

SECTION 1.0

Introduction

1.0 INTRODUCTION

1.1 BACKGROUND AND SCOPE OF THE GENERAL PLAN UPDATE

In early 1988, the City of Redondo Beach, in an effort to account for and reflect the changes in its physical, economic, social, and political character, formally initiated the process of updating and revising its adopted 1964 comprehensive General Plan.

The City's goal in this effort was to undertake and successfully carry out an inclusive planning process that would: 1) define and analyze the conditions and issues currently facing the community; 2) integrate these issues with goals, objectives, and concerns expressed by local citizens, business people, and public administrators; and 3) generate a comprehensive new General Plan that could guide local development, policy, and resource management into the twenty-first century.

To assist them in this endeavor, the City of Redondo Beach, through its Community Development (Planning) Department, retained the services of a team of expert urban planning, transportation, economics, and environmental consultants. The consultant team was led and managed by Envicom Corporation, a privately-owned local urban and regional planning and environmental services consulting firm, and included: the Natelson Company, Incorporated, a local economic and financial firm; Kaku Associates, a local transportation planning and engineering firm; Walker, Celano and Associates, a local acoustical engineering firm, and Sage Associates, a local geologic and environmental services firm. The consultant team was charged with the responsibility of: 1) providing technical assistance and guidance to the City of Redondo Beach in the formulation of the plan; 2) facilitating the community participation/input and review process of the project; and 3) preparing the revised General Plan document and accompanying Environmental Impact Report (EIR).

The scope of this particular update of the City of Redondo Beach General Plan includes a complete revision of five of the seven required elements of the existing General Plan: Land Use; Circulation; Noise; Housing; and Safety. The two remaining required elements: Conservation; and Open Space, have only been reviewed, updated, and sufficiently revised to ensure that they meet the latest established state guidelines for internal consistency of General Plans.

In addition to the seven aforementioned elements required by state law to be contained in a general plan, a total of four "optional" elements or topics have been newly created for this General Plan Update. The four "elective" elements/topics contained in the Updated General Plan include: 1) Child Care/Senior Care; 2) Solid Waste and Recycling; 3) Utilities; and 4) Toxic Wastes and Materials.

1.2 ROLE AND PURPOSE OF THE GENERAL PLAN

The General Plan is a comprehensive planning document which serves as "the officially adopted statement of local policy regarding each individual community's development." The preparation and adoption of a "comprehensive, long-term general plan for the physical development of the county or city" is mandated, by California Government Code, Section 65300, for all cities and counties (including chartered cities) within the State of California.

Formerly a little-used vague and general "wish-list", the "modern" General Plan is now a specific, concrete, and important policy document, providing a basis for rational decision making regarding a city's or county's long-term physical development. The status and function of a city's General Plan (relative to planning and land use matters) has been compared to that of a state constitution by the State of California Attorney General's Office.

State Law (California Government Code Section 65302 [a-g]) stipulates that each General Plan contain a minimum of seven (7) mandatory subject elements. The seven mandatory subject elements include:

- (1) Land Use Element;
- (2) Circulation Element;
- (3) Housing Element;
- (4) Conservation Element;
- (5) Open Space Element;
- (6) Noise Element; and
- (7) Safety Element.

In addition, California Government Code, Section 65303, provides that the General Plan "may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the city or county." These "optional" elements often include: 1) Child Care/Senior Care; 2) Solid Waste and Recycling; 3) Utilities; and 4) Toxic Wastes and Materials.

The State of California, under Government Code, Section 65300.5, now mandates that General Plans be internally "unified" and "consistent" in nature. This concept, in practice, translates to a requirement that none of the policies or components within the General Plan conflict with or contradict each other, either conceptually, textually or diagrammatically.

In addition, the adoption or revision of a General Plan is considered a "project" for the purposes of the California Environmental Quality Act (CEQA). This status triggers the requirement that if the adoption or revision of the General Plan "may cause a significant effect on the environment," the jurisdiction 'must' prepare an environmental impact report (EIR).

The environmental impact report prepared for the updated General Plan met established California Environmental Quality Act (CEQA) Guidelines for the preparation of such reports in defining, quantifying, studying, and proposing mitigation actions for any environmental impacts of the project, prior to the actual adoption of the General Plan.

The updated City of Redondo Beach General Plan will serve to guide those making decisions and participating in the allocation of resources and defining the future shape and character of the City of Redondo Beach. The plan will, as state law stipulates, be the official statement of the City of Redondo Beach regarding the framework of policies, standards, and actions needed to achieve the short and long-term physical, economic, social, and environmental goals of the community.

Although the General Plan itself is composed of individual sections or "elements," each addressing a particular area of planning concern, the plan embodies a comprehensive approach, reflecting the total range of City concerns, and ensuring that the document will be unified, integrated, and consistent in nature.

The updated City of Redondo Beach General Plan will also act to clarify and further articulate the City's intentions with respect to the rights and expectations of the general public, property owners, and prospective investors and business interests. Through the revised General Plan, the City of Redondo Beach will inform these groups of its specific goals, policies, and development standards, thereby effectively and openly communicating what is expected of the private sector to assist the City in meeting the objectives of the General Plan.

1.3 FORMAT OF THE GENERAL PLAN DOCUMENT

In an effort to improve the organizational efficiency of the document and allow for a more effective review and use of the plan, the updated City of Redondo Beach General Plan has been structured as a comprehensive and free-standing report.

In this manner the document internally combines and integrates the relevant background data, goals and objectives, policies, and proposed implementation programs for each of the topic areas. In general, each topic area of the document contains the following chronologically organized sub-sections:

- (a.) Background Data and Analysis;
- (b.) Goals and Objectives;
- (c.) Policies; and
- (d.) Implementation Programs.

The narrative text and associated tables, charts, maps, and illustrations constitute the "introduction" section for each of the General Plan Elements. These portions of the document provide input to the "Existing Setting" section of the relevant subject areas of the General Plan Environmental Impact Report.

In addition, the background data, information, and supporting charts, maps, and illustrations serve as a baseline and resource from which the critical issues facing

the City of Redondo Beach were identified. These constituted the framework for the policies and programs contained in this General Plan.

- (a) Goals and Objectives: The "goals and objectives" sub-section of the document expresses the primary goal(s) of the topic section, defined as "the ultimate purpose of an effort stated in a way that is general in nature and immeasurable," and the corollary objective(s), defined as a "measurable" goal.
- (b) Policies: The "policy" sub-section of the document sets forth the policies related to each topic section, defined as "a specific statement guiding action and implying clear commitment." The policies, individually and as a whole, are intended to fulfill the stated goals and objectives of the relevant topic section. One or more policies are defined for every objective and every policy has a corresponding implementation program.
- (c) Implementation Programs: The implementation programs sub-section of the document indicate the means of effecting the desired results of the goals, objectives, and policies contained within the topic section. They are defined as "actions, procedures, or techniques that carry out the general plan policies through implementing a standard (a specific, often quantified) guideline defining the relationship between two or more variables."

1.4 RELATIONSHIP AMONG GENERAL PLAN ELEMENTS/TOPICS

As a comprehensive strategy for the management of the City's diverse physical, economic, and social resources, there is a high level of interrelationship among the various elements and topics of the General Plan. Due to the nature of the subject matter and the plan much of the information and policies contained within the document is highly interrelated and often overlaps.

In an effort to avoid potential redundancy and confusion, provide a cohesive and consistent approach to the issues and policies, and meet the state-mandated requirements for internal general plan "unity" and "consistency" (California Government Code, Section 65300.5), the contents of the updated City of Redondo Beach General Plan have been organized by topic rather than strictly by each of the respective mandated or elective elements.

1.5 MONITORING AND UPDATE OF THE GENERAL PLAN

The State of California General Plan Guidelines recommends that policies related to short-term implementation and actions be reviewed annually and be revised as necessary, to reflect: 1) the availability of new implementation tools; 2) changes in funding sources; and 3) results of and the effectiveness of the policies. As a part of their responsibilities, the City Planning Commission is required to report on an annual basis to the City Council on the status of the General Plan and the progress made through its implementation.

State law requires that the Housing Element be reviewed and updated at least every five years. The General Plan guidelines also recommend that the entire plan be thoroughly reviewed at least every five years, with revisions being made, as necessary, to reflect evolving conditions and situations in the community. State law permits that required elements of the General Plan be amended a maximum of four times during any calendar year.

1.6 COMMUNITY PARTICIPATION IN THE GENERAL PLAN UPDATE PROCESS

In order to promote greater community awareness and ensure proper public input during the review and approval of the plan and meet state guidelines for citizen participation in formulating California General Plans, the Redondo Beach City Council appointed a thirty-three (33) member General Plan Advisory Committee (GPAC).

This group represented a varied cross section of the business, government, and resident population of the city (a list of the General Plan Advisory Committee members is provided at the front of this document).

This diverse volunteer group of local citizens and civic leaders was asked to convene regular formal public meetings with the consultant team and city planning officials, to discuss and advise them on issues and policies to be addressed in the plan, to assist in formulating and drafting the plan, and to participate actively in the review and eventual adoption of the completed Updated General Plan.

This dedicated volunteer group, with assistance from the consultant team and City of Redondo Beach staff, conducted a series of over fifty (50) public forums during the formulation of the proposed plan, in order to ensure that all aspects of the General Plan Update and its related issues were adequately disclosed to and discussed by the members of the community.

These meetings, generally conducted on alternating Thursday evenings at the City of Redondo Beach Community Resources Center (the former Patterson School), were widely noticed in the local print and television media, and were broadcast (in their entirety) on the local cable television government access channel.

The vast majority of the policies and programs contained in the plan have been endorsed (through formal motions and votes) by the General Plan Advisory Committee. In a number of cases, the policies and programs endorsed by the Committee differed from those proposed by the consultant team.

In addition to the ongoing General Plan Advisory Committee forum of community participation, a range of mechanisms promoting public input into the General Plan Update planning process were provided. These included: 1) a city-wide workshop, held at the commencement of the planning process, in order to elicit suggestions as to the identity and direction of the primary issues and goals/objectives of the

community relative to the General Plan Update; and 2) a series of five (5) separate community workshops (one in each of the five City Council Districts), to elicit suggestions, comments, and discussion relative to the "preferred" land use recommendations and policies proposed by local community members.

This focus on opportunities for the provision of community participation in the General Plan Update planning process was continued and further supplemented throughout the review and approval process of the plan. This "focus" included:

- (1) An additional city-wide public workshop, held to summarize and discuss the various aspects and policies of the proposed plan and answer questions regarding the proposed plan;
- (2) Two final General Plan Advisory Committee sessions, held to summarize and discuss the various aspects and policies of the proposed plan, answer questions regarding the proposed plan, and receive committee and public-at-large testimony on the proposed plan and its potential environmental impacts;
- (3) A workshop/study session, held during a formal meeting of the City Planning Commission, to summarize and discuss the various aspects and policies of the proposed plan and answer questions regarding the proposed plan;
- (4) A workshop/study session, held during a formal meeting of the City Council, to summarize and discuss the various aspects and policies of the proposed plan and answer questions regarding the proposed plan.

These various workshops and study sessions were followed by a series of formal and statutorily-mandated public review and approval hearings, conducted (first) by the City Planning Commission (who suggested modifications to the proposed plan and then recommended it to the City Council), and (second) by the City Council (who recommended further modifications to the proposed plan, and certified the project environmental impact report as adequate and approved/adopted the final version of the Updated General Plan).

This entire process was open to and directed towards eliciting a maximum of testimony and input on the proposed plan and its environmental impact report from all segments of the community (residents, business people, property owners, employees, visitors, etc.).

1.7 PROJECT LOCATION AND SETTING

The City of Redondo Beach is a "Charter City" originally incorporated in April of 1892. The City of Redondo Beach is located in the southwestern Los Angeles Basin area of southern California, within Los Angeles County, approximately 21 miles southwest of the City of Los Angeles Civic Center, at the southern edge of Santa Monica Bay.

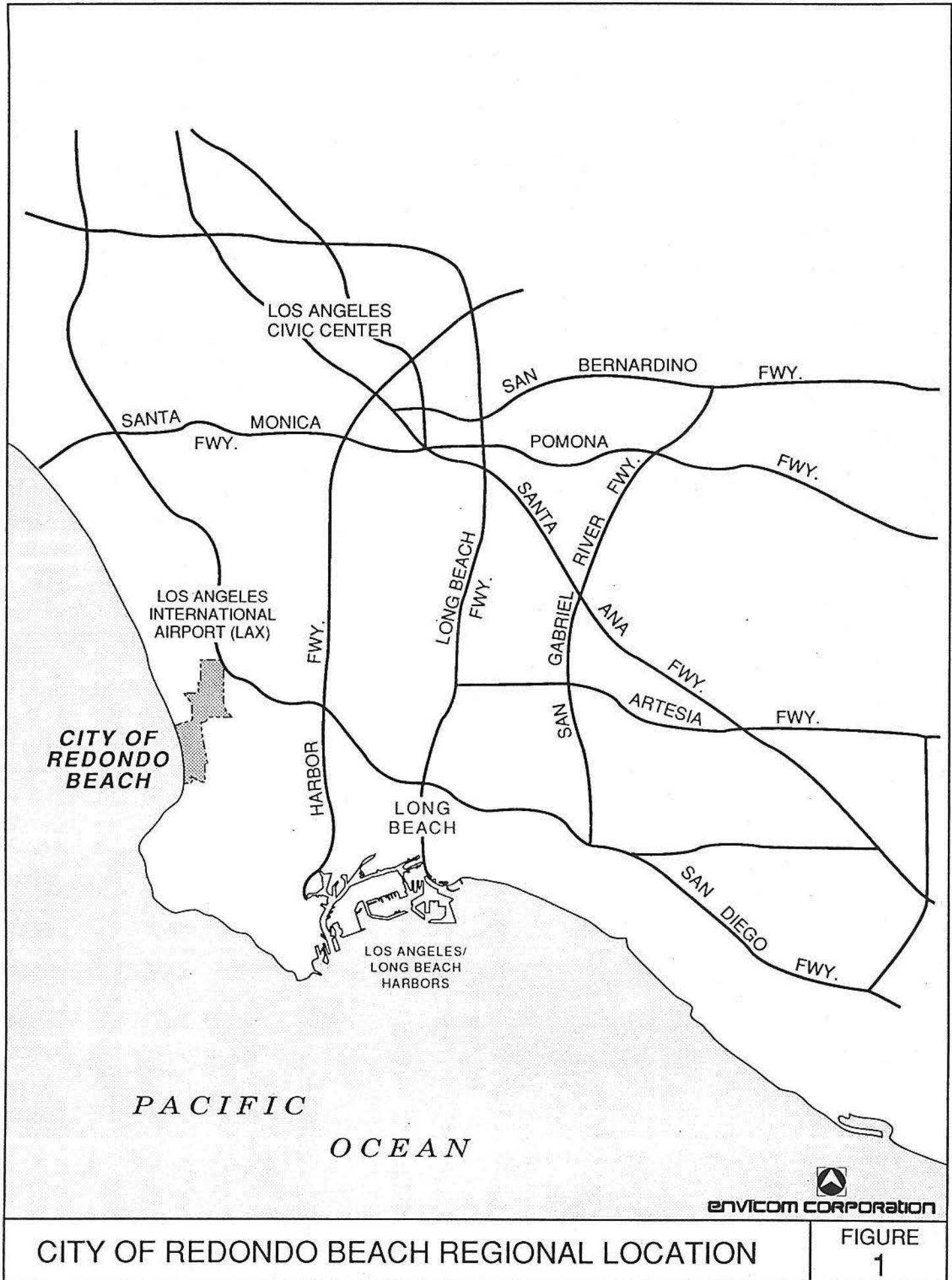
The City is situated approximately seven miles due south of the Los Angeles International Airport (LAX), and is bounded by and shares common borders with five separate municipalities/communities.

The five abutting communities/municipalities to the City of Redondo Beach include: the City of Hawthorne to the north, the Cities of Lawndale and Torrance to the east, the City of Torrance to the south, and the Cities of Manhattan Beach and Hermosa Beach and the Pacific Ocean (Santa Monica Bay) to the west (see **Figure 1**).

The City of Redondo Beach has an irregular, offset, elongated rectangular shape (approximately 5.25 miles long running north-to-south by approximately 1.5 miles wide running east-to-west) configured into two distinctly definable areas (North Redondo and South Redondo) which are bisected by Anita Street/190th Street running east and west through the City (see **Figure 2**).

For the purposes of the General Plan Update, the project planning area includes the entire geographic area City of Redondo Beach, which has a total land area of approximately 3,970 acres (6.2 square miles).

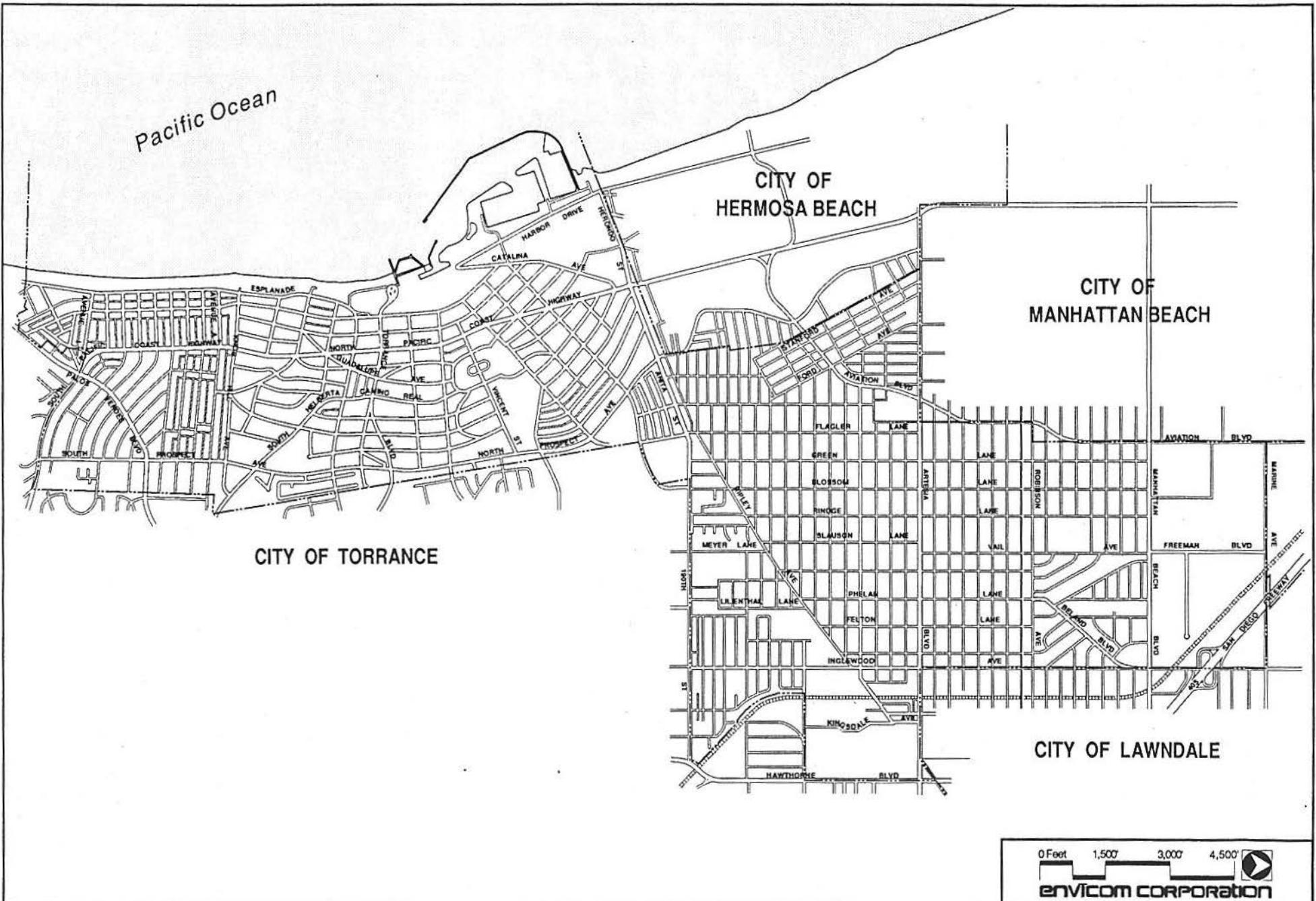
In addition to the General Plan Update, a concurrent and free-standing specific plan planning process and document has been completed, to create and set forth more detailed land use and urban design guidelines/requirements for the Harbor/Civic Center area. The Harbor/Civic Center Specific Plan project planning area includes approximately 355.4 acres of land area (representing approximately nine percent of the total land area of the City as a whole). This Specific Plan project planning area is located at the northern center of South Redondo Beach, roughly bounded by Herondo Street (to the north), 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 (**Figure 3**).



CITY OF REDONDO BEACH REGIONAL LOCATION

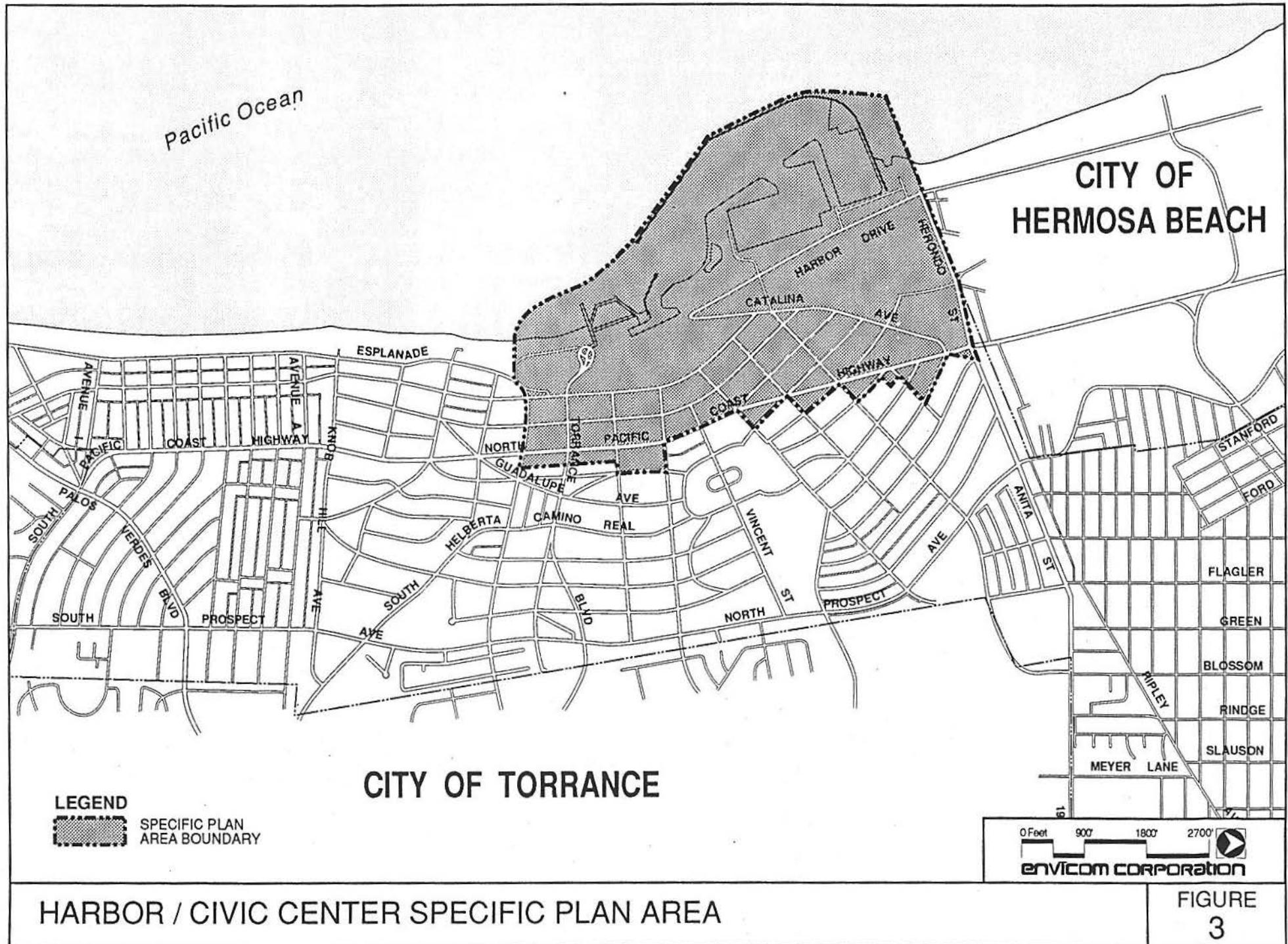
 **envicor** CORPORATION

FIGURE
1



CITY OF REDONDO BEACH GEOGRAPHIC BOUNDARIES

FIGURE
2



CITY OF REDONDO BEACH

LAND USE ELEMENT OF THE GENERAL PLAN

MAY 26, 1992

Amended by Res. 7514 (9/22/92); Res. 7526 (11/10/92); Res. 7541 (12/15/92); Res. 7600 (7/20/93); Res. 7664 (6/7/94); Res. 7779 (12/12/95); Res. 7794 (3/19/96); Res. 7803 (5/7/96); Res. 7825 (7/16/96); Res. 7872 (11/19/96); Res. 7893 (2/18/97); Res. 7949 (8/5/97); Res. 7971 (1/20/98); Res. 7992 (4/21/98); Res. 8022 (8/4/98); Res. 8023 (8/4/98); Res. 8107 (6/1/99); Res. CC-0106-45 (6/5/01); Res. CC-0209-098 (9/17/02); Res. CC-0302-09 (2/4/03); Res. CC-0309-90 (9/2/03); Res. CC-0402-05 (2/17/04); Res. CC-0409-91 (9/7/04); Res. CC-0508-85 (8/16/05); Res. CC-0510-110 (10/4/05); Res. CC-0602-9 (2/7/06); Res. CC-0607-68 (7/11/06); Res. CC-0805-47 (5/6/08)

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2.0 COMMUNITY DEVELOPMENT AND RESOURCES

2.1 LAND USE

2.1.1 Land Use Policy

Overview of Land Use Policy

The Land Use Section of the General Plan establishes goals, objectives, policies, and implementation programs to guide the manner in which new development will occur and existing uses will be conserved in the City of Redondo Beach.

In general, these are structured at two levels: a) policies which pertain to the City at-large and b) policies which pertain only to specific sub-areas or portions of the City. The policies are defined to address the nine following fundamental issues:

- a. What types of land uses should be permitted in the City of Redondo Beach?
- b. How should the land uses be distributed throughout the City?
- d. In each of the City's land use districts, what should be their functional role, what uses should be permitted, and what should be their physical form and character?
- e. What mechanisms can be used to increase the supply of housing units affordable for very low, low, and moderate income households?
- f. How should existing uses which are inconsistent with an area's objectives be maintained or replaced?
- g. How can the City's properties, structures, and public open spaces be designed to provide a high quality image and character for the City?
- h. How can compatibility be ensured between land uses characterized by differing functions and intensities?
- i. What mechanisms can be used to maintain the quality of the City's built environment?
- j. What mechanisms can be used to ensure the maintenance of environmental quality in the City?

In response to these issues, the Land Use policy recognizes that the basic pattern of land uses of the City of Redondo Beach are established and provides for their continuation into the future. With few undeveloped parcels remaining, the policy defines the manner in which existing uses can be maintained and future development will be infilled to be compatible with these.

Fundamentally, the Land Use policy will:

- a. retain existing residential neighborhoods and principal commercial districts, allowing for infill development and recycling for uses which are comparable in function and scale to existing development;
- b. allow for the modest intensification of selected “key” sites which are economically underutilized or contain “marginal” uses, have the potential for achieving significant benefits to the City, and can be designed to be compatible with adjacent uses; and
- c. allow for a change of use on selected sites to improve their economic viability and compatibility with adjacent uses.

The Land Use policy provides for a pattern and form of development which will maintain and enhance distinct residential neighborhoods and commercial and industrial corridors and districts. These will be differentiated by their functional role, uses, density/intensity of development, and design characteristics. Residential neighborhoods throughout the City will be maintained at essentially their existing scale and density. New housing will occur as replacement or infill within the context of densities which have been confirmed by City policy in recent years. Opportunities for increased residential development are provided for at a number of specifically targeted sites to achieve recycling objectives on a special pedestrian-oriented community character (as subsequently discussed) and for seniors and affordable units.

The fundamental pattern of commercial districts will be maintained. As examples, the Galleria at South Bay will be maintained as a regionally-oriented commercial center and the Riviera Village will be maintained as a local-oriented, pedestrian-scaled specialty commercial center.

At a number of sites, the Plan provides for a change from the existing pattern and intensity of uses. Properties containing existing development which is economically obsolete are targeted for redevelopment for another use. The recommended use has been selected to account for its compatibility with adjacent uses and the community character and potential for achieving economic benefits for the City. The Ruxton Avenue industrial area is an example of an area so designated.

Changes in the pattern of development are also recommended to achieve greater economic viability and character along extended strip corridors containing an undifferentiated and unfocused variety (or “hodge-podge”) of existing development. This is a particular problem in Redondo Beach where most of the commercial development is located along the City's arterial corridors (Pacific Coast Highway, Artesia Boulevard, and Aviation Boulevard). Economic market analyses indicates that viable and healthy commercial development needs to be focused in definable and focused clusters, rather than spread continuously along corridors. In response, the Plan provides two policy mechanisms: a) Re-differentiation of the corridors into pedestrian-oriented, mixed-use, high activity, and general automobile oriented segments and b) recycling of selected properties for residential development. To stimulate the latter, residential densities are permitted which are somewhat higher than those allowed in other areas of the City.

A land use concept new to the City of Redondo Beach is the development of parcels for mixed commercial and residential use. This would, normally, involve the development of structures wherein commercial and parking uses are incorporated on the lower floors above which residential units are located.

This form of development was a staple during the formative years of the nation, where merchants lived above their ground floor retail. It has re-emerged as a viable planning and development concept in recent years, as a means to a) reduce vehicular trips and associated air pollution, providing housing opportunities in proximity to jobs, b) establish active, pedestrian-oriented districts which enhance the quality of life and vitality of the city, and c) increase the supply of moderately priced and affordable housing, without increasing the densities of traditional residential neighborhoods.

While the Plan does not mandate the development of mixed-use structures, it does permit them in a number of key activity areas of the City. These locations include the western segment of Artesia Boulevard, Torrance Boulevard and Pacific Coast Highway intersection, and southern segment of Pacific Coast Highway.

The Plan provides for the continuing long-term use of the Redondo Beach Pier and King Harbor areas for coastal-related recreational, marine, and commercial uses. It acknowledges and endorses the recent planning efforts by the City for the Pier's reconstruction and restoration as an amenity which can be used year-round by residents, as well as visitors to the City. Potential aesthetic and land use improvements, including more effective consolidation of development, are suggested for long-term consideration for the land areas of King Harbor.

Policy provides for the retention of lands for public (parks, schools, and governmental administration and capital), transportation (highways and railroad corridors), and utility (electrical generating plants and transmission corridors) uses and facilities. In recognition that the facility needs and programs of these public uses may change over time, the Plan

provides for the re-planning, re-use and redevelopment of these properties and facilities as they may become surplus and available.

2.1.2 Land Use Policy Buildout Estimate

Development in accordance with the Land Use Plan would result in an 18 percent increase in residential units (5,062 units) of which 571 units would be single-family and 4,491 units would be multi-family. Approximately 34 percent of the multi-family units (1,541) would occur in mixed-use development integrating residential with commercial.

All categories of commercial use would experience a 29 percent increase, or approximately 1,818,935 square feet additional. An estimated 23 percent of the total commercial space could be developed as a component of mixed-use developments if all areas designated for this use were to be fully developed for this purpose.

Industrial development would increase by approximately 29 percent. This represents an additional 1,863,184 square feet of development.

These estimates represent the maximum amount of development which could occur if all properties in the City were to be developed for the uses and densities prescribed by the Plan. To a certain extent, these are theoretical maximums, as many parcels which are developed at densities below those permitted are occupied by physically stable and economically viable uses which are unlikely to be recycled.

Table 1 indicates the estimated maximum amount of development which would occur in each general land use category and the changes from the existing level of development.

2.1.3 Land Use Policy Map

The key component of the Land Use policy is the attached Land Use Plan map (**Figure 4**) which depicts the permitted land use of all lands within the City of Redondo Beach. These are designated by categories of residential, commercial, mixed residential and commercial, industrial, and public use which are differentiated by the specific uses and densities/intensities permitted.

TABLE 1

Estimated Maximum Permitted
General Plan Development Buildout

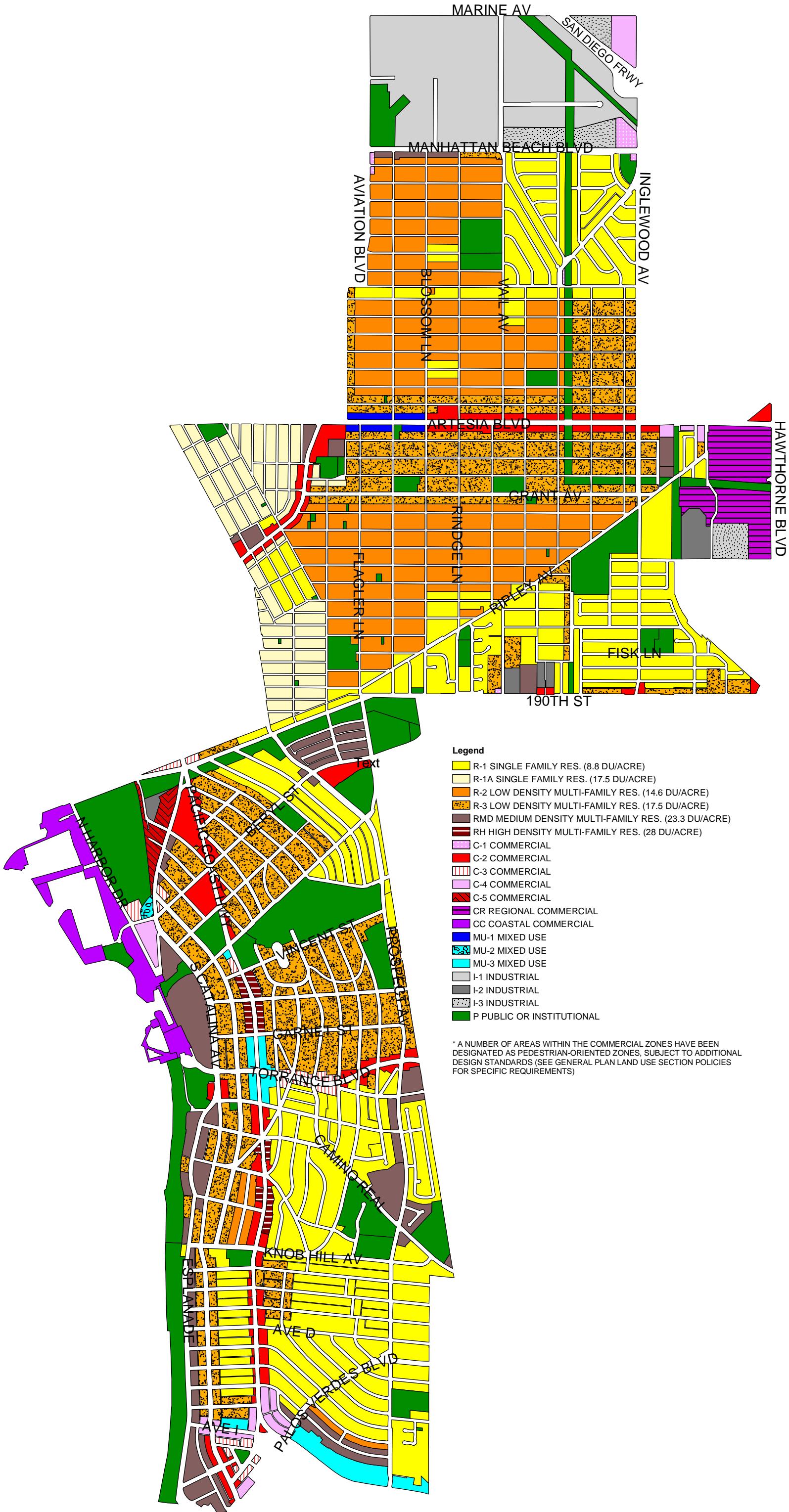
Land Use	Total Existing Development (in units) (1991)	Maximum Additional Permitted Buildout (in units) (1991-2010)	Total City-Wide Development (in units) (2010)	Total Increase in Development (in percent) (1991-2010)
RESIDENTIAL	28,161 ¹	5,062	33,223	18.0
Single-family	9,236	571	9,807	6.2
Multi-family	18,925	4,491	23,416	23.7
- Free Standing	18,925	2,950	21,875	15.6
- Mixed Use	0	1,541	1,541	n/a

Land Use	Total Existing Development (in sq.ft.) (1991)	Maximum Additional Permitted Buildout (in sq.ft.) (1991-2010)	Total City-Wide Development (in sq.ft.) (2010)	Total Increase in Development (in percent) (1991-2010)
COMMERCIAL	6,278,011	1,818,935	8,096,946	29.0
Retail	2,161,677	833,923	2,995,600	38.5
Retail/Office	3,001,023	525,825	3,526,848	17.5
Mixed Use Retail	1,115,311	459,187	1,574,498	41.2
INDUSTRIAL	6,374,062	1,863,184	8,237,246	29.2

¹ Reduced a total of 59 units from the 28,220 unit gross existing local residential total to account for the number of units that are located on sites expected to convert to conforming commercial land uses over the life span of the updated General Plan.

