

City of Redondo Beach 2021-2029 Housing Element

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2.2 HOUSING ELEMENT

EXECUTIVE SUMMARY

Redondo Beach has long embraced its responsibility to provide for a broad range of housing types and densities. The City has previously taken action to zone for residential development at much higher densities than what the City was originally intended/designed to accommodate. Redondo Beach is a perfect example of a medium-sized coastal city striving to meet and address the housing needs of Southern California. Redondo Beach has every level and type of housing; singles, 1 bedroom, 2 bedrooms, 3 bedrooms, including multi-family housing and single-family housing, as well as affordable housing and multi-million dollar coastal homes. Fifty-percent of the housing units in the community are rentals. The City also has its own Housing Authority with over 500 vouchers issued for Section 8 housing. There are numerous affordable senior living complexes throughout town, as well as assisted living and group facilities. Redondo Beach is also a leader in helping house people experiencing homelessness. The City has invested in a number of local initiatives including the construction of its own pallet shelter facilities, partnering with multiple homeless support providers such as mental health experts, and the hiring of a full time housing navigator counselor dedicated to assisting the homeless. Redondo Beach also partnered with a developer and the County of Los Angeles to create 20 permanent supportive housing units on Pacific Coast Highway with State Project Homekey grant funds. The units have been sited in the southern area of the City near many of the private and public services for those experiencing homelessness.

Historically the City was predominately a single-family suburban residential community with commercial corridors to support the service and retail needs of surrounding neighborhoods. This is evidenced in the lot size and land use patterns of the City's zoning map. In review of the City's zoning map there are numerous examples of lot sizes and lot patterns that appear identical; however, the zoning of these seemingly identical subdivisions is now a mix of R-1 (Single Family Residential) and R-2/R-3 (Multiple Family Residential).

Like many communities in California, Redondo Beach is largely 'built-out' with worsening traffic, inadequate parking, schools at capacity, and water shortages. However, Redondo Beach's population continues to grow, along with average household size and the number of households. The City has been averaging an additional 60 units per year for the last 15 years.

Redondo Beach's population density is 11,000 residents per square mile. The City is one of the most densely populated areas in California. Demographia.com rated Redondo Beach as 43rd in population density for U.S. Cities over 50,000 people after the 2000 census. With this population density, the City as a result has 11 Level of Service 'F' intersections and similar parking challenges. Nonetheless, the City of Redondo Beach is producing a wide variety of housing after carefully considering the suitability and impacts of each housing project.

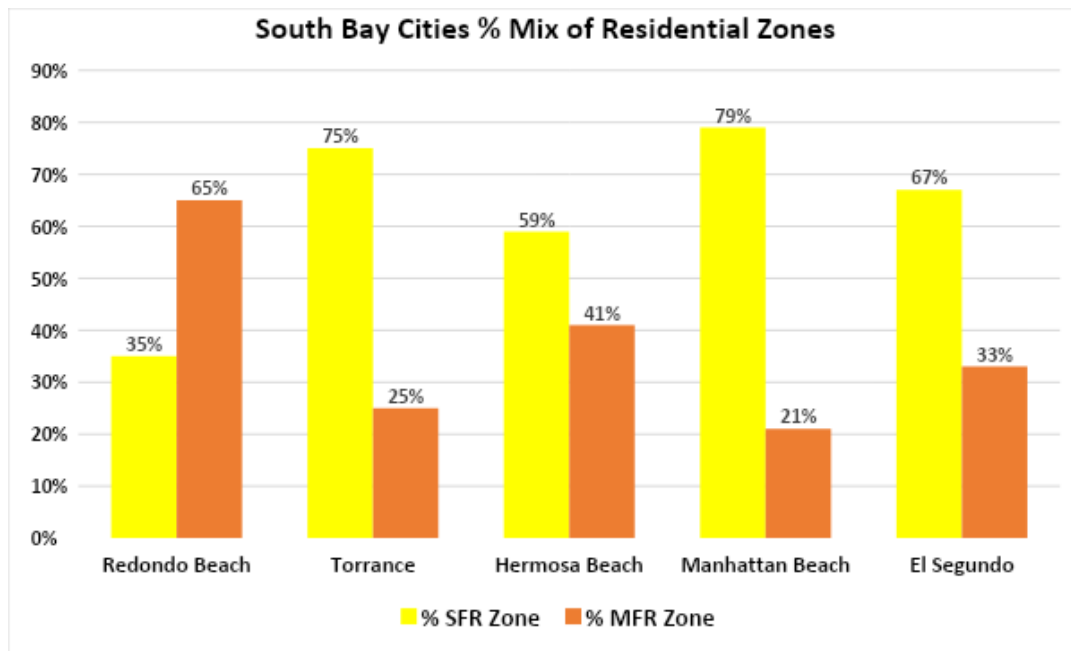
Over prior decades Redondo Beach has converted/up-zoned a majority of its originally planned Single Family residential neighborhoods into Multiple Family zoned and developed neighborhoods. This is unique in the South Bay Cities Council of Governments (SBCCOG) subregion. Many of the surrounding jurisdictions within the SBCCOG subregion have taken

a different approach, as evidenced by their current zoning maps that largely preserve much of their Single Family Residential zones/neighborhoods, resulting in a much smaller percentage of their residentially zoned properties having Multiple Family designations and densities.

Below is a table which illustrates the City of Redondo Beach’s balanced approach, via zoning, to the development of diverse housing types over recent decades. Redondo Beach’s current mix of residentially zoned neighborhoods is 65% Multiple Family designations and only 35% Single Family residential.

Redondo Beach Mix of Residential Zoning: 65% Multi-family Density – 35% Single-family Density			
<u>Zone</u>	<u>Density</u>	<u>Area (Acres)</u>	<u>Percent</u>
<u>R-1 (Single Family)</u>	<u>8 DU/AC</u>	<u>752.87</u>	<u>35%</u>
<u>R-1A (Small Lot Single Family Zoning with a Multiple Family Density)</u>	<u>16 DU/AC</u>	<u>121.69</u>	<u>6%</u>
<u>R-2 (Multiple Family)</u>	<u>15 DU/AC</u>	<u>472.00</u>	<u>22%</u>
<u>R-3, RMD, RH1-3, R-MHP (Multiple Family)</u>	<u>Up to 28 DU/AC</u>	<u>702.08</u>	<u>33%</u>
<u>MU-1-3, CR (Mixed Use)</u>	<u>Up to 35 DU/AC</u>	<u>101.50</u>	<u>5%</u>
<u>Total</u>	-	<u>2,150</u>	<u>100%</u>

Below is a chart with comparative percentages of Single Family zones versus Multiple Family zones/densities for Redondo Beach, Torrance, Hermosa Beach, Manhattan Beach, and El Segundo (South Bay Cities), which clearly demonstrates the City of Redondo Beach’s responsible approach to meeting existing housing needs over recent decades.



*SFR includes R-1

**MFR includes the R-1A zones, in addition to all Multiple Family and Mixed Use zones, where R-1A zones have small lots (previous R-1 lots that were split in half) with densities comparable to Multiple Family zones.

The above percentages do not consider the enactment of Senate Bill 9 on January 1, 2022, whereby all single-family lots can be split into two parcels and two units can be constructed on each new parcel if requested by the homeowner. Allowing four units on single-family lots increases density in these areas from 8.8 units per acre to approximately 35 units per acre for a typical single-family lot in Redondo Beach.

Recent Housing Projects in Redondo Beach That Address Housing Shortage

As can be seen in the Housing Element describing “Progress Toward RHNA: Entitled/Approved/Under Review Projects”, there are several mixed use and residential projects underway that will contribute toward the 6th Cycle RHNA obligation in Redondo Beach. As well, there are other housing developments that have just been completed in the City in recent years. This housing is distributed throughout the community, including the affordable units.

- Kensington (approved by the voters in a City Charter Article XXVII required vote):
 - Located in south Redondo Beach
 - Former school/community center/playground site
 - Completed August 2019
 - 98-unit 130-bed residential care for the elderly with memory care facility
- One South:
 - Located in south Redondo Beach
 - Former commercial site
 - Completed January 2019
 - 52-units mixed use project
- 219 Avenue I:
 - Located in south Redondo Beach
 - Completed September 2020
 - 12-unit mixed use project (2 of units are affordable)
- Legado:
 - Located in south Redondo Beach
 - Former commercial site
 - Construction expected to start mid-2022
 - 115-unit mixed use project
- Alcast Foundry:
 - Located in north Redondo Beach
 - Former industrial site
 - Construction expected to start mid-2022
 - 36-unit residential project
- South Bay Galleria:
 - Located in north Redondo Beach
 - Former commercial site
 - Construction expected to start in 2023

- 300-unit development approved as part of larger mixed use project (at least 30 of units will be affordable)
- 350 additional units (at least 70 of the units will be affordable) considered through California Environmental Quality Act (CEQA) review and to go through entitlement process
- Catalina Village:
 - Located in south Redondo Beach
 - Current commercial uses
 - Approvals being considered in 2022
 - 30-unit mixed use project (4 of units will be affordable)
- The Moonstone - Project Homekey:
 - Located in south Redondo Beach
 - Current hotel use
 - Application for funding was awarded on March 15, 2022, with renovations expected in 2022
 - 20-unit permanent supportive housing (all 20 units will be affordable affordable) as conversion of hotel to housing for those experiencing homelessness or at risk of becoming homeless

Accessory Dwelling Units

The City adopted local ordinances in 2021 specifying streamlining options. Since the State passed new ADU provisions, the City has seen a steady increase in ADU activities from 17 units in 2017 to 24 ADUs in 2021 even during the pandemic. The City is currently in the process of preparing Objective Residential Design Standards that will clarify with drawings and descriptions ADUs that can be readily constructed through the streamlining process.

Limited Sites Inventory

Redondo Beach has a limited number of sites that meet the criteria of the California Department of Housing and Community Development (HCD) for a minimum of ½ acre or greater. The ½ acre minimum criteria artificially suppresses Redondo Beach’s proven capacity for affordable housing, as demonstrated by the City’s historical development. As noted above, the 219 Avenue I, Catalina Village, and The Moonstone are all providing or proposing to provide affordable housing on sites that fall below the ½ acre threshold. To focus on finding sites that meet that criteria, which are also viable for residential development to occur within the 8-year planning cycle of the Housing Element, the City focused on properties that have the prerequisite acreage, the current site is unused or underutilized, and where a robust mixed use project is realistic based on the interest of the owner(s). The City has also been careful to account for locations where the population density increases over the past several decades have resulted in Level of Service 'F' intersections and similar parking challenges. As such, many of the proposed housing sites have been purposefully identified in locations that have easy access to public transit centers and freeway entrances. Thus, the sites inventory has included numerous sites in the vicinity of transit and freeways.

There has been discussion and public comments regarding the site where the AES power plant is currently located and operational. This site is not considered a realistic candidate for meaningful housing during the 6th Cycle and has not been proposed for housing because:

- There have been four (4) City-wide public votes beginning in 2005 supporting parkland for future use of the site and two (2) prior public referendums that halted proposed redevelopment of the AES site for residential purposes.
- State Water Board and Energy Commission actions continuing to mandate that the plant operate due to limited power grid resources.
- There is a designation of active wetlands on the site.
- Redondo Beach has extremely limited park access/space and has identified the site as being critical to addressing the City's parkland shortfall.
- The transportation infrastructure that serves the site is overburdened.

The AES site cannot be relied upon as a housing site in the 6th Cycle Housing Element due to the continuing mandated extension of the use of the power plant due to climate change and inadequate power supply in California, as stated by the California Independent System Operator in recent hearings before the California State Water Resources Control Board. This will be exacerbated as the Diablo Canyon Nuclear Plant is removed from service.

When the AES power plant is finally mandated to cease operations, the California Coastal Commission has established that there are 5.9 acres of active wetlands on the site that must be restored in any redevelopment of the site. In addition to the wetlands, a required buffer from the adjacent land use is likely. The Audubon Society has been conducting bird species surveys of the wetlands on the AES site since the wetland determination was made. To date, over 130 species of birds have been catalogued at the AES site wetlands area, many of them wintering at the site along the Pacific Flyway. With over 90% of the Los Angeles County historical wetlands having been developed, every wetland in southern CA is critical habitat.

Open space and conservation at the AES site is not just critical to wildlife. Redondo Beach is considered "park poor" by State definitions. The State has established a minimum standard need of 3 acres of parkland per 1000 residents as reflected in and authorized by the California Quimby Act. The County of Los Angeles, in the recent study entitled "Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment" published in 2016 determined that Redondo Beach had only 1.4 acres of parkland per 1,000 residents, making it one of the most "park poor" communities in Los Angeles County. This is far below neighboring cities with over 5 acres of parkland per 1,000 residents. Redondo Beach has established 3 acres of parkland per 1,000 residents as its standard, with 5 acres per 1,000 residents as a goal. Yet the City's existing ratio falls well below that. Because the City was subdivided and a significant portion of it built before its parkland standards were established, it has been an ongoing challenge for the City to identify, acquire, and construct new open space to meet its target of even the minimum 3 acres per 1,000 residents. Currently, the City would need to add approximately 50 more acres of park facilities to achieve 3 acres per 1,000 residents given the existing population. Available parcels are scarce, expensive, and small, making it difficult to significantly increase the City's existing ratio. As the City continues to see new accessory dwelling units and other housing projects, the number of required acres will increase

proportionally with the population. This site could accommodate some if not all of the City's shortfall in parkland.

Redondo residents have recognized the value of the AES site as potential parkland for years. The Redondo Beach community has repeatedly shown their commitment to converting what is now known as the AES site to a large park to address Redondo Beach's park needs, and most recently the City's park shortage. Here are examples of efforts over decades that demonstrate the community's intent:

- In 1933 the City produced a plan to convert the site to a recreation area focused on the former Old Salt Lake (California State Landmark No. 373) on the site.
- When housing demand grew dramatically after WWII, those plans were abandoned, the wetlands were filled, and the current power plant was constructed on the site.
- More recently, in 2002, the City of Redondo Beach introduced zoning that would allow 2,998 housing units in the harbor area, largely on the current power plant property. Residents initiated a referendum vote on this City action. In response to the referendum, the City rescinded the zoning effort.
- In 2003, there was an effort to consider the site as a redevelopment area, yet the residents again initiated a referendum vote on the action. The City ultimately rescinded that redevelopment effort. The City then commissioned a public land use alternatives process to define potential reuse of the site. The two resulting visions for the AES site were 1) a park and 2) mixed use with 350 residential units. These visions were put to an advisory vote of the people in 2005. The park vision received more votes than mixed use. The City initially did not act on this advisory vote.
- In 2008, the residents approved an initiative that would require that any major changes in land use be put to a vote of the people.
- In 2010, the City put a zoning change in the harbor area to a vote of the people. The proposed change added parkland as the only "permitted" use on the power plant property. The vote, Measure G, was approved by the voters.
- In 2015, AES qualified an initiative for a zoning change for their site to include residential zoning for 650 units. The residents rejected the initiative.

The voter rejection of housing on the AES site was not a universal objection to housing everywhere. In addition to the consideration of the site for future parkland, a major concern for residential development of the AES site is that it would exacerbate overcrowded arterials throughout the City. Nearly 93% of working Redondo Beach residents commute outside the City to work. The AES site is at least a 20 minute drive from any light rail stop and from freeway access points. Bus transit in the vicinity is more local-serving.

To address traffic and greenhouse gas emissions issues, the City is focusing on multiple large sites near transit and access to the freeway with residential overlays. As well, the City has included sites along 190th Street that are currently utilized as industrial. These sites are surrounded by residential, lend themselves to multifamily residential redevelopment and are also closer to transportation infrastructure. There are also sites of slightly smaller sizes along Pacific Coast Highway in Redondo Beach that have become vacant or are underutilized in their current use. These are being considered for residential overlays, as well. The residential

overlay will allow either the underlying use, the residential use at a gross calculation of density, or both as a mixed use site. Descriptions of those sites are provided in more detail under Section 2.2.4

Housing Affordability and Accessibility

- The City has initiated preparation of an Inclusionary Housing Ordinance.
- The City has and continues to approve and develop Affordable Housing Units. As noted above, there are a number projects either currently under review, approved, or recently developed that include affordable housing units.
 - 219 Avenue I (2 affordable units)
 - Catalina Village (4 affordable units)
 - South Bay Galleria (60 affordable units approved, 70 additional affordable units considered)
 - The Moonstone - Project Homekey (20 affordable units)
- The City has created Interim Housing to Address Homelessness - Pallet Shelters (see description below under “Addressing Homelessness”)
- The City has a history developing Assisted Living facilities. The City of Redondo Beach has an inventory of 156 assisted living units (total number of residents of 250), with up to an additional 150 units being considered by Beach Cities Health District, which would bring the total number to 400 assisted living units. Assisted living is permanent housing for most who live in this type of facility, offering the ability to remain in the community yet access the services associated with assisted living. Although these units may not fall under the low or very low income categories, they do provide access to a special type of housing that provides additional services to those in need.
- Senior Housing. There are a number of senior housing developments in Redondo Beach—from affordable to market rate. These are documented in the Housing Element.
- Group Homes and Special Needs Groups. 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-21 in the Housing Element lists the various resources available in Redondo Beach for these special needs groups.

Fair Housing Program

The City of Redondo Beach is committed to promoting fair housing to the community. The Redondo Beach Housing Authority’s mission statement is, “To enrich and improve the quality of life in Redondo Beach by providing excellent programs, opportunities, services, and facilities that meet the needs of the community.”

All renters and home seekers are entitled to receive equal treatment, regardless of the following: race, color, religion, national origin, sex, marital status, familial status, or age. The City contracts with the Housing Rights Center (HRC) (formerly known as the Westside Fair

Housing Council), a nonprofit organization that helps educate the public about fair housing laws and to investigate reported cases of housing discrimination. The HRC is a long-established organization, dedicated to promoting fair housing for all. The City offers the following programs:

- Dispute resolution services related to Landlord/Tenant issues in Redondo Beach. Free of charge.
- Fair housing workshops and informational brochures, in addition to HRC services.
- Section 8 housing and Housing Choice voucher assistance.
- Homelessness services (see “Addressing Homelessness” below).
- Los Angeles Air Force Base Housing Program coordination.
- Resources index for connecting people with the assistance needed.

Affirmatively Furthering Fair Housing is addressed in the Housing Element in Appendix D.

Addressing Homelessness

In 2012, the Redondo Beach Police Department conducted a comprehensive survey of its homeless population. The goal of the survey was to increase the City’s knowledge of this diverse population. The survey spotlighted an even greater population of persons experiencing homelessness, with more complex needs than what was previously believed.

In 2014, the City Manager formed a Homeless Task Force comprised of residents of Redondo Beach. The mission of the task force was to find collaborative ways to respond to the challenges faced by those experiencing homelessness, as well as residents, neighborhoods, businesses, schools, nonprofits, churches, and safety agencies. Under the direction of the City Manager, the Task Force made several recommendations, a key component of which was the need to contract with a coordinated outreach provider to ensure that all available services were accessible to those experiencing or at risk of homelessness.

PATH (People Assisting the Homeless) was identified as the City’s provider due to their extensive industry network, trained staff, and proven methodology for working with public agencies to address homelessness issues. PATH had previously been selected by the South Bay Cities Council of Governments (SBCCOG) to work with all SBCCOG member cities on homelessness. PATH brings over 30 years of experience to end homelessness for individuals, families, and communities.

Similar to municipalities through the State, the City’s homeless population has steadily increased each year, with a corresponding increase in associated calls for Police and Fire Department services. The increase is partially related to the recent spate of prison release policies at the State level.

Although the demands on Public Safety have increased, the advantage of the partnership with PATH is that the interactions with persons experiencing homelessness can be tailored to their specific needs and that a case file can be started to align a customer with all available services and potential benefits, with the goal of placing the individual into transitional and/or permanent housing. PATH continues to expand on cooperative outreach with local faith-based organizations, such as Harbor Interfaith Services.

Yet, with the continued growth in the homeless population, and logistical complexities with PATH and the faith-based organizations connecting persons experiencing homelessness with the programs they need due to the transient nature of daily activities, in 2019 the Redondo Beach City Council determined that additional resources and local strategies needed to be implemented.

An Enhanced Response Pilot Program was initiated by the City in June 2019 as a response to the impact of homelessness not only on individuals experiencing homelessness but also on residents and the local community. The City sought a variety of creative and novel efforts ranging from innovative policing, modifications to the municipal code, and utilizing the criminal justice system as tools to minimize impacts on the community while striving towards the goal of housing homeless defendants. With the COVID-19 emergencies since 2020, there has been additional need to provide safe care and housing for those experiencing homelessness.

To further the effectiveness of the Redondo Beach Enhanced Response to Homelessness Pilot Program, in 2020, City Council authorized numerous creative initiatives, including the following:

- Homeless Court. Homeless Court assists people experiencing homelessness who suffer from mental illnesses, struggle with substance abuse and addiction, and commit crimes of opportunity. The housing navigators and services brought to Homeless Court assist such individuals to curtail the criminal cycle of drug, alcohol, quality of life, and theft offenses by meeting misdemeanor defendants in Los Angeles County on designated “Homeless Court” dates to offer accessible community services and legal services. These services aim to get defendants housing ready and eventually permanently housed in order to graduate from Homeless Court and get their criminal charges dismissed. CDBG funds cover personnel and non-personnel costs.
- Mental Health Treatment Program. A significant percentage of the Homeless individuals who end up in criminal court have underlying chronic mental health conditions. Mental health treatment is vital and often necessary to get a homeless individual “Housing Ready.” The available treatment facilities are frequently overwhelmed with patients or they are otherwise difficult for homeless defendants to access. Since the inception of Enhanced Response to Homelessness Pilot Program it has been understood that access to Mental Health Services would be an important part of the program. Fortunately, the City has located a willing partner to address this unmet need. Clear Recovery Center is a South Bay based mental health treatment and substance abuse treatment provider that provides a full continuum of care. Their treatment is individualized, evidence-based and age-specific in order to give their clients the best possible chance at long term recovery. They pride themselves on their expert clinical team who is highly skilled in the latest in evidence-based treatments and therapies. Clear Recovery Center has offered to donate \$5,000 per month of professional clinical services for a mental health treatment program to assist the

homeless. Additionally, the City has continued to seek funding to purchase additional hours of counseling depending on the level of ongoing demand for these services.

- Transitional Housing. Transitional or 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. Redondo Beach instituted bridge housing, in the design of Pallet Shelter housing, in December of 2020. These Pallet Shelters are individual temporary homeless structures (15 structures total), 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. In June 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the shelters.
- Permanent Supportive Housing. The State of California established a program for funding for various housing projects through the Project Homekey program. Century Housing Corporation, a nonprofit housing development organization, is partnering with Los Angeles County as a co-applicant for funding to acquire and renovate a hotel site in south Redondo Beach for permanent supportive housing. On November 9, 2021, the Redondo Beach City Council voted unanimously to support the Homekey Round 2 application from the joint applicants of Century Housing Corporation and Los Angeles County to provide housing for those who are experiencing homelessness or at risk of becoming homeless. The application was approved for funding in early 2022. Acquisition and remodeling to be completed in 2022 to develop 20 units of affordable housing in the form of permanent supportive housing.

On April 13, 2021, the Mayor and City Council voted to make the Enhanced Response to Homelessness Pilot Program permanent and to remain under the City Attorney's Department for the next four years.

These efforts to address homelessness are included in the Housing Element and demonstrate the City's commitment to Affirmatively Further Fair Housing.

Housing Element Document

As described in this Executive Summary, Redondo Beach is already seeking to overcome obstacles to providing housing. From prior zoning efforts and development projects, to planning for ADUs and inclusionary housing, to aggressively finding solutions to homelessness, the City of Redondo Beach is committed to providing for a broad range of housing types and densities.

This Housing Element will substantiate the City of Redondo Beach's efforts to accommodate the RHNA obligation, provide housing programs to improve access to affordable housing, and ensure that the City is Affirmatively Furthering Fair Housing.

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. Approximately 41 percent of the City's residential land is designated for single-family compared to 59 percent to multi-family housing. The proportion of single-family residential land use in Redondo Beach is the lowest among its nearby neighbors such as Manhattan Beach, Hermosa Beach, or El Segundo. 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. Availability of Housing Element for Public Review

The 2021-2029 Redondo Beach Housing Element was originally adopted on October 5, 2021 and submitted to HCD for review on October 7, 2021. On January 5, 2022, HCD completed its review of the adopted Housing Element and determined that additional revisions are necessary to comply with State law. The City made the revised Housing Element available on City website for public review on February 1, 2022. Notifications were sent to the City's list of stakeholders and individuals, agencies, and organizations that had previously commented on the Housing Element. On February 8, 2022, the City Council adopted the revised Housing Element.

On April 12, 2022, HCD completed its review of the draft Housing Element as revised and determined that additional revisions are still necessary to comply with State law. The City revised the Housing Element based on that April 12, 2022 letter and made the revised document available on the City website for public review on June 23, 2022. Notifications were sent to the City's list of stakeholders and individuals, agencies, and organizations that had previously commented on the Housing Element. On July 5, 2022, the City Council adopted the revised Housing Element at a public hearing.

E. 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. The City will conduct a comprehensive environmental review of the recommended Land Use Plan as part of the review process for Land Use Element 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 **70,242** by the State Department of Finance (DOF), an increase of **5.2** 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	70,242	5.2

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 5.2 percent along with a housing growth of 1.3 percent. The number of households (occupied housing units) increased 1.6 percent.

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	70,247	5.2	30,999	1.3	29,472	1.6

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	%	LA County %
Not of Hispanic Origin							
Total	54,737	86.5	56,606	84.8	56,652	84.0	51.4
White	44,819	70.8	43,531	65.2	40,679	60.3	25.9
Black	1,531	2.4	1,772	2.7	2,111	3.1	7.7
Asian	5,677	9.0	7,858	11.8	9,101	13.5	14.5
Native American	185	0.3	163	0.2	183	0.3	0.2
Other	2,525	4.0	3,282	4.9	4,578	6.8	3.1
Hispanic Origin							
Total	8,524	13.5	10,142	15.2	10,771	16.0	48.6
White	4,916	7.8	6,274	9.4	7,174	10.6	26.3
Black	61	0.1	80	0.1	217	0.3	0.3
Asian	79	0.1	146	0.2	38	0.1	0.2
Native American	110	0.2	128	0.2	101	0.1	0.0
Other	3,358	5.3	3,514	5.3	3,241	4.8	21.8
TOTAL	63,261	100.0	66,748	100.0	67,423	100.0	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	Number of Employees
Northrop Grunman (TRW)	Manufacturing	6,045
Redondo Beach Unified School District	Education	868
City of Redondo Beach	Government	402
The Cheesecake Factory	Restaurant	261
United States Post Office	Government	260
Target Store	Retail	241
Macy's (Robinson's May)	Retail	232
DHL Global Forwarding	Shipping	227
Frontier	Communications	164
Silverado Beach Cities	Residential Care	140
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	\$35,972	\$8,354	52.0	7.9
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	\$7,224	\$14,007	33.2	24.9
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
	%	%
Very Low Income	13	26
Low Income	9	15
Moderate	11	16
Above Moderate	67	42
Total	100.0	100.0
Source: SCAG RHNA Calculator, March 2021.		

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).

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	695	2,065
% 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%
<p>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.</p> <p>Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 ACS data.</p>									

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 slightly 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 Talled			
	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.

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. In comparison with nearby cities, Redondo Beach has the lowest proportion of residential land being zoned for single-family use ([Figure H-1](#)). Compared to the region as a whole, the City also has lower proportion of single-family units ([Figure H-2](#))

Table H-22: Housing Unit Type (1960-2019)

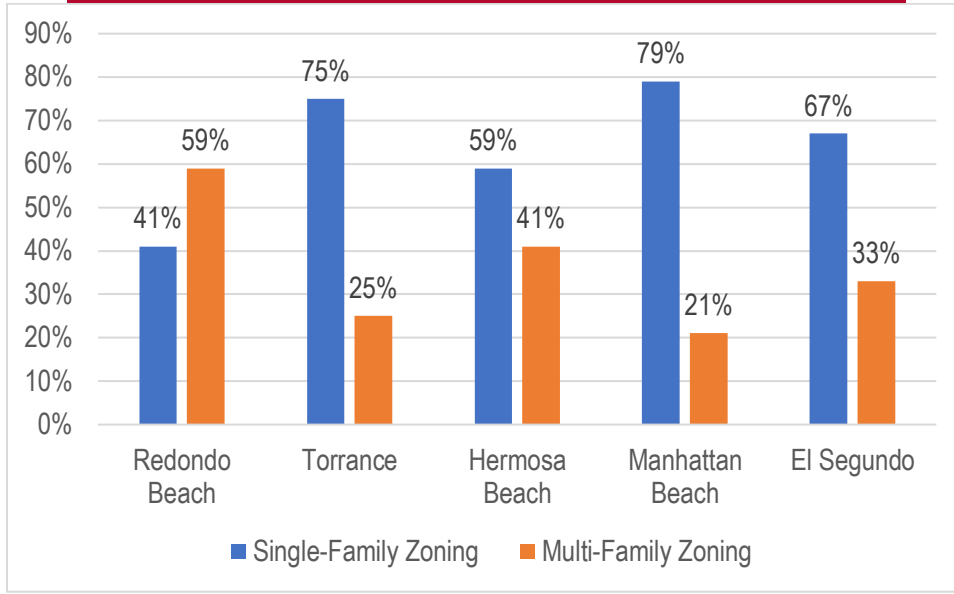
Year	Total	Single-Family (detached)		Single-Family (attached)		2-4 Units		5+ Units		Mobile Homes and Other	
		No.	%	No.	%	No.	%	No.	%	No.	%
1960	15,579	12,060	77.4	0	0.0	1,644	10.6	1,875	12.0	0	0.0
1970	20,251	12,684	62.6	398	2.0	2,800	13.8	4,154	20.5	215	1.1
1980	25,867	10,861	42.0	561	2.2	4,515	17.5	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.

