097		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	3.97	1975
2216 GATES AVE	4155009006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	1975
2212 GATES AVE	4155009008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.65	1975
2206 GATES AVE	4155009011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.15	1978
2228 GATES AVE	4155009033		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.32	1984
2120 GATES AVE	4155010002		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.26	1984
2118 GATES AVE	4155010003		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	1984
2110 GATES AVE	4155010007		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	1984
2121 CURTIS AVE	4155010022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	1983
2108 GATES AVE A	4155010038		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.18	1974
2108 GATES AVE B	4155010059		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.18	1974
1923 CURTIS AVE	4155012032		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.06	1975
1925 CURTIS AVE	4155012033		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.35	1975
1927 CURTIS AVE	4155012034		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.01	1975
1929 CURTIS AVE	4155012035		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	1975
1916 CURTIS AVE	4155013011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.29	1981
1910 CURTIS AVE	4155013014		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	4.18	1981
1919 VOORHEES AVE	4155013030		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	1981
2405 VAIL AVE	4155016034		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.51	1989
2200 VOORHEES AVE	4155017006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	1987
2229 RUHLAND AVE	4155017032		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.23	1987
2305 VAIL AVE	4155017033		RL	R-2	14.5	0.20	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.94	1987
2104 VOORHEES AVE A	4155018045		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.34	1989
2104 VOORHEES AVE B	4155018046		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.22	1989
1917 RUHLAND AVE	4155020026		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.22	1989
1930 RUHLAND AVE	4155021003		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.30	1990
1929 NELSON AVE	4155021035		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	1989
2222 RUHLAND AVE	4155024005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.01	1989
2116 RUHLAND AVE	4155024008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.00	1988
2114 NELSON AVE	4155026025		RL	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0	0	0	0.12	1990
1911 HUNTINGTON LN	4156019018		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.62	1989
1810 HUNTINGTON LN A	4156021008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.27	1988
1912 HUNTINGTON LN A	4156022058		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.33	1920
1912 HUNTINGTON LN B	4156022059		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.84	1920
2013 HARRIMAN LN	4156023018		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.53	1924
2019 HARRIMAN LN	4156023021		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.56	1924
2115 HARRIMAN LN	4156024020		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.06	1988
2118 HARRIMAN LN	4156025003		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	1988
2116 HARRIMAN LN	4156025004		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.83	1965
2106 HARRIMAN LN	4156025009		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	1982
2100 HARRIMAN LN	4156025012		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.07	1989
2111 CLARK LN	4156025018		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.37	1960
2104 HARRIMAN LN B	4156025070		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.24	1990
2019 CLARK LN	4156026022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.37	1978

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built
	4156026084		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.32	1963
	4156026085		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.33	1963
1906 HARRIMAN LN	4156027009		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.25	1963
1902 HARRIMAN LN	4156027011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.01	1963
1900 HARRIMAN LN	4156027012		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.33	1963
1901 CLARK LN	4156027013		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.67	1980
1913 CLARK LN	4156027019		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1963
1919 CLARK LN	4156027022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.46	1963
1910 CLARK LN	4156028007		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.30	1963
2016 CLARK LN	4156029004		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.61	1963
2006 CLARK LN	4156029009		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.13	1963
2115 MARSHALLFIELD LN	4156030020		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.21	1963
2117 MARSHALLFIELD LN	4156030021		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.31	1963
2121 MARSHALLFIELD LN	4156030026		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.91	1963
2119 MARSHALLFIELD LNA	4156030070		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.31	1978
2119 MARSHALLFIELD LNB	4156030071		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.59	1980
2511 HUNTINGTON LN	4157017017		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1978
2403 HUNTINGTON LN	4157018010		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.66	1965
2307 HUNTINGTON LN	4157019016		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.44	1965
2309 HUNTINGTON LN	4157019017		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.00	1965
2319 HUNTINGTON LN	4157019022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.81	1965
2315 HUNTINGTON LNA	4157019046		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1965
2315 HUNTINGTON LNB	4157019046		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1965
2217 HUNTINGTON LN	4157020022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.49	1968
2210 HUNTINGTON LN	4157021005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	1961
2205 HARRIMAN LN	4157021013		RL	R-2	14.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.38	1971
2213 HARRIMAN LN	4157021017		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.34	1974
2217 HARRIMAN LN	4157021019		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.24	0
2223 HARRIMAN LN	4157021022		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.57	0
2207 HARRIMAN LNA	4157021068		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.45	1988
2207 HARRIMAN LNB	4157021069		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.50	1982
2314 HUNTINGTON LN	4157022005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.08	1924
2306 HUNTINGTON LN	4157022008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.36	1964
2301 HARRIMAN LN	4157022012		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	1925
2301 HARRIMAN LN	4157022018		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1920
2414 HUNTINGTON LN	4157023005		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1959
2410 HUNTINGTON LNA	4157023067		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.43	1982
2420 HUNTINGTON LNB	4157023068		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.23	1982
2501 HARRIMAN LN	4157024013		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.00	1959
2512 HARRIMAN LN	4157024018		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.27	1968
2518 HARRIMAN LN	4157025003		RL	R-2	14.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.53	1960
2516 HARRIMAN LN	4157025006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.50	1964
2516 HARRIMAN LNB	4157025049		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.00	1954
2404 HARRIMAN LN	4157026006		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.69	1968
2404 HARRIMAN LN	4157026010		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1964
2402 HARRIMAN LN	4157026011		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	1965
2403 CLARK LN	4157026014		RL	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.65	1963
2310 HARRIMAN LN	4157027007		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.76	1959
2304 HARRIMAN LN	4157027010		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.29	1964
2321 CLARK LN	4157027023		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.53	1968
2315 CLARK LNA	4157027060		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.34	1967
2315 CLARK LNB	4157027061		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.86	1966
2309 CLARK LNA	4157027064		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.51	1954
2309 CLARK LNB	4157027063		RL	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.47	1955
2208 HARRIMAN LN	4157028008		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.49	1952
2217 CLARK LN	4157028019		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.73	1949
2223 MARSHALLFIELD LN	4157029021		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.09	1962
2316 CLARK LN	4157030004		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.34	1990
2306 CLARK LN	4157030009		RL	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.63	1964

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2302 CLARK LN	4157030011	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.49	0
2303 MARSHALLFIELD LN	4157030014	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.44	1980
2315 MARSHALLFIELD LN UNIT	4157030020	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.82	0
2408 CLARK LN	4157031008	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
2409 MARSHALLFIELD LN	4157031017	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.35	0
2419 MARSHALLFIELD LN	4157031022	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.50	0
2511 RIPLEY AVE	4157032018	RL	R-2	Residential	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	0
2309 PULLMAN LN	4158001017	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	5.57	0
2311 PULLMAN LN	4158001018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.40	0
2402 MARSHALLFIELD LN	4158003010	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.35	0
2404 MARSHALLFIELD LN	4159001010	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.39	0
2203 PULLMAN LN	4159001014	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.43	0
2211 PULLMAN LN	4159001018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
2102 MARSHALLFIELD LN	4159002011	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.51	0
2100 MARSHALLFIELD LN	4159002012	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.57	0
2013 PULLMAN LN	4159003018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1911 PULLMAN LN	4159004017	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.52	0
1912 MARSHALLFIELD LN	4159004076	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1911 BELMONT LN	4159005018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.80	0
1905 BELMONT LN A	4159005080	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	4.17	0
1905 BELMONT LN B	4159005081	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.19	0
2122 PULLMAN LN	4159006004	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.26	0
2120 PULLMAN LN	4159007002	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.50	0
2108 PULLMAN LN	4159007008	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.46	0
1007 SJAUSON LN	4159008002	RL	R-2	Residential	14.5	0.20	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.22	0
1011 SJAUSON LN	4159008056	RL	R-2	Residential	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.32	0
2220 PULLMAN LN	4159008057	RL	R-2	Residential	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.36	0
2203 SPEYER LN	4159009016	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.12	0
2213 SPEYER LN A	4159009040	RL	R-2	Residential	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.30	0
2213 SPEYER LN B	4159009041	RL	R-2	Residential	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.28	0
2022 BELMONT LN	4159011001	RL	R-2	Residential	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.59	0
2006 BELMONT LN	4159011009	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.42	0
2004 BELMONT LN	4159011010	RL	R-2	Residential	14.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	3.08	0
2001 SPEYER LN	4159011013	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.71	0
2007 SPEYER LN	4159011016	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.89	0
2003 SPEYER LN A	4159011072	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.86	0
2003 SPEYER LN B	4159011073	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.86	0
1912 BELMONT LN	4159012001	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.80	0
1914 BELMONT LN	4159012004	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1906 BELMONT LN	4159012009	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.32	0
1909 SPEYER LN	4159012018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.20	0
1906 SPEYER LN	4159013009	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
1902 SPEYER LN	4159013011	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.31	0
808 FLAGLER LN	4159013012	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.81	0
2022 SPEYER LN	4159014001	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.43	0
2005 MORGAN LN	4159014014	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.79	0
2005 MORGAN LN	4159014015	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1.59	0
2013 MORGAN LN	4159014019	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.25	0
2018 SPEYER LN A	4159014070	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.33	0
2018 SPEYER LN B	4159014071	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.89	0
2018 MORGAN LN	4159016011	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.42	0
2004 MORGAN LN	4159016018	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.33	0
2005 HAVEMEYER LN	4159016024	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.42	0
2007 HAVEMEYER LN	4159016025	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.54	0
2021 RIPLEY AVE	4159016032	RL	R-2	Residential	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.67	0
1920 MORGAN LN	4159017002	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.31	0
1913 HAVEMEYER LN	4159017019	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.73	0
1918 HAVEMEYER LN	4159018003	RL	R-2	Residential	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	0.33	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built	
1914 HAVEMEYER LN	4159018005	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.56	0
1915 SPRECKELS LN	4159018020	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.74	0
1919 SPRECKELS LN	4159018022	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.29	0
1921 SPRECKELS LN	4159018034	RL	R-2	R-2	14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.38	0
1802 SPEYER LN	4160001011	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.67	0
1807 MORGAN LN	4160001019	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.49	0
1819 MORGAN LN A	4160001071	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.94	0
1820 MORGAN LN B	4160001072	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.06	0
1820 MORGAN LN	4160002002	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.62	0
1822 HAVEMEYER LN	4160002006	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1816 SPRECKELS LN	4160003004	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.28	0
1821 ARMOUR LN	4160003023	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.16	0
1816 HARRIMAN LN	4161001004	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1802 HARRIMAN LN	4161001008	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.71	0
1808 HARRIMAN LN	4161001008	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.82	0
1806 HARRIMAN LN	4161001009	RL	R-2	R-2	14.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.26	0
1811 CLARK LN	4161001017	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.15	0
1823 CLARK LN	4161001023	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.39	0
1806 CLARK LN	4161002009	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.37	0
1805 MARSHALLFIELD LN	4161002015	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.19	0
1809 MARSHALLFIELD LN	4161002018	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1820 MARSHALLFIELD LN	4161003003	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.65	0
1806 MARSHALLFIELD LN	4161003010	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.33	0
1809 PULLMAN LN	4161003019	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.26	0
1818 PULLMAN LN	4161004005	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.50	0
1816 PULLMAN LN	4161004006	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.64	0
1803 BELMONT LN	4161004015	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.50	0
1802 PULLMAN LN A	4161004062	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.75	0
1802 PULLMAN LN B	4161004063	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.33	0
1811 SPEYER LN	4161005022	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	0
1816 BELMONT LN	4161005074	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1700 CLARK LN	4161010011	RL	R-2	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1716 CLARK LN	4161010028	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1212 FORD AVE	4161011017	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1711 CLARK LN	4161011023	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.41	0
1721 CLARK LN	4161011028	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.54	0
1723 CLARK LN	4161011029	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
603 ELVIRA AVE	7508014014	RL	R-2	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	0
605 ELVIRA AVE	7508014015	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.71	0
607 ELVIRA AVE	7508014016	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.48	0
611 ELVIRA AVE	7508014018	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.58	0
613 ELVIRA AVE	7508014019	RL	R-2	R-2	14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
707 ELVIRA AVE	7508015021	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.66	0
715 ELVIRA AVE	7508015025	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
717 ELVIRA AVE	7508015026	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
719 ELVIRA AVE	7508015027	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
316 TOPAZ ST	7508015035	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.27	0
710 ELVIRA AVE	7508016009	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
704 ELVIRA AVE	7508016012	RL	R-2	R-2	14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.25	0
620 ELVIRA AVE	7508017023	RL	R-2	R-2	14.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.26	0
626 ELVIRA AVE	7508017025	RL	R-2	R-2	14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.52	0
628 ELVIRA AVE	7508017026	RL	R-2	R-2	14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.58	0
2004 ERNEST AVE	4150022011	RL	R-2	R-2	14.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.82	1976
2315 YOORHEES AVE	4153002015	RL	R-2	R-2	14.5	0.22	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	2	2	1	0.38	1984
2407 CURTIS AVE	4153010027	RL	R-2	R-2	14.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.11	1980
2501 CURTIS AVE	4153015010	RL	R-2	R-2	14.5	0.23	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	2	2	1	0.16	1976
616 ELVIRA AVE	7508017021	RL	R-2	R-2	14.5	0.25	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	2	2	1	0.58	0
1904 PERKINS LN	4082001041	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
2703 VANDERBILT LN	4082001042	RM	R-3	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.14	0
2723 GRANT AVE	4082008013	RM	R-3	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0

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Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built		
2721 CARNEGIE LN	4082011042		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.87	0	
2807 190TH ST	4083016001		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2805 190TH ST	4083016002		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.40	0
2783 190TH ST	4083018008		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.41	0
2781 190TH ST	4083018009		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.96	0
2779 190TH ST	4083018010		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.84	0
2777 190TH ST	4083018011		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2775 190TH ST	4083018012		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.16	0
2773 190TH ST	4083018013		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2771 190TH ST	4083018014		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
3507 YAL AVE	4150001038		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2220 MANHATTAN BEACH BLV	4150001043		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.37	0
2224 MANHATTAN BEACH BLV	4150001047		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.08	0
2218 MANHATTAN BEACH BLV	4150001048		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
2226 MANHATTAN BEACH BLV	4150001049		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.88	0
2105 MACKAY LN	4153004024		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.27	0
2008 MACKAY LN	4153005011		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.11	0
2519 GATES AVE	4153014016		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2521 CURTIS AVE	4153015016		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2505 FELTON LN	4153015017		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.34	0
2523 CURTIS AVE	4153015018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.27	0
2511 CURTIS AVE	4153015020		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2520 CURTIS AVE	4153016002		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2517 VOORHEES AVE	4153016063		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	0
2622 MATHEWS AVE	4153021001		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2107 PERKINS LN	4153022002		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2620 NELSON AVE	4153022003		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.21	0
2621 MATHEWS AVE	4153022021		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2103 PERKINS LN	4153022023		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.51	0
2618 RUHLAND AVE	4153023003		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2616 RUHLAND AVE	4153023004		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2614 RUHLAND AVE	4153023005		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2619 NELSON AVE	4153023021		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2621 NELSON AVE	4153023022		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2623 NELSON AVE	4153023083		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	4.00	0
2203 PERKINS LN	4153023084		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	4.25	0
2621 VOORHEES AVE	4153025022		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.52	0
2405 PERKINS LN	4153025024		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2620 GRAHAM AVE	4153027024		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2701 GATES AVE	4153029006		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.67	0
2703 GATES AVE	4153029007		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.32	0
2507 INGLEWOOD AVE	4153030026		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.40	0
2306 PERKINS LN	4153031005		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.12	0
2702 MATHEWS AVE	4153032016		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.17	0
2006 PERKINS LN	4153032018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2706 MATHEWS AVE	4153032027		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.73	0
2706 NELSON AVE	4153032056		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1904 GRAHAM AVE	4155005015		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2600 AVIATION BLVD	4155005019		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.24	0
1904 GATES AVE	4155012018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.46	0
1901 CURTIS AVE	4155012021		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.36	0
1903 CURTIS AVE	4155012022		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1905 CURTIS AVE	4155012023		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.54	0
2410 AVIATION BLVD	4155013017		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1904 CURTIS AVE	4155013018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2408 AVIATION BLVD	4155013019		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.09	0
2210 AVIATION WAY	4155021016		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.59	0
1904 RUHLAND AVE	4155021017		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.40	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built		
2208 AVIATION WAY	4155021018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.56	0	
2105 GREEN LN	4155028037		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2002 MATHEWS AVE	4155030011		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.28	0
2121 ROCKEFELLER LN	4156009023		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.68	0
2123 ROCKEFELLER LN	4156009025		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.46	0
2100 CARNegie LN	4156009030		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2101 ROCKEFELLER LN	4156009032		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1705 GREEN LN	4156011026		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.65	0
1706 FLAGLER LN	4156011034		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.37	0
1810 CARNegie LN	4156012011		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.00	0
1808 CARNegie LN	4156012013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.86	0
1805 GRANT AVE	4156013019		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.05	0
1607 FLAGLER LN	4156013051		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.77	0
1604 FLAGLER LN	4156014014		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.61	0
2102 ROCKEFELLER LN	4156016025		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1606 BLOSSOM LN	4156016026		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.83	0
2100 ROCKEFELLER LN	4156016027		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1804 RINDGE LN	4157005013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1802 RINDGE LN	4157005014		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1805 SJALSON LN	4157005026		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.59	0
2315 CARNegie LN	4157006020		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.59	0
1806 PHELAN LN	4157008011		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.36	0
1804 PHELAN LN	4157008013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1704 MACKAY LN	4157010014		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.66	0
2202 CARNegie LN	4157012011		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.24	0
2200 CARNegie LN	4157012012		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1706 RINDGE LN	4157012013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.23	0
2420 ROCKEFELLER LN	4157015002		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.29	0
1607 PHELAN LN	4157015003		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2218 GRANT AVE	4157020003		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.02	0
1205 LILIENTHAL LN	4158004008		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1203 LILIENTHAL LN	4158004009		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.38	0
1201 LILIENTHAL LN	4158004010		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.72	0
2412 RIPLEY AVE	4158004020		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.51	0
2421 IVES LN	4158004031		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1105 LILIENTHAL LN	4158004032		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.39	0
1101 LILIENTHAL LN	4158004033		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.46	0
907 LILIENTHAL LN	4158007002		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.75	0
2420 ALVORD LNA	4158013050		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.32	0
2420 ALVORD LNB	4158013051		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.23	0
2519 190TH ST	4158016011		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2517 190TH ST	4158016012		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.42	0
2515 190TH ST	4158016013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.08	0
2511 190TH ST	4158016015		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.34	0
2507 190TH ST	4158016017		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.23	0
2505 190TH ST	4158016018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.51	0
2503 190TH ST	4158016019		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2501 190TH ST	4158016020		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2607 190TH ST	4158017012		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.33	0
2605 190TH ST	4158017013		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2521 190TH ST	4158017016		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1725 GRANT AVE	4162003031		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
423 ANITA ST	4186030001		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.50	0
403 ANITA ST	4186031025		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.51	1962
405 ANITA ST	4186031026		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.27	1961
411 ANITA ST	4186031029		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.49	1978
413 ANITA ST	4186031030		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.23	1978
415 ANITA ST	4186031031		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	1955
827 N LUCIA AVE	7502001001		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.08	0
833 N LUCIA AVE	7502001005		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.02	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built	
841 N LUCIA AVE	7502001007		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.69	0
826 N JUANITA AVE	7502001018		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.73	0
805 N LUCIA AVE	7502002003		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
821 N LUCIA AVE	7502002009		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.50	0
814 N JUANITA AVE	7502002012		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.67	0
810 N JUANITA AVE	7502002014		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.02	0
808 N JUANITA AVE	7502002015		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.26	0
707 N LUCIA AVE	7502003005		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.15	0
715 N LUCIA AVE	7502003009		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.46	0
717 N LUCIA AVE	7502003010		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.50	0
712 N JUANITA AVE	7502003026		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.55	0
704 N JUANITA AVE	7502003030		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.94	0
724 N LUCIA AVE	7502005019		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	0
526 N LUCIA AVE	7502025002		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.52	0
522 N LUCIA AVE	7502025004		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.30	0
520 N LUCIA AVE	7502025005		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.28	0
516 N LUCIA AVE	7502025007		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.11	0
507 N MARIA AVE	7502025027		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.93	0
531 N MARIA AVE	7502025034		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.48	0
50202025075			RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.48	0
7502025076			RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.00	0
7502025076			RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.00	0
7502026005			RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.44	0
7502026005			RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.41	0
7502026016			RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.94	0
614 N JUANITA AVE	7502026022		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.29	0
608 N JUANITA AVE	7502026025		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
1019 DIAMOND ST	7502027003		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.58	0
521 N LUCIA AVE	7502027012		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.87	0
520 N JUANITA AVE	7502027021		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.23	0
510 N JUANITA AVE	7502027026		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.14	0
813 N JUANITA AVE	7503002007		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.22	0
815 N JUANITA AVE	7503002024		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.37	0
724 N IRENA AVE	7503004021		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
708 N IRENA AVE	7503004029		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.16	0
700 N IRENA AVE	7503004033		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	0
615 BERYL ST	7503005027		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.17	0
611 BERYL ST	7503005028		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.65	0
507 N GERTRUDA AVE	7503010002		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.90	0
511 N GERTRUDA AVE	7503010004		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	3.06	0
504 N FRANCISCA AVE	7503010022		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
527 N FRANCISCA AVE	7503011014		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
524 N ELENA AVE	7503011018		RM	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.10	0
512 N ELENA AVE	7503011024		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.38	0
428 N GERTRUDA AVE	7503019015		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.53	0
426 N GERTRUDA AVE	7503019016		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
404 N GERTRUDA AVE	7503019028		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.53	0
721 CARNELIAN ST	7503020033		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.01	0
723 CARNELIAN ST	7503020034		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.45	0
729 CARNELIAN ST	7503020035		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.10	0
731 CARNELIAN ST	7503020036		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.22	0
616 N JUANITA AVE	7503022006		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.13	0
622 N IRENA AVE	7503022019		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.39	0
624 N IRENA AVE A	7503022085		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.93	0
624 N IRENA AVE B	7503022086		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.10	0
521 N JUANITA AVE	7503023009		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.21	0
516 N IRENA AVE	7503023020		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.56	0
519 N IRENA AVE	7503024010		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
523 N IRENA AVE	7503024012		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.07	0
524 N HELBERTA AVE	7503024014		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
514 N HELBERTA AVE	7503024018		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.23	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built		
529 N HELBERTA AVE	7503025015		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.14	0	
517 N GUADALUPE AVE	7503026008		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.30	0
519 N GUADALUPE AVE	7503026009		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.20	0
521 N GUADALUPE AVE	7503026010		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.77	0
525 N GUADALUPE AVE	7503026011		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	3.67	0
527 N GUADALUPE AVE	7503026012		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
302 N GERTRUDA AVE	7503026029		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.27	0
307 N GERTRUDA AVE	7503027004		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.05	0
309 N GERTRUDA AVE	7503027005		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	7.95	0
311 N GERTRUDA AVE	7503027006		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
313 N GERTRUDA AVE	7503027007		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
327 N GERTRUDA AVE	7503027014		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.85	0
308 N FRANCISCA AVE	7503027026		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.56	0
410 EL REDONDO AVE	7504005003		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
715 VINCENT PARK	7504005005		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.01	0
502 EL REDONDO AVE	7504009002		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.05	0
506 EL REDONDO AVE	7504009004		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.59	0
508 EL REDONDO AVE	7504009005		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.07	0
510 EL REDONDO AVE	7504009006		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.67	0
602 EL REDONDO AVE	7504009010		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
604 EL REDONDO AVE	7504009011		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
606 EL REDONDO AVE	7504009012		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
608 EL REDONDO AVE	7504009013		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.14	0
710 VINCENT PARK	7504009017		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.13	0
610 EL REDONDO AVE	7504009022		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
616 EL REDONDO AVE	7504009024		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.97	0
624 EL REDONDO AVE	7504009027		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.30	0
706 EL REDONDO AVE	7504009031		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.96	0
712 EL REDONDO AVE	7504009032		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.59	0
800 EL REDONDO AVE	7504009034		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.56	0
802 EL REDONDO AVE	7504009035		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.00	0
814 EL REDONDO AVE	7504009041		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.70	0
816 EL REDONDO AVE	7504009042		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
622 VINCENT PARK	7504009046		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.01	0
626 VINCENT PARK	7504009048		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.97	0
636 VINCENT PARK	7504009081		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.01	0
104 N GUADALUPE AVE	7504011007		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
101 N HELBERTA AVE	7504011011		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.60	0
109 N HELBERTA AVE	7504011017		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.45	0
615 EL REDONDO AVE	7504011018		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.71	0
513 EL REDONDO AVE	7504013027		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.98	0
515 EL REDONDO AVE	7504013028		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.45	0
517 EL REDONDO AVE	7504013029		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.46	0
233 N JUANITA AVE	7504013053		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.20	0
228 N IRENA AVE	7504013063		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.84	0
104 N IRENA AVE	7504016010		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1008 SPENCER ST	7504017001		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.27	0
109 N LUCIA AVE	7504018007		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1019 SPENCER ST	7504019005		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.36	0
240 N JUANITA AVE	7504019044		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.26	0
208 N LUCIA AVE	7504021007		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.55	0
206 N LUCIA AVE	7504021008		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.78	0
206 N LUCIA AVE	7504021008		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.50	0
1108 VINCENT ST A	7504021070		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.74	0
1108 VINCENT ST B	7504021071		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.60	0
144 N CATALINA AVE	7505005004		RM	R-3A	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.32	0
411 EMERALD ST	7505007022		RM	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.18	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built	
116 S CATALINA AVE	7505014024		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.24	0
122 S CATALINA AVE	7505014026		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
124 S CATALINA AVE	7505014027		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
115 S PROSPECT AVE	7506001008		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.04	0
124 S LUCIA AVE	7506001027		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.04	0
126 S LUCIA AVE	7506001028		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.71	0
1009 GARNET ST	7506001030		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.27	0
109 S LUCIA AVE	7506002010		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
106 S JUANITA AVE	7506002022		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.67	0
108 S JUANITA AVE	7506002023		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.01	0
124 S JUANITA AVE	7506002031		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
126 S JUANITA AVE	7506002032		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.66	0
911 GARNET ST	7506002034		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.45	0
909 GARNET ST	7506002035		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.26	0
113 S JUANITA AVE	7506003010		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.14	0
120 S JUANITA AVE	7506003015		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.36	0
120 S IRENA AVE	7506003027		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.56	0
122 S IRENA AVE	7506003028		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.05	0
105 S JUANITA AVE A	7506003083		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.32	0
105 S JUANITA AVE B	7506003084		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.65	0
118 S IRENA AVE A	7506003086		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.31	0
118 S IRENA AVE B	7506003087		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.32	0
125 S IRENA AVE	7506004005		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.02	0
121 S IRENA AVE	7506004007		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.02	0
104 S HELBERTA AVE	7506004022		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
106 S HELBERTA AVE	7506004023		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
112 S HELBERTA AVE	7506004026		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.24	0
114 S HELBERTA AVE	7506004027		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.41	0
116 S HELBERTA AVE	7506004028		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
118 S HELBERTA AVE	7506004029		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
122 S HELBERTA AVE	7506004030		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.12	0
120 S HELBERTA AVE	7506004031		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.18	0
124 S HELBERTA AVE	7506004032		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.27	0
123 S HELBERTA AVE	7506005004		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.29	0
101 S HELBERTA AVE	7506005015		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.95	0
223 S GUADALUPE AVE	7506008002		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.60	0
510 GARNET ST	7506008022		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.06	0
212 CAMINO REAL	7506008027		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
227 S GUADALUPE AVE	7506008030		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	4.14	0
516 GARNET ST	7506008031		RM	R-3	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
222 S FRANCISCA AVE	7506009012		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
223 S HELBERTA AVE	7506010011		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.39	0
219 S HELBERTA AVE	7506011002		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.23	0
209 S HELBERTA AVE	7506011007		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.24	0
207 S HELBERTA AVE	7506011008		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.19	0
210 S GUADALUPE AVE	7506011020		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.62	0
212 S GUADALUPE AVE	7506011021		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	7.31	0
211 S IRENA AVE	7506012007		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.09	0
203 S IRENA AVE	7506012011		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
214 S HELBERTA AVE	7506012020		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.17	0
216 S HELBERTA AVE	7506012021		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.20	0
218 S HELBERTA AVE	7506012022		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.46	0
205 S IRENA AVE A	7506012078		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.40	0
205 S IRENA AVE B	7506012079		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.85	0
229 S JUANITA AVE	7506015008		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.33	0
236 S IRENA AVE	7506015019		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0
311 S LUCIA AVE	7506017005		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.66	0
309 S LUCIA AVE	7506017006		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.88	0
307 S LUCIA AVE	7506017007		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.67	0
313 S LUCIA AVE A	7506017036		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.33	0