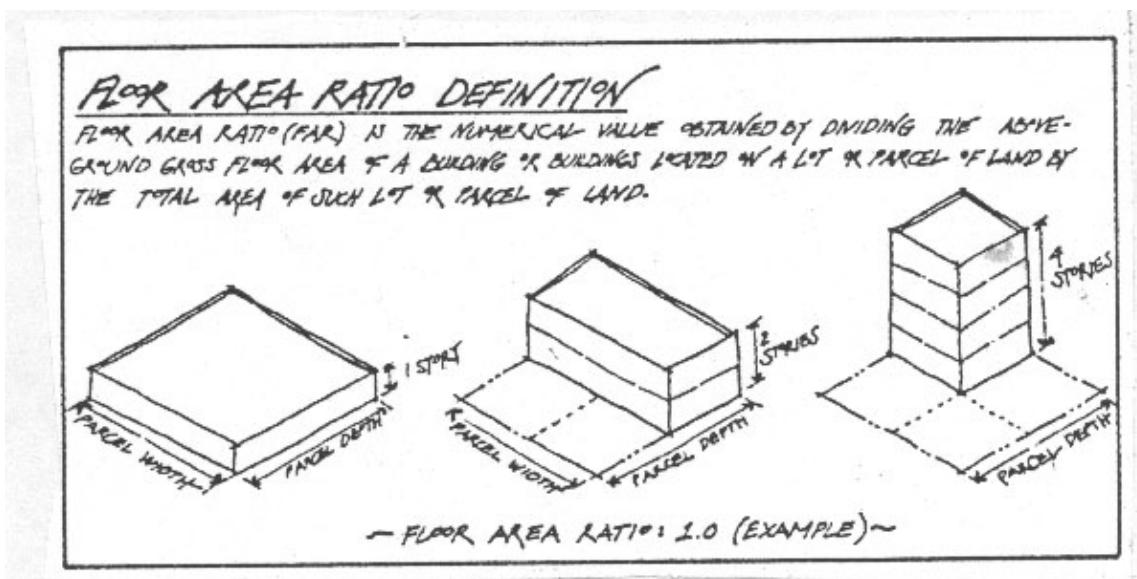
Source: Envicom Corporation, based on a calculation of the hypothetical mathematical buildout of all land uses and parcels to the maximum building density permitted under the updated General Plan.

REDONDO BEACH GENERAL PLAN LAND USE MAP - 5/6/08 FIGURE 4



A summary of the land use classifications and building density allowances contained within the plan is attached (**Table 2**). They are defined to account for the textual policies and standards contained in the subsequent sub-section of this Element. It should be noted that the Land Use Plan map **must** be used in concert with the policies, as the latter often prescribes development standards and requirements in greater detail than the map designations (e.g., limitations on building height). Land use classifications used in the General Plan may not directly correspond to those of the zoning ordinance.

Residential density limitations are measured by the number of units permitted on a net acre and minimum parcel size. Commercial and industrial density limitations are measured by the ratio determined by dividing the building area by the size of the lot. For example a floor area ratio of 1.0 would result by the development of a 20,000 square foot building on a 20,000 square foot site (i.e., $20,000 \div 20,000 = 1.0$).



Though not previously used by the City of Redondo Beach, the floor area ratio (FAR) is commonly used throughout the state and is a means to satisfy legislative requirements to establish density limits on commercial properties, comparable to those traditionally imposed on residential. FAR limitations are usually related to impacts on traffic and public services and alone do not necessarily imply the resulting bulk and height. For example, as illustrated in the diagram, a constant FAR of 1.0 may result in a one-story building on 100 percent of a site, a two-story building on 50 percent of the site, or a four-story building on 25 percent of the site.

TABLE 2
Land Use Plan Classifications

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
Residential		
R-1	Single-family residential units.	8.8 units per net acre; 5,000 square feet minimum lot area.
R-1-A	Single-family residential units	17.5 units per net acre; 2,500 square feet minimum lot area.
R-2	Single-family residential, duplexes, townhomes, condominiums, apartments.	14.6 units per net acre; 6,000 square feet minimum lot area.
R-3	Single-family residential, duplexes, townhomes, condominiums, apartments.	17.5 units per net acre; 5,000 square feet minimum lot area.
RMD	Single-family residential, duplexes, townhomes, condominiums, apartments.	23.3 units per net acre; 5,000 square feet minimum lot area.
RH	Single-family residential, duplexes, townhomes, condominiums, apartments.	28 units per net acre.
Commercial		
C-1	Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses.	Floor area ratio: 0.35.
C-2	Same uses as C-1 and movie theaters, and overnight accommodations; except Riviera Village where no "footprint" exceeding 30,000 square feet is permitted for a single use for food sales, retail goods, or other large volume use.	Floor area ratio: 0.50
C-3	Same uses as C-2.	Floor area ratio: 0.70.
C-4	Same uses as C-2.	Floor area ratio: 1.0.

TABLE 2 (Cont.)

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
Commercial		
C-5	a. Retail commercial, personal and business services, professional offices, household supply and furnishings, eating and drinking establishments, drug stores, entertainment, automobile related sales, car wash, and similar uses. b. Automobile and marine related repair (west side of Catalina Avenue). c. Light industrial and wholesale uses (west side of Catalina Avenue). d. Storage and self-storage (west side of Catalina Avenue). e. Boat and recreational vehicle outdoor storage (west side of Catalina Avenue).	Floor area ratio: 0.70. Floor area ratio: 0.70 Floor area ratio: 1.0. Floor area ratio: 1.5. N/A.
CR	a. Regional-serving commercial and ancillary uses; department stores, promotional/discount retail, eating and drinking establishments, entertainment, movie theaters, financial institutions, and professional offices. b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated.	Floor area ratio: 1.0; provided that impacts are mitigated, architectural and site design amenities, economic benefits to the City, and public review and input Floor area ratio: 1.5; provided that all density exceeding 1.0 is developed for residential units to a maximum density of 35 units per net acre.
CC	Coastal- and recreation-oriented commercial retail and service uses.	As established by the City in the Redondo Beach Pier Master Plan and the Local Coastal Program (LCP).

TABLE 2 (Cont.)

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
Mixed-Use		
MU-1	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities “footprints” exceeding 30,000 square feet. b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated. c. Single-family residential, duplexes, townhomes, condominiums, apartments.	Floor area ratio 0.5. Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units to a maximum density of 35 units per net acre. 35 units per net acre; minimum development site is the entire block face.
MU-2	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities “footprints” exceeding 30,000 square feet. b. Residential units. c. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated.	Floor area ratio: 0.7. 35 units per net acre. Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units to a maximum density of 35 units per net acre.
MU-3	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities “footprints” exceeding 30,000 square feet. b. Residential units on the second floor and higher; provided that impacts are mitigated.	Floor area ratio: 1.0. Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units and densities exceeding 35 units per net acre are developed as affordable units.

TABLE 2 (Cont.)

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
Industrial		
I-1	Light industrial, research and development, “office park” facilities, manufacture of spacecraft and associated aerospace systems, supporting commercial uses (e.g., restaurants, banks, copiers, and similar uses), educational and governmental facilities, and day care centers.	Floor area ratio: 0.7.
I-2	Uses permitted in I1.	Floor area ratio: 1.0.
I-3	Uses permitted in I1, and building material sales, furniture stores, vehicle sales and services, maintenance and repair services, restaurants, banks, photocopies, and similar uses.	Floor area ratio: 0.7.
Public		
P	Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.	N/A
Overlays		
-PD	Offices shall be located at the rear or above the first floor of structures whose ground floor is occupied by pedestrian-oriented uses (e.g., retail sales and restaurants).	N/A

2.1.4 Goals, Objectives, and Policies

The following prescribes the goals, objectives, and policies for land use in the City of Redondo Beach. Programs which implement the policies are defined in the subsequent subsection of this Element. At the conclusion of each policy is listed a capital "I" and number in parentheses which refers to the pertinent implementing program.

Issue **WHAT TYPES OF LAND USE SHOULD BE PERMITTED IN THE CITY OF REDONDO BEACH?**

GENERAL

Goal *It shall be the goal of the City of Redondo Beach to:*

- 1A Provide for the types and mix of land uses necessary to serve the needs of existing and future residents.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.1 Ensure that lands are designated to accommodate the housing, commercial, employment, educational, recreational, cultural, social, and aesthetic needs of the residents and that they are developed to maintain and enhance the quality and character of the City.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.1.1 Establish land use designations to accommodate housing units of a variety of types and prices; retail, office, personal service, entertainment, and food service commercial uses; employee-generating industrial; recreational; governmental services; utility and infrastructure; and other uses required to support the population (*II.1*).

- 1.1.2 Establish density limits and standards which ensure that new development maintains and enhances the overall quality of life, scale, and physical characteristics which are the City's assets (*II.1*).

- 1.1.3 Establish standards which maintain and enhance the economic viability of development and fiscal well-being of the City (*II.1*).

RESIDENT-SERVING LAND USES

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.2 Provide for the continuation of existing and new development of housing to meet the diverse economic and physical needs of the City's residents.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.2.1 Preserve existing single-family residential neighborhoods, in areas classified as Residential Single-Family ("R-1" and "R-1-A") on the Land Use Plan map (*II.1*).
- 1.2.2 Continue existing and allow for the development of new multi-family residential units (duplexes, townhomes, condominiums, and apartments) and single-family units, in areas classified as Multi-Family Residential ("R-2," "R-3," "RMD," and "RH") on the Land Use Plan map (*II.1*).
- 1.2.3 Allow for the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low and moderate income households in areas classified as Multi-Family Residential ("R-2," "R-3," "RMD," and "RH"), Mixed Use ("MU-1," "MU-2," and "MU-3") and Commercial Regional ("CR") on the Land Use Plan map provided that they are designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no substantial adverse impacts will occur (*II.1*).
- 1.2.4 Allow for the development of housing for senior citizens by permitting such housing to vary from the development standards in the zone in which it is located (subject to approval of a Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential ("R-3," "RMD," and "RH"), Commercial ("C-2," "C-3" and "C-4"), Mixed Use ("MU-1," "MU-2," and "MU-3") and Commercial Regional ("CR") on the Land Use Plan map provided that a) it is appropriate at the proposed location; b) it is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and c) the project includes units affordable to lower-income or moderate-income households to the extent feasible.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.3 Provide for the continuation of existing and new development or recycling of commercial uses to meet the needs of the City's residents.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.3.1 Allow for the development of community-oriented retail sales (food, clothing, building materials, etc.), services (finance, repair services, personal, etc.), professional offices, and other commercial uses which provide for the needs of existing and future residents as appropriate in areas classified as Commercial ("C-1," "C-2," "C-3," "C-4", and "C-5") on the Land Use Plan map (*II.1*).
- 1.3.2 Differentiate the specific mix and intensities of uses permitted in each zone based on the intended role and function of the district/area in which they are located (*II.1*).

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.4 Provide for the continuation of existing and development of new land uses which contribute job opportunities for existing and future residents of the City.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.4.1 Allow for the development of expanded research and development, light manufacturing, aerospace, and similar uses which provide employment for City of Redondo Beach residents in areas classified as Industrial ("I-1", "I-2, and "I-3") on the Land Use Plan map (*II.1*).
- 1.4.2 Allow for the development of corporate and professional offices and retail commercial uses in areas designated as Commercial ("C-1," "C-2," "C-3," "C-4," "C-5," and "CR") on the Land Use Plan map (*II.1*).
- 1.4.3 Allow for the development of commercial recreation uses in the King Harbor and Pier Areas (*II.1*).

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.5 Provide for the continuation of existing and development of new public service uses and facilities which meet the needs of the City's residents.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.5.1 Allow for the continuation of existing public recreational, cultural (libraries, museums, etc.), educational, institutional (governmental, police, fire, etc.), and health uses at their present location [areas classified as Public ("P") on the Land Use Plan map] and development of new uses where they complement and are compatible with adjacent land uses (*II.1*).

- 1.5.2 Allow for the development of private recreational, cultural, educational, institutional, and health uses in areas classified as Commercial ("C-1," "C-2," "C-3," "C-4", and "C-5") and religious uses in areas classified as Residential, Commercial, or Mixed Use on the Land Use Plan map, provided that they are compatible with adjacent uses (*II.1*).
- 1.5.3 Allow for the development of religious uses in the portion of the industrial zone east of Freeman Boulevard and adjacent to Manhattan Beach Boulevard provided that they are compatible in function, scale, and character with adjacent uses (*II.1*).

REGIONAL-SERVING LAND USES

Goal *It shall be the goal of the City of Redondo Beach to:*

- 1B Provide land uses which attract a regional customer base and contribute significant revenue to the City.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.6 Provide lands for and encourage the development of retail, specialty, entertainment, and similar uses which attract customers from adjacent cities and the region, as well as serving the City's residents.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.6.1 Allow for the continuation and expansion of regional-serving commercial, specialty, entertainment, and related uses at the Galleria at South Bay and adjacent properties classified as Commercial Regional ("CR") on the Land Use Plan map (*II.1*).

COASTAL-RELATED LAND USES

Goal *It shall be the goal of the City of Redondo Beach to:*

- 1C Provide land uses which reflect and capitalize on the City's location along the Southern California coastline.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.7 Accommodate coastal-related recreation and commercial uses which serve the year-long need of the residents and visitors and are attractive and compatible with adjacent residential neighborhoods and commercial districts.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.7.1 Allow for the development of coastal-related commercial retail and service uses (fishing supplies, marine supplies, recreational equipment rentals and sales, recreational clothing, entertainment, and similar) within King Harbor, the Redondo Beach Pier, and lands classified as Coastal Commercial “CC” on the Land Use Plan map (*II.1, II.3*).
- 1.7.2 Allow for the continued operation and enhancement of King Harbor (*II.1, II.3, II.13*).
- 1.7.3 Allow for the operation and maintenance of the Pier as a recreational asset for the City and region; ensuring a high level quality of use and design, adequate safety, and compatibility with adjacent residential neighborhoods and commercial districts (*II.1, II.3, II.14*).
- 1.7.4 Allow for the continued use of the City's public beaches for coastal recreational uses (*II.1, II.3, II.15*).

PUBLIC INFRASTRUCTURE

Goal *It shall be the goal of the City of Redondo Beach to:*

- 1D Provide for the development of public infrastructure to support existing and future residents, businesses, recreation, and other uses.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.8 Commit lands for the continued operation of public infrastructure which supports residents, businesses, and visitors and protects them from environmental hazards.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.8.1 Allocate lands for the continuation and expansion of public streets and highways in accordance with the Master Plan of Streets and Highways, as defined in the Transportation and Circulation section of the General Plan (*II.1, II.2*).
- 1.8.2 Allow for the continuation of utility corridors, easements, and facilities (sewer, water, energy, storm drainage, telecommunications, and other) to provide for existing and future land use development in areas classified as Public (“P”) on the Land Use Plan map (*II.1*).

1.8.3 Provide lands for the expansion of public infrastructure as necessary to maintain the level of service for the City's residents and accommodate future development (*II.1*).

1.8.4 Develop plans and programs for the reuse of infrastructure and utility properties and easements should they no longer be required for their intended operations (*II.1*).

CONTROL OF HIGH-IMPACT USES

Goal *It shall be the goal of the City of Redondo Beach to:*

1E Ensure that the types of land uses developed in the City complement and do not adversely affect the quality of life and health of the City's residents, businesses, and visitors.

Objective *It shall be the objective of the City of Redondo Beach to:*

1.9 Control the development of land uses which may adversely impact the character of the City and quality of life of its residents.

Policies *It shall be the policy of the City of Redondo Beach to:*

1.9.1 Control the development of industrial and other uses which use, store, produce, or transport toxics, generate unacceptable levels of noise, air emissions, or contribute other pollutants; requiring adequate mitigation measures confirmed by environmental review (*II.1, II.8*).

1.9.2 Control the location and number of adult bookstores and businesses, game arcades, and similar "high-impact" uses, based on proximity to residences, schools, religious facilities, and parks in accordance with legislative and legal requirements (*II.1, II.8*).

1.9.3 Require Police Department review of uses which may be characterized historically by high levels of nuisance (noise, nighttime patronage, and/or rates of criminal activity); providing for conditions of control of use to prevent adverse impacts on adjacent residences, schools, religious facilities, and similar "sensitive" uses (*II.1, II.8, II.9*).

HOW SHOULD LAND USES BE DISTRIBUTED THROUGHOUT THE CITY?

Goal *It shall be the goal of the City of Redondo Beach to:*

1F Maintain the fundamental pattern of existing land uses, preserving residential neighborhoods and commercial and industrial districts, while providing opportunities for intensification or reuse of selected sub-areas which improve the definition of centers of community activity and identity.

Objective *It shall be the objective of the City of Redondo Beach to:*

1.10 Provide for new land use development and adaptive reuse which is reflective of and complements the overall pattern and scale of existing development, infills vacant and underutilized parcels, and offers the opportunity for the evolution and intensification and/or reuse of selected sub-areas as distinctly identifiable activity centers of the City.

Policies *It shall be the policy of the City of Redondo Beach to:*

1.10.1 Accommodate existing land uses and new development in accordance with the Land Use Plan map of the General Plan (*I1.1*).

1.10.2 Permit the adjustment of land use classification boundaries to coincide with legal parcel boundaries, provided that land use compatibility is maintained, the integrity of each land use district is maintained, and adverse impacts (traffic, noise, etc.) of the boundary adjustment do not result or can be adequately mitigated (*I1.1, I1.2*).

1.10.3 Permit the establishment of mixed-use zones where appropriate to provide flexibility in the boundary line between zones with different land use classifications in order to permit creative solutions for establishing compatibility between the differing uses (*I1.1*).

Issue **WHAT SHOULD BE THE FUNCTIONAL ROLE, PERMITTED USES, AND PHYSICAL FORM AND CHARACTER OF THE CITY'S LAND USE DISTRICTS?**

RESIDENTIAL DEVELOPMENT

Goal *It shall be the goal of the City of Redondo Beach to:*

1G Maintain existing residential neighborhoods and provide opportunities for the development of additional housing to provide for the diverse needs of the population.

SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS

Historically, Redondo Beach has been mostly a low density, single-family residential community. While some areas have transitioned to multiple-family development, the areas

that have remained "R-1" are now firmly established as permanent single-family neighborhoods. It is the intent of the General Plan to preserve these traditional single-family areas, and to institute protections regarding the character and quality of new development.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.11 Provide for the retention and maintenance of residential neighborhoods which are primarily developed with single-family houses and ensure that new development is compatible with the character of evolving neighborhoods.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses, Density, and Height

- 1.11.1 Accommodate the development of single-family residential units at a maximum density of 8.8 units per net acre on parcels of a minimum of 5,000 square feet and height of 30 feet (two stories) in areas designated as "R-1." Accommodate the development of single-family units on existing legal parcels of less than 5,000 square feet.(II.1, II.2).
- 1.11.2 Accommodate the development of single-family residential units at a maximum density of 17.5 units per net acre on parcels of a minimum of 2,500 square feet and height of 30 feet (two stories) in areas designated as "R-1-A." Accommodate the development of single-family units on existing legal parcels of less than 2,500 square feet.(II.1, II.2).

Design and Development

- 1.11.3 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (II.1, II.10, II.18).
- 1.11.4 Require that new residential development be compatible with evolving neighborhoods, utilizing design considerations such as:
- a. use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions; and
 - b. limitation of building volume and bulk so that it does not adversely affect the character of evolving neighborhoods (II.1, II.10, II.18).
- 1.11.5 Require that single-family residential units and sites be designed to convey a high level of quality and character, utilizing design considerations such as:

- a. modulation and articulation of building elevations, facades, and masses (avoiding undifferentiated “box-like” structures);
 - b. incorporation of a well-defined roofline;
 - c. inclusion of recessed entries and/or porches;
 - d. use of extensive site landscape to complement the architectural design of the structure;
 - e. minimization of amount and width of the paving of front yards for driveway and garage access; and
 - f. location and design of garages so that they do not dominate the street frontage, except in areas designated as “R-1-A” (II.1, II.10, II.18).
- 1.11.6 Require, in areas where alleys currently exist and driveways from the street frontage have not been developed on a significant number of parcels, that parking access be from these unless infeasible (II.1).
- 1.11.7 Allow the incorporation of a third parking space, developed in tandem, in an enclosed garage for larger residential units (II.1).

LOW DENSITY	MULTI-FAMILY	RESIDENTIAL
NEIGHBORHOODS		

These areas, designated "R-2" and "R-3," are intended to accommodate multiple-unit housing developments, while still maintaining a lower density character. The maximum "R-2" density of 14.6 units per acre allows two units on a 6,000 square foot lot, and the maximum "R-3" density of 17.5 units per acre allows two units on a 5,000 square foot lot.

Most of these areas were originally developed with single-family homes and have been allowed to transition to two or three condominium units on a lot to encourage revitalization and to meet a diversity of housing needs. Even though multi-family development is permitted, it is desired to maintain a lower density, single-family type of character through architectural design and limits on density.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.12 Provide for the retention and maintenance of the existing scale and character of multi-family residential neighborhoods which are characterized by a predominance of one- and two-story attached units, duplexes, and condominiums.

Policies It shall be the policy of the City of Redondo Beach to:

Permitted Uses, Density, and Height

- 1.12.1 Accommodate the development of multi-family residential units at a maximum density of 14.6 units per net acre on parcels of a minimum of 6,000 square feet and height of 30 feet (two stories) in areas designated as "R-2." Accommodate the development of single-family units on existing legal parcels of less than 6,000 square feet (*I1.1, I1.2*).
- 1.12.2 Accommodate the development of multi-family residential units at a maximum density of 17.5 units per net acre on parcels of a minimum of 5,000 square feet and height of 30 feet (two stories) in areas designated as "R-3." Accommodate the development of single-family units on existing legal parcels of less than 5,000 square feet (*I1.1, I1.2*).
- 1.12.3 Prohibit the consolidation of parcels to create large scale building masses and volumes in areas designated as "R-2" and "R-3," except that consolidation of parcels shall be allowed in areas designated "R-3" west of Pacific Coast Highway provided that the front-facing street frontage of the consolidated lots does not exceed 100 linear feet (*I1.1, I1.2*).

Design and Development

- 1.12.4 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*I1.1, I1.10, I1.18*).
- 1.12.5 Require that residential projects be designed to convey the visual character of single-family residential neighborhoods and a high quality character, utilizing design considerations such as:
 - a. maintenance of a front yard setback comparable to single-family residential neighborhoods;
 - b. location of the elevation of the first occupiable floor at or in proximity to the predominant grade elevation, precluding the visibility of subterranean parking along the street elevation;
 - c. use of building materials, colors, and forms which complement the neighborhood, while allowing flexibility for distinguished design solutions;

- d. modulation and articulation of all building elevations, conveying the visual character of individual units rather than a singular building mass and volume;
- e. use of a well-defined roofline;
- f. inclusion of separate and well-defined entries on the exterior building facade for each residential unit which are designed to convey the visual character of individual identity;
- g. inclusion of recessed entries and/or porches; and
- h. siting and design of parking areas and facilities to be integrated with and not dominate the architectural character of the structure;
- i. use of extensive site landscape; and
- j. minimization of amount and width of the paving of front yards for driveway and garage access (*I1.1, I1.7, I1.18*).

MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL NEIGHBORHOODS

These areas, designated "RMD" are intended to provide more affordable multiple-family housing opportunities, including both apartments and condominiums. The maximum density of 23.3 units per acre allows up to four units on a 7,500 square foot lot.

One of the major concerns expressed in the development of the General Plan was controlling residential density levels. Because of this, the "RMD" designation was only applied to areas mostly built out at an overall density exceeding 23.3 units per acre.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.13 Provide for the retention, maintenance, and development of multi-family residential units which convey a distinctive residential neighborhood quality.

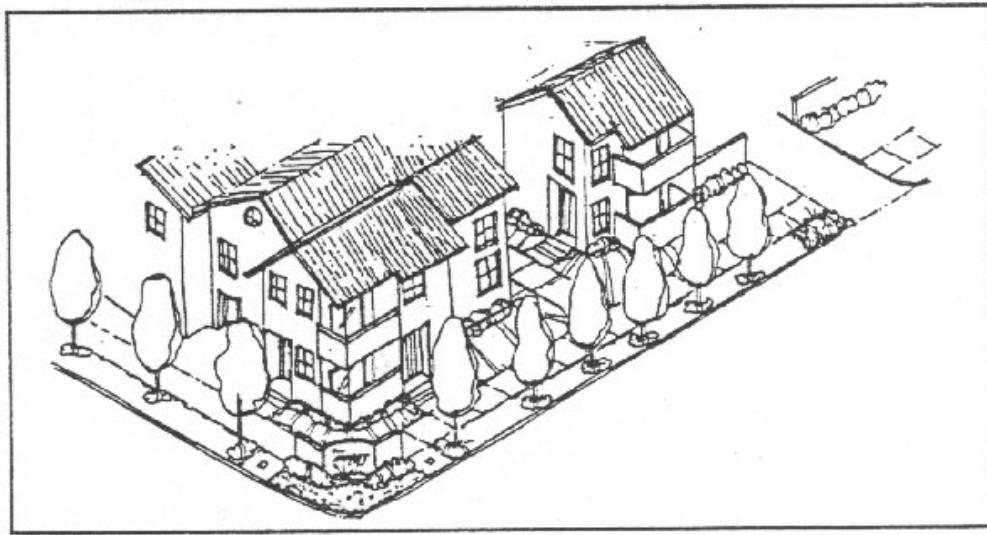
Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses, Density, and Height

- 1.13.1 Accommodate the development of multi-family residential units at a maximum density of 23.3 units per net acre on parcels of a minimum of 5,000 square feet and a maximum height of 30 feet (two stories) in areas designated as "RMD." Accommodate the development of single-family units on existing legal parcels of less than 5,000 square feet (*I1.1, I1.2*).

Design and Development

- 1.13.2 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*II.1, II.10, I 1.18*).
- 1.13.3 Require that multi-family residential projects be designed to convey a high quality and distinctive neighborhood character, in accordance with Policy 1.12.5 and the following modifications:
- a. maintenance of a landscaped front yard setback in accordance with sub-section “a,” though not necessarily to the depth or standards typical of a single-family neighborhood;
 - b. inclusion of recessed entries and/or porches for each unit (in accordance with sub-section “g”) are encouraged, but not mandated; and
 - c. inclusion of separate and well-defined entries to convey the visual character of individual identity for each residential unit, which may be developed from interior courtyards and common areas, rather than exterior facades (*II.1, II.10, II.18*).



- 1.13.4 Require the provision of on-site open space amenities and design of these to be accessible and of sufficient size to be usable by tenants (*II.1*).

HIGH DENSITY MULTI-FAMILY RESIDENTIAL NEIGHBORHOODS

These areas, designated "RH," allow higher density multiple-family housing at a maximum density of 28 units per acre. The areas designated "RH" are located along certain portions of Pacific Coast Highway. These areas were previously zoned commercial, but were determined to have potential for higher density residential development. Reference should be made to Pacific Coast Highway, Sub-Areas 5 and 6 for more details regarding the reasons for designating these areas "RH."

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.14 Provide for the retention, maintenance, and development of high density multi-family residential units to provide for the housing needs of existing and future populations, including the children of existing residents and retired heads of household, and which convey a distinctive residential neighborhood quality.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses, Density, and Height

- 1.14.1 Accommodate the development of multi-family townhomes, condominiums, and apartments at a maximum density of 28 units per net acre and a maximum height of 35 feet and (three stories) or 30 feet and two stories (as specified) in areas designated as "RH." (I1.1, I1.2).

Design and Development

- 1.14.2 Require that projects be designed and developed to achieve a high level of quality and distinctive character, and compatibility with existing uses and development in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (I1.1, I1.10, I 1.18).
- 1.14.3 Require that multi-family residential projects be designed to convey a high quality and distinctive neighborhood character, in accordance with Policy 1.13.3 (I1.1, I1.10, I1.18).
- 1.14.4 Require the provision of on-site open space amenities and design of these to be accessible and of sufficient size to be usable by tenants (I1.1).

COMMERCIAL AND INTEGRATED COMMERCIAL AND RESIDENTIAL MIXED-USE DEVELOPMENT

- Goal** *It shall be the goal of the City of Redondo Beach to:*
- 1H Continue and enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.

ARTESIA BOULEVARD

General Corridor

Artesia Boulevard is the main commercial corridor of North Redondo. It originally developed as a typical "strip" commercial street with mostly one-story buildings with adjacent surface parking. Many of the older buildings have parking located in the rear, while more recent developments have parking located in the front and/or side.

Typical for a commercial street of its era, Artesia Boulevard still tends to be a collection of small individual developments, many of which lack physical coordination with adjoining properties. Because of this, a focus has been placed on revitalization through coordinated improvements and development. The City is undertaking an ambitious improvement program to create an attractive, coordinated appearance along the entire length of the corridor.

In addition to establishing policies to assure quality design, the principal strategy for Artesia Boulevard is to divide the corridor into four sub-areas. This has been done in an attempt to change Artesia Boulevard from a long, largely undifferentiated corridor into distinct sub-areas, each with its own functional and design emphasis. Each sub-area was developed to be compatible with the prevailing character of existing development and to enhance trends that were already occurring.

The implementation of these sub-areas should allow future development in each area to be more coordinated and compatible, while creating a discernible pattern of diversity as one travels the length of the corridor.

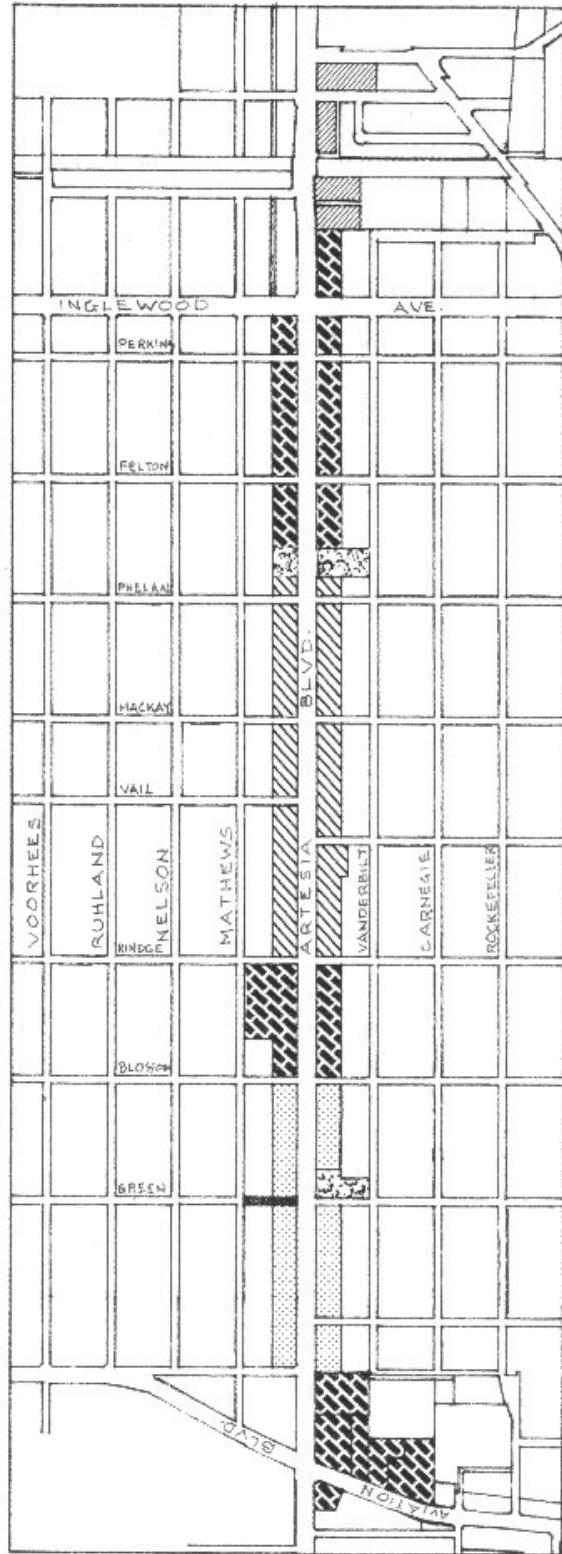
- Objective** *It shall be the objective of the City of Redondo Beach to:*

- 1.15 Provide for the evolutionary development of Artesia Boulevard into four distinct sub-areas which reflect and reinforce the existing primary activity areas and adjacent land uses, are oriented and accessible to the needs of nearby residents, and differentiated by use, density/intensity, and physical form and character.

Artesia Boulevard

- C-2 (Sub-Area 4)**
- C-2-PD (Sub-Area 2)**
- C-4 (Sub-Area 1)**
- MU-1 (Sub-Area 3)**

P



Policies *It shall be the policy of the City of Redondo Beach to:*

Function and Permitted Uses

- 1.15.1 Accommodate land uses and provide for a physical form and scale of development which differentiates Artesia Boulevard into the four following sub-areas:
- a. East of Ruxton Lane: developed as a higher intensity transitional area to the Galleria at South Bay (Sub-Area 1);
 - b. Phelan Lane to Rindge Lane: developed as a pedestrian-oriented community-serving commercial “village” (Sub-Area 2);
 - c. Blossom Lane to west of Flagler Lane: developed as a mixed-use node, integrating residential with community-serving commercial uses (Sub-Area 3); and
 - d. Remaining areas: mix of highway- and community-oriented commercial uses (Sub-Area 4) (*II.1*).
- 1.15.2 Publicly initiate and allow for the private sector development of municipal or shared parking lots, which incorporate bicycle storage facilities, along the street frontages to provide for joint use of adjacent commercial properties and allow for the incorporation of commercial uses into the structure along the street frontage (except for areas required for access) (*II.1, II.16*).
- 1.15.3 Provide for the continued use of existing parking lots which extend to Mathews Avenue and Vanderbilt Lane, ensuring their compatibility with adjacent residences (*II.1*).

Design and Development

- 1.15.4 Implement the Artesia/Inglewood Public Improvement Project, including the incorporation of street trees, landscape (planters), street furniture (benches, trash receptacles, newsracks, etc.), street and crosswalk paving, lighting, public signage, and other appropriate elements (*II.17*).
- 1.15.5 Improve the design and landscape of the Artesia Boulevard median (*II.17*).
- 1.15.6 Install signage or other visual elements to distinctly identify the entries to the Artesia Boulevard commercial corridor (*II.17*).

- 1.15.7 Integrate improvements which facilitate transit use of Artesia Boulevard, such as bus shelters and recessed access points (*II.17*).
- 1.15.8 Require that the renovation of existing structures or new development on sites where parking lots currently extend to Mathews Avenue and Vanderbilt Lane restrict their access to Artesia Boulevard, unless there are no feasible alternatives, and that areas facing, abutting, or exposed to residential areas be extensively landscaped to include a screen wall incorporating evergreen plant material (covering a majority of the wall within a one year period) (*II.1*).
- 1.15.9 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*II.1, II.10, I 1.18*).

Sub-Area 1: Galleria at South Bay Transitional Area-East of Ruxton Lane

Compared to the rest of the Artesia Boulevard corridor, the Galleria presents a substantial contrast in the character and scale of development. In recognition of this, the area immediately to the west of the Galleria, designated "C-4," is intended to function as a transitional area between the Galleria and the Artesia corridor. The area's nearness to the Galleria Transit Station and the general higher level of activity in the vicinity makes a higher intensity of development (1.0 maximum floor area ratio) in this area appropriate and compatible.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.16 Provide for the development of the parcels east of the hypothetical northern extension of Ruxton Lane corridor for uses which are transitional to (in type and scale) the Galleria at South Bay.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

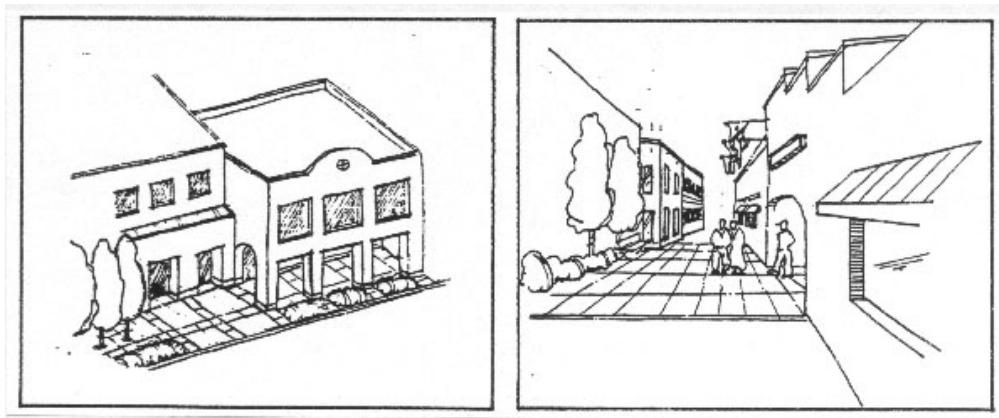
- 1.16.1 Accommodate a mix of retail and service commercial, household supply and furnishings, eating and drinking establishments, food sales, drug stores, professional offices, art and cultural facilities, overnight accommodations, and similar uses which serve local and regional residents on parcels designated as "C-4" (*II.1*).

Density/Intensity and Height

- 1.16.2 Permit development to a maximum intensity of a floor area ratio of 1.0 and height of three stories (45 feet) (*II.1*).

Design and Development

- 1.16.3 Require that building elevations above the second floor be set back from the street facing facade for the first 30 feet of property depth to minimize impacts of height and bulk on abutting sidewalks and streets (*II.1*).