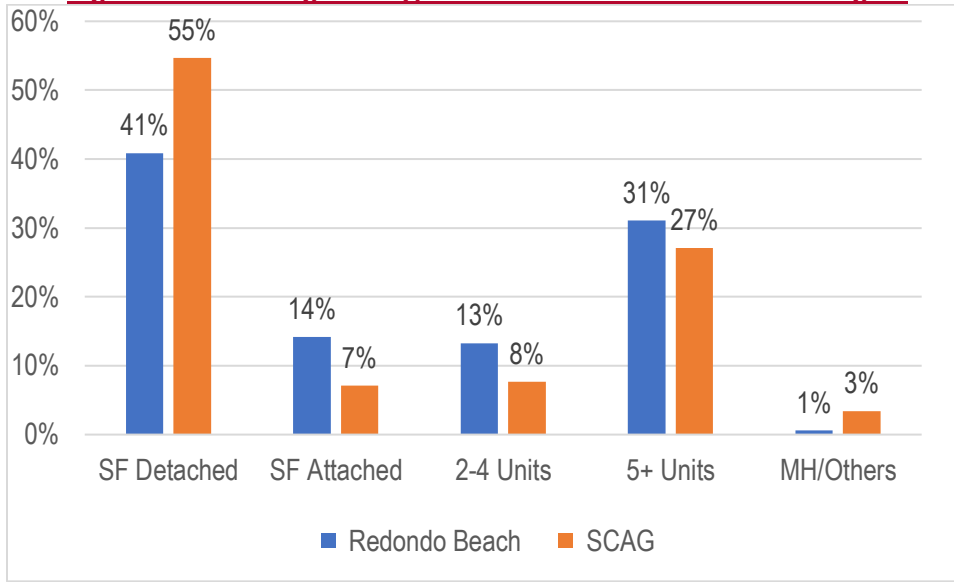
³ The "Mobile Homes and Other" category includes "Other" housing units as defined in the Census, such as boats, RVs, vans, etc.

Figure H-1: Residential Zoning – Redondo Beach and Nearby Cities



Source: City of Redondo Beach

Figure H-2: Housing Unit Type – Redondo Beach and SCAG Region



Source: 2015-2019 ACS.

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
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.						
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.						

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.

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 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 resulted in the decision to update the City's General Plan and Residential Design Guidelines. The City also imposed a moratorium on mixed use development; however, that moratorium was not extended in favor of the City's ongoing General Plan update and update to the City's Residential Design Guidelines to address land use, growth, and other related issues in a comprehensive manner. The new General Plan proposes to establish residential overlays in key opportunity areas to allow for high density residential development up to 55 units per acre.

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 [numerous](#) 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-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)
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	---	<u>55</u> du/ac
Kingsdale North	---	<u>55</u> du/ac
South of Transit Center	---	<u>55</u> du/ac
<u>South Bay Marketplace</u>	<u>---</u>	<u>55</u> du/ac
190 th Street	---	<u>55</u> du/ac
<u>FedEx</u>	<u>---</u>	<u>55</u> 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.

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. 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. Height limit can be increased to 45 feet, 3 stories for affordable housing. 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. 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.				
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

Redondo Beach has every level and type of housing; singles, 1 bedroom, 2 bedrooms, 3 bedrooms, including multi-family housing and single-family housing, as well as affordable housing up to multi-million dollar coastal homes. Fifty-percent of the housing units in the community is rental. The City also has a Housing Authority with over 500 vouchers issued for Section 8 housing. There are numerous senior living complexes in all areas of town, as well as assisted living and group facilities. And Redondo Beach is addressing housing those experiencing homelessness, with the existing pallet shelter facilities near the transit center and the proposed project homekey project expected to be operational in the southern area of the City near many of the private and public services for those experiencing homelessness.

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 [the](#) 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.

[The City is in the process of updating the current Residential Design Guidelines to become Objective Residential Design Standards \(ORDS\). The ORDS will include examples and information on the streamlining of ADUs to better inform applicants and architects on what ADU projects can access streamlined approval in the City of Redondo Beach. This effort is funded through the Senate Bill 2 \(SB2\) grant geared toward programs and projects that will further the development of housing in California.](#)

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.

In December 2020, the City instituted the Pallet Shelter housing. 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.

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.

The Moonstone project includes the conversion of a hotel to 20 units of permanent supportive housing (affordable housing). An application for funding has been submitted to the State of California for Project Homekey funding. The grant was awarded, as announced by the State on March 15, 2022, and the renovations are expected to be completed and apartments available for occupancy in 2022.

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 “for-sale” or with subdivision project (subject to the State’s/City’s Quimby Fees) will cost a developer approximately \$29,612 per unit in total fees. A multi-family “for-rent” project with no subdivision or an affordable housing project will cost a developer approximately \$13,571 per unit in total fees. For all residential development project types, these levels of fees represent a very small portion of overall development costs in Redondo Beach, especially given the high land cost. These fee levels favor rental housing development, the type of housing that is more affordable than for-sale homes or townhomes. Furthermore, the City has little remaining opportunity for single-family residential development. Current and future housing activities are primarily focused on recycling of single-family units into higher intensity residential uses. 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.

The total fees for multi-family per unit “for-sale” or with subdivision projects can be higher than for single-family projects (\$26,620 per unit vs. \$18,902 for single family). However, the majority of multi-family “for-sale” projects are smaller scale recycling projects that receive credits towards their Quimby fees for existing units, where with the credit it can be more aligned with the fees for single-family projects (\$20,593 per unit if there are more than one existing unit being replaced vs. \$18,902 for single family). The predominant reason for some types of multi-family projects having higher per unit fees compared to single-family projects is the application of the State’s/City’s Quimby fee. When “existing unit” credits are applied for multi-family projects that are “for-rent”, the per unit fees are much less than single-family projects.

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	
Fee waived when in conjunction with an application for a Conditional Use Permit for a Condominium or Multiple-Family Residential Project	
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

Table H-37: Planning-Related Fees for Residential Development (FY 2021-2022)	
Application	Fee \$
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.

Table H-39: Processing Times				
Project Type	Reviewing Body	Public Hearing Required	Appeal Body (if any)	Estimated Total Processing Time
Single-Family Subdivision	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Multiple-Family (2-3 units)	Community Development Department	Not Required	Planning Commission	Less than 2 months
Multiple-Family (4+ units)	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Multiple-Family (with subdivisions)	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Mixed Use	Community Development Department	Yes-Planning Commission	City Council	2-3 months

Building and planning permits involve plan checking for building, electrical and plumbing code compliance, and zoning compliance. Single-family developments and multiple-family developments (apartments and condominiums) with two or three units are subject to administrative design review (staff level). Multiple-family with four or more units require discretionary entitlement(s) that are subject to approval by the Planning Commission at a public hearing and are also subject to environmental review pursuant to the California Environmental Quality Act (CEQA).

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

The City provides summary handouts explaining development review and permitting procedures and is committed to maintaining reasonable processing times. The processing time for the most common residential development applications are summarized in [Table H-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 **March 2023**.

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:

- FFIEC changed the format of reporting in 2018 and due to delays in data reformatting, post-2017 data is not yet available by jurisdiction.
- Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
- 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 experience great earthquakes of magnitude 8+ roughly every 250 years and the segment between Tejon Pass and Cajon Pass has experienced major to great earthquakes (magnitude 7 and greater) on an average of every 145 years. The fault system segment between Cajon Pass and the Salton Sea has not experienced a major earthquake for a least 265 years and possibly for as long as 600 years. Various earthquake studies suggest that this segment may be the location for the next great earthquake in California with probabilities of between 2 and 5 percent per year or about 50 percent in the next 20 or 30 years. Future earthquake predictions of magnitude and displacement cannot precisely be determined along the San Andreas fault system. Regional studies do, however, indicate that a magnitude 8.0 or larger earthquake could be expected to occur in the future and should be considered for planning and design purposes. The closest these latter fault system segments come to the City is about 52 miles to the northeast. A major earthquake along this system should be considered a strong possibility and would produce ground accelerations of about 0.14 g within the City.

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

Liquefaction Hazards

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

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

Flooding Hazards

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

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

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

A total of seven small and isolated areas in North Redondo Beach have been rated as subject to greater than minimal flooding, and have been designated with one of the nine substantive flood hazard ratings. These areas include: 1) a small, low-lying, rectangular-shaped area within the North Redondo industrial area, located due north of the intersection of Marina Avenue and Aviation Boulevard; 2) a small, low-lying, oval-shaped area located due northwest of the intersection of Inglewood Avenue and Manhattan Beach Boulevard; 3) a small, low-lying, linear/oval-shaped area within the turf-ed 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 and approved** but are not expected to be issued building permits until after July 1, 2021, can be credited toward the 6th cycle RHNA.

South Bay Galleria Project – Located in north Redondo Beach

This project represents redevelopment of a portion of the South Bay Galleria shopping mall. **The Galleria ownership proposed to develop 650 residential units on the site as part of the mixed use redevelopment.** 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 **2023**.

Legado Mixed Use Project – Located in south Redondo Beach

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 **three-acre site at the maximum (100 percent) of the allowable density.** The project **was** completing plan check as of July 2021, **and is under construction in 2022.**

Alcast Foundry – Located in north Redondo Beach

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.

The Moonstone (Project Homekey) – Located in south Redondo Beach

This proposed project includes the conversion of a hotel to 20 units of permanent supportive housing (affordable housing). An application for funding was submitted to the State of California for Project Homekey funding. Announcement of funding for the project was issued on March 15, 2022. The project is exempt from local approvals and California Environmental Quality Act review. The renovations are expected to be completed and apartments available for occupancy 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 – **19** ADUs and **5** JADUs

The slight decrease in ADU permits in 2020 was largely due to COVID. For 2021, the City issued building permits for 19 ADUs and 5 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 1,924 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	50	0	0	421	471
Galleria	30	0	0	270	300
Legado	0	0	0	115	115
Alcast Foundry	0	0	0	36	36
Moonstone (Project Homekey)	20	0	0	0	20
Anticipated ADUs	41	103	14	82	240
Remaining RHNA Obligations (with 10% buffer)	939	456	476	53	1,924

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 but a net density of the maximum allowable density of 35 du/ac as one of the four acres on that site is not part of the project.

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 C-4 with a Residential Overlay (55 units per acre). Based on discussions with the property owner, the plan is to develop a mixed use project with 125 net new units, including 15 percent lower income units.

The State passed SB 9 in 2021, allowing single-family lots of 2,500 square feet or more to split into two equal lots and allowing two units on each split lot. Given the City's long history of recycling existing single-family uses into higher intensity residential uses, SB 9 will likely result in increased housing activities in the City's single-family neighborhoods. These units are expected to be in the moderate and above moderate income levels.

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.

South Bay Galleria

In addition to the 300 units already entitled, the California Environmental Quality Act (CEQA) review of the entitled project also evaluated the project with an additional 350 units, 70 of which to be affordable, as is permitted in the current zoning. Although the additional units would require an amendment to the current entitlements, the CEQA review has been completed and the use is allowed with a conditional use permit. The owner has expressed a willingness to provide the additional housing and pursue the necessary entitlements as a second phase to the project, which can occur within the planning period of this Housing Element.

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 (55 du/ac)

This area is comprised of 12 parcels that have already been or in process of being 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, six parcels are currently zoned R-1, and one parcel is zoned R3. Under the proposed General Plan, the sites will be redesignated to C-4, consistent with the other Kingsdale parcels described above). However, a Residential Overlay will be placed on these parcels, allowing the residential density to reach 55 du/ac. Combined, this area totals 2.38 acres. Discussions with the property owner indicates a plan to a mixed use project with ground floor office space and residential units above, along with various park and other amenities. The project is anticipated to produce a net increase of 125 units, including 15 percent of the units as lower income units. A similar vertical mixed use project, at a slightly larger scale, would be the Talaria in Burbank, CA.

North Tech District (55 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 55 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. While some of the uses include national brands, these are primarily independently owned franchises and not chain stores.

Zoning implementation of this Overlay is intended to facilitate a combination of different scenarios:

- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact;
- Cluster density on portions of the site; and/or
- Reconfigure the existing structures and expand with residential uses.

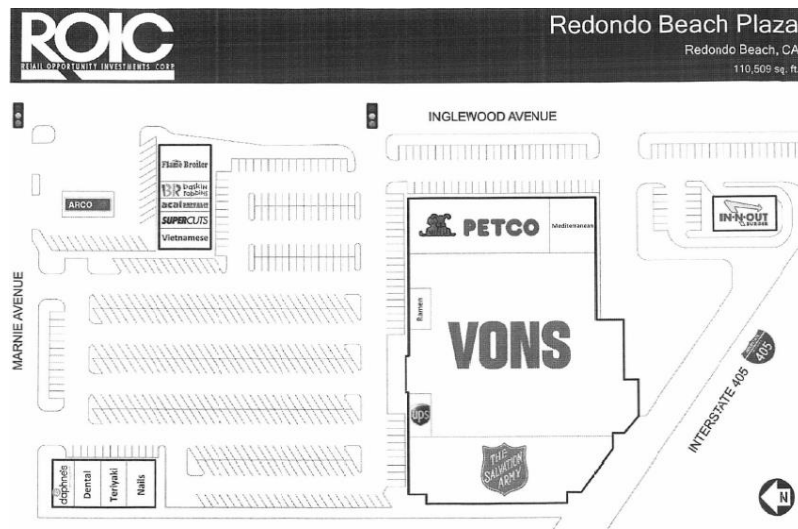
The Zoning implementation will be designed to allow the achievement of the anticipated number of units in the Overlay under these scenarios. Appropriate development standards will be established in place concurrent with the rezoning to facilitate development on this site.

Additionally, the City has engaged the property owners of the North Tech District and is confirming interest. To date the owner of the largest shopping center (Redondo Beach Plaza – 9.25 acres) within the North Tech District has communicated strong interest and experience with introducing high density residential to their commercial centers, citing recent examples of similar properties within Pinole and Novato in California and Bellevue in Washington. Allowable at up

to 55 units per acre, redevelopment of a portion of the site (approximately four acres) can accommodate 175 units (inclusive of 35 lower income units, or 20 percent).

Figure H-3 provides description of why counting partial and why this is feasible for current owner to add residential. The owner of a large portion of this site has expressed interest in developing residential in addition to the existing vibrant uses on the site. They provided several examples of where they have worked on similar densification efforts that include residential. Below is an image of one of the examples.

Figure H-3: Example of Shopping Center Redevelopment – Existing Site



Example of Shopping Center Redevelopment - Similar Site Proposal



190th Street (55 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 mobile home 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 four contiguous parcels can be consolidated into one or two projects. Only one parcel is less than 0.5 acre. Given the existing uses being incompatible with surrounding medium density residential uses, it would be appropriate to pursue projects that recycle the block into residential uses. 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.

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 ten contiguous parcels can be consolidated for development. While a few parcels are smaller than 0.5 acre, these parcels are of sizes that only require the consolidation of two parcels into adequately sized properties. Furthermore, three parcels are already under common ownership. Given the existing uses being incompatible with the surrounding medium density residential uses, it would be appropriate to pursue projects that would ultimately recycle the entire block into residential uses.

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.

The City has engaged with the property owners of these sites, some of which own multiple parcels. To date, the City has confirmed interest for future high-density residential development from multiple property owners in these two blocks. Specifically, a property owner of three Mary Ann Drive parcels expressed strong interest in selling the properties. Another owner of two parcels has been working on listing their properties for sale but must first pursue remediation due to existing use as a dry cleaner. The owner estimates remediation could be completed in 8 to 12 months. Another owner contiguous to the property owner of the three Mary Ann Drive parcels has engaged the City and confirmed his interest in joining with his neighbor and either developing their properties or listing them for sale. The City continues to receive inquiries from additional property owners to express interest in and support for rezoning. The City will engage the Waterfront and Economic Development Department to facilitate direct and targeted

communications with property owners to encourage lot consolidation and/or packaging parcels for potential redevelopment.

City staff continues to engage existing property owners of all these sites to confirm their support/interest for future high density residential. Thus far, the City has received significant interest from the majority of these small parcels responding to the City's inquiry. Only one property owner has expressed no interest in selling in the near future. This parcel, Assessor's Parcel Number 4158010022, has been excluded in the calculation of potential within the overlay.

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 (18989 Hawthorne Boulevard, Lamp Plus site) 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 39 units. The City reached out to owner of 18989 Hawthorne Boulevard, who is receptive to the site being identified as a housing site with the potential for accommodating a mixed use project in the future.

Figure H-4: Mixed Use Density Examples



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. This area is designated Industrial Flex with a Residential Overlay. This area can accommodate 273 units at 80 percent of the maximum density. A similar mixed use project, at a slightly lesser density with different underlying non-residential uses, would be the Talaria in Burbank, CA (Figure H-5)

Figure H-5: Talaria Development, Burbank, CA



Lot: 3.86 acres; 168,141 sq. ft.
Height: 5 stories
Commercial: 43,000 sq. ft. Whole Foods
760-space parking garage
0.26 FAR for non-residential
Residential: 241 dwelling units
62 dwelling units/acre

Constructed in 2009
LEED Gold Certified

South Bay Marketplace – South of Galleria (55 du/ac)

Located south of the South Bay Galleria Mall (where a new 300-unit project has been approved) is a largely underutilized parking lot for the South Bay Marketplace. This parking on site does not support other off-site uses. The proposed General Plan designates this area as CR 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 14.68-acre site can potentially accommodate 486 units at 80 percent of the maximum density, utilizing primarily the parking area. The majority of the parking for the South Bay Marketplace is on separate parcels from those with existing structures. Therefore, development of residential uses on the parking lots would not require displacement of existing uses on site. The planned development standards for the Residential Overlay zoning designation will articulate the option to develop above parking lots with the maintenance of the existing parking areas for “shared use” by the existing commercial tenants and new residential development above. The parking lot encompasses 9.25 acres. The expectation is that the first level would have parking for the adjacent retail stores of the South Bay Marketplace, and parking for housing and the housing units built above.

These four parcels are held by two property owners only (one parcel by the Living Spaces and three parcels are held by another property owner). The City will engage the Waterfront and Economic Development Department to facilitate direct and targeted communications with property owners to encourage lot consolidation and/or packaging parcels for potential redevelopment.

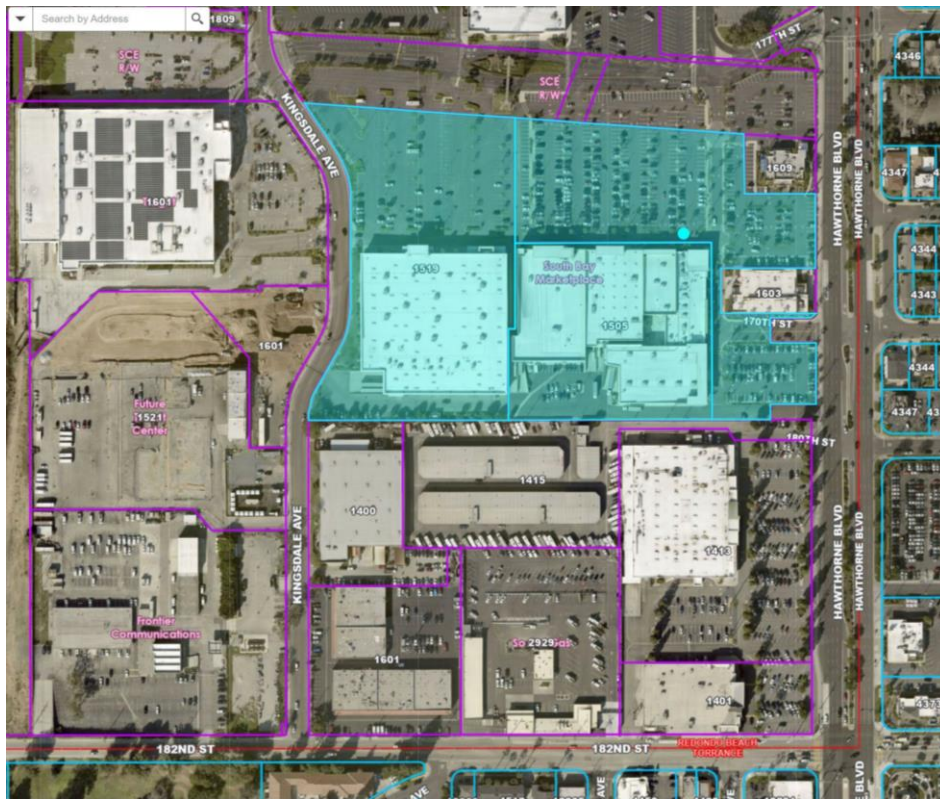
A development feasibility study was conducted by Kosmont Companies to evaluate the potential feasibility of developing affordable housing on site that currently serves retail tenants at the South Bay MarketPlace. Based on the review of five sample affordable housing projects in Santa Monica, Torrance, and Marina Del Rey on sites with similar development economics, the construction of affordable housing on the South Bay MarketPlace site is achievable with traditional affordable housing funding mechanisms, such as Low Income Housing Tax Credits.

Zoning implementation of this Overlay is intended to facilitate a combination of different scenarios:

- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact;
- Cluster density on portions of the site; and/or
- Reconfigure the existing structures and expand with residential uses.

The Zoning implementation will be designed to allow the achievement of the anticipated number of units in the Overlay under these scenarios. Appropriate development standards will be established in place concurrent with the rezoning to facilitate development on this site.

Figure H-6: South Bay Marketplace



In addition, a parcel zoned I-3 is developed with an old industrial building of almost 50 years old. This building is occupied by a number of small light industrial uses such as printer repair. Three other parcels (zoned C-R) that are primarily used as parking for retail uses are also included. Redevelopment of this parcel can accommodate 114 units at 80 percent of the maximum density.

All parcels in this area are significantly underutilized with an average existing FAR of only 0.18. All buildings were constructed in the 1970s and have not undergone any significant improvements. These Class C structures are exhibiting deferred maintenance and require substantial renovation to meet modern standards. These areas could be redeveloped by tearing down existing structures, or reconfiguring existing buildings with added residential use on

parking lots. As part of the rezoning to create the overlay, the City will develop implementation policies to facilitate shared access to existing uses.

Figure H-7: South Bay Marketplace – Existing Site



Figure H-8: Mixed Use Example – Reuse of Parking Lot



FedEx Area (55 du/ac)

The current FedEx office on Pacific Coast Highway has recently closed. This parcel is adjacent to another retail use that has large surface parking and building area that appear to be significantly underutilized. Discussion with the property owner indicates that there is no long-term lease for the tenant and the existing lease does not contain options for extension. The property owner is very interested in having this property designated as an opportunity site and having the site available for development as either a mixed use or residential-only project. These parcels are currently zoned MU-1. With a Residential Overlay of 55 units per acre, these parcels with a combined acreage of 1.82 acres can accommodate 80 units at 80 percent of the maximum density.

Zoning implementation of this Overlay is intended to facilitate a combination of different scenarios:

- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact;
- Cluster density on portions of the site; and/or
- Reconfigure the existing structures and expand with residential uses.

The Zoning implementation will be designed to allow the achievement of the anticipated number of units in the Overlay under these scenarios. Appropriate development standards will be established in place concurrent with the rezoning to facilitate development on this site.

Figure H-9: Mixed Use Density Examples



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-10: Sites Inventory – North of 190th

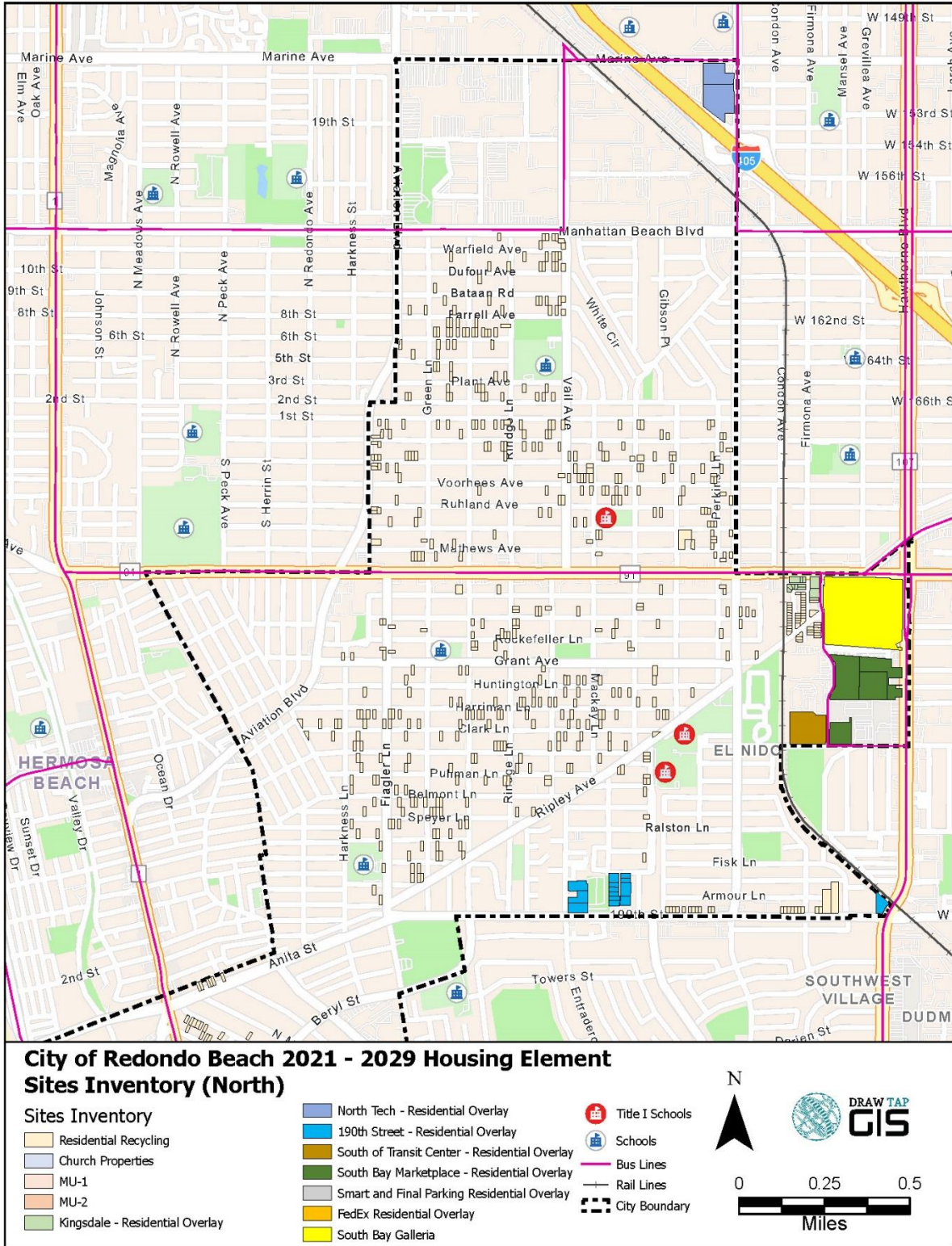


Figure H-11: Sites Inventory – South of 190th



Table H-43: Summary of Sites Strategy				
	Lower	Moderate	Above Moderate	Total
Sites Not Requiring Rezoning				
Residential Recycling	<u>4</u>	<u>534</u>	<u>384</u>	<u>922</u>
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)	<u>4</u>	<u>534</u>	<u>26</u>	<u>564</u>
Housing on Church Properties	<u>12</u>	<u>26</u>	<u>0</u>	<u>38</u>
R-3 (17.5 du/ac)	0	<u>26</u>	0	<u>26</u>
RH (30 du/ac)	12	<u>0</u>	0	<u>12</u>
Mixed Use	<u>0</u>	<u>51</u>	<u>0</u>	<u>51</u>
MU-2 (35 du/ac)	0	51	0	51
South Bay Galleria Project	<u>70</u>	<u>0</u>	<u>280</u>	<u>350</u>
Phase 2	<u>70</u>	<u>0</u>	<u>280</u>	<u>350</u>
Subtotal	<u>86</u>	<u>611</u>	<u>664</u>	<u>1,361</u>
Sites Requiring Rezoning				
Residential Recycling	<u>0</u>	<u>50</u>	<u>0</u>	<u>50</u>
RH (30 du/ac)	<u>0</u>	<u>50</u>	<u>0</u>	<u>50</u>
Mixed Use	<u>104</u>	<u>22</u>	<u>0</u>	<u>126</u>
MU-1 (30 du/ac)	<u>104</u>	<u>22</u>	<u>0</u>	<u>126</u>
Residential Overlay	<u>1,223</u>	<u>0</u>	<u>247</u>	<u>1,470</u>
Kingsdale Residential Overlay (55 du/ac)	<u>18</u>	<u>0</u>	<u>107</u>	<u>125</u>
North Tech Residential Overlay (55 du/ac)	<u>35</u>	<u>0</u>	<u>140</u>	<u>175</u>
190th Street Residential Overlay (55 du/ac)	<u>331</u>	<u>0</u>	<u>0</u>	<u>331</u>
South of Transit Center Residential Overlay (55 du/ac)	<u>273</u>	<u>0</u>	<u>0</u>	<u>273</u>
South Bay Marketplace Residential Overlay (55 du/ac)	<u>486</u>	<u>0</u>	<u>0</u>	<u>486</u>
FedEx Residential Overlay (55 du/ac)	<u>80</u>	<u>0</u>	<u>0</u>	<u>80</u>
Subtotal	<u>1,327</u>	<u>72</u>	<u>247</u>	<u>1,646</u>
Summary of Sites				
Remaining RHNA with Buffer (see Table H-42)	<u>1,395</u>	<u>476</u>	<u>53</u>	<u>1,924</u>
Total Estimated Capacity	<u>1,413</u>	<u>683</u>	<u>911</u>	<u>3,007</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. Community Services runs the Redondo Beach Housing Authority and Community Development Block Grant programs. Redondo Beach is committed to promoting fair housing to the community. The Redondo Beach Housing Authority’s mission statement is, “To enrich and improve the quality of life in Redondo Beach by providing excellent programs, opportunities, services, and facilities that meet the needs of the community.”

All renters and home seekers are entitled to receive equal treatment, regardless of the following: race, color, religion, national origin, sex, marital status, familial status, or age. The City contracts with the Housing Rights Center (HRC) (formerly known as the Westside Fair Housing Council), a nonprofit organization that helps educate the public about fair housing laws and to investigate reported cases of housing discrimination. The HRC is a long-established organization, dedicated to promoting fair housing for all. The City offers the following programs:

- Dispute resolution services related to Landlord/Tenant issues in Redondo Beach. Free of charge.
- Fair housing workshops and informational brochures, in addition to HRC services.

- [Section 8 housing and Housing Choice voucher assistance.](#)
- [Homelessness services \(see “Addressing Homelessness” below\).](#)
- [Los Angeles Air Force Base Housing Program coordination.](#)
- [Resources index for connecting people with the assistance needed.](#)

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, **and proactively through City’s quarterly newsletters.**
- 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:

- Proactively engage the property owner and property manager of the Seasons Senior Apartments in 2022 (three year prior to potential eligibility for conversion) to provide education and ensure their understanding of their obligations under preservation law.
- 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 2022.