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built		
313 S LUCIA AVE B	7506017037		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.30	0	
215 S LUCIA AVE	7506018010		RM	R-3	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.27	0
218 S JUANITA AVE	7506018029		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
	7506018099		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	4.00	0
	7506018100		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	3.73	0
205 S PROSPECT AVE	7506019032		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.64	0
605 ESPLANADE	7508002011		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.35	0
519 S CATALINA AVE	7508005006		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
726 ESPLANADE	7508007018		RM	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.98	0
732 S CATALINA AVE	7508008001		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.58	0
726 S CATALINA AVE	7508008004		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.45	0
724 S CATALINA AVE	7508008005		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.70	0
720 S CATALINA AVE	7508008007		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.47	0
712 S CATALINA AVE	7508008011		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
708 S CATALINA AVE	7508008013		RM	R-3A	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.74	0
707 S BROADWAY	7508008020		RM	R-3A	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.65	0
709 S BROADWAY	7508008021		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
711 S BROADWAY	7508008022		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.50	0
713 S BROADWAY	7508008023		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
207 KNOB HILL AVE	7508008031		RM	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.28	0
629 S BROADWAY	7508009001		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.83	0
627 S BROADWAY	7508009004		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.33	0
509 S BROADWAY	7508010009		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
507 S BROADWAY	7508010010		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
417 S BROADWAY	7508011006		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.03	0
406 S BROADWAY	7508012019		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.92	0
416 S BROADWAY	7508012023		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.54	0
424 S BROADWAY	7508012027		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
504 S BROADWAY	7508013020		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.28	0
600 S BROADWAY	7508014026		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.87	0
700 S BROADWAY	7508015083		RM	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.91	0
306 TOPAZ ST	7508015084		RM	R-3A	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.30	0
516 S GUADALUPE AVE	7508018008		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
536 AVENUE C	7509009003		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.30	0
541 AVENUE C	7509010022		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.18	0
530 AVENUE A	7509011007		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.10	0
531 AVENUE B	7509011021		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.02	0
544 AVENUE A	7509011066		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.21	0
559 AVENUE A	7509012031		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.51	0
902 S JUANITA AVE	7509017012		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.87	0
904 S JUANITA AVE	7509017013		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.77	0
932 S JUANITA AVE	7509017019		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.17	0
1000 S JUANITA AVE	7509018013		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1104 S JUANITA AVE	7509023026		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.32	0
1108 S JUANITA AVE	7509023027		RM	R-3	17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.15	0
106 AVENUE E	7511002010		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.05	0
211 AVENUE H	7511006024		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
219 AVENUE H	7511006028		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	6.68	0
202 AVENUE H	7511007023		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.59	0
1501 S CATALINA AVE	7511008001		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1503 S CATALINA AVE	7511008002		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
212 N PROSPECT AVE	7511008008		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.29	0
210 N PROSPECT AVE	7518003009		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	1952
116 N PROSPECT AVE	7518004003		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.63	1952
112 N PROSPECT AVE	7518004005		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	3.16	1949
124 S PROSPECT AVE	7518006013		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.24	1952
126 S PROSPECT AVE	7518006014		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	1943
	7518006014		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.54	0
	7518006059		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	1978
130 S PROSPECT AVE A	7518006060		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.33	1977
206 S PROSPECT AVE	7518007004		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.14	0

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Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp- Land Ratio	Year Built		
208 S PROSPECT AVE	7518007005		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.07	0	
200 S PROSPECT AVE	7518007054		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
202 S PROSPECT AVE A	7518007056		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.50	0
202 S PROSPECT AVE B	7518007057		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.09	0
2510 GRANT AVE	4157017007		RM	R-3	17.5	0.26	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	2	0.85	0
217 S PROSPECT AVE	7506019007		RM	R-3	17.5	0.29	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	2	0.34	0
2705 CARNEGIE LN	4082002042		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.48	0
2705 GRANT AVE	4082008003		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.21	0
2712 CARNEGIE LN	4082009007		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.13	0
2701 ROCKEFELLER LN	4082009014		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.87	0
2717 CARNEGIE LN	4082011039		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.42	0
2713 CARNEGIE LN	4082011068		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	0
2515 GATES AVE	4153014013		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.35	0
2514 RUHLAND AVE	4153017036		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.34	0
2510 RUHLAND AVE	4153017038		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2602 VOORHEES AVE A	4153024080		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	0
2609 MATHEWS AVE A	4153022052		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	4.00	0
2602 VOORHEES AVE B	4153024081		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.91	0
2602 VOORHEES AVE C	4153024082		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2614 CURTIS AVE	4153025005		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.24	0
2609 VOORHEES AVE	4153025017		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	0
2621 CURTIS AVE	4153026022		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.41	0
2618 GRAHAM AVE	4153027003		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
2700 GATES AVE	4153030005		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.21	0
2700 CURTIS AVE	4153030015		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.44	0
2707 RUHLAND AVE	4153031024		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.21	0
2015 MATHEWS AVE	4155027018		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.17	0
2001 MATHEWS AVE	4155027028		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.48	0
1932 MATHEWS AVE	4155029002		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
1930 MATHEWS AVE	4155029003		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.13	0
1928 MATHEWS AVE	4155029004		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.61	0
1926 MATHEWS AVE	4155029005		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.43	0
2018 MATHEWS AVE	4155030003		RM	R-3	17.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1	0.45	0
2117 VANDERBILT LN	4156001053		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.11	0
2106 CARNEGIE LN	4156009009		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.35	0
2119 ROCKEFELLER LN	4156009022		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.24	0
1605 FLAGLER LN	4156013031		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	0
2114 ROCKEFELLER LN	4156016005		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2121 GRANT AVE	4156016023		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.01	0
2022 GRANT AVE	4156018001		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	1.18	0
2018 GRANT AVE	4156018003		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.52	0
1914 GRANT AVE	4156019005		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.67	0
2215 VANDERBILT LN	4157001016		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	37.61	0
2215 CARNEGIE LN	4157005021		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.15	0
2217 CARNEGIE LN	4157005022		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	3.39	0
2512 CARNEGIE LN	4157009006		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	2.05	0
2412 CARNEGIE LN	4157010006		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.26	0
2411 ROCKEFELLER LN	4157010019		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2001 ROCKEFELLER LN	4157012014		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.90	0
2400 HADLEY LN	4158004019		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.25	0
2420 IVES LN	4158006002		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.32	0
829 N LUCIA AVE	7502001002		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.20	0
831 N LUCIA AVE	7502001003		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.00	0
704 N LUCIA AVE	7502001004		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1	0.24	0
700 N LUCIA AVE	7502005028		RM	R-3	17.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1	0.61	0
700 N LUCIA AVE	7502005029		RM	R-3	17.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1	0.97	0
617 N IRENA AVE	7503020026		RM	R-3	17.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1	0.22	0

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222 N BROADWAY	7505008052		RM	R-3A	17.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	2.57	0		
119 S GUADALUPE AVE	7506006012		RM	R-3	17.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.09	0	
105 S GUADALUPE AVE	7506006019		RM	R-3	17.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.41	0	
204 S LUCIA AVE	7506019018		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.16	0	
709 ESPLANADE	7508001096		RM	R-3A	17.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.43	0	
611 ESPLANADE	7508002009		RM	R-3A	17.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.23	0	
607 ESPLANADE	7508002010		RM	R-3A	17.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.04	0	
603 ESPLANADE	7508002012		RM	R-3A	17.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.54	0	
526 S GUADALUPE AVE	7508018013		RM	R-3A	17.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	1	0.07	0	
1006 S CATALINA AVE	7509007018		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.28	0	
1008 S CATALINA AVE	7509007019		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.06	0	
1409 S CATALINA AVE	7511002023		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.25	0	
1406 S CATALINA AVE	7511005020		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.09	0	
201 AVENUE G	7511005022		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.02	0	
1404 S CATALINA AVE A	7511005086		RM	R-3A	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.48	0	
1404 S CATALINA AVE B	7511005087		RM	R-3A	17.5	0.41	Residential	Used in Prior Housing Element - Non-Vacant	3	3	3	3	3	3	0.16	0	
417 BERYL ST	7503010001		RM	R-3A(H)	17.5	0.41	Residential	Used in Prior Housing Element - Non-Vacant	3	3	3	3	3	3	1	0.98	0
717 ESPLANADE	7508001085		RM	R-3A	17.5	0.27	Residential	Used in Prior Housing Element - Non-Vacant	3	3	3	3	3	3	1	0.06	0
529 S CATALINA AVE	7508005002		RM	R-3A	17.5	0.29	Residential	Used in Prior Housing Element - Non-Vacant	3	3	3	3	3	3	1	0.13	0
114 S CATALINA AVE	7505014066		RM	R-3A	17.5	0.41	Residential	Used in Prior Housing Element - Non-Vacant	4	4	4	4	4	2	0.55	0	
2102 AVIATION WAY	4155028017		RM	R-3	17.5	0.34	Residential	Used in Prior Housing Element - Non-Vacant	4	4	4	4	4	1	0.63	0	
2019 VANDERBILT LN	4156002016		RM	R-3	17.5	0.34	Residential	Used in Prior Housing Element - Non-Vacant	4	4	4	4	4	1	1.00	0	
2600 NELSON AVE	4153022028		RM	R-3	17.5	1.02	Residential	Used in Prior Housing Element - Non-Vacant	12	12	12	12	12	2	0.00	0	
2829 190TH ST	4083015010		RM	R-3	17.5	1.28	Residential	Used in Prior Housing Element - Non-Vacant	13	13	13	13	13	5	0.61	0	
109 N PACIFIC COAST HWY	7505007009		RH	RH-2	30	0.07	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	2.52	0	
131 N PACIFIC COAST HWY	7505007017		RH	RH-2	30	0.07	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	1.18	0	
133 N PACIFIC COAST HWY	7505007018		RH	RH-2	30	0.09	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.79	0	
415 EMERALD ST	7505007029		RH	RH-2	30	0.07	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0	
417 EMERALD ST	7505007030		RH	RH-2	30	0.07	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.75	0	
319 GARNET ST	7505012002		RH	RH-3	30	0.07	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	0	
110 N PACIFIC COAST HWY	7505010022		RH	RH-2	30	0.13	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	0.67	0	
108 N PACIFIC COAST HWY	7505010023		RH	RH-2	30	0.13	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1.21	0	
115 N PACIFIC COAST HWY	7505007011		RH	RH-2	30	0.15	Residential	Used in Prior Housing Element - Non-Vacant	3	3	3	3	3	1	0.06	0	
737 ESPLANADE	7508001098		RMH	RMD	23.3	0.12	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.54	0	
115 RUBY ST	7508004002		RMH	RMD	23.3	0.09	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.43	0	
111 SAPPHERE ST	7508005027		RMH	RMD	23.3	0.09	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.25	0	
627 S CATALINA AVE	7508006002		RMH	RMD	23.3	0.09	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.47	0	
624 ESPLANADE	7508006023		RMH	RMD	23.3	0.10	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.29	0	
630 ESPLANADE	7508006025		RMH	RMD	23.3	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.42	0	
1400 ESPLANADE	7511002029		RMH	RMD	23.3	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.71	0	
2116 MANHATTAN BEACH BLVD	4150002035		RMH	RMD	23.3	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.44	0	
124 SAPPHERE ST	7508006012		RMH	RMD	23.3	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.57	0	
114 SAPPHERE ST	7508006014		RMH	RMD	23.3	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	1	1	1	0.52	0	
810 ESPLANADE	7509001033		RMH	RMD	23.3	0.15	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1.60	0	
1506 ESPLANADE	7511008009		RMH	RMD	23.3	0.17	Residential	Used in Prior Housing Element - Non-Vacant	2	2	2	2	2	2	1	0.48	0
128 N BROADWAY	7505007028		RH	RH-3	30	0.75	Church Parking (est. 0.25 ac)	Not Used in Prior Housing Element	6	6	6	6	6	0			
126 N PACIFIC COAST HWY	7505010015 A		RH	RH-2	30	1.10	Church Parking (est. 0.50 ac)	Not Used in Prior Housing Element	12	12	12	12	12	0			
122 N PACIFIC COAST HWY	7505010035 A		RM	R-3	17.5	0.30	Church Building	Not Used in Prior Housing Element	0	0	0	0	0	0			
511 EMERALD ST	7505010038		RM	R-3	17.5	0.73	Church Parking (est. 0.25 ac)	Not Used in Prior Housing Element	4	4	4	4	4	0			
121 S PACIFIC COAST HWY	7505012012 B		RH	RH-3	30	0.17	Church Building	Not Used in Prior Housing Element	0	0	0	0	0	0			
103 S PACIFIC COAST HWY	7505012025 B		RH	RH-3	30	0.09	Church Building	Not Used in Prior Housing Element	0	0	0	0	0	0			
102 S BROADWAY	7505012026 B		RH	RH-3	30	0.68	Church Building	Not Used in Prior Housing Element	0	0	0	0	0	0			
200 S PACIFIC COAST HWY	7505013015 B		RM	R-3A	17.5	0.69	Church Parking (est. 0.50 ac)	Not Used in Prior Housing Element	6	6	6	6	6	1			
317 TORRANCE BLVD	7505020033		MU	MU-2	35	0.18	Older Commercial	Used in Prior Housing Element - Non-Vacant	5	5	5	5	5	0.43	1968		
326 S PACIFIC COAST HWY	7505021023		MU	MU-2	35	0.17	Office (Pacific Bay Construction)	Used in Prior Housing Element - Non-Vacant	5	5	5	5	5	0.68	1972		
315 S PACIFIC COAST HWY	7505020111		MU	MU-2	35	0.17	Older Commercial	Used in Prior Housing Element - Non-Vacant	5	5	5	5	5	0.01	1940		
319 S PACIFIC COAST HWY	7505022031		MU	MU-2	35	0.17	Trimline Auto (nonconforming)	Used in Prior Housing Element - Non-Vacant	5	5	5	5	5	0.42	1963		
209 S PACIFIC COAST HWY UNI	7505019008		MU	MU-2	35	0.26	Commercial (Retail Stores)	Used in Prior Housing Element - Non-Vacant	7	7	7	7	7	0.43	1955		

Table B-1: RHNA Sites Not Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/FAR	Imp-Land Ratio	Year Built
308 TORRANCE BLVD	7505021033		MU	MU-2	35	0.25	Commercial (Retail Stores)	Used in Prior Housing Element - Non-Vacant	7	7	7	7	7	0.25	1969
231 S PACIFIC COAST HWY	7505019063		MU	MU-2	35	0.43	Commercial (Retail Stores)	Used in Prior Housing Element - Non-Vacant	12	12	12	12	12	0.44	1955
234 S PACIFIC COAST HWY	7505020051		MU	MU-2	35	0.69	Commercial (store and office)	Used in Prior Housing Element - Non-Vacant	19	19	19	19	19	1	1989