- 1.16.4 Establish physical and visual streetscape connections to the South Bay Galleria, which may include consistent street trees, signage, lighting, and other distinctive elements (*II.1, II.17*).

Sub-Area 2: Pedestrian-Oriented, Community-Serving Commercial Center-Phelan to Rindge Lane

This three-block section in the central portion of the corridor has been designated as an area with a "pedestrian-oriented" design character ("C-2-PD"). As it implies, "pedestrian-oriented" design is intended to create an environment that will foster pedestrian circulation among businesses once a person has arrived in the area. Pedestrian-oriented areas are considered to be desirable in certain locations both as a means to provide diversity in design character and to provide a different type of shopping experience and environment.

Pedestrian-orientation is accomplished through policies related to design and permitted uses. In terms of design, buildings are to be located close to the sidewalk to provide interest and stimulation to pedestrians, and to de-emphasize the presence of autos. Design details such as signs and windows are also specifically geared to the pedestrian view.

In terms of uses, emphasis is placed on commercial businesses that are not strictly destination-oriented, or uses that can generate walk-in business. Typical examples would include book stores, apparel stores, specialty retail, restaurants and food stores. Offices,

which tend to be more destination-oriented, are only allowed toward the rear or above the ground floor of buildings.

It is important in pedestrian-oriented areas for adjoining developments to be designed in a coordinated manner that will promote a continuation of pedestrian circulation along the street and between the developments. Related to this, pedestrian-oriented areas usually need to be confined to a somewhat limited area since persons are generally not willing to circulate long distances on foot (i.e. more than a few blocks from where they have parked).

A final criteria is that an area should already possess some of the elements that are reflective of pedestrian-orientation. In the case of this segment of Artesia Boulevard, a large proportion of the existing buildings are situated close to the sidewalk. In addition, the character of many of the businesses are compatible with pedestrian-oriented areas. Because of this, future development should work together with existing development to promote and enhance a pedestrian-oriented character.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.17 Provide for the development of uses which predominantly serve and are accessible to local residents, create a distinctive pedestrian activity area of the City, and are compatible with adjacent residential neighborhoods.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.17.1 Accommodate a mix of commercial uses which provide for the needs of nearby residents (as defined by Policy 1.16.1) and enhance pedestrian activity on parcels designated as “C-2-PD” (II.1).
- 1.17.2 Accommodate professional, finance, insurance, real estate, and other offices at the rear or on the second level of structures whose ground floor frontage is occupied by pedestrian-active retail or similar uses on parcels designated as “C-2-PD” (II.1).
- 1.17.3 Encourage the development of outdoor dining and other similar uses which do not impede pedestrian circulation on the sidewalks (II.1).

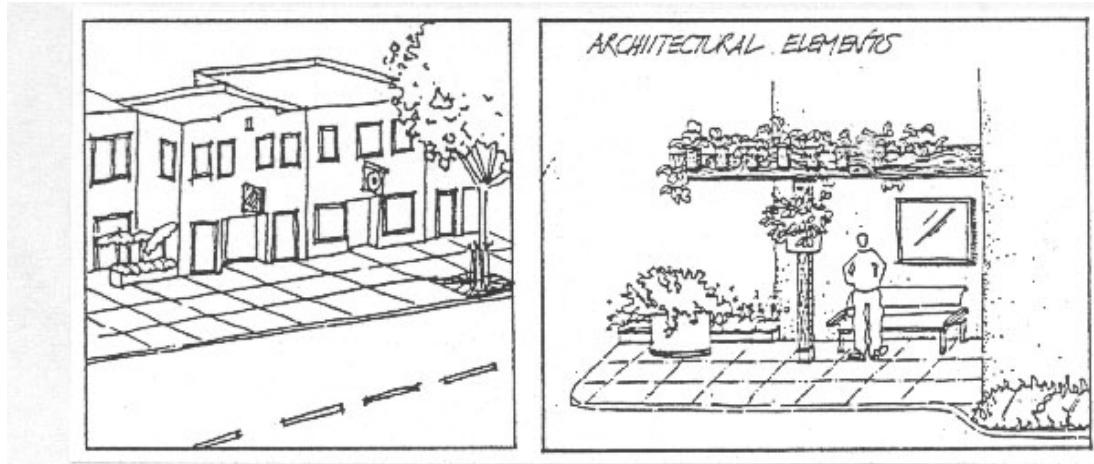
Density/Intensity and Height

- 1.17.4 Permit development to a maximum intensity of a floor area ratio of 0.5 and height of two stories (30 feet) (II.1).

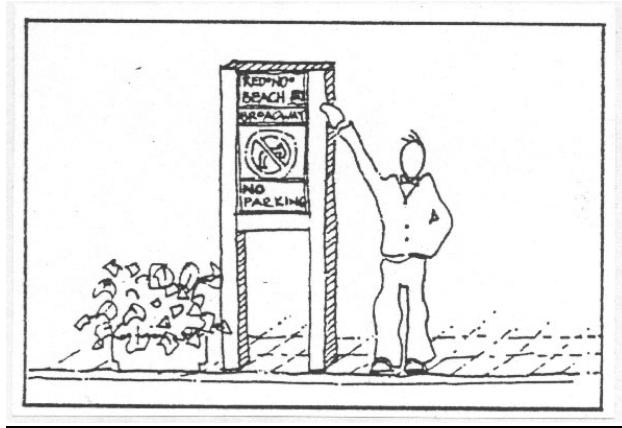
Design and Development

1.17.5 Require that buildings be sited and designed to enhance pedestrian activity along the sidewalks, including the following standards:

- a. siting of a minimum of 50% of the linear frontage of the building within proximity to the sidewalk to maintain a “building wall” character, except for areas contiguous with the structure used for outdoor dining or courtyards;



- b. assurance that the front setbacks are visually and physically accessible to pedestrians, except as may be required for security;
- c. incorporation of landscape (hardscape and softscape) which visually distinguishes the site and structure (planted beds, planters, window boxes, and other elements);
- d. provision of visually and physically transparent building elements (windows, door, etc.) along the majority of the ground elevation;
- e. incorporation of arcades and other recesses along the street elevation to provide visual relief and interest;
- f. extensive articulation of the building facade and use of multiple building volumes and planes;
- g. use of roofline and height variations to break up the massing and provide visual interest;
- h. visual differentiation of upper from lower floors;
- i. distinct treatment of building entrances; and
- j. use of pedestrian-oriented projecting and other signage (*I1.1, I1.7, I1.18*).



Sub-Area 3: Mixed-Use Corridor-Blossom to West of Flagler Lane

This is one of several areas within the City that has been designated for "mixed use." The mixed use designation permits commercial development by itself (and is therefore a commercial designation), but also permits the option of constructing residential units on the upper floors of a development with commercial uses on the ground floor. To complement the incorporated residential units, an emphasis is placed on a "pedestrian-oriented" character of the commercial component as described under the preceding sub-area.

The concept of mixing commercial and residential uses has been gaining in popularity in many cities. Traditional planning practice has dictated that residential uses should be physically separated and buffered from other types of "conflicting" uses. More recent experience, however, has shown that when properly planned and designed, mixed use developments can create a unique and positive environment for residents and businesses alike.

In mixed use developments, residential units are located and designed to provide sufficient privacy and security, while commercial uses are located and designed to provide easy accessibility and good visibility to the public.

While separated in this manner, the two types of uses also enjoy the benefits of their mutual proximity. For residents, they have the convenience and added dimension of having desirable retail businesses within a short walk. For businesses, they can draw vitality from having a "round-the-clock" source of patronage. This adds a type of "energy" to a development that would not exist if it were strictly commercial.

There are also several other potential benefits of mixed use development. These include (1) enhancing the opportunities for redevelopment of an area that may be currently lacking in vitality; (2) introducing a new and interesting form of development into the city; (3)

increasing affordable housing opportunities and providing an alternative type of housing; and (4) helping to curb traffic congestion by decreasing the need for automobile trips.

This segment of Artesia Boulevard was designated for mixed use primarily because it is in substantial need of revitalization, and mixed use is viewed as a viable means of achieving this. Within this area only ("MU-1"), an option has also been provided for strictly residential development, provided that the entire side of a block is developed for this use. This is intended to provide yet another option for the revitalization of this area.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.18 Provide for the development of local-serving pedestrian-oriented commercial uses and integration of multi-family residential on the upper floors or in intervening clusters along the corridor, provided that they are compatible with adjacent commercial uses.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.18.1 Accommodate the development of pedestrian-oriented retail, professional office, and other related land uses as permitted by Policies 1.16.1 and 1.17.2 on parcels designated as "MU-1" (*II.1*).
- 1.18.2 Accommodate residential uses on the second floor or higher of structures developed with commercial uses on the lower levels on parcels designated as "MU-1" (*II.1*).
- 1.18.3 Allow for the development of multi-family residential uses where the entirety of the block frontage is developed for this use on parcels designated as "MU-1" (*II.1*).

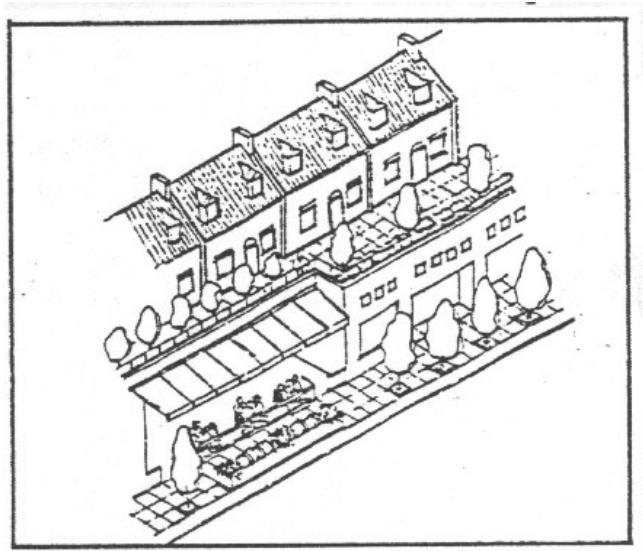
Density/Intensity and Height

- 1.18.4 Permit development of sites exclusively for commercial uses to a maximum intensity of a floor area ratio of 0.5 and height of two stories (30 feet) (*II.1*).
- 1.18.5 Permit the development of mixed-use structures integrating residential with commercial uses to a maximum intensity of a floor area ratio of 1.5 and three stories (45 feet), providing that:
- a. all floor area exceeding the ratio of 0.7 is developed for residential units;

- b. the maximum residential density does not exceed 35 units per net acre; and
 - c. a minimum floor area ratio of 0.3 is developed for commercial uses (*II.1*).
- 1.18.6 Permit the development of sites exclusively for residential uses to a maximum density of 35 units per net acre and three stories (45 feet) provided that the entire designated block frontage is developed for this use (*II.1*).

Design and Development

- 1.18.7 Require that commercial and mixed-use structures be designed to promote pedestrian activity in accordance with Policy 1.17.5 (*II.1, II.7, II.18*).
- 1.18.8 Require that mixed-use (commercial and residential) structures be designed to mitigate potential conflicts between the commercial and residential uses (e.g., noise, lighting, security, and automobile access) and provide adequate amenities for residential occupants (*II.1, II.7, II.18*).



- 1.18.9 Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 (*II.1*).
- 1.18.10 Require that sites developed exclusively for residential use incorporate elements to ensure their compatibility with adjacent commercial uses, including the following:
- a. buffer the residential from the commercial use by the use of walls, landscape, horizontal and vertical setbacks;
 - b. adequately mitigate the noise, traffic, and lighting impacts of adjacent commercial uses;

- c. provide passive recreation open space on-site;
 - d. provide adequate security; and
 - e. prevent impacts on the integrity and continuity of other commercial uses (*I1.1, I1.7, I1.8*).
- 1.18.11 Require that projects developed exclusively for residential use be designed and sited to convey a high quality character in accordance with Policy 1.13.3 (*I1.1, I1.7, I1.18*).
- 1.18.12 Require that sites exclusively developed for residential use provide on-site open space amenities which are designed and sized to be accessible to and usable by tenants (*I1.1*).

Sub-Area 4: Community- and Highway-Related Corridors-Remaining Areas

This sub-area, designated "C-2," is actually three separate segments interspersed between the other sub-areas. This area is intended to accommodate basic "highway commercial" development. Although this sub-area does not feature any unique standards, it helps to create a differentiated pattern of development along the length of the Artesia Boulevard corridor. This sub-area also provides for commercial uses such as auto-related uses and "stand-alone" offices that are also needed to serve the full range of community needs.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.19 Provide for the development of uses which predominantly serve and are accessible to local residents and compatible with adjacent residential neighborhoods.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

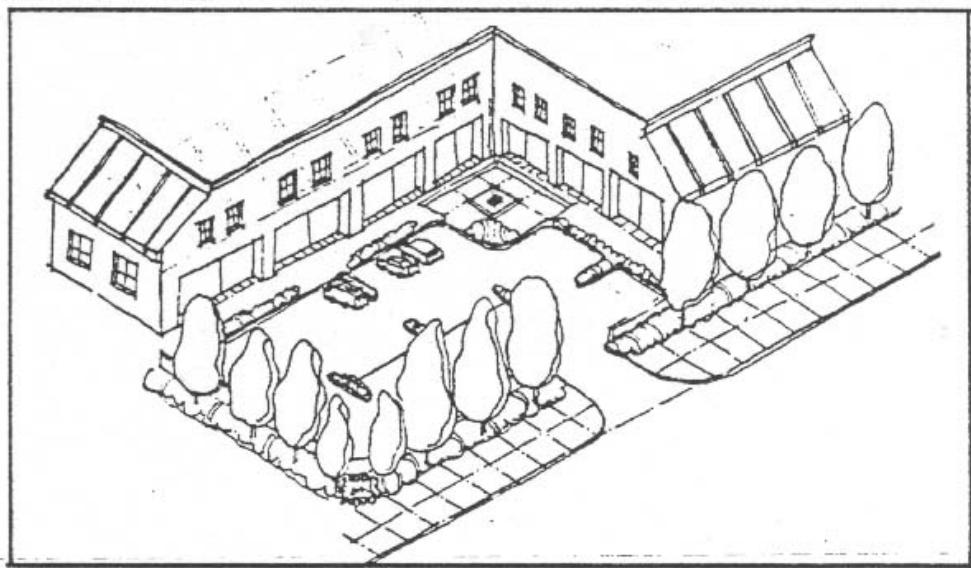
- 1.19.1 Accommodate a mix of retail, professional office, and similar uses in accordance with Policy 1.16.1 which principally provide for the needs of nearby residents on parcels designated as "C-2" (*I1.1*).

Density/Intensity and Height

- 1.19.2 Permit development to a maximum intensity of a floor area ratio of 0.5 and height of two stories (30 feet) (*I1.1*).

Design and Development

- 1.19.3 Require that structures sited on or within proximity to street frontage property lines incorporate adequate fixed and permanent landscape elements, possibly including planters, window boxes, or other elements (*II.1, II.7, II.18*).
- 1.19.4 Require that a landscaped strip or berm, where feasible, be developed along property line frontages where the building is separated from the sidewalk by parking or an extensive setback, which shall contain trees and/or shrubs in addition to groundcover to provide three-dimensional visual character (*II.1, II.7, II.18*).



PACIFIC COAST HIGHWAY

General Corridor

Pacific Coast Highway is South Redondo's main commercial street and north-south artery. Previously, almost the entire length of Pacific Coast Highway was under one commercial zoning designation. In the development of the General Plan, one of the objectives for Pacific Coast Highway was to differentiate sections of the corridor in terms of both the types and intensities of uses. The intent of this strategy was to (1) provide aesthetic relief and contrast along this long linear corridor, and (2) enhance the economic vitality of the corridor by "breaking up" the supply of land for different uses.

The economic study prepared for the General Plan showed that there was too much commercial development capacity in relation to forecasted demand. By changing some portions of Pacific Coast Highway to multiple-family residential, this creates a better balance between the supply of land and the economic demand for commercial and residential uses.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.20 Provide for the evolutionary development of Pacific Coast Highway into distinct sub-areas which reflect and reinforce the existing primary activity areas and adjacent land uses, are oriented and accessible to the needs of nearby residents, and differentiated by use, density/intensity, and physical form and character.

Policies *It shall be the policy of the City of Redondo Beach to:*

Function and Permitted Uses

- 1.20.1 Accommodate land uses and provide for a physical form and scale of development which differentiates Pacific Coast Highway into the following sub-areas:

- a. East of Palos Verdes Boulevard: developed as a mixed-use node, integrating residential with community-serving retail and office commercial uses (Sub-Area 1);
- b. East side of Pacific Coast Highway, Palos Verdes Boulevard to Avenue G: developed as a high intensity community-serving commercial area (Sub-Area 2);
- c. Avenues A through H: developed as a low rise, low intensity neighborhood- and community-serving, pedestrian-oriented commercial “village” (Sub-Area 3);
- d. Knob Hill Avenue to Avenue A and Diamond Street to 190th/Anita Street: developed for community- and highway-oriented commercial uses (Sub-Area 4);
- e. Garnet Street to Vincent Street: developed for higher density residential to “break” the continuity of the commercial corridor and provide increased housing opportunities (Sub-Area 5);
- f. Knob Hill Avenue to Ruby Street: developed for community- and highway-serving commercial uses or multi-family residential uses (Sub-Area 6);
- g. Torrance Boulevard intersection and abutting properties: developed as a higher intensity mixed-use node, integrating residential with community-serving pedestrian-oriented retail and office commercial uses (Sub-Area 7);

- h. West side of Pacific Coast Highway, Vincent Street to Diamond Street: developed as a mixed-use node, integrating residential with office and retail commercial, capitalizing on its adjacency to the Civic Center (Sub-Area 8); and
 - i. Anita Street/190th Street intersection: community- and highway-serving commercial node (Sub-Area 9) (*II.1, II.16*).
- 1.20.2 Publicly initiate and allow for the private sector development of municipal or shared parking lots, which incorporate bicycle storage facilities, along the street frontages to provide for joint use of adjacent commercial properties and allow for the incorporation of commercial uses into the structure along the street frontage (except for areas required for access) (*II.1, II.16*).

Design and Development

- 1.20.3 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*II.1, II.10, I 1.18*).
- 1.20.4 Require that structures located on Pacific Coast Highway be sited and designed to minimize viewshed impacts from inland residential areas, as feasible (*II.1*).
- 1.20.5 Establish and implement a comprehensive plan for the upgrade of Pacific Coast Highway's streetscape to incorporate street trees, landscape (planters), street furniture (benches, trash receptacles, newsracks, etc.), street and crosswalk paving, lighting, public signage, and other appropriate elements, as permitted by Caltrans (*II.17*).
- 1.20.6 Install signage or other visual elements to distinctly identify the entries and specific districts and nodes of the Pacific Coast Highway corridor (*I 1.17*).
- 1.20.7 Integrate improvements which facilitate transit use of Pacific Coast Highway, such as bus shelters and recessed access points (*II.17*).

Sub-Area 1: Mixed-Use Node-Palos Verdes Boulevard and South

For a general discussion of mixed use development, see Artesia Boulevard: Sub-Area 3.

This area was designated for mixed use development ("MU-3") primarily because of its physical suitability for development of this scale. In particular, this area features lot depths in excess of 300 feet and is adjoined to the rear by high density apartment complexes situated at a higher elevation. Because of these factors, this area is more capable of supporting larger scale, higher intensity development without creating undue impacts. This fairly large area also provides a significant opportunity for the production of new affordable multiple-family housing.

The standards for this area include a few differences from other mixed use areas. These are (1) residential units can be developed on the ground floor of buildings located behind buildings with ground floor commercial uses; and (2) the minimum commercial floor area ratio of 0.3 applies only the first 130 feet of property depth. These standards were instituted since it was not felt to be economically or physically practicable to extend commercial uses entirely to the rear of these relatively deep sites.

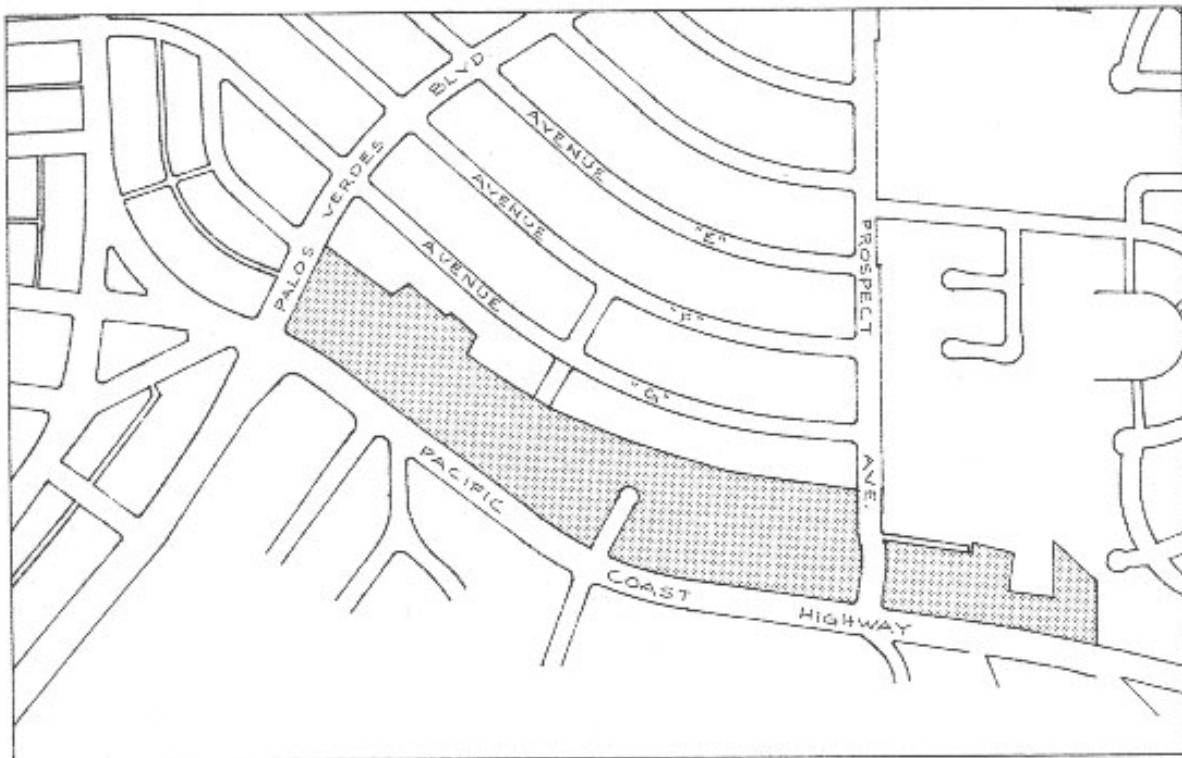
Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.21 Provide for the development of community-serving retail and office commercial and mixed-use projects integrating residential with commercial uses southeast of Palos Verdes Boulevard as a primary activity center of the City.

Pacific Coast Highway



Sub-Area 1



Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

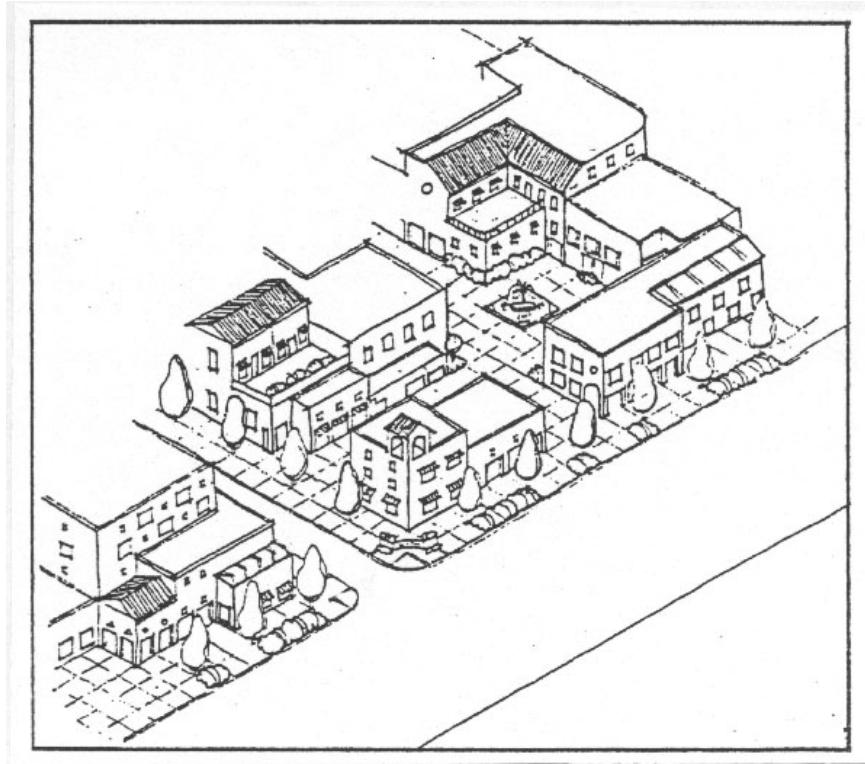
- 1.21.1 Accommodate the development of pedestrian-oriented retail, professional office, and related land uses as permitted by Policies 1.16.1 and 1.17.2 on parcels designated as “MU-3” (*I I.1*).
- 1.21.2 Accommodate residential uses according to the following standards:
 - a. along the street frontage: on the second floor or higher of structures developed with commercial uses on the lower levels; and
 - b. structures located behind street-facing mixed retail and residential buildings: on any floor (including the ground floor) or on the second level or higher with retail or parking located on the ground floor (*I I.1*).

Density/Intensity and Height

- 1.21.3 Permit development of sites exclusively for commercial uses to a maximum intensity of a floor area ratio of 1.0 and height of two stories (30 feet) (*I I.1*).
- 1.21.4 Permit the development of mixed-use structures integrating residential with commercial uses to a maximum intensity of a floor area ratio of 1.5 and three stories (45 feet), providing that:
 - a. all floor area exceeding the ratio of 0.7 is developed for residential units;
 - b. the maximum residential density for “market-rate” units does not exceed 35 units per net acre;
 - c. residential densities exceeding 35 units per net acre shall be developed for units affordable for low and moderate income households; and
 - d. a minimum floor area ratio of 0.3, applied to the first 130 feet of property depth from Pacific Coast Highway, is developed for commercial uses. (This shall not be interpreted to limit the siting of commercial uses to the first 130 feet of lot depth) (*I I.1*).

Design and Development

- 1.21.5 Require that commercial and mixed-use structures be designed to promote pedestrian activity in accordance with Policy 1.17.5 (*I1.1, I1.7, I1.18*).
- 1.21.6 Require that mixed-use structures be designed to mitigate potential conflicts in accordance with Policy 1.18.8 (*I1.1, I1.7, I1.18*).
- 1.21.7 Require that new development be sited and designed to convey a “village” character, including the:
- a. siting of structures on common pedestrian walkways, courtyards, and other open spaces;
 - b. incorporation of arcades and other setbacks along the street frontage;
 - c. use of multiple building volumes and masses to reduce the “sense” of large scale “boxes” and create a visual fabric of multiple buildings;
 - d. incorporation of extensive facade modulation and articulation and design details;
 - e. use of roofline and height variations to break up massing and provide visual interest;
 - f. use of unified architectural design styles;
 - g. clear identification of building entrances;
 - h. extensive use of landscape (planting beds, raised planters, containers, or window boxes) which provides a three-dimensional character; and
 - i. use of pedestrian-oriented signage (e.g., projecting signs) (*I1.1, I1.7, I1.18*).



- 1.21.8 Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 (*II.1*).

Sub-Area 2: High Intensity Community Commercial-East Side, Palos Verdes Boulevard to Avenue G

This area was designated for commercial uses ("C-4") at a higher floor area ratio (1.0) primarily because of its relatively large parcel sizes. This should generally make it easier to assemble sites of the size necessary to comfortably support development of this intensity.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.22 Provide for community- and highway-oriented commercial uses on the east side of Pacific Coast Highway, between Palos Verdes Boulevard and Avenue G.



Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.22.1 Permit retail service and office commercial uses in accordance with Policy 1.16.1 on parcels designated as "C-4" (*II.1*).

Density/Intensity and Height

- 1.22.2 Permit development to a maximum intensity of a floor area ratio of 1.0 and height of two stories (30 feet) (*II.1*).

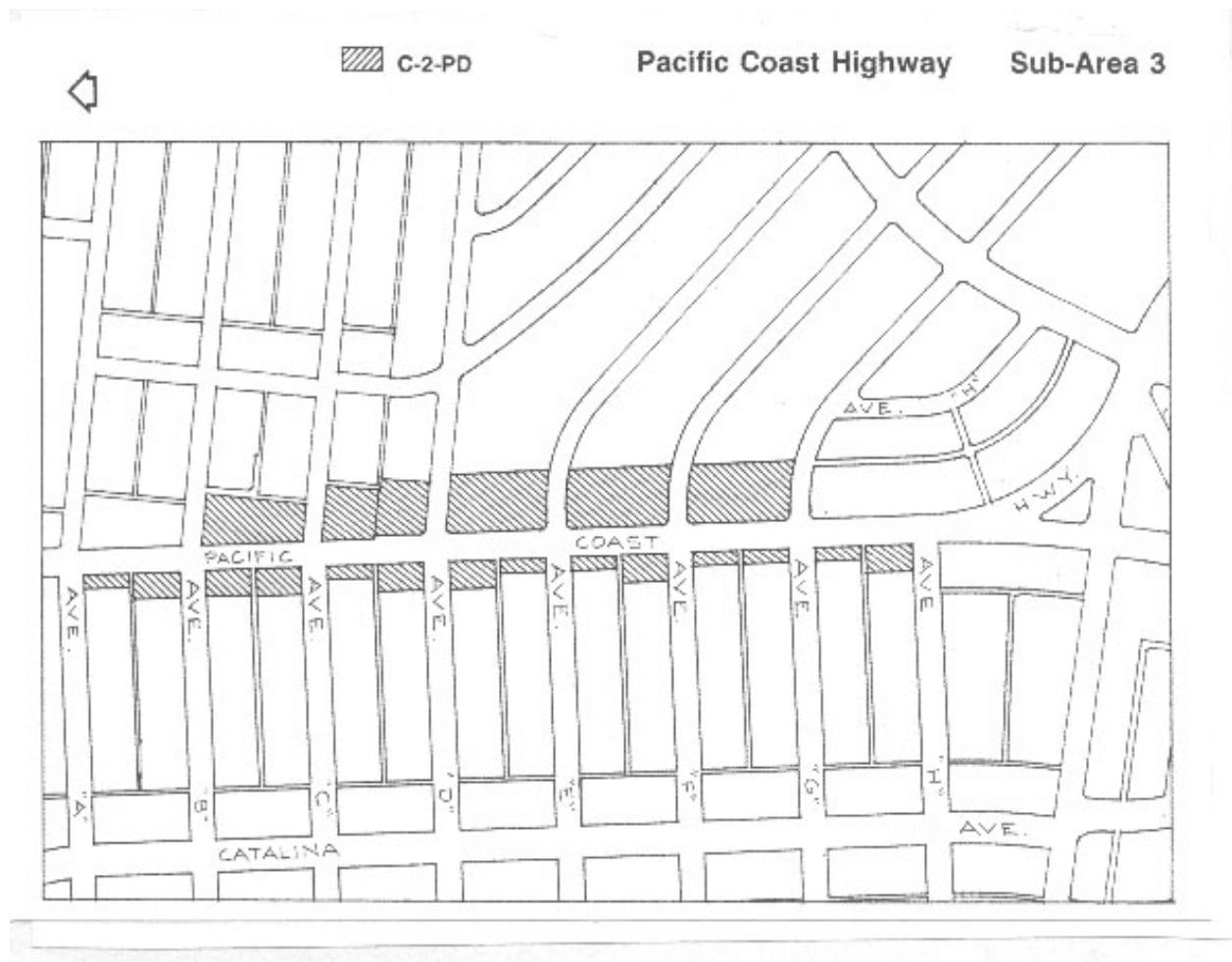
Design and Development

- 1.22.3 Require that a landscaped setback be developed along the Avenue H frontage to act as a visual buffer with adjacent residential units (*II.1*).

- 1.22.4 Require that new development be sited and designed to convey a "village" character, in accordance with the requirements of Policy 1.21.7 (*II.1, II.7, II.18*).

Sub-Area 3: Low Intensity, Pedestrian-Oriented Commercial Village-Avenues A through H

The primary objective for this area, designated "C-2-PD," is to maintain and enhance the modest scale, pedestrian-oriented type of development that currently exists. Along this stretch of Pacific Coast Highway, almost all of the buildings have been built close to the sidewalk. This situation helps to encourage pedestrian circulation along the sidewalk and between businesses. The design and development policies for this area will assure that future development will continue to promote and enhance the existing scale and character of development.



Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.23 Provide for community- and neighborhood-oriented commercial uses in a pedestrian scaled “village” environment which serves the needs and are compatible with adjacent residential neighborhoods.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.23.1 Accommodate community- and neighborhood-oriented commercial uses in accordance with Policies 1.16.1 through 1.17.2, except those which require large scale and volume buildings and are incompatible with the intended “village” character of the Avenues on parcels designated as “C-2-PD” (II.1).

Density/Intensity and Height

- 1.23.2 Permit development to a maximum intensity of a floor area ratio of 0.5 and height of two (2) stories (30 feet) (II.1).

Design and Development

- 1.23.3 Require that development be sited and designed to convey a low-rise “village” character, including the:

- a. incorporation of arcades or other setbacks along the street frontage;
- b. extensive use of landscape (trees, shrubs, and groundcover), providing a three-dimensional visual character;
- c. incorporation of extensive facade modulation and articulation and design details; and
- d. use of roofline and height variations to break up massing and provide visual interest (II.1, II.7, II.16).

- 1.23.4 Require that buildings be sited and designed to enhance pedestrian activity along the sidewalks, in accordance with Policy 1.17.5 (II.1, II.7, II.18).

- 1.23.5 Implement streetscape improvements along the sidewalks including, but not limited to the use of decorative/aesthetic materials and colors for crosswalks and/or sidewalks, distinctive public signage, street trees, street furniture, and similar elements (II.17).

Sub-Area 4: Community and Highway Oriented Corridors-Avenue A to Knob Hill Avenue, Diamond Street to Anita Street, and Pearl Street to Ruby Street

These segments of the Pacific Highway corridor have been designated to continue with low-intensity, highway-oriented commercial development ("C-2")

The segment between Diamond and Anita Streets, on the east side of the street, warranted some special consideration because of the number of small lots and odd triangular-shaped blocks. These circumstances have made it difficult to assemble building sites of the size and shape usually needed to facilitate new commercial development. This will continue to constrain the area's development potential in the future.

The most readily available way to overcome these obstacles to new development is through the use of redevelopment laws. While there has been past community resistance to the use of redevelopment, it is also recognized that meaningful revitalization of this area will be very difficult to achieve without it. A policy has therefore been adopted to consider the use of redevelopment in future attempts to revitalize this area.

Reference should also be made to the Harbor/Civic Center Specific Plan, Pacific Coast Highway Sub-Area, Zones 1 and 2, which establishes additional standards and policies for the portion of this area between Diamond Street and Anita/Herondo Streets.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.24 Provide for the development of community- and highway-oriented commercial uses which are accessible to local residents and compatible with adjacent residential areas.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.24.1 Accommodate retail and office commercial, restaurant, and other uses in accordance with Policy 1.16.1 on parcels designated as "C-2" (II.1).

Density/Intensity and Height

- 1.24.2 Permit development to a maximum intensity of a floor area ratio of 0.5 and height of two (2) stories (30 feet) (II.1).

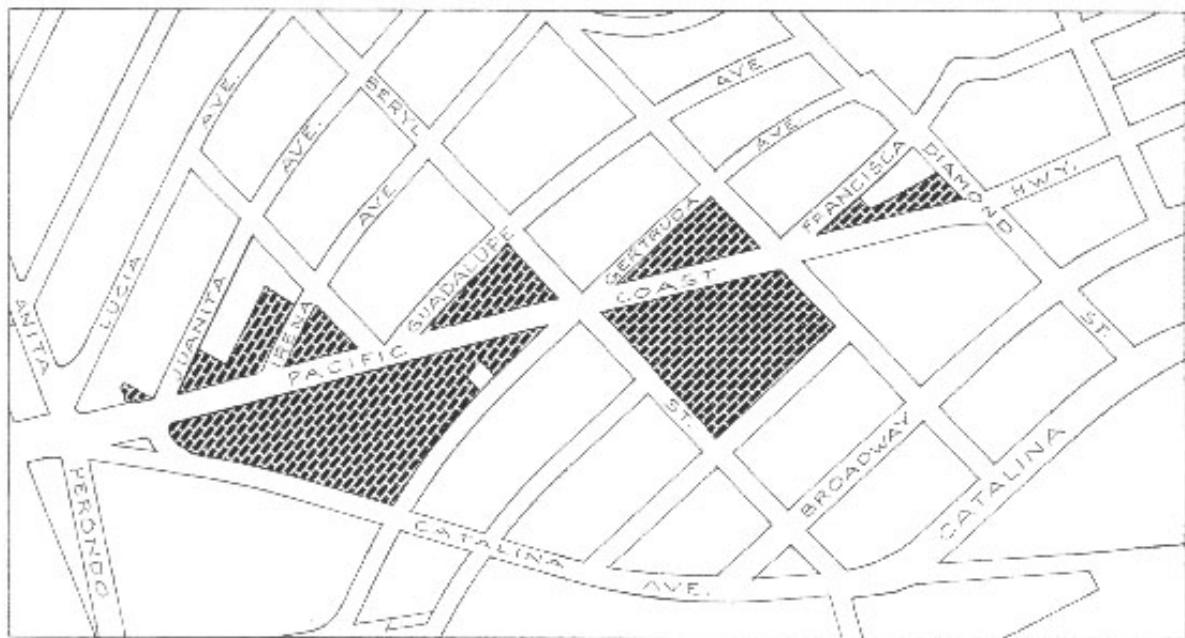
Pacific Coast Highway

(Sub-Area 4)

(North Portion)



C-2



Pacific Coast Highway

(Sub-Area 4)

(South Portion)



C-2



Design and Development

- 1.24.3 Require that extensive landscaping be incorporated along the sidewalk frontage in accordance with Policies 1.19.3 and 1.19.4 (*II.1*).
- 1.24.4 Require that development be sited and designed to convey a low-rise “village” character as prescribed in Policy 1.23.3 (*II.1, II.7, II.18*).
- 1.24.5 Consider the authorities of California Redevelopment Law as a mechanism to revitalize the parcels on the east side of Pacific Coast Highway between Diamond Street and Anita Street, including the aggregation and reconfiguration of parcels for higher economic use and improved compatibility with adjacent residential uses (*II.12*).