2021-2029 Objectives and Timeframe:

- Pursue adoption of an inclusionary housing program by 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.
- By 2023, develop a fact sheet on Source of Income Protection to be included in ADU application packet, with the goal of facilitating the use of HCVs for 20 ADU units over eight years.
- 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 addition to bridge housing, the City has officially supported the development of permanent supportive housing. The State of California established a program for funding for various housing projects through the Project Homekey program. Century Housing Corporation, a nonprofit housing development organization, is partnering with Los Angeles County as a co-applicant for funding to acquire and renovate a hotel site at 716 South Pacific Coast Highway in Redondo Beach for permanent supportive housing. On November 9, 2021, the Redondo Beach City Council voted unanimously to support the Homekey Round 2 application from the joint applicants of Century Housing Corporation and Los Angeles County to provide housing for those who are experiencing homelessness or at risk of becoming homeless. The application was approved in early 2022. Acquisition and remodeling to be completed in 2022 to develop 20 units of affordable housing in the form of permanent supportive housing.

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;
- Additional fee subsidies, as funding permits;
- Expedited review; and
- Senior Housing Ordinance.

2021-2029 Objectives and Timeframe:

- Continue to promote the availability of incentives for affordable housing development on the City website with the goal of facilitating the development of 100 lower income units over eight years.
- 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. Target affordable housing in Census Tracts impacted by high displacement risks and cost burden.
- By the end of 2023, create policies to support the creation of new affordable housing opportunities through the conversion of existing poor performing motel properties to Single Room Occupancy (SRO) Lodging as appropriate. Identify potential motels for

conversion and outreach to developers with the goal of achieving two projects over eight years

- Amend the City's fee schedule in FY 2022/2023 to waive fees for affordable units being developed as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.)
- By the end of 2023, create procedure aligned with Inclusionary Housing ordinance implementation to expedite review of housing projects that include at least 20 percent of the units as affordable to lower income households, including projects that have lot splits and lot consolidations that include at least 20 percent of the units as affordable to lower income households.

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 January 2022, the City has entitled 471 units and anticipates permitting 240 ADUs over eight years. The City's progress in residential development leaves a remaining RHNA of 1,779 units (845 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 1,361 units (86 lower income, 611 moderate income, and 664 above moderate income) on vacant/nonvacant sites in areas where the current land use designations would remain. In addition, potential capacity for 1,646 units (1,327 lower income, 72 moderate income, and 247 above moderate income units) could be accommodated on vacant/nonvacant sites in areas proposed with new General Plan land use designations (primarily through the Residential Overlays) that could accommodate residential development. Table H-43 on page 97 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 1,924 units, with 1,395 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 55 units per acre. Specifically, the RHNA sites will meet the following criteria:
 - Permit owner-occupied and rental multi-family use by right for developments in which 20 percent or more of the units are affordable to lower income households (see Program 9).
 - Accommodate a minimum of 16 units per site (see Program 11 for facilitating lot consolidation of smaller parcels into sites of at least 0.5 acre).
 - Require a minimum density of 20 units per acre.
 - 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.

- Update the Zoning Ordinance by November 2023 to implement the updated General Plan. Specifically for the North Tech, South of Transit Center, South Bay Marketplace Residential, and FedEx Overlays establish development standards and regulations that would facilitate a combination of different scenarios to allow achievement of the anticipated number of units:

- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact;
- Cluster density on portions of the site; and/or
- Reconfigure the existing structures and expand with residential uses.

Specifically, policies and zoning development standards will be developed to facilitate:

- Subdividing, if necessary, of the parking areas as developable parcels
- Clustering of densities on portions of the parking areas
- Shared access to existing structures to allow existing uses to remain while the parking areas are being redeveloped

- 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. This will include monitoring development in multi-family zones. If multi-family properties are developed with single-family use (as currently permitted by the Zoning Ordinance) to the extent that would jeopardize the City's ability in meeting its RHNA, the City will implement mitigation measures.
- Provide information on available sites and development incentives to interested developers and property owners on City website. Target affordable housing development in areas with high displacement risks and high cost burden.
- 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.

By-right means that the City review must not require conditional use permit, planned unit development permit, or other discretionary review or approval.

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 lot 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. Engage the Waterfront and Economic Development Department to facilitate communications among property owners and interested developers for lot consolidation potential and/or packaging parcels for redevelopment.

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 2023, develop mechanisms to facilitate ADUs, especially ADUs that may be deed restricted as affordable housing. These may include reduced fees, rehabilitation assistance, or relaxed development standards as feasible and appropriate in exchange for affordability.
- In 2023, develop a fact sheet on fair housing rights (including Source of Income protection) to facilitate the use of HCVs for ADUs, with the goal of placing 20 HCV holders in 20 ADUs over eight years.

- 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 multi-family residential development, 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 (consistent with the inclusionary housing threshold as proposed).
- 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.
- Develop objective design standards for the four Residential Overlay districts (North Kingsdale, North Tech, 190th Street, and Industrial Flex-South of Transit Center, [South Bay Marketplace, and FedEx](#)) by October 15, 2024. The standards must accommodate development at the maximum densities allowed in each district without assuming the use of concessions, incentives, or waivers allowed pursuant to State Density Bonus Law.

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 [March 2023](#). 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. In the event that the electorate rejects the ballot measure for the Preferred Land use Plan, the City must take additional action to achieve Housing Element compliance. [In such case that the ballot measure is rejected, within 6 months the City Council will prepare a revised Preferred Land Use Plan and conduct environmental review and public outreach. Once the City has determined from HCD that the new sites selected meet the adequate sites requirements of State Housing Element Law, the revised Preferred Land Use Plan will be placed on the ballot for the next eligible election \(on or before Spring 2025\).](#)

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

Program 16: Fee Schedule

Currently, the City’s residential development fee schedule (including building permit and planning fees) results in higher per-unit fees for multi-family housing than single-family housing.

2021-2029 Objectives and Timeframe:

- Amend the City’s fee schedule in FY 2022/2023 to waive fees for affordable units being developed as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.) The goal is to facilitate the development of 100 lower income units with fee waivers over eight years.

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

Program 17: Redondo Beach Unified School District (RBUSD) Coordination

The City’s Land Use Plan update, which includes the introduction of the various Residential Overlays as a strategy for facilitating future residential growth, will result in additional student enrollment.

In May 2022, the City outreached to the School District. In 2007 the school district had over 8,000 student population that grew to 10,000 by 2018. Between 2010 and 2018 through general obligation bonds the School District incorporated more classrooms throughout the District. Since then, the student population has actually decreased to 9,450 in the primary grades. The RBUSD is challenged with decreased enrollment, so efforts to increase housing may help enrollment. The District does have a “school of choices” policy that allows households to go to other schools within the district. The District is actually adding some preschool and specialized programs to address its excess capacity availability.

The District did note that although the developments near Galleria and Transit Center are walkable distances from the elementary and middle schools, walking and biking paths are important. The City is already working on improvements to bike and pedestrian connections in that area. Even the approvals for the South Bay Galleria redevelopment require that they provide pedestrian improvements and pay for feasibility analysis to extend the SCE ROW bike path to that site, which is adjacent to most of the residential overlays. According to Beach City Transit

(BCT), high school students are the major public transit riders of BCT Line 102 to travel to and from Redondo Union High School. BCT Line 102 links north Redondo Beach from Marine Avenue (next to North Tech Residential Overlay), passes through South Bay Galleria, to south Redondo Beach to the pier.

In the area around North Tech, often parents in that area look to get into Manhattan Beach schools. Assistant Superintendent of the District confirmed the cross enrollment with other districts.

2021-2029 Objectives and Timeframe:

- Ongoing coordination with the RBUSD to facilitate communications concerning updates to the City's Land Use Plan and the matching of school facilities with student populations.
- Annual coordination with RBUSD regarding enrollment status and safe routes to school.

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 18: 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.

The City will proactively conduct outreach and education about fair housing rights and responsibilities, promote housing opportunities and resources, and raise awareness of housing issues and trends in the community through its quarterly newsletter. The newsletter is currently sent to 15,000 email subscribers that include City households and people who utilize the City’s regional facilities such as Seaside Lagoon, Redondo Beach Performing Arts Center, Wilderness Park, and public libraries. The users of regional facilities typically come from the South Bay region and therefore represent a broad spectrum of residents in the region. To expand subscription to the email newsletter, the City will promote how to subscribe to the newsletter beginning Fall 2022 at regional facilities, community centers, public libraries, and City Hall, as well as on City website. In addition to the newsletter, beginning in 2023, the City will advertise semi-annually in both the local Easy Reader and the broader-reaching Daily Breeze newspapers, providing a synopsis of the newsletter articles and providing information as to how the reader can subscribe to the newsletter going forward. The Easy Reader is a weekly publication available in Redondo Beach, Hermosa Beach, Manhattan Beach, and surrounding areas. The Daily Breeze is a 57,000-circulation daily newspaper serving South Bay and Harbor Area of Los Angeles County.

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 **s quarterly** newsletter and website.

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

Funding Sources: CDBG funds

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, 	<p>Beginning with the FY 2022 program year, redesign the scope of work for fair housing provider to:</p> <ul style="list-style-type: none"> • Require 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 on plan to increase attendance to outreach events.

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
	<p>reasonable accommodation procedures)</p> <ul style="list-style-type: none"> Lack of local public fair housing enforcement 	<ul style="list-style-type: none"> 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. Beginning in 2023, the City will publish at least semi-annually on the Daily Breeze and Easy Reader, providing a synopsis of the newsletter articles and providing information as to how the reader can subscribe to the newsletter going forward. Increase the number of persons outreached and number of fair housing inquiries by 20 percent over eight years through increased outreach activities by fair housing service providers, and City newsletter and social media announcements of fair housing resources and events. Annually, analysis geographic distribution of inquiries for targeting outreach. <p>Beginning FY 2022, require City staff who provide housing related services to attend fair housing training at least every other year.</p> <p>Utilize multimedia outreach and make the following updates by the end of 2022:</p> <ul style="list-style-type: none"> Make information available to all on the City's website regarding community meetings and information on fair housing services. Through City promotion of fair housing resources (newsletter and social media), promote the availability of information on City website. Increase website hits by 20 percent and track website activities for types of information sought and if feasible by geographic location, to update website annually with relevant information to the public and to identify neighborhoods for targeted outreach efforts.

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"> • Provide all outreach and fair housing information in the two languages most spoken by City residents. • Survey residents for feedback on effective communication procedures and what is most beneficial for residents when it comes to outreach activities and accessing information.
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>Prioritize use of City grant funds to incentivize/partner with developers to pursue affordable housing citywide, with the goal of achieving 100 lower income and 100 moderate income units over eight years. Target affordable housing in census tracts impacted by high displacement risks and cost burden</p> <p>In FY 2022/2023, amend fee schedule to waive fees for affordable units included as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.) (Program 16). The goal is to facilitate the development of 100 lower income units with fee waivers over eight years.</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"> • Identify and target areas of concentrated rehabilitation needs • Assist in the repairs and mitigate potential costs associated with rehabilitation. Assist 80 lower income households with Mobility Access/Emergency Repairs over eight years. • Reduce the displacement of residents through rehabilitation. • Pursue funding at the State level to expand housing rehabilitation assistance. • Perform 2,000 building code enforcement inspections over eight years (250 inspections annually) and achieve 80 percent voluntary code compliance.
Disproportionate Housing Needs, Including Displacement Risks	<ul style="list-style-type: none"> • The availability of affordable units in a range of sizes 	Require a replacement requirement in transit corridors or on sites identified to accommodate the housing needs of lower income households starting in 2022.

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"> • Displacement of residents due to economic pressures • Lack of private rental relief programs for people at risk of homelessness 	<ul style="list-style-type: none"> • If this proves to be unfeasible in the timeframe, on an annual basis thereafter, continue to assess a replacement requirement and give justification as to why it is or is not required. • Achieve no net loss of existing affordable housing due to redevelopment. <p>Continue to enforce the City’s condominium conversion restrictions.</p> <p>By the end of 2023, create policies to support the creation of new affordable housing opportunities through the conversion of existing poor performing motel properties to Single Room Occupancy (SRO) Lodging as appropriate, with the goal of achieving two projects over eight years.</p> <p>Continue to utilize the Artesia & Aviation Corridor Area Plan (AACAP) to assist small businesses. Continue to engage the Waterfront Economic Development division to assist local businesses to relocate within the City as residential or mixed use development occurs within the Residential Overlays. Achieve no net loss of jobs due to redevelopment, with special emphasis on local businesses owned by persons of protected classes under State and Federal fair housing and equal opportunity laws.</p> <p>Encourage residents in neighborhoods with disproportionate housing needs to actively be involved in the City’s decision-making process by advertising available opportunities on the City’s website. Provide information on the City’s website about these opportunities by the end of 2022, including participation in boards and commissions involved in neighborhood improvements:</p> <ul style="list-style-type: none"> • Housing Authority • Planning Commission • Preservation Commission • Public Safety Commission • Public Works Commission • Recreation & Parks Commission • Youth Commission

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<p>By the end of 2022, add a Diversity, Equity, and Inclusion (DEI) statement on the City's website regarding boards and commissions.</p> <p>Annually, confirm diversity of commission membership and make proactive efforts to reach out to potential applicants of protected classes as opportunities open up for new members.</p> <p>Ongoing encouragement of underrepresented groups to apply for openings at City boards and commissions.</p> <p>By 2025, measure the change in diversity in boards and commissions. If diversity rate has not increased, take proactive efforts to improve diversity within one year.</p>
<p>Mobility and Access to Opportunity</p>	<ul style="list-style-type: none"> • Location and type of affordable housing • Lack of regional cooperation • Land use and zoning laws 	<p>Beginning in 2022, proactively outreach to the senior and disabled residents, through City quarterly newsletter to advertise the availability of assistance through the Mobility Access/Emergency Repair (Program 1) to benefit 80 households over eight years.</p> <p>Work with local jurisdictions and the City's Fair Housing provider to provide a regional affordable rental registry accessible on multiple platforms by the end of 2022.</p> <ul style="list-style-type: none"> • If this proves to be unfeasible in the timeframe, work solely with the City's Fair Housing provider to update annually and provide an affordable rental registry for Redondo Beach residents. <p>Facilitate regional housing mobility through the publicizing of housing resources and opportunities in the City's quarterly newsletter and advertising semi-annually in Easy Reader and Daily Breeze. The City's newsletter has registered recipients that extend beyond city residents, including participants/users who utilize the City's regional facilities such as Seaside Laqoon, Redondo Beach Performing Arts Center, Wilderness Park, and public libraries. The Easy Reader is a weekly publication available in Redondo Beach, Hermosa Beach, Manhattan Beach, and surrounding areas. The Daily Breeze is a daily newspaper serving South Bay and Harbor Area of Los Angeles County.</p>

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<p>Continue to engage with market-rate developers to include affordable units with the goal of creating 100 lower income and 100 moderate income units over eight years</p> <p>By 2022, adopt an inclusionary housing program that will extend requirements to both ownership and rental housing.</p> <p>By 2023, create a fair housing fact sheet, focusing on SB 329 and SB 222 Source of income protection. Include the fact sheet in City ADU application packet to inform the prohibition of rejecting potential tenants based on the use of public assistance such as Housing Choice Vouchers (Program 4) for housing payments. The goal is to increase the use of HCVs in single-family neighborhoods by 20 units over eight years</p>

F. Summary of Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	20	30	50	100	500	700
ADU Construction	5	36	103	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		
Program	Objectives	Effectiveness and Continued Appropriateness
GOAL 1.0: Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach.		
Program 1: Deferred Payment Loan Program	<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
<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>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>
<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>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>
<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. 	<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		
Program	Objectives	Effectiveness and Continued Appropriateness
GOAL 2.0: Assist in the provision of housing that meet the needs of all economic segments of the community.		
Program 5: Section 8 Housing Choice Voucher Program	<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>
Program 6: Services for the Homeless	<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	Effectiveness and Continued Appropriateness
		<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>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>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>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. 	<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>

Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
		<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	Effectiveness and Continued Appropriateness
		<p><u>Staff Training:</u> 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>
GOAL 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.		
Program 9: Residential Sites Inventory	<ul style="list-style-type: none"> Maintain an inventory of adequate sites and provide sites information to interested developers Update inventory annually to ensure adequate sites are available to accommodate the City's remaining RHNA. 	<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>
Program 10: Sites Inventory Monitoring for "No Net Loss"	<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		
Program	Objectives	Effectiveness and Continued Appropriateness
		<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>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. 	<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>	<ul style="list-style-type: none"> • Continue marketing mixed use development and annually conduct marketing events. 	<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	Effectiveness and Continued Appropriateness
		<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>
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. 	<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>

Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
		<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.		
<p>Program 14: Amendments to the Zoning Ordinance</p>	<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>
<p>Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)</p>	<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>

Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
GOAL 5.0: Continue to promote equal housing opportunity in the City’s housing market regardless of age, race, color, sex, marital status, familial status, national origin, ancestry, religion, sexual orientation, source of income or any other arbitrary factors.		
Program 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 quarterly 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
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.						

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
	South Bay Marketplace - Residential Overlay
	FedEx Residential Overlay
	South Bay Galleria

Table B-1: Sites Inventory - No Rezoning

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	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	1.50	1990
2217 WARFIELD AVE	4150001028		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	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	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	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	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	0.73	1988
2217 DUFOUR AVE	4150008027		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.49	1987
2219 DUFOUR AVE	4150008028		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	1.14	1989
2206 WARFIELD AVE A	4150008078		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.33	1989
2206 WARFIELD AVE B	4150008079		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.31	1989
2104 DUFOUR AVE	4150010010		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.45	1989
2003 BATAAN RD	4150011016		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.38	1988
1909 FARRELL AVE	4150013015		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.62	1981
1919 FARRELL AVE	4150013020		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.17	1984
2008 BATAAN RD	4150014007		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.34	1981
2015 FARRELL AVE	4150014018		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.98	1979
2110 BATAAN RD	4150015007		RL	R-2		14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	1981
2119 FARRELL AVE	4150015073		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.39	1986
2228 BATAAN RD	4150016002		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	0.85	1984
2227 FARRELL AVE	4150016030		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.51	1984
3201 VAIL AVE	4150016034		RL	R-2		14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.43	1990
2230 BATAAN RD	4150016035		RL	R-2		14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	1990
2214 BATAAN RD	4150016073		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.00	1980
3107 RINDGE LN	4150018004		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.14	1980
2102 FARRELL AVE	4150018011		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	0.47	1978
2107 ERNEST AVE	4150018016		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.00	1978
2109 ERNEST AVE	4150018018		RL	R-2		14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.40	1978
2111 ERNEST AVE	4150018019		RL	R-2		14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.63	1978
2115 ERNEST AVE	4150018023		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.51	1978
2016 FARRELL AVE	4150019003		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	0.33	1977
2010 FARRELL AVE	4150019006		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.32	1977
2003 ERNEST AVE	4150019013		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	0.26	1980
2011 ERNEST AVE	4150019017		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.13	1980
2013 ERNEST AVE	4150019018		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.17	1980
2017 ERNEST AVE	4150019020		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	1.50	1980
2023 ERNEST AVE	4150019023		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	1.01	1979
3006 AVIATION BLVD	4150021021		RL	R-2		14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	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	0.25	1969
2121 PLANT AVE	4150026023		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.43	1969

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	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	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	1.10	1979
2013 PLANT AVE	4150027019		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	1.44	1978
1909 ROBINSON ST	4150029014		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	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	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	1.38	1985
2107 ROBINSON ST	4150031016		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	1985
2109 ROBINSON ST	4150031017		RL	R-2		14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.46	1985
2119 ROBINSON ST	4150031022		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.92	1976
2220 PLANT AVE	4150032006		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.38	1980
2206 PLANT AVE	4150032013		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				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	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	0.62	1978
2215 ROBINSON ST	4150032085		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				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	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	1.00	1984
2307 VOORHEES AVE	4153002011		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	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	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	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	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	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	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	1.32	1984
2314 VOORHEES AVE	4153003017		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	0.18	1985
2400 NELSON AVE	4153006012		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	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	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	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	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	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	1.71	1985
2402 GATES AVE	4153010013		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.02	1980
2405 CURTIS AVE	4153010026		RL	R-2		14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				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	0.52	1979
2414 GRAHAM AVE	4153011005		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	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	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	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	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	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	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	3.78	1979
2004 GRAHAM AVE	4155006011		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	2.12	1979

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2611 RINDGE LN	4155007001		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	1.26	1984
2118 GATES AVE	4155010003		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	1.18	1974
2108 GATES AVE B	4155010059		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.18	1974
1923 CURTIS AVE	4155012032		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	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	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	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	0.51	1989
2220 VOORHEES AVE	4155017006		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	2.34	1987
1917 RUHLAND AVE	4155020026		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	0.30	1990
1913 NELSON AVE	4155021027		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	1989
1929 NELSON AVE	4155021035		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.01	1989
2222 RUHLAND AVE	4155024005		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.00	1988
2216 RUHLAND AVE	4155024008		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	1985
2114 NELSON AVE	4155026025		RL	R-2		14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant				0	0	1	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	1.62	1989
1810 HUNTINGTON LN	4156021008		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	1.33	1920
1912 HUNTINGTON LN B	4156022059		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	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	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	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	1.06	1958
2118 HARRIMAN LN	4156025003		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	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	1.24	1990
2019 CLARK LN	4156026022		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.37	1978
	4156026084		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	1.33	1963
1906 HARRIMAN LN	4156027009		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	1963
1902 HARRIMAN LN	4156027011		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.01	1963

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1900 HARRIMAN LN	4156027012		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	1.46	1963
1910 CLARK LN	4156028007		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	1.13	1963
2115 MARSHALLFIELD LN	4156030020		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	1.91	1963
2119 MARSHALLFIELD LN A	4156030070		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	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	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	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	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	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	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	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	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	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	0.49	1968
2212 HUNTINGTON LN	4157021005		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	1.57	0
2207 HARRIMAN LN A	4157021068		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	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	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	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	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	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	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	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	1.43	1952
2410 HUNTINGTON LN B	4157023068		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.23	1952
2420 HUNTINGTON LN	4157023070		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.00	1959
2501 HARRIMAN LN	4157024013		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.27	1958
2511 HARRIMAN LN	4157024018		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.53	1960
2518 HARRIMAN LN	4157025003		RL	R-2		14.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.23	1962
2512 HARRIMAN LN	4157025006		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.50	1964
2516 HARRIMAN LN B	4157025049		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	4.00	1954
2412 HARRIMAN LN	4157026006		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.69	1958
2404 HARRIMAN LN	4157026010		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	1954
2402 HARRIMAN LN	4157026011		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	1955
2403 CLARK LN	4157026014		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				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	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	0.29	1954
2321 CLARK LN	4157027023		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.53	1958
2315 CLARK LN A	4157027060		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.34	1957
2315 CLARK LN B	4157027061		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.86	1956
2309 CLARK LN A	4157027063		RL	R-2		14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.47	1955
2309 CLARK LN B	4157027064		RL	R-2		14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.51	1954
2208 HARRIMAN LN	4157028008		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.49	1952
2213 CLARK LN	4157028019		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	0.09	1952
2316 CLARK LN	4157030004		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	0.63	1964
2302 CLARK LN	4157030011		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.49	0
2303 MARSHALLFIELD LN	4157030014		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.44	1980
2315 MARSHALLFIELD LN UNIT B	4157030020		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.82	0
2408 CLARK LN	4157031008		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
2409 MARSHALLFIELD LN	4157031017		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.35	0
2419 MARSHALLFIELD LN	4157031022		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.50	0

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2511 RIPLEY AVE	4157032018		RL	R-2		14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.40	0
2309 PULLMAN LN	4158001017		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	5.57	0
2311 PULLMAN LN	4158001018		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.40	0
2402 MARSHALLFIELD LN	4158003010		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.35	0
2204 MARSHALLFIELD LN	4159001010		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.39	0
2203 PULLMAN LN	4159001014		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.43	0
2211 PULLMAN LN	4159001018		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
2102 MARSHALLFIELD LN	4159002011		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.51	0
2100 MARSHALLFIELD LN	4159002012		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.57	0
2013 PULLMAN LN	4159003018		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1911 PULLMAN LN	4159004017		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.52	0
1912 MARSHALLFIELD LN	4159004076		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1911 BELMONT LN	4159005018		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.80	0
1905 BELMONT LN A	4159005080		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	4.17	0
1905 BELMONT LN B	4159005081		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.19	0
2016 PULLMAN LN	4159006004		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.26	0
2122 PULLMAN LN	4159007001		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.50	0
2120 PULLMAN LN	4159007002		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.46	0
2108 PULLMAN LN	4159007008		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.36	0
1007 SLAUSON LN	4159008002		RL	R-2		14.5	0.20	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.22	0
1011 SLAUSON LN	4159008056		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.32	0
2220 PULLMAN LN	4159008057		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.36	0
2203 SPEYER LN	4159009016		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.12	0
2213 SPEYER LN A	4159009040		RL	R-2		14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.30	0
2213 SPEYER LN B	4159009041		RL	R-2		14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.28	0
2022 BELMONT LN	4159011001		RL	R-2		14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.59	0
2006 BELMONT LN	4159011009		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.42	0
2004 BELMONT LN	4159011010		RL	R-2		14.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	3.08	0
2001 SPEYER LN	4159011013		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.71	0
2007 SPEYER LN	4159011016		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.89	0
2003 SPEYER LN A	4159011072		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.86	0
2003 SPEYER LN B	4159011073		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.86	0
1922 BELMONT LN	4159012001		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.80	0
1916 BELMONT LN	4159012004		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1914 BELMONT LN	4159012005		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.32	0
1906 BELMONT LN	4159012009		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.20	0
1909 SPEYER LN	4159012018		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.20	0
1906 SPEYER LN	4159013009		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1902 SPEYER LN	4159013011		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.31	0
808 FLAGLER LN	4159013012		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.81	0
2022 SPEYER LN	4159014001		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.43	0
2003 MORGAN LN	4159014014		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.79	0
2005 MORGAN LN	4159014015		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.59	0
2013 MORGAN LN	4159014019		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
2018 SPEYER LN A	4159014070		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.33	0
2018 SPEYER LN B	4159014071		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.89	0
2018 MORGAN LN	4159016011		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.42	0
2004 MORGAN LN	4159016018		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.33	0
2005 HAVEMEYER LN	4159016024		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.42	0
2007 HAVEMEYER LN	4159016025		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.54	0
2021 RIPLEY AVE	4159016032		RL	R-2		14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.67	0
1920 MORGAN LN	4159017002		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.31	0
1913 HAVEMEYER LN	4159017019		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.73	0
1918 HAVEMEYER LN	4159018003		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.33	0
1914 HAVEMEYER LN	4159018005		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.56	0
1915 SPRECKELS LN	4159018020		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.74	0
1919 SPRECKELS LN	4159018022		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.29	0
1921 SPRECKELS LN	4159018034		RL	R-2		14.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.38	0
1802 SPEYER LN	4160001011		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.67	0
1807 MORGAN LN	4160001019		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.49	0
1819 MORGAN LN A	4160001071		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.94	0
1819 MORGAN LN B	4160001072		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.06	0

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1820 MORGAN LN	4160002002		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.62	0
1822 HAVEMEYER LN	4160002006		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1816 SPRECKELS LN	4160003004		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.28	0
1821 ARMOUR LN	4160003023		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.16	0
1816 HARRIMAN LN	4161001004		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1812 HARRIMAN LN	4161001006		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.71	0
1808 HARRIMAN LN	4161001008		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.82	0
1806 HARRIMAN LN	4161001009		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.26	0
1811 CLARK LN	4161001017		RL	R-2		14.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.15	0
1823 CLARK LN	4161001023		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.39	0
1806 CLARK LN	4161002009		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.37	0
1805 MARSHALLFIELD LN	4161002015		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.19	0
1809 MARSHALLFIELD LN	4161002018		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1820 MARSHALLFIELD LN	4161003003		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.65	0
1806 MARSHALLFIELD LN	4161003010		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.33	0
1809 PULLMAN LN	4161003019		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.26	0
1818 PULLMAN LN	4161004005		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.50	0
1816 PULLMAN LN	4161004006		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.64	0
1803 BELMONT LN	4161004015		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.50	0
1802 PULLMAN LN A	4161004062		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.75	0
1802 PULLMAN LN B	4161004063		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.33	0
1811 SPEYER LN	4161005022		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.43	0
1816 BELMONT LN	4161005074		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1700 CLARK LN	4161010011		RL	R-2		14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1716 CLARK LN	4161010028		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1212 FORD AVE	4161011017		RL	R-2		14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1711 CLARK LN	4161011023		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.41	0
1721 CLARK LN	4161011028		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.54	0
1723 CLARK LN	4161011029		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
603 ELVIRA AVE	7508014014		RL	R-2		14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.30	0
605 ELVIRA AVE	7508014015		RL	R-2		14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.71	0
607 ELVIRA AVE	7508014016		RL	R-2		14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.48	0
611 ELVIRA AVE	7508014018		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.58	0
613 ELVIRA AVE	7508014019		RL	R-2		14.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
707 ELVIRA AVE	7508015021		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.66	0
715 ELVIRA AVE	7508015025		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
717 ELVIRA AVE	7508015026		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
719 ELVIRA AVE	7508015027		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
316 TOPAZ ST	7508015035		RL	R-2		14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.27	0
710 ELVIRA AVE	7508016009		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
704 ELVIRA AVE	7508016012		RL	R-2		14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.25	0
620 ELVIRA AVE	7508017023		RL	R-2		14.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.26	0
626 ELVIRA AVE	7508017025		RL	R-2		14.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.52	0
628 ELVIRA AVE	7508017026		RL	R-2		14.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	2.58	0
2004 ERNEST AVE	4150022011		RL	R-2		14.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.82	1976
2315 VOORHEES AVE	4153002015		RL	R-2		14.5	0.22	Residential	Used in Prior Housing Element - Non-Vacant				2	2	1	0.38	1984
2407 CURTIS AVE	4153010027		RL	R-2		14.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.11	1980
2501 CURTIS AVE	4153015010		RL	R-2		14.5	0.23	Residential	Used in Prior Housing Element - Non-Vacant				2	2	1	0.16	1976
616 ELVIRA AVE	7508017021		RL	R-2		14.5	0.25	Residential	Used in Prior Housing Element - Non-Vacant				2	2	1	0.58	0
1904 PERKINS LN	4082001041		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1		1	1	0.25	0
2703 VANDERBILT LN	4082001042		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1		1	1	0.14	0
2723 GRANT AVE	4082008013		RM	R-3		17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant			1		1	1	0.25	0
2721 CARNEGIE LN	4082011042		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	0.25	0
2771 190TH ST	4083018014		RM	R-3		17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant			1		1	1	0.25	0