Table B-2. RHINA Sites Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/FAR	Imp-Land Ratio	Year Built	
1923 CONDON AVE	4082013017				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1913	
1924 CONDON AVE	4082013018				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.33	1953	
1919 CONDON AVE	4082013019				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.07	1973	
1917 CONDON AVE	4082013020				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973	
1915 CONDON AVE	4082013021				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.31	1965	
1913 CONDON AVE	4082013022				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1952	
1911 CONDON AVE	4082013023				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1978	
1909 CONDON AVE	4082013024				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.53	1965	
1907 CONDON AVE	4082013025				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.77	1965	
1905 CONDON AVE	4082013026				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.82	1966	
1903 CONDON AVE	4082013027				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986	
1901 CONDON AVE	4082013028				1	Shortfall of Sites	0.09	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986	
1902 CONDON AVE	4082014002				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986	
1904 CONDON AVE	4082014003				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.06	1987	
1908 CONDON AVE	4082014004				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.27	1987	
1908 CONDON AVE	4082014005				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1990	
1924 CONDON AVE	4082014013				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1952	
1923 FIRMONA AVE	4082014014				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973	
1921 FIRMONA AVE	4082014015				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.37	1972	
1919 FIRMONA AVE	4082014016				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.27	1934	
1917 FIRMONA AVE	4082014017				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.31	1973	
1916 FIRMONA AVE	4082014018				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973	
1913 FIRMONA AVE	4082014019				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973	
1911 FIRMONA AVE	4082014020				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973	
1909 FIRMONA AVE	4082014021				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.35	1973	
1907 FIRMONA AVE	4082014022				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973	
1905 FIRMONA AVE	4082014023				1	Shortfall of Sites	0.07	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1972	
1901 FIRMONA AVE	4082014024				2	Shortfall of Sites	0.15	RSF	RH	RH	20	30	2	Non-Vacant	Residential	2	0.13	1979	
1900 CONDON AVE	4082014001				2	Shortfall of Sites	0.12	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.49	1987	
1813 FIRMONA AVE	4082016005				1	Shortfall of Sites	0.10	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1984	
1811 FIRMONA AVE	4082016006				1	Shortfall of Sites	0.10	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1985	
1816 FIRMONA AVE	4082016008				2	Shortfall of Sites	0.13	RSF	RH	RH	20	30	2	Non-Vacant	Residential	1	0.49	1987	
1820 FIRMONA AVE	4082017003				1	Shortfall of Sites	0.10	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1990	
1818 FIRMONA AVE	4082017004				1	Shortfall of Sites	0.10	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.43	1990	
1813 KINGSDALE AVE	4082017011				1	Shortfall of Sites	0.10	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	0	
1815 KINGSDALE AVE	4082017012				1	Shortfall of Sites	0.10	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1946	
1817 KINGSDALE AVE	4082017013				1	Shortfall of Sites	0.10	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.37	1941	
1819 KINGSDALE AVE	4082017014				1	Shortfall of Sites	0.10	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1972	
1821 KINGSDALE AVE	4082017015				1	Shortfall of Sites	0.10	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.11	1973	
1823 KINGSDALE AVE	4082017016				1	Shortfall of Sites	0.10	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1948	
1816 FIRMONA AVE	4082017020				1	Shortfall of Sites	0.10	RSF	RH	RH	20	30	1	Non-Vacant	Residential	1	0.35	1955	
1908 FIRMONA AVE	4082015008				2	Shortfall of Sites	0.13	RM	RH	RH	20	30	2	Non-Vacant	Residential	1	1.15	0	
1900 FIRMONA AVE	4082015012				4	Shortfall of Sites	0.20	RM	RH	RH	20	30	4	Non-Vacant	Residential	1	0.25	0	
1758 S PACIFIC COAS	7510030058	13			0	Shortfall of Sites	0.55	MU	MU	MU-1	20	30	13	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.		0.78	1970	
1770 S PACIFIC COAS	7510030061	17			0	Shortfall of Sites	0.7	MU	MU	MU-1	20	30	17	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.		1.42	1977	
1760 S PACIFIC COAS	7510030062	27			0	Shortfall of Sites	1.12	MU	MU	MU-1	20	30	27	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.		0.25	1972	
1988 S PACIFIC COAS	7510031004	21			0	Shortfall of Sites	0.87	MU	MU	MU-1	20	30	21	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.		0.23	1957	
1900 S PACIFIC COAS	7510031007			11	11	Shortfall of Sites	0.45	MU	MU	MU-1	20	30	11	Non-Vacant	Older Commercial		0.44	1986	
1930 S PACIFIC COAS	7510031029			11	11	Shortfall of Sites	0.45	MU	MU	MU-1	20	30	11	Non-Vacant	Older Commercial		0.02	1981	
1890 S PACIFIC COAS	7510032046	0			0	Shortfall of Sites	0	MU	MU	MU-1	20	30	0	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.		0.28	1969	
1870 S PACIFIC COAS	7510032050	36			36	Shortfall of Sites	1.52	MU	MU	MU-1	20	30	36	Non-Vacant	Older Commercial		0.20	1964	
1880 S PACIFIC COAS	7510032054	47			47	Shortfall of Sites	1.95	MU	MU	MU-1	20	30	47	Non-Vacant	Older Commercial		1.00	1963	
1933 FIRMONA AVE	4082013007	3			3	Shortfall of Sites	0.12	RSF	RH	RH	20	45	3	Non-Vacant	Consolidated as part of Kingsdale property		1	0.25	1986
1931 FIRMONA AVE	4082013008	2			2	Shortfall of Sites	0.12	RSF	RH	RH	20	45	2	Non-Vacant	Consolidated as part of Kingsdale property		2	0.83	1929
1939 CONDON AVE	4082013009	2			2	Shortfall of Sites	0.07	RSF	RH	RH	20	45	2	Non-Vacant	Consolidated as part of Kingsdale property		1	0.25	1988
1937 CONDON AVE	4082013010	2			2	Shortfall of Sites	0.08	RSF	RH	RH	20	45	2	Non-Vacant	Consolidated as part of Kingsdale property		1	0.25	1988
1935 CONDON AVE	4082013011	3			3	Shortfall of Sites	0.12	RSF	RH	RH	20	45	3	Non-Vacant	Consolidated as part of Kingsdale property		1	0.25	1990

Table B-2: RHINA Sites Requiring Rezoning

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/FAR	Imp- Land Ratio	Year Built
4082013012	4082013012	2				Shortfall of Sites	0.09	RSF	RH	RH	20	45	2	Non-Vacant	Consolidated as part of Kingsdale property	1		
4082013005	4082013005	3				Shortfall of Sites	0.09	C-4	C-4-R	C-4-R	20	45	3	Non-Vacant	Consolidated as part of Kingsdale property	0.48	0.08	1983
4082013006	4082013006	4				Shortfall of Sites	0.12	C-4	C-4-R	C-4-R	20	45	4	Non-Vacant	Consolidated as part of Kingsdale property	0.37	0.06	1983
2810 ARTESIA BLVD	4082013029	14				Shortfall of Sites	0.39	C-4	C-4-R	C-4-R	20	45	14	Non-Vacant	Consolidated as part of Kingsdale property	0.11	1.16	1983
1959 KINGSDALE AVE	4082015015	17				Shortfall of Sites	0.46	C-4	C-4-R	C-4-R	20	45	17	Non-Vacant	Consolidated as part of Kingsdale property	0.1	1.83	1983
2850 ARTESIA BLVD	4082015016	21				Shortfall of Sites	0.59	C-4	C-4-R	C-4-R	20	45	21	Non-Vacant	Consolidated as part of Kingsdale property	0.08	4.64	1983
4149005036	4149005036	37				Shortfall of Sites	0.77	IC-1	IC-1-R	IC-1-R	20	60	37	Vacant	Site C: Parking	0.00	0.00	0
4001 INGLEWOOD AV	4149005040	242				Shortfall of Sites	5.05	C-4	C-4-R	C-4-R	20	60	242	Non-Vacant	Site C: Single-story retail	0.37	1.00	1993
4051 INGLEWOOD AV	4149005041	144				Shortfall of Sites	2.99	C-4	C-4-R	C-4-R	20	60	144	Non-Vacant	Site C: Single-story retail and restaurant	0.05	0.34	1993
2500 MARINE AVE	4149005042	161				Shortfall of Sites	3.35	IC-1	I3-R	IC-1-R	20	60	161	Non-Vacant	Site C: Single-story auto-related	0.43	0.17	1964
2600 MARINE AVE	4149005044	101				Shortfall of Sites	2.10	IC-1	I3-R	IC-1-R	20	60	101	Non-Vacant	Site C: Single-story commercial and outdoor storage			
2301 190th St	4158010021	37				Shortfall of Sites	1.03	I2	I2-R	I2-R	20	45	37	Non-Vacant	Site D: Older industrial use	0.39	0.32	1954
588 Meyer Ln	4158010019	37				Shortfall of Sites	1.02	I2	I2-R	I2-R	20	45	37	Non-Vacant	Site D: Older industrial use	0.46	0.23	1956
510 Meyer Ln	4158010022	12				Shortfall of Sites	0.32	I2	I2-R	I2-R	20	45	12	Non-Vacant	Site D: Older industrial use	0.93	2.66	1991
512 Meyer Ln	4158010020	36				Shortfall of Sites	1.01	I2	I2-R	I2-R	20	45	36	Non-Vacant	Site D: Older industrial use	0.51	2.73	1974
563 Mary Ann Dr	4158011011	11				Shortfall of Sites	0.30	I2	I2-R	I2-R	20	45	11	Non-Vacant	Site D: Older industrial use	0.25	0.23	1976
575 Mary Ann Dr	4158011012	10				Shortfall of Sites	0.27	I2	I2-R	I2-R	20	45	10	Non-Vacant	Site D: Older industrial use	0.47	0.35	1976
601 Mary Ann Dr	4158011007	9				Shortfall of Sites	0.24	I2	I2-R	I2-R	20	45	9	Non-Vacant	Site D: Older industrial use	0.49	2.86	1973
615 Mary Ann Dr	4158011006	9				Shortfall of Sites	0.24	I2	I2-R	I2-R	20	45	9	Non-Vacant	Site D: Older industrial use	0.31	1.21	1960
621 Mary Ann Dr	4158011005	9				Shortfall of Sites	0.24	I2	I2-R	I2-R	20	45	9	Non-Vacant	Site D: Older industrial use	0.23	0.21	1962
631 Mary Ann Dr	4158011010	17				Shortfall of Sites	0.48	I2	I2-R	I2-R	20	45	17	Non-Vacant	Site D: Older industrial use	0.48	0.08	1963
524 Mary Ann Dr	4158012026	19				Shortfall of Sites	0.52	I2	I2-R	I2-R	20	45	19	Non-Vacant	Site D: Older industrial use	0.34	0.27	1953
620 Mary Ann Dr	4158012031	28				Shortfall of Sites	0.78	I2	I2-R	I2-R	20	45	28	Non-Vacant	Site D: Older industrial use	0.21	0.11	1959
630 Mary Ann Dr	4158012025	9				Shortfall of Sites	0.25	I2	I2-R	I2-R	20	45	9	Non-Vacant	Site D: Older industrial use	0.65	0.90	1961
2408 Fisk Ln	4158012024	9				Shortfall of Sites	0.25	I2	I2-R	I2-R	20	45	9	Non-Vacant	Site D: Older industrial use	0.41	0.82	1985
18889 Hawthorne Blvd	4083014017	32				Shortfall of Sites	0.88	C-2	C-2-R	C-2-R	20	45	32	Non-Vacant	Site D: Older industrial use	0.33	5.83	1980
4082020810	4082020810	224				Shortfall of Sites	6.21	I2	IF-2	IF-2	20	45	224	Non-Vacant	Largely vacant surface parking and storage	0.06	0.00	0

Appendix C: Public Participation

Outreach

The City advertises the public meetings via press releases, FaceBook posts, email blasts, posting on the City’s General Plan Update landing page which has collected 1,200 email addresses for notification, as well as the City’s Community Services Newsletter that is sent to over 11,000 email addresses.

The General Plan GPAC Ambassadors reached out to groups such as Beach City Health District, Salvation Army, Redondo Beach Chamber of Commerce, Redondo Beach Unified School District, and North Redondo Beach Business Association.

Community Workshop (November 17, 2018)

At this Community Workshop, the City discussed a series of General Plan topics, including: housing for the future; new housing bills passed that affect the Housing Element. Five main topics or trends rose to the top of priority list to address in the General Plan:

- Population growth
- Aging population/loss of working-age population
- Housing affordability
- Changes in the retail environment
- Availability of jobs in the City

GPAC Meeting (December 3, 2020)

Since the November 2018 Community Workshop, the GPAC met five additional times to develop the GPAC Recommended Land Use Plan that outlines specific land use changes in target areas. However, with the release of the Draft RHNA and the City’s unsuccessful appeal to SCAG to lower the RHNA, the GPAC Recommended Land Use Plan would not offer adequate capacity to accommodate the City’s RHNA. The GPAC met on December 3, 2020 to revisit the Land Use Plan. During the meeting, the impacts of new State laws (SB 330, AB 1397, and SB 166) were explained. GPAC voted on modifications to the original GPAC Recommended Land Use Plan to introduce additional housing opportunities in the City. Specifically, the GPAC’s approach to land use includes:

- Retaining existing residential neighborhoods and principal commercial districts
- Allowing for infill development and recycling of uses with compatible development (function and scale)
- Allowing for changes of use on selected sites (Focus Areas) versus Citywide to accommodate housing requirements and improve their economic viability
- Allowing for modest intensification of key sites that are underutilized or contain marginal uses

City Council Inclusionary Housing Presentation (January 12, 2021)

As part of the Housing Element update, the City is also undertaking a feasibility study for inclusionary housing. On January 12, 2021, the City Council received a presentation on inclusionary housing and provided staff and consultant direction on the parameters for testing feasibility.

Community Workshop (April 7, 2021)

The City conducted a Community Workshop to receive community input on the Revised GPAC Recommended Land Use Plan. A total of 165 participants registered for the meeting. The community was generally concerned about the significant number of units that the City is mandated to plan for. There was strong emphasis from community members to distribute the new units throughout the City.

Social PinPoint (April 7 – April 11, 2021)

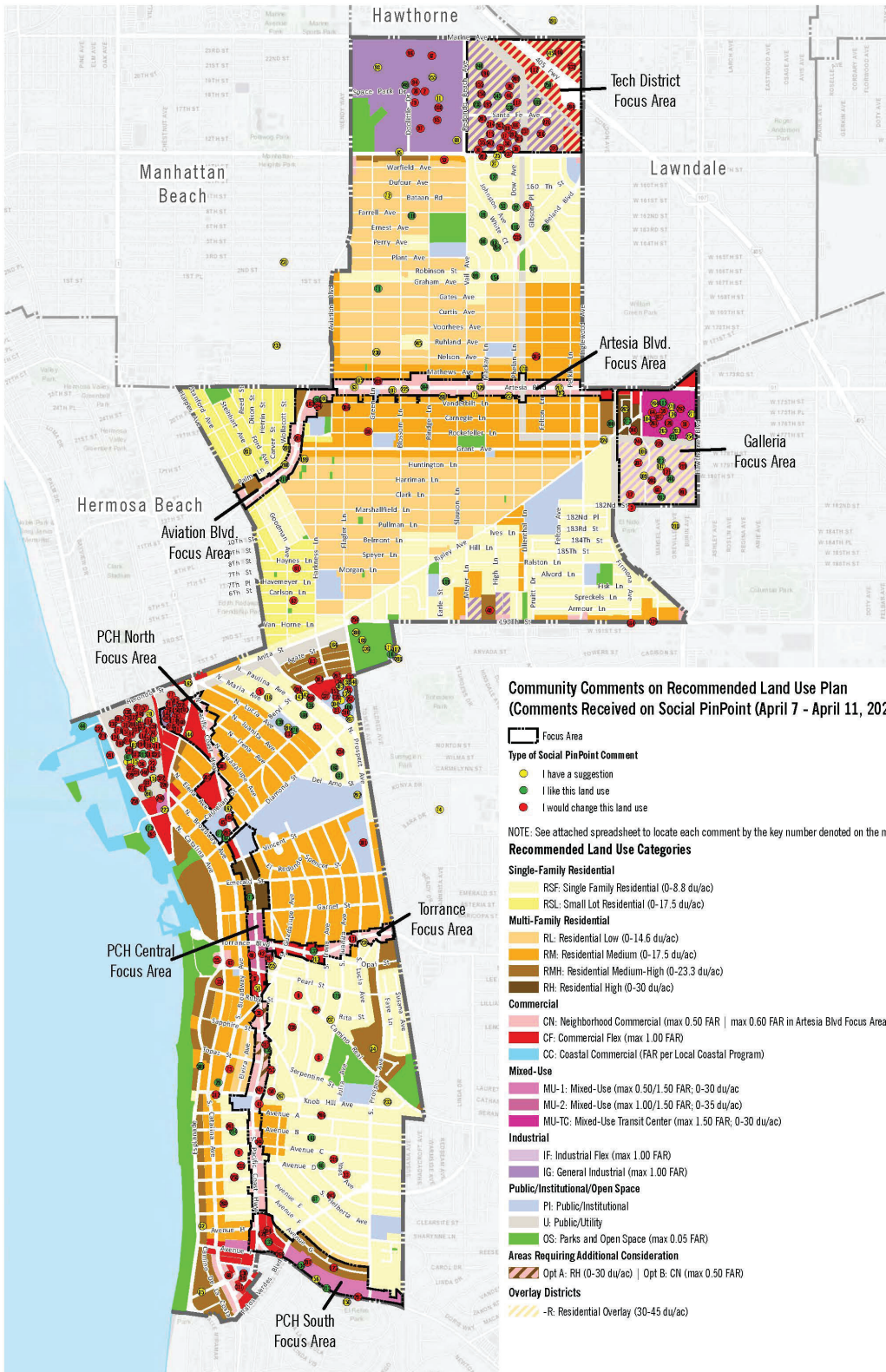
Prior to the April 15, 2021 Planning Commission meeting, the City collected community input via Social Pinpoint between April 7 and April 11, 2021. Overall, 349 comments were collected via Social PinPoint on the Revised Land Use Plan, with the majority of the comments focusing on the residential and mixed use designations. The need to distribute housing throughout the City was emphasized.

Planning Commission Meeting (April 15, 2021)

The Planning Commission received public input on the Revised GPAC Recommended Land Use Plan and worked on balancing community input and achieving the RHNA. The Planning Commission provided recommendations for consideration by the City Council, including increasing density at specific locations and adding sites to the Residential Overlay.

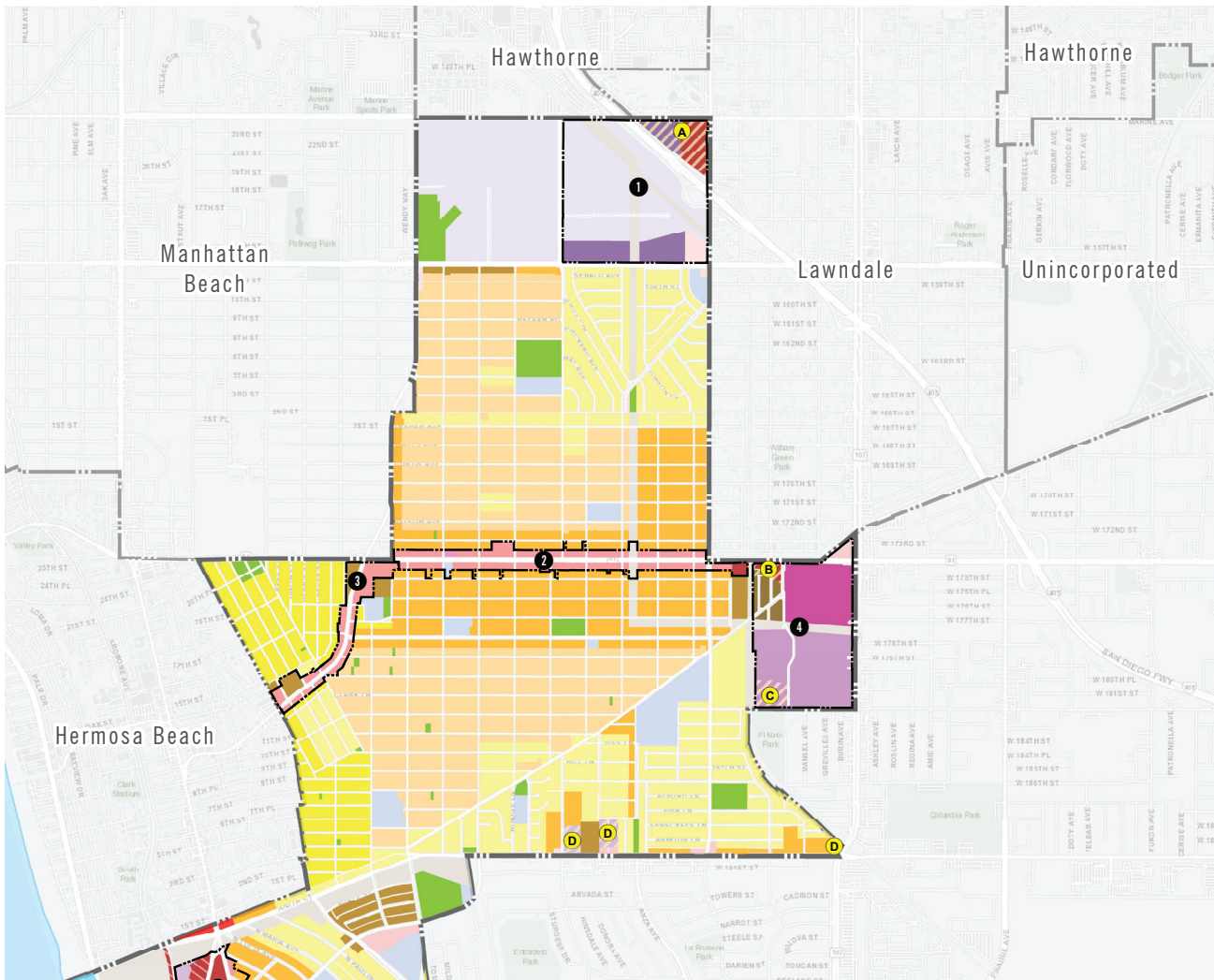
City Council Meetings (April 20, May 4, May 18, and June 15, 2021)

The City Council considered the Housing Element, RHNA, and adequate sites requirements over multiple meetings. The April 20 meeting was dedicated on receiving public input. After consideration of extensive community input, the Council provided staff direction on the strategy for achieving RHNA. On June 15, 2021, the Council was presented a summary of the sites strategy for RHNA and an overview of housing programs to be included in the Draft Housing Element.