Sub-Area 5: Residential Clusters- Garnet Street to Vincent Street

The most significant change in land use designations along Pacific Coast Highway occur within Sub-Areas 5 and 6, where the general commercial designation has been changed to multiple-family residential ("RH"). There were several reasons for making this change.

Pacific Coast Highway has historically been zoned as a continuous commercial corridor. The economic study prepared for the General Plan, however, indicated that there was a surplus of commercially-zoned property along the corridor in relation to demand. This imbalance has likely contributed to depressing the potential for new commercial development. Reducing the amount of commercially-zoned property should help to enhance the development potential of the property that remains commercial.

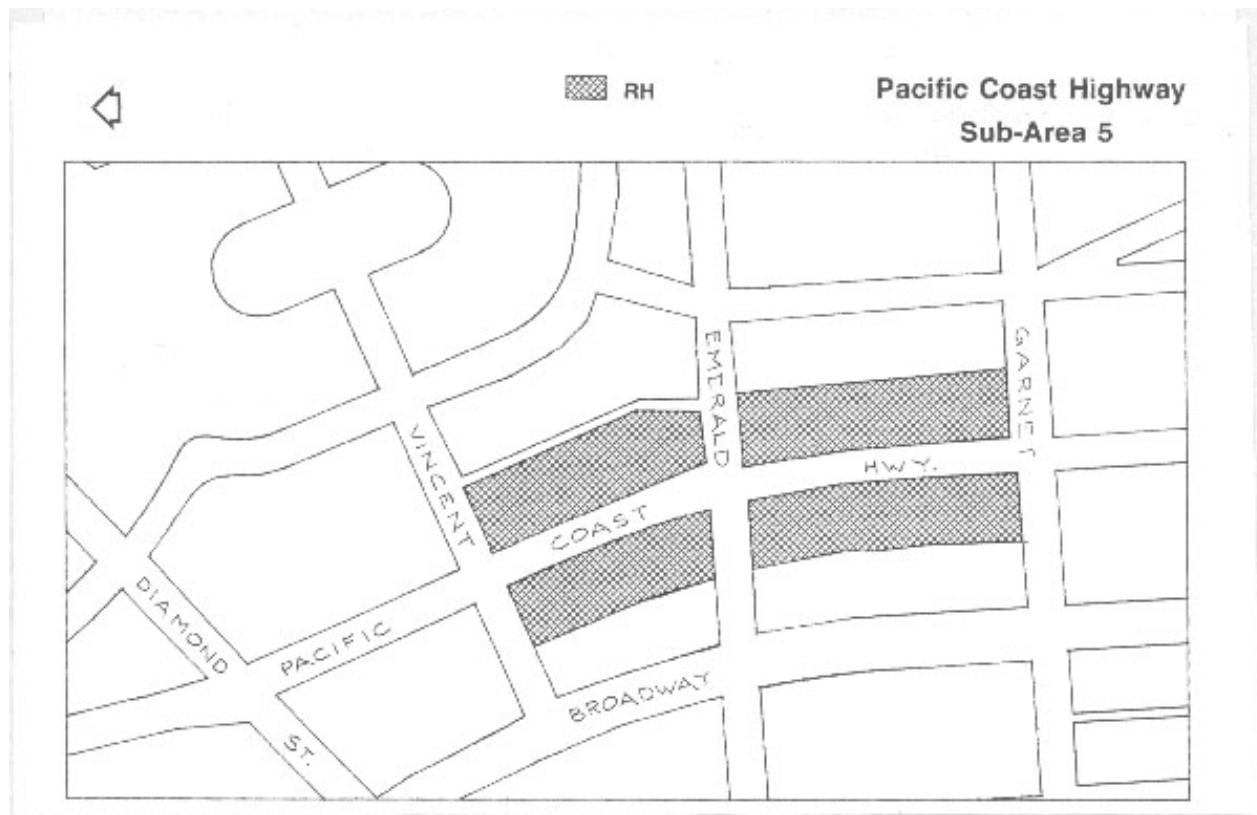
Conversely, there is a significant need for and lack of sites for new multiple-family housing in the City. Pacific Coast Highway presents a viable location for this while avoiding the need to increase densities within established residential neighborhoods. Based on these factors, the portions of Pacific Coast Highway that were designated "RH" are areas where there is currently little commercial investment and where residential and institutional uses already exist.

In addition to enhancing opportunities for both commercial and residential development, residential development along segments of Pacific Coast Highway will help to break up the long, monotonous commercial corridor and add new visual interest.

Reference should also be made to the Harbor/Civic Center Specific Plan, Pacific Coast Highway Sub-Area, Zones 4 and 5A, which establishes additional standards and policies for this area.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.25 Provide for the development of residential units as “clusters,” interrupting the continuity of the commercial “strip” along Pacific Coast Highway and providing additional housing opportunities.



Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.25.1 Accommodate the development of residential units (townhomes, condominiums, and apartments) on parcels designated as “RH” (II.1).
- 1.25.2 Accommodate the development of community-serving commercial uses on the McCandless site adjacent to Pacific Coast Highway (II.1).

Density/Intensity and Height

- 1.25.3 On parcels designated as “RH” permit development of residential units to a maximum density of 28 units per net acre and three stories (35 feet) (II.1).
- 1.25.4 Allow a maximum of 52.0 dwelling units per acre for senior citizen, affordable and/or low-moderate income housing, on the McCandless site (between

Emerald Street and Garnet Street). Notwithstanding any policy in the General Plan to the contrary, lots or parcels may be combined on the McCandless site where such combination is in conjunction with a project for senior citizen, affordable and/or low-moderate income housing (*II.1*).

- 1.25.5 On a maximum of 56,000 square feet of the McCandless site adjacent to Pacific Coast Highway, permit the inclusion of community-serving commercial uses at a maximum 0.5 floor area ratio (*II.1*).

Design and Development

- 1.25.6 Require that residential units and sites be designed to convey a high quality character, in accordance with Policies 1.13.3 and 1.18.12 (*II.1, II.7, II.18*).
- 1.25.7 Require that the residential sites be designed to be compatible with adjacent commercial development along Pacific Coast Highway, in accordance with Policy 1.18.10 (*II.1*).
- 1.25.8 Require that commercial uses on the McCandless site be designed and sited to ensure compatibility with on-site adjacent residential uses (*II.1, II.7, II.18*).

Sub-Area 6 Ruby Street to Knob Hill Avenue

For a discussion of the multiple-family residential designation ("RH"), refer to Sub-Area 5 above.

Within this three-block segment, there is a mixture of property designated for commercial ("C-2") and multiple-family residential ("RH") use. This somewhat unorthodox pattern was arrived at after extensive input from property owners during the public hearing process. The adopted pattern recognized the existing land use pattern and the viability of commercial uses at corner intersections.

Objective *It shall be the objective of the City of Redondo Beach to:*

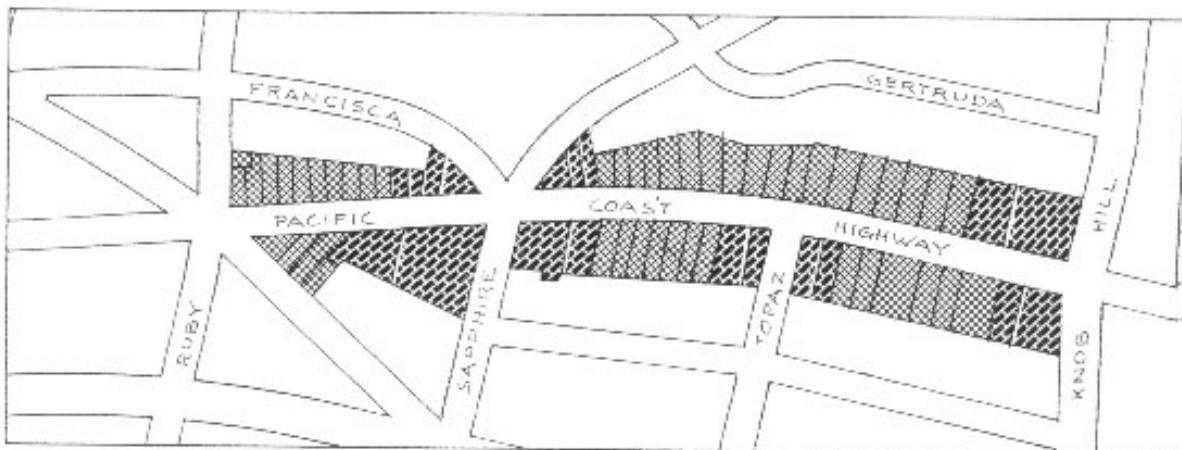
- 1.26 Provide for the development of residential units as "clusters," interrupting the continuity of the commercial "strip" along Pacific Coast Highway and providing additional housing opportunities, and continue viable commercial land uses on more visible and accessible corner locations.

 RH

 C-2

Pacific Coast Highway

Sub-Area 6



Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.26.1 Accommodate the development of residential units (townhomes, condominiums, and apartments) on parcels designated as "RH"(I 1.1).
- 1.26.2 Accommodate retail, services and office commercial, restaurants, and other commercial uses, in accordance with Policy 1.16.1 on parcels designated "C-2" (I 1.1).

Density/Intensity and Height

- 1.26.3 On parcels designated as "RH" permit development of residential units at a maximum density of 28 units per net acre, and a height of 30 feet (two stories) (I 1.1).
- 1.26.4 On parcels designated as "C-2" permit development to a maximum intensity of a floor area ratio of 0.5 and height of two (2) stories (30 feet) (I 1.1).

Design and Development

- 1.26.5 Require that residential units and sites be designed to convey a high quality character, in accordance with Policies 1.13.3 and 1.18.12 (*II.1, II.7, II.18*).
- 1.26.6 Require that the residential sites be designed to be compatible with adjacent commercial development along Pacific Coast Highway, in accordance with Policy 1.18.10 (*II.1*).
- 1.26.7 Require that commercial sites incorporate extensive landscaping along the sidewalk frontage in accordance with Policies 1.19.3 and 1.19.4 (*II.1*).
- 1.26.8 Require that commercial development be sited and designed to convey a low-rise “village” character as prescribed in Policy 1.23.3 (*II.1, II.7, II.18*).

Sub-Area 7: Mixed-Use Node-Torrance Boulevard Intersection

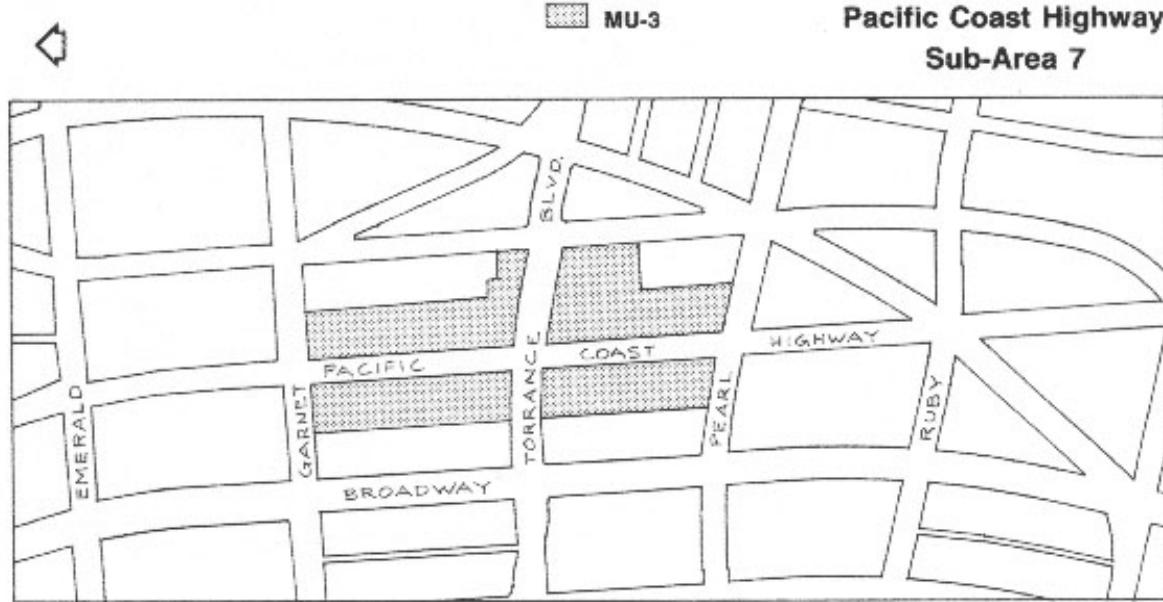
For a general discussion of mixed use development, see Artesia Boulevard: Sub-Area 3.

Pacific Coast Highway and Torrance Boulevard is the most prominent and highly trafficked intersection in South Redondo. Taking advantage of this, this area was designated for mixed use ("MU-3") to make this location into a focal point of activity within South Redondo. Special attention will be given to encourage the type of design and uses that will make the area distinctive in terms of both appearance and activity.

Reference should also be made to the Harbor/Civic Center Specific Plan, Pacific Coast Highway Sub-Area, Zone 6, which establishes additional standards and policies for this area.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.27 Provide for the development of a higher intensity pedestrian-oriented activity node containing community-oriented commercial uses and/or mixed-use development projects, integrating residential with commercial uses, as a primary activity area of the City.



Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

1.27.1 Accommodate the development of pedestrian-oriented retail, professional office, and related land uses as permitted by Policies 1.16.1 and 1.17.2 on parcels designated as “MU-3” (*I1.1*).

1.27.2 Accommodate residential uses in accordance with Policy 1.18.2 (*I1.1*).

Density/Intensity and Height

1.27.3 Permit development of sites exclusively for commercial uses to a maximum intensity of a floor area ratio of 1.0 and height of two stories (30 feet) (*I1.1*).

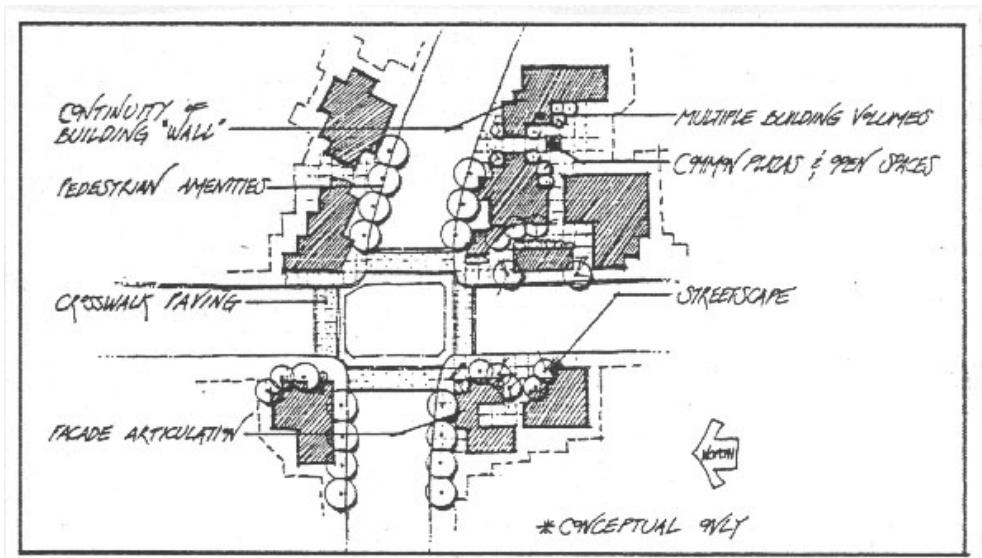
1.27.4 Permit the development of mixed-use structures integrating residential with commercial uses to a maximum intensity of a floor area ratio of 1.5 and three stories (45 feet), providing that:

- a. all floor area exceeding the ratio of 0.7 is developed for residential units;

- b. the maximum residential density does not exceed 35 units per net acre; and
- c. a minimum floor area ratio of 0.3 is developed for commercial uses (*I 1.1*).

Design and Development

1.27.5 Require that commercial and mixed-use structures be designed to promote pedestrian activity in accordance with Policy 1.17.5 (*II.1, II.7, I 1.18*).



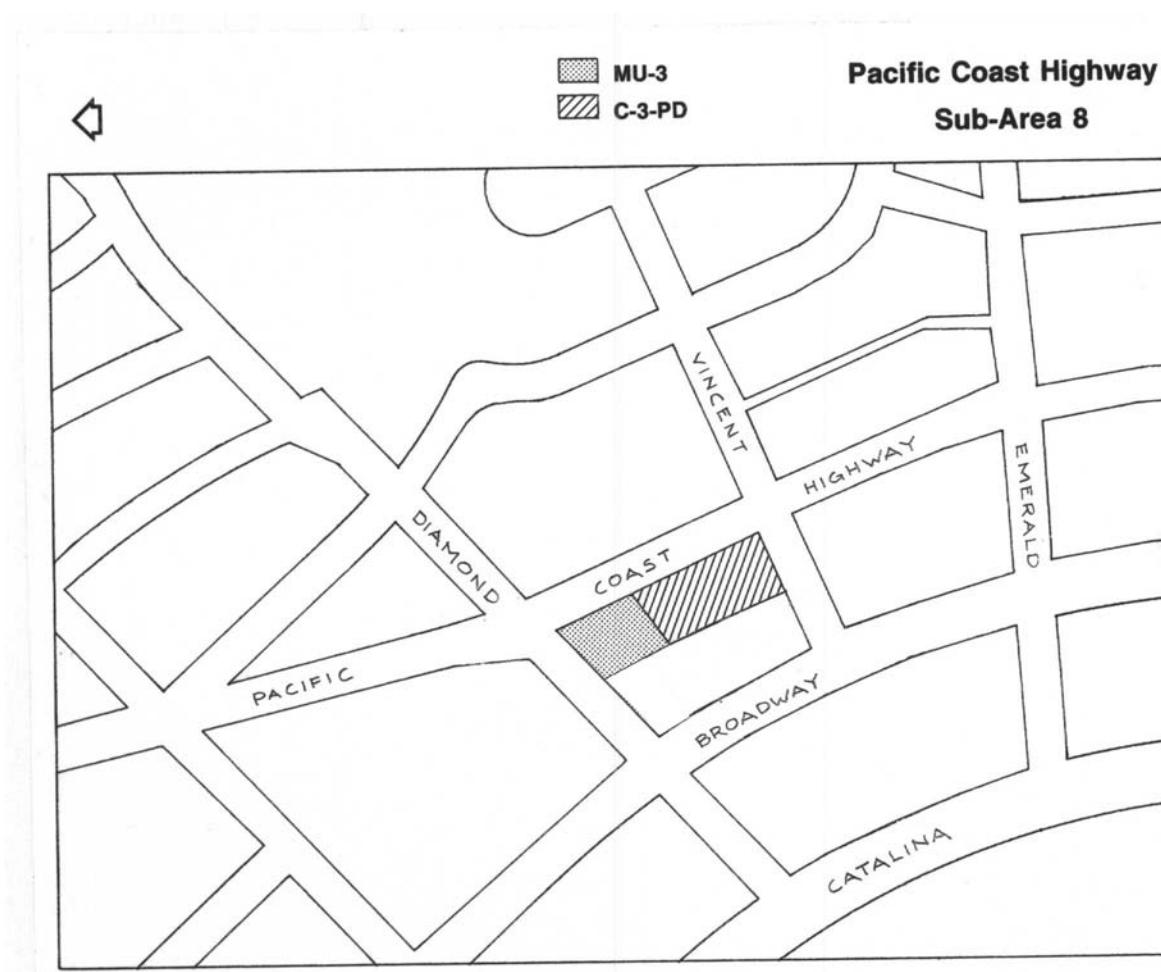
- 1.27.6 Require that mixed-use structures be designed to mitigate potential conflicts in accordance with Policy 1.18.8 (*II.1, II.7, II.18*).
- 1.27.7 Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 (*II.1*).
- 1.27.8 Require that any development projects involving multiple parcels site and design buildings to convey a “village” character, in accordance with Policy 1.21.7(*II.1, II.7, II.18*).
- 1.27.9 Implement streetscape improvements in the public areas at the intersection of Pacific Coast Highway and Torrance Boulevard including, but not limited to the use of decorative/aesthetic materials and colors for crosswalks and/or sidewalks, distinctive public signage, street trees, street furniture, and similar elements (*II.17*).

Sub-Area 8: Civic Center-Related Node-West Side, Vincent Street to Diamond Street

The designations for this one-block area are influenced by its location between the Civic Center to the north and an area designated for multiple-family residential to the south. The area adjacent to Diamond Street is designated for mixed use ("MU-3") with a maximum floor area ratio of 1.0 for commercial development and 1.5 for mixed use. This is intended to allow for higher intensity commercial and residential uses that would complement the activity of the Civic Center.

The area extending south to Vincent Street is designated for pedestrian-oriented commercial uses ("C-3-PD") with a maximum floor area ratio of 0.7. The pedestrian orientation is intended to take advantage of the concentrations of people (residents, workers, and students) within the immediate surrounding area, including a high density residential designation ("RH") immediately to the south.

Reference should also be made to the Harbor/Civic Center Specific Plan, Pacific Coast Highway Sub-Area, Zones 5 and 6A, which establishes additional standards and policies for this area.



Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.28 Provide for the development of parcels adjacent to the Civic Center for uses which relate to and/or are induced by governmental activities and adjacent residential clusters.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.28.1 Accommodate the development of pedestrian-oriented retail, professional office, and related land uses as permitted by Policies 1.16.1 and 1.17.2 on parcels designated as “MU-3” and “C-3-PD” (*II.1*).

- 1.28.2 Accommodate residential uses in accordance with Policy 1.18.2 on parcels designated as “MU-3” (*II.1*).

Density/Intensity and Height

- 1.28.3 Permit development of sites designated as “MU-3” exclusively for commercial uses to a maximum intensity of a floor area ratio of 1.0 and height of two stories (30 feet) (*II.1*).

- 1.28.4 Permit the development of mixed-use structures integrating residential with commercial uses to a maximum intensity of a floor area ratio of 1.5 and three stories (45 feet) on sites designated as “MU-3,” providing that:

- a. all floor area exceeding the ratio of 0.7 is developed for residential units;
- b. the maximum residential density does not exceed 35 units per net acre; and
- c. a minimum floor area ratio of 0.3 is developed for commercial uses (*II.1*).

- 1.28.5 Permit development of sites designated as “C-3” for commercial uses to a maximum intensity of a floor area ratio of 0.7 and height of two stories (30 feet) (*II.1*).

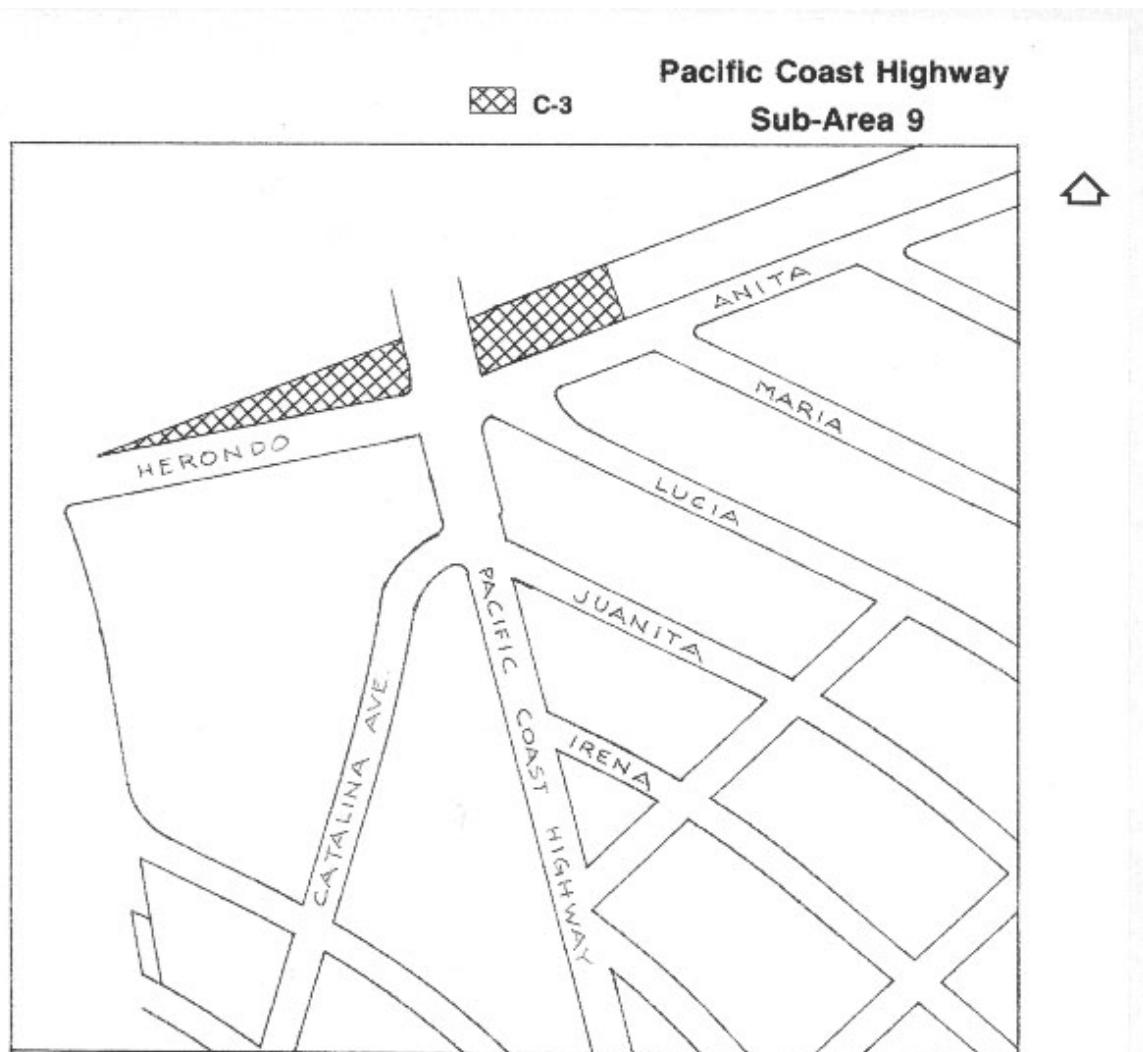
Design and Development

- 1.28.6 Require that mixed-use structures be designed to mitigate potential conflicts in accordance with Policy 1.18.8 (*II.1, II.7, II.18*).

- 1.28.7 Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 (*II.1*).
- 1.28.8 Require that commercial and mixed-use structures be designed to promote pedestrian activity in accordance with Policy 1.17.5 (*II.1, II.7, II.18*).

Sub-Area 9: Community- and Highway-Oriented Commercial Node-Anita Street Intersection

This small area is situated between Herondo/Anita Streets and the City boundary with Hermosa Beach. It has been designated for general commercial uses ("C-3") at a 0.7 floor area ratio (FAR) in recognition of its location at a major street intersection and because of slightly larger than average lot sizes.



Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.29 Provide for the development of community- and highway-oriented commercial uses which are accessible to local residents and compatible with adjacent residential areas.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.29.1 Accommodate retail and office commercial, restaurant, and other uses in accordance with Policy 1.16.1 on parcels designated as "C-3" (II.1).

Density/Intensity and Height

- 1.29.2 Permit development to a maximum intensity of a floor area ratio of 0.7 and height of two (2) stories (30 feet) (II.1).

Design and Development

- 1.29.3 Require that extensive landscaping be incorporated along the sidewalk frontage in accordance with Policies 1.19.3 and 1.19.4 (II.1).

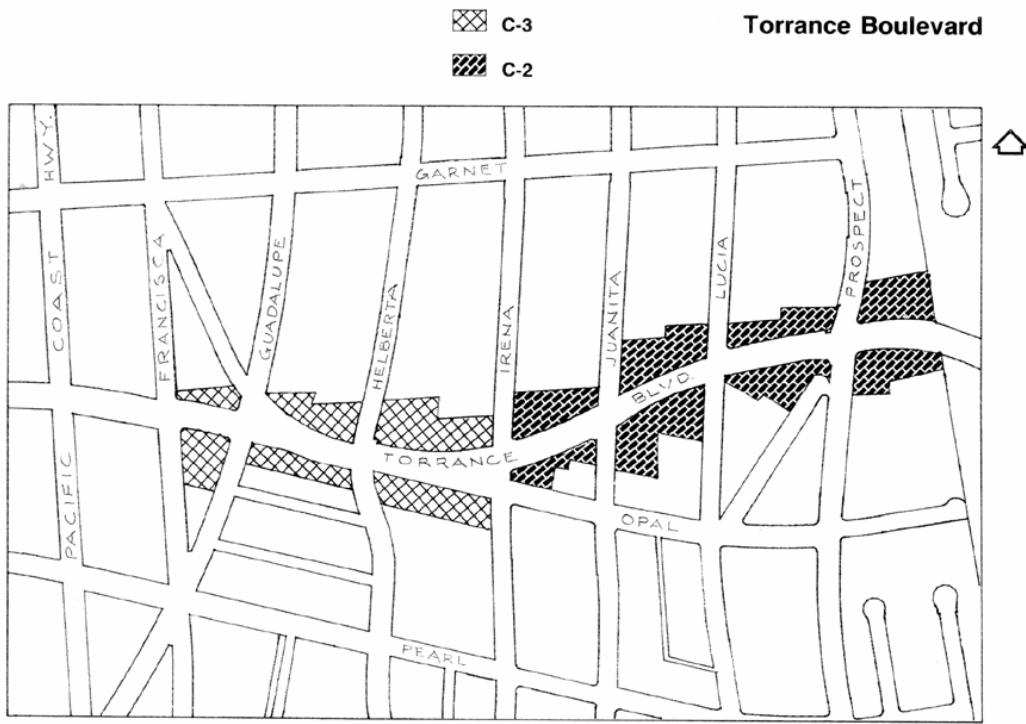
TORRANCE BOULEVARD

From Pacific Coast Highway eastward, Torrance Boulevard has been historically developed with highway-oriented commercial uses, including a small concentration of medical offices between Francisca and Irena Avenues. With the exception of the mixed use node at Pacific Coast Highway (see Pacific Coast Highway, Sub-Area 7), no significant changes are proposed in the function or orientation of Torrance Boulevard.

Two different levels of development intensity have been established west and east of Irena Avenue. The portion of Torrance Boulevard west of Irena Avenue has been designated "C-3" with a maximum floor area ratio is 0.7. This is consistent with the intensity of the existing medical offices and serves as a transition from the higher intensity of the mixed use node at Pacific Coast Highway. The area east of Irena Avenue has been designated "C-2" with a maximum floor area ratio of 0.5, a typical standard for general highway-oriented commercial.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.30 Provide for the continued development of Torrance Boulevard as a local-serving commercial corridor containing a diversity of uses which are primarily oriented to the needs and accessible to nearby residents.



Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.30.1 Accommodate retail, professional office, and other community-serving land uses as prescribed in Policy 1.16.1 (*II.1*).
- 1.30.2 Accommodate expanded medical, medical-related offices, and ancillary uses (*II.1*).

Density/Intensity and Height

- 1.30.3 Permit development to a maximum intensity of a floor area ratio of 0.5 and height of two (2) stories (30 feet) on parcels designated as “C-2” (*II.1*).
- 1.30.4 Permit development to a maximum intensity of a floor area ratio of 0.7 and height of two (2) stories (30 feet) on parcels designated as “C-3” (*II.1*).

Design and Development

- 1.30.5 Require that extensive landscaping be incorporated along the sidewalk frontage in accordance with Policies 1.19.3 and 1.19.4 (*II.1*).

- 1.30.6 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*I1.1, I1.10, I1.18*).
- 1.30.7 Require that development be sited and designed to convey a low-rise “village” character in accordance with Policy 1.23.3 (*I1.1, I1.7, I1.18*).
- 1.30.8 Implement streetscape improvements including, but not limited to, the use of distinctive public signage, entry identification, street trees, street furniture, and similar elements to provide visual identity to the Torrance Boulevard corridor (*I1.17*).
- 1.30.9 Implement bus shelters, benches, or other improvements which facilitate transit use of the corridor (*I1.17*).

AVIATION BOULEVARD

The stretch of Aviation Boulevard from Aviation Boulevard south to Harper Avenue, designated "C-2," has been historically developed with highway-oriented commercial uses, including a number of auto-related uses. The General Plan continues to maintain the same highway-oriented commercial function for Aviation Boulevard with the inclusion of policies to enhance the quality and appearance of future development.

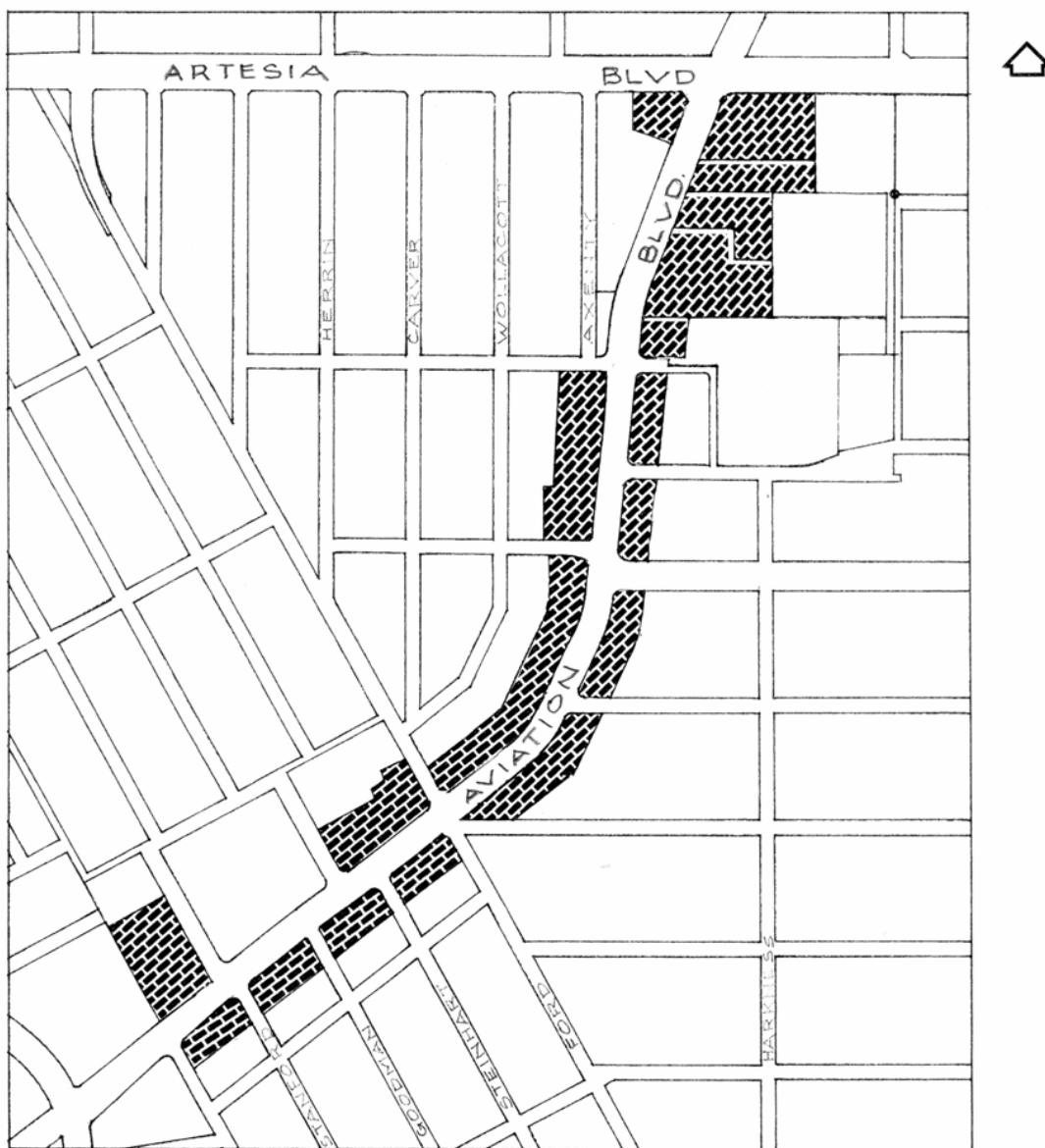
Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.31 Provide for the continued development of Aviation Boulevard as a local-serving commercial corridor containing a diversity of retail, personal service, office, and similar uses which are primarily oriented to the needs of and accessible to nearby residents.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.31.1 Accommodate retail, professional office, and other community-serving land uses as prescribed in Policy 1.16.1 on parcels designated as “C-2” (*I1.1*).
- 1.31.2 Publicly initiate and allow for the private sector development of municipal or shared parking lots, which incorporate bicycle storage facilities, along the street frontages to provide for joint use of adjacent commercial properties and allow for the incorporation of commercial uses into the structure along the street frontage (except for areas required for access) (*I1.1, I1.16*).