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	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	
3507 VAIL AVE	4150001038		RM	R-3		17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	0.52	0
2623 VOORHEES AVE	4153025023		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	0.54	0
1900 GATES AVE	4155012039		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	1	0.25	0
2410 AVIATION BLVD	4155013017		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	0.40	0
2208 AVIATION WAY	4155021018		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	1.37	0
1810 CARNEGIE LN	4156012011		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	1	1.00	0
1808 CARNEGIE LN	4156012013		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	1	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	1.05	0

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1607 FLAGLER LN	4156013051		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			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	1.61	0
2102 ROCKEFELLER LN	4156016025		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	0.25	0
1805 SLAUSON LN	4157005026		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	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	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	0.02	0
1205 LLIENTHAL LN	4158004008		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
1203 LLIENTHAL LN	4158004009		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.38	0
1201 LLIENTHAL LN	4158004010		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			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	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	0.25	0
1105 LLIENTHAL LN	4158004032		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.39	0
1101 LLIENTHAL LN	4158004033		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.46	0
907 LLIENTHAL LN	4158007002		RM	R-3		17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant			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	1.32	0
2420 ALVORD LN B	4158013051		RM	R-3		17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	1.23	0
2519 190TH ST	4158016011		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	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	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	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	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	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	0.51	1952
405 ANITA ST	4186031026		RM	R-3		17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	0.02	0
841 N LUCIA AVE	7502001007		RM	R-3		17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	1.50	0
814 N JUANITA AVE	7502002012		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	0.02	0
808 N JUANITA AVE	7502002015		RM	R-3		17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	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	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	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	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	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	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	1.52	0

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	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
522 N LUCIA AVE	7502025004		RM	R-3		17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant			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	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	1.11	0
507 N MARIA AVE	7502025027		RM	R-3		17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	0.48	0
	7502025075		RM	R-3		17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	1.65	0
507 N GERTRUDA AVE	7503010002		RM	R-3A		17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	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	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	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	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	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	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	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	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	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	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	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	0.22	0
611 N JUANITA AVE	7503022006		RM	R-3		17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	2.13	0
626 N IRENA AVE	7503022019		RM	R-3		17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	0.23	0
529 N HELBERTA AVE	7503025015		RM	R-3		17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant			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	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	1.20	0
521 N GUADALUPE AVE	7503026010		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	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	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	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	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	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	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	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	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	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	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	0.01	0
104 EL REDONDO AVE	7504006007		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.30	0

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619 VINCENT ST	7504006012		RM	R-3		17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.52	0
625 VINCENT PARK	7504006013		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.90	0
502 EL REDONDO AVE	7504009002		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	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	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	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	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	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	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	1.56	0
802 EL REDONDO AVE	7504009035		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	1.00	0
814 EL REDONDO AVE	7504009041		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	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	1.01	0
626 VINCENT PARK	7504009048		RM	R-3		17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	1.45	0
615 EL REDONDO AVE	7504011018		RM	R-3		17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	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	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	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	0.20	0
228 N RENA AVE	7504013063		RM	R-3		17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	1.84	0
104 N RENA AVE	7504016010		RM	R-3		17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	0.26	0
206 N JUANITA AVE	7504019098		RM	R-3		17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.78	0
208 N LUCIA AVE	7504021007		RM	R-3		17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.55	0
206 N LUCIA AVE	7504021008		RM	R-3		17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	1.50	0
1108 VINCENT ST A	7504021070		RM	R-3		17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	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	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	1.18	0
116 S CATALINA AVE	7505014024		RM	R-3A		17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	1.04	0
126 S LUCIA AVE	7506001028		RM	R-3		17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	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	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	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	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	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	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	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	1.26	0
113 S JUANITA AVE	7506003010		RM	R-3		17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	0.36	0
120 S RENA AVE	7506003027		RM	R-3		17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.56	0
122 S RENA AVE	7506003028		RM	R-3		17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.05	0

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	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
105 S JUANITA AVE A	7506003083		RM	R-3		17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	1.95	0
223 S GUADALUPE AVE	7506008002		RM	R-3		17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	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	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	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	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	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	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	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	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	1.62	0
210 S GUADALUPE AVE	7506011020		RM	R-3		17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	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	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	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	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	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	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	1.41	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	1.85	0
229 S JUANITA AVE	7506015008		RM	R-3		17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	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	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	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	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	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	2.33	0
313 S LUCIA AVE B	7506017037		RM	R-3		17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant			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	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	0.25	0
	7506018099		RM	R-3		17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant			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	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	0.64	0
605 ESPLANADE	7508002011		RM	R-3A		17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant			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	0.25	0
726 ESPLANADE	7508007018		RM	R-3A		17.5	0.12	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.98	0
732 S CATALINA AVE	7508008001		RM	R-3A		17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	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	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	1.28	0

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	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
629 S BROADWAY	7508009001		RM	R-3A	17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.83	0
627 S BROADWAY	7508009004		RM	R-3A	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.33	0
509 S BROADWAY	7508010009		RM	R-3A	17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	1.92	0
416 S BROADWAY	7508012023		RM	R-3A	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	1.29	0
212 N PROSPECT AVE	7518003008		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	1952
210 N PROSPECT AVE	7518003009		RM	R-3	17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.63	1952
116 N PROSPECT AVE	7518004003		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	3.16	1949
112 N PROSPECT AVE	7518004005		RM	R-3	17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.24	1952
124 S PROSPECT AVE	7518006013		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	1943
126 S PROSPECT AVE	7518006014		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	0.14	0
208 S PROSPECT AVE	7518007005		RM	R-3	17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant				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	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	1.50	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	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	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	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	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	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	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	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	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	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	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	1.34	0
2510 RUHLAND AVE	4153017038		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				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	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	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	3.96	0
2601 RUHLAND AVE	4153024013		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.00	0
2602 VOORHEES AVE A	4153024080		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.88	0
2602 VOORHEES AVE B	4153024081		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	1.10	0
2602 VOORHEES AVE C	4153024082		RM	R-3	17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.91	0

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	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
2614 CURTIS AVE	4153025005		RM	R-3		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
2609 VOORHEES AVE	4153025017		RM	R-3		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	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	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	1.13	0
1928 MATHEWS AVE	4155029004		RM	R-3		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			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	0.43	0
2018 MATHEWS AVE	4155030003		RM	R-3		17.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	1.18	0
2018 GRANT AVE	4156018003		RM	R-3		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	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	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	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	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	0.25	0
2201 ROCKEFELLER LN	4157012014		RM	R-3		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			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	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	0.32	0
629 N LUCIA AVE	7502001002		RM	R-3		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.20	0
	7502001003		RM	R-3		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.00	0
831 N LUCIA AVE	7502001004		RM	R-3		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.24	0
704 N LUCIA AVE	7502005028		RM	R-3		17.5	0.19	Residential	Used in Prior Housing Element - Non-Vacant			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	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	1	0.22	0
222 N BROADWAY	7505008052		RM	R-3A		17.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	2.16	0
709 ESPLANADE	7508001096		RM	R-3A		17.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant			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	1	0.23	0
607 ESPLANADE	7508002010		RM	R-3A		17.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	0.25	0
1008 S CATALINA AVE	7509007019		RM	R-3A		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	1.28	0
1409 S CATALINA AVE	7511002023		RM	R-3A		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	1.06	0
1406 S CATALINA AVE	7511005020		RM	R-3A		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
201 AVENUE G	7511005022		RM	R-3A		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	1.09	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	2.02	0
1404 S CATALINA AVE B	7511005087		RM	R-3A		17.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	1.48	0
417 BERYL ST	7503010001		RM	R-3A(H)		17.5	0.41	Residential	Used in Prior Housing Element - Non-Vacant			3	3	3	0.16	0
717 ESPLANADE	7508001085		RM	R-3A		17.5	0.27	Residential	Used in Prior Housing Element - Non-Vacant			3	3	1	0.98	0
529 S CATALINA AVE	7508005002		RM	R-3A		17.5	0.29	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	1	0.00	0
2600 NELSON AVE	4153022028		RM	R-3		17.5	1.03	Residential	Used in Prior Housing Element - Non-Vacant			9	9	5	1.34	0
	4083015022		RM	R-3		17.5	1.02	Residential	Used in Prior Housing Element - Non-Vacant			12	12	2	0.00	0

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	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
2829 190TH ST	4083015010		RM	R-3		17.5	1.28	Residential	Used in Prior Housing Element - Non-Vacant			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	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	0.18	0
133 N PACIFIC COAST HWY	7505007018		RH	RH-2		30	0.09	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.79	0
415 EMERALD ST	7505007029		RH	RH-2		30	0.07	Residential	Used in Prior Housing Element - Non-Vacant			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	0.75	0
319 GARNET ST	7505012002		RH	RH-3		30	0.07	Residential	Used in Prior Housing Element - Non-Vacant			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	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	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	1	0.06	0
737 ESPLANADE	7508001098		RMH	RMD		23.3	0.12	Residential	Used in Prior Housing Element - Non-Vacant			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	0.43	0
111 SAPPHIRE ST	7508005027		RMH	RMD		23.3	0.09	Residential	Used in Prior Housing Element - Non-Vacant			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	0.47	0
624 ESPLANADE	7508006023		RMH	RMD		23.3	0.10	Residential	Used in Prior Housing Element - Non-Vacant			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	0.42	0
1400 ESPLANADE	7511002029		RMH	RMD		23.3	0.12	Residential	Used in Prior Housing Element - Non-Vacant			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	0.44	0
124 SAPPHIRE ST	7508006012		RMH	RMD		23.3	0.13	Residential	Used in Prior Housing Element - Non-Vacant			1	1	1	0.57	0
114 SAPPHIRE ST	7508006014		RMH	RMD		23.3	0.13	Residential	Used in Prior Housing Element - Non-Vacant			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	1	2.60	0
1506 ESPLANADE	7511008009		RMH	RMD		23.3	0.17	Residential	Used in Prior Housing Element - Non-Vacant			2	2	1	0.48	0
132 N CATALINA AVE	7.505E+09 D		I-2	R-3A		17.5	0.28	Pipeline (Catalina Village)	Not Used in Prior Housing Element			6	6			
126 N CATALINA AVE	7.505E+09 D		C-4	R-3A		17.5	0.36	Pipeline (Catalina Village)	Not Used in Prior Housing Element	4		2	6			
124 N CATALINA AVE	7.505E+09 D		C-4	R-3A		17.5	0.10	Pipeline (Catalina Village)	Not Used in Prior Housing Element			4	4			
100 N CATALINA AVE	7.505E+09 D		C-4	R-3A		17.5	0.16	Pipeline (Catalina Village)	Not Used in Prior Housing Element			6	6			
112 N CATALINA AVE	7.505E+09 D		C-4	R-3A		17.5	0.17	Pipeline (Catalina Village)	Not Used in Prior Housing Element			6	6			
116 N CATALINA AVE	7.505E+09 D		C-4	R-3A		17.5	0.20	Pipeline (Catalina Village)	Not Used in Prior Housing Element			6	6			
128 N BROADWAY	7505007028		RH	RH-3		30	0.75	Church Parking (est. 0.25)	Not Used in Prior Housing Element		6	6	6	0		
126 N PACIFIC COAST HWY	7505010015 A		RH	RH-2		30	1.10	Church Parking (est. 0.50)	Not Used in Prior Housing Element	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		
511 EMERALD ST	7505010038		RM	R-3		17.5	0.73	Church Parking (est. 0.25)	Not Used in Prior Housing Element		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		
103 S PACIFIC COAST HWY	7505012025 B		RH	RH-3		30	0.09	Church Building	Not Used in Prior Housing Element			0	0	0		
	7505012026 B		RH	RH-3		30	0.68	Church Building	Not Used in Prior Housing Element			0	0	0		
102 S BROADWAY	7505013015 B		RM	R-3A		17.5	0.69	Church Parking (est. 0.50)	Not Used in Prior Housing Element		16	16	16	1		
200 S PACIFIC COAST HWY	7505020015		MU	MU-2		35	0.18	Older Commercial	Used in Prior Housing Element - Non-Vacant			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		0.76	1962
326 S PACIFIC COAST HWY	7505021023		MU	MU-2		35	0.17	Office (Pacific Bay Constr	Used in Prior Housing Element - Non-Vacant			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		0.01	1940
319 S PACIFIC COAST HWY	7505022031		MU	MU-2		35	0.17	Trimline Auto (nonconform	Used in Prior Housing Element - Non-Vacant			5	5		0.42	1963
209 S PACIFIC COAST HWY UNIT A	7505019008		MU	MU-2		35	0.26	Commercial (Retail Stores	Used in Prior Housing Element - Non-Vacant			7	7		0.43	1955
308 TORRANCE BLVD	7505021033		MU	MU-2		35	0.25	Commercial (Retail Stores	Used in Prior Housing Element - Non-Vacant			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		0.44	1955
South Bay Galleria			CR	CR		35		Commercial Shopping Ce	Used in Prior Housing Element - Non-Vacant	70		280	350			

Table B-2: Sites Inventory - Rezoning Required

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP)	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	20	30	1 Non-Vacant	Residential		1	0.25	1913
1921 CONDON AVE	4082013018			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.33	1953
1919 CONDON AVE	4082013019			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.07	1973
1917 CONDON AVE	4082013020			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1973
1915 CONDON AVE	4082013021			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.31	1965
1913 CONDON AVE	4082013022			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1952
1911 CONDON AVE	4082013023			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1978
1909 CONDON AVE	4082013024			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.53	1965
1907 CONDON AVE	4082013025			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.77	1965
1905 CONDON AVE	4082013026			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.82	1986
1903 CONDON AVE	4082013027			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1986
1901 CONDON AVE	4082013028			1		0.09	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1986
1902 CONDON AVE	4082014002			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1986
1904 CONDON AVE	4082014003			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.06	1987
1906 CONDON AVE	4082014004			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.27	1987
1908 CONDON AVE	4082014005			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1990
1924 CONDON AVE	4082014013			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1952
1923 FIRMONA AVE	4082014014			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1973
1921 FIRMONA AVE	4082014015			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.37	1972
1919 FIRMONA AVE	4082014016			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.27	1934
1917 FIRMONA AVE	4082014017			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.31	1973
1915 FIRMONA AVE	4082014018			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1973
1913 FIRMONA AVE	4082014019			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1973
1911 FIRMONA AVE	4082014020			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1973
1909 FIRMONA AVE	4082014021			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.35	1973
1907 FIRMONA AVE	4082014022			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1973
1905 FIRMONA AVE	4082014023			1		0.07	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1972
1901 FIRMONA AVE	4082014024			2		0.15	RSF	R-1	RH	RH	20	30	2 Non-Vacant	Residential		2	0.13	1979
1900 CONDON AVE	4082014001			2		0.12	RSF	R-1	RH	RH	20	30	2 Non-Vacant	Residential		1	0.49	1987
1813 FIRMONA AVE	4082016005			1		0.10	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1984
1811 FIRMONA AVE	4082016006			1		0.10	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1985
1815 FIRMONA AVE	4082016008			2		0.13	RSF	R-1	RH	RH	20	30	2 Non-Vacant	Residential		1	0.49	1987
1820 FIRMONA AVE	4082017003			1		0.10	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1990
1818 FIRMONA AVE	4082017004			1		0.10	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.43	1990
1813 KINGSDALE AVE	4082017011			1		0.10	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	0
1815 KINGSDALE AVE	4082017012			1		0.10	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1946
1817 KINGSDALE AVE	4082017013			1		0.10	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.37	1941
1819 KINGSDALE AVE	4082017014			1		0.10	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1972
1821 KINGSDALE AVE	4082017015			1		0.10	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.11	1973
1823 KINGSDALE AVE	4082017016			1		0.10	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.25	1948
1816 FIRMONA AVE	4082017020			1		0.10	RSF	R-1	RH	RH	20	30	1 Non-Vacant	Residential		1	0.35	1955
1908 FIRMONA AVE	4082015008			2		0.13	RM	R-3	RH	RH	20	30	2 Non-Vacant	Residential		1	1.15	0
1900 FIRMONA AVE	4082015012			4		0.20	RM	R-3	RH	RH	20	30	4 Non-Vacant	Residential		1	0.25	0
1998 S PACIFIC COAST HWY	7510031004	21				0.87	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 COAST HWY	7510031007			11		0.45	MU	MU-1	MU	MU-1	20	30	11 Non-Vacant	Older Commercial		0.34	0.44	1986
1930 S PACIFIC COAST HWY	7510031029			11		0.45	MU	MU-1	MU	MU-1	20	30	11 Non-Vacant	Older Commercial		0.23	0.02	1981
1890 S PACIFIC COAST HWY	7510032046	0				0	MU	MU-1	MU	MU-1	20	30	0 Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.		0.1	0.28	1969
1870 S PACIFIC COAST HWY	7510032050	36				1.52	MU	MU-1	MU	MU-1	20	30	36 Non-Vacant	Older Commercial		0.11	0.20	1964
1880 S PACIFIC COAST HWY	7510032054	47				1.95	MU	MU-1	MU	MU-1	20	30	47 Non-Vacant	Older Commercial		0.3	1.00	1963
1933 FIRMONA AVE	4082013007				6	0.12	RSF	R-1	C-4-R	C-4-R	20	55	6 Non-Vacant	Consolidated as part of Kingsdale property		1	0.25	1986
1931 FIRMONA AVE	4082013008				6	0.12	RSF	R-1	C-4-R	C-4-R	20	55	6 Non-Vacant	Consolidated as part of Kingsdale property		2	0.83	1929

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP)	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built
1939 CONDON AVE	4082013009				4	0.07	RSF	R-1	C-4-R	C-4-R	20	55	4	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1988
1937 CONDON AVE	4082013010				4	0.08	RSF	R-1	C-4-R	C-4-R	20	55	4	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1988
1935 CONDON AVE	4082013011				6	0.12	RSF	R-1	C-4-R	C-4-R	20	55	6	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1990
	4082013012				5	0.09	RSF	R-1	C-4-R	C-4-R	20	55	5	Non-Vacant	Consolidated as part of Kingsdale property	1		
	4082013005				5	0.09	C-4	C-4	C-4-R	C-4-R	20	55	5	Non-Vacant	Consolidated as part of Kingsdale property	0.48	0.08	1983
	4082013006				6	0.12	C-4	C-4	C-4-R	C-4-R	20	55	6	Non-Vacant	Consolidated as part of Kingsdale property	0.37	0.06	1983
2810 ARTESIA BLVD	4082013029				21	0.39	C-4	C-4	C-4-R	C-4-R	20	55	21	Non-Vacant	Consolidated as part of Kingsdale property	0.11	1.16	1983
1959 KINGSDALE AVE	4082015015				25	0.46	C-4	C-4	C-4-R	C-4-R	20	55	25	Non-Vacant	Consolidated as part of Kingsdale property	0.1	1.83	1983
2850 ARTESIA BLVD	4082015016	18			14	0.59	C-4	C-4	C-4-R	C-4-R	20	55	32	Non-Vacant	Consolidated as part of Kingsdale property	0.08	4.64	1983
1910 FIRMONA AVE	4082015007				5	0.13	R-3	R-3	C-4-R	C-4-R	20	55	5	Non-Vacant	Consolidated as part of Kingsdale property	6	0.50	1964
4001 INGLEWOOD AVE	4149005040	22			88	5.05	C-4	C-4	C-4-R	C-4-R	20	55	110	Non-Vacant	Site C: Single-story retail - VON's Shopping Center (20% lower income)	0.37	1.00	1993
4051 INGLEWOOD AVE	4149005041	13			52	2.99	C-4	C-4	C-4-R	C-4-R	20	55	65	Non-Vacant	Site C: Single-story retail - VON's Shopping Center (20% lower income)	0.05	0.34	1993
2301 190th St	4158010021	45				1.03	I-2	I-2	I-2-R	I-2-R	20	55	45	Non-Vacant	Older industrial use (two tenants closed)	0.39	0.32	1954
598 Meyer Ln	4158010019	45				1.02	I-2	I-2	I-2-R	I-2-R	20	55	45	Non-Vacant	Light manufacturing (welding)	0.46	0.23	1956
512 Meyer Ln	4158010020	44				1.01	I-2	I-2	I-2-R	I-2-R	20	55	44	Non-Vacant	Light manufacturing (recording)	0.51	2.73	1974
553 Mary Ann Dr	4158011011	13				0.30	I-2	I-2	I-2-R	I-2-R	20	55	13	Non-Vacant	Site F: Contiguous parcels of interested owners	0.25	0.23	1976
575 Mary Ann Dr	4158011012	12				0.27	I-2	I-2	I-2-R	I-2-R	20	55	12	Non-Vacant	Site F: Contiguous parcels of interested owners	0.47	0.35	1976
601 Mary Ann Dr	4158011007	11				0.24	I-2	I-2	I-2-R	I-2-R	20	55	11	Non-Vacant	Site F: Contiguous parcels of interested owners	0.49	2.86	1973
615 Mary Ann Dr	4158011006	11				0.24	I-2	I-2	I-2-R	I-2-R	20	55	11	Non-Vacant	Site F: Contiguous parcels of interested owners	0.31	1.21	1960
621 Mary Ann Dr	4158011005	11				0.24	I-2	I-2	I-2-R	I-2-R	20	55	11	Non-Vacant	Site E: Common Owner & expressed interest (food preparation, learning center, etc.)	0.23	0.21	1962
631 Mary Ann Dr	4158011010	21				0.48	I-2	I-2	I-2-R	I-2-R	20	55	21	Non-Vacant	Site E: Common Owner & expressed interest (food preparation, learning center, etc.)	0.48	0.08	1963

Site Address/Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP)	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built
524 Mary Ann Dr	4158012026	23				0.52	I-2	I-2	I-2-R	I-2-R	20	55	23 Non-Vacant		Site G: Contiguous parcels of interested owners	0.34	0.27	1953
620 Mary Ann Dr	4158012031	34				0.78	I-2	I-2	I-2-R	I-2-R	20	55	34 Non-Vacant		Site G: Contiguous parcels of interested owners	0.21	0.11	1959
630 Mary Ann Dr	4158012025	11				0.25	I-2	I-2	I-2-R	I-2-R	20	55	11 Non-Vacant		Site G: Contiguous parcels of interested owners	0.65	0.90	1961
2408 Fisk Ln	4158012024	11				0.25	I-2	I-2	I-2-R	I-2-R	20	55	11 Non-Vacant		Site G: Contiguous parcels of interested owners	0.41	0.82	1985
18989 Hawthorne Blvd	4083014017	39				0.88	C-2	C-2	C-2-R	C-2-R	20	55	39 Non-Vacant		Retail (Lamp Plus)	0.33	5.83	1980
	4082020810	273				6.21	I-2	I-2	F-R	IF-R	20	55	273 Non-Vacant		Largely vacant surface parking and storage	0.06	0.00	0
1601 Kingsdale Ave	4082019037	114				2.58	I-3	IC-1	F-R	IF-R	20	55	114 Non-Vacant		Storage/industrial uses such as printer repairs; Class C building indicating substantial renovation is needed	0.21	2.42	1973
1519 Hawthorne Blvd	4082019042	157				6.01	CR	CR	CR-R	CR-R	20	55	157 Non-Vacant		Only 3,300 sq ft of parking used for estimating potential; existing retail uses; Class C building	0.36	1.03	1972
1505 Hawthorne Blvd	4082019048	62				3.95	CR	CR	CR-R	CR-R	20	55	62 Non-Vacant		Only 4,270 sq ft of parking used for estimating potential; existing retail uses; Class C building	0.15	5.49	1975
	4082019049	153				4.72	CR	CR	CR-R	CR-R	20	55	153 Non-Vacant		Only 1,420 sq ft of parking used for estimating potential; existing retail uses; Class C building	0.1	0.08	1975
1770 S PACIFIC COAST HWY	7510030061	31				0.7	MU	MU-1	MU-1-R	MU-1-R	20	55	31 Non-Vacant		Closed FedEx Office	0.29	0.34	1977
1760 S PACIFIC COAST HWY	7510030062	49				1.12	MU	MU-1	MU-1-R	MU-1-R	20	55	49 Non-Vacant		Lens Crafter - underutilization of site	0.24	0.25	1972

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.

Furthermore, the City continues to engage the public through the Housing Element approval/adoption process. City staff is proactively reaching out to property owners within the proposed Housing Overlay. For the Planning Commission and City Council meetings, the City conducted the following:

- Email blast to residents subscribed to receive City updates on the General Plan update (1,229 subscribers)
- Updates to Facebook social media
- Created a dedicated webpage for each access to the Draft Housing Element (www.redondo.org/HousingElement)
- Created a dedicated email address for public comment (RBHousingElement@redondo.org)
- Email blasts were also shared with GPAC members and City Council members, for them to share with residents/constituents
- Mailing notice to government agencies and local developers
- Contacting property owners of properties recommended for rezoning to add residential overlays/uses

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.

Planning Commission Meeting (September 16, 2021)

The City conducted a meeting before the Planning Commission to review the revised Draft Housing Element that responded to comments from HCD.

City Council Meeting (October 5, 2021)

The City Council conducted a public hearing to receive public input and adopted the Housing Element. At the meeting, the City emphasized that the Housing Element is a policy document and adoption of the Housing Element does not authorize construction or redesignate/rezone properties identified in the sites inventory. Therefore a Negative Declaration was determined to be an appropriate level of CEQA clearance. The City will be conducting an Environmental Impact Report (EIR) when the Land Use Element with the recommended land use plan changes are processed.

City Council Meeting (February 1, 2022)

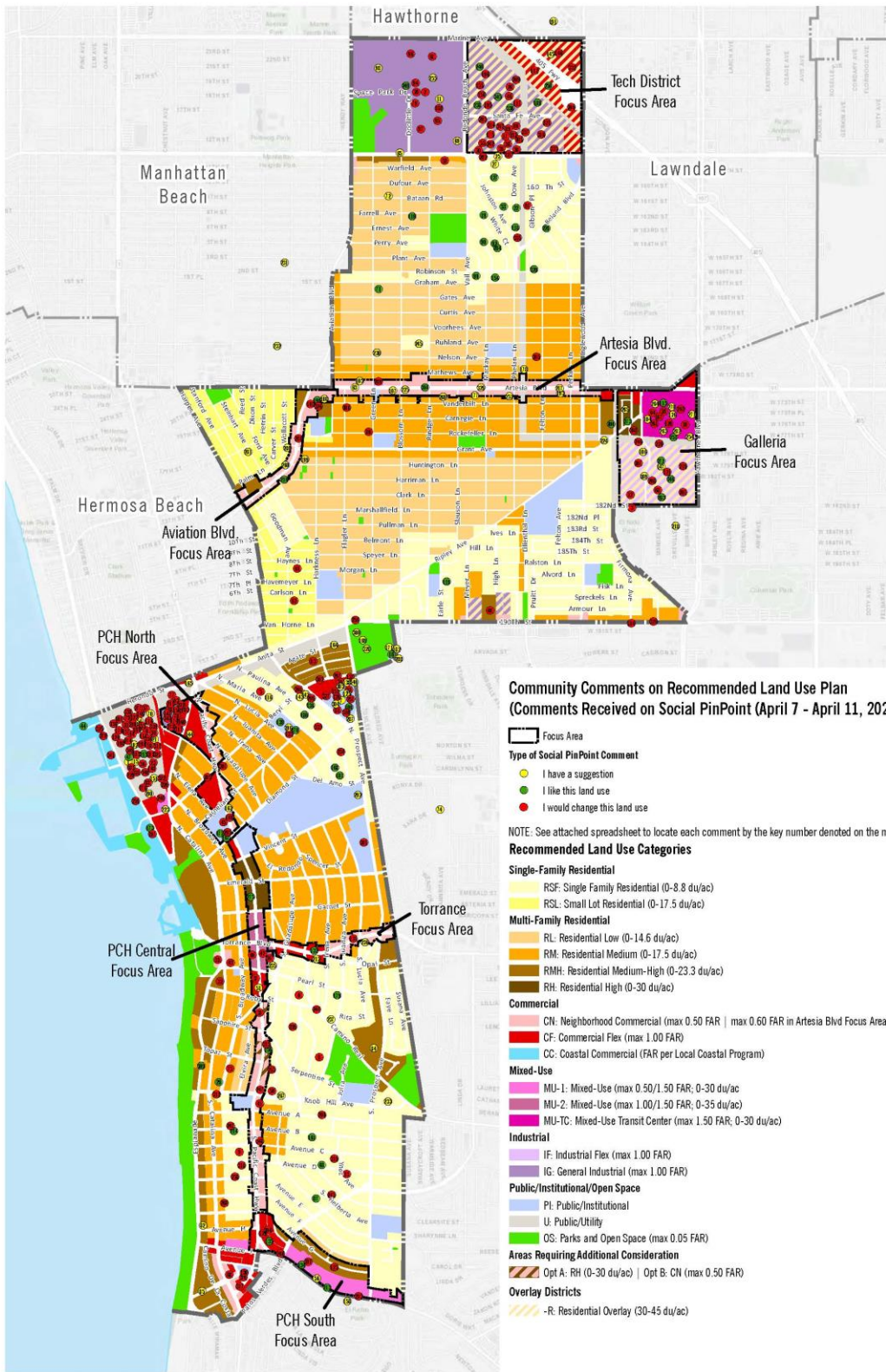
The City Council conducted a public hearing to receive public input and adopted the revised Housing Element. In addition, the City's outreach program noted above, local housing advocates and agencies and individuals who had previously commented on the Housing Element were invited to attend the February 1, 2022 public hearing.

City Council Meeting (February 8, 2022)

The City Council continued the February 1, 2022 public hearing to February 8, 2022 in order to receive additional public input before adopting the revised Housing Element. As noted under the February 1, 2022 meeting listed above, the City invited local housing advocates and agencies and individuals who had previously commented on the Housing Element to attend the public hearing.

City Council Meeting (July 5, 2022)

Summary to be provided.



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.

During the Housing Element development and approval processes, the City had received numerous comments from property owners, developers, residents, and housing advocates. The City has prepared summary responses to these comments, to be finalized at time of final adoption of the Housing Element and incorporated as an attachment to the Housing Element.”

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

Fair Housing Programs

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. To address this, the City has co-hosted Housing Rights Workshops, and will continue to partner with HRC on such programs.

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.

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.