Notice of Availability

The City issued a Notice of Availability on July 7, announcing the availability of the Draft Housing Element for review.



Recommended Land Use Plan (Reflecting City Council Motions 5/11/21; 5/18/21; 6/15/21)

Focus Area

- | | | |
|-----------------------|----------------------|-----------------------|
| 1) Tech District | 4) Galleria District | 7) PCH South |
| 2) Artesia Boulevard | 5) PCH North | 8) Torrance Boulevard |
| 3) Aviation Boulevard | 6) PCH Central | |

Proposed Land Uses

Single-Family Residential

- R-1: Single Family Residential (0-8.8 du/ac)
- R-1A: Single Family Residential (0-17.5 du/ac)

Multi-Family Residential (Approx. 600 Units)

- R-2: Low Density Multi-Family Residential (0-14.6 du/ac)
- R-3: Low Density Multi-Family Residential (0-17.5 du/ac)
- RMD: Med. Density Multi-Family Residential (0-23.3 du/ac)
- RH: High Density Multi-Family Residential (0-30 du/ac)

Commercial

- CN: Neighborhood Commercial
- CC: Coastal Commercial
- C-1: Commercial
- C-2: Commercial
- C-3: Commercial
- C-4: Commercial

C-5: Commercial

Mixed-Use

- MU-1: Mixed-Use
- MU-2: Mixed-Use
- MU-TC: Mixed-Use Transit Center

Industrial

- I-1: Industrial
- I-2: Industrial
- I-3: Industrial
- IF: Industrial Flex

Public/Institutional/Open Space

- PI: Public/Institutional
- U: Public/Utility
- OS: Parks and Open Space

Proposed Residential Overlay Areas

-R: Residential Overlay Area

- | | |
|-----------------------------------|------------------------------------|
| A) North Tech District (60 du/ac) | C) South Transit Center (45 du/ac) |
| B) North Kingsdale (45 du/ac) | D) 190th Street (45 du/ac) |

Written Public Comments 6th Cycle 2021-2029 Draft Housing Element

Lina Portolese

From: Therese Mufic Neustaedter (via Google Docs) <tmufic@gmail.com>
Sent: Monday, April 12, 2021 10:27 PM
To: Mendoza, Kathyren@HCD
Cc: gspeng.lwv@gmail.com; Compliance Review@HCD
Subject: Copy of RB Housing Element Comment GSP
Attachments: Copy of RB Housing Element Comment GSP.pdf

tmufic@gmail.com has attached the following document:



Copy of RB Housing Element Comment GSP



I believe that Redondo Beach is gaming the Housing Element Update. They downzoned the southern white part of town and added the homes all to the less wealthy and white northern end of town. Then they put housing overlays on the industrial area next to the freeway or sandwiched between 3 busy arterials: From Grace Peng. Please let me know if you have any trouble with this file and i will re-send it. Thanks you -- Teri Neustaedter 913 568 5466 tmufic@gmail.com

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because tmufic@gmail.com shared a document with you from Google Docs.



drive.google.com

April 10, 2021

Honorable Bill Brand
Mayor, Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Re: Housing Element

Dear Mayor Brand, City Council Members and Planning Staff,

I am writing to you to express my alarm about the [draft Housing Element](#) (HE) presented on April 7, 2021. I fear that the CA Dept of Housing and Community Development (HCD) will reject it & we will be mired in costly and time-consuming litigation and conflict with Sacramento. The draft HE does not meet the requirements of Affirmatively Furthering Fair Housing (AFFH) and produces Disparate Impacts. I would like to offer some alternatives.

I attended GPAC meetings in both Redondo Beach and Culver City to compare different approaches. I find it very odd that RB did not examine its past history to understand how we got here and to inform our decisions moving forward as Culver City did. I also find it puzzling that GPAC members felt blindsided by rules that they had only heard about in December 2020. The rules have changed since the last (fifth) RHNA cycle, but the changes were publicly available to anyone who cared to look them up.

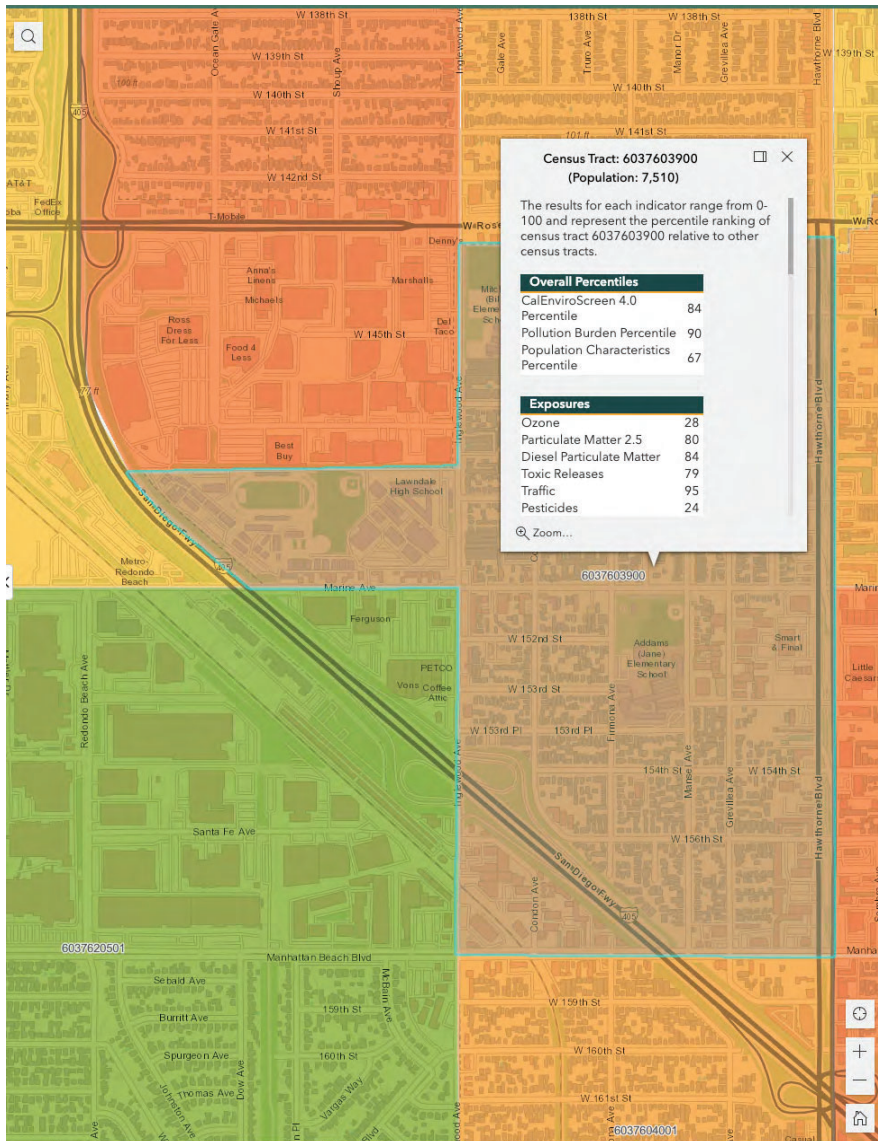
California and Federal Fair Housing and Disparate Impacts laws were settled well before 2020. The US Supreme Court ruled on Disparate Impacts in 2015, and HUD has provided guidance to cities repeatedly, including [this plain English summary](#) published in September 2020¹. Likewise, California's HCD published the [Housing Element Site Inventory Guidebook](#)² in June 2020. The [SCAG RHNA subcommittee](#) held many meetings throughout 2018-2019 to craft an equitable, sustainable and legal allocation methodology. Redondo Beach's final sixth RHNA allocation is not substantially different from the [published draft allocations](#) that have been available from their website throughout 2019-2020.

I want to point out that North Redondo Beach is famous for our role in the US Space Program from WWII through the Cold War to today, where billions carry phones with GPS receivers. GPS, a system that has become commonplace infrastructure, was born in our city. The environmental satellites that monitor weather and climate for our planet are made right here. We should be proud of, and carefully safeguard, [this important industry and economic engine](#) for our city. Preserve ample space for the industry at our existing and globally-famous hub for Space Innovation. Do not put a housing overlay on a growth industry and our biggest generator of high-income jobs.

¹ HUD Issues Final Rule on the Fair Housing Act's Disparate Impact Standard

² Housing Element Site Inventory Guidebook Government Code Section 65583.2

GPAC says the draft Housing Element was guided by Environmental Justice, which is required by HCD. I explored [CalEnviroScreen](#) data (both version 3.0 & 4.0) and used their interactive maps. A high score and high percentile is bad; a low score is good. Putting housing in the NE corner (bounded by Inglewood, Marine, Redondo Beach Ave, Manhattan Beach Ave) of our city, next to the 405 freeway and its ramps would kettle residents from the rest of the city and have devastating impacts on future residents, especially young children. Census tract 6205.01 enjoys a relatively moderate Pollution Burden in the 72nd percentile because it is averaged over an area that extends south to Anderson Park and west to Aviation Blvd. However, the Pollution Burden of the housing overlay would be closer to the 90th percentile of census tract 6039.00 (NW Lawndale) which surrounds it on 2 sides.



This picture is purely for orientation purposes. The pop-up shows the EnviroScore data for Lawndale census tract 6039.00. You can see the details much more clearly on the table in Appendix A.

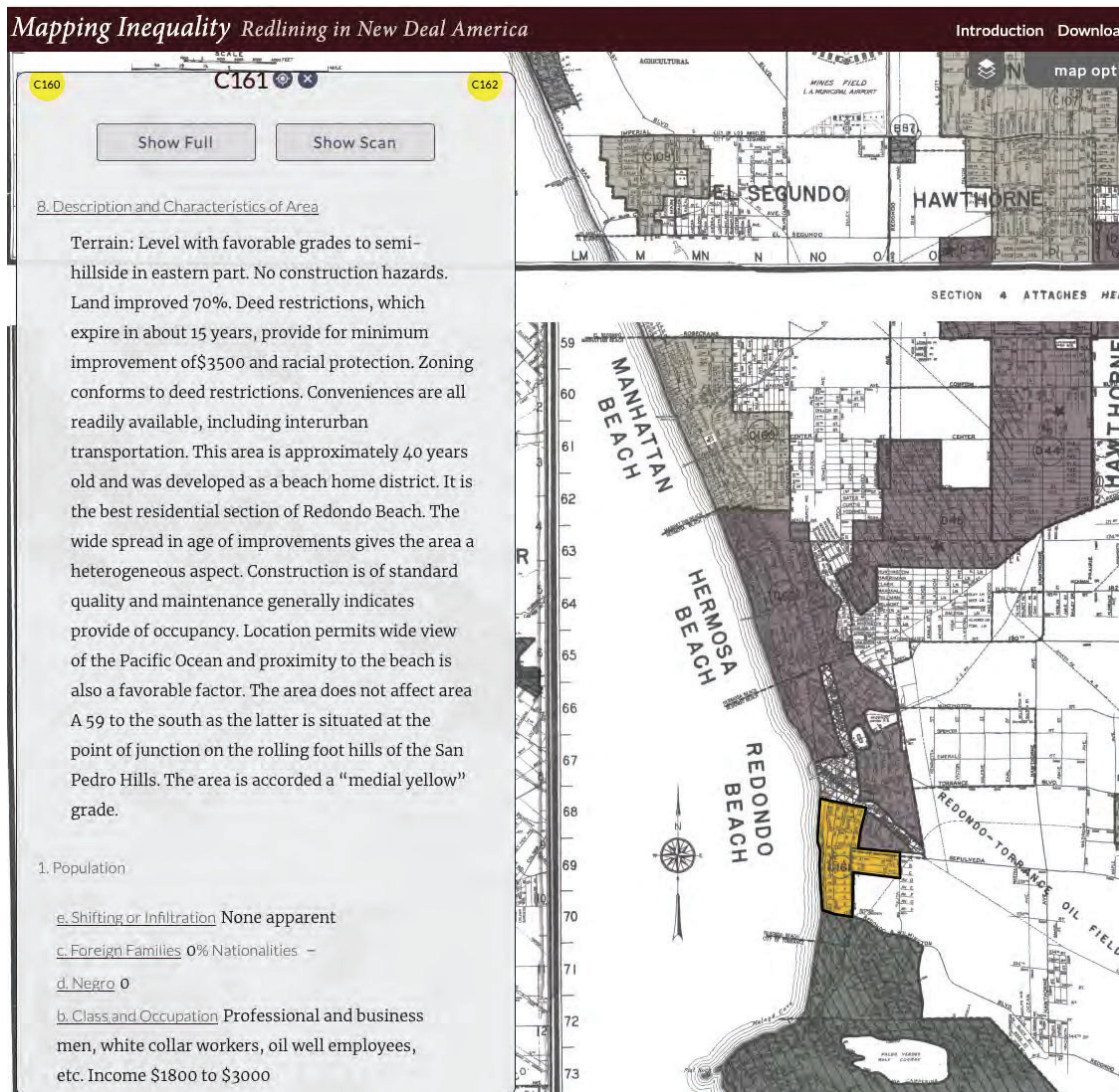
The Housing Overlay in the NE corner of RB (6205.01) is surrounded by 6039.00 and the I-405 freeway. It's true pollution burden is expected to be at least as high as 6039.00's.

It only looks lower in reporting because 6205.01 averages over a large area away from the freeway and closer to the ocean.

In 2017, [AB 1397](#) gave HCD the power to take into account expected yield of homes that could be built on a site in 8 years. It is unlikely (and not desirable!) that Northrop Grumman would vacate Space Park to enable housing production. HCD is likely to look unkindly on this overlay.

HCD may use “expected yield” of this site and then assign the city a much higher housing target to reflect the expected low yield. Let’s not invite this level of scrutiny and punishment.

Affirmatively Furthering Fair Housing (AFFH) requires us to locate housing to reduce racial and economic segregation. Newcomers are more diverse than existing SRB residents. Redondo Beach still bears the marks of [20th century racist zoning and lending practices](#)³ that reserved the southern beachfront section for whites only. The harbor area was rated median red while the northern part of the city, which is zoned for R2/R3, was rated low red and not eligible for home loans. Infill and displacement has disproportionately impacted North RB.

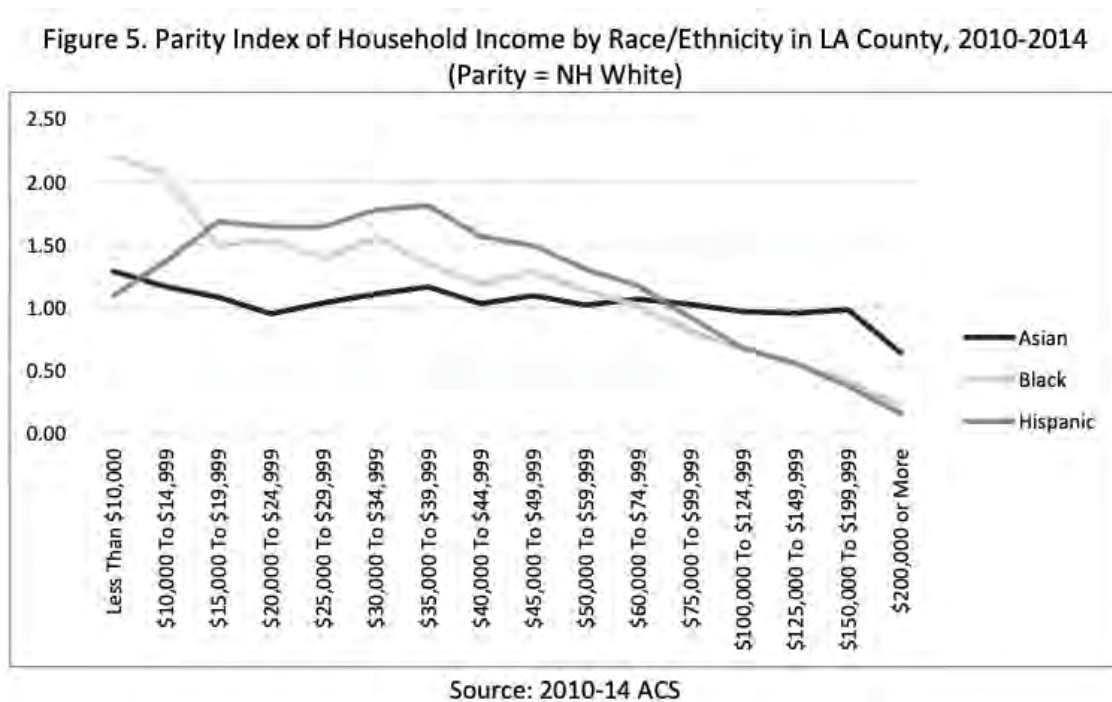


In the century since this map was published, Riviera Village has slowly evolved from 100% nonhispanic white to 75%, compared to 47-62% in North RB and 26.1% for LA County overall.

³ Mapping Inequality, <https://dsl.richmond.edu/panorama/redlining/#loc=13/33.863/-118.403&city=los-angeles-ca&area=C161>

It's no accident that Redondo Beach's most integrated census tracts line the Artesia corridor, which saw the most infill home production. Single Family Home (SFH/R1) areas also endure construction, but yield only much larger homes, not additional ones. At a minimum, we should upzone historically exclusionary areas that swapped whites-only covenants for SFH zoning. Our RHNA targets are so high, we should upzone all R1⁴ within the city to R2 or R3, and give incentives to combine lots so we can build even more densely.

SCAG's RHNA allocation methodology assigned RB a higher than average low and very low income housing allocation because our city has far below average numbers of VLI/LI units. Additionally, Very Low and Low Income (VLI/LI) residents are [disproportionately people of color](#)⁵. Given HCD's determination that they will only accept parcels larger than 0.5 acres & zoned > 30 homes/acre, we can only meet the VLI/LI requirement by using every possible parcel of our city, including enticements for combining lots.

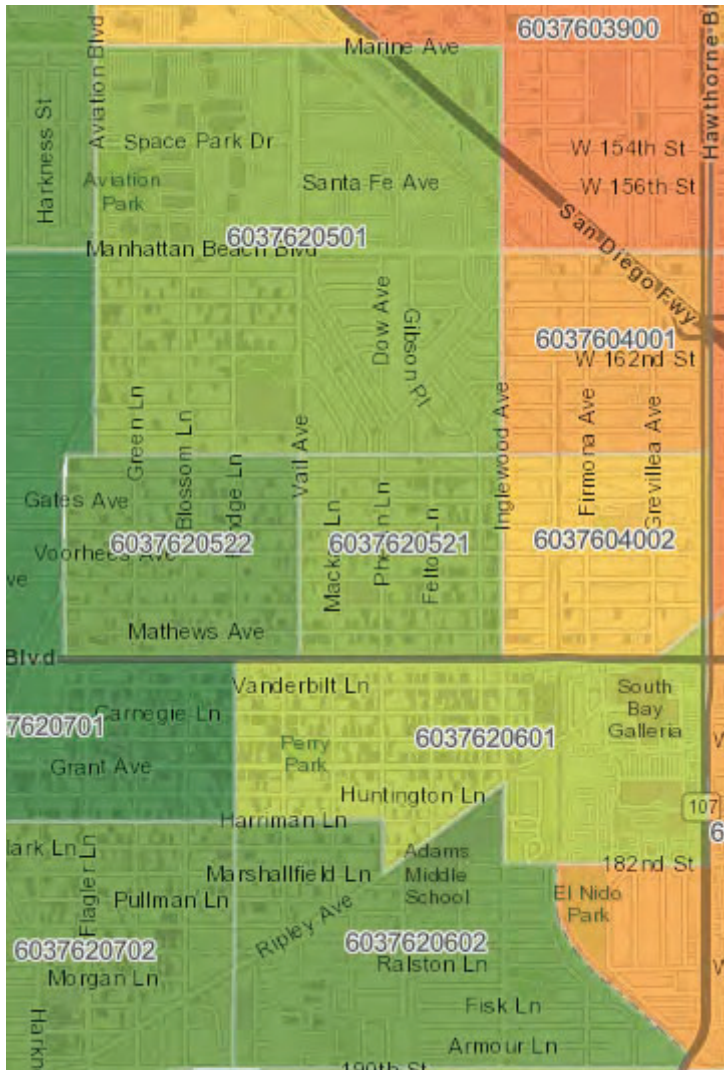


Furthermore, it is extremely challenging to finance VLI/LI homes so that they “pencil out” in an era with low public spending on housing subsidies. The federal government looks like they are willing to provide help. But, we can also make our own luck by using what we've got, which is extremely high rents in SRB. A [USC study found that high rent areas](#) are able to profitably support a higher percentage of inclusionary (subsidized) units than moderate rent ones⁶.

⁴ Excluding the already dense R1 small lots currently zoned in census tracts 6207.01 & 6207.02.

⁵ Race Ethnicity and Income Segregation in Los Angeles, by Paul Ong, Chhandara Pech, Jenny Chhea, C. Aujean Lee, UCLA Center for Neighborhood Knowledge, June 24, 2016, https://knowledge.luskin.ucla.edu/wp-content/uploads/2018/01/Race-Ethnicity-and-Income-Segregation-Ziman_2016.pdf

⁶ Los Angeles' Housing Crisis and Local Planning Responses: An Evaluation of Inclusionary Zoning and the TransitOriented Communities Plan as Policy Solutions in Los Angeles, Linna Zhu, Evgeny Burinskiy,



The draft plan puts all new dense housing in the corner of census tract 6205.01 next to the freeway and on the eastern edge of 6206.01 between extremely busy Hawthorne and Artesia Blvds and Inglewood Ave, another arterial. Students living in the proposed housing sites will have to cross train tracks and at least one arterial to reach elementary schools. This creates disparate pollution and traffic impacts on newer, poorer and less white residents.

Those areas also feed into the schools (Adams, Madison and Washington) with the highest concentration of low income and Title I students in our city's school district. These schools also suffer disproportionately from overcrowding than schools in wealthier parts of RB bypassed for new housing in the draft HE, another disparate impact.

The city owns a large surface parking lot in (75% nonhispanic white) Riviera Village & should build housing above the parking. RV is ideal for mixed use because most of it is not next to busy arterials and children do not have to cross one to reach an elementary school. RB can give inducements to private property owners in the RV to combine lots & build mixed use.