Density/Intensity and Height

- 1.31.3 Permit development to a maximum intensity of a floor area ratio of 0.5 and height of two (2) stories (30 feet) on parcels designated as "C-2" (II.1).

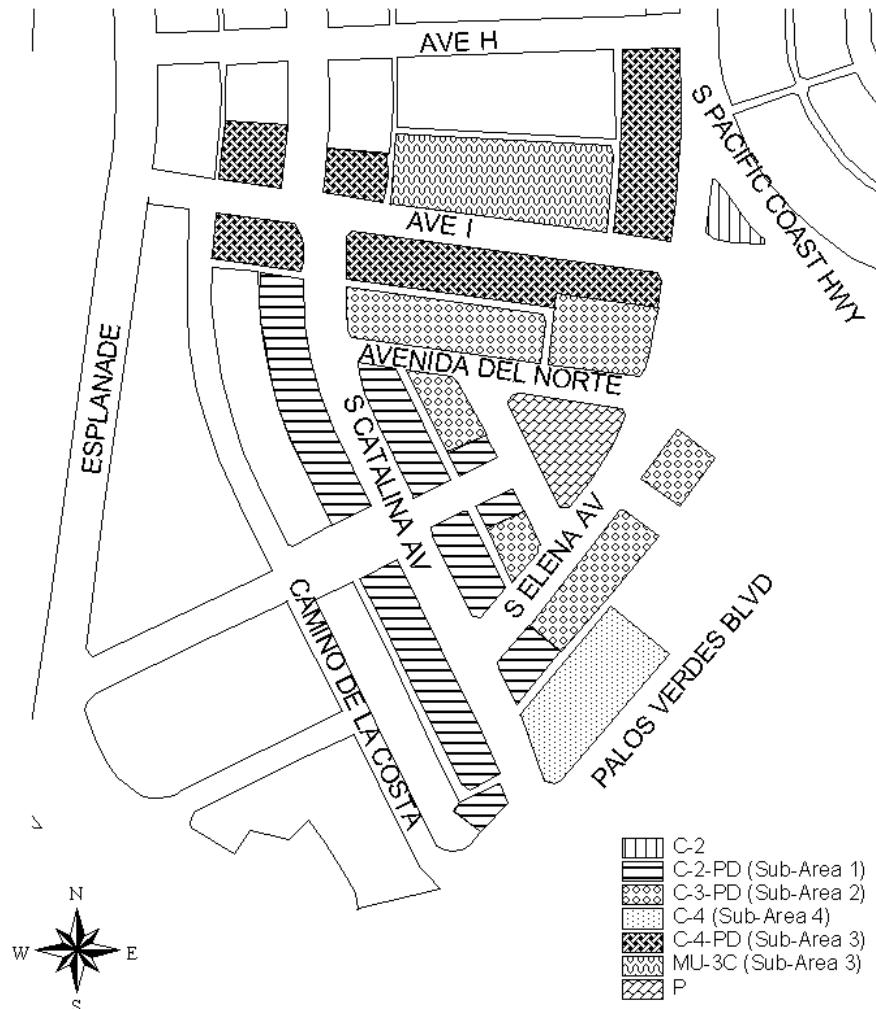
Design and Development

- 1.31.4 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design

(1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*II.1, II.10, II.18*).

- 1.31.5 Require that extensive landscaping be incorporated along the sidewalk frontage in accordance with Policies 1.19.3 and 1.19.4 (*II.1*).
- 1.31.6 Require that development be sited and designed to convey a low-rise “village” character in accordance with Policy 1.23.3 (*II.1, II.7, II.18*).
- 1.31.7 Establish a system of public signage or monuments which distinctly identify the Aviation Boulevard corridor (*II.17*).
- 1.31.8 Implement bus shelters, benches, or other improvements which facilitate transit use of the corridor (*II.17*).

RIVIERA VILLAGE



General Village

Riviera Village has long been one of Redondo Beach's most attractive and desirable commercial areas. Its orientation around a central square; its collection of small shops, restaurants, and offices; and its low-rise buildings with sidewalk frontage all serve to create a "village" character. The intent of the General Plan is to preserve and enhance the character of Riviera Village by reinforcing the existing scale of development and style of design.

Despite its overall village character, portions of Riviera Village do feature differences in orientation and intensity of development. To account for these differences, Riviera Village has been divided into four sub-areas. This will help assure that the existing mix of uses and development that make Riviera Village an appealing area will continue to be maintained in the future.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.32 Provide for the maintenance of the Riviera Village as a low-density, local-serving commercial district of the City, which is identifiable as a distinct "village-like" environment characterized by a high level of pedestrian activity.

Policies *It shall be the policy of the City of Redondo Beach to:*

Function and Permitted Uses

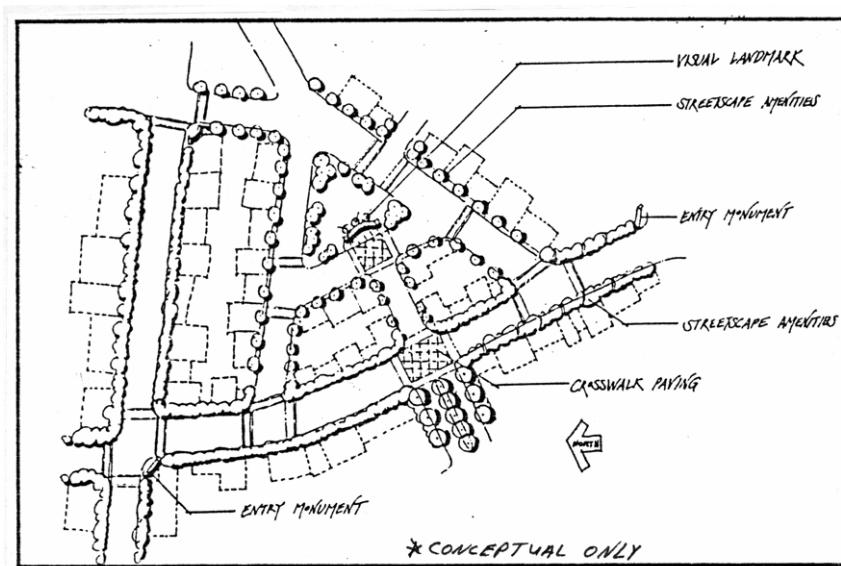
- 1.32.1 Accommodate land uses and provide for a physical form and scale of development which differentiates Riviera Village into the following sub-areas:
- a. maintenance of the Catalina Avenue frontage as the primary pedestrian-oriented and scaled "core" of the village, containing commercial, restaurant, and related uses and development;
 - b. development of the Avenida del Norte and South Elena Avenue frontages for pedestrian-oriented and community-serving uses;
 - c. development of Avenue I for a higher intensity of community-serving commercial activity, including mixed use developments integrating residential with commercial uses along the north side of Avenue I; and
 - d. development of the Palos Verdes Boulevard frontage for community- and highway-oriented commercial uses (II.1).

- 1.32.2 Allow for the development of expanded parking facilities on the site bounded by Via del Prado, Avenida del Norte, and South Elena Avenue, provided that all additional parking is located in a fully subterranean structure which is

prioritized for use by local employees, provides controlled access, and limits the hours of operation (*II.1, II.16*).

Design and Development

- 1.32.3 Implement a program of public signage which uniquely identifies the entries to Riviera Village and key internal locations (*II.17*).
- 1.32.4 Implement streetscape improvements along the sidewalks including, but not limited to the use of decorative/aesthetic materials and colors for crosswalks and/or sidewalks, distinctive public signage, street trees, street furniture, and similar elements (*II.17*).
- 1.32.5 Maintain and enhance the kiosk at the intersection of Catalina Avenue and Vista del Mar as a landmark of Riviera Village (*II.17*).



- 1.32.6 Require that any subterranean parking structure developed on the existing parking lot incorporate amenities at its grade elevation which establish the character and function of a public place, including, but not limited to, landscape (groundcover, shrubs, and trees), street furniture, pedestrian-scaled lighting, attractive paving, and other pedestrian-oriented amenities (*II.17, II.18*).
- 1.32.7 Require that renovation and adaptive reuse of existing structures and new construction respect the general design and bulk of existing structures (*II.1, II.7, II.18*).
- 1.32.8 Require that development be designed to convey a “village” character in accordance with Policy 1.21.7 (*II.1, II.7, II.18*).

- 1.32.9 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*II.1, II.10, I 1.18*).

Sub-Area 1: Village Core-Catalina Avenue Frontages

The village character of Riviera Village is most pronounced along Catalina Avenue. With a virtually continuous line of shops along the sidewalk and diagonal street parking, Catalina Avenue reflects the character of a small town "Main Street." Intensity in this area, designated "C-2-PD," is kept modest (0.5 maximum floor area ratio), pedestrian-oriented design is required, and sidewalk activity (including outdoor dining) is encouraged.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.33 Maintain the Catalina Avenue frontage as the primary pedestrian-oriented "core" of Riviera Village.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.33.1 Accommodate the development of pedestrian-oriented community- and neighborhood-oriented commercial uses in accordance with Policies 1.16.1 and 1.17.2, except food sales and uses which require large scale and volume buildings and are incompatible with the intended "village" character of Riviera Village on parcels designated as "C-2-PD" (*II.1*).

- 1.33.2 Encourage the development of outdoor dining and other sidewalk-oriented uses (*II.1*).

Density/Intensity and Height

- 1.33.3 Permit development to a maximum intensity of a floor area ratio of 0.5 and height of two (2) stories (30 feet) (*II.1*).

Design and Development

- 1.33.4 Require that buildings be sited and designed to enhance pedestrian activity along the sidewalks, in accordance with Policy 1.17.5 (*II.1, II.18*).

Sub-Area 2: Secondary Corridors-Avenida del Norte and South Elena Avenue

This area, designated "C-3-PD," is situated around the central parking area and shares many of the same characteristics as Catalina Avenue. Development, however, is somewhat more intense with a greater number of two-story buildings. Consequently, a slightly higher floor area ratio of 0.7 has been assigned to this area.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.34 Maintain Avenida del Norte and South Elena Avenue as pedestrian-oriented commercial corridors which reflect and are linked and compatible with the primary Village "core."

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.34.1 Accommodate the development of pedestrian-oriented community- and neighborhood-oriented commercial uses in accordance with Policies 1.16.1 and 1.17.2, except uses which require large scale and volume buildings and are incompatible with the intended "village" character of Riviera Village on parcels designated as "C-3-PD" (*II.1*).
- 1.34.2 Encourage the development of outdoor dining and other sidewalk-oriented uses (*II.1*).
- 1.34.3 Allow for the development of professional offices along the street frontage (*II.1*).

Density/Intensity and Height

- 1.34.4 Permit development to a maximum intensity of a floor area ratio of 0.7 and height of two (2) stories (30 feet) (*II.1*).

Design and Development

- 1.34.5 Require that buildings be sited and designed to enhance pedestrian activity along the sidewalks, in accordance with Policy 1.17.5 (*II.1, II.18*).

Sub-Area 3: Peripheral Frontage-Avenue I

This area, designated "C-4-PD" and "MU-3" also possesses a pedestrian orientation with buildings situated along the sidewalk. The primary distinction of this area is that it supports a number of multi-story office buildings. In recognition of this higher intensity of development, the maximum floor area ratio has been established at 1.0 for commercial developments and 1.5 for mixed-use developments.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.35 Maintain Avenue I as a pedestrian-oriented commercial corridor which reflects and is linked to and compatible with the primary Village “core”, and permit opportunities for mixed-use development projects, integrating residential with commercial uses, provided they are compatible with adjacent commercial uses.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.35.1 Accommodate the development of pedestrian-oriented community- and neighborhood-oriented commercial uses in accordance with Policies 1.16.1 and 1.17.2, except uses which require large scale and volume buildings and are incompatible with the intended “village” character of Riviera Village on parcels designated as “C-4-PD” and “MU-3”(II.1).
- 1.35.2 Encourage the development of outdoor dining and other sidewalk-oriented uses (II.1).
- 1.35.3 Allow for the development of professional offices along the street frontage (II.1).
- 1.35.4 Accommodate residential uses on the second floor or higher of structures developed with commercial uses on the lower levels on parcels designated as “MU-3” (II.1).

Density/Intensity and Height

- 1.35.5 Permit development of sites exclusively for commercial uses to a maximum intensity of a floor area ratio of 1.0 and height of three (3) stories (45 feet) (I1.1).
- 1.35.6 Permit the development of mixed-use structures integrating residential with commercial uses to a maximum intensity of a floor area ratio of 1.5 and three (3) stories (45 feet), providing that:
- a. all floor area exceeding the ratio of 0.7 is developed for residential units;
 - b. the maximum residential density does not exceed 35 units per net acre; and
 - c. a minimum floor area ratio of 0.3 is developed for commercial uses (I1.1).

Design and Development

- 1.35.7 Require that buildings be sited and designed to enhance pedestrian activity along the sidewalks, in accordance with Policy 1.17.5 (*II.1, II.18*).
- 1.35.8 Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 (*II.1*).
- 1.35.9 Require that mixed-use (commercial and residential) structures be designed to mitigate potential conflicts between the commercial and residential uses (e.g., noise, lighting, security, and automobile access) and provide adequate amenities for residential occupants (*II.1, II.7, II.18*).

Sub-Area 4: Peripheral Frontage-Palos Verdes Boulevard

This area, designated "C-4," does not share the same pedestrian-oriented characteristics of other portions of Riviera Village, instead having more of a highway orientation onto Palos Verdes Boulevard. Consequently, the pedestrian-oriented design standards are not applied to this area.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.36 Provide for the development of Palos Verdes Boulevard as a local- and highway-serving commercial corridor.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.36.1 Accommodate retail, professional office, and other community-serving land uses as prescribed in Policy 1.16.1 in areas designated as "C-4" (*II.1*).

Density/Intensity and Height

- 1.36.2 Permit development to a maximum intensity of a floor area ratio of 1.0 and height of three (3) stories (45 feet) (*II.1*).

Design and Development

- 1.36.3 Require that extensive landscaping be incorporated along the sidewalk frontage in accordance with Policies 1.19.3 and 1.19.4 (*II.1, II.18*).
- 1.36.4 Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 (*II.1*).

NORTH CATALINA AVENUE CORRIDOR

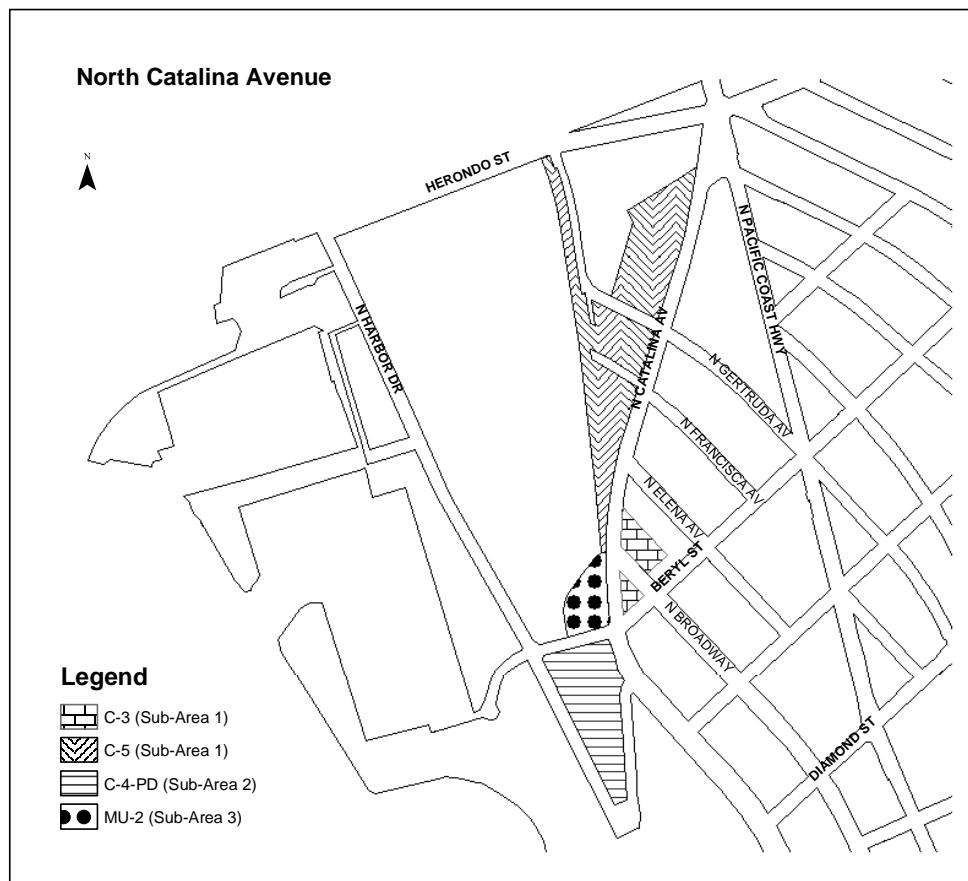
General Corridor

The North Catalina Corridor is an area comprised of a variety of uses in different conditions of repair. It is generally acknowledged that the area is in considerable need of revitalization.

The approach that has been adopted within the General Plan is to provide options for the range and intensity of permitted uses, while also incorporating necessary standards to ensure appropriate development. This approach is intended to provide owners with the flexibility to undertake development projects to improve the area within the short-term future.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.37 Provide for the development of the North Catalina Avenue Corridor as a distinct center of community-oriented and marine-related service commercial and light industrial uses.



Policies *It shall be the policy of the City of Redondo Beach to:*

Function and Permitted Uses

1.37.1 Accommodate land uses and provide for a physical form and scale of development which differentiates the North Catalina Avenue Corridor into the following sub-areas:

- a. development of the Catalina Avenue frontages, between Pacific Coast Highway and Beryl Street, as a community- and marine-oriented services area containing commercial, restaurant, marine-related commerce and services, automobile-related, and similar uses;
- b. continuation of overnight accommodations on the site of the existing hotel; and
- c. development of the Salvation Army site for mixed-commercial and residential uses, or residential and community-serving facilities (*I 1.1*).

Design and Development

1.37.2 Examine the feasibility of re-routing North Catalina Avenue coincident with the railroad right-of-way from approximately North Broadway Avenue to Herondo Street; concurrently implementing traffic control mechanisms to reduce the speed of traffic (e.g., angled parking, additional signalization or stop signs, widened sidewalks, and limited access to and from Pacific Coast Highway) (*I 1.19*).

1.37.3 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*I 1.1, I 1.10, and I 1.18*).

1.37.4 Design and site structures to mitigate the noise, vibration, visual, and other impacts attributable to the AES Redondo Beach generating facilities and Southern California Edison transmission corridors (*I 1.1*).

1.37.5 Consider the authorities of California Redevelopment Law as a mechanism to revitalize the parcels along the North Catalina Avenue Corridor, including

the possible aggregation and reconfiguration of parcels for higher economic use, pedestrian-oriented mixed-use development projects integrating commercial and residential uses, re-routing of Catalina Avenue, and improved compatibility with adjacent residential uses (*I 1.12*).

Sub-Area 1: Pacific Coast Highway to Beryl Street

This is the main portion of the North Catalina Corridor that has been the focus of the concerns stated above. The area has been designated for highway-oriented commercial uses ("C-3" and "C-5"), with the notable addition of light industrial uses permitted to the rear of properties on the west side of Catalina Avenue. Light industrial uses are considered to be acceptable in this location since it abuts the AES Redondo Beach generating plant. Allowing light industrial uses is intended to provide additional impetus for the redevelopment of properties in the area. The City is investigating funding options for development of parks and open space west of Catalina Avenue.

Reference should also be made to the Harbor/Civic Center Specific Plan, Catalina Avenue Sub-Area, Zone 3, which establishes additional standards and policies for this area.

Objectives *It shall be the objective of the City of Redondo Beach to:*

- 1.38 Develop the Catalina Avenue frontage between Pacific Coast Highway and Beryl Street as the primary community- and marine-oriented "core" of the North Catalina Avenue Corridor.

Policies *It shall be the objective of the City of Redondo Beach to:*

Permitted Uses

- 1.38.1 Accommodate local-serving retail, personal and business services, professional offices, household supply and furnishings, eating and drinking establishments, drug stores, retail, automobile-related sales, car wash, and similar uses which serve local and regional residents throughout the area on parcels designated as "C-3" and "C-5" (*I 1.1*).
- 1.38.2 Permit development of parks, recreation, and open space west of Catalina Avenue.
- 1.38.3 Accommodate automobile and marine related repair on the west side of Catalina Avenue (*I 1.1*).

- 1.38.4 Accommodate commercial storage facilities, light industrial uses, boat and recreational vehicle outdoor storage, and wholesale uses to the rear, along the AES Redondo Beach property, of commercial developments on parcels fronting the west side of North Catalina Avenue, unless infeasible due to parcel configuration or depth (*I 1.1*).

Density/Intensity and Height

- 1.38.5 Permit development of sites exclusively for commercial and related uses to a maximum intensity of a floor area ratio of 0.7 (*I 1.1*).
- 1.38.6 Permit the development of those portions of sites devoted to light industrial uses to a maximum intensity of a floor area ratio of 1.0 (*II.1*).
- 1.38.7 Permit the development of those portions of sites devoted to storage and self-storage facilities to a maximum intensity of a floor area ratio of 1.5 (*II.1*).
- 1.38.8 Permit structures to be constructed to a height of two (2) stories and thirty (30) feet, except on the west side of Catalina Avenue between Francisca Avenue and Beryl Street, where the height may be allowed to increase to a maximum of four (4) stories and sixty-five (65) feet, as measured from datum line (*II.1*).

Design and Development

- 1.38.9 Require that commercial storage, light industrial, automobile and marine related sales and repair, and wholesale facilities be designed to convey the architectural style of a retail commercial structure and not visually or physically dominate the Catalina Avenue frontage (*I 1.1, I 1.18*).

Sub-Area 2: Hotel Triangle Site

This is the site of the Crowne Plaza Hotel. The development was completed in 1990 with the assistance of the City Redevelopment Agency at a comparatively high floor area ratio of over 2.0. Since this development should remain over the life of this General Plan, the area has been designated "C-4-PD" with a special maximum floor area ratio of 2.25 to reflect its current use and intensity of development.

Reference should also be made to the Harbor/Civic Center Specific Plan, Catalina Avenue Sub-Area, Zone 6A, which establishes additional standards and policies for this area.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.39 Provide for the retention of existing visitor-serving hotel and related facilities.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.39.1 Accommodate overnight accommodations and ancillary restaurants, gift shops, and other related visitor-serving facilities on parcels designated as “C-4-PD” (*I1.1*).
- 1.39.2 Accommodate pedestrian-oriented community and neighborhood-oriented commercial uses in accordance with Policies 1.16.1, 1.17.2, and 1.17.3, except food sales and uses which require large scale and volume buildings and are incompatible with the intended “village” character of the North Catalina Avenue Corridor (*I1.1*).

Density/Intensity and Height

- 1.39.3 Permit development to a maximum intensity of a floor area ratio of 2.25 and height of five stories (60 feet). The southern portion of the site with existing 1-story development shall be permitted a maximum of one story, 15 feet. The middle portion of the site with existing 3-story development shall be permitted a maximum of three stories, 40 feet (*I1.1*).

Design and Development

- 1.39.4 Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 (*I1.1*).

Sub-Area 3: Salvation Army Site

This site has long housed the local operations of the Salvation Army. The Salvation Army is currently undertaking a complete reconstruction of the site with a new chapel, offices, operational facilities, and senior apartment units. Since these new facilities will continue to remain for an extended time frame, the area has been designated "MU-2" to reflect its use by the Salvation Army.

Reference should also be made to the Harbor/Civic Center Specific Plan, Catalina Avenue Sub-Area, Zone 6C, which establishes additional standards and policies for this area.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.40 Provide for the continued use for residential and community-serving facilities or reuse for pedestrian-oriented local-serving commercial as a continuation of the North Catalina Avenue Corridor “village.”

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.40.1 Accommodate residential and community-serving facilities on parcels designated as “MU-2” (*I1.1*).
- 1.40.2 Accommodate pedestrian-oriented community and neighborhood-oriented commercial uses in accordance with Policies 1.16.1, 1.17.2, and 1.17.3, except food sales and uses which require large scale and volume buildings and are incompatible with the intended “village” character of the North Catalina Avenue Corridor (*I1.1*).
- 1.40.3 Accommodate residential uses, integrated with commercial development, in accordance with Policy 1.18.2 (*I1.1*).

Density/Intensity and Height

- 1.40.4 Permit the development of residential and community-serving facilities to a maximum density of 35 units per net acre and height of three (3) stories (45 feet) (*I1.1*).
- 1.40.5 Permit development of sites exclusively for commercial uses to a maximum intensity of a floor area ratio of 0.7 and height of two stories (30 feet) (*I1.1*).
- 1.40.6 Permit the development of mixed-use structures integrating residential with commercial uses to a maximum intensity of a floor area ratio of 1.5 and three stories (45 feet), providing that:
- a. all floor area exceeding the ratio of 0.7 is developed for residential units;

- b. the maximum residential density does not exceed 35 units per net acre; and
- c. a minimum floor area ratio of 0.3 is developed for commercial uses (*II.1*).

Design and Development

- 1.40.7 Require that residential facilities be designed and sited to convey a high quality character and image in accordance with Policies 1.18.11 and 1.18.12 (*II.1, II.18*).
- 1.40.8 Require that commercial and mixed-use structures be designed to promote pedestrian activity in accordance with Policy 1.17.5 (*II.1, II.18*).
- 1.40.9 Require that mixed-use structures be designed to mitigate potential conflicts in accordance with Policy 1.18.8 (*II.1, II.18*).
- 1.40.10 Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 (*II.1*).

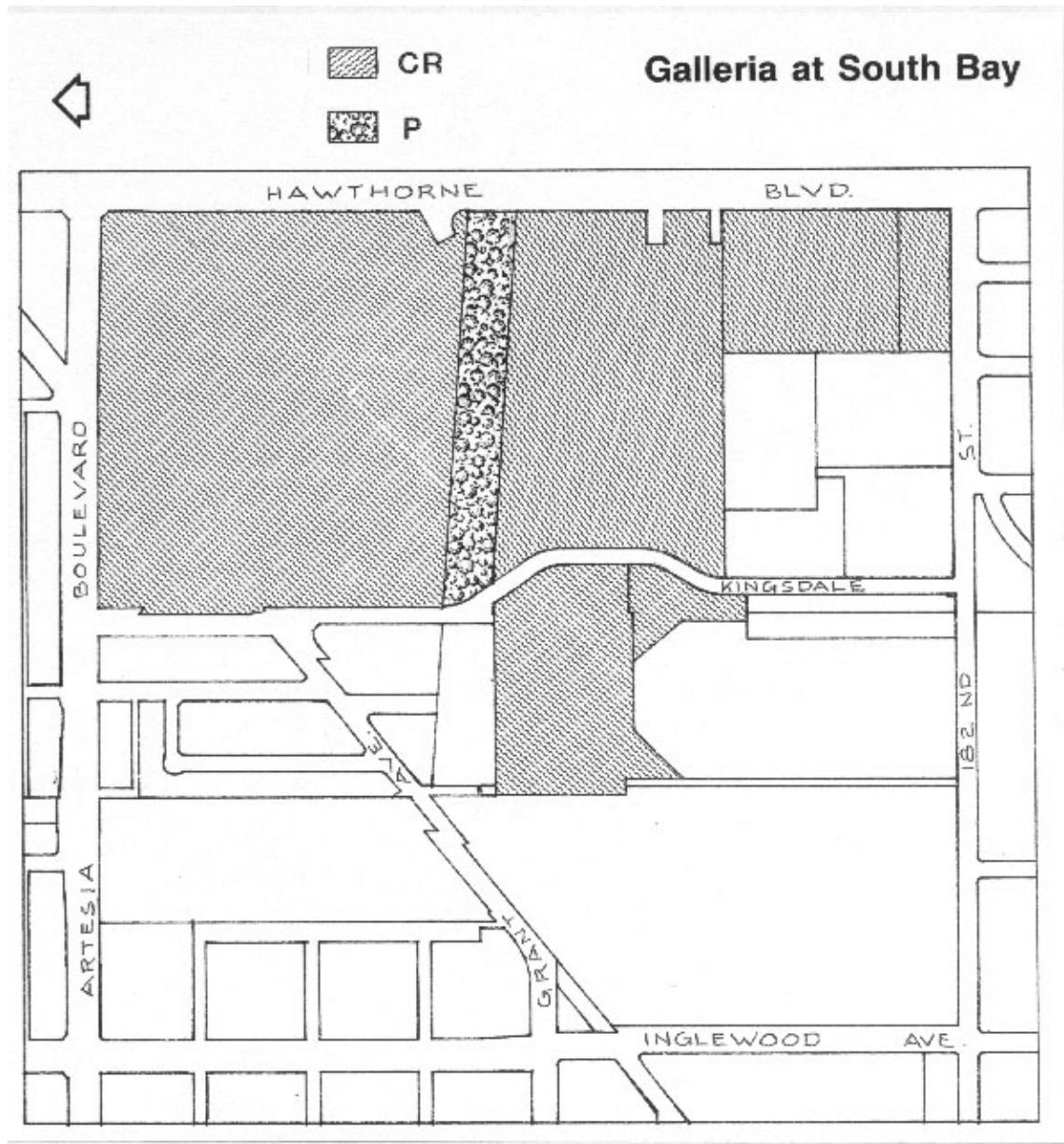
GALLERIA AT SOUTH BAY

In addition to the Galleria shopping mall, this area includes the commercial businesses extending southward to 182nd Street, as well as the Levitz Furniture Store on the west side of Kingsdale Avenue. As a whole, this area represents the largest single concentration of commercial land in Redondo Beach, and is also unique in its regional orientation.

The Galleria has made a very positive contribution to the economic development of the surrounding area, and the mall will continue to serve as the linchpin for future development of the area. The anticipated construction of a passenger station for the future extension of the Metro Green Line in this area will further enhance its prominence as a regionally-oriented center.

In light of the area's key economic development potential, it has been designated "CR," with a maximum floor area ratio of 1.0. Policies have also been adopted requiring special attention to the design of new development to ensure proper massing relationships, pedestrian circulation and connections, linkages between developments, and integration with transit facilities.

Policies have also been included to allow for mixed use development to provide another option for the future redevelopment of the areas south of the shopping mall. The area is considered to be a good potential location for properly integrated multiple-family units because of its proximity to transit, shopping, and services.



Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.41 Provide for the continued use of the Galleria at South Bay and surrounding properties as a primary center of regional-serving commercial uses, and provide for the development of mixed-use projects integrating residential with commercial uses; allowing for increases in development which enhance

its economic vitality and contribute revenue to the City and improve its character as a pedestrian-oriented activity center, while minimizing impacts on adjacent streets and residential neighborhoods.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

1.41.1 Accommodate the development of regional-serving retail commercial and ancillary uses, promotional/discount retail (“power centers”), restaurants, professional offices, furniture, household and garden supplies, and similar uses in areas designated as “CR” (*II.1*).

1.41.2 Accommodate residential uses on the second floor or higher of structures developed with commercial uses on the lower levels on parcels designated as “CR” (*II.1*).

Density/Intensity and Height

1.41.3 Permit development exclusively for commercial uses to a maximum intensity of a floor area ratio of 1.0 and a maximum height of 60 feet provided that:

a. additional development is sited and designed to achieve the character of a pedestrian-oriented “urban center,” in accordance with the Design and Development standards stipulated in Policies 1.41.5 through 1.41.9;

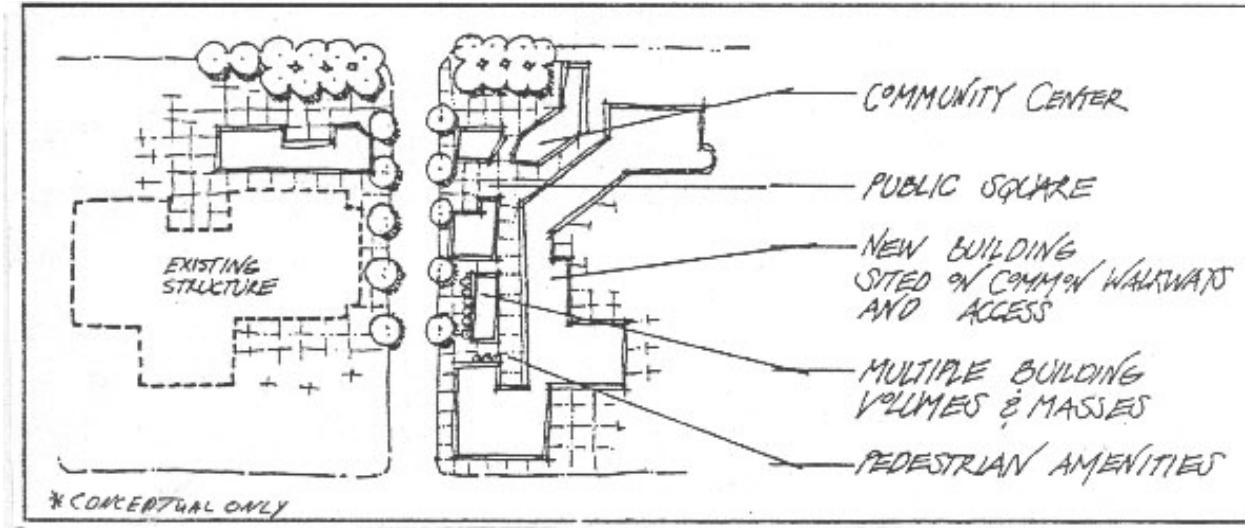
b. transportation capital improvements, public transit, and demand management programs are implemented which mitigate the impacts of vehicular trips attributable to the increased development potential; and

c. buffers and other mitigating elements are implemented which protect adjacent residential neighborhoods (*II.1, II.5, II.6, II.8, II.9, II.10, II.18*).

1.41.4 Permit the development of mixed-use structures integrating residential with commercial to a maximum intensity of a floor area ratio of 1.5 (applicable only to those portions of the site devoted to mixed-use) and a maximum height of 60 feet, providing that:

a. all floor area exceeding the ratio of 1.0 is developed for residential units;

- b. the maximum residential density for “market-rate” units does not exceed 35 units per acre;
 - c. residential densities exceeding 35 units per net acre shall be developed for units affordable for low- and moderate-income households; and
 - d. a minimum floor area ratio of 0.3 is developed for commercial uses. (*II.1*).
- 1.41.5 Notwithstanding the height restrictions stated in Policies 1.41.3 and 1.41.4, on that portion of The Galleria at South Bay property which lies north of the northern right-of-way line of the Southern California Edison (SCE) powerline easement, heights in excess of 60 feet, but in no case greater than 100 feet, may be approved by the Planning Commission for additions to existing structures on the property, when a shade/shadow analysis is prepared by the applicant which demonstrates that the increased height will not result in adverse impacts upon adjacent land uses which do not lie upon the project site.
- Design and Development
- 1.41.6 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*I 1.1, I 1.10, and I 1.18*).
- 1.41.7 Require that new development of the South Bay Galleria and adjacent sites be designed to convey the “sense” of a pedestrian-oriented regional-serving urban center, in accordance with the standards contained in Policy 1.21.7 (except reference to a low-rise “village”) and the following additional elements:
- a. reduce the impacts of height and mass by setting back and lessening the volume of the upper elevations of structures within 50 feet of the property line fronting Kingsdale Avenue; and
 - b. locate new development to create visual and physical connections to peripheral sidewalks, sites, and buildings (*II.1, II.10, II.18*).



- 1.41.8 Integrate public transit facilities on the site and ensure that they are accessible by automobile, bicycle, and walking from peripheral residential neighborhoods (*II.1, II.18*).
- 1.41.9 Develop and implement programs of public streetscape improvements (landscape, street furniture, signage, pedestrian-scale lighting, etc.) which uniquely identify the regional commercial center and provide linkages among the individual parcels, including those south of the Southern California Edison right-of-way (*II.17*).
- 1.41.10 Require that mixed-use structures be designed to mitigate potential conflicts in accordance with Policy 1.18.8 (*II.1, II.7, II.18*).

OTHER HIGHWAY- AND COMMUNITY-COMMERCIAL CLUSTERS

In addition to the extended corridors and larger clusters, there are also a number of other smaller, isolated commercial areas. These centers may be only a single store or two, or may be small neighborhood shopping centers. These centers typically provide necessary and convenient services to the surrounding area. Some example locations include the northwest and southwest corners of Manhattan Beach Boulevard and Inglewood Avenue, the northeast and northwest corners of 190th Street and Inglewood Avenue, and the southwest corner of Beryl and Prospect Avenues.

Given the multiple locations and smaller sizes of these centers, they are addressed here under one heading. Since they vary in their characteristics, however, these areas have been designated "C-1," "C-2," "C-3," and "C-4," with maximum floor area ratios ranging

from 0.35 to 1.0. The basic objective is to allow these centers to continue to serve the community in their current capacity, while assuring proper design and compatibility.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.42 Provide for the development of highway- and community-serving retail and service commercial and gasoline stations in clusters at principal intersections throughout the City.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.42.1 Accommodate retail and service commercial, professional offices, and similar uses as prescribed in Policy 1.16.1 and automobile-related service and fuel facilities in areas designated as "C-2" and "C-4" (II.1).
- 1.42.2 Accommodate the uses permitted in "C-2" zones, except entertainment, movie theaters, and overnight accommodations, in areas designated as "C-1"(II.1).