Homelessness Programs

In 2012, the Redondo Beach Police Department conducted a comprehensive survey of its homeless population. The goal of the survey was to improve public safety and increase the City's knowledge of this diverse population. The survey spotlighted an even greater population of persons experiencing homelessness, with more complex needs than what was previously believed.

In 2014, the City Manager formed a Homeless Task Force comprised of residents of Redondo Beach. The mission of the task force was to find collaborative ways to respond to the challenges faced by those experiencing homelessness, as well as residents, neighborhoods, businesses, schools, nonprofits, churches, and safety agencies. Under the direction of the City Manager, the Task Force made several recommendations, a key component of which was the need to contract with a coordinated outreach provider to ensure that all available services were accessible to those experiencing or at risk of homelessness.

PATH (People Assisting the Homeless) was identified as a sole source provider with an extensive industry network, trained staff, and a methodology for working with public agencies to address homelessness issues. PATH had previously been selected by the South Bay Cities Council of Governments (SBCCOG) to work with all SBCCOG member cities on homelessness. PATH brings over 30 years of experience to end homelessness for individuals, families, and communities.

The City's homeless population has steadily increased each year, with a corresponding increase in calls for Police and Fire Department services. The increase is partially related to the recent spate of prison release policies at the State level. Public Safety expense analyses for homeless related service calls have estimated annual costs of \$230,000 for Police and \$100,000 for Fire.

Although the demands on Public Safety have increased, the advantage of the partnership with PATH is that the interactions with persons experiencing homelessness can be tailored to their specific needs and that a case file can be started to align a customer with all available services and potential benefits, with the goal of placing the individual into transitional and/or permanent housing. PATH continues to expand on cooperative outreach with local faith-based organizations, such as Harbor Interfaith Services.

Yet, with the continued growth in the homeless population, and logistical complexities with PATH and the faith-based organizations connecting persons experiencing homelessness with the programs they need due to the transient nature of daily activities, in 2019 the Redondo Beach City Council determined that additional resources and strategies needed to be implemented.

An Enhanced Response Pilot Program was initiated by the City in June 2019 as an response to the impact of homelessness not only on individuals experiencing homelessness but also on

residents and the local community. The City sought a variety of creative and novel efforts ranging from innovative policing, amending the municipal code, and utilizing the criminal justice system as tools to minimize impacts on the community while striving towards the goal of housing homeless defendants. With the COVID-19 emergencies since 2020, there has been additional need to provide safe care and housing for those experiencing homelessness.

To further the effectiveness of the Redondo Beach Enhanced Response to Homelessness Pilot Program, in 2020 City Council authorized numerous creative initiatives, such as the following:

- Homeless Court. Homeless Court assists people experiencing homelessness who suffer from mental illnesses, struggle with substance abuse and addiction, and commit crimes of opportunity. The housing navigators and services brought to Homeless Court assist such individuals to curtail the criminal cycle of drug, alcohol, quality of life, and theft offenses by meeting misdemeanor defendants in Los Angeles County on designated “Homeless Court” dates to offer accessible community services and legal services. These services aim to get defendants housing ready and eventually permanently housed in order to graduate from Homeless Court and get their criminal charges dismissed. CDBG funds cover personnel and non-personnel costs.
- Mental Health Treatment Program. A significant percentage of the Homeless individuals who end up in criminal court have underlying chronic mental health conditions. Mental health treatment is vital and often necessary to get a homeless individual “Housing Ready.” The available treatment facilities are frequently overwhelmed with patients or they are otherwise difficult for homeless defendants to access. Since the inception of Enhanced Response to Homelessness Pilot Program it has been understood that access to Mental Health Services would be an important part of the program. Fortunately, the City has located a willing partner to address this unmet need. Clear Recovery Center is a South Bay based mental health treatment and substance abuse treatment provider that provides a full continuum of care. Their treatment is individualized, evidence-based and age-specific in order to give their clients the best possible chance at long term recovery. They pride themselves on their expert clinical team who is highly skilled in the latest in evidence-based treatments and therapies. Clear Recovery Center has offered to donate \$5,000 per month of professional clinical services for a mental health treatment program to assist the homeless. Additionally, the City has continued seek additional funding to purchase additional hours of counseling depending on the demand for these services.
- Transitional Housing. Transitional or 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. Redondo Beach instituted bridge housing, in the design of Pallet Shelter housing, in December of 2020. These Pallet Shelters are individual temporary homeless structures (15 structures total), 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. In June

2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the shelters.

- Permanent Supportive Housing. The State of California established a program for funding for various housing projects through the Project Homekey program. Century Housing Corporation, a nonprofit housing development organization, is partnering with Los Angeles County as a co-applicant for funding to acquire and renovate a hotel site in south Redondo Beach for permanent supportive housing. On November 9, 2021, the Redondo Beach City Council voted unanimously to support the Homekey Round 2 application from the joint applicants of Century Housing Corporation and Los Angeles County to provide housing for those who are experiencing homelessness or at risk of becoming homeless. The application for funding was awarded, as announced by the State on March 15, 2022. Funding will be used to develop 20 units of affordable housing in the form of permanent supportive housing.

On April 13, 2021, the Mayor and City Council voted to make the Enhanced Response to Homelessness Pilot Program permanent and to remain under the City Attorney's Department for the next four years.

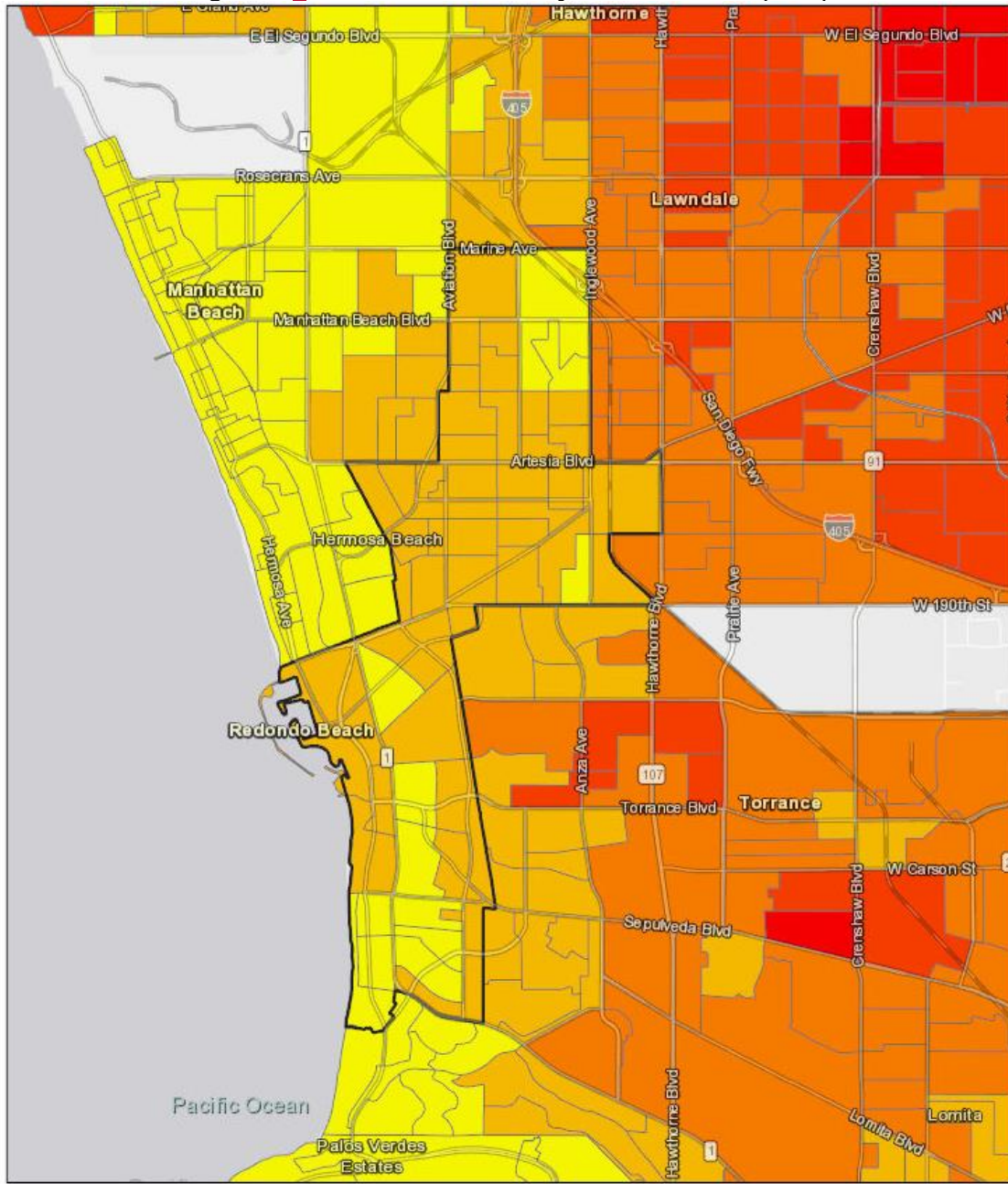
B. Integration and Segregation

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-1](#) shows racial/ethnic concentrated block groups from in 2010 and [Figure D-2](#) 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.

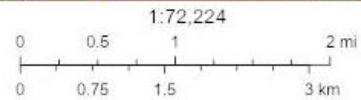
Redondo Beach's proximity to the coast/beach and more recent/new developments with much higher land values result in different conditions than in Lawndale and Torrance. Additionally, with respect to zoning, the up zoning from R-1 of the north Redondo neighborhoods to R-2 and R-3 has resulted in turnover/redevelopment of properties in recent past and therefore contributes to higher land values. These higher land values and the attached higher cost of living has resulted in lower proportions of low and moderate income minority households than surrounding cities.

Figure D-1: Racial/Ethnic Minority Concentrations (2010)



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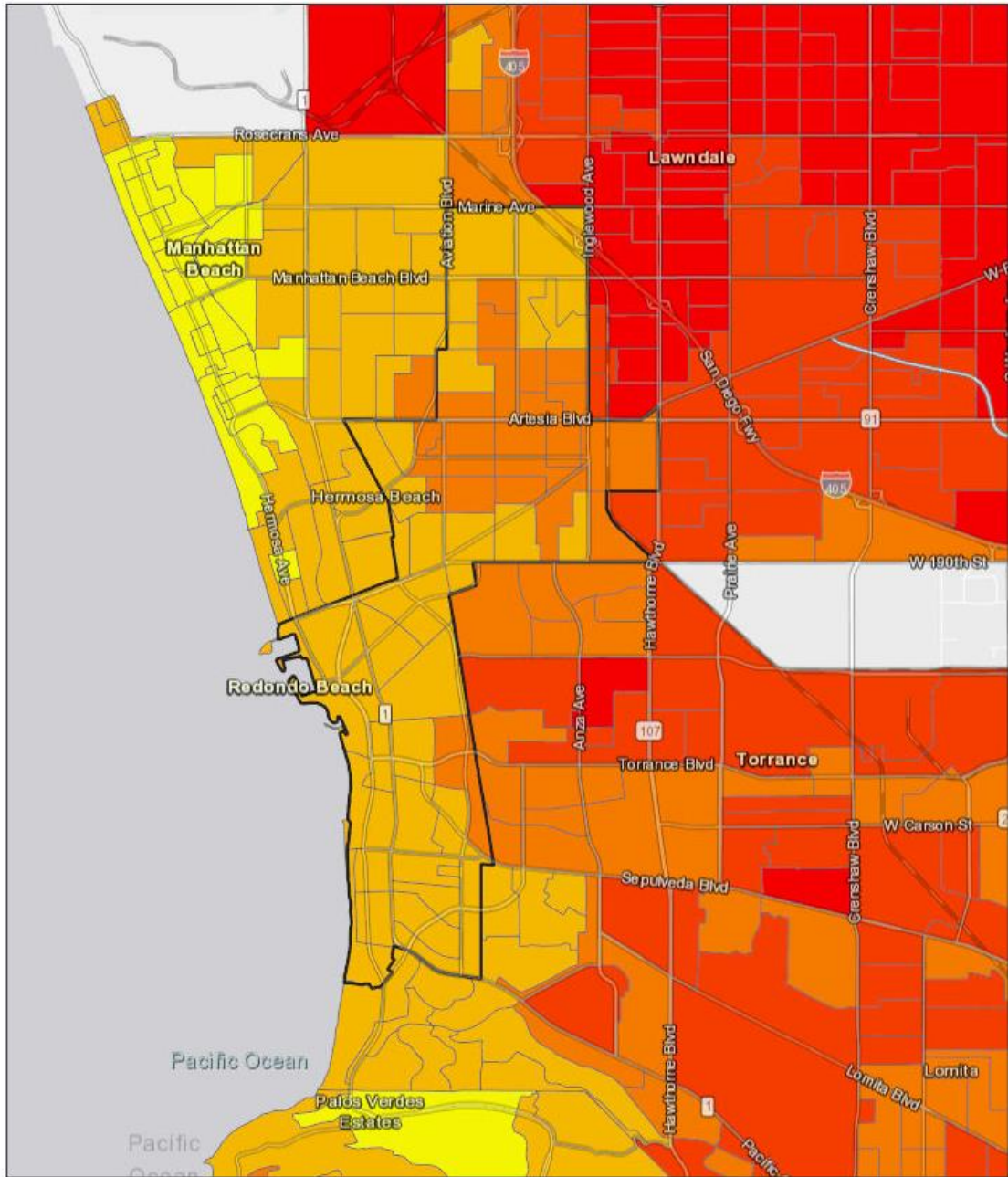
- City/Town Boundaries
- (A) Racial Demographics (2010) - Block Group
- ≤20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%



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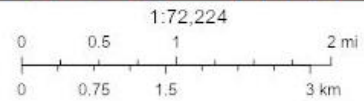
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Figure D-2: Racial/Ethnic Minority Concentrations (2018)



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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-2](#)). The City identified about 43 percent of its RHNA units in block groups with a 21-40 percent minority concentration. [Table D-3 shows that a higher proportion of the overall RHNA units are distributed in block groups with a slightly higher minority concentration \(41-60 percent\). These block groups account for 57 percent of the RHNA. While a higher proportion of lower income RHNA units are located in areas with higher minority concentration, these sites are located along the City’s commercial corridors, with access to transit and services. Furthermore, the City also offers ample opportunities for recycling lower density uses into higher intensity uses in moderate density R2 and R3 neighborhoods.](#)

[As discussed in the Executive Summary, recent housing development projects in the City have been distributed throughout the community. During previous decades of rezoning, a lot of density had been added to south Redondo Beach already. The City’s strategy for RHNA is](#)

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.

intended to help balance the growth between north and south Redondo Beach. By introducing a range of densities and locations for high density housing, and through the pending inclusionary housing policy, the City expects more diverse housing options to promote housing mobility among existing and future residents. This RHNA sites strategy is expected to help disperse the concentration of minority population.

The distribution of the sites for the inventory. This distribution can be seen in relation to minority concentration by block group in [Figure D-3](#).

Table D-3: RHNA Unit Distribution by % Minority Concentration				
% Minority Concentration	Lower	Moderate	AM	Total Units
<= 20%	0.0%	0.0%	0.0%	0.0%
21 - 40%	34.5%	53.8%	40.7%	33.0%
41 - 60%	55.5%	36.2%	59.3%	57.0%
61 - 80%	0.0%	0.0%	0.0%	0.0%
> 81%	0.0%	0.0%	0.0%	0.0%
Total	1,413	683	911	3,007

Figure D-3: RHNA Unit Distribution by % of Minority Concentration – North of 190th

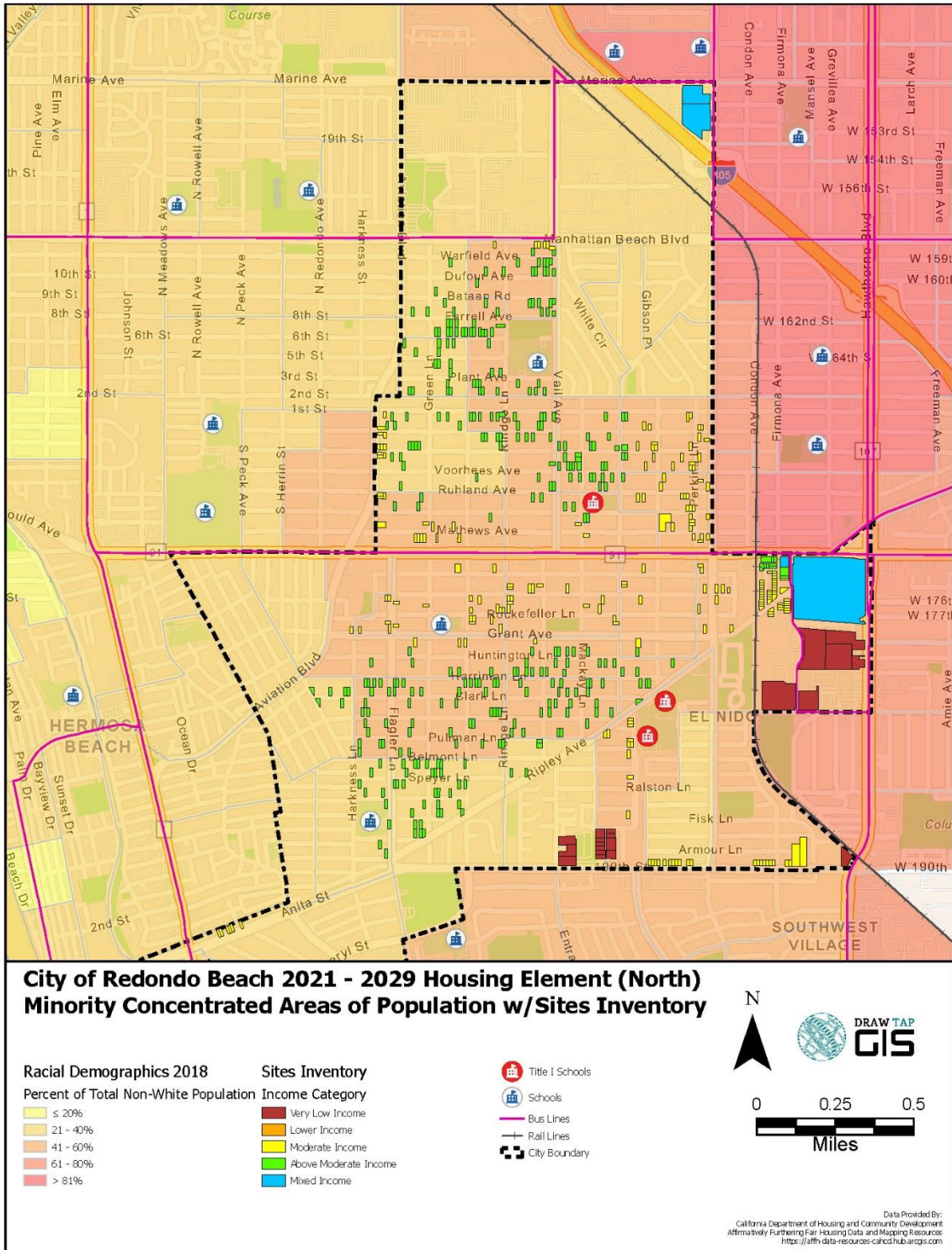
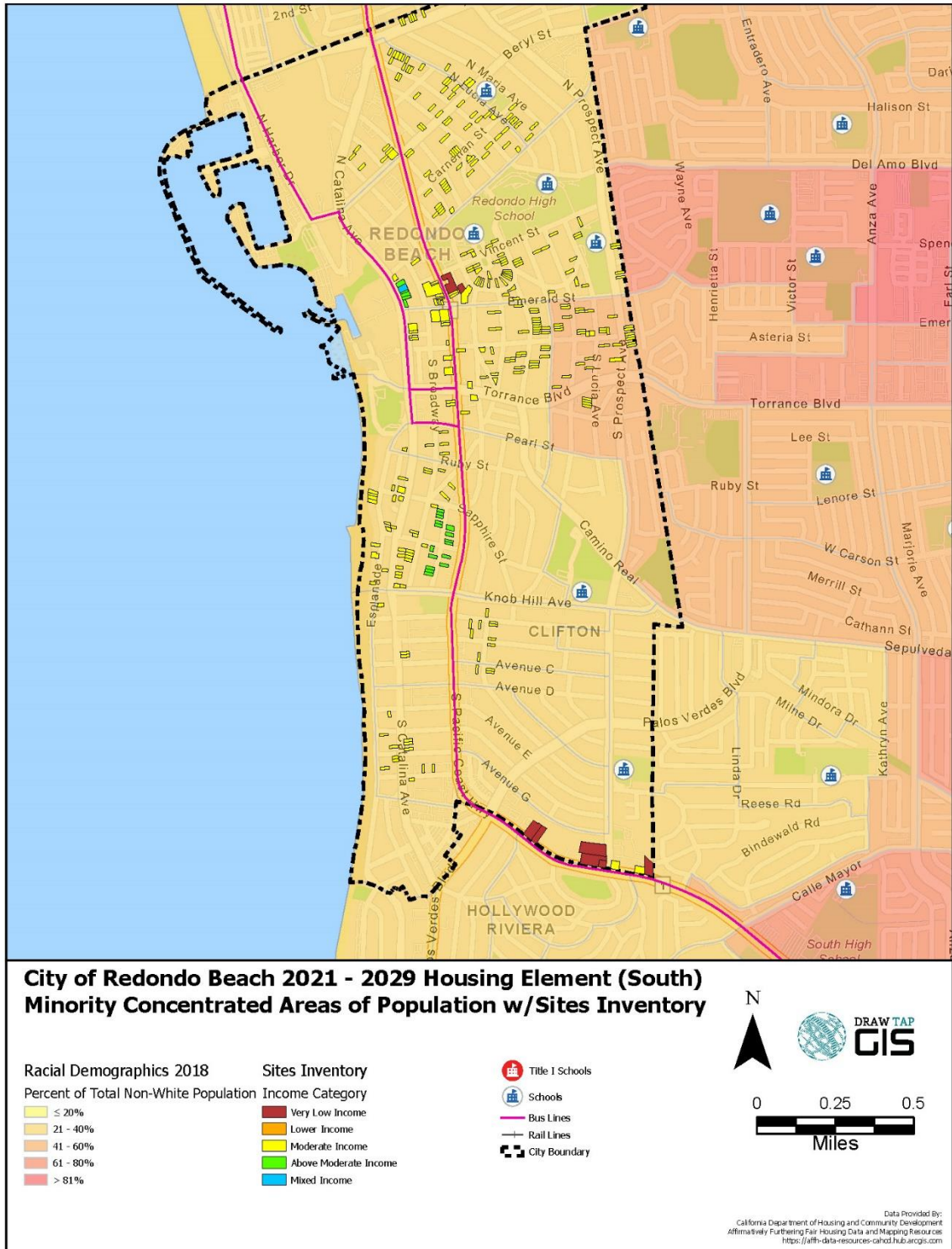


Figure D-4: RHNA Unit Distribution by % of Minority Concentration – South of 190th



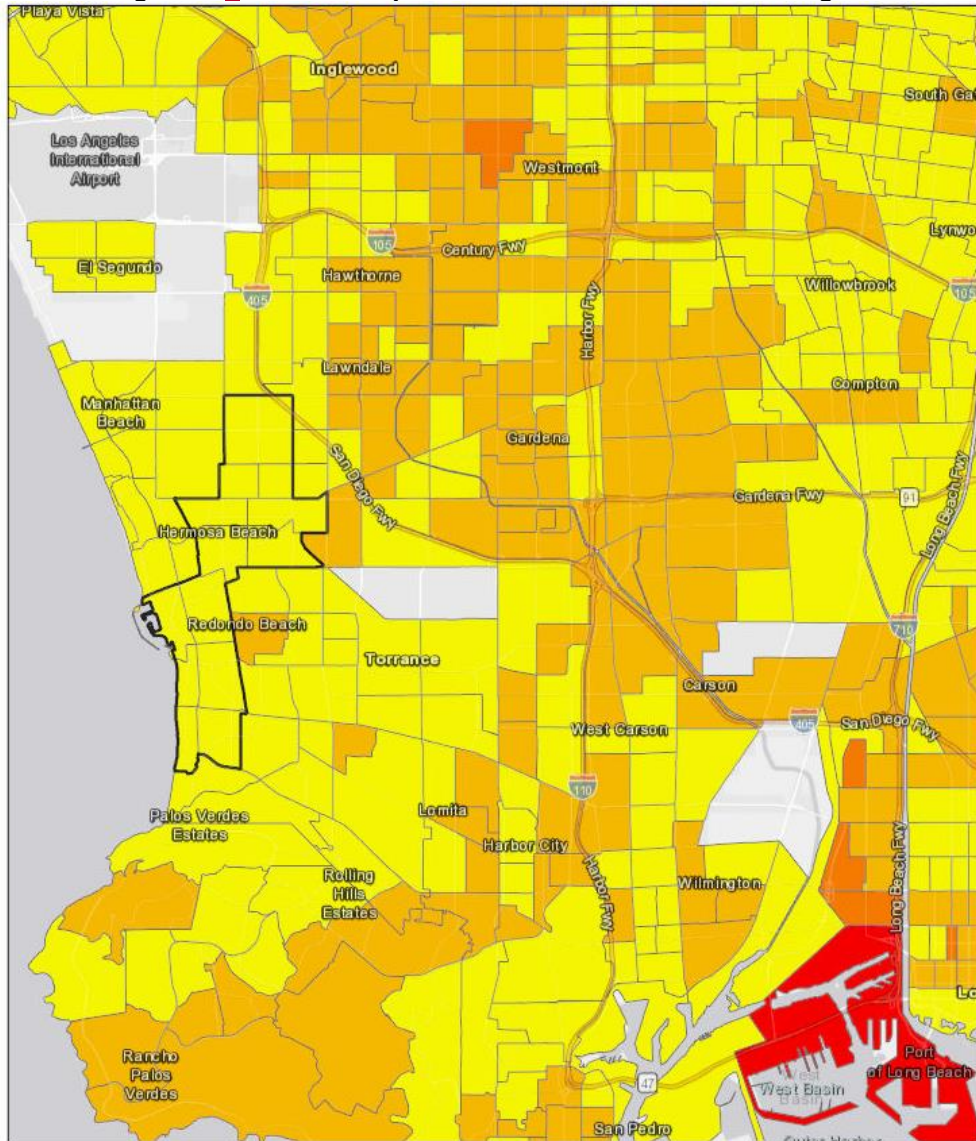
2. Persons with Disabilities

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-5](#) 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-6](#)).