Reducing segregation would benefit the children of South RB. Each year, Adams (North) and Parras (South) Middle School's rising RUHS Freshman attend a meet and greet "Field Day". My daughter and her friends reported bullying from the Parras children. She said that a PMS student told her, "You don't seem ghetto" and thought that was a compliment.

The AES power plant in 6212.04 is slated to close shortly. The only reason that area has a middling 45-50 pollution burden percentile is because of AES's pollution. After closure and

Jorge De la Roca, Richard K Green, Marlon G. Boarnet; Cityscape: A Journal of Policy Development and Research, 2021

remediation, the site’s pollution burden is expected to be drastically reduced. A CalEnviroScore in the cleanest decile is probable. The proximity to the beach also means it will command the highest rents. Combined with the size of the parcel, it should be able to fit & “pencil out” the highest number of VLI/LI units in the city.

There is an environmental justice component to repurposing the AES site, which hosted an early power plant to light the whites-only resort of South RB. It used so much water for cooling that it caused seawater intrusion into wells used by inland communities of color. That led to early adjudication of ground-water pumping in the LA Basin and the use of seawater for cooling, which is also ecologically damaging.

11% of Los Angeles County Households do not own any cars. Half of LA Co HHs own 0 or 1 cars. Putting a car-light mixed-income community at AES would heal the environmental and psychic damage wrought by the power plant.

School	Zip Code	Student Pop	% Low Income	% White	% Hispanic	% Black	% Asian	% 2 or more
RUHS		3040	18	46	24	5	8	15
Adams MS	90278	1066	24	39	29	5	9	14
Parras MS	90277	1257	13	54	19	3	7	15
Tulita	90277	474	14	53	20	1	9	14
Alta Vista	90277	647	11	48	21	3	13	13
Beryl Heights	90277	458	15	55	18	2	7	17
Jefferson	90278	612	5	50	15	1	15	17
Birney	90278	457	14	43	24	2	12	18
Washington	90278	801	19	32	39	2	12	12
Madison	90278	488	22	34	29	5	13	15
Lincoln	90278	651	11	46	19	3	15	16

Kettling VLI/LI residents in a corner cut off from the rest of the city by freeways, arterials and train tracks is not AFFH and creates Disparate Impacts. There are better ways and the ideas outlined here are just a start. We can’t change our past and shameful history of deliberate segregation, but we can do better in the future. It starts with better and more equitable zoning today.

Grace Peng, PhD
6205.22 Resident

Appendix A: [CalEnviroScreen 4.0](#) data for Redondo Beach with Lawndale and LA County data for context. Population figures from US Census Bureau's 2018 American Community Survey

Census Tract	Total Population	Area Description	DRAFT CES 4.0 Percentile	Pollution Burden Pctl	Asthma Pctl	Cardiovascular Disease Pctl	Hispanic (%)	White (%)	African American (%)	Native American (%)	Asian American (%)	Pacific Islander (%)	Other/Multi-racial (%)
603900	7510	NW Lawndale	83.90	90.06	71.37	62.60	66.2	13.1	7.5	0.0	10.9	0.2	2.0
620501	6063	TRW, Anderson	27.91	72.08	17.93	28.45	20.1	55.8	4.8	1.0	10.6	0.2	7.4
620521	4092	Artesia NE	25.52	27.95	21.98	21.21	14.5	51.4	2.8	0.0	17.8	0.5	13.0
620522	4968	Artesia NW	11.26	29.84	21.83	36.86	17.3	52.6	2.7	0.0	14.9	0.0	12.5
620601	5030	Galleria	35.85	50.32	23.90	40.83	26.0	46.6	3.3	0.0	16.6	0.0	7.4
620602	5165	Adams	17.68	63.36	12.65	19.07	23.6	59.3	0.0	0.2	13.5	0.0	3.3
620701	7184	Artesia SW	9.02	41.42	12.52	20.78	13.3	63.3	5.7	0.9	11.1	0.0	5.6
620702	7391	Jefferson	17.35	41.12	21.37	35.90	14.0	62.3	2.6	0.0	15.5	0.2	5.4
621201	6601	RUHS	12.08	52.22	5.11	9.00	25.7	57.4	0.7	0.5	11.2	0.0	4.4
621204	3142	AES	31.13	44.95	7.33	17.34	11.7	66.2	4.6	0.0	13.6	0.4	3.5
621301	6819	Alta Vista	15.70	33.15	9.55	23.13	11.5	64.8	3.6	0.0	13.9	0.0	6.3
621324	3804	Veterans Park	13.22	27.97	9.67	23.82	20.6	65.6	1.4	0.0	9.1	0.0	3.3
621326	2945	Riviera Village	9.94	23.43	9.67	23.82	13.6	75.0	1.5	0.0	5.6	0.0	4.3
621400	4496	SE PCH	7.05	37.26	6.18	13.91	12.1	71.2	2.5	0.0	9.5	0.0	4.7
LA County	10,039,107	LAC Average					48.6	26.1	9.0	1.4	15.4	0.4	3.1

Lina Portolese

From: Coy, Melinda@HCD
Sent: Thursday, May 20, 2021 5:33 PM
To: Mendoza, Kathyren@HCD
Subject: FW: Redondo Beach Housing Element - Comment Letter

Can you pdf their letter and store in the public comments folder for the review?

From: Anthony Dedousis <anthony@abundanthousingla.org>
Sent: Thursday, May 20, 2021 4:08 PM
To: Kirkeby, Megan@HCD <Megan.Kirkeby@hcd.ca.gov>; Coy, Melinda@HCD <Melinda.Coy@hcd.ca.gov>; McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>; Buckley, Tyrone@HCD <Tyrone.Buckley@hcd.ca.gov>
Cc: Leonora Camner <leonora@abundanthousingla.org>; Compliance Review@HCD <compliancereview@hcd.ca.gov>; Velasquez, Gustavo@HCD <Gustavo.Velasquez@hcd.ca.gov>; Jon Wizard <jon@yimbylaw.org>; Jes McBride <jes@yimbylaw.org>; Sonja Trauss <sonja@yimbylaw.org>
Subject: Redondo Beach Housing Element - Comment Letter

Hi Melinda, Megan, Tyrone, and Paul,

Hope your week is going well. I'm reaching out to [share a letter \[drive.google.com\]](https://drive.google.com) from Abundant Housing LA and YIMBY Law regarding Redondo Beach's draft housing element. As you will see, our letter expresses major concerns about the City's intended approach to updating the housing element. We believe that the City's intended approach does not satisfy the intent of state law, which is to expand housing availability at all income levels.

The attached letter contains a detailed explanation of where we view Redondo Beach as having fallen short of HCD's standards and state law. We respectfully request the opportunity to discuss the issues raised in this letter with your team. Thank you for your consideration.

Regards,

Anthony

--

Anthony Dedousis

Director, Policy and Research
Abundant Housing LA
515 S Flower Street, 18th Floor
Los Angeles, CA 90071
516-660-7402



May 20, 2021

Mr. Gustavo Velasquez
Director, California Department of Housing & Community Development
2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833

Dear Director Velasquez,

We are writing on behalf of **Abundant Housing LA** and **YIMBY Law** regarding Redondo Beach's 6th Cycle housing element update. **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis, and **YIMBY Law's** mission is to make housing in California more accessible and affordable through enforcement of state housing law. We support more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

In October 2020, AHLA [shared a letter](#) with the Redondo Beach City Council and Planning Department, providing guidance on how the City should fulfill both the letter and the spirit of housing element law. We have reviewed the City of Redondo Beach Planning Commission staff report regarding the General Plan Advisory Committee's proposed changes to the City's General Plan, **and we have major concerns about the City's willingness and ability to meet its state-mandated RHNA target of 2,490 homes by 2029.** The staff report and draft site inventory are inconsistent with HCD's instructions and the requirement that housing element updates affirmatively further fair housing under Assembly Bill 686.

We are especially concerned that the City has failed to identify enough sites where the RHNA housing growth goal can be accommodated by 2029.

The City, by its own admission, considers that only 64 units per year (i.e., one-fifth of the legally required RHNA allocation) is sufficient to meet the City's housing demand and population growth for the next two decades.¹ The City also intended to reduce the City's zoned capacity by at least 1,600 units before Senate Bill 166 (2017) banned this form of downzoning.² Given this history, it is not surprising that the proposed General Plan revisions appear designed to encourage relatively little new housing.

The City's approach fails on three counts:

1. The City proposes new housing in locations where it is highly unlikely to be built.
2. The City does not encourage new housing in locations where it is likely to be built.

¹ Admin Report, p. 61.

² April 15, 2021 Planning Commission presentation, p.19.

3. The City bans new mixed-use development in locations where it has successfully been built in recent years.

First: it is unlikely that the City's rezoning plan will encourage meaningful housing growth. The City's list of "critical Housing Element sites" includes:³

- **The block bounded by Marine, Inglewood, Manhattan Beach, and Redondo Beach Boulevards.** The City's major employers are all located here, including Northrop Grumman (which provides 1/3 of all jobs in Redondo Beach, and which is the City's largest employer), DHL, the Amazon distribution center, the Uber Greenlight facility, and a trio of new hotels.⁴ The City's plan indicates that apartments will be built there as a result of rezoning.
 - However, while it is a good idea to encourage housing near jobs and transit, **this particular proposal is not credible for the simple reason that Northrop Grumman is very unlikely to vacate Space Park over the next 8 years.** Perhaps acknowledging this reality, the City's presentation states that it would defer to Northrop Grumman's wishes if any housing were proposed for the site, whatever those wishes might be.⁵
- **The Galleria District, excluding the Galleria itself.** The South Bay Galleria owners are in the process of building homes on the Galleria parcel. But under the City's plan, no additional residential development on the Galleria site would be allowed. The City's alternative is to allow apartments on the land surrounding the Galleria, which are currently occupied by strip malls, bungalows and industrial sites -- but those properties' owners have shown no interest in residential redevelopment of these sites.

Per HCD guidelines, if a jurisdiction assigns more than 50% of its lower-income RHNA to nonvacant sites (a near-certain scenario for Redondo Beach), the jurisdiction must make findings supported by "substantial evidence" that the sites' existing uses are "likely to be discontinued during the planning period."⁶ But Planning failed to provide convincing evidence that redevelopment on the above sites is likely to happen.

Second: the City overlooks large numbers of potential housing sites, including:

- **The AES site (51 acres).** The new owner proposes to use the land for offices, hotel space and retail, with no residential component.⁷ The land is currently zoned industrial, and the City Council would have to rezone that land to accommodate commercial use in any case. This is a golden opportunity to build lots of housing in one of Redondo Beach's most desirable areas. If the whole site were built out at ~55 units per acre (i.e., the City of Los Angeles's R3 density), nearly all of Redondo Beach's RHNA allocation could be met in one fell swoop.

³ Admin Report, p. 72.

⁴ <https://www.redondo.org/civicax/filebank/blobdload.aspx?BlobID=39015>

⁵ April 15th, 2021 Planning Commission presentation, p. 48

⁶ Gov't Code 65583.2(g)(2), also [HCD Site Inventory Guidebook, pg. 26-28](#)

⁷ <https://www.dailybreeze.com/2020/03/30/aes-redondo-beach-power-plant-finalizes-sale-to-private-developer/>

- **The former South Bay Medical Center site (9.3 acres).** This site is currently being used for ordinary medical offices and is owned by the Beach Cities Health District, with vast, lightly-used parking lots which would be suitable for construction of housing. The entire parcel is 9.3 acres; if redeveloped at 55 units per acre (Los Angeles R3 density) that site alone could accommodate 20% of Redondo Beach’s RHNA allocation. Although the site is currently being redeveloped, it has capacity for additional housing. The current plans for senior housing have already been scaled down by nearly 50% from the original size, with acres of surface parking to be retained.⁸
- **Beachside parking lots (24 acres).** The City has large amounts of extremely valuable beachside acreage zoned Coastal Commercial. At least 24 acres is currently used for surface parking lots.⁹ Recent sales, pre-COVID, suggest that Redondo Beach buildings near the beach sell for ~\$670 per square foot.¹⁰ These are higher prices than South Beach, Miami, which is world-famous for its high-rises.¹¹ This valuation suggests that large-scale construction, similar to Marina Del Rey, would be economically feasible in these locations.
- **The Space Park and Aviation Park parking lots (62 acres).** Between Marine, Redondo Beach Ave., Manhattan Beach Bl., and Aviation is the Northrop Grumman campus, a ten-minute walk from the Green Line station. The campus is surrounded by 62 acres of parking lots that are close to jobs, transit, and parks, making them a good location for more housing. In Northern California, Google and Facebook have invested in housing construction; perhaps a similar partnership arrangement could be reached with Northrop Grumman.
- **The Riviera Village parking lot (2 acres).** The City owns a 2-acre triangular surface parking lot in Riviera Village that sits at the center of a bustling neighborhood. On this site, another 60 units could be built at the Mullin density, or 215 units at Los Angeles’s R4 density.
- **The west side of the Redondo Beach Transit Center.** It is a best practice to build apartment buildings near mass transit, and the City has planned to build a transit center at 1521 Kingsdale Ave., behind the South Bay Galleria, for over a decade.¹² Metro’s baseline option for extending the Green Line to Torrance includes a station at this location.¹³ Yet the City’s plan maintains the current low-density zoning on the west side of the station. Apartment buildings at the maximum legal density should be allowed on all parcels within a half-mile of the station.

Third: the City plans to reduce the amount of development in areas where housing pencils out. This isn’t just a bad idea - it also violates Government Code section 65863.¹⁴ Per HCD, “A jurisdiction may not take any action to reduce a parcel’s residential density unless it makes findings that the remaining sites identified in its Housing Element sites inventory can accommodate the jurisdiction’s remaining unmet RHNA by each income category, or if it

⁸ <https://urbanize.city/la/post/new-look-370-million-beach-cities-health-district-campus>

⁹ This includes, for example, APN 7505-002-908, 7503-029-900, 7503-033-903, 7503-008-901, 7503-008-902, and 7503-003-900.

¹⁰ E.g., https://www.zillow.com/homedetails/414-N-Broadway-Redondo-Beach-CA-90277/21317652_zpid/

¹¹ <https://www.redfin.com/city/11467/FL/Miami-Beach/housing-market>

¹² <https://www.dailybreeze.com/2009/09/03/redondo-beach-approves-plans-for-new-transit-center/>

¹³ <https://urbanize.city/la/post/more-details-emerge-south-bay-metro-rail-extension>

¹⁴ This is also known as SB166 (2017).

identifies additional sites so that there is no net loss of residential unit capacity.”¹⁵ Downzoning is illegal unless the City can show that the additional capacity is made up for elsewhere. Here, it is not.

Parcels proposed for downzoning include:

- **The South Bay Galleria.** The City has approved 300 apartments, 175,000 square feet of office space, and a hotel, on the block bounded by Kingsdale, Hawthorne, 177th and Artesia.¹⁶ By proposing to downzone that parcel, the City has effectively eliminated any possibility of more housing being built on the site if the current redevelopment succeeds. Allowing more housing on the site makes perfect sense: the Torrance extension of the Green Line will stop at the Galleria, and the area is served by a half-dozen bus lines.¹⁷ In spite of this, the City proposes to eliminate the mixed-use designation, making further residential development impossible. Tellingly, the Galleria’s owners are already building housing on the site, suggesting that more homes might be built in the future. The upzoning of the surrounding parcels, ostensibly to satisfy No Net Loss, does little to improve the situation, because none of those landowners have shown any interest in building housing.
- **Pacific Coast Highway.** Along PCH, the City has battled the developers of One South (1920 S. Pacific Coast Highway) and Legado Redondo (1700 S. Pacific Coast Highway) to downsize the new buildings, going so far as to impose a moratorium on new mixed-use development in 2017.¹⁸ Perhaps having observed that new mixed-use development along PCH is feasible, the City would deter further development by banning new mixed-use development along PCH and moving the housing overlay a mile to the north.
- **Artesia Boulevard.** Here, the Montecito (2001 Artesia Bl., built 2008) and Aviation Villas (1733 Aviation Bl., built 2005) are examples of relatively new housing construction in this area. The City proposes to ban new apartment buildings along Artesia. To replace this capacity, the City plans to redevelop two commercial plots along 190th, at Mary Anne and Meyer. Given a clear indication that developers want to build apartments along Artesia, it is troubling that the City wouldn’t encourage housing on 190th **and** on Artesia.

In short, the City’s plan is: (i) plan for houses where they will not be built, (ii) leave the city’s underutilized land as-is, and (iii) ban new apartments in places where they have been built recently.¹⁹ **This is a plan for failure.**

Additionally, **Planning’s intended approach to updating the housing element does not affirmatively further fair housing and reverse existing patterns of residential segregation.**

AB 686 (2018) requires housing element updates to “affirmatively further fair housing”, which is defined as “taking meaningful actions, in addition to combating discrimination, that overcome

¹⁵<https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb-166-final.pdf>

¹⁶ <https://www.redondo.org/civicax/filebank/blobdload.aspx?BlobID=36759>

¹⁷ <http://media.metro.net/2020/GLExt-to-Torrance-Eng-map.pdf>

¹⁸ <https://urbanize.city/la/post/one-south-condos-near-completion-redondo-beach> and <https://urbanize.city/la/post/site-prep-starting-rare-mixed-use-development-redondo-beach>

¹⁹ Admin. Report, p. 67.

patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” **The City must address the issue of residential segregation by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements.**

In April 2021, HCD issued an [AFFH Guidance Memo](#), which establishes a number of important principles for promoting fair housing, including:

- A city’s AFFH analysis should reveal “current and historical spatial patterns of subsidized housing within and surrounding the jurisdiction, including emergency shelters, subsidized affordable housing, supportive housing, and usage of housing choice vouchers.”²⁰
- The distribution of housing-element inventory sites with lower or moderate income capacity must not be skewed toward lower-income neighborhoods. To demonstrate that the site inventory furthers fair housing, the city must calculate the percentage of households at lower, moderate, and above-moderate income levels in each census tract or “block group” in the city, and then do the same for the lower, moderate, and above-moderate-income RHNA units assigned to the tract or block group. The share of lower-income RHNA units assigned to tracts (or block groups) with a higher-than-average share of lower-income households should be less than the current share of lower-income households in those tracts.²¹
- The housing element must benchmark the citywide distribution of household incomes against the distribution in the county or region, and state. The AFFH program of a predominantly high-income city, like Redondo Beach, must break down barriers that keep lower income and minority households from accessing housing in the city.²²
- “Goals, policies, and actions” to further fair housing must be “aggressively set to overcome ... contributing factors [to fair housing problems, and thus] to meet the ‘meaningful impact’ requirement in statute.” AFFH Guidance Memo, p. 52. The list of actions shall include concrete timeframes for implementation, measurable outcomes, explicit prioritization (“high,” “medium,” or “low”), and “must be created with the intention to have a significant impact, well beyond a continuation of past actions.”²³
- “The schedule of actions generally must” (1) enhance the mobility of low-income and minority communities, (2) encourage the development of new affordable housing in high-opportunity areas, (3) protect existing residents from displacement, and (4) invest in disadvantaged places.²⁴

However, the City has not presented satisfactory evidence on any of the above points. Its proposed site inventory, which does little to encourage housing growth, is therefore unlikely to advance the goal of socioeconomic integration or greater housing affordability. Also, by proposing to accommodate the vast majority of the RHNA goal in the North Redondo block bounded by Marine, Inglewood, Manhattan Beach, and Redondo Beach Boulevards, a location with significant exposure to freeway noise and pollution, and by deterring housing growth in

²⁰ AFFH Guidance Memo, p. 46

²¹ AFFH Guidance Memo, p. 47

²² AFFH Guidance Memo, pp. 15, 32-34, 77

²³ AFFH Guidance Memo pp. 52, 71

²⁴ AFFH Guidance Memo, p. 54

South Redondo, where environmental quality is significantly better, the City risks perpetuating the concentration of lower-income households in areas with poor environmental quality.

Redondo Beach can do better. The City is already required to identify and remove constraints to housing production under Government Code section 65583. The City should commit to major constraint removal policies in order to encourage strong housing growth at all levels of income, including:

- Legalizing apartments and rowhouses on all residentially-zoned parcels in the City, including R1 parcels where single-family detached homes are required by law.
- Significant upzoning of parcels located near transit, job centers, schools, and parks in order to expand the supply of housing.
- Legalizing by-right residential and mixed-use development on commercially-zoned parcels.
- Pre-approval of standard ADU, small-scale “missing middle” multifamily and small lot subdivision housing plans, allowing developers to receive a permit quickly if they use a pre-approved design.
- Introducing a density bonus program similar to Los Angeles’s Transit Oriented Communities program to permit additional affordable housing to be built near mass transit.²⁵
- Establishing a small lot subdivision program similar to the City of Los Angeles to provide for flexible neighborhood-scale development.²⁶
- Establishing a fast ministerial review process to approve new multifamily buildings. Sacramento has adopted a citywide ordinance which provides for 60-day approval of projects with 150 units or less, and 90-day approval for projects with 151-200 units.²⁷ Santa Monica has also adopted a ministerial review ordinance, and the time to approve new housing has dropped by 75%.
- Citywide elimination of on-site minimum parking mandates, which drive up the cost of housing production and reinforce car dependency.
- More flexibility on height, floor-area ratio, and lot coverage.

The City of Redondo Beach has a legal obligation to sufficiently plan to meet current and future residents’ housing needs, in a way that guarantees access to opportunity for Californians of all racial and ethnic backgrounds. The issues that we’ve highlighted above suggest that the City is not on a path to fulfilling this legal obligation. We respectfully urge you to remind the City of its legal obligation to accommodate the RHNA goal by promoting a variety of attainable housing options for the residents and workers of Redondo Beach.

Thank you for your consideration.