Density/Intensity and Height

- 1.42.3 Permit development to a maximum intensity of a floor area ratio of 0.35 and height of two (2) stories (30 feet) in areas designated as "C-1" (II.1).
- 1.42.4 Permit development to a maximum intensity of a floor area ratio of 0.5 and height of two (2) stories (30 feet) in areas designated as "C-2" (II.1).
- 1.42.5 Permit development to a maximum intensity of a floor area ratio of 1.0 and height of three (3) stories (45 feet) in areas designated as "C-4" (II.1).

Design and Development

- 1.42.6 Require that extensive landscaping be incorporated along the sidewalk frontage in accordance with Policies 1.19.3 and 1.19.4 (II.1).

INDUSTRIAL DEVELOPMENT

Industrial development in Redondo Beach is somewhat limited in its area and scale. The one major industrial area is the extreme northerly end of the City north of Manhattan Beach Boulevard. Anchored by the large TRW Space Park complex, the prevailing

emphasis of this area is on high tech industries within an industrial park type of setting. With the current reduction in the aerospace industry, however, there is an emerging trend to diversify the variety of uses within industrial areas.

The emphasis for the northerly industrial area, designated "I-1," is to continue the same type of development, stressing larger scale "campus-park" type of developments. Uses different from, but compatible with traditional industrial uses are being introduced to the area. These include warehouse retail uses, ancillary commercial uses, and amusement centers. Vehicle sales and services with or without motor vehicle repair and hotels and motels are also accommodated. This is also the area of the City where relatively tall buildings (up to 110 feet in height) are permitted; however, these higher heights may only be achieved at a considerable distance from the major surrounding streets.

There are also three other smaller areas designated for industrial development within the City. These areas, designated "I-2," have been assigned a higher floor area ratio of 1.0 primarily because fragmented land ownership has prevented the establishment of larger sites needed for the "campus-park" type of development advocated for the northerly industrial area.

Reference should also be made to the Harbor/Civic Center Specific Plan, Catalina Avenue Sub-Area, Zone 4, which establishes additional standards and policies for one segment of the "I-2" area.

Goal *It shall be the goal of the City of Redondo Beach to:*

1I Continue and enhance existing industrial districts which provide jobs to the residents of Redondo Beach and adjacent communities, are uniquely characterized by their functional role, uses, intensity, and physical form, and are compatible with adjacent residential neighborhoods.

Objective *It shall be the objective of the City of Redondo Beach to:*

1.43 Retain, enhance, and intensify existing industrial districts of the City, maintaining their environmental quality and compatibility with adjacent residential neighborhoods and commercial districts.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

1.43.1 Accommodate light manufacturing, research and development, spacecraft manufacturing and associated aerospace operations, business park offices,

warehouse retail uses, service stations, amusement centers (located within 500 feet of a freeway), educational and governmental facilities, and day care facilities. Hotels and motels and vehicle sales and services with or without motor vehicle repair are also accommodated on properties within 500 feet of a freeway. (*II.1*).

- 1.43.2 Accommodate retail and service uses which are ancillary and supporting to the primary industrial and business park uses (e.g., restaurants, banks, photocopies, and similar uses) (*II.1*).
- 1.43.3 Accommodate additional retail and service uses which are compatible with industrial and business park uses (e.g., building material sales, furniture stores, vehicle sales and services, maintenance and repair services, restaurants, banks, photocopies, and similar uses) on parcels designated as I-3 (*II.1*).

Density/Intensity and Height

- 1.43.4 Permit development to a maximum intensity of a floor area ratio of 0.7 in areas designated as “I-1,” with the exception that within the area bounded by Marine Avenue, Freeman Boulevard, Manhattan Beach Boulevard, Doolittle Drive, Space Park Drive, and Aviation Boulevard, the floor area ratio may be increased to a maximum of 1.0 on individual parcels subject to the approval of a development agreement containing provisions with the effect of limiting the cumulative floor area ratio on all affected parcels to a maximum of 0.7. Permit a maximum height of 110 feet, with the exception that height shall be limited to one (1) foot of height for each two (2) feet of property depth as measured from property lines of frontages along Marine Avenue, Inglewood Boulevard, Manhattan Beach Boulevard, and Aviation Boulevard in areas designated as “I-1” (*II.1*).
- 1.43.5 Permit development to a maximum intensity of a floor area ratio of 1.0 and height of two (2) stories (30 feet) in areas designated as “I-2,” except that antennae for public utilities and antennae for public uses shall not be subject to this height standard (*II.1*).
- 1.43.6 Permit development to a maximum intensity of a floor area ratio of 0.7 and height of two (2) stories (30 feet) in areas designated as “I-3,” except that antennae for public utilities and antennae for public uses shall not be subject to this height standard (*II.1*).

Design and Development

- 1.43.7 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*I I.1, I 1.10, II.18*).
- 1.43.8 Require that sites and buildings in the I-1 Industrial zone be designed to convey a “campus-park” setting, including:
- a. siting of buildings around common pedestrian walkways and public places (plazas, outdoor dining, and other);
 - b. development of pedestrian walkways, arcades, and/or other visual elements to interconnect individual buildings;
 - c. use of common architectural design vocabulary (materials, colors, design character, etc.);
 - d. use of extensive landscape in open spaces and parking lots, including broad landscaped setbacks from principal peripheral streets;
 - e. location of parking to minimize views from principal peripheral streets;
 - f. use of consistent and well-designed public and informational signage; and
 - g. installation of elements defining the key entry points and activity locations (*II.1, II.10, II.18*).
- 1.43.9 Require that structures and sites be designed to convey visual interest and character and be compatible with adjacent uses, including:
- a. differentiation of building facades by materials, color, architectural details (columns, recessed or projecting windows, articulated beams or spandrels, etc.), offset planar surfaces, and modulated building volumes;
 - b. architectural treatment of all building elevations;
 - c. enclosure of storage areas with decorative screening or walls;

- d. location of site entries to minimize conflicts with adjacent residential neighborhoods; and
- e. mitigation of noise, odor, lighting, and other impacts (*I1.1, I1.10, I1.18*).

COASTAL-RELATED COMMERCIAL DEVELOPMENT

The Coastal-Related Commercial ("CC") designation applies to areas of the Redondo Beach Pier and the King Harbor Marina. The Pier and Harbor are probably Redondo Beach's best known and most special attractions. Much of the Pier was destroyed by fire and storm damage in 1988, and is in the process of being rebuilt under a special nautical design theme. The Harbor continues to be a valuable facility for local boaters, and also supports a variety of commercial businesses that benefit from and enhance the marina setting.

The harbor and pier areas are designated as a commercial and recreational asset for both the City and the region in the certified Coastal Land Use Plan (LUP). The LUP is intended to allow for a wide range of regional-serving public and commercial recreational facilities including uses such as hotels, restaurants, entertainment, retail sales and services, and boating facilities and services. The harbor area is currently under-utilized with large expanses of surface parking lots surrounding isolated restaurants and other uses. The LUP encourages further expansion of coastal dependent land uses where feasible. Expansion of hotel uses is particularly important to enhance coastal access, to provide economic benefits making feasible the provision of improved public recreational facilities, and to revitalize the harbor area with a pedestrian-active character.

Since the Harbor/Pier area is a major local attraction and area of activity, another major issue is assuring a very high quality of development and design. For both the Pier and Harbor areas, policies have been adopted requiring quality design that also enhances the area's seaside location.

Reference should also be made to the Harbor/Civic Center Specific Plan, Harbor/Pier Sub-Area, which establishes additional standards and policies for this area.

Goal *It shall be the goal of the City of Redondo Beach to:*

- 1J Provide for the continued use of the City's coastal-related recreational facilities as resources for the residents of Redondo Beach and surrounding communities; ensuring that these uses and activities are compatible with adjacent residential neighborhoods and commercial districts and maintain a high level of quality and safety.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.44 Maintain the Redondo Beach Pier and supporting commercial, restaurant, entertainment, and other coastal-related uses as a recreational resource and amenity of the City.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.44.1 Accommodate recreational and marine facilities and uses (fishing, surfing, boating, swimming, etc.), restaurants, entertainment, gift shops, and other coastal-related uses in areas designated as “CC” (II.1, II.3).

Density/Intensity and Height

- 1.44.2 Permit development in accordance with the intensity limitations prescribed for the rebuilding of the Pier, or as modified by the City Council with public input to maintain adequate revenue and quality of use (II.1, II.3, II.14).

Design and Development

- 1.44.3 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (I I.1, I 1.10, II.18).

- 1.44.4 Require that structures be designed at a uniform and high level of architectural design quality which reflects the unique setting of the pier on the coastline and enhances pedestrian-activity, including:

- a. visual and physical transparency along building exteriors;
- b. well-defined entries;
- c. variable rooflines and building heights;
- d. pronounced rooflines; and
- e. inclusion of pedestrian-oriented projecting signs (II.1, II.3, II.14, II.18).

- 1.44.5 Require that signage be integrated in style, materials, and placement with the design of the structures; minimizing their number and size (*II.1, I 1.3, II.14, II.18*).
- 1.44.6 Provide a consistent and well-designed system of public signage, identifying entries and key activity locations and uses (*II.3, II.14, II.17*).
- 1.44.7 Install pedestrian-oriented and scaled amenities, including benches, lighting, landscape, and similar elements (*II.3, II.14, II.17*).

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.45 Maintain King Harbor and supporting commercial, restaurant, entertainment, and other coastal-related uses as a recreational resource and amenity of the City.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.45.1 Accommodate recreational and marine facilities and uses (boat slips and anchorages, fishing, surfing, boating, swimming, public boat launching ramps, etc.), hotels, restaurants, entertainment, gift shops, public open space, and other coastal-related uses in areas designated as “CC”.

The primary permitted uses of Mole B shall be boating facilities, such as boating clubs, boating instruction, boat storage, Harbor Patrol, and similar support facilities, and public open space and recreational uses.

Office uses may be permitted outside the tidelands as supplementary uses that support the success of the primary regional-serving public and commercial recreation uses, subject to limitations in the Harbor-Civic Center Specific Plan, Coastal Land Use Plan, and zoning ordinance (*II.1, II.3, II.13*).

- 1.45.2 Allow the continuation and maintenance of existing residential structures (*II.1, II.3, II.13*).

Density/Intensity and Height

- 1.45.3 Permit development within the Harbor and Pier area in accordance with maximum floor area ratio standards and maximum cumulative development limitations established in the Harbor/Civic Center Specific Plan, Coastal

Land Use Plan, and zoning ordinance. The future intensity of new development which may be allowed to occur on individual parcels or master lease areas within the area will be determined on a case-by-case review basis, through the established public review process, as individual proposals are received (*I 1.1, II.3, II.13*).

- 1.45.4 Harbor development proposals shall be reviewed and considered relative to their individual parcel size, configuration, and location, as well as their compatibility with adjacent uses and their ability to attain and fulfill the urban and architectural design objectives specified in Policies 1.45.5 to 1.45.11 of the General Plan. Within the maximum floor area ratio permitted, the actual floor area ratio granted should take into account the degree to which the project meets objectives for reconfiguration of development and siting buildings along common pedestrian promenades and public plazas and the degree to which the project provides high quality public amenities, public spaces, and/or other public improvements. Projects that meet these objectives to a high level may be granted a higher floor area ratio than projects that meet the objectives to a lesser extent. (*II.1, II.3, II.13*).

Design and Development

- 1.45.5 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*I 1.1, I 1.10, II.18*).
- 1.45.6 Encourage and provide incentives for the reconfiguration of parcels and development to create a unified seaside “village,” siting buildings adjacent to one another and orienting them along common pedestrian promenades and public plazas (*II.1, II.3, II.5, II.6, II.13*).
- 1.45.7 Require that commercial structures be designed at a uniform and high level of architectural design quality which reflects the unique setting of the Harbor on the coastline (*II.1, II.3, II.10, II.13, II.18*).
- 1.45.8 Require that signage be integrated in style, materials, and placement with the design of the structures; minimizing their number and size (*II.1, I 1.3, II.10, II.13, II.18*).

- 1.45.9 Provide a consistent and well-designed system of public informational signage for the harbor, identifying entries and key activity locations and uses (*I1.13, I1.17*).
- 1.45.10 Install pedestrian-oriented and scaled amenities, including benches, street and pedestrian lighting, landscape, and similar elements (*I1.13, I1.17*).
- 1.45.11 Install additional street trees and landscape along the Harbor Drive frontage and in parking lots (*I1.13, I1.17*).

PUBLIC AND INSTITUTIONAL USES

The Public and Institutional ("P") designation is comprised of lands that are owned by public agencies, special use districts, and public utilities. Although this designation encompasses a range of different public and quasi-public uses, they share a common thread in that these uses do not fit well under the typical standards for residential, commercial, or industrial uses.

Since this designation includes a variety of uses with a variety of characteristics, no attempt has been made to establish specific development standards within the General Plan. The Zoning Ordinance, however, will implement the Public/Institutional designation through multiple zoning districts more focused on the different classes of public/quasi-public uses. These zones will also contain more specific development standards.

Reference should also be made to the Harbor/Civic Center Specific Plan, Civic Center Sub-Area; Harbor/Pier Sub-Area, Zone 1; and Catalina Avenue Sub-Area, Zones 1 and 2, which establishes additional standards and policies for certain areas designated as "P."

Goal *It shall be the goal of the City of Redondo Beach to:*

- 1K Provide for public uses which support the needs and functions of the residents and businesses of the City.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.46 Provide for the continuation of existing and expansion of governmental administrative and capital, recreation, public safety, human service, cultural and educational, infrastructure, and other public land uses and facilities to support the existing and future population and development of the City.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.46.1 Accommodate governmental administrative and maintenance facilities, parks and recreation, public open space, police, fire, educational (schools), cultural (libraries, museums, performing and visual arts, etc.), human health, human services, public utility and infrastructure (transmission corridors, etc.), public and private secondary uses, and other public uses in areas designated as "P" (*II.1*).
- 1.46.2 Allow for the reuse of public and utility properties and facilities for private use (and the reuse of school sites subject to the provisions of California Government Code Section 65852.9), with the type and density/intensity of use to be permitted on the site determined by:
- a. their compatibility with the type, character, and density/intensity of adjacent uses;
 - b. objectives for the area defined by the General Plan;
 - c. contribution of public benefits (e.g., affordable housing);
 - d. revenue contribution to the City; and
 - e. formulation and approval of a specific or development plan (*II.5, II.6, II.7*).

- 1.46.3 Accommodate religious facilities in residential and commercial areas of the City and in the portion of the industrial zone adjacent to the north side of Manhattan Beach Boulevard, east of Redondo Beach Avenue and provided that they are compatible in function, scale, and character with adjacent uses (*II.1, II.7*).

Design and Development

- 1.46.4 Establish standards for the City and coordinate with other public agencies to ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this Plan for the district or neighborhood in which they are located (*II.18*).

- 1.46.5 Require, where the City has jurisdiction, that public sites be designed to incorporate landscaped setbacks, walls, and other appropriate elements to mitigate operational and visual impacts on adjacent land uses (*II.18*).
- 1.46.6 Monitor the operations of public uses and facilities and periodically review the adequacy of and, as necessary, implement additional impact mitigation measures (*II.18*).
- 1.46.7 Require that only passive secondary uses of public transmission rights-of-way be permitted (e.g., uses where groups of people are not permitted to congregate).

TARGETED REVITALIZATION SITES

In a few areas of the City that were developed before current zoning patterns were established, the existing uses raise issues of inconsistency with the surrounding area. These areas were the subject of special scrutiny during the formulation of the General Plan to determine the approach that would create the most beneficial and harmonious land use pattern.

Goal *It shall be the goal of the City of Redondo Beach to:*

- 1L Promote the revitalization and more effective use of properties characterized by economic underutilization or uses and buildings which are incompatible with the district or neighborhood in which they are located.

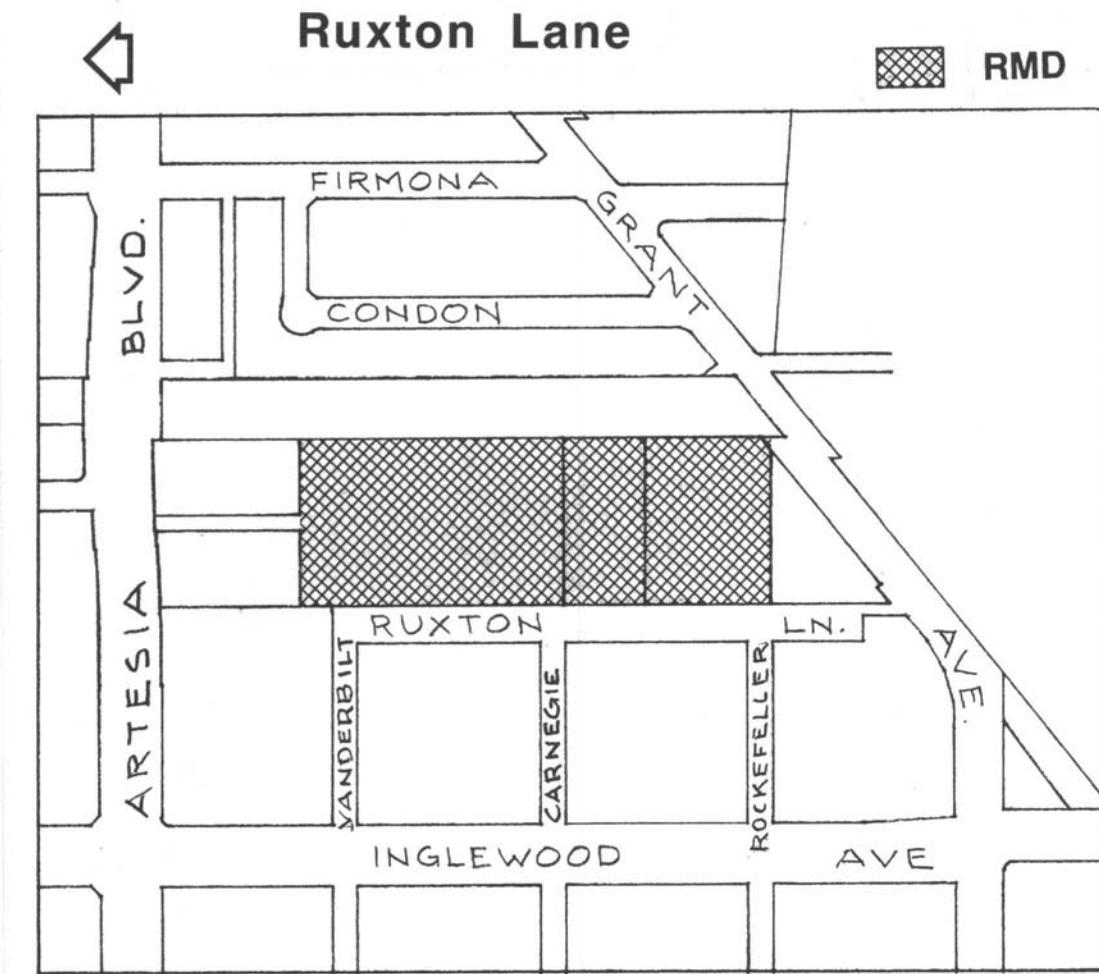
Ruxton Lane

This area of approximately five acres is situated between the Redondo Beach Villa Tract to the west and the Santa Fe Railroad to the east, just south of Artesia Boulevard. Because of its juxtaposition, it became a leftover piece of land. Consequently, it was divided into three large parcels and devoted to light industrial uses. The largest parcel has access to Artesia Boulevard via a "panhandle" strip of property and supports a large warehouse building.

Although the warehouse building is in good condition, the southerly end of the area is in a somewhat deteriorated condition. Combined with the fact that the area adjoins an established residential area across Ruxton Lane, emphasis was placed on establishing a more appropriate and compatible use of this land.

Because of the above, this area has been designated "RMD" Residential Medium Density. Although "RMD" has a normal maximum density of 23.3 units per acre, a

special provision has been applied to this area allowing a maximum density of 40 units per acre where low- and moderate-income units are included. This strategy is intended to both create sufficient value in the land to make its redevelopment economically feasible, and to provide a highly needed opportunity area for the development of new low- and moderate-income housing.



Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.47 Provide for the revitalization and reuse of the Ruxton Lane industrial area for residential development.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses, Density, and Height

- 1.47.1 Accommodate the development of multi-family residential units in accordance with Policy 1.13.1 in areas designated as "RMD" (II.1).

1.47.2 In excess of development permitted at a maximum density of 23.3 units per net acre pursuant to Policy 1.47.1, accommodate the development of additional multi-family residential units for low and moderate income households, with priority given to senior citizens, at an overall maximum density of 40 units per net acre on parcels of a minimum of 5,000 square feet and height of 45 feet (three stories). Additional density above 23.3 units per net acre (with the exception of density bonuses mandated by state law) up to 40 units per net acre, shall be granted by the City based on consideration of the type and extent of low and moderate income housing to be provided. This policy shall constitute fulfillment of state and city density bonus provisions and no additional density bonus shall be permitted (*II.1*).

Design and Development

- 1.47.3 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*I 1.1, I 1.10, II.18*).
- 1.47.4 Require that multi-family residential projects be designed to convey a high quality and distinctive neighborhood character, in accordance with Policy 1.13.3 (*II.1, II.10, II.18*).
- 1.47.5 Require the provision of on-site open space amenities and design of these to be accessible and of sufficient size to be usable by tenants (*II.1*).
- 1.47.6 Require that the site and buildings are designed to buffer the impacts of noise and vibration from the abutting railroad (*II.1*).

Meyer Lane Area

This area, north of 190th Street and east of Meyer Lane, currently supports a mixture of residential, commercial, and industrial uses that present some special planning considerations. In particular, the existing industrial uses present issues in terms of their compatibility with and intrusion into a surrounding area that is otherwise almost completely residential. Because of this, the primary objectives for this area were to provide for the transition of some of the existing industrial areas to residential uses, and provide for the improvement and enhancement of the industrial areas that remain.

In attempting to achieve the above objectives, a total of five different land use designations have been applied to six different subareas. A brief discussion of these six subareas follows.

Local-Serving Commercial (190th Street and Mary Ann Drive, "C-2"): This is a long-established pocket of retail commercial uses. These uses are considered to be acceptable and no changes were necessary.

Light Industrial (Mary Ann Drive, "I-2"): North of the commercial businesses at 190th Street, Mary Ann Drive is lined with small light industrial businesses. Although bordered by residential uses on three sides, these businesses have managed to operate without creating undue impacts.

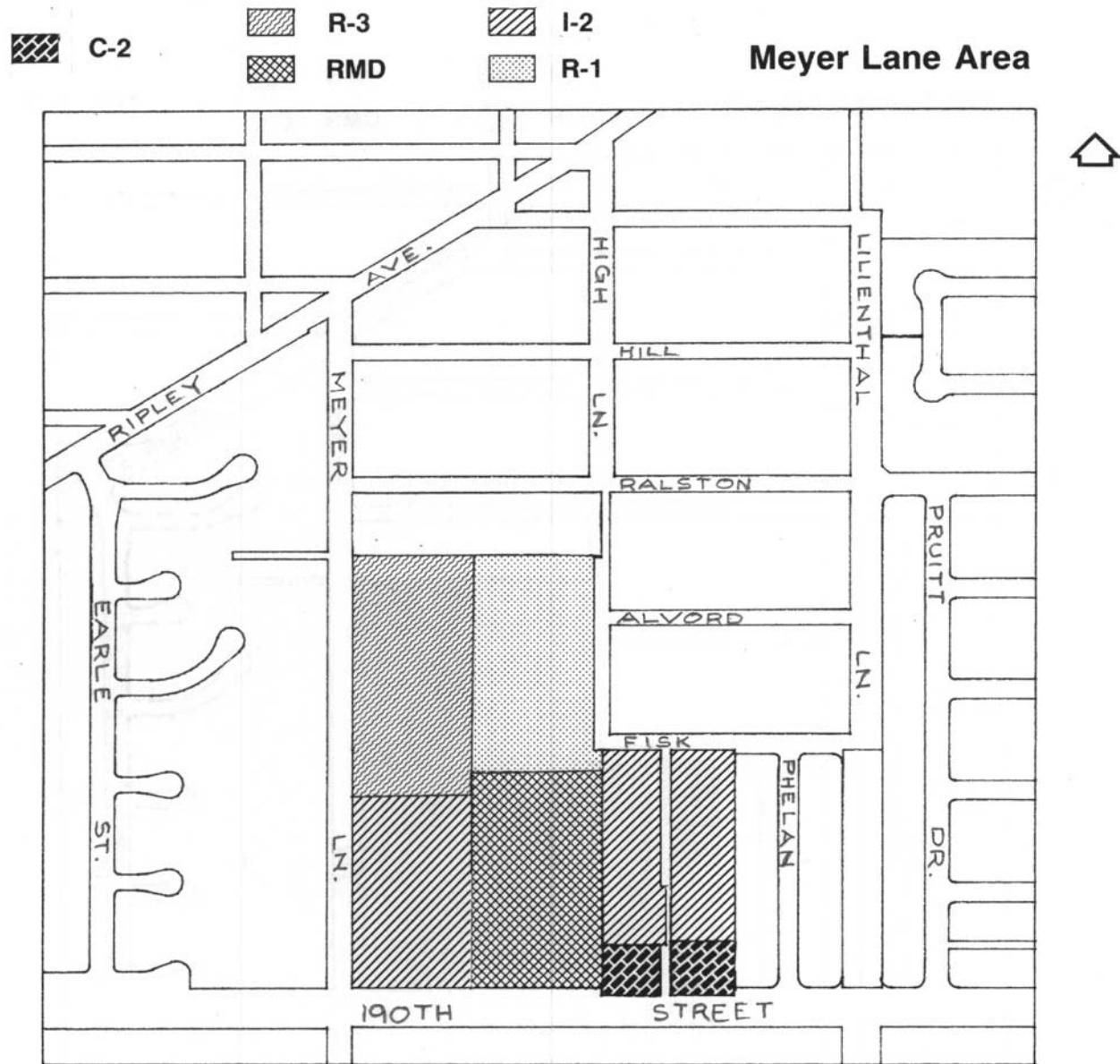
This notwithstanding, there continues to exist concern regarding the appearance and aesthetics of this area. The small area and the industrial nature of the businesses has resulted in some problems with unkept properties. The strategy is to allow the light industrial uses to continue, but to establish policies to encourage physical improvements and upgrading of the appearance of the area. A higher-than-existing floor area ratio of 1.0 was established to encourage redevelopment and consolidation of parcels to a more appropriate scale.

Cresta Trailer Park ("RMD"): Situated in the middle of this area is the only mobile home park in Redondo Beach. The park contains space for 83 mobile homes and is relatively simple in design and amenities. Since it is the only remaining mobile home park, it is considered valuable as a place to accommodate this type of alternative, affordable housing. The park has therefore been redesignated "RMD" Residential Medium Density, with the specific stipulation that the site be continued for use as a mobile home park.

Light Industrial (Meyer Lane, "I-2"): Extending approximately 500 feet northward from 190th Street along Meyer Lane is a group of four building complexes that support a combination of business offices and light industrial uses. These buildings continue to exist in good condition and the uses generally operate without problems. This area was therefore designated to continue for light industrial uses.

Multiple-Family Residential (Meyer Lane, "R-3"): This area includes three multiple-family complexes just south of Ralston Lane, and two light industrial complexes that are being redesignated to residential. The primary reason for the change of the industrial uses is that the buildings in question are in poor condition and incompatible with the surrounding area. In addition, the transition of these properties would help to reinforce the residential character of the surrounding area.

Single-Family Residential (High Lane, "R-1"): Adjacent to the west side of High Lane is a 3.7-acre site currently occupied by a single large manufacturing use (Chic Lingerie). Since this area is a single site of relatively large size, it would be feasible for it to be redeveloped in the future and remove the conflict of an industrial use adjacent to residential uses on all four sides. The site's isolation from other industrial areas has also diminished its attractiveness for industrial use. Because of these circumstances it was redesignated to "R-1" Single-Family Residential.



Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.48 Provide for the continuation and improved compatibility among existing residential (mobile home park), light industrial, and commercial land uses in the area bounded by 190th Street, Meyer Lane, Ralston Lane, High Lane, Fisk Lane, and Mary Ann Drive; ensuring their compatibility with adjacent residential neighborhoods.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

- 1.48.1 Accommodate light industrial uses as prescribed in Policy 1.43.1 in areas designated as “I-2” (II.1).
- 1.48.2 Accommodate local- and highway-serving commercial uses as prescribed in Policy 1.16.1 in areas designated as “C-2” (II.1).
- 1.48.3 Accommodate single-family residential units in areas designated as “R-1” (II.1).
- 1.48.4 Accommodate low density multi-family residential units in areas designated as “R-3” (II.1).
- 1.48.5 Accommodate and maintain the existing trailer park in areas designated as “RMD” (II.1).

Density, Intensity, and Height

- 1.48.6 Permit development to a maximum intensity of a floor area ratio of 1.0 and height of two (2) stories (30 feet) in areas designated as “I-2” (II.1).
- 1.48.7 Permit development to a maximum intensity of a floor area ratio of 0.5 and height of two (2) stories (30 feet) in areas designated as “C-2” (II.1).
- 1.48.8 Accommodate residential units at a maximum density of 8.8 units per net acre on parcels of a minimum of 5,000 square feet and height of 30 feet (two stories) in areas designated as “R-1” (II.1, II.2).
- 1.48.9 Accommodate the development of residential units at a maximum density of 17.5 units per net acre on parcels of a minimum of 5,000 square feet and height of 30 feet (two stories) in areas designated as “R-3” (II.1, II.2).

- 1.48.10 Accommodate mobile home units at a maximum density of 23.3 units per net acre, or as currently exists, in areas designated as “RMD” (*II.1, I 1.2*).

Design and Development

- 1.48.11 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (*II.1, II.10, II.18*).
- 1.48.12 Require that light industrial uses be developed in accordance with Policy 1.43.7 (*II.1, II.10, II.18*).
- 1.48.13 Encourage the renovation and upgrade of existing industrial buildings and installation of street trees, unified signage, and other aesthetic improvements in common and public areas (*II.5, II.6, II.20*).
- 1.48.14 Require that local- and highway-serving commercial uses be developed in accordance with Policies 1.19.3 and 1.19.4 (*II.10, II.18*).
- 1.48.15 Require that single-family residential uses be developed in accordance with Policies 1.11.4 through 1.11.7 (*II.1, II.10, II.18*).
- 1.48.16 Require that low density multi-family residential uses be developed in accordance with Policy 1.12.5 (*II.1, II.10, II.18*).
- 1.48.17 Encourage the long-term maintenance and upgrade of the trailer park; including the structural integrity and appearance of the mobile home units, landscape, common open spaces, and recreational amenities (*I 1.20*).
- 1.48.18 Install street trees and other landscape improvements along Meyer Lane and Fisk Lane to improve the compatibility of the light industrial uses with adjacent residential neighborhoods (*II.17*).
- 1.48.19 Install street trees along 190th Street which distinctly identifies this corridor, and improves its visual appearance (*II.17*).

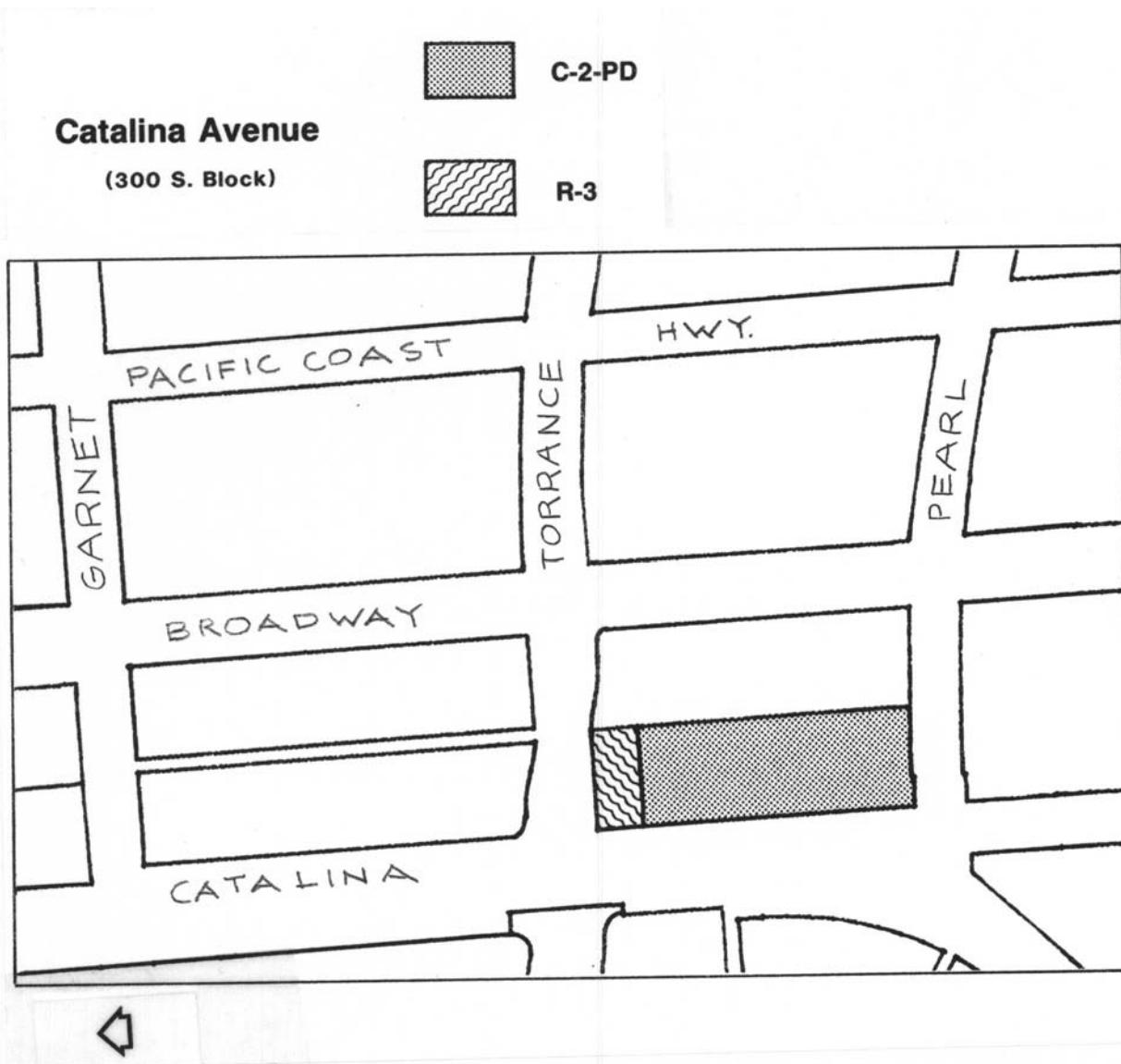
300 Block of South Catalina Avenue

This block, the east side of Catalina Avenue between Torrance Boulevard and Pearl Street, has historically supported retail commercial uses. Long-standing multiple-family residential zoning resulted in only one property (adjacent to Torrance Boulevard) being redeveloped for residential use.

Even though this block is surrounded on three sides by residential development, the existing commercial development is considered to be desirable and nondisruptive. The continued use and future development of this block for commercial use (with the exception of the residential project adjacent to Torrance Boulevard) is considered preferable to a slow transition to residential use. The block has therefore been designated "C-2-PD," also taking into consideration the existing pedestrian orientation of businesses along the sidewalk frontage.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.49 Provide for the development of multi-family residential units, and local-serving pedestrian-oriented commercial uses on the east side of Catalina Avenue between Torrance Boulevard and Pearl Street.



Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses, Density, and Height

- 1.49.1 Accommodate the development of multi-family residential units in accordance with Policy 1.12.2 in areas designated as "R-3" (II.1).
- 1.49.2 Accommodate the development of pedestrian-oriented retail, commercial services, professional office, and other related land uses in accordance with Policies 1.16.1 and 1.17.2 on parcels designated as "C-2-PD" (II.1).

Density/Intensity and Height:

- 1.49.3 Permit development of sites designated as "R3" with residential units to a maximum density of 17.5 units per net acre and height of two stories (30 feet) (II.1).
- 1.49.4 Permit development of sites designated as "C-2-PD" to a maximum intensity of a floor area ratio of 0.5 and height of two stories (30 feet) (II.1).

Design and Development

- 1.49.5 Require that commercial structures be designed in accordance with Policy 1.17.5 (II.1, II.10, II.18).
- 1.49.6 Require that multi-family residential units be designed in accordance with Policies 1.12.4 and 1.12.5 (II.1, II.10, II.18).