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-5: Percent Population with Disabilities in the Region

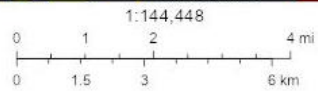


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City/Town Boundaries

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

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



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Figure D-6: Percent Population with Disabilities in Redondo Beach and Distribution of RHNA - North of 190th

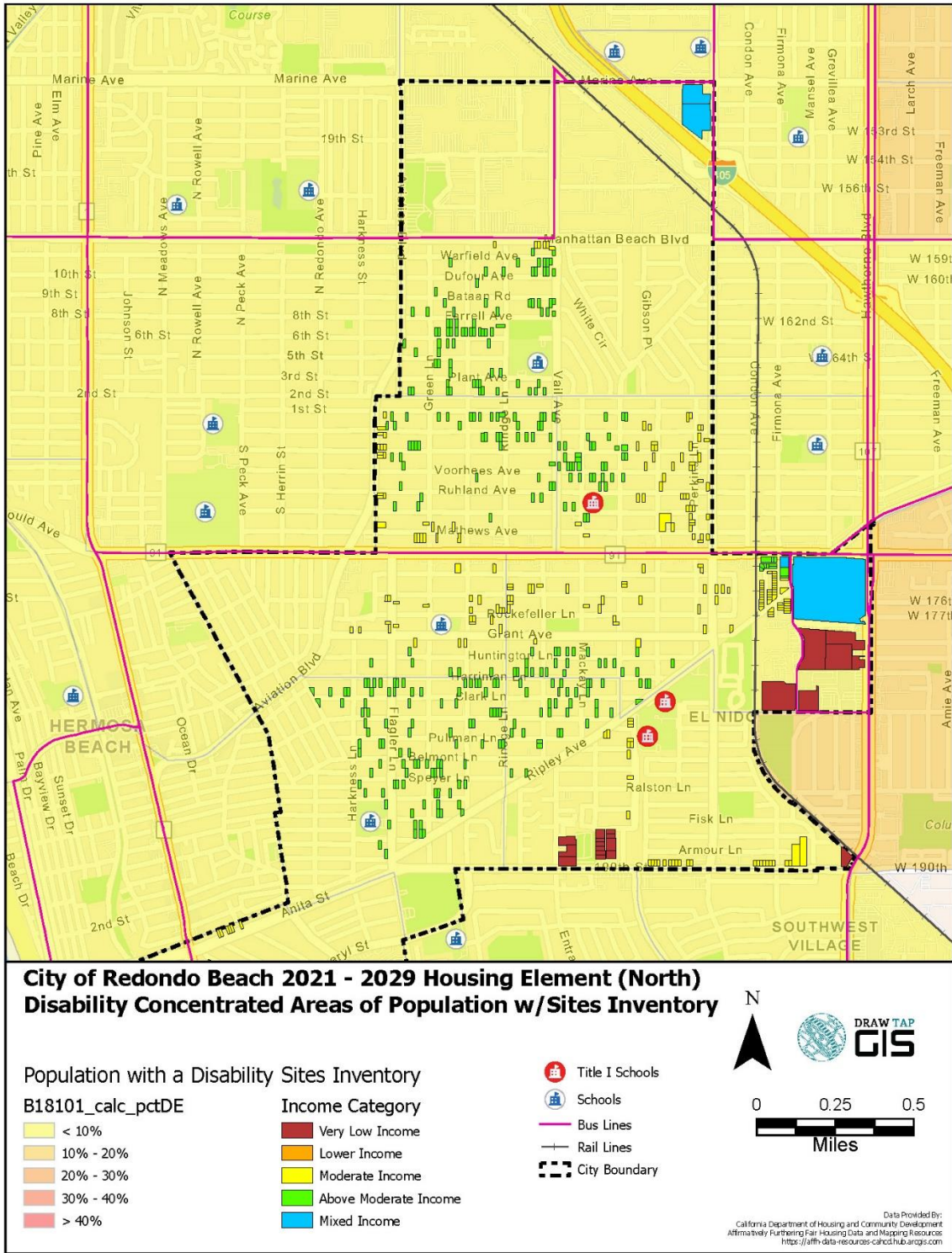
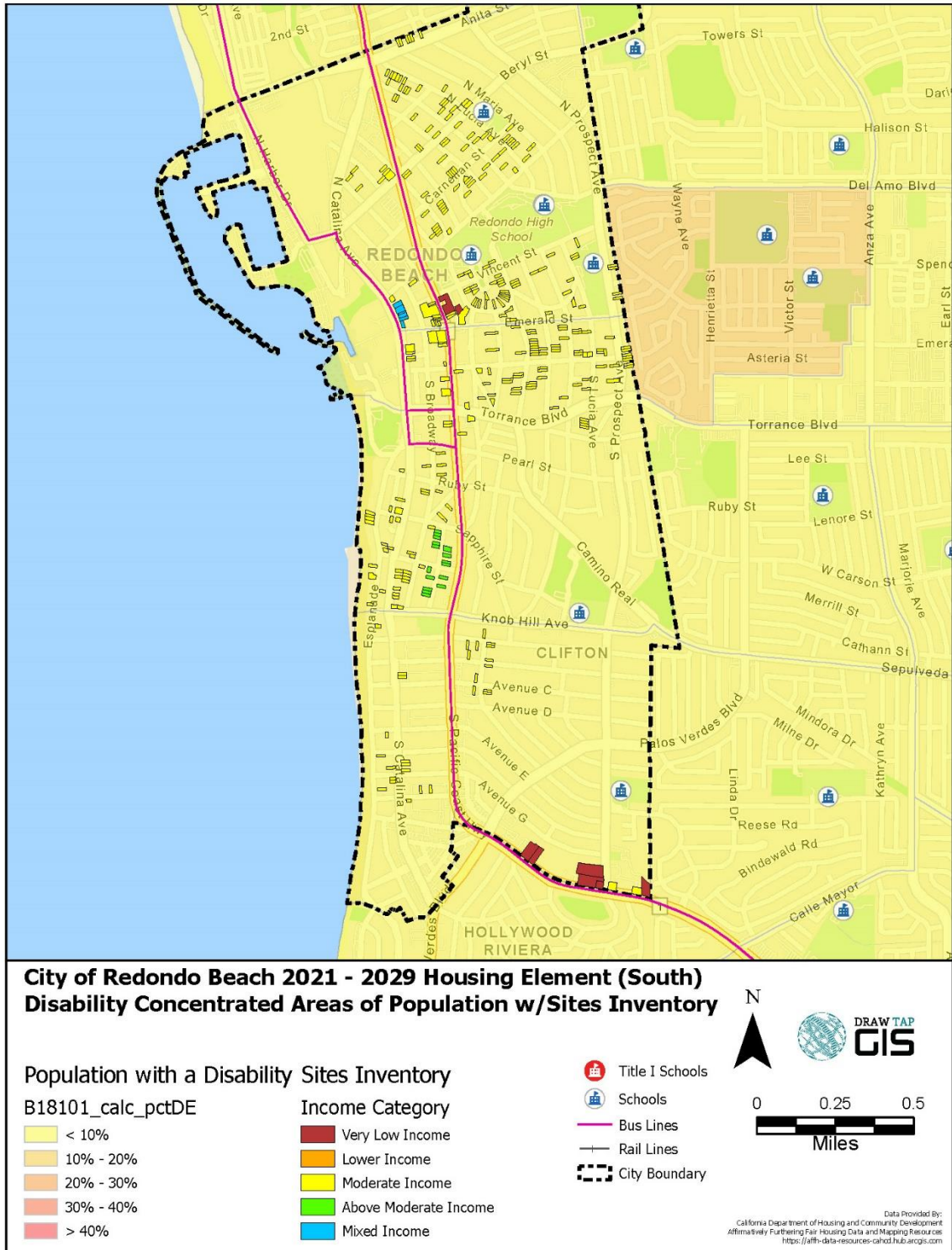


Figure D-7: Percent Population with Disabilities in Redondo Beach and Distribution of RHNA – South of 190th



3. Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. According to the HCD AB686/AFFH data tool maps (Figure D-8), there are a few areas with a small concentration of households with adults living alone in the City. Adults living with their spouse are spread evenly throughout the City, where the population of adults living with their spouse is 20 to 40 percent in the majority of the City (Figure D-9).

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing 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 City’s RHNA units are spread among census tracts with 60 to 80 percent and more than 80 percent of the population being children in married-couple households (Table D-5). A higher proportion of lower income RHNA units are located in areas with lower proportions of families with children. New units can offer a range of housing choices including townhomes, condos, and apartments, with the opportunity to diversify the existing neighborhoods by introducing younger households, which may not have children and are of lower incomes. Higher density housing offers opportunities for more affordable housing options.

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%

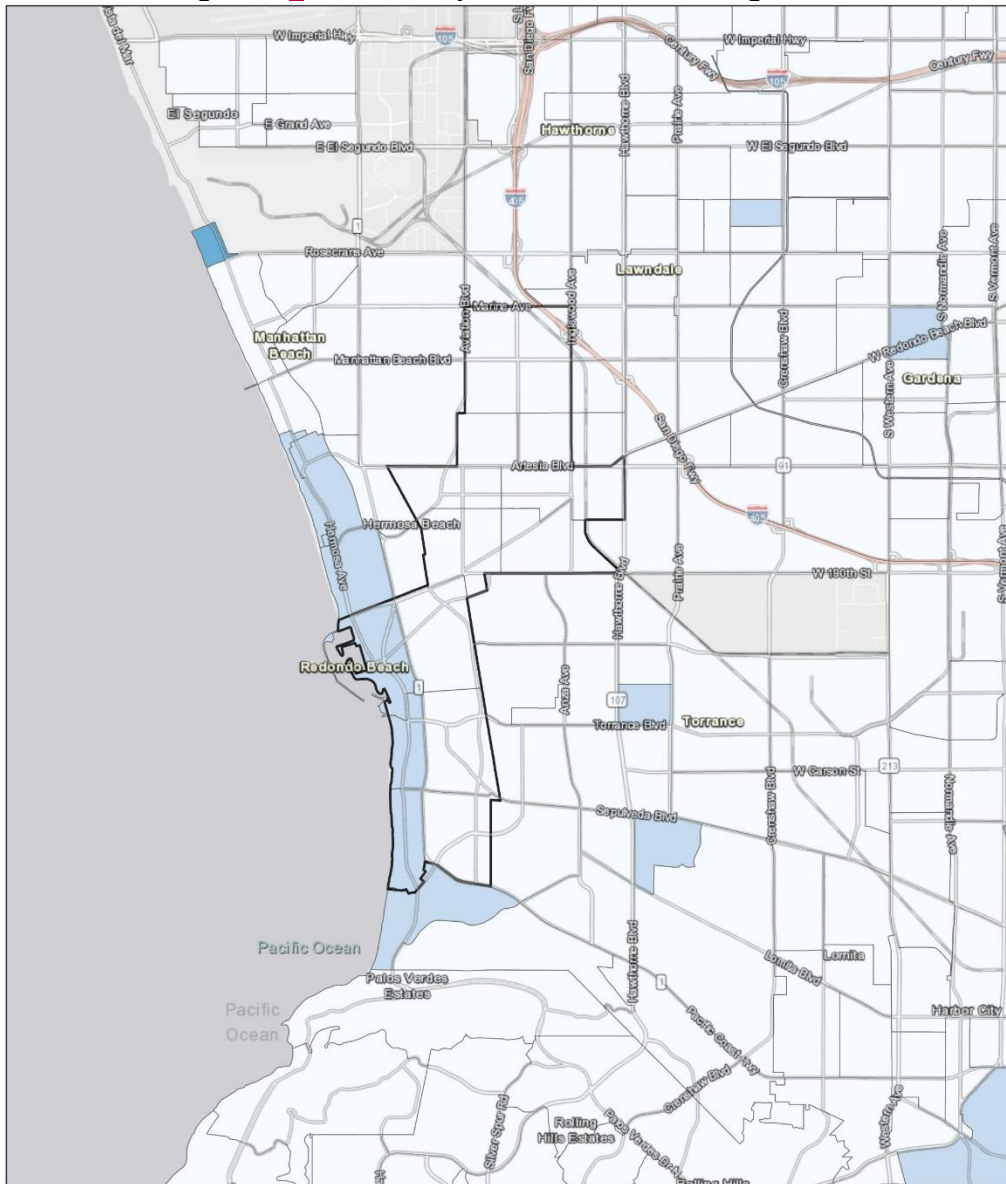
Source: 2015-2019 ACS.

% 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%	73.2%	82.1%	53.1%	57.8%
> 80%	26.8%	17.9%	46.9%	42.2%
Total Units	1,413	683	911	3,007

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-12](#)). 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	1,413	683	915	3,007

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%

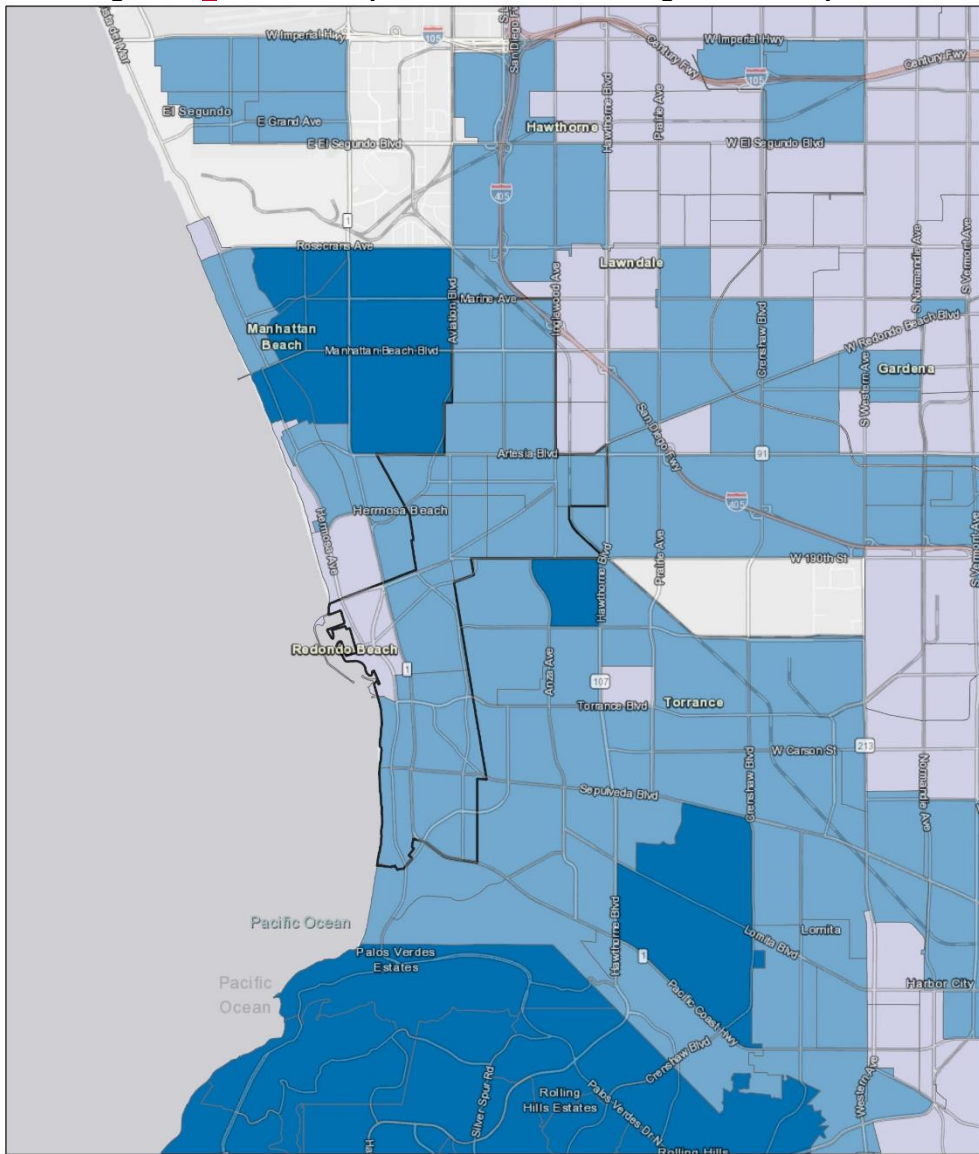
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Figure D-9: Percent Population of Adults Living with their Spouse



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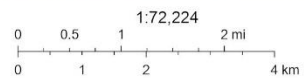
City/Town Boundaries

(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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CAHCD

Figure D-10: Percent of Children in Married Couple Households and RHNA Distribution – North of 190th

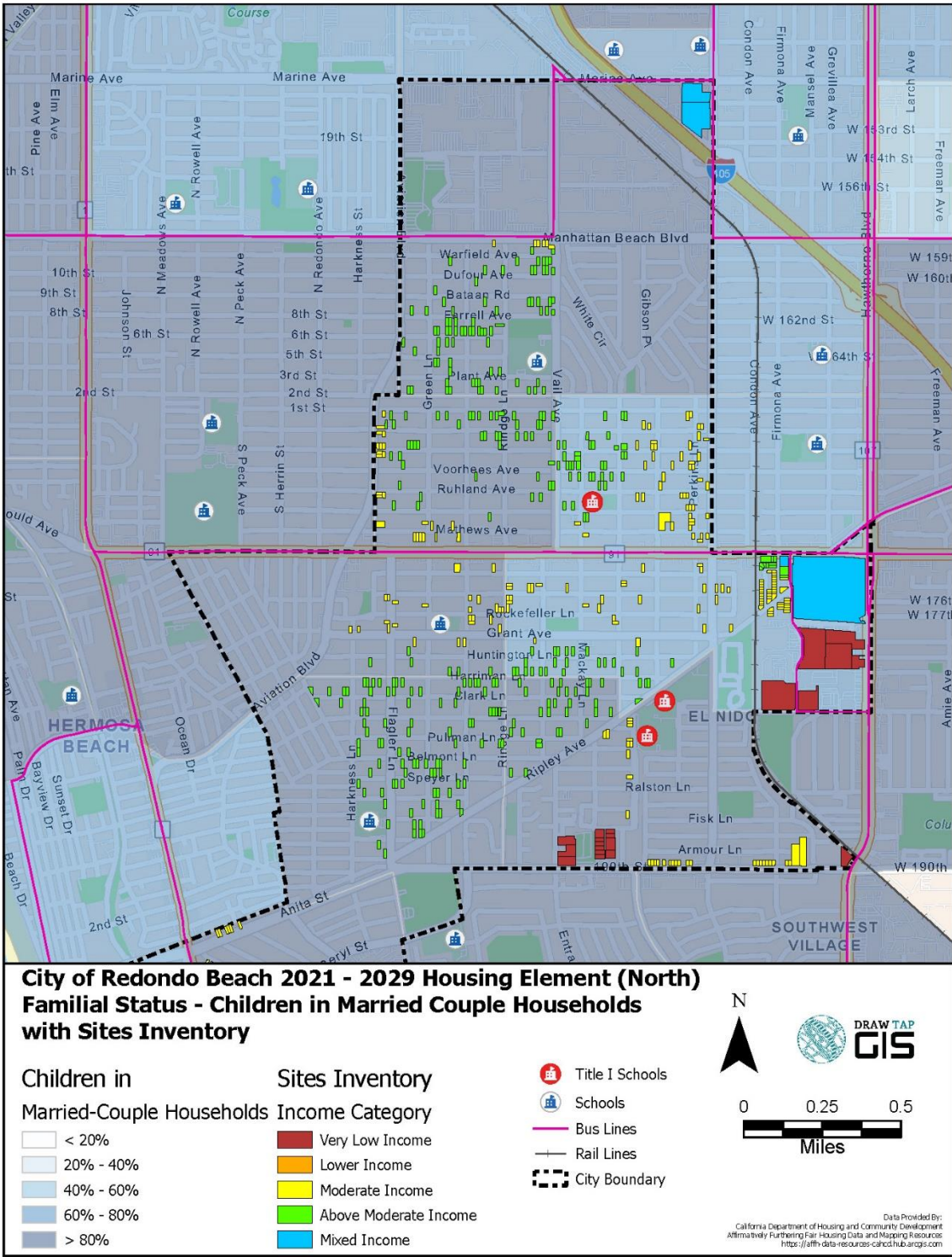


Figure D-11: Percent of Children in Married Couple Households and RHNA Distribution – South of 190th

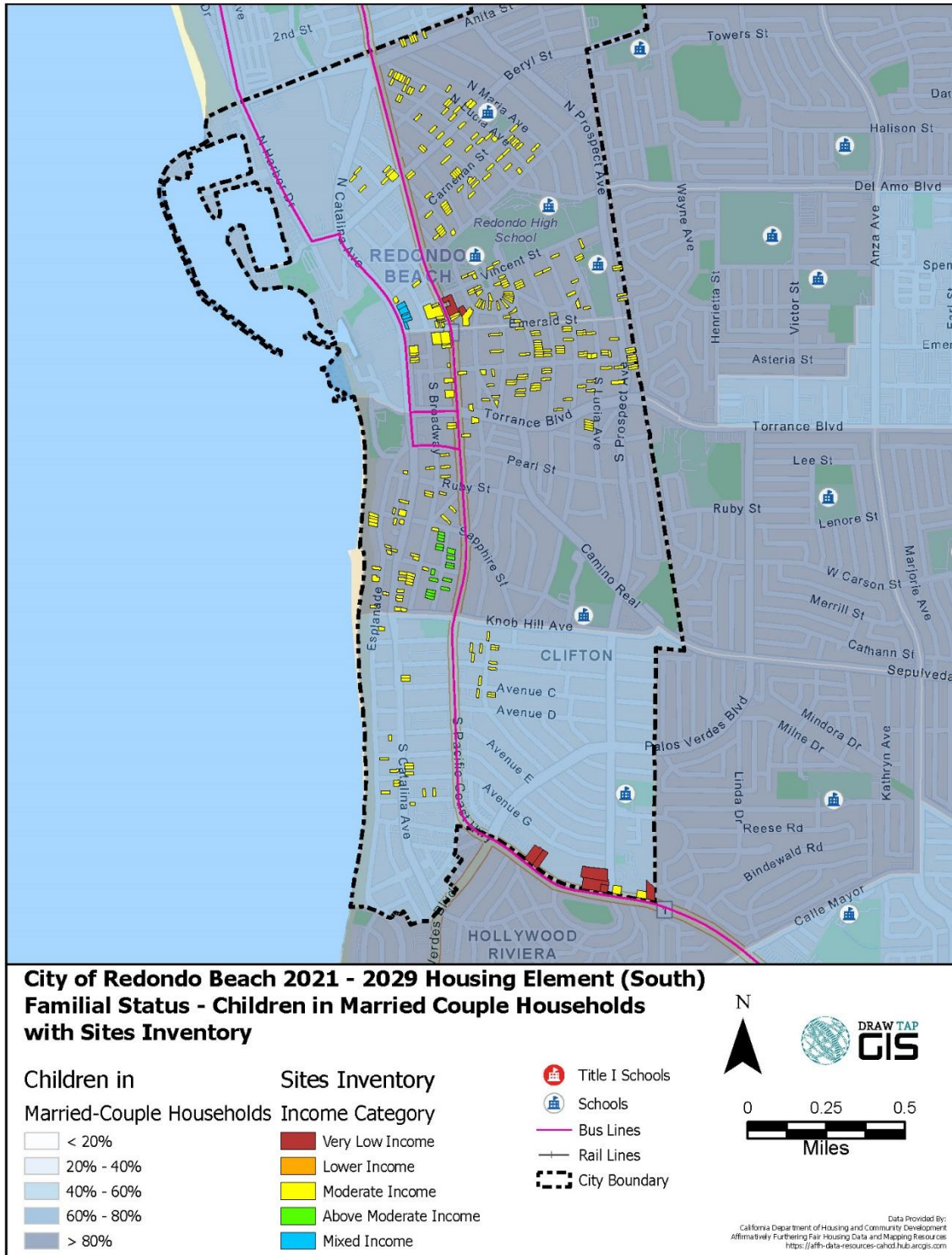


Figure D-12: Percent of Children in Single Female-Headed Households and RHNA Distribution North of 190th

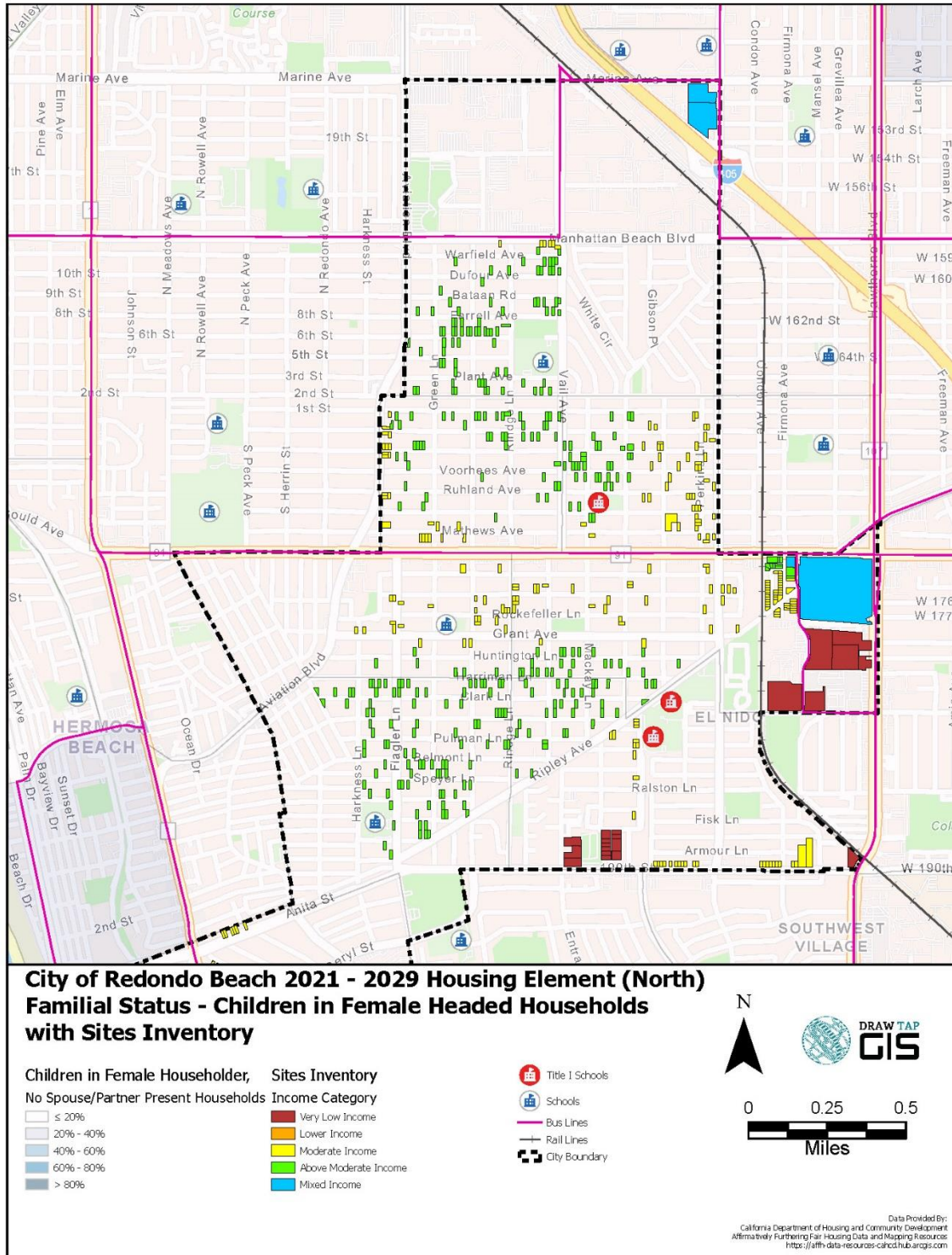
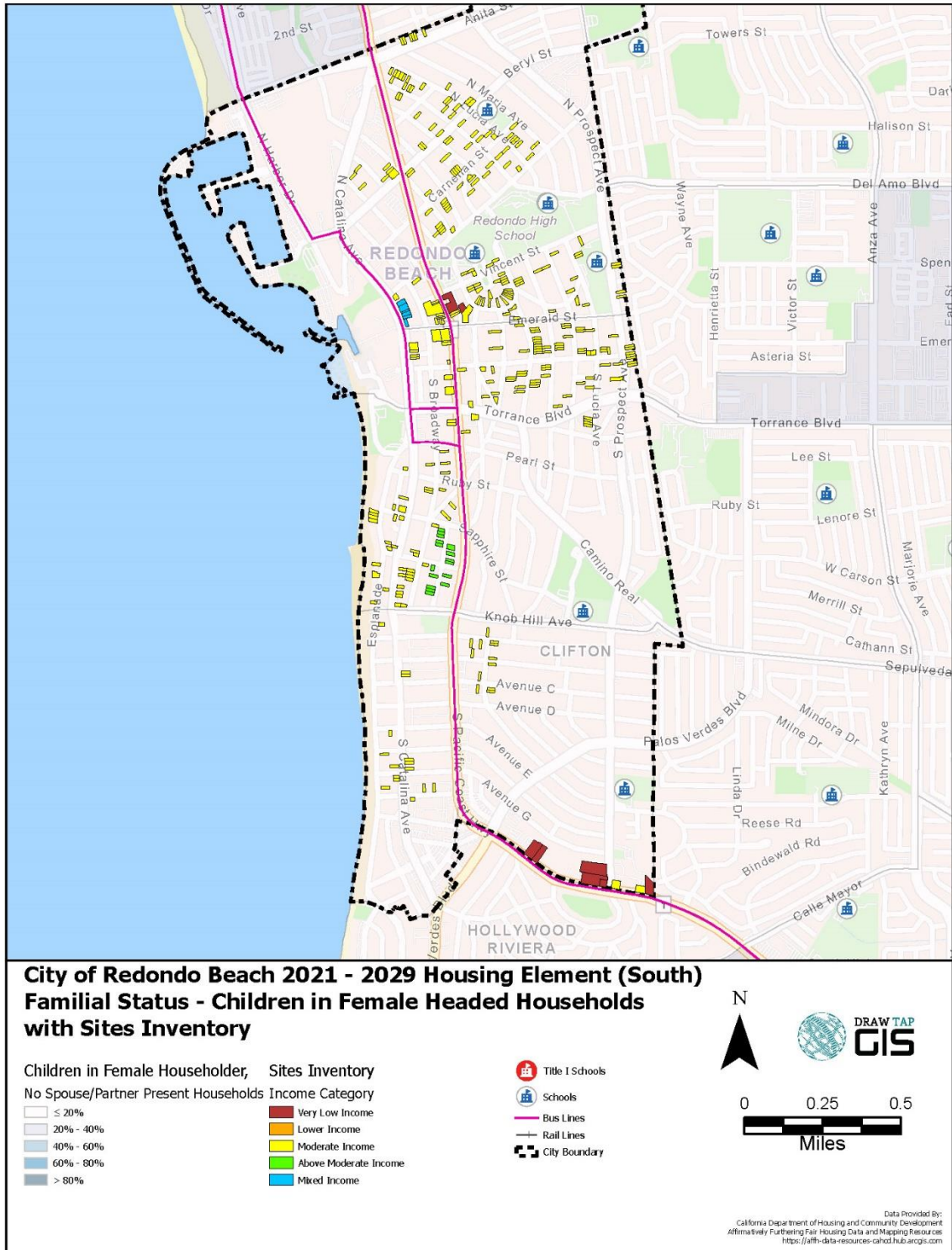


Figure D-13: Percent of Children in Single Female-Headed Households and RHNA Distribution – South of 190th



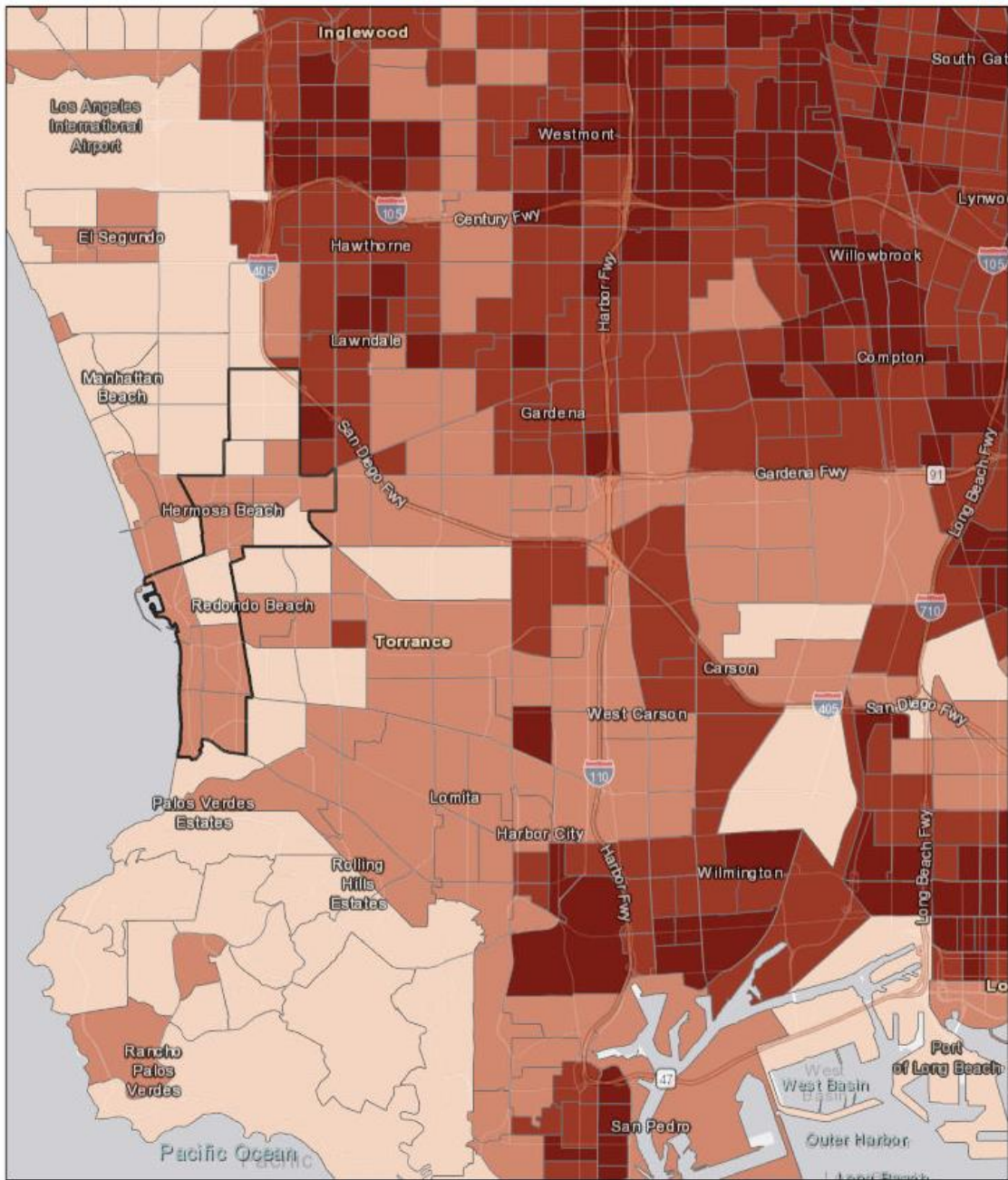
4. Income Level

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-14](#) 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-15](#)). 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](#)). The majority of the RHNA sites are located in areas with lower percentage of lower income households. New housing is primarily being accommodated in along commercial corridors where there is access to public transportation, services, and employment. Furthermore, as shown in the Section 2.2.4 of the Housing Element, the recently approved affordable housing projects are located throughout the City, including in northern, central, and southern Redondo Beach.