²⁵ <https://planning.lacity.org/plans-policies/transit-oriented-communities-incentive-program>

²⁶ <https://www.laconservancy.org/small-lot-subdivision-ordinance>

²⁷ <https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/Ministerial-Housing>

Sincerely,

Leonora Camner
Executive Director
Abundant Housing LA

Anthony Dedousis
Director of Policy and Research
Abundant Housing LA

Sonja Trauss
Executive Director
YIMBY Law

CC: Jason Elliott, Senior Counselor to Governor Gavin Newsom
Assemblymember David Chiu, California State Assembly
Senator Scott Wiener, California State Senate
Mayor Bill Brand, City of Redondo Beach
City Council, City of Redondo Beach
Joe Hoefgen, City Manager, City of Redondo Beach

Lina Portolese

From: Compliance Review@HCD
Sent: Tuesday, June 1, 2021 11:23 AM
To: Housing Elements@HCD
Cc: Mendoza, Kathyren@HCD
Subject: FW: Redondo Beach

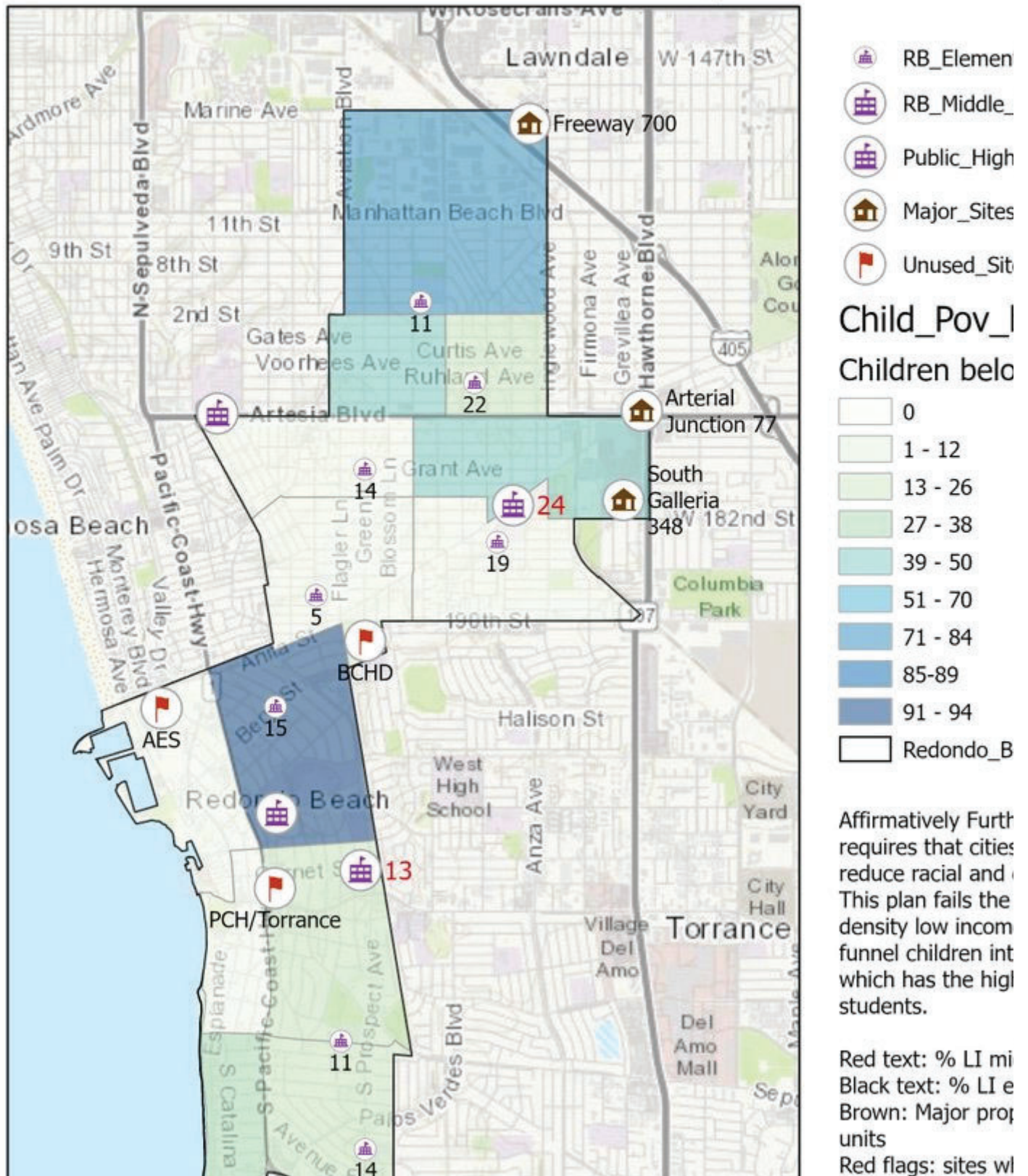
Third Party comments for Redondo beach

From: Jon Wizard <jon@yimbylaw.org>
Sent: Saturday, May 29, 2021 11:20 AM
To: Compliance Review@HCD <compliancereview@hcd.ca.gov>
Cc: Eleanor.Manzano@redondo.org; brandy.forbes@redondo.org
Subject: Redondo Beach

Hello,

Redondo Beach resident and third-party commenter Dr. Grace Peng created the following graphic that represents the city's current strategy for site selection in their housing element update. I understand they haven't yet submitted anything to HCD, but could you please see to it that the city's assigned reviewer sees this resource? Dr. Peng has been an active participant in the city's housing element discussions but a majority of the council has been unresponsive to her input thus far.

Redondo Beach Housing Element Update Concentrates Child Poverty



Affirmatively Furth requires that cities reduce racial and... This plan fails the density low incom funnel children int which has the high students.

Red text: % LI mi
 Black text: % LI e
 Brown: Major proj units
 Red flags: sites wl

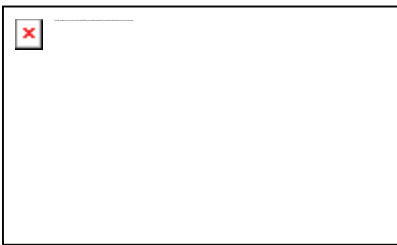
<https://pbs.twimg.com/media/E2iD7aFUcAAkEyp.jpg> [pbs.twimg.com]

Please also see this letter Dr. Peng wrote that includes other graphics and concerns about the city's progress toward a plan that affirmatively obstructs fair housing and perpetuates racially concentrated areas of affluence.

<https://abundanthousingla.org/whats-wrong-with-redondo-beachs-housing-element-open-letter/>
[abundanthousingla.org]

Thank you,
Jon
--

Jon Wizard
Policy Director he/him
Campaign for Fair Housing Elements



[fairhousingelements.org]

[YIMBY Law \[yimbylaw.org\]](http://YIMBY Law yimbylaw.org)

1390 Market Street
San Francisco, CA 94102

fairhousingelements.org [fairhousingelements.org]

Book a [15-minute \[calendly.com\]](https://calendly.com) or [30-minute \[calendly.com\]](https://calendly.com) meeting with me
[calendly.com/housingelements \[calendly.com\]](https://calendly.com/housingelements) → housing element watchdogs calendar

From: [Maher, Bill @ South Bay](#)
To: [RBHousingElement](#)
Subject: Potential Site for Redondo's Future Housing Needs
Date: Friday, July 9, 2021 10:39:48 AM
Attachments: [306-312 S Catalina Avenue, Redondo Beach OM.pdf](#)



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

The owners of the property located at 306-312 S. Catalina Avenue would like to have their property considered for multi-family or mixed-use development.

Bill Maher | First Vice President
CBRE | Investment Properties | Office, Medical & Industrial
Property Sales throughout Southern California
2221 Rosecrans Avenue, Suite 100, El Segundo, California 90245
o 310 363 4929 | m 310 686 7255
bill.maher@cbre.com

California Department of Real Estate License Numbers
Bill Maher 01080990 | CBRE, Inc. 00409987

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From: [Bob Pinzler](#)
To: [RBHousingElement](#)
Subject: Error on chart H-8
Date: Friday, July 9, 2021 10:58:33 AM



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Percentage share of Married with children in 2019 should be 23% not 29%,

Bob

--
Bob Pinzler

From: [Barbara Epstein](#)
To: [RBHousingElement](#)
Cc: [CityClerk](#); [Bill Brand](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Zein Obagi](#); [Brandy Forbes](#)
Subject: Draft Housing Element Comment
Date: Sunday, July 11, 2021 12:55:15 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Please forward my comments to the Planning Commission and GPAC.

Thank you so much for your hard work on this Housing Element.
My hope is that this planning process will be protected from special commercial interests and ill-conceived state government requirements.

To me, the most important thing to include, in all planning, is the “greening up” of Redondo. Over the planning history of our city, past city governments have catered to special developer interests, leaving inadequate front yard, side yard, and backyard setbacks on residential lots. These harmful zoning decisions need to change. This policy has left no space for beneficial trees and other plants that help capture carbon and water, beautify neighborhoods, provide oxygen, and cool the atmosphere throughout the city.

Requiring ample green space and trees as part of every residential building permit will help to remedy the planning mistakes of the past.

Requiring green parkland as a condition of issuing building permits will go a long way to improve air quality and quality of life in Redondo.

One example that comes to mind of good planning is the long-awaited development on Catalina between Diamond and Emerald streets. Preserving the cafe and adding the bakery is brilliant. The design is pleasant, though presently over-crowded. Including generous access and parking is essential. Adding shade trees and green space may reduce the building density a bit, but will go a long way to improve the essential value of the project to the community and for future residents. I am suggesting using native tree and plant species to encourage native bird, pollinating insects, and other species to make themselves at home and thrive.

Please do not hesitate to contact the South Bay Parkland Conservancy for information.
southbayparks.org

Thank you again for all you do and for keeping me posted.
Our city still has a chance, with your help.

Barbara Epstein
230 The Village #305
Redondo Beach, 90277
justbarb56@gmail.com

Sent from my iPad

From: [Nancy Skiba](#)
To: [Planredondo](#)
Subject: Affordable housing for 90277 and 90278 should be equally planned.
Date: Monday, July 26, 2021 7:12:52 PM



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South Redondo should not be immune to the forced addition of units, while North Redondo gets the full brunt. Come on, man !

~ Nancy Skiba, District 4

Sent from [Mail](#) for Windows 10

From: [Mark Nelson \(Home Gmail\)](#)
To: [Planning Redondo](#)
Subject: CEQA Comment on DRAFT 2021-2029 HOUSING ELEMENT: (1) NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION; (2) NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH
Date: Friday, August 6, 2021 4:14:09 PM



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The City's published document states " Since this is a policy document, the land use designations and zoning amendments associated with the 2021-2029 Housing Element are not under consideration at this time and the amendments will be processed as part of the City's ongoing and separate update to the Land Use Element of the General Plan (PLANRedondo)."

As such, please place the PLANRedondo CEQA document in to the public record in order that we can comment on the totality of land use designations and zoning amendments. Attempting to execute land use designations and zoning changes one at a time would constitute piecemealing under CEQA, since the policy document and the PLANRedondo document both envision multiple changes.

From: [Laura Emdee](#)
To: [RBHousingElement](#)
Subject: Draft Housing Element Comment
Date: Monday, August 23, 2021 11:56:23 AM

If the Housing Element has been sent to HCD, what are the purpose of the comments? Where will they go and to what purpose?

Thank you,
Laura

Sent from [Mail](#) for Windows

From: [Natalie Bennion](#)
To: [Planredondo](#)
Subject: Housing needs to go in 90277
Date: Tuesday, August 24, 2021 11:56:58 AM



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

North Redondo Beach is already doing it's share to accommodate more housing. Please zone 1,245 units in the 90277 part of town. There is availability in areas such as the 50 acre power plant site.

August 25, 2021

Ms. Robin Huntley
Senior Housing Policy Specialist
State of California
Department of Housing and Community Development
2020 West El Camino Boulevard, Suite 500
Sacramento, CA 95833
Robin.Huntley@hcd.ca.gov

Re: Redondo Beach Housing Element (2021-2029)

Dear Ms. Huntley:

The city of Redondo Beach (Redondo) has spent the last generation fighting development, by right and otherwise. It has downzoned properties to the point that development or redevelopment of more than a handful of units is no longer feasible and often appeals projects to make sure they are developed at significantly below their underlying density.

The Legado Project at 1700 S. PCH typifies the fierce resistance to development in Redondo. First conceived in 2010 as a 180-unit project, the property was cut down by over one third (now 115 units) and is still awaiting permits more than a decade later. Even though Redondo had no intention in allowing the original project to be built and forced it into litigation for several years, it didn't mind including the 180-units in its 5th housing element cycle (2014-2021).

Given these dynamics, it's a wonder Redondo even completed 40% (559 of 1,397) of its requirement during the 5th cycle. Looking forward, it's hard to imagine how it will meet its 6th cycle requirement of 2,490 units without taking proactive steps to update its zoning throughout the city. Redondo's solution thus far has been to push nearly half the requirement (1,210 units or 49% of the total) into the fringes of the city that are highly trafficked and literally at the city's edge. In fact, a quick review of all the overlay zones (North Tech, Industrial Flex, North Kingsdale and 190th), shows all of them to be adjacent to other, less affluent jurisdictions. Furthermore, a close review of those overlays shows the probability of any units materializing within them are extremely low. Some examples are as follows:

1. North Tech, a 5 parcel, 14.26-acre site comprised of three property owners and entirely within 250 meters of the freeway. It is the only portion of Redondo east of the 405 and surrounded by the city of Lawndale. Estimated to accommodate over a quarter of Redondo's housing requirements (685 of 2,490 or 28%), the properties include the following:
 - a. a business that has been in Redondo since 1985 and has no intentions of relocating or shutting down; and
 - b. a grocery anchored shopping center owned by a national REIT with no plans of selling or repositioning the property given its 100% occupancy strong roster of 17 tenants including Vons and Petco and no vacancy; and

- c. a national plumbing fixture showroom that has been there for years. Not only is the likelihood of any residential being developed in this area extremely low, but any units developed would pose serious adverse health impacts on its residents.¹
2. The 6.21-acre South of Transit Center - Industrial Flex site at 2819 182nd Street, across the street from the city of Torrance, is planned to accommodate 224 units. The problem with the plan however is the property was purchased by NantWorks in 2019 and intended to house one of its portfolio companies. The company is owned by one of Southern California's wealthiest individuals and has been working with the city on a specific project, which does not include housing, for years.
 3. The South Bay Galleria, a 29.85-acre shopping mall across the street from the cities of Lawndale and Torrance sought entitlements for 650 units only to settle for 300 five years later. In addition to housing, it was entitled for 1,593,144 square feet of retail, office and hotel in January 2019 with groundbreaking anticipated in early 2020. Instead, halfway through 2021, no plans have been submitted to the city for review and no updated project timeline provided. Given the vast impacts of the covid pandemic on retail, significant changes to the project are likely to be requested and fought over in the years to come further pushing back the project.

As evident from the above, Redondo continues to employ the same gimmicks it has used for decades to appear to satisfy state laws while openly disregarding them. If it were serious about housing, it would zone exclusively for residential, not overlays. The reason it has avoided doing so is because eliminating non-residential uses would result incite vocal protest from the property owners, exposing Redondo to the phantom units it hopes to count.

These deceitful tactics of creating illusory housing in congested industrial corners at densities nowhere else available within the city while ignoring changes to most of the city are part and parcel of an entitled electoral body that believes itself to be above the law and beyond reproach. Convenient, if not practical, solutions supplant good policy resulting in suitable locations not being given consideration in and around more affluent parts of the city.

Appropriate alternatives that can be exclusively residential or mixed use are the 1-acre site at 1021 N. Harbor and the 50-acre power plant at 1100 N. Harbor. Both are adjacent to parks, bike paths, beaches and harbors and surrounded by developments ranging from 17.5 to 120 units per acre but were not considered for housing. In fact, the General Plan Advisory Committee was specifically instructed to not propose any zoning for 1100 N. Harbor during the general plan update and yet still, the Planning Commission voted 5-2 to recommend 50% of the site zoned at 30 dwelling units an acre. Not surprisingly, the City Council ignored the recommendation because it realized it could make up units in areas that are not suitable, practical, or even available and in fact, will never exist thus placating the state without in any way helping solve the housing crisis before us.

¹ Per the American Lung Association, being within 300-500 meters of a highway has show serious health effects on both children and adults. [Living Near Highways and Air Pollution | American Lung Association](#)

1021 N. Harbor has been vacant and unused for years, has no remediation issues, is currently surrounded by housing, and has a willing property owner eager to build housing on the site. 1100 N. Harbor is being cleaned and remediated in anticipation of its closure on or before December 31, 2023, has studies and reports confirming housing could be built on the site within the 6th cycle and an eager developer seeking such approvals. One must wonder, if Redondo is open to 909 units on 20.47 acres (North Tech and Industrial Flex) that are occupied, why wouldn't it support the same spread over more than two and a half times as much land that's vacant? One must conclude that 1021 and 1100 N. Harbor were deemed unsuitable because the city knew it would mean real housing units and tangible impacts on today's housing crisis.

Therefore, I strongly urge you to reject the housing element and reprimand the city for its blatant attempt to skirt the law. If it wishes to count the 909 units, it should obtain commitments from the four property owners that they support and will pursue such plans. The concentration and location of the overlays serve as glaring reminders of how disingenuous Redondo's effort really is. HCD should demand the city be more candid with its site selection, fairer to its electorate by spreading development throughout the city and demonstrate that sites planned for housing can actually accommodate them. Lastly, I hope HCD educates the city that housing is better suited in areas surrounded by parks and open space than by freeways and industrial centers.

Sincerely,



Leonid Pustilnikov

Attachments:

1. Housing Element Update Letter dated May 11, 2021 regarding 1100 N. Harbor
2. Housing Element Update Letter dated May 11, 2021 regarding 1021 N. Harbor
3. Planning Commission Land Use Recommendations dated April 15, 2021

Cc: RBHousingElement@redondo.org
HousingElements@hcd.ca.gov

May 11, 2021

VIA ELECTRONIC MAIL

Mayor Brand and Honorable Members of
Redondo Beach City Council
415 Diamond Street
Redondo Beach, CA 90277

Re: Housing Element Update (RHNA Allocation for AES Power Plant Site at 1100 N. Harbor); Agenda Item N.2, 5/11/21 City Council Meeting

Dear Mayor Brand and Honorable Members of the Redondo Beach City Council:

This office represents the current fee owners¹ of the approximately 50-acre site on which AES operates the Redondo Beach Generating Station (“Power Plant”). As you know, on April 15, 2021, the Redondo Beach Planning Commission voted, 5 to 2, in favor of correcting the general plan designation for the Power Plant site, to mixed use allowing 30 dwelling units per acre for up to 50% of the Power Plant site. The Owners agree with the Planning Commission’s recommendation and welcome the opportunity to discuss with the City Council their plans for future reuse of the site when the Power Plant operations cease.

As it currently stands, the California State Water Resources Control Board (“Water Board”) has exempted the Power Plant site from operation of the Water Board’s new “Once Through Cooling Policy” (“Policy”) through December 31, 2021. AES will continue to operate the Power Plant through that date and further retains the right to seek additional exemptions to allow it to operate through December 31, 2023. As the Water Board has indicated, the amendment to the Policy allowing for this exempted use is, at least in part, necessary for potential backup electric generation for the regional grid.

Owners have begun planning for the ultimate re-use of the Power Plant site. While the General Plan designation previously allowed for economically viable re-uses, on November 2, 2010, the Redondo Beach electorate approved Measure G, creating a new land-use designation of “Generating Plant” (something that did not previously exist and does not exist within the City’s zoning code) which was exclusively applied to the Power Plant site (and no other). Measure G eliminated all economically viable re-uses of the site when the Power Plant operations cease.

¹ The fee owners of the Power Plant site include 9300 Wilshire, LLC, 1112 Investment Company, LLC, Ed Flores, LLC, 9300 Wilshire Fee, LLC, David Dromy, 1650 Veteran, LLC, Outdoor Billboard, LLC, BH Karka, LLC, 5th Street Investment Company, LLC, 505 Investment Company, LLC, SLH Fund, LLC, and Peak Alcott, LLC. Collectively, the fee owners are referred to herein as “Owners.”

Mayor Brand and Honorable Members of
Redondo Beach City Council
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Owners understand the history of the Power Plant site and the myriad land-use tools that were used to shut down the Power Plant operations and effectively convert the site to open space and parklands. These efforts are the subject of a pending inverse condemnation lawsuit filed against the City in which Owners seek just compensation as a result of the City's regulatory taking and spot zoning. (See Cross-Complaint filed in *City of Redondo Beach v. California State Water Resources Control Board*, Los Angeles County Superior Court Case No. 20STCP03193.)²

As noted, Owners welcome the opportunity to discuss with the City Council the recommended re-use of the site for mixed use development of 30 dwelling units per acre for the site. As the Southern California Association of Governments ("SCAG") has determined, the City must allow for the construction of at least 2,490 additional residential units in its Regional Housing Needs Assessment ("RHNA"). The City historically has placed most of its planned housing units in North Redondo, removing the ability to develop adequate housing on sites much better suited for residential development. With the impending closure of the Power Plant, the 50-acre Power Plant site represents the prototypical "underutilized" property that State Law has determined should be made available for future development. State law, in fact, compels the City to identify underutilized properties on which local governments may plan for future housing development.

With respect to whether the Power Plant site will be available for housing development by 2028, Owners' consultants have developed a plan and timetable for closure and clearing of the Power Plant facilities by 2027. This assumes that AES may obtain additional extensions allowing for intermittent Power Plant operations through December 31, 2023. Even with this assumed date, Owners are prepared to have a substantial portion of the site cleared allowing for residential development on approximately half the site by late 2025, with the remainder of the site cleared by 2027. There is no question this site qualifies as an appropriate "underutilized property" for which much of the additional RHNA housing units may be accommodated.

Additionally, the sites proposed in the North Tech area of the City are less suitable for redevelopment into housing and may not qualify as part of the RHNA process for the following reasons: i) they are adjacent to industrial uses and freeways which have potentially harmful effects on health;³⁴ ii) Northrup Grumman, the City's largest employer strongly opposes the overlay as the work conducted and noise emitted from such work make residential occupancy unsuitable in such close proximity; iii) eliminating commercial and industrial areas from the City will only amplify the severe housing jobs imbalance;⁵ iv) eliminating business districts will further erode the City's tax base; v) commercial and industrial uses have staggered lease terms that may prevent the sites from being available until well after 2028;⁶ and vi) eliminating industrial uses, many of

² Approximately 2:36-2:38 into the May 4, 2021 City Council Meeting, the City's own consultant alluded such actions were a taking.