Issue **WHAT LAND USE MECHANISMS CAN BE USED TO INCREASE THE SUPPLY OF HOUSING UNITS AFFORDABLE FOR VERY LOW, LOW, AND MODERATE INCOME HOUSEHOLDS?**

Goal *It shall be the goal of the City of Redondo Beach to:*

- 1P Increase the supply of residential units which are available and affordable for households of very low, low, and moderate household incomes.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.50 Provide land use incentives to increase the supply of affordable housing units.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.50.1 In addition to the density bonuses required to be granted under State law, consider approval of a bonus density of up to but not more than fifty (50) percent above the allowable residential density in areas designated for multi-family units and mixed-use residential and commercial for the development of housing units affordable to very low, low and moderate income households and senior citizens provided that:

- a. the units are located in close proximity to supporting public transit, commercial services, and social/recreational services;
- b. buildings are constructed to conform to the height limits of the zone in which they are located, with the exception that building heights of up to

45 feet may be granted for the area on the west side of Pacific Coast Highway between Emerald Street and Garnet Street in conjunction with the granting of a density bonus for the purpose of providing low- and moderate-income housing;

- c. units allocated for low, very low, and moderate income households are restricted to affordable rates for 50 years;
- d. a mixture of income levels (room rates and sizes) is incorporated in an affordable housing development;
- e. marketing programs will be directed to existing residents of the City of Redondo Beach;
- f. the structures will be designed to be complementary to the character of the residential neighborhoods in which they are located;
- g. the structures will be designed in accordance with design guidelines which maintain neighborhood compatibility without adversely impacting the quality of life;
- h. structures shall be designed to convey the sense of multiple building volumes and incorporate articulating design elements; avoiding the character of large, undifferentiated building masses; and
- i. adequate open space is incorporated in the project (*II.1, II.7*).

1.50.2 Permit the development of affordable housing units on specific sites designated by the Land Use Plan map, according to the policies and standards specified in this Plan (*II.1*).

1.50.3 Disperse affordable housing units throughout the City; limiting the concentration of units at any one location, neighborhood, or district, to maintain community character and minimize localized impacts on services (*I.1.1, II.7*).

Issue **HOW SHOULD EXISTING USES WHICH ARE INCONSISTENT WITH AN AREA'S OBJECTIVES BE MAINTAINED OR REPLACED?**

Goal *It shall be the goal of the City of Redondo Beach to:*

1M Achieve conformance with the General Plan, while ensuring that non-conforming uses are well-maintained until their replacement and that existing residential opportunities in residential areas are protected where they have been involuntarily destroyed.

Objective *It shall be the objective of the City of Redondo Beach to:*

1.51 Provide for the reconstruction of existing residential uses that are involuntarily destroyed in residential zones.

Policies *It shall be the policy of the City of Redondo Beach to:*

1.51.1 Permit multi-family (apartments, including two or more units on a lot, and condominiums) residential units which have been partially or totally destroyed due to involuntary events to be reconstructed in residential zones to their pre-existing density and size of units in accordance with the development standards contained in this Plan and implementing municipal codes and ordinances, unless these economically or physically preclude the ability to attain the pre-existing density, wherein the standards may be waived as necessary to attain the pre-existing density (II.1, II.7, II.10, II.18).

1.51.2 Permit single family residential units which have been partially or totally destroyed due to involuntary events to be reconstructed in residential zones to their pre-existing setbacks and size of unit.

Objective *It shall be the objective of the City of Redondo Beach to:*

1.52 Provide for the evolution of land uses to be consistent with the land use designation of the area in which they are located, establishing mechanisms for the physical maintenance and economic well-being of nonconforming uses until they are replaced.

Policies *It shall be the policy of the City of Redondo Beach to:*

1.52.1 Permit the retention of existing neighborhood-serving commercial uses in residential zones and allow for their minor remodeling and expansion, provided that they do not exceed the height allowed in the residential zone, are designed to be compatible with adjacent residences, provide adequate on-site parking, and adequately mitigate the impacts of additional traffic and noise and shall be subject to Planning Commission approval (II.1, II.7).

- 1.52.2 Encourage the upgrading of existing neighborhood-serving commercial uses located in residential zones to enhance their compatibility with adjacent residential structures (e.g., landscape and facade improvements) (*II.20*).
- 1.52.3 Require that parking lots provided for neighborhood-serving commercial uses in residential zones are designed to be physically and visually compatible with adjacent residential properties; including the use of extensive setbacks, landscape, buffers (e.g., walls), and other appropriate elements (*II.1, II.10, II.18*).

Issue **HOW CAN THE CITY'S PROPERTIES, STRUCTURES, AND PUBLIC OPEN SPACES BE DESIGNED TO PROVIDE A HIGH QUALITY IMAGE AND CHARACTER FOR THE CITY?**

Goal *It shall be the goal of the City of Redondo Beach to:*

- 1N Ensure a high quality of the City's built environment, architecture, landscape, and public open spaces and sidewalks.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.53 Attain residential, commercial, industrial and public buildings and sites which convey a high quality visual image and character.

Policies *It shall be the policy of the City of Redondo Beach to:*

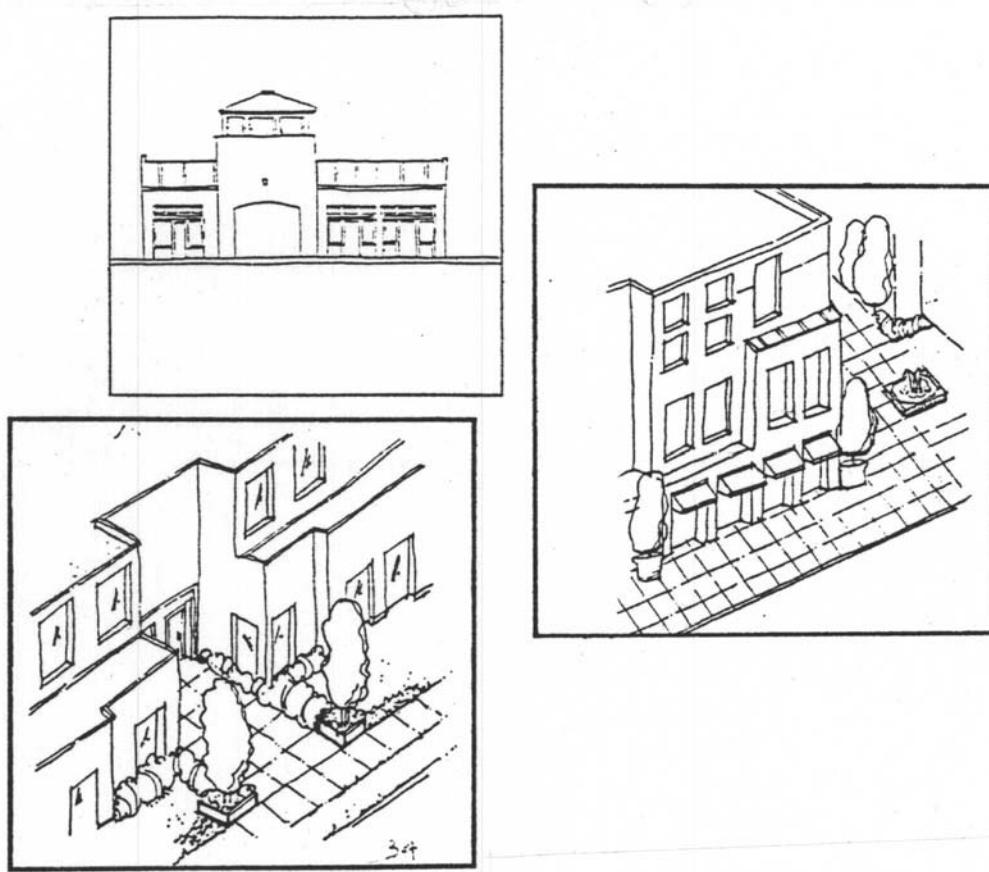
- 1.53.1 Require adherence to the standards for each land use district in this Plan, except that minor deviations from numerical standards contained within the General Plan shall not be deemed to be inconsistent with the General Plan where the minor deviation otherwise complies with standards and regulations contained in the zoning code or where the minor deviation has been otherwise approved pursuant to variance or modification procedures under the zoning code (*II.1, II.10, II.17, II.18*).

- 1.53.2 Establish standards for the architectural design of residential, commercial, and industrial buildings which define:

- a. base standards for all areas of the City; and
- b. supplemental standards for design styles or elements in specific districts or sub-areas to reflect existing or intended design characteristics (*II.1, II.18*).

1.53.3 Require that commercial and industrial buildings be designed to convey a high quality of visual and aesthetic character, utilizing design considerations such as:

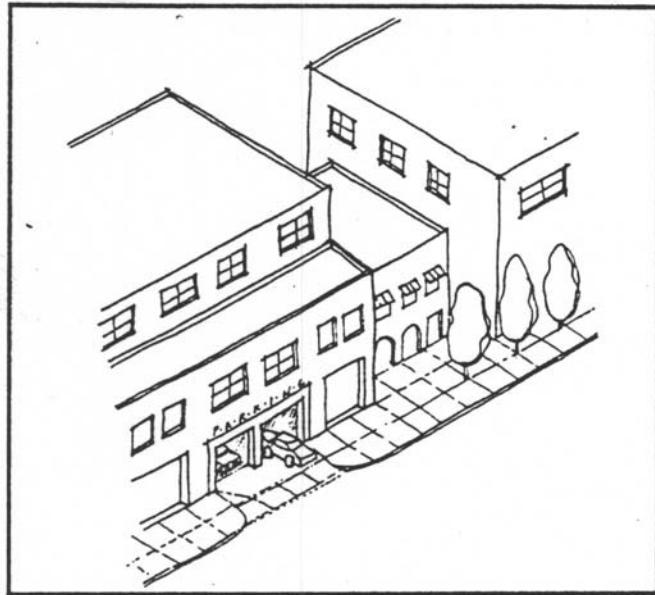
- a. Modulation and articulation of building elevations, inclusion of recessed or projecting windows, entries, or arcades, and other elements which avoid flat and undifferentiated surfaces and "box-like" structures;
- b. incorporation of vertical terminus or well-defined roofline;
- c. architectural treatment of all elevations; and
- d. use of quality and durable materials (*II.18*).



1.53.4 Review and modify, as appropriate, existing standards and procedures for the control of residential building density, bulk, and mass [e.g., building setbacks, heights, property setbacks, outdoor livable (open) space requirements, and others which are pertinent] to ensure compatibility of new

development with the intended character of the neighborhoods in which they are located (*II.1, II.18*).

- 1.53.5 Establish design standards for automobile repair, gasoline stations, outdoor storage, and similar “traditionally unattractive” uses which provide for their physical and visual compatibility with the commercial district in which they are located; including standards for building character and design, materials, colors, landscape, signage, lighting, and other pertinent elements (*II.1, II.18*).
- 1.53.6 Require that on-site parking structures be designed as an integrated component of the building's architectural design character; including the incorporation of elements which continue and reinforce the architectural design of the primary structure and convey the visual “sense” of an occupied building (use of windows, arcades, overhangs, entries, recessed walkways, spandrels, articulated columns and rooflines, and other elements) (*II.1, II.7, II.10, II.18*).
- 1.53.7 Require that shared and municipal parking structures be designed to convey the aesthetic character of a commercial building (*II.1, II.7, II.10, II.18*).



- 1.53.8 Require that common fire walls which are visible from the adjoining street or property incorporate design elements which provide visual interest (*II.1, II.7, II.10, II.18*).

- 1.53.9 Limit the use of materials and designs which detract from the community-oriented environment (*II.1, II.7, II.10, II.18*).
- 1.53.10 Require that all building facades visible from public streets and abutting properties be designed to continue the architectural character established for the street facing elevations (*II.1, II.7, II.10, II.18*).
- 1.53.11 Require that air conditioning and other mechanical equipment located on the rooftop of a structure be visually screened from public viewing areas and adjacent residential properties (*II.1, II.7, II.10, II.18*).
- 1.53.12 Require that one or more professionals educated in architectural or urban design be retained on the staff of the Planning Department to review proposed development projects; evaluating their consistency with pertinent design objectives and standards (*II.10*).
- 1.53.13 Require that one or more members of the City Planning Commission be a qualified and/or practicing design professional, with formal training in architectural or urban design (*II.10*).
- 1.53.14 Monitor the effectiveness of the use of the architectural design standards and Community Development Department staff in attaining the desired quality of development and, if determined to be ineffective, modify these with more restrictive standards or other methods (*II.18*).

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.54 Promote the use of signage in private development which creates a high quality visual environment.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.54.1 Limit the number, location, and size of signs to ensure that they do not visually dominate the district in which they are located and are used primarily for their intended purpose of identifying the business (*II.1, II.7, II.10, II.18*).
- 1.54.2 Require that signage be integrated with the architectural design of the building; placed in locations which complement facade articulation, details, and rhythm and encourage the use of pedestrian-oriented projecting signs, monument signs, and flush-mounted signs in designated pedestrian-active areas (*II.1, II.7, II.10, II.18*).

- 1.54.3 Prohibit the use of billboards, roof signs, exterior flashing, mounted or portable, and animated signs (*II.1*).
- 1.54.4 Permit the City Council to enter into agreements to remove existing billboards in the City in return for permitting new billboards at locations facing the San Diego Freeway, provided there is a net reduction in total billboards.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.55 Provide for the landscaping of residential, commercial, industrial and public sites to be compatible with existing development exhibiting significant and recognized landscape and site design assets and establish an improved visual image and landscape quality where not currently existing in the City.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.55.1 Review existing and modify, as necessary, landscaping standards and guidelines for development which promote a high level of visual and environmental quality and require developers to incorporate adequate landscape on-site (*II.18*).
- 1.55.2 Select landscape and tree species which complement the architectural design of structures and reflect the intended functional, physical, and visual character of the district in which they are located (*II.18*).
- 1.55.3 Require that development projects submit and implement a landscaping plan (*II.1, II.7*).
- 1.55.4 Encourage property owners to maintain existing vegetation on developed sites and replace unhealthy or dead landscape (*II.24*).
- 1.55.5 Encourage developers to incorporate mature and specimen trees and other significant vegetation which may exist on a site into the design of a development project for that site (*II.18*).
- 1.55.6 Require that surface parking lots incorporate trees which will provide extensive shade cover within two years of completion of construction (e.g., canopy coverage versus vertical palms) (*II.1, II.7, II.18*).

- 1.55.7 Encourage the use of drought-tolerant species in landscape design (*II.1, II.18*).
- 1.55.8 Require that development incorporate adequate drought-conscious irrigation systems and maintain the health of the landscape (*II.1, II.7, II.18*).
- 1.55.9 Require that all landscape be adequately irrigated with automatic irrigation systems (*II.1, II.18*).
- 1.55.10 Use reclaimed water for the irrigation of public and private landscape, as available (*II.1, II.16*).

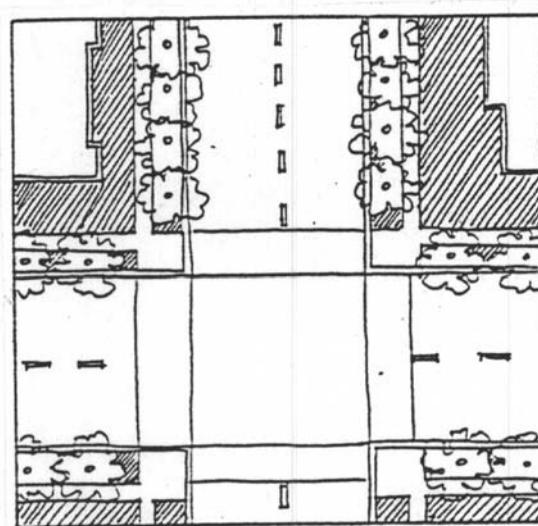
Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.56 Establish a system of visually attractive public open spaces which creates a high quality and distinctive image for the City; containing street landscape, unified public signage, well-defined entries, and other elements.

Policies *It shall be the policy of the City of Redondo Beach to:*

Street Landscape

- 1.56.1 Provide for the consistent use of street trees to identify City streets, residential neighborhoods, commercial districts, and entry points to the City, while considering and respecting the species and character of appropriate existing street trees (*II.22*).

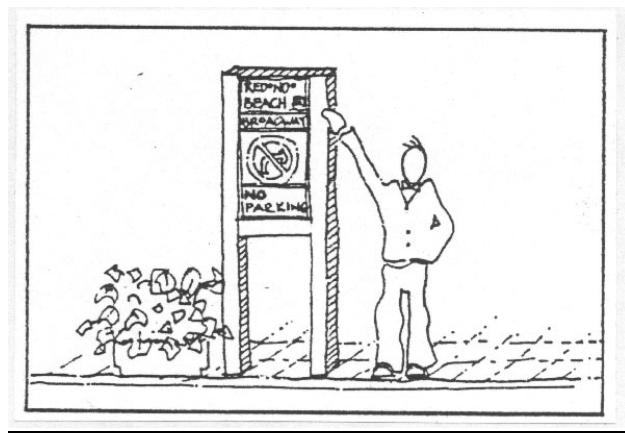


- 1.56.2 Formulate a master plan defining the types and spacing of trees along all public sidewalks and streets (*II.22*).
- 1.56.3 Encourage, through the Master Plan, the use of a variety of street trees along all public sidewalks and streets (*II.22*).
- 1.56.4 Select species which a) enhance the character and convey a distinctive and high quality visual and environmental image for the City's streets, b) are drought- and smog-tolerant, and pest-resistant, c) require low maintenance and no pesticides, d) are deep rooted, and e) complement appropriate existing street trees (*II.22*).
- 1.56.5 Select species and sizes for pedestrian-oriented commercial and residential districts which enhance walking and community activity (*II.22*).
- 1.56.6 Require that all new development install street trees in accordance with a Master Plan of Street Trees (*II.1, II.22*).
- 1.56.7 Provide for the installation of street trees along public sidewalks where they are not present, in accordance with a Master Plan of Street Trees (*II.17*).
- 1.56.8 Encourage community groups to participate in planting new street trees where they do not exist (*II.21*).
- 1.56.9 Require that street trees be adequately maintained and replaced if removed due to damage or health (*II.1, II.22*).
- 1.56.10 Require that street landscape incorporate a drought-conscious irrigation system or other methods to provide proper watering, where irrigation systems are required (*II.1, II.22*).
- 1.56.11 Adopt a City-wide street tree trimming and pruning master plan, which cultivates the full potential of street trees as providers of shade and designators of key design corridors (*II.22*).
- 1.56.12 Encourage that historically significant public landscape, including specimen street trees, be designated as landmarks and be preserved (*II.1, II.22*).

Public Signage

- 1.56.13 Establish a consistent design vocabulary for all public signage, including fixture type, lettering, colors, symbols, and logos (*II.17*).

- 1.56.14 Provide public signage which is adequately spaced and clearly visible during the day and night to control vehicular traffic, bicycles, and pedestrians (*II.17*).
- 1.56.15 Consider the consolidation of signage on individual fixtures/elements, which should be integrated with other street furniture (e.g., lighting, signalization, benches, trash receptacles, kiosks, and other components) (*II.17*).
- 1.56.16 Replace existing public signage with new fixtures which consolidate the diversity of signage information (parking, locational, traffic control, etc.), as feasible (*II.17*).



- 1.56.17 Provide for distinctive and weather-resistant signage which identifies principal entries to the City, unique districts, neighborhoods, locations, and public buildings and parks (e.g., Catalina Avenue and Torrance Boulevard, entries to the Pier/Harbor, Riviera Village, Artesia Boulevard, the Civic Center, and Pacific Coast Highway pedestrian areas) (*II.17*).
- 1.56.18 Ensure that public signage complements and does not detract from adjacent commercial, industrial, and residential uses (*II.17*).

Entry Improvements

- 1.56.19 Establish a master plan for the installation of improvements along the principal streets at the City's boundary with adjacent jurisdictions which clearly distinguishes these as major entries to the City; including elements such as signage, landscape clusters, vertical pylons or flags, banners, public art, and/or other distinctive treatment (*II.17*).

District Urban Design Improvements

- 1.56.20 Provide for streetscape improvements, landscape, and signage which uniquely identify the principal pedestrian-oriented commercial districts of the City, including a) Artesia Boulevard, b) Riviera Village, c) Harbor/Pier, d) the Avenues, and e) Torrance Boulevard-Pacific Coast Highway node (*II.17*).
- 1.56.21 Establish a design program for each principal district and neighborhood of the City (e.g., The Esplanade) which may include signage, street furniture, landscape, lighting, pavement treatments, public art, and architectural design, with input from local community groups (*II.17*).

Overhead Utilities

- 1.56.22 Continue programs for the undergrounding of overhead utilities throughout the City (*II.17*).

Issue HOW CAN COMPATIBILITY BE ENSURED BETWEEN LAND USES CHARACTERIZED BY DIFFERING FUNCTIONS AND INTENSITIES?

Goal *It shall be the goal of the City of Redondo Beach to:*

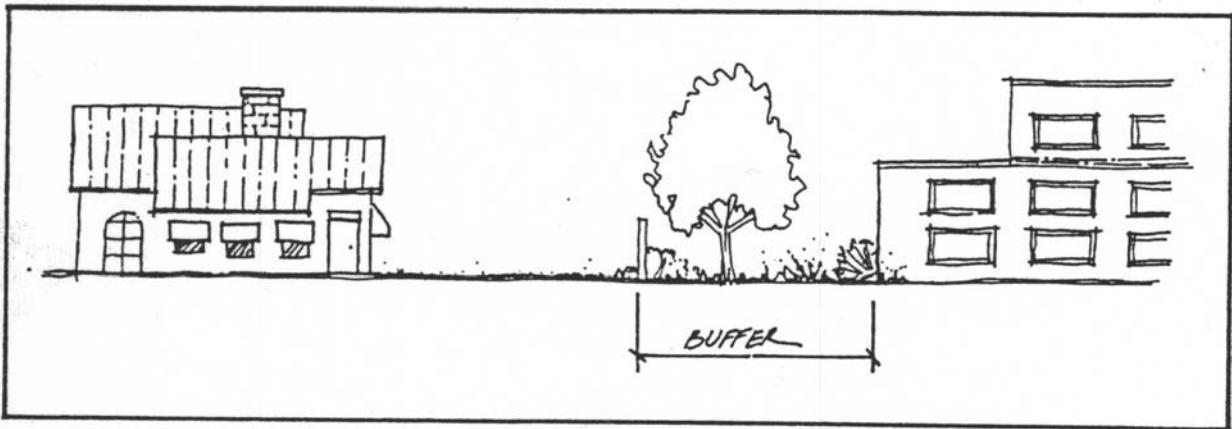
- 1O Ensure the compatibility among the various types and densities of land uses to be accommodated in the City.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.57 Incorporate functional and physical buffers, setbacks, and other elements as transitions between land uses characterized by differing functions, activities, density, scale, and mass.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.57.1 Require that parcels developed for commercial and industrial uses incorporate buffers with abutting residential properties which adequately protect the residential use from the impacts of noise, light, visibility of activity, vehicular traffic, and risks to the property, and maintain open space and visual access (horizontal and vertical setbacks, structural or landscape enclosures, insulation, and other) (*II.1, II.7, II.18*).



- 1.57.2 Require that the on-site lighting of commercial and industrial uses be unobtrusive and constructed or located so that only the intended area is illuminated, off-site glare is minimized, and adequate safety is provided (*II.1, II.7, II.18*).
- 1.57.3 Require that the elevation of all parking structures facing residential parcels be enclosed or controlled to prevent adverse noise and air emission impacts on the residences and incorporate architectural design elements, such as surface treatments, off-set planes, and structural articulation and landscape, to provide visual interest and be compatible with the residences (*II.1, II.7, II.18*).
- 1.57.4 Require that rooftop parking adjacent to residential areas be enclosed by a wall or other appropriate element within an adequate distance to prevent adverse noise impacts on the residences, wherein the enclosed parking shall be within the prescribed height limit of the district in which it is located (*II.1, II.7, II.18*).
- 1.57.5 Require that entertainment, drinking establishments, and other uses characterized by high activity levels provide adequate physical and safety measures to prevent "spill-over" impacts on adjacent properties (*II.1, II.7, II.8, II.18*).
- 1.57.6 Require that the renovation of existing structures or new development on sites served by parking lots located on adjacent residentially-zoned property restrict the access to such parking areas to the commercial zone frontage, unless there are no feasible alternatives, and that areas facing, abutting, or exposed to residential areas be extensively landscaped to include a screen

wall incorporating evergreen plant material (covering a majority of the wall within a one year period) (II.1, II.7, II.18).

- 1.57.7 Allow parking lots by conditional use permit in residential districts where the lot is contiguous to or separated by an alley from the commercially-zoned property served by the parking lot, provided that there is no adverse impact on surrounding residential properties and that areas facing, abutting, or exposed to residential areas be extensively landscaped to include a screen wall incorporating evergreen plant material (covering a majority of the wall within a one year period) (II.1, II.7, II.18).

Issue **WHAT MECHANISMS CAN BE USED TO MAINTAIN THE QUALITY OF THE CITY'S BUILT ENVIRONMENT?**

Goal *It shall be the goal of the City of Redondo Beach to:*

- 1Q Ensure that buildings and properties are maintained in the City.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.58 Ensure that structures and sites are designed and constructed to maintain their long-term quality and provide for the needs of their occupants.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.58.1 Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations, including new, adaptively-reused, and renovated buildings (II.4).

- 1.58.2 Periodically review and update the City's building and development codes and regulations to ensure that they incorporate professionally accepted state-of-the-art standards (II.4).

- 1.58.3 Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, storage, and other pertinent elements (II.1, II.4).

- 1.58.4 Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access for and use by the physically challenged (ramps, doorways, rest rooms, etc.) (II.1, II.4).

1.58.5 Require that commercial, industrial, and public development incorporate design elements and facilities which facilitate the use of transportation modes as alternatives to the automobile (pedestrian, bicycle, public transit, and other (II.1, II.4).

Objective *It shall be the objective of the City of Redondo Beach to:*

1.59 Provide for the maintenance and, as necessary, upgrade of the physical and visual quality and integrity of buildings and properties.

Policies *It shall be the policy of the City of Redondo Beach to:*

1.59.1 Periodically monitor the conditions of buildings in the City and enforce pertinent building and zoning codes, when necessary (II.23).

1.59.2 Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants regarding methods for the maintenance and upkeep of their property (II.21).

1.59.3 Provide economic assistance, as funds are available, for the improvement of physically deteriorated and blighted structures in the City (II.24).

1.59.4 Consider the use of the authorities of California Redevelopment Law as a mechanism to precipitate revitalization of deteriorated and blighted buildings, properties, and uses (II.6).

Issue **WHAT MECHANISMS CAN BE USED TO ENSURE THE MAINTENANCE OF ENVIRONMENTAL QUALITY IN THE CITY?**

Goal *It shall be the goal of the City of Redondo Beach to:*

1R Ensure the protection and maintenance of environmental resources.

Objective *It shall be the objective of the City of Redondo Beach to:*

1.60 Provide that the environmental impacts of new development projects be identified and mitigated.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 1.60.1 Require that proposed development be subject to review to identify its environmental impacts and appropriate mitigation measures in accordance with the California Environmental Quality Act (*II.7, II.8, II.9*).
- 1.60.2 Monitor the impacts of development and effectiveness of mitigation measures on the City's infrastructure, services, and environment and, as necessary, initiate the following actions to account for the defined impacts:
- a. review and modify the locations, densities, and/or design and development standards contained in this Plan;
 - b. implement capital improvements, public services, or other mitigation programs;
 - c. require additional developer mitigation; and/or
 - d. impose fees on new and/or existing development (as authorized by State of California nexus legislation) for the implementation of mitigation programs (*II.1*).
- 1.60.3 Work with other public agencies to ensure that their facilities and operations in the City of Redondo Beach are managed in a manner to prevent adverse environmental impacts and comply with pertinent State and federal standards and requirements (*II.25*).
- 1.60.4 Establish local procedures, requirements, and programs as to maintain local and regional environmental quality and mitigate impacts; including, but not limited to, air quality management, traffic congestion management, jobs-housing balance, hazardous waste management, water and energy conservation, water quality control, noise abatement, and coastal protection (*II.1, II.2, II.3, II.8*).
- 1.60.5 Participate in inter-jurisdictional and regional environmental management and mitigation programs with adjoining cities in the region (*II.25*).

2.1.5 Implementation Programs

The following indicates the programs which shall be carried out by the City of Redondo Beach to implement the goals, objectives, policies, and standards of the Land Use Element. Each program is preceded by the letter "I" and a number which is referenced

by the pertinent policy which it implements in the preceding section. These are noted in parentheses () at the close of each policy. Notwithstanding the language in specific implementation measures, action by the City is subject to the availability of funding and staff.

I1.1 Revise the Zoning Ordinance

The principal method for the implementation of a General Plan Land Use Map is the zoning ordinance. Policies and standards which prescribe the types of use permitted, their density/intensity, and design and development characteristics (design, property setbacks, etc.) are codified as precise requirements in the ordinance. The authority to zone is inherent in the police power delegated to cities by the State of California Constitution. The zoning ordinance consists of two basis elements: a) a map which delineates the boundaries of districts, or “land use zones,” in which similar and compatible uses developed at similar and compatible standards are to be permitted and b) text which explains the purpose of the zoning district, lists the permitted uses (as a “right” or under special conditions), and defines the standards for development (e.g., minimum lot size, density, height, property setbacks, lot coverage, parking requirements, sign design, and so on).

The existing mapped depiction of land use zones is referred to as the “Precise Land Use Plan” and the textual codification of requirements is incorporated as Chapter 2 of the Redondo Beach Municipal Code, also titled the “Precise Land Use Plan.” On adoption of this updated General Plan, it will be necessary to revise the “Precise Land Use Plan” map and text to be consistent with the General Plan's policies and standards.

It is evident, on review of the existing zoning ordinance text, that its format and structure are archaic and unwieldy and do not reflect “state-of-the-art” techniques and practices. To a large extent, this is attributable to the considerable passage of time since the original ordinance's preparation in the early 1960s. Subsequent changes have occurred as elaborations and appendages, whose cumulative effect over time has resulted in a complex and difficult to administer document. As a consequence, it is recommended that the City use the opportunity of the General Plan update to completely restructure and rewrite its zoning ordinance. Should this occur, it would be necessary for the City to modify its existing zoning standards and procedures so that they are consistent with the provisions of the General Plan on an interim basis during the six month or longer process for the ordinance's revision.

The following lists the general categories of revisions which will be necessitated by the adoption of the updated General Plan. These are not all-inclusive and will

necessitate the careful review of the specifications of each of the policies contained in the Land Use Element and all other elements to determine the appropriate ordinance revisions.

- a. The “Precise Land Use Plan” (or “zoning map”) will require revision to reflect the locations and categories of use and density delineated on the General Plan Land Use Map.
- b. Land use districts (as prescribed in Article 2 of the ordinance) will require revision to reflect the categories of use defined by the General Plan Land Use Map and policies.
- c. Development standards for each land use district will require revision to reflect the policies and standards specified for permitted uses, density and intensity, design and development, and other considerations. Generally, these include:
 - (1) Establishment of controls on the intensity of commercial and industrial development by the definition of a maximum floor area ratio. Generally, it has been assumed in the formulation of the Land Use Element policies that floor area ratio encompasses the gross building area, excluding parking structures, mechanical rooms, and subterranean basements not used for commercial or business activity. The City may elect to also exclude non-occupiable common building areas, such as stairways, ventilation shafts, arcades, and architectural projections (e.g., towers).
 - (2) Review and reconciliation of permitted residential densities (units per acre) and lot sizes.
 - (3) Review and revision, as necessary, of building height limitations.
 - (4) Review and reconciliation of property setbacks (horizontal and vertical) for land use compatibility.
 - (5) Review and establishment of requirements for buffers between commercial and residential uses, single-family and multi-family uses, and other abutting districts characterized by differing characteristics and functions.
 - (6) Establishment of standards to mitigate the impacts on adjacent properties of noise, vibration, odor, light and glare, and other

operational characteristics from the AES Redondo Beach facility, transmission lines, harbor operations, railroad corridor, highways, and other similar uses. The standards shall apply both to the source and receiver sites (e.g., use of sound insulation in residential structures abutting the railroad corridor and SCE plant).

- (7) Review and revision of landscape standards for properties, including front yards, courtyards, plazas, side yards, rear yards, parking lots and facilities, common public areas, and other prescribed locations.
- (8) Establishment of standards to enhance the pedestrian character of streets in selected commercial districts; including specifications for the type and/or location of use, architectural treatment of facades and building mass, siting of structures along sidewalks, incorporation of pedestrian amenities, and other prescribed elements. This may be accomplished as an “overlay” to an underlying commercial land use district classification.
- (9) Establishment of architectural and site design standards for all structures, including, but not limited to, facade treatment and articulation, massing/volume modulation, organization of multiple buildings, visual and physical transparency, and other pertinent elements.
- (10) Establishment of architectural and site design standards for the development of mixed-use structures, integrating residential and commercial uses into a single structure or site. Considerations will be given to elements which ensure compatibility between these uses (e.g., separate entrances and parking, on-site residential amenities, and noise controls).
- (11) Establishment of site planning and design standards for areas in which a “village” character is intended, involving multiple buildings or masses on individual or combined parcels or in low intensity and scaled commercial clusters. These include:
 - Pacific Coast Highway, east of Palos Verdes Boulevard
 - East side of Pacific Coast Highway, Palos Verdes Boulevard to Avenue G
 - Pacific Coast Highway and Torrance Boulevard intersection
 - Galleria at South Bay
 - Riviera Village

- The “Avenues” (Pacific Coast Highway, Avenue A to H)
 - Selected segments of Pacific Coast Highway and Artesia Boulevard
- d. Standards and requirements and provisions for bonus densities for the development of affordable housing shall be reviewed and, as necessary, modified.
 - e. Standards and requirements for adult businesses, video arcades, gasoline sales, automobile and truck dealerships, and other uses characterized by activities which could conflict with the “residential” character of the community shall be reviewed and, as necessary, modified.
 - f. Signage standards shall be reviewed and, as necessary, upgraded including limitations on the number, size, design, placement, materials, colors, and other characteristics of signs. A schedule shall be established for the amortization of nonconforming signs and nonconforming signs may be required to be removed when a property changes use or there is an expansion of existing use.
 - g. Parking standards shall be reviewed for their adequacy. These will consider opportunities for “shared” facilities and mixed-use development projects.
 - h. Requirements shall be reviewed and upgraded, as necessary, for the linkage of development with the provision of adequate transportation and utility infrastructure (streets, water, sewer, storm drainage, electricity, natural gas, and telecommunication), public services (governmental administrative, schools, parks, libraries, etc.), and public amenities (e.g., street trees). These will consider the appropriate responsibilities for developer participation and fees, in accordance with State nexus legislation and court cases.
 - i. Provisions for the compliance of local development projects with regional requirements for air quality (South Coast Air Quality Management Plan), congestion management (Los Angeles County Congestion Management Program), toxics and hazardous wastes (Hazardous Waste Management Plan), solid waste reduction (Source Reduction and Recycling Element), water and energy conservation, coastal protection (California Coastal Act), noise abatement, and other pertinent environmental controls will be specified. These will encompass development standards and procedures which implement defined requirements for local governments.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department.

Schedule for Implementation

- Interim Ordinance, within two months of adoption of the General Plan.
- Revised Ordinance, within 18 months of the General Plan's adoption (as funding is available).

I1.2 Subdivision Regulations

Subdivision regulation is an exercise of the police power of a city authorized by the State to control the manner in which land is divided. Like the zoning ordinance, it must be consistent with the General Plan. It will be necessary to review the City's subdivision ordinance (Chapter One of Title 10 of the Municipal Code) and amend it as necessary to reflect the land use goals, objectives, policies, and standards.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department.

Schedule for Implementation

Revised Ordinance, within 18 months of the General Plan's adoption (as funding is available).

I1.3 Local Coastal Program

The City of Redondo Beach's Coastal Element (defined by the California Coastal Act as the "Local Coastal Program, Land Use Plan) will be updated to reflect the revised General Plan. Other revisions may be necessary to reflect planning for the rebuilding of the Pier and intentions for King Harbor. In concert, it will be necessary to complete the (unfinished) Local Implementing Ordinance. Both documents shall be submitted to the California Coastal Commission for review and certification.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department.

Schedule for Implementation

Within 24 months of the General Plan's adoption (as funding is available).

I1.4 Building Code

The City shall continue the Building code as the set of rules and regulations by which new construction, adaptive re-use, and renovations shall occur. The Code shall be reviewed to ensure its consistency with the provisions of the General Plan. It shall also be updated periodically to reflect changes in the Uniform Building Code and State legislation. At least once each three years, the City shall review the Code and update it as necessary to reflect conditions which are unique to the City.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department.

Schedule for Implementation

For consistency with the General Plan: within 18 months of the General Plan's adoption (as funding is available).

I1.5 Specific Plans

State law (Government Code Section 65450) authorizes cities to adopt Specific Plans for implementing their general plans in designated areas. They are intended to provide more finite specification of the types of uses to be permitted, development standards (setbacks, heights, landscape, architecture, etc.), and circulation and infrastructure improvements. They are most often used to ensure that multiple property owners and developers adhere to a common development plan or ensure that the individual phases of a long-term multi-phased development project are integrated and cohesive.

Specific Plans can be initiated by the City or developers. Costs for City-initiated Specific Plans are, most often, reimbursed by pro-rata allocation of fees to developers applying for development permits in the Specific Plan area.

In concert with the preparation of the updated General Plan, a separate Specific Plan has been developed for the area generally encompassing the Catalina Avenue corridor between Pacific Coast Highway and Pearl Street, Civic Center, King Harbor, Redondo Beach Pier, and Pacific Coast Highway property frontages. This Plan (separate document) shall be considered for approval by the City apart from the General Plan.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department and private developers.

Schedule for Implementation

- Civic Center-North Catalina Avenue Corridor-King Harbor Specific Plan: concurrent with adoption of the updated General Plan.
- Others: as determined to be necessary.

I1.6 Development Agreements

Development agreements are authorized by State law to enable a city to enter into a binding contract with a developer which assures the city as to the type, character, and quality of development and additional “benefits” which may be contributed and assures the developer that the necessary development permits will be issued regardless of changes in regulations.

This ensures that a developer of a multi-phased project who has established financing on conditions negotiated with the city would not be adversely affected by subsequent, more restrictive regulations. This, in turn, enables the city to exact a higher level of performance, quality, and contributions than would normally accrue through the entitlement process.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department and private developers.

Schedule for Implementation

On a case-by-case basis as desired by the City or private developers.

I1.7 Development Review

New development and enlargement of existing structures, except single-family residences are subject to review according to their adherence with City of Redondo Beach standards and regulations and General Plan policy and issuance of a Development Permit. Certain projects, consistent with zoning, are considered as “ministerial” and are subject to approval by the Director of Community Development. Others are subject to discretionary review, including those which must receive Conditional Use Permits or variances and are subject to review by the Planning Commission and formal public hearings. In particular, development review is essential for the following:

- a. Determination of the appropriateness and extent of bonus densities for affordable and seniors housing units.
- b. Review of mixed-use development projects (integrating residential and commercial).
- c. Review of projects in districts in which more restrictive design and development standards are imposed to maintain or achieve a special quality or to control large scale projects (e.g., Riviera Village, the “Avenues,” Torrance-PCH intersection, North Catalina Avenue, pedestrian-oriented areas, TRW, and Galleria at South Bay).
- d. Review of the appropriateness and imposition of controls on “high-impact” developments (arcades, etc.).
- e. Review of projects located in “high-impact” areas (e.g., adjacent to the AES Redondo Beach plant).
- f. Review of modifications of existing development which is “non-conforming” due to its use, density, and/or design. This will include the consideration of the replacement of structures involuntarily destroyed.

The decisions of the Planning Commission can be appealed to the City Council. In preparing the implementing zoning ordinance for this Plan, the City should re-evaluate these regulations for their adequacy in providing effective public review and comment on proposed development projects. As necessary, the thresholds for review should be revised to reflect the potential impacts of a project based on type of use, size, location, trips generated, infrastructure demands, or other appropriate criteria.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department.

Schedule for Implementation

Review and modification of development review requirements: in concert with the preparation of the revised zoning ordinance, within 18 months of the adoption of the updated General Plan.

I1.8 Environmental Review

The California Environmental Quality Act (CEQA) requires that the environmental effects of a project must be taken into account when considering zone changes, development permits, specific plans, and development agreements. This involves the review of all projects submitted by an applicant or initiated by the City and determination of their potential for significantly affecting the City's and region's environmental resources (by an "Initial Study"). If it is found that significant impacts may occur, an Environmental Impact Report (EIR) must be prepared.

The EIR presents an overview of the environmental setting of the project, assesses how that environment will change on introduction of the project, prescribes changes to the project which must be made to mitigate any impacts found to be significant, and identifies and evaluates the impacts of any alternatives. The "environment" of Redondo Beach to be evaluated consists of the composite of existing physical elements; including natural environmental components (air quality, geology/seismicity, groundwater, etc.) and man-related components (circulation and traffic, infrastructure, public services, etc.). Economic impacts are **not** considered part of the environment, according to CEQA. This does not preclude the preparation of separate "Fiscal" or "Economic" impact analyses. However, they are not part of an EIR.

On completion of an EIR, it is made available for public review and comment. At least one public hearing must be conducted by the Planning Commission on the draft EIR. Comments received must be responded to and addressed in the Final EIR.

Environmental review occurs in concert with the Development Permit process. No discretionary permit can be approved without, first, satisfactory completion of the environmental review process. This may involve the preparation of a complete

EIR, “Focused” EIR if found that only a limited number of resources may be impacted, “Supplemental” EIR if the project is a revision of an earlier project or time has passed and conditions have changed, or “Negative Declaration” if the project is determined by the City to have no significant effects.

Where mitigation actions are specified during environmental review, a plan (“Mitigation Monitoring Plan”) must be prepared which specifies the manner in which the development project will be monitored to determine whether these actions were implemented and effective. This plan must be approved by the City in concert with the certification of the EIR.

Redondo Beach's environmental review procedures are specified in Chapter 3 of Title 10 of the Municipal Code and should be reviewed for consistency with the goals, objectives, policies, and standards contained in this Plan.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department.

Schedule for Implementation

- Procedures: in concert with the preparation of the revised zoning ordinance, within 18 months of the adoption of the updated General Plan.
- Environmental review documents: on a case-by-case basis.

I1.9 Traffic Impact Review

As a component of the environmental review process, or separately, the City shall require the conduct of an analysis defining the traffic impacts and mitigation measures for new development and the adaptive re-use of existing structures. A threshold (i.e., number of trips) should be established above which such analyses would be required. The analyses will be subject to public and Transportation Commission review.

Projects classified as “regionally-significant,” as determined by the Los Angeles County Transportation Commission criteria, shall be subject to review for their impacts on designated regional highways and compliance with the Los Angeles County Congestion Management Plan (CMP), when adopted. This may include a fee contribution for the mitigation of impacts on the regional highway network.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department and Public Works Department.

Schedule for Implementation

- Procedures: in concert with the preparation of the revised zoning ordinance, within 18 months of the adoption of the General Plan.
- Projects: on a case-by-case basis.

I1.10 Architectural Design Review

The goals, objectives, policies, and standards contained in the Land Use Element mandate a high level of architectural and site design performance in the City of Redondo Beach. To this end, it is encouraged that one or more professionals who are trained in architectural, landscape, and/or urban design be retained on City staff. This person or persons would be responsible for meeting with development applicants and explaining to them the design goals, objectives, policies, and standards of this plan and how they will be interpreted by the City. Specific visual examples of projects which meet these requirements should be presented.

This will enable the City to be pro-active in design, rather than the normally reactive stance of the development review process. In addition, it is recommended that one or more members of the Planning Commission be trained in the same design professions. This would enhance the credibility of the formal design review of discretionary projects by the Commission; basing decisions on objective training as well as subjective “lay” viewpoints.

Responsibility for Implementation

City of Redondo Beach, policy position of the City to be established by the City Council as a “goal” or ‘target” for employment and Commission guidelines.

Schedule for Implementation

Within six months of the adoption of the General Plan.

I1.11 General Plan Monitoring and Update

The City shall review, revise, and update the General Plan periodically. This should include a) an update of baseline data, analyses, and issues to account for current conditions; b) evaluation of the policies and programs contained in this Plan according to their effectiveness in achieving the Plan's goals and objectives; and c) revision of the policies and programs to increase their effectiveness, where necessary, and to account for current issues and legislation. Public input shall be actively solicited in the update. In addition, the Plan shall be monitored annually for its effectiveness in mitigating defined issues and achieving its goals and objectives. The Planning Commission shall report these findings to the Mayor and City Council.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department, Planning Commission, and City Council

Schedule for Implementation

- Monitoring Reports: once each year.
- General Plan updates: periodically.

I1.12 Redevelopment

The State of California, through the Community Redevelopment Law (Health and Safety Code Sections 33000 et. seq.) authorizes a city to undertake redevelopment projects to revitalize blighted areas. An adopted plan provides additional tools beyond those traditionally provided by planning law to a city to effectuate productive change.

These include the use of tax increment revenues (i.e., amount of additional tax revenue above a “frozen” base generated by increased property valuations resulting from new development in the Project Area), property acquisition, consolidation of small parcels, joint public-private partnerships, clearance of land and resale to developers, and relocation of tenants. Twenty percent of the tax increment revenue, in most cases, is to be used to increase and improve the community's supply of low and moderate income housing. The use of California Redevelopment authorities considerably facilitate the process of creating joint partnerships with the business community to cure existing problems and create new jobs.

Redevelopment Plans may be adopted with respect to areas in which the conditions of physical, economic, and/or social blight predominate. At a minimum, it is recommended that the City of Redondo Beach consider the use of State-authorized redevelopment activities for the revitalization and more effective use of the parcels on the east side of Pacific Coast Highway between Anita/Herondo Street and Diamond Street and to stimulate conversion of the Ruxton Lane industrial area for residential uses. If private market activities are unsuccessful in attaining desired improvements in the North Catalina Avenue corridor, it is suggested that redevelopment also be considered here.

Any application of the redevelopment authorities should minimize the acreage and uses to be encompassed in the Project Area. Residential areas should be excluded unless it is the intent (as on Pacific Coast Highway) to convert these to another use. Redevelopment actions should be targeted to the few, relatively modest projects which can be demonstrated to be economically feasible and effectively stimulate further revitalization.

Responsibility for Implementation

City of Redondo Beach, Department of Community Development.

Schedule for Implementation

- Feasibility studies for the redevelopment of Pacific Coast Highway (Anita/Herondo-Diamond) and the Ruxton Lane industrial area: within two years of the adoption of the General Plan, unless adequate funding is not available.
- Other areas: as required.

I1.13 *King Harbor Operations*

Development in King Harbor shall continue to be administered by the City of Redondo Beach Harbor Department and subject to input by the Harbor Commission and approval of the City Council. Contractual leases between the City and leaseholder define the type of development permitted on each parcel and duration/tenure of the leasehold. Such leaseholds are negotiated by the Harbor Department and are subject to review and input of the Harbor Commission, who acts as an advisory body. Final approval of the lease is the responsibility of the City Council.

Development projects on the leasehold properties are submitted to the Harbor Department, whereupon they are reviewed for their consistency with zoning by the

Department of Community Development. This review will expand upon the criteria historically used to encompass the additional design and development standards contained in this General Plan.

Responsibility for Implementation

City of Redondo Beach.

Schedule for Implementation

Ongoing.

I1.14 Redondo Beach Pier Operations

Development on the Redondo Beach Pier shall continue to be administered by the City of Redondo Beach Harbor Department and subject to input by the Harbor Commission and approval of the City Council. The type, amount, and design character of development to be permitted on the reconstructed Pier is defined by the Redondo Beach Pier Master Plan. Contractual leases between the City and leaseholder define the type of development permitted on each parcel and duration/tenure of the leasehold. Such leaseholds are negotiated by the Harbor Department and are subject to review and input of the Harbor Commission, who acts as an advisory body. Final approval of the lease is the responsibility of the City Council.

Development projects on the leasehold properties are submitted to the Harbor Department, whereupon they are reviewed for their consistency with zoning by the Department of Community Development. This review will expand upon the criteria historically used to encompass the Pier Design Manual and additional design and development standards contained in this General Plan.

Responsibility for Implementation

City of Redondo Beach.

Schedule for Implementation

Ongoing.

I1.15 Inter-Agency Coordination

Development in the City of Redondo Beach impacts and is impacted by the actions of adjacent municipal jurisdictions, utility districts (e.g., Southern California Edison Company), school districts, service providers, and “superior” governmental agencies (e.g., County of Los Angeles and the California Department of Transportation). As a consequence, it is essential that the actions of each jurisdiction which impact one another be closely coordinated. Agreements and procedures for coordination need to be continued or established where they do not currently exist. This will become increasingly important as the State of California moves to establish state-wide and regional policy and administrative mechanisms to address the issues of growth (e.g., congestion management, air quality, solid waste, and traffic) which may impact the City's local decision authorities over time.

Among the many and diverse concerns which should be addressed are the following:

- a. Land use compatibility on the City's periphery and interface of streets and traffic; with the Cities of Hawthorne, Manhattan Beach, Hermosa Beach, Lawndale, and Torrance.
- b. Regional transportation (Pacific Coast Highway and Artesia Boulevard) and public transit; with the California Department of Transportation, Los Angeles County Transportation Commission, Southern California Association of Governments, and Santa Fe Railroad.
- c. Development of the harbor, pier, and coastal properties; with the California Coastal Commission, State Lands Commission, California Department of Fish and Game, United States Army Corps of Engineers, and Regional Water Quality Control Board.
- d. Development and operations of electrical generating and transmission facilities; with the Southern California Edison Company.
- e. Provision and maintenance of other public and quasi-public utilities; Southern California Gas Company, General Telephone Company, California Water Company, Western Waste Industries, County of Los Angeles Flood Control, and Century Cable.
- f. Provision of schools; with the Redondo Beach School District and South Bay Union High School District.
- g. Regional air quality; with the South Coast Air Quality Management District.

- h. “Fair share” provision of affordable housing units; with the Southern California Association of Governments and State of California Department of Housing and Community Development.
- i. Provision of social services; County of Los Angeles, State of California, and local service providers.

Responsibility for Implementation

City of Redondo Beach.

Schedule for Implementation

Ongoing.

I1.16 Capital Improvements Program

The City of Redondo Beach maintains a Capital Improvements Program (CIP) which provides for the construction and upgrade of streets, storm drains (not under the responsibility of Los Angeles County Flood Control), municipal buildings, and other public physical facilities. It defines the specific improvements to be accomplished annually and allocates budget for these. Normally, the CIP is revised no less often than every five years and is subject to approval by the City Council.

Responsibility for Implementation

City of Redondo Beach Public Works Department.

Schedule for Implementation

- a. Program: update every five years.
- b. Implementation: each year, as funding is available.

I1.17 Urban Design Improvement Program

The Plan provides for the implementation of streetscape and other urban design improvements throughout the City's commercial corridors. These include the use of consistent street trees, furniture (benches, trash receptacles, etc.), and signage. In key activity and pedestrian-oriented districts, a program of more extensive improvements are proposed including the use of entry and district signage and

monuments, pedestrian-oriented lighting, “aesthetic” crosswalk and sidewalk paving, expanded landscape, and other elements. Locations designated for such improvements include:

- a. Artesia Boulevard (consistent with the Artesia Boulevard Improvement Plan).
- b. Pacific Coast Highway and Torrance Boulevard intersection.
- c. Riviera Village.
- d. Galleria at South Bay and surrounding parcels.
- e. Civic Center and adjacent properties.
- f. Redondo Beach Pier-King Harbor area.
- g. Entries along the City's key arterials (Torrance Boulevard and Pacific Coast Highway).

For each area, a comprehensive urban design master plan shall be prepared. At a minimum, this will specify the improvements to be implemented, pertinent design and development standards, their costs, and a financing program. The latter may be accomplished as a condition of and integrated with the development of private projects (e.g., Pacific Coast Highway and Torrance intersection and the Galleria at South Bay) or by the establishment of an Assessment District (e.g., Artesia Boulevard).

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department.

Schedule for Implementation

Urban Design Master Plans: within five years of the adoption of the updated Municipal Code, as funding is available.

I1.18 Formulate Architecture, Site, and Landscape Design Guidelines and Standards

Architecture, site, and landscape design guidelines shall be established for development throughout the City. These should define the salient design characteristics which are necessary to ensure that new development and renovation

of existing structures attains the high quality which is desired in the City and does not adversely impact the character of existing districts which exhibit special design qualities. For example, in the “Avenues” area of the City, the design guidelines should prescribe standards for the height, massing, scale, articulation, and setbacks of structures to continue the single-family character that distinguishes much of the existing development in this unique neighborhood. In designated “pedestrian-oriented” commercial districts, the guidelines should be formulated to promote pedestrian activity, such as siting structures in proximity to public sidewalks, maintaining visual transparency of the ground floor elevation, and incorporating architectural design elements which provide visual interest.

In general, the guidelines/standards should be more precise in those areas which currently exhibit a distinctive architectural and planning character, such as the “Avenues” and Riviera Village, or are intended to establish a special sense of place, such as Artesia Boulevard. The guidelines should specify the overall characteristics of development desired, such as scale, massing, siting, facade articulation, and amenity. Restricted and specific design idioms, such as “Spanish Colonial Revival,” are considered inappropriate for the City and should not be used.

The guidelines shall be reviewed by the Planning Commission and adopted by the City Council.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department.

Schedule for Implementation

Within three years of the adoption of the updated Municipal Code, as funding is available.

I1.19 Land Development/Parcel Re-Configuration

A study shall be conducted, in concert with any redevelopment planning activities, to determine the feasibility of re-routing Catalina Avenue between Beryl Street and the Pacific Coast Highway intersection approximately coincident with the railroad right-of-way and Francisca to Herondo. This would facilitate the re-use of the parcels currently located along this segment of Catalina Avenue for an integrated mixed-use commercial and residential “village.”

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department and Public Works Department.

Schedule for Implementation

Coordinated with redevelopment planning activities.

I1.20 Interface with Property Owners and Developers for Property Maintenance

The City shall establish programs to encourage property owners to maintain and upgrade, as necessary, the quality of existing buildings in the City. This may include:

- a. periodic visual surveys of the conditions of the City's districts and neighborhoods, identifying sites which exhibit substantial inadequate maintenance;
- b. contact of the owners or tenants of sub-standard properties to encourage their remedial actions;
- c. provision of technical assistance (at City Hall) to the property owners and tenants regarding the techniques by which properties can be maintained and upgraded; and
- d. assistance in the solicitation of low-interest loans for the upgrade of sub-standard properties.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department.

Schedule for Implementation

City's private property maintenance program: within two (2) years of the adoption of the General Plan, as funding is available.

I1.21 Educational Programs

Expanding upon the prior implementation strategy, the City shall work with local contractors, developers, and schools to establish a program to educate the public regarding the techniques which may be employed to maintain and upgrade properties. These may be structured as classes presented to local homeowners, business, and/or community organizations, and/or on cable television.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department.

Schedule for Implementation

Within two (2) years of the adoption of the General Plan, as funding is available.

I1.22 Street Tree Master Plan

The City shall formulate a comprehensive master plan which shall list the permitted trees in the public rights-of-way along all streets in Redondo Beach. It will specify species, minimum size, spacing, and irrigation requirements. It is intended that the plan identify consistent species for blocks, streets, neighborhood, or districts which provide distinctive identities for these areas.

Responsibility for Implementation

City of Redondo Beach, Planning Division of the Community Development Department.

Schedule for Implementation

Within two (2) years of the adoption of the updated Municipal Code, as funding is available.

I1.23 Code Enforcement

Codes and ordinances of the City of Redondo Beach which implement the Land Use Element shall be enforced. Historically, this has been accomplished by City staff responses to specific complaints. If a problem has been found on investigation, a demand for compliance has been issued. In general, this approach has adequately maintained the quality of the City's built environment.

Should problems arise in the future, the City may wish to expand this activity to include City-initiated periodic surveys of the building and site conditions and, where problems are found, require code compliance.

Responsibility for Implementation

City of Redondo Beach.

Schedule for Implementation

Ongoing program.

I1.24 Financial Assistance Programs

The City shall assess the feasibility of establishing financial incentive programs to assist low-income tenants and property owners in the maintenance and upgrade of their properties. Potential funding sources should be investigated. These may include State and County programs, low interest private bank loans, and/or developer fees.

Responsibility for Implementation

City of Redondo Beach.

Schedule for Implementation

Within two (2) years of the adoption of the General Plan, as funding is available.

SECTION 2.3

Senior Citizen Services / Child Care Services

2.3 SENIOR CITIZEN SERVICES AND CHILD CARE SERVICES

Background information and materials regarding existing facilities and programs for the provision of senior citizen services and child care services within the City of Redondo Beach, and, to a certain extent, the South Bay region, are provided in this section.

The City of Redondo Beach, through the Community Services Department, retained the private consulting firm of Castañeda & Associates, who completed a Child Care/Elder Care Needs Assessment and Service Strategies study in October, 1990. This document provides an overview and inventory of local citizen opinion and services provided relative to these subjects, and should be reviewed for a more thorough identification and understanding of the issues and trends in the community regarding this subject.

2.3.1 Senior Citizen Services

Due to the overall aging of the population and advances in medical technology, people are living longer and enjoying a more active lifestyle. This trend toward "living a fuller life longer" has drawn increasing private and governmental attention to serving the senior citizen population. More than ever before, senior citizens are being recognized as a sizable and valuable economic, social, and political force in our society.

The community service needs of the senior citizen population can be more substantial and specialized. The majority of senior citizens are retired or semi-retired. While senior citizens may enjoy more leisure time, they may also contend with fixed incomes and health limitations. Other specialized needs due to aging include affordable housing, health and day care, transportation, and recreation and social services. It is important for the City of Redondo Beach to address these needs, in order to provide the best possible quality of life for its older citizens.

1990 Census data indicated that 8,572 persons of the total City of Redondo Beach population were over 55 years of age (approximately 14 percent of the total population). A total of 4,337 of these persons were over 65 years of age (approximately 7 percent of the total population and approximately 51 percent of the 55 years or older population). Of the total population over 55 years of age approximately two thirds are female, an important consideration for planning and policy making.

Regulations/Guidelines

The provision of adult (senior citizen) day care services and facilities, like those of child day care services and facilities are primarily regulated and governed through the State of California Health and Welfare Agency Department of Social Services.

Existing Facilities/Membership

The majority of senior citizen services currently available in the City of Redondo Beach are administered by the Senior and Family Services Division of the City of Redondo Beach Community Services Department.

The Division maintains a comprehensive information and referral network, publishes several directories for specialized senior citizen needs, and plans activities and special events. The Division also administers four facilities throughout the City which provide or host senior citizens programs and clubs. The facilities and their approximate total annual "membership" or attendance levels are identified below:

<u>Center/Club</u>	<u>Address</u>	<u>Members</u>
Senior Activity Center Community Resources Center	320 Knob Hill Avenue	200
North Park Senior Citizen Club Anderson Park	3007 Vail Avenue	300
North Redondo Senior Citizen Club Perry Park	2308 Rockefeller Lane	100
Redondo Beach Senior Citizen Club Veterans Park	309 Esplanade	500
City-Wide Total	(Four Facilities)	1,100

The number of individuals served within the community or participating in one or more of the different programs, including club activities, special events information and referral services, totals approximately 3,000 senior citizens. Annual attendance at the four local centers is approximately 35,000.

The present City budget provides funding for two full-time staff and five part-time staff, operating through a \$30,000 program budget. Due to budget constraints, the administrator relies heavily on volunteers to assist in conducting the programs. Approximately 200 such volunteers assist in administering the programs, ranging from computer literacy, to bingo, to legal assistance efforts.

Existing Programs

Various information sources, programs, and services related specifically to senior citizens are presently offered by the City of Redondo Beach through the Community Services Department and related senior citizen facilities. These include, but are not limited to the following:

- The City of Redondo Beach, through its Community Development Department and Community Services Department, is sponsoring and otherwise assisting a number of local elderly housing efforts that will serve to increase the supply and availability of affordable elderly housing stock in the community.
- A comprehensive information referral service including a Senior Services Directory and Resource Booklet (first published in 1975) provides seniors information about private and public organizations offering a variety of senior citizen and related services.
- The four senior citizen facilities in the City (see above) are used to provide over one hundred informational and service programs. Examples of these programs are:
 - legal assistance
 - health maintenance
 - computer literacy
 - social events
 - information and referral
 - care coordination
 - tax assistance
- The Senior Aide Program, administered by the City of Redondo Beach Community Services Department, provides in home aides for frail elderly, low and moderate income residents. This program is funded entirely with Community Development Block Grant funds received from the federal government.
- Transportation to the senior centers is provided by The Wave, a community on-demand dial-a-ride service operating in the cities of Hermosa Beach and Redondo Beach. A total of 70 percent of the service's entire ridership is senior citizens and disabled persons. Residents 62 years of age or older and residents of any age with an impairment or disability may ride for a nominal one-way fee of \$0.50; the fee for the general public is \$1.00.

Opportunities/Major Issues

A single administrator presently oversees the efforts of all of the senior citizen programs in the community, as well as the 200-person volunteer staff, a majority of whom are themselves senior citizens. In order to maintain a high level of quality, while expanding the capacity and variety of the services being offered, additional staff and budgeting would be needed.

There are currently no senior or "adult" day care centers operating in Redondo Beach. There are, however, existing centers in Torrance and Gardena that are open

to Redondo Beach residents. The City is also currently working with the non-profit South Bay Adult Day Care Center, Incorporated, to provide a pilot adult day care program at the Senior Center located in Anderson Park.

The City is currently planning to operate a pilot senior lunch program. It is not currently known what the future opportunities or possibilities will be for the continuation and expansion of this program. Should the program be continued, it will necessitate additional budget allocations or the reallocation of existing budget resources from other existing programs.

2.3.2 Child Care Services

Recent local, regional, and national socioeconomic, demographic, and lifestyle changes have resulted in increased demand for "formal" child care services. The increase in full-time working mothers, necessity for the presence of two full-time incomes to support a family, evolution and changes experienced with the traditional family unit, and the sharp increase in single-parent families have all contributed to this situation.

To more and more parents, "formal" child care services are a daily necessity in life, not just a luxury to be used by the wealthy. The issue of child care has significant and far-reaching social, fiscal, and emotional ramifications, both in the short and long-term. These ramifications include potential impacts on the region and the nation's competitive economic position and potential impacts on the emotional and psychological state of our children, both during their childhood and child care experience and during adolescence/adulthood.

The demographic trends relative to this subject are somewhat modest, and do not, on the surface, bear out the tremendous recent increase in the actual demand for child care services. In 1990, 6.8 percent (or 4,076 of the 60,167 person resident population of the City at that time) was five years of age or younger. This represented an approximate 8 percent increase in that age category from the 6.3 percent of the total resident population which occupied the 0-5 years of age or younger age category in 1980. These recent totals represent a significant proportionate decrease (over 40 percent) since 1960 (the tail end of the baby boom), when almost 12 percent of the population of the City of Redondo Beach was 5 years of age or younger.

These percentages and demographics alone, however, do not reflect and/or explain the radical socioeconomic and lifestyle changes that have occurred during the period (see above) to impact the situation. Hence, although a far smaller percentage of the City's overall population falls within the age group eligible for child care, a far greater proportionate share of the age group needs child care, generating the tremendous "net" increase in the demand for such services.

Child care facilities and services in the City of Redondo Beach are provided through private entities and the Redondo Beach School District. Child care issues and liaison activities within the community are formally handled and managed by the City of Redondo Beach through the Community Services Department.

Definitions and Requirements

All child care facilities must be licensed by the State of California Department of Social Services. This licensing process is used to ensure compliance with minimum health and safety standards, operational standards, and qualifications for care providers, as set forth under state regulations. The City regulates child care facilities primarily through zoning, which specifies where child care facilities may be located and establishes appropriate development standards. As discussed below, however, state law places specific limitations on local zoning controls over family day care homes.

There are three basic categories of child care facilities, pursuant to specific state definitions:

- (1) Small Family Day Care Home: A private home in which child care services are provided for up to six children.
- (2) Large Family Day Care Home: A private home in which child care services are provided for seven to twelve children.
- (3) Day Care Center: Any child care facility other than a family day care home, including infant centers, preschools (nursery schools), and after-school child care facilities.

A key distinction between these is that family day care homes are operated out of private homes by an adult resident as a profit-earning venture. Resident children under ten years of age are included in establishing the number of children for which care is being provided. By contrast, day care centers are operated out of non-residential buildings such as commercial buildings, schools, and churches.

The special treatment extended under state law to family day care homes is derived from the belief that reasonable opportunities should be provided for children to receive day care in a home environment. The zoning regulations of some cities had previously constrained these opportunities. Consequently, the California Child Day Care Act now requires cities to permit small family day care homes to be operated out of any single-family residence without special City approvals. Furthermore, cities must permit large family day care homes in single-family residential zones through one of the following mechanisms:

- (1) classification as a permitted use;

- (2) granting of a non-discretionary permit subject to conformance with certain types of standards that may be adopted by the City;
- (3) granting of a permit subject to the determination of a zoning administrator (or similar person) with respect to conformance with standards established by State law.

The Redondo Beach Zoning Code currently does not directly address family day care homes. State law explicitly requires cities to treat small family day care homes in the same way as single-family dwellings. In the case of large family day care homes, the Zoning Code should be amended to establish which of the three above options the City will use to process applications for the operation of such facilities.

Existing Facilities

A survey contained within the 1990 Child Care/Elder Care Needs Assessment and Service Strategies study undertaken for the Community Services Department has identified the following child care facilities and family day care homes currently operating in the City of Redondo Beach.

(1) Child Care Centers

<u>Center/Facility</u>	<u>Clients</u>	<u>Address</u>
Adams Child Dev. Center	110	2600 Ripley Avenue
Betsy Marx Head Start	18	2606 Nelson Avenue
Coast Christian Schools	200	850 Inglewood
Coast Christian Schools	30	525 Earle Lane
Der Kinder Garden	65	2017-19 Artesia Boulevard
Garden Dominion School	130	320 Knob Hill
Lincoln's Children's Center	105	2223 Plant Avenue
Little Lambs Preschool	80	706 Knob Hill
Madison Child Care Program	100	2200 MacKay Lane
Playhouse Preschool	61	526 South Irena
St. Clare's Family Care Center	60	2223 Grant Avenue
Sunflower Preschool	53	2400 Nelson Avenue
Torrance Coop Nursery	31	2761 190th
Tulita Children's Center	117	1520 South Prospect
Tuvia Preschool	83	1101 Camino Real

The centers provide a varied assortment of activities and services, including art/music activities and instruction and field trips; several offer additional services including health/hygiene services and instruction, computer games/instruction, and/or language instruction. Average market-rate (non-subsidized) tuition for these facilities ranges from \$13.00 to \$17.00 per day. In general, the facilities are open from 7:00 am to 6:00 p.m.

(2) Large Family Day Care Homes

<u>Center/Facility</u>	<u>Clients</u>	<u>Address</u>
Fraser Family Day Care	12	1900 Clark Lane
Schimmel Family Day Care	18	1910 Havermeyer Lane
South Bay Infant Center	11	2230 Nelson Avenue

In general these facilities provide similar services to those at the Child Care Centers, and operate from 7:00 am to 6:00 p.m. Fees for these large family day care centers range from \$16.20 to \$37.50 per day. Schimmel Family Day Care technically has more than 12 children enrolled, but uses a revolving system where only six children are full-time and only 12 are at the facility at any one time.

(3) Small Family Day Care Homes

There are approximately fifty (50) small family day care homes in Redondo Beach. Small family day care homes are exempted by the State of California from siting regulations by the City (i.e., they can be located in any residential zone). Details of the operations of these facilities are also expressly protected by the State of California Privacy Act. For these reasons, the addresses of these homes cannot be made public.

2.3.3 Goals, Policies, and Objectives

Issue CHILD CARE SERVICES

Goal *It shall be the goal of the City of Redondo Beach to:*

4A Contribute (along with the private sector residential and business community and existing service providers) to the future development, implementation, and management of successful child care programs within the community.

Objective *It shall be the objective of the City of Redondo Beach to:*

4.1 Encourage the establishment of and continue to pursue programs, mechanisms, and liaison activities that will increase the provision of modern child care services in the community, in accordance with local and state codes.

Policies *It shall be the policy of the City of Redondo Beach to:*

4.1.1 Consider the development of liaison activities for child care services through the office of the Recreation and Community Services Department, as funding permits.

- 4.1.2 Continually monitor and analyze the overall needs of child day care-eligible population, in order to better meet the needs of this segment of the community.
- 4.1.3 Implement (where appropriate and feasible) through the Recreation and Community Services Department, the recommendations contained within the City-sponsored Child Care and Elder Care Needs Assessment and Service Strategies study.
- 4.1.4 Consider hiring a local child care coordinator who would act as the formal public liaison within the community, and would investigate all available funds and means for supporting child care activities.
- 4.1.5 Investigate the creation and implementation of additional marketing and information "reach-out" programs to better inform the local citizen population of the availability of child care services.
- 4.1.6 Encourage local public and private firms and businesses to examine the potential for establishing employer-sponsored or work-place located child day care services, and other employer-sponsored programs designed to ease family versus work demands.
- 4.1.7 Modify those portions of the local zoning code (Municipal Code) relative to the permitting and siting of large family day care homes, to allow such uses as a specifically permitted use, consistent with state requirements and regulations.
- 4.1.8 Incorporate, where feasible, child care facilities or components of child care facilities (i.e., open space) in future planning for the use of the City's recreation facilities and surplus government facilities, with the reuse of school sites subject to the provisions of California Government Code Section 65852.9.
- 4.1.9 Pursue the acquisition and installation of additional pre-school aged play equipment in local public open space, in order to promote the use and enjoyment of these facilities by this segment of the population.
- 4.1.10 Pursue the creation and implementation of additional after school services and activities for children.

Issue **SENIOR CITIZEN SERVICES**

Goal *It shall be the goal of the City of Redondo Beach to:*

- 4B Contribute (along with the private sector residential and business community and existing service providers) to the future development,

implementation, and management of successful senior citizen programs within the community.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 4.2 Establish and continue to pursue programs, mechanisms, and liaison activities that will increase the provision of modern senior citizen services in the community, in accordance with local and state codes.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 4.2.1 Continue to develop, manage, and expand the City's senior services and programs as an important social service within the community, as funding and operational conditions permit.
- 4.2.2 Continually monitor and analyze the overall needs of the City's senior citizen (55 years of age and older) population, in order to investigate and implement new and additional programs and activities and meet the needs of this segment of the community in an aggressive and effective manner.
- 4.2.3 Attempt to coordinate senior citizen services with other South Bay providers to the extent feasible, while minimizing the duplication of effort and expenditure of unnecessary resources, both at the local and regional level.
- 4.2.4 Implement (where appropriate) through the Recreation and Community Services Department or other appropriate local government agency or department, the recommendations within the City-sponsored Child Care and Elder Care Needs Assessment and Service Strategies study.
- 4.2.5 Specifically investigate and pursue, principally through the City Recreation and Community Services Department, the provision of programs and services for the "frail" elderly.
- 4.2.6 Consider hiring additional staff, within the City Recreation and Community Services Department, to manage and implement existing and future local senior citizen programs.
- 4.2.7 Pursue additional funding sources, through the City Recreation and Community Services Department, to expand services provided through the Senior In-Home Aide Program.
- 4.2.8 Continue to pursue, and assist in the assemblage of land, planning, funding, and construction of affordable senior citizen housing.

- 4.2.9 Continue, through the City Recreation and Community Services Department, to monitor and analyze the needs of the senior citizen population relative to transportation, in order to increase the availability, accessibility, and use of such services to the population.
- 4.2.10 Continue, through the City Recreation and Community Services Department, to monitor the most efficient and effective means of providing senior day care services to Redondo Beach residents.
- 4.2.11 Consider providing assistance to regional adult day care facilities and other organizations that are able to demonstrate a need for reduced fees or enhanced services for Redondo Beach resident senior citizens, as funding allows.

2.3.4 Implementation Programs

The following presents the respective programs which shall be carried out by the City of Redondo Beach (or the indicated designee) to implement the preceding goals, objectives, and policies of the Child Care Services and Senior Citizen Services Section. Each implementation program is followed by a number which indicates the pertinent policy or policies which it is intended to implement. Notwithstanding the language in specific implementation measures, action by the City is subject to the availability of funding and staff.

Child Care Services

- The City of Redondo Beach, through the Recreation and Community Services Department, shall monitor the provision of local child care services (*Policy 4.1.2*).
- Representatives of the City's Recreation and Community Services Department shall communicate and work on an ongoing basis with the local child care resource and referral agency (Connections for Children), in an effort to help monitor and analyze the specific needs of this segment of the community (*Policy 4.1.1*).
- The City Recreation and Community Services Department shall review the recommendations and policies contained within the Child Care and Elder Care Needs Assessment and Services Strategies study completed by Castañeda & Associates, and shall propose the implementation of those policies which are deemed to be appropriate and feasible (*Policy 4.1.3, 4.1.4*).
- The City of Redondo Beach, through the Recreation and Community Services Department, shall develop and publish an informational brochure and/or newsletter (on at least a biannual basis), distributed to known local child care providers and patrons, and the community as a whole (if feasible), to provide

and seek additional information relative to child care services and the child care issue, to better inform the community regarding these matters. The first issue of these brochures and/or newsletters shall be published within eighteen (18) months of the adoption of the General Plan, and shall be published at a frequency of no less than twice per year (*Policy 4.1.5*).

- The City Child Care Services staff (and/or their designee or designees) shall establish an ongoing dialogue and relationship with local public and private sector firms and businesses to encourage and assist these entities in establishing employer-sponsored or work-place located child care services and other programs designed to ease family versus work demands (*Policy 4.1.6*).
- The City Recreation and Community Services Department shall review all relevant portions of the existing City of Redondo Beach Zoning Code and shall recommend to the Planning Commission and City Council appropriate modifications to the code, in order to allow large family child day care homes as a specifically permitted use, consistent with state requirements and regulations (*Policy 4.1.7*).
- The City Recreation and Community Services Department shall formally participate in reviewing and providing input into the planning and design process for the future reuse or improvement of the City's recreational facilities and surplus government facilities, for the expressed purpose of proposing and ensuring the incorporation of child care facilities or open space facilities used by child care patrons in these facilities (*Policy 4.1.8*).
- The City Recreation and Community Services Department shall work with the appropriate local departments (Parks and Recreation, Public Works, Redondo Unified School District, etc.) responsible for the purchase and maintenance of capital equipment placed within local public open space, to encourage the purchase and installation of additional pre-school-aged play equipment in these facilities (*Policy 4.1.9*).
- The City Recreation and Community Services Department shall prioritize (in cooperation with the local school district) the creation and implementation of additional after school services and activities for children as a supplement to more traditional means of child care services (*Policy 4.1.10*).

Senior Citizen Services

- The City of Redondo Beach, through the Recreation and Community Services Department, shall monitor the provision of local senior citizen services (*Policy 4.2.1, 4.2.2*).
- The City of Redondo Beach, through the Recreation and Community Services Department, shall (if additional funding becomes available) contact

representatives of other South Bay region communities to propose the conduct of ongoing region-wide meetings of the appropriate members of local governments responsible for the provision of senior care services to promote the coordination of such services to more effectively address and serve this segment of the population, while also minimizing the duplication of effort and the expenditure of unnecessary resources in this area (*Policy 4.2.3*).

- The City Recreation and Community Services Department shall review the recommendations and policies contained within the Child Care and Elder Care Needs Assessment and Services