% LMI HH	Lower	Moderate	AM	Total Units
< 25%	78.3%	45.4%	78.8%	71.0%
25% - 50%	16.1%	51.5%	21.2%	25.7%
50% - 75%	5.6%	3.1%	0.0%	3.3%
75% - 100%	0.0%	0.0%	0.0%	0.0%
Total Units	1,413	683	911	3,007

Figure D-14: Low and Moderate Income (LMI) areas in the Region



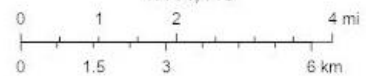
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City/Town Boundaries

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

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%



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Figure D-15: Low and Moderate Income (LMI) Areas in Redondo Beach and RHNA Distribution North of 190th

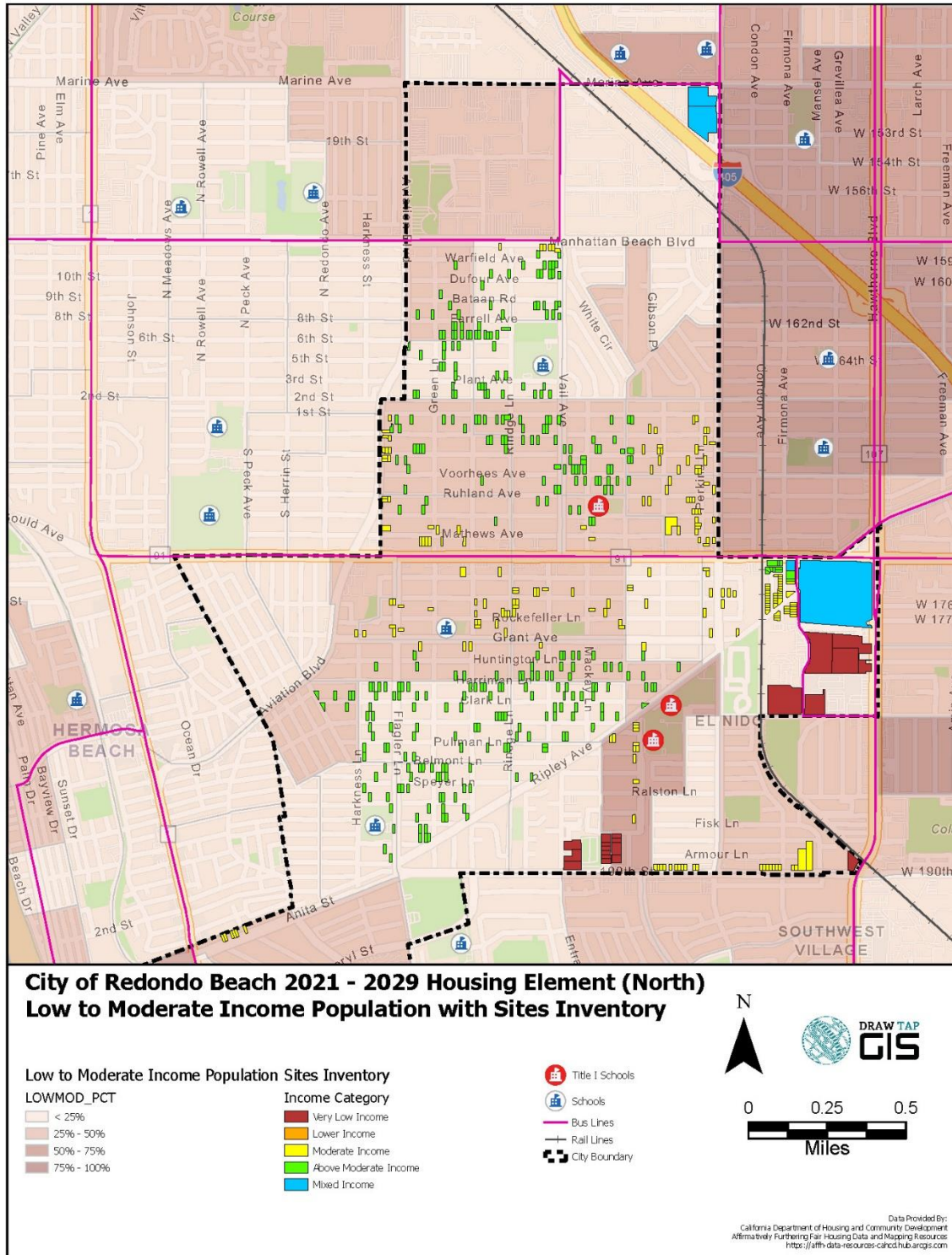
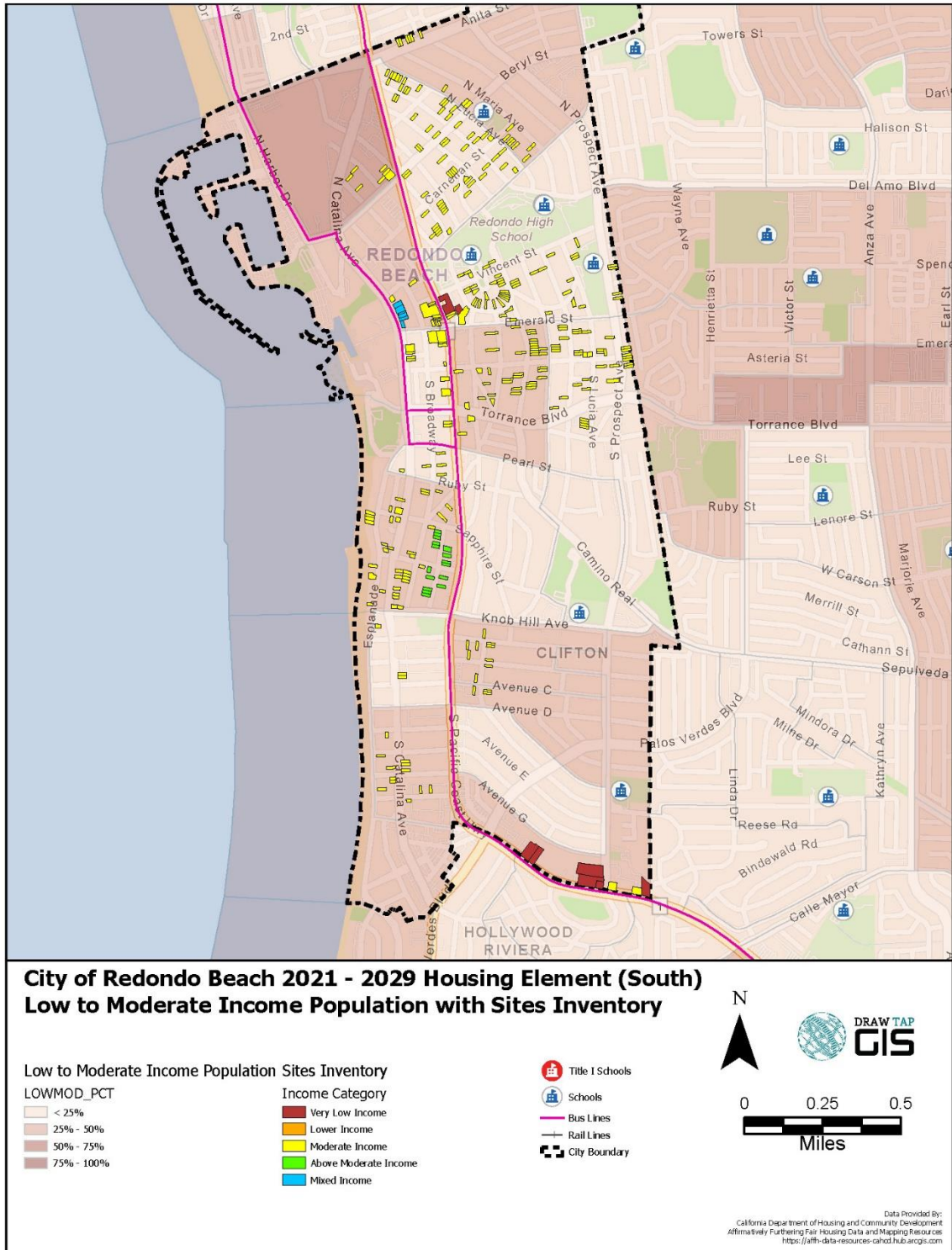


Figure D-16: Low and Moderate Income (LMI) Areas in Redondo Beach and RHNA Distribution – South of 190th

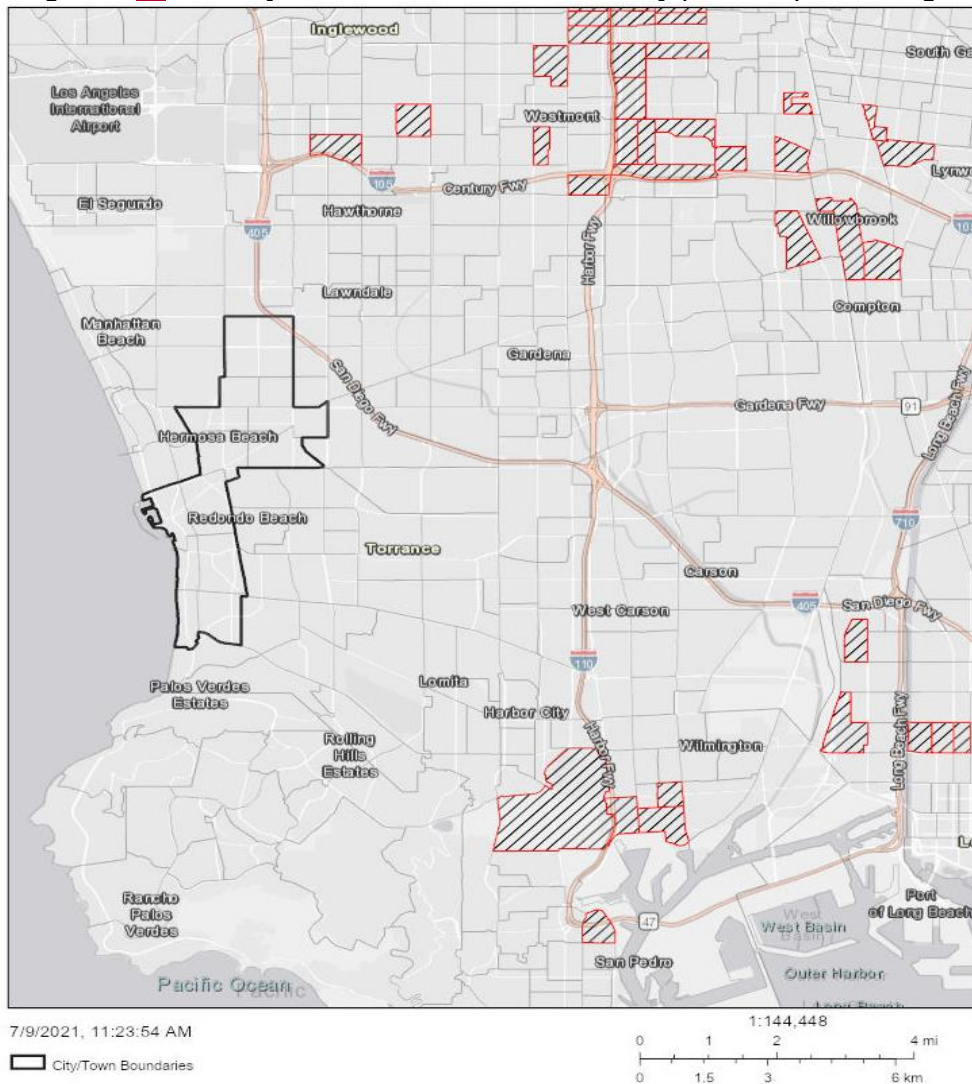


C. Racially and Ethnically Concentrated Areas

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-17). There are no RECAPs in Redondo Beach.

Figure D-17: 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.”

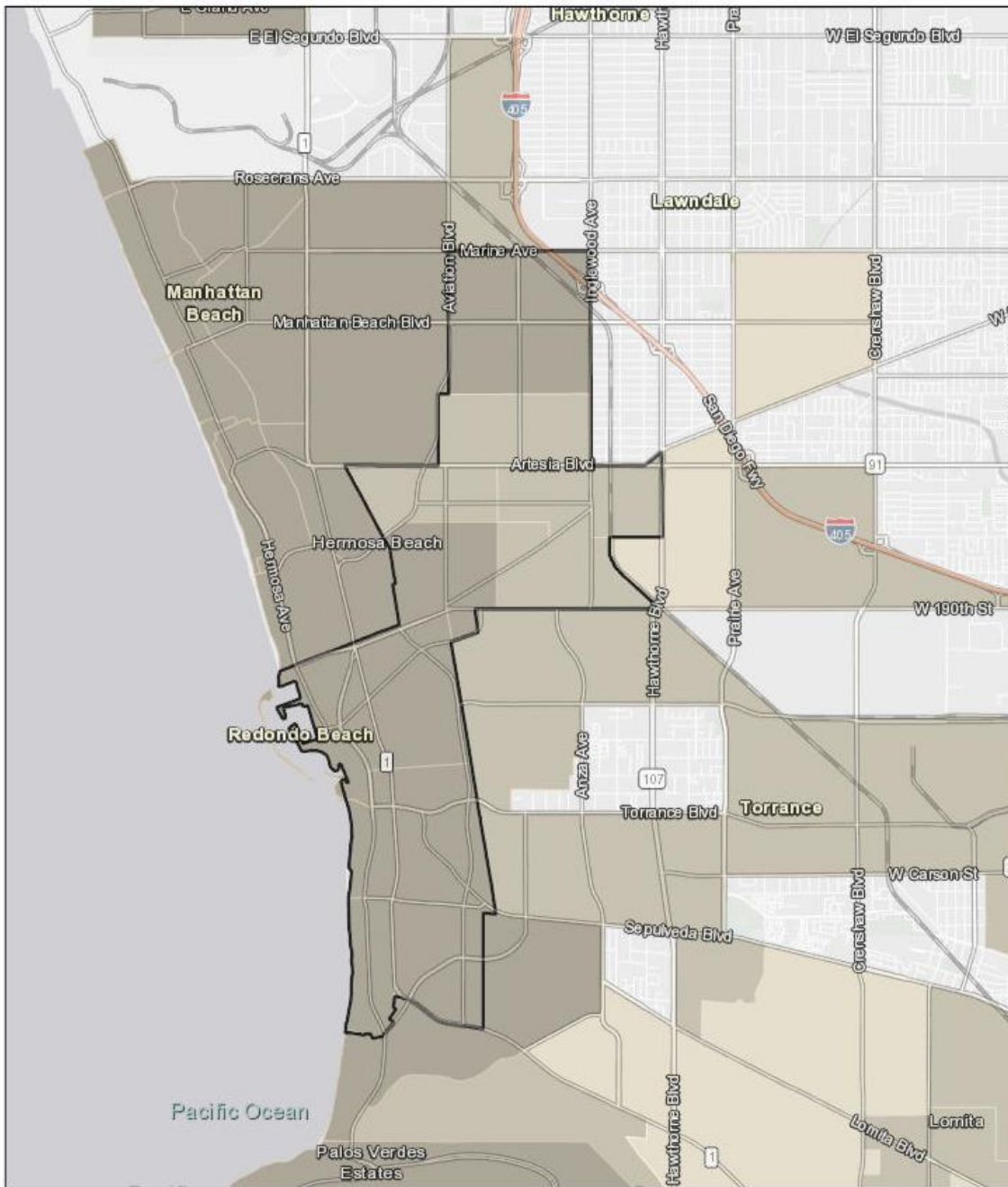
RCAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence. As [Figure D-18](#) and [Figure D-19](#) show, census tracts 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-18: White Majority Population



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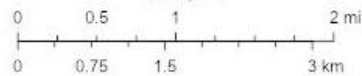
City/Town Boundaries

(R) Predominant Population - White Majority Tracts

Slim (gap < 10%)

Sizeable (gap 10% - 50%)

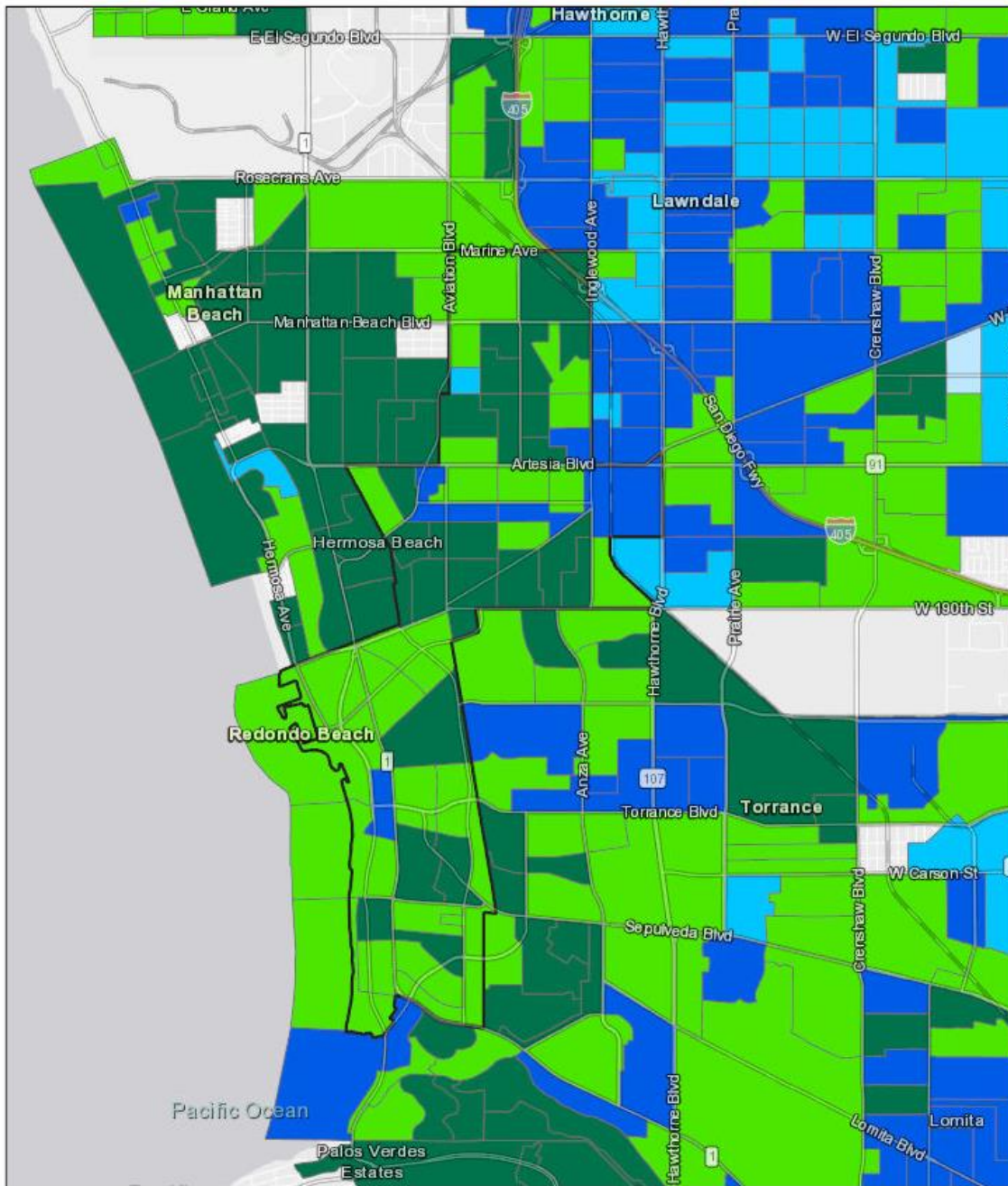
Predominant (gap > 50%)



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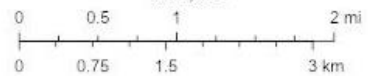
Figure D-19: Median Income



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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-9). 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-20](#). [The distribution of the sites inventory has allowed the City to provide feasible sites that can facilitate lower income housing in locations that have great access to transit by locating RHNA sites along the City’s transportation corridors, freeway access, and transit stations.](#) 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	0.90	0.99	1.14	Highest Resource
6037620702	0.90	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	0.90	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-20: Opportunity Score by Census Tract and RHNA Distribution – North of 190th

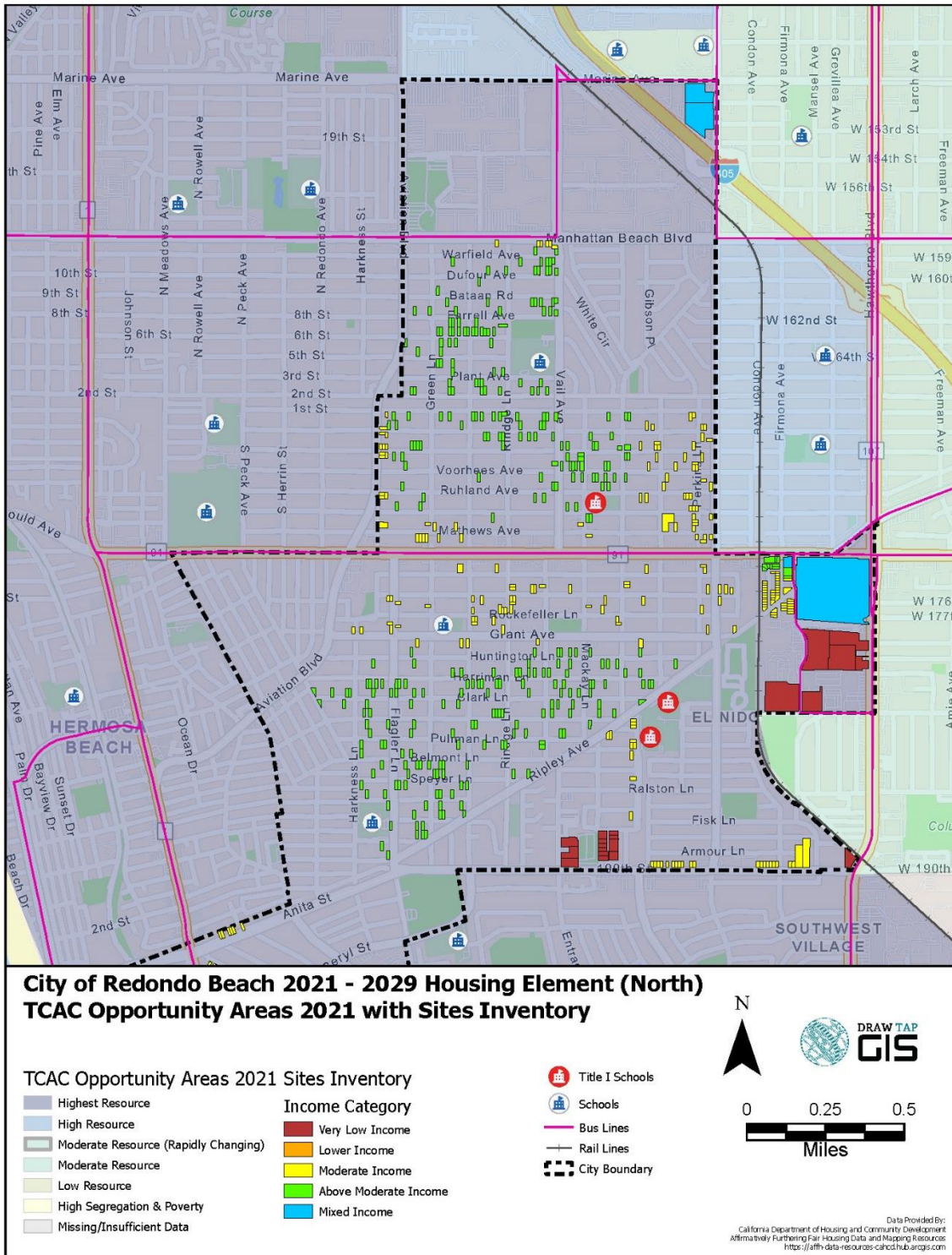
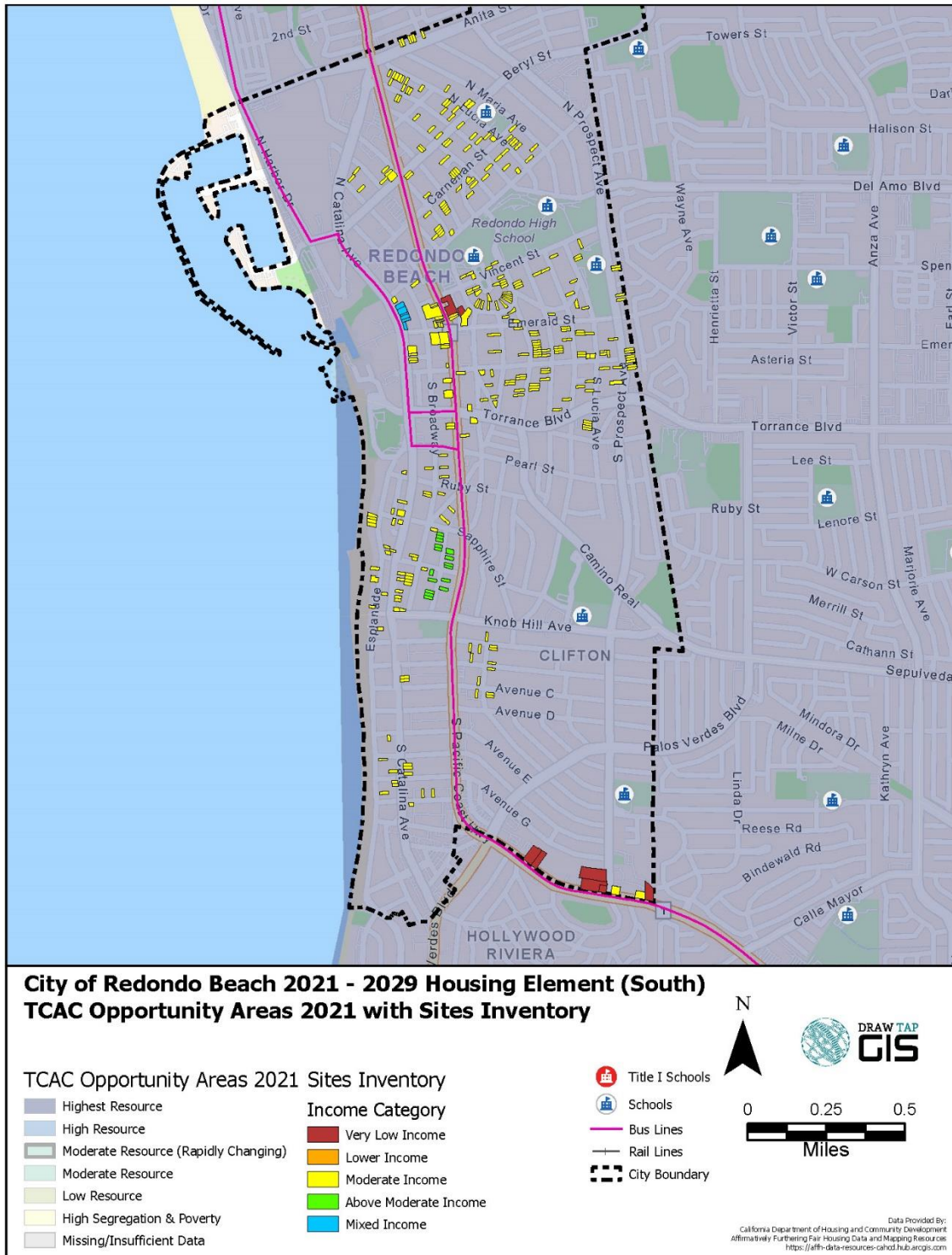


Figure D-21: Opportunity Score by Census Tract and RHNA Distribution – South of 190th



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.

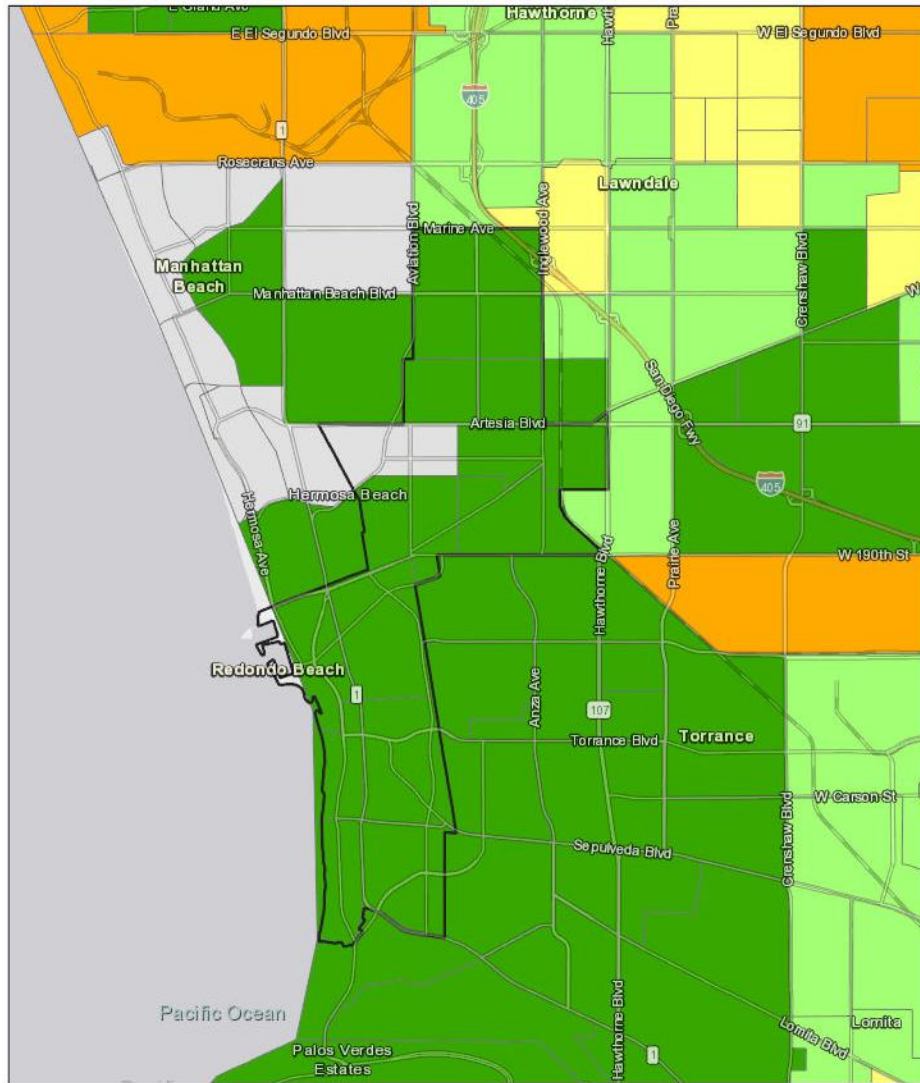
As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. [Figure D-22](#) shows the education scores of each census tract in the City. Education scores in the City range are all positive.