³ Sites have been analyzed whether historical use precludes residential development or what level of clean up would be necessary.

⁴http://www.publichealth.lacounty.gov/place/docs/DPH%20Recommendations%20to%20Minimize%20Health%20Effects%20of%20Air%20Pollution%20Near%20Freeways_Final_March%202019.pdf

⁵ While density per zip code and district were analyzed, was school crowding per area ever reviewed?

⁶ E.G.: 2701 Manhattan Beach Blvd. (MBB) is on a ground lease expiring 4/1/2044, 2061 MBB and 2420 Santa Fe Ave. were both acquired in

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which are last mile distribution of goods movement will only increase traffic as they would be pushed further away from the households they serve.

The Power Plant site is superior for a mixed use redevelopment that includes the above recommended housing in addition to uses such as office, retail, hospitality, and potentially content production or studio space. A large commercial or mixed use campus would help remedy the housing jobs imbalance of the City and actually ease traffic congestion during rush hour while relying on space capacity from the direction against gridlock.⁷ One such development concept the owners are contemplating is as follows:

1. 750 residential housing units
2. 300 key hotel
3. 750,000 square feet of office (up to 20% of which would be studio or production space)
4. 150,000 of retail, restaurant and event space

Again, Owners stand ready, willing and able to discuss an economically viable re-use of the site as appropriately recommended by the Planning Commission. We look forward to working with the City through this Housing Element and General Plan update.

RUTAN & TUCKER, LLP



Douglas J. Dennington

DJD:pj

2020 by Rexford Industrial, a publicly traded REIT whose business plan generally includes holding industrial assets for a decade or longer.

⁷ If residents and pass through traffic is now captured within the City, it will ease the congestion getting out and benefit from the spare capacity from the other direction (e.g. southbound in the AM hours and northbound in the PM hours) coming into the City during rush hour.

May 11, 2021

VIA ELECTRONIC MAIL

Mayor Brand and Honorable Members of
Redondo Beach City Council
415 Diamond Street
Redondo Beach, CA 90277
cityclerk@redondo.org

Re: Housing Element Update (RHNA Allocation for 1021 N. Harbor); Agenda Item
N.2, 5/11/21 City Council Meeting

Dear Mayor Brand and Honorable Members of the Redondo Beach City Council:

This office represents New Commune DTLA LLC, the owner of the only privately owned fee interest within the Harbor located at 1021 N. Harbor. The approximately 1 acre site is primarily surrounded by multifamily to the north and west and commercial uses to the south and east. The site is at the end of the Strand in Hermosa Beach developed at in excess of 17.5 units per acre and is adjacent to both the Crystal Cove Apartments and the King Harbor Apartments, developed at in excess of 50 units and 100 units per acre respectively.

The site is currently zoned CC-4 with allowed uses including but not limited to retail and restaurant on the ground floor and hotel and office above the ground floor. My client would respectfully like to request that the City Council consider allowing residential uses in addition to the other approved uses for the site at a density of not less than 30 dwelling units per acre. This change would allow my client to plan for the redevelopment of the site in the post-Covid era where more and more people are working from home while at the same time allowing the City of Redondo Beach satisfy its some of its most recent Regional Housing Needs Assessment (“RHNA”) requirements.

We thank you for your consideration of this matter and look forward to working with the City through this Housing Element update.

RUTAN & TUCKER, LLP



Douglas J. Dennington

DJD:pj

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

CITY COUNCIL MEETING

April 20, 2021

N.2. DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

- Planning Commission's consensus on recommendations



Planning Commission

Planning Commission Hearing Date:

April 15, 2021

AGENDA ITEM L.1.: DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN AND MAP

PROJECT LOCATION: City Wide

APPLICATION TYPE: DRAFT GENERAL PLAN LAND USE PLAN/MAP

APPLICANT'S NAME: CITY OF REDONDO BEACH

PLANNING COMMISSION RECOMMENDATION

Planning Commission Consensus on Recommendations for Mayor and City Council Consideration in Review of Draft General Plan Land Use Plan/Map:

- Reduce the 20% buffer to 10% (6-1 in favor)
- Consider mixed use with 30 du/acre for up to 50% of the AES site to offset some of the overlay alternatives previously recommended (5-2 in favor)
- Change north Kingsdale lot consolidation area as residential 45 du/acre (5-2 in favor)
- Change Kingsdale area south of the lot consolidation area to remain as existing residential land use (5-2 in favor)
- Change southeast corner at intersection of Artesia and Aviation north of Carnegie considered for mixed use at 30 du/acre (7-0 in favor)
- Consider southern location of the Galleria south overlay and be more targeted on which areas to be used for just housing (approximately 300 units) (5-2 in favor)
- Consider PCH North industrial and commercial flex zones residential overlay with 30 du/acre (4-3 in favor)
- Consider Option B at PCH Central, except replace mixed use at PCH and Torrance with commercial flex (4-3 in favor)
- Investigate description change of the recommended land use category P-I as far as including RCFE and removing the FAR of 1.25 from the definition (7-0 in favor)

- Consider the area east of Aviation Park and Aviation Track for mixed use (4-2-1 (Ung abstain) in favor)
- Look at increasing FAR between MBB and Marine Avenue east of Aviation to maximize commercial and industrial use, targeting more of a campus use (6-0-1 (Ung abstain) in favor)
- Consider north tech district overlay be reduced to only include any additional units needed and limit it to only the portion east and north of the railroad and SCE right of ways of the overlay (5-2 in favor)
- Investigate sites in the City that may have been downzoned previously and have significant multifamily units that may count toward RHNA if zoning were increased (7-0 in favor)

The Planning Commission would like to have balanced this better, but recognize there was limited time to discuss. We are providing you with these options for City Council to consider in your deliberations.

From: Huntley, Robin@HCD <Robin.Huntley@hcd.ca.gov>
Sent: Thursday, August 26, 2021 6:45 AM
To: Sean Scully <Sean.Scully@redondo.org>; Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Veronica Tam <veronica.tam@vta-planning.com>
Subject: Fw: Resident of North Redondo

HCD is forwarding comments received on Redondo Beach's draft housing element and offers the City an opportunity to respond.

Robin Huntley
Senior Housing Policy Specialist
State of California
Department of Housing and Community Development
2020 West El Camino Boulevard Suite 500, Sacramento, CA 95833
*****New Phone Number*** (916) 695-7770**



From: Melissa Dagodag
Sent: Wednesday, August 25, 2021 6:50 PM
To: Huntley, Robin@HCD <Robin.Huntley@hcd.ca.gov>
Subject: Resident of North Redondo

I am an attorney and a resident of North Redondo Beach living in a single family house in the Golden Hills neighborhood.

It's my opinion that the best place to build the proposed high density housing in Redondo Beach is the 50 acre Power Plant that is being decommissioned. Please don't ignore my voice. I am a Stanford University educated attorney who used to be a Commissioner for the City of Santa Monica when I lived there. I care about Redondo!

Please don't allow the City Council to put housing in sites that are bad for the community when there are large parcels next to the beach, bike paths and parks.

Regards,

Melissa K. Dagodag

The Law Offices of Melissa K. Dagodag
468 North Camden Drive
Beverly Hills, California 90210
Tel.:

Comments to the 2021-2029-Housing Element
Sheila W. Lamb

Section	Page	Text	Comments
General			it would be helpful to the public if the new additions to the housing element were identified by marking "NEW" next to the narrative.
2.2.1	1	Introduction:	Please add the following paragraph to section 2.2.1 at the beginning of the section. It clarifies for the public the specific purpose for the housing element: The Housing Element is the City's official municipal response to the State Legislature's declaration that adequate housing for all economic segments of the community is a matter of statewide importance that must be addressed by all levels of government.
2.2.1C	2	Public Participation	See Appendix C Below
2.2.2D	22	Homeless-Resources Available:	Please provide a list/table of the resources available in Redondo Beach for the unhoused at the beginning of the paragraph. This section is confusing.
2.2.2D	22	Homeless-Resources Available:	The 2020 Greater LA Homeless Count is used here. There is an updated count for 2021-
2.2.2D	22	Homeless-Resources Available	Please provide clear definitions of emergency shelters, transitional shelters, and temporary shelters. Please list the shelters that are available in RB. This section is confusing.
2.2.2E. Table H22	24	Single family attached units	This section is confusing. Please provide to the public data regarding attached units: for example, what is the distinction between attached units and 2-4 units (which are also attached)? Is single family attached a required category? If this category is not required, the percentage of single family homes would be less than 40%.
2.2.3A	34	Constraints on Housing Production-Government Constraints	
	34	"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."	This is a subjective statement based on a consultant's point of view and is not relevant to the heading, "Government Constraints." Please delete this sentence. Redondo Beach residents are interested in providing affordable housing in the community. Please include that in the narrative.
2.2.3A4		Provision for a Variety of Housing Types	

Section	Page	Text	Comments
Table H35-H36	41-42	This table is incorrect regarding RCFE's	Any section in the M/C that allows senior housing by definition includes RCFE's. In sections that list RCFE's only, RCFE's are allowed in that zone but not Senior Housing in the broader term. M/C 10-2.1624 Housing for senior citizens-conditionally permitted in R3, RMD, RH. M/C 10-2.511 Senior housing conditionally permitted reaffirms the above. M/C 10-2.620 Senior housing conditionally permitted in C2A,B,C,PD. M/C 10-2.630 Senior housing permitted conditionally in C3 (as above). M/C 10-2.910 Senior housing conditionally permitted in MU-1, MU-3, MU-3A, MU-3B, and MU-3C mixed-use zones, and CR regional commercial zone. RCFE's are a subset of Senior Housing.
2.2.3A4		Provision for a Variety of Housing Types-Zoning and Land Use	The information in the Housing Element regarding senior housing and RCFE's is confusing and lacks validity. See above comment regarding Table H35.
	46	Residential care facilities for more than six persons are conditionally permitted in the Community Facility zone.	This is incorrect. Please see Comment for Table H35
	47	The City also has a P- CF community facility zone which allows residential care facilities through a conditional use permit.	This is incorrect in that it limits RCFE's to the P-CF zone. Please see Comment for Table H35.
2.2.3A4	48	Provision for a Variety of Housing Types-Senior Housing	The information cited here is incorrect. See Comment for Table H35.
2.2.3A4	48	Provision for a Variety of Housing Types-Emergency Shelters, Transitional Housing, Supportive Housing, SRO's	A table here identifying the types of shelters and the location in RB of each type would provide greater clarity for the public.
2.2.3.B5	61	Liquefaction	"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." Please explain how this is a constraint on housing production.
2.2.3B	61-64	Flooding	From the information provided, there are 15 separate sites that are considered high flood risks. Please consider using a table to list these instead of a narrative. A table will provide greater clarity.
Fig. H2/H3	75-76	Sites Inventory	The public will benefit from viewing a "2021 Existing Land Use Map" in addition to the sites inventory map.
Appendix C	C-1	Public Participation	Please list the public workshops that were held specifically for the Housing Element in which the public was able to ask questions regarding information provided in the Housing Element. If no such workshops were held, please include that no specific workshops were held for the public in the Public Participation section, adding suggestions for public participation during the next cycle.

Section	Page	Text	Comments
Add Appendix		List of legislation mentioned in the text.	Please consider adding an additional appendix: A comprehensive list of all the legislation that is mentioned in the text. This would serve to clarify for the public the extensive nature of the state of California's mandates around housing.
Add Appendix		List of zoning amendments in the text.	Please consider adding an additional appendix: A comprehensive list of the new zoning amendments proposed in the Housing Element.
Add Additional Numbers			Please add additional numbers to headings so that the public can more easily search the document.

From: [Brian Clark](#)
To: [RBHousingElement](#)
Subject: Comment on Housing Element
Date: Thursday, September 2, 2021 11:09:01 PM



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Dear City Council,

I would like to express my opinion on the proposed Housing Element. I have read the full plan, commented previously, and listened to all City Council Meetings on the topic.

First, knowing how much discussion and work went into the development of this plan and the complexities of any large scale endeavor like this, thank you for all your hard work and dedication.

I have several issues with the current plan:

1) **As far as I can tell there is no mention of the GLBTQIA+ at all in the document.** All other categories of people (ethnicities, family types, and even occupations) receive some mention and supporting data. I suppose we are listed anonymously under "other families." But that is insufficient. As a gay member of the community, I feel very disincluded and overlooked. The GLBTQIA+ community is still fighting to hold onto equal rights that are under constant attack. We regularly have to fight for fair consideration and against prejudice and hate crimes and need to be represented in this document in a formal way. We represent a high percentage of homeless teens. The lack of mention show's the city's lack of understanding, caring and support for this part of the population. I can't speak about the entire city, but in the last two years 2 gay families have moved ont our block in Golden Hills. I expect more are out there and should be counted and given the specialized support resources other segments of the population have been given as well. Please feel free to correct me if I missed this information in the long document. A read and a search for LGBT did not turn up any results.

2) **I do not support the placement of the majority of housing in North Redondo Beach, and most specifically the housing adjacent to the 405 freeway.** As a society, we should not be aiming to house the least affluent people in industrial areas or near freeways. This devalues them as people. It harms their health and well being, promotes unhappiness and hurts the greater community. Have you stood near the freeway and experienced the noise and pollution? The least affluent members of our community have enough challenges, without these added stresses and health impacts. This is clearly an area better served by industrial and commercial zoning. I would encourage the Council to think from a human perspective and find housing locations that are suitable for the kind of life that human beings deserve. I know way of thinging will be a departure from the norm, but Redondo Beach has shown itself to be a leader in many areas (like homelessness) and can do so again. Make a plan that is something that truly benefits people. It is the most important and impactful thing the Council can do.

3) **On a broader scope, I am nervous that over-densifying the Northern-most corners of the city will be too impactful a change for one area.** Wouldn't it be better to spread out the development more evenly in smaller parcels? So one corner of the city (that butts up against

other dense regions) is not over developed, while others remain untouched? There was an implication that the Northern corners were closer to transit and so there would be less traffic impact on Redondo by this placement. But just like all of us, life in Redondo moves towards the beaches, west and south. All of these new residents will be travelling (by car mainly) down Artesia and Aviation. Any large-scale density change in one nook of the city is going to have detrimental effects that web out to nearby areas. Spread out the housing so all corners of the city take on their share.

4) During the City Council debates over this issue (which turned caustic, personal and were very disappointing to watch), viewpoints of some council members were completely overlooked, consensus was not gained and important minority voices were disregarded. Similarly, it seems that the majority of community reactions to the plan were minimized or ignored. This is a shame and I hope that the Council can find a better way of working together with each other and residents to the benefit of the city. This is an extremely smart Council and I was saddened to see the discussion take a negative turn and to watch as personal grievances obscured the needs of residents. Before this plan becomes a permanent part of your legacy, please find a way to focus solely on the needs of the city.

Once again, thank you so much for all you do. I know each of you and the staff put in way many more hours than you need to and that you are trying to do the impossible. Your hard work and dedication is appreciated and noticed, even if residents like me disagree or have commentary on the decisions made.

All the best.

Brian Clark

From: [Dan Elder](#)
To: [RBHousingElement](#)
Subject: Draft Housing Element Comment
Date: Thursday, September 2, 2021 3:14:18 PM



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

It's disappointing that the overwhelming feedback from residents and the Planning Commission was ignored by City Council in identifying Residential Overlays for the required RHNA housing location. Allocating nearly every affordable housing unit in North Redondo through high density housing may satisfy the RHNA but puts a significant burden on infrastructure. A more balanced approach as identified by resident feedback in the Community Workshop (April 7, 2021), Social PinPoint (April 7 April 11, 2021), Planning Commission Meeting (April 15, 2021), and even City Council Meetings (April 20, May 4, May 18, and June 15, 2021) would be preferable. While I realize none of our locally elected officials support the RHNA methodology and the impact this much added housing will have, it really appears that the feedback from residents north of 190th was completely ignored in this process.

Thank you,
Dan Elder

From: [Barbara Epstein](#)
To: [RBHousingElement](#)
Subject: Draft Housing Element Comment
Date: Thursday, September 2, 2021 12:17:25 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Thank you so much for all your work on this.

In spite of state requirements, my view is to preserve and create as much open space and parkland as possible. Greenspace does much to capture water run-off, add ambience, and provide important recreational opportunities for our citizens.

Redondo Beach has suffered from too much density zoning to begin with, so we should minimize density as much as possible in residential neighborhoods. Commercial corridors would be greatly improved with imaginative design.

It is critical to increase the tree canopy in the city, insuring healthier air quality, capture carbon, provide shade, and create habitat and beauty around every neighborhood.

Thank You

Barbara Epstein
SBPC
RBCG Committee

Sent from my iPad

Comments on City of Redondo Beach: 2021-2029 Housing Element (June 2021)

From: Gregory McGinity (1916 Carnegie Lane #C, Redondo Beach, California 90278)

Date: September 2, 2021

SUMMARY

I would strongly urge the Redondo Beach City Council and the Redondo Beach Planning Commission to reject the *2021-2019 Housing Element (June 2021)*. Due to a severe lack of water, the City of Redondo Beach is not in a position to adopt any plan that calls for additional housing. Instead, the City of Redondo Beach should put in place a system similar to that found in the City of Cambria, which does not allow for additional housing to be developed without additional water. In the City of Cambria, where there has been a long-standing water shortage, the County has imposed a “growth management” ordinance that limits annual issuance of building permits based on access to water.¹

BACKGROUND: 2021-2029 Housing Element

On pages 66-67, the *2021-2029 Housing Element* states the following:

“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 (MWD). This water is pumped into the city through four MWD 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 MWD, while approximately 15 percent is pumped up from groundwater sources through wells in the city. The California Water Services 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. According to CalWater’s Urban Management Plan, water demand in the Hermosa-Redondo District is

anticipated to reach 14,778 AFY (Acre Feet Per Year) in 2040. The water supply is projected to be 14,967 AFY in 2040. **Therefore, adequate water supply is available to accommodate the City's housing needs through 2040**, well beyond the current RHNA planning period.

The facts of our current environmental and water circumstances, including the recent report from the Intergovernmental Panel on Climate Change (IPCC), recent announcements from several California agencies, and the challenges confronting the Colorado River Compact all belie this statement. I believe if the City Council and Planning Commission were to carefully review the current status of the City of Redondo Beach's water supply, you will find that we do not, in fact, have anywhere enough water to accommodate the City's housing needs through 2040.

To the contrary, I would argue that the City of Redondo Beach does not have nearly enough water to accommodate the City's current water needs without severe restrictions. Any new housing approved in the City will require additional water rationing on the part of current residents. As it is the City Council's primary purpose to protect and support the current residents of Redondo Beach, such a policy and the *2021-2029 Housing Element* should be rejected.

BACKGROUND ON IMPACT OF CLIMATE CHANGE ON CALIFORNIA'S AND REDONDO BEACH'S WATER SUPPLY

According to the federal National Aeronautics and Space Administration (NASA), "global warming is expected to make droughts more severe in the future. Even in "low emission" climate scenarios (forecasts that are based on the assumption that future carbon dioxide emissions will increase relatively slowly), models predict precipitation may decline by 20-25 percent over most of California, southern Nevada, and Arizona by the end of this century. Precipitation declines combined with booming urban populations will present a significant challenge to Western water managers in the near future."ⁱⁱ

This finding is echoed in the recently released report from the IPCC, which indicated that, "Continued global warming is projected to further intensify the global water cycle, including its variability, global monsoon precipitation and the severity of wet and dry events."ⁱⁱⁱ That is, the continued global warming is intensifying the challenges related to droughts, such as the one we have been experiencing in California.

It is clear that climate change will put significant stress on Redondo Beach's current water supply.

CURRENT AND FUTURE WATER RESOURCES

Cal Water has provided high-quality water utility services in the Hermosa Redondo area since 1927. The Hermosa-Redondo system serves customers in the cities of Hermosa beach, Redondo Beach, and portions of Torrance. To serve the customers in this area, Cal Water uses a combination of local groundwater and surface water purchased from the Metropolitan Water District of Southern California (MWD), which is imported from the Colorado River and the State Water Project in northern California.^{iv}

To reiterate, as indicated in the *2021-2029 Housing Element*, 85 percent of the water we need comes from the MWD. The MWD doesn't produce any water, so where does it come from?

According to the MWD, 45% of their water comes from "Local Stormwater, Groundwater, Recycling, and Desalination." 30 percent of the MWD water comes from "the State Water Project" and 25% of the MWD water comes from "the Colorado River Aqueduct."^v So 46.8 percent, or nearly half, of the water we receive in the City of Redondo Beach comes from the State Water Project and the Colorado River Aqueduct.

I think we would agree that if the sources of almost 50 percent of our water needs were not able to supply our water that would be a problem for current Redondo Beach residents and not provide any opportunity for new housing. Yet, that is where we find ourselves today. If we conduct a careful analysis of the status of both the State Water Project and the Colorado River, one cannot help but see the water supply for the City of Redondo Beach is in a perilous condition.

BACKGROUND ON THE STATE WATER PROJECT

In March of this year, the California Department of Water Resources (DWR) announced an adjustment to its initial State Water Project allocation for the 2021 water year. "The department now expects to **deliver 5 percent of requested supplies this year**, down from an initial allocation of 10 percent."^{vi} The Director of DWR stated, "We are now facing the reality that it will be a second dry year for California and that is having a significant impact on our water supply."^{vii} The ongoing megadrought that we are facing in California will have significant and long-term negative consequences on the ability of the State Water Project to supply the MWD with the water it is counting on, which means the MWD will likely not be able to provide Redondo Beach and other cities in Southern California with the water we all need.

BACKGROUND ON THE COLORADO RIVER

There has been a two-decade-long megadrought along the Colorado River. In August 2021, low water in the Colorado River's largest reservoir triggered the first-ever federal declaration of a Tier 1 shortage. According to the United State Bureau of Reclamation, which manages the water that the seven states (40 million people) use from the Colorado River, water in Lake Mead, which is one of the largest reservoir's that feed the water systems in the western United States, was about 35 percent full.^{viii} While California does not lose any water under a Tier 1 shortage, if trends continue, it will be only a matter of time before California will begin to lose water from the Colorado River that flows into the MWD system that then flows to Redondo Beach.

It is important to recognize that the current Colorado River Compact, which governs the allocation of water, will have to be re-negotiated in 2026. If the drought continues to worsen, which given the previous twenty years of data is highly likely, California will likely experience a cut in its allocation, which means the MWD will see a reduction in its allocation, which means Redondo Beach will see a reduction in its allocation.

According to the environmental organization the Glen Canyon Institute, it is clear that the "Colorado River Basin is facing a water supply crisis...the growing demand (for water), the

relentless shortage (of water), and climate change are creating an average water deficit of almost 1 million acre-feet per year in the Colorado River System.”^{ix}

According to the U.S. Department of the Interior, since 2000, the Colorado River Basin has experienced the driest 16-year period in over 100 years of historical natural flows (Bureau of Reclamation, 2015). This period also ranks as the fifth driest 16-year period in the last 1,200 years (Meko et al., 2007a and 2007b).^x By all accounts, the idea that in the near term the MWD can continue to count on the usual allocation of water from the Colorado River is foolhardy. The idea that the MWD can count on the usual allocation of water from the Colorado River through 2040, which is the statement in this report, is laughable.

ADDITIONAL BACKGROUND

Many experts believe that climate change has created a situation in California and in the west that is past a drought and moved to aridification – a long-term, more permanent desiccation of the region. According to Jay Lund, the co-director of the Center for Watershed Sciences at the University of California at Davis, “We are in worse shape than we were before the last drought, and we are going to be in even worse shape after this one.”^{xi} We know that three-quarters of California is already experiencing extreme drought. Governor Gavin Newsom declared a drought emergency in 41 counties.^{xii}

The Sierra Nevada snowpack, which provides about a third of California’s water, dwindled to 5 percent of average in May of this year. This equaled April 2015’s record-low percentage. According to a CalMatters article these changes signal “trouble for California reservoirs.”^{xiii}

Given these current circumstances, it would not be surprising if the State of California were to mandate more than the 25 percent cut in water usage that the State Water Resources Control Board implemented in 2015.^{xiv}

As for the future, according to the California Department of Water Resources, “Climate change is expected to impact our supply and demand for water in critical and non-complimentary ways. Earlier and decreased runoff can reduce water supplies, even when overall rainfall remains the same. This trend could mean less water available for agriculture, the environment, and a growing population (NOTE: such as for additional housing in Redondo Beach.) Decreased snowpack is a critical concern. Warmer temperatures will lead to higher snow levels and cause what snow we do get to melt faster and earlier, making it more difficult to store and use. This loss of snowpack means less water will be available for Californians during the hot summer months. At the same time, water demand is expected to grow as higher temperatures and a longer growing season increase the demand for water.” In addition, they believe that “Past patterns can no longer be used to confidently forecast the future.”^{xv}

CONCLUSION

It seems clear from all the available data it is unlikely, or at least highly questionable, that the MWD will be able to supply the water Redondo Beach needs for its current residents. The City of Redondo Beach rather than planning for additional housing development for which there will be no water needs to be strategizing on how it will manage the coming water shortage.

In analyzing the data, the key question that must be asked is do we think the current water situation will get better (i.e., more rain, more snow, Lake Mead and Lake Powell will be filled, etc.), or, more likely, will the situation get worse (i.e., climate change intensifies the current drought, the State of California imposes harsh water cuts, etc.)? If you believe the situation will get worse, and I suggest that is what the data indicates, then it would be foolhardy and a dereliction of duty for the City Council and the Planning Commission to approve this plan. I strongly urge a rejection of this plan.

ⁱ <https://www.cambriacsd.org/water-service-faqs>

ⁱⁱ <https://earthobservatory.nasa.gov/world-of-change/LakePowell>

ⁱⁱⁱ https://www.ipcc.ch/report/ar6/wg1/downloads/report/IPCC_AR6_WGI_Full_Report.pdf

^{iv} <https://www.calwater.com/facebook-page/>

^v <https://www.mwdh2o.com/planning-for-tomorrow/securing-our-imported-supplies/>

^{vi} <https://water.ca.gov/News/News-Releases/2021/March-21/SWP-Allocation-Update-March-23>

^{vii} <https://water.ca.gov/News/News-Releases/2021/March-21/SWP-Allocation-Update-March-23>

^{viii} <https://www.washingtonpost.com/nation/2021/08/16/colorado-river-water-cuts-drought/>

^{ix} <https://www.glencanyon.org/fill-mead-first/>

^x <https://www.doi.gov/water/owdi.cr.drought/en/>

^{xi} <https://calmatters.org/environment/2021/05/unprepared-california-drought-2021-lessons-learned/>

^{xii} <https://www.gov.ca.gov/wp-content/uploads/2021/05/5.10.2021-Drought-Proclamation.pdf>

^{xiii} <https://calmatters.org/environment/2021/05/unprepared-california-drought-2021-lessons-learned/>

^{xiv}

https://www.waterboards.ca.gov/water_issues/programs/conservation_portal/docs/factsheet/implementing_25percent.pdf

^{xv} <https://water.ca.gov/Water-Basics/Climate-Change-Basics#:~:text=Climate%20change%20is%20expected%20to,environment%2C%20and%20a%20growing%20population.>

From: [Chris Ahearn](#)
To: [RBHousingElement](#)
Subject: Draft Housing Element Comment
Date: Friday, September 3, 2021 7:26:20 AM



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

It is very difficult to see the maps on the draft. Printing them out wastes so much ink for residents, plus they are no clearer when you do that. Your office kindly emailed copies, but the quality was the same, poor. Phone calls to receive better copies went unreturned. As a homeowner in Redondo, I don't feel I have enough information to comment intelligently, and that's a shame. The document is lengthy and quite detailed, and shows evidence of a lot of work, but it does not specifically answer how this plan will affect current homeowners, and it should.

From: [peter aziz](#)
To: [RBHousingElement](#)
Subject: Draft Housing Element Comment
Date: Friday, September 3, 2021 6:39:22 PM



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The Housing needs to be equally distributed throughout all of Redondo Beach, not just absorbed by one or two of the highest densest districts. Ignoring the public input of nearly 500 residents is a sheer dereliction of duty and equal representation. To move forward and place some of the housing elements in the most undesirable locations in a corridor deemed unfit for housing according to the 2005 AQMD air quality guidelines further demonstrates ignorance on behalf of the council representative and as well as the coercion of the planning department. I certainly hope that the planning department both on staff and on commission understands the impact on quality of life and health which this particular zoning near the freeway can be affected by.

While the council representative so ignorantly cited and stated this article.

<https://www.vcstar.com/story/news/2018/01/01/regulators-shift-views-housing-near-warned-against-housing-near-freeways-due-health-risks-now-theyre/986355001/>

He failed to acknowledge the articulation and competence behind such said studies and missed the exact title of this article <https://www.latimes.com/local/california/la-me-freeway-homeless-housing-20171217-htmlstory.htm>

California officials say housing next to freeways is a health risk — but they fund it anyway

Which Further states the reasoning behind why such poor choices in funding and approving the housing elements in D5 near a freeway are in fact undesirable and hazardous simply equating strategic alterations of air filtration systems and proper greenery will suffice to improve the quality of life that Many of the south Redondo council and residents so flagrantly claim to state "beachlyfe" lifestyle.

http://ph.lacounty.gov/place/docs/DPH%20Recommendations%20to%20Minimize%20Health%20Effects%20of%20Air%20Pollution%20Near%20Freeways_Final_March%202019.pdf

The 2005 AQMD study states on **16 different pages** how increased health risks for lower-income households have risen as contributing factors to poor land-use mitigation occurs on behalf of the biased and unequal representation of incompetent elected officials making those

choices on their behalf.

"The highest cancer risk occurs in south Los Angeles county -- including the port area -- and along major freeways. " (<http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2---air-quality-issues-regarding-land-use.pdf>)

Please consider removing this motion of the housing element to be appropriately and equally distributed throughout the entire city.

From: [Alisa Beeli](#)
To: [RBHousingElement](#)
Subject: Redondo Beach Housing Element comments
Date: Friday, September 3, 2021 7:40:32 PM



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Dear Redondo Beach Housing Element,

I am a resident of Redondo Beach and would like to submit the below comments to the Redondo Beach Housing Element 6th cycle plan.

I strongly urge you to reject the Housing Element plan for the following reasons:

- The Housing Element plan approved by the Redondo Beach City Council places nearly all (94%) of the required units in the North/90278 zip code (2,340 of the 2,490 required units). This is blatantly unfair to the residents of North Redondo and the required housing should be distributed throughout all of Redondo Beach, including the South/90277.
- The plan places nearly all of the newly zoned parcels into the edges of the city, areas that are highly trafficked and bordering surrounding cities such as Lawndale and Torrance which of course have their own housing requirements. This will not solve our housing issues, it will exacerbate them.
- All of the overlay zones (North Tech, Industrial Flex, North Kingsdale and 190th) are adjacent to less affluent areas of the city, all in North Redondo/90278. By contrast, the plan does not provide increased housing in the more affluent, beach-adjacent, communities of South Redondo/90277. My understanding is that state law prohibits the concentration of low income housing in one location, and that it must be distributed throughout the city. I do not understand why the Housing Element plan can even be considered in its current state.
- The North Tech area is estimated to accommodate 28% (685) of the required units on its own. The current property owners on that parcel include a business and grocery anchored shopping center with no plans of relocating. It is also in close proximity (within 250 meters) of the 405 Freeway. Not only is the likelihood of any residential units being developed in this area extremely low, but any units developed would pose serious adverse health impacts on its residents. The residents of this area would also have a roughly 45-minute commute to the one high school in Redondo Beach.
- There are alternative options in South Redondo/90277 that were not considered by the City Council. Those include the 1-acre site at 1021 N. Harbor and the 50-acre power plant at 1100 N. Harbor. The power plant location is being cleaned and remediated in anticipation of its closure by the end of 2023. It is also adjacent to parks, bike paths, the beach and the high school. South Redondo options were largely ignored by the City Council, even though the Redondo Beach Planning Commission voted 5-2 to recommend 50% of the power plant site zoned at 30 dwelling units per acre.
- Redondo Beach completed 40% (559 of 1,397) of its 5th cycle RHNA. Given the issues of the 6th cycle plan, it's difficult to imagine how Redondo Beach would meet its requirement of 2,490 units without taking proactive steps to update its zoning throughout the city.

Placing the majority of new housing units in North Redondo/90278 near freeways and industrial centers does not seem realistic or equitable. I am concerned about traffic and over-crowding at North Redondo schools, if this Housing Element were ever to be implemented.

I am also concerned that the hundreds of public comments and emails to the City Council and Mayor regarding the issue of placing the majority of units in North Redondo have been entirely ignored.

Please listen to our concerns and evaluate the plan with the idea of better distributing housing throughout the entire City of Redondo Beach, not just the North.

Thank you for your time and consideration.

Alisa Beeli

From: [Mariam Pashtoonwar](#)
To: [RBHousingElement](#)
Subject: Draft Housing Element Comment
Date: Friday, September 3, 2021 7:51:18 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hello,

I am a resident of North RB in D4, and am requesting the housing be evenly distributed throughout the city to minimize impact to one particular district. D4 is already the second densest district, if not the most, and we cannot accept the majority of housing. We need to consider the impact on our schools and resources. Additionally, low income housing should certainly be distributed equally throughout Redondo to ensure housing equality.

Thank you,

Mariam P. Butler DPT
Sent from my iPhone

From: I
To: [RBHousingElement](#)
Cc: HousingElements@hcd.ca.gov; info@fairhousingelements.org
Subject: Segregation is NOT normal, it's an act of systematic violence against civilians that is still be committed today!
Denying housing is an act of violence!
Date: Friday, September 3, 2021 11:29:19 PM



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

We must build more affordable housing in ALL neighborhoods across Redondo Beach! The working class, seniors, students, those with low or no income, and many others all deserve safe, clean, and affordable housing. Segregation is NOT normal and the coastal cities have been absolutely violent in the displacement of **lower-income and black residents specifically!**

Denying housing that residents can afford is an act of violence and as a friendly reminder, the state can capture public land from local cities refusing to comply with the housing element. **LA County residents have been requesting more affordable housing for over 10 years now, we've been patient long enough!** It's time to return affordable housing, both rent and homeownership, to the working class, seniors, students, & many others in need!

Poverty is a failed policy choice! We don't need local jurisdictions upholding illegal segregation as it relates to race & class, as I said it's illegal, and cities can be sued for it! **We MUST build more housing in ALL communities across Redondo Beach especially as SFZ comes to an end!**

--

Best,
Tieira

www.HTWWS.org



(((Matthew Lewis))) has some... · 7h ...

Replying to [@constans](#)

[@HowTheWestWS](#) and [@schroedinger_](#)

We don't have a "housing market" in California, by any sense of the term. We have a cartel of city governments who openly and proudly conspire to limit the supply of housing.

car·tel | kär'tel | noun

• an association of manufacturers or suppliers with the purpose of maintaining prices at a high level and restricting competition




**LA FAMILY
HOUSING**

8% of the overall population is Black, but Black people represent

34% of those experiencing homelessness.

#BlackHistoryMonth



Vaccinated  **Masked**  **Pr...**  · 13h ...

We don't have to have a landlord/tenant model of housing. Let's start there.

 80  1,334  7,775 



Vaccinated  **Masked**  **Pr...**  · 13h ...

This is another example of how European colonization operates to limit our imagination of what is possible in terms of how we exist as a human civilization. The whole model of landlords & tenants is an export of the European feudal system. We don't have to keep it.



Vaccinated  **Masked**  **Pr...**  · 13h ...

Replying to [@BreeNewsome](#)

We're talking about a situation where white colonizers stole vast amounts of land they continue to occupy and charge us rental fees for. The origins & underlying structures of the system make it impossible for justice or fair access to exist.







From: mjteola@aol.com
To: [RBHousingElement](#)
Subject: Draft Housing Element Comment
Date: Friday, September 3, 2021 9:09:18 PM



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Good Evening,

I briefly scanned this document. The document is very thorough and it is evident that a lot of research went into the preparation and organization of data.

I am disappointed in the timelines. I received the email regarding this document yesterday, and the comments were due today, September 3. I did attend two meetings of the General Plan and participated in the "Pinpoint" Survey. I notice there were meetings in April, in addition to discussions at City Council. I was not aware of other discussions of the Plan. If you truly want public input, I would suggest that you notify residents in a timely matter so they can actually participate. In scanning the document, which is rather long, I would suggest, that a summary be attached as to the main points. How will the city of Redondo Beach be impacted by the recommendations in this document?

Though I did not have as much time as I would have liked to review the document and ask clarifying questions, I do not understand how a single family residence in District 3 can be compared to a single family residence in District 1. How can these possibly be the same? One chart seems to indicate the height of the homes are 30 feet and two-story. If that is the case, why are there two-story homes with a third floor?? Is this a change in the building code? I am proposing that a meeting, zoom meeting, be scheduled to discuss the plan in terms that the average citizen can understand. In addition, Beach Cities Health District is located in Redondo Beach. Why is that not addressed in the Plan. My understanding is the the deed to the property indicated it is to be used for a hospital? Have other plans been made for the usage of this land?

Sincerely yours,

Marianne Teola

From: [Brandy Forbes](#)
To: [Veronica Tam](#)
Cc: [Sean Scully](#)
Subject: FW: Redondo Beach
Date: Tuesday, June 1, 2021 11:53:51 AM
Attachments: [image002.png](#)

Veronica,

Below is the response from HCD.

Thanks,

Brandy Forbes
Community Development Director

Department of Community Development
415 Diamond Street
Redondo Beach, CA 90277
(310) 318-0637 x2200
brandy.forbes@redondo.org
www.redondo.org



From: Coy, Melinda@HCD <Melinda.Coy@hcd.ca.gov>
Sent: Tuesday, June 1, 2021 11:22 AM
To: Jon Wizard <jon@yimbylaw.org>
Cc: Eleanor Manzano <Eleanor.Manzano@redondo.org>; Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: RE: Redondo Beach



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Will do. I forwarded the message to our housingelements@hcd.ca.gov inbox which is where we are consolidating these emails.

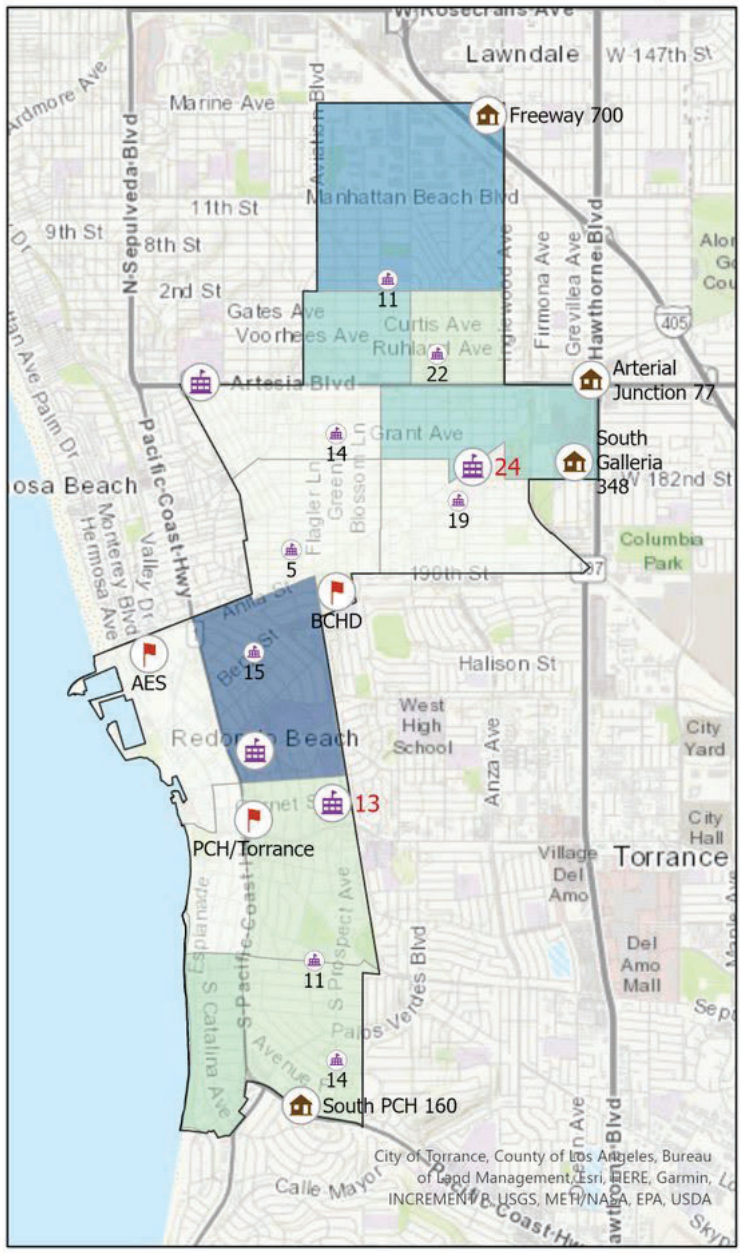
Melinda

From: Jon Wizard <jon@yimbylaw.org>
Sent: Saturday, May 29, 2021 11:20 AM
To: Compliance Review@HCD <compliancereview@hcd.ca.gov>
Cc: Eleanor.Manzano@redondo.org; brandy.forbes@redondo.org
Subject: Redondo Beach

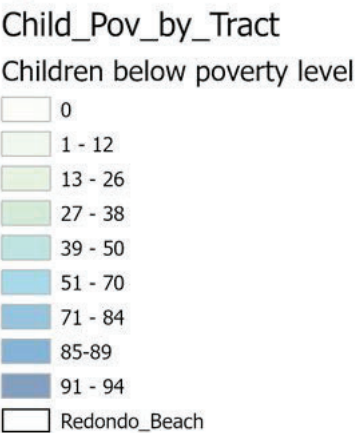
Hello,

Redondo Beach resident and third-party commenter Dr. Grace Peng created the following graphic that represents the city's current strategy for site selection in their housing element update. I understand they haven't yet submitted anything to HCD, but could you please see to it that the city's assigned reviewer sees this resource? Dr. Peng has been an active participant in the city's housing element discussions but a majority of the council has been unresponsive to her input thus far.

Redondo Beach Housing Element Update Concentrates Child Poverty



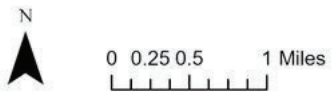
- RB_Elementary_Schools
- RB_Middle_Schools
- Public_High_Schools
- Major_Sites
- Unused_Sites



Affirmatively Furthering Fair Housing laws requires that cities distribute new housing to reduce racial and economic segregation. This plan fails the test. All of the high density low income housing will be placed to funnel children into Adams Middle School, which has the highest % of low income students.

Red text: % LI middle school students
 Black text: % LI elementary students
 Brown: Major proposed housing sites & # of units
 Red flags: sites where housing will be banned
 Blue fill: total # of LI children in a census tract (a high # can result from a large population in a census block or a high poverty area or both.)

Map prepared by:
 Grace Peng
 GIS5 Capstone
 2021-05-27



<https://pbs.twimg.com/media/E2iD7aFUcAAkEyp.jpg> [pbs.twimg.com]

Please also see this letter Dr. Peng wrote that includes other graphics and concerns about the city's progress toward a plan that affirmatively obstructs fair housing and perpetuates racially concentrated areas of affluence.

<https://abundanthousingla.org/whats-wrong-with-redondo-beachs-housing-element-open-letter/> [abundanthousingla.org]

Thank you,
Jon
--

Jon Wizard
Policy Director he/him
Campaign for Fair Housing Elements



[\[fairhousingelements.org\]](https://fairhousingelements.org)

[YIMBY Law \[yimbylaw.org\]](https://yimbylaw.org)

1390 Market Street
San Francisco, CA 94102

[fairhousingelements.org \[fairhousingelements.org\]](https://fairhousingelements.org)

Book a [15-minute \[calendly.com\]](#) or [30-minute \[calendly.com\]](#) meeting with me
[calendly.com/housingelements \[calendly.com\]](https://calendly.com/housingelements) → housing element watchdogs calendar