As shown in Figure D-20, Redondo Beach has three Title 1 schools, all are located in north Redondo Beach. The City has reviewed and consulted with the Redondo Beach Unified School District (RBUSD) Board of Education's "Board Policy Manual" and confirmed the Board's numerous Policies with respect to "Intradistrict Open Enrollment", "Evaluating Existing Needs", "Determining Needs", "Facilities Master Plans", and "Relations with Local Agencies".

The RBUSD has numerous policies and procedures in place to accommodate the dynamic school age populations and how they match the school facilities throughout the District. Additionally, the Board of Education recognizes the importance of collaborating and communicating with other local agencies in order to provide the best possible school facilities and to allocate facility resources in an effective and efficient manner. The Board and district staff are required to consult and coordinate with local agencies as required by law and whenever the expertise and resources of these agencies can assist the district in the planning, design and construction of facilities. The City will continue to coordinate with the RBUSD to facilitate communications concerning updates to the City's Land Use Plan and the matching of school facilities with projected student populations.

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-22: 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



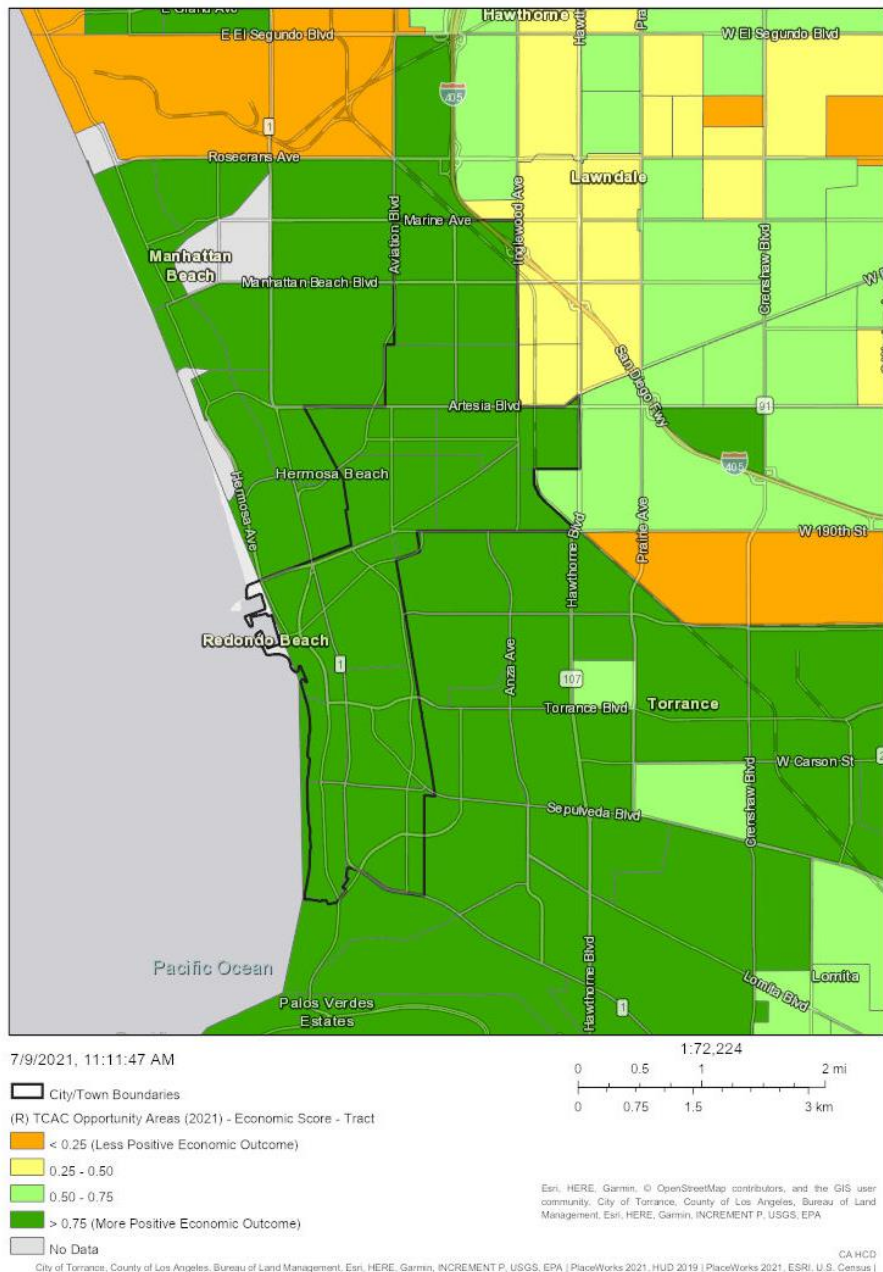
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2. Economic

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-23](#), 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-23: Economic Score by Census Tract

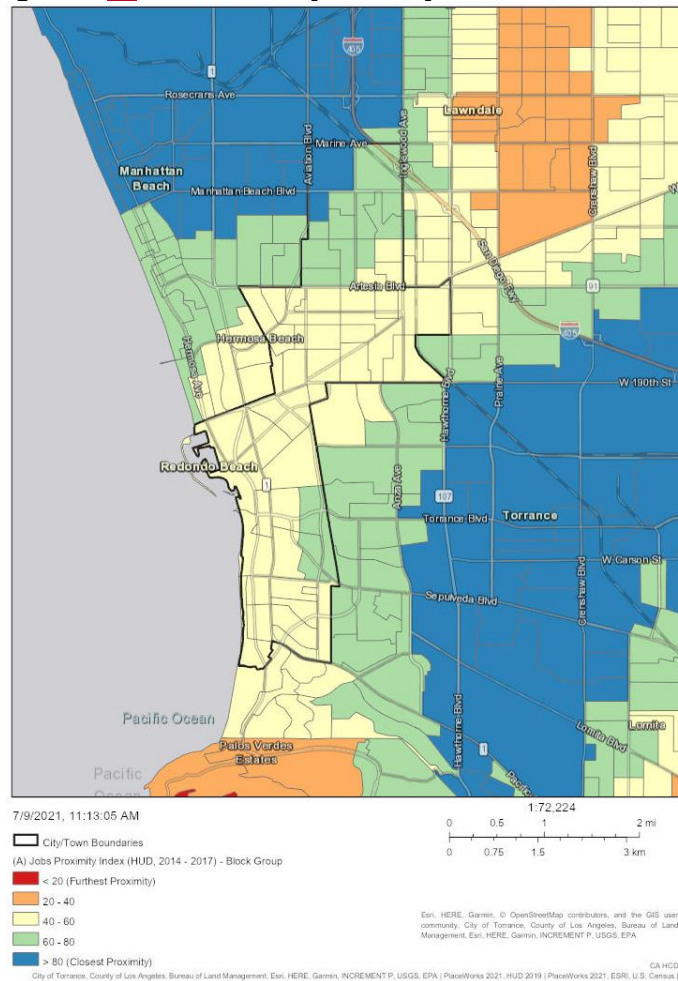


3. Transportation

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-24](#), 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. Overall, the City's RHNA strategy is to locate sites along the City's transportation and commercial corridors that provide freeway access and access to transit. As shown in previous maps such as Figure D-20 and Figure D-21 earlier, most lower income and mixed income sites are located along bus lines.

Figure D-24: 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-25](#) 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](#)). About 37 percent of the City’s lower income RHNA units are in the tracts with a low score of less than 20. The remaining 63 percent of lower income RHNA units are in tracts with a moderately low score of 21 to 40, primarily as recycling of existing light industrial and commercial uses into residential uses. One such area is the 190th Street Residential Overlay. This area is located within existing multi-family neighborhoods. Transitioning this area into residential uses has the beneficial impact of remediating existing environmental hazards and provide housing that is compatible with existing uses. For example, two parcels in the 190th Residential Overlay area are planning for remediation before listing the property for sale for redevelopment. Other areas such as the South of Transit Center and South Bay Market Place are located near public transit and approved housing of similar character.

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)	13.0%	11.7%	0.8%	9.0%
11 - 20%	24.3%	63.0%	22.1%	32.4%
21 - 30%	2.5%	9.5%	28.3%	11.9%
31 - 40%	60.2%	15.8%	48.9%	46.7%
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	1,413	683	91	3,007

Figure D-25: Environmental Score by Census Tract and RHNA Distribution – North of 190th

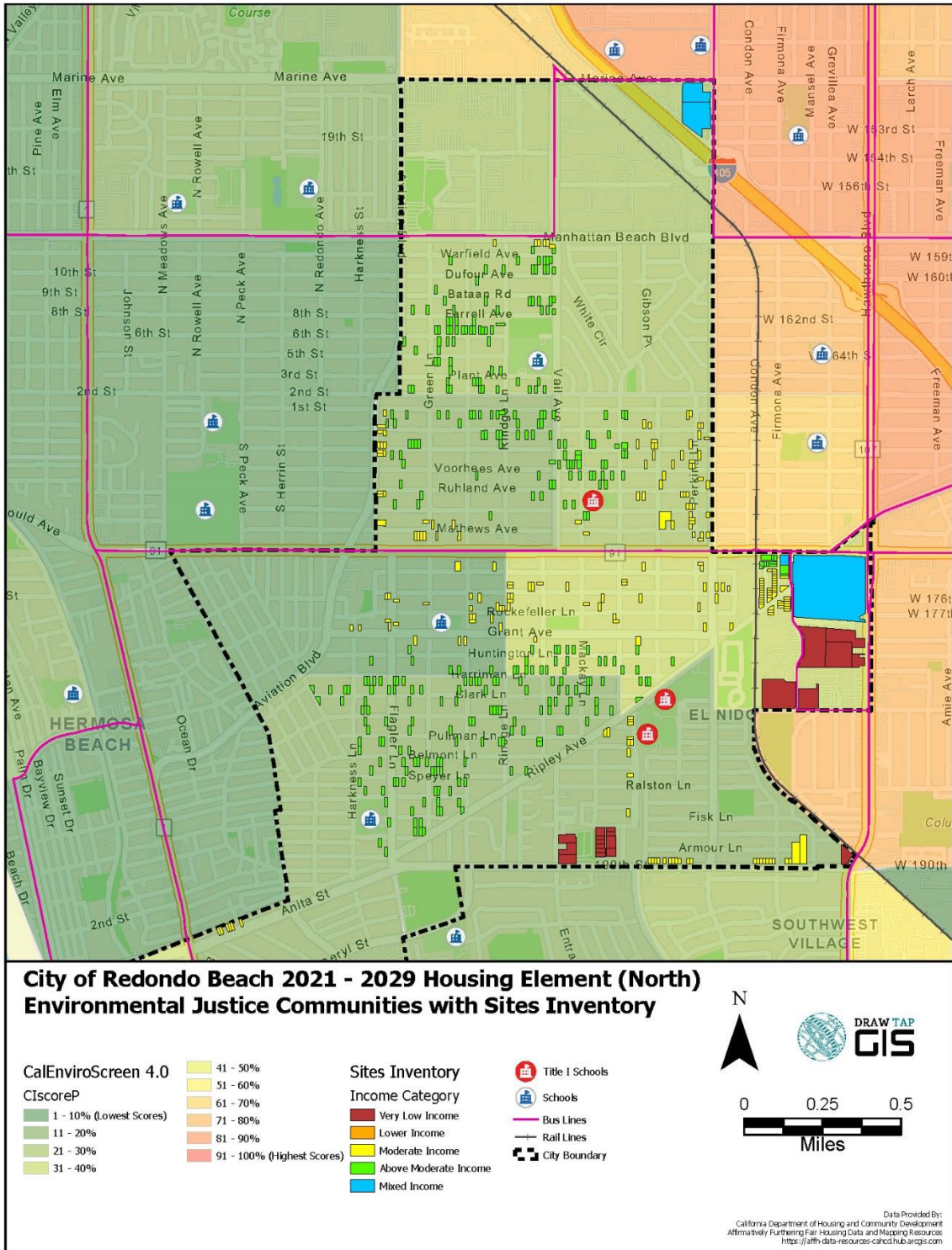
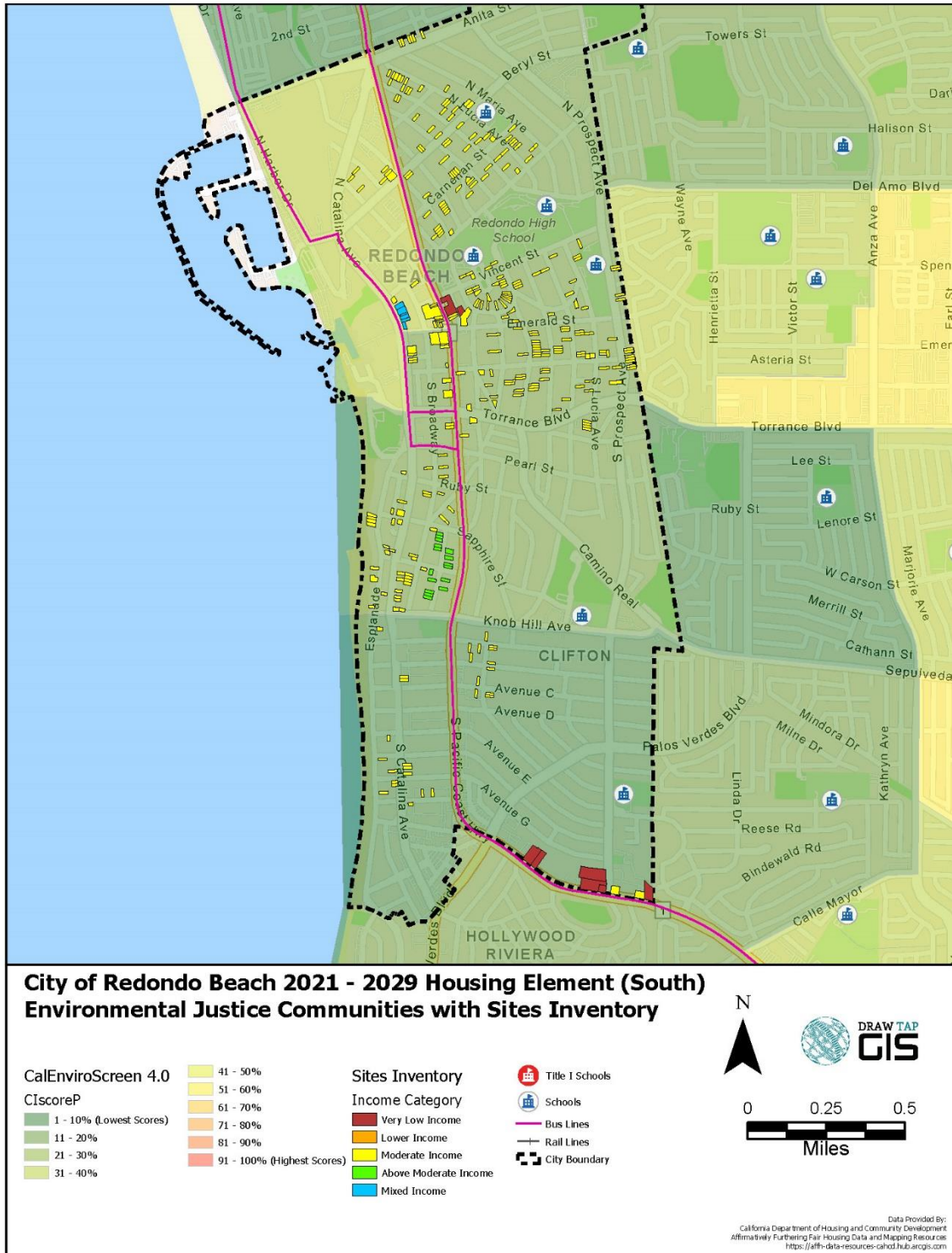


Figure D-26: Environmental Score by Census Tract and RHNA Distribution – South of 190th



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
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 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 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 Income (81-100% AMI)	760	4,140	530	9,265	2,565	6,510	515	11,335	20,600
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 cost burden >30%	59.4%	37.9%	22.6%	40.5%	39.1%	26.2%	50.1%	32.2%	36.3%
% With cost burden >30%	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-27](#) 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-28](#) 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-27: Overpayment – Renter Households

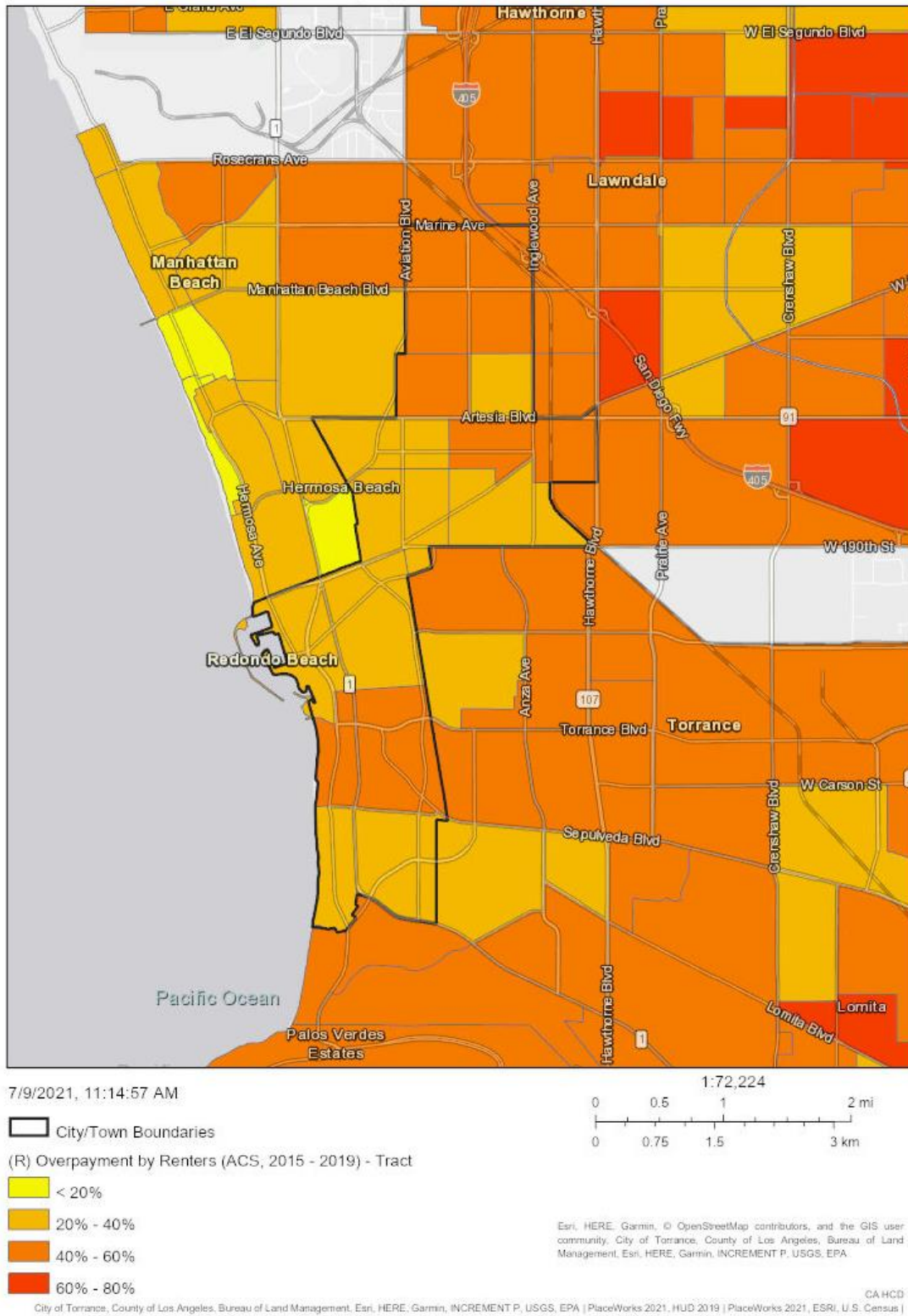
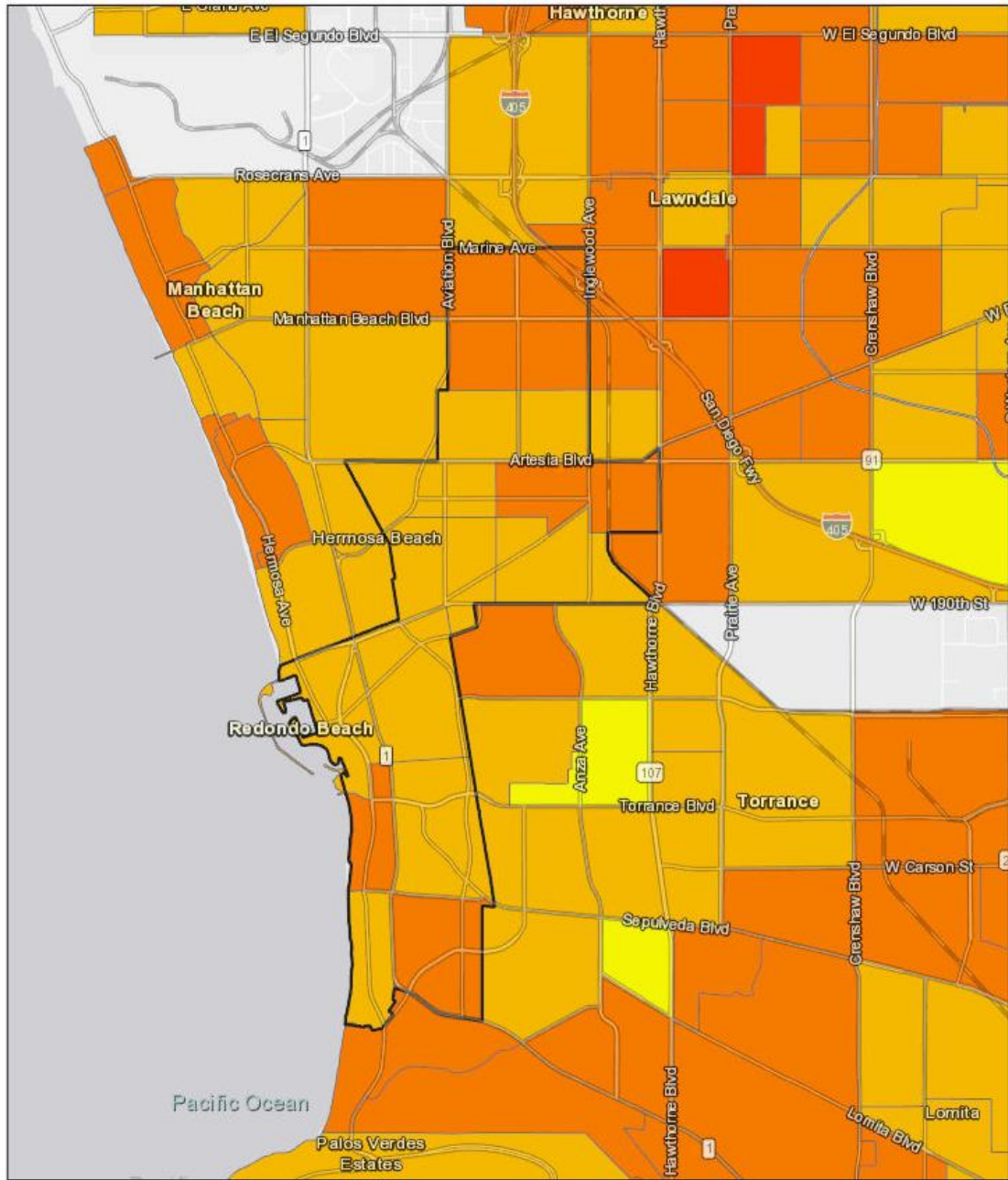


Figure D-28: Overpayment – Owner Households

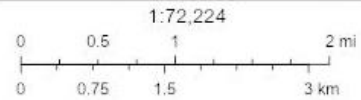


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City/Town Boundaries

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

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



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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.

	# With problems	# Households	% With problems
Family households, <5 people	1,029,920	2,301,365	44.75%
Family households, 5+ people	434,995	628,630	69.20%
Non-family households	718,155	1,368,880	52.46%

Source: HUD CHAS 2013-2017.

6. Displacement Risk

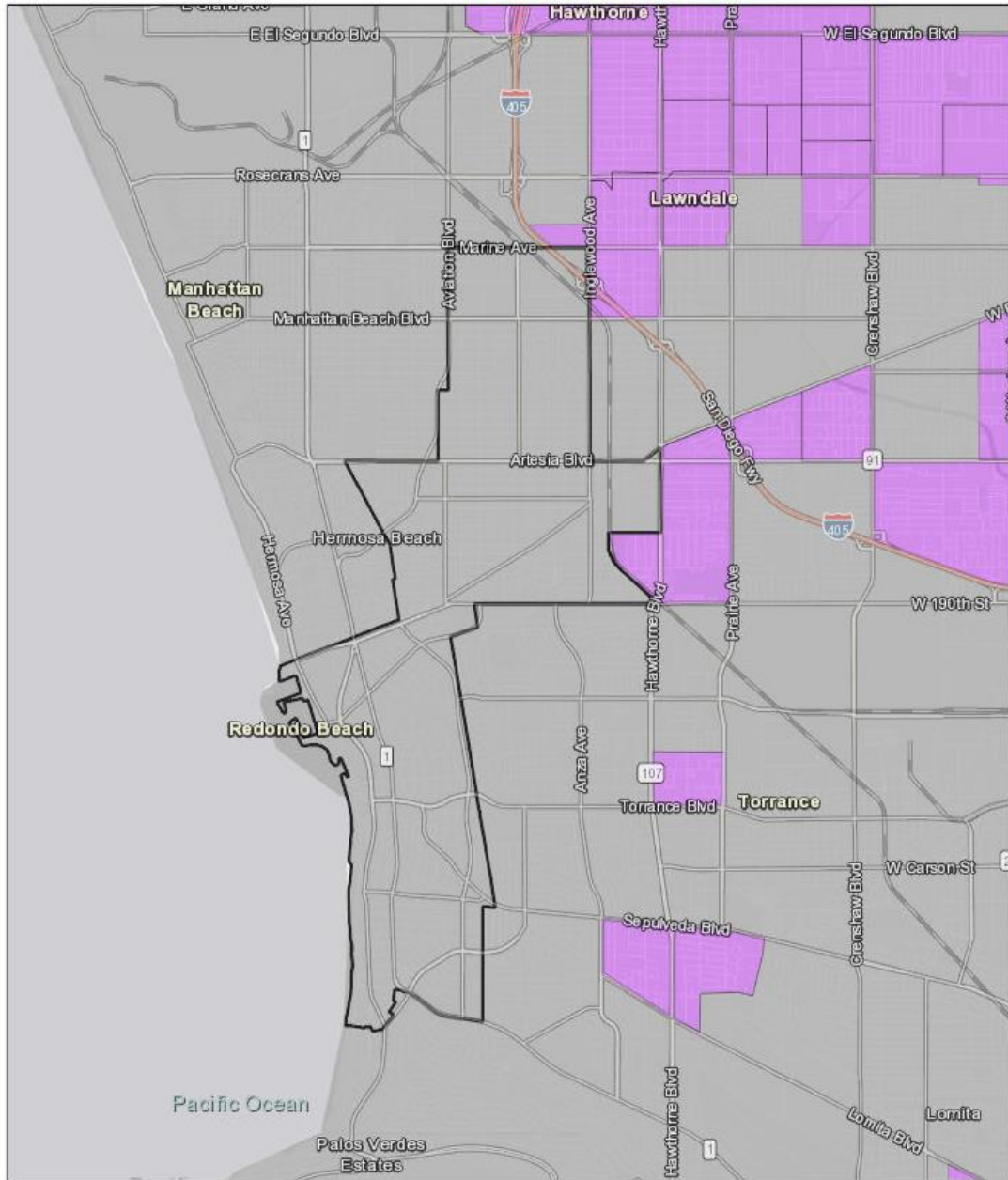
Cost of housing within the City has become high and unattainable for a lot of residents. In 2020 the median sales price for a single-family home in Redondo Beach was \$1,160,000 and increasing 13.5 percent to \$1,316,500 in 2021. Even though the City has a higher median income than most of the County,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

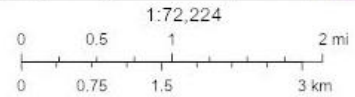
[Figure D-29](#) identifies that there are census tracts that are considered to be vulnerable to urban displacement that surround the City. These communities are areas that have a higher concentration of low and moderate income persons and could affect the census tracts nearby within City limits. According 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-29: Urban Displacement



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-  City/Town Boundaries
-  (A) Sensitive Communities (UCB, Urban Displacement Project)
-  Vulnerable
-  Other



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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

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

D. Access to Opportunities

In Redondo Beach changes to land use and zoning laws that could help to facilitate housing affordable to low and moderate income households could require a public vote. 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).

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 RHNA and affirmatively further fair housing by providing new housing opportunities. The new General

Plan will trigger Measure DD and is scheduled to be placed on the ballot in **March 2023**.
The Housing Element includes a program to monitor the impact of Measure DD, as required by State law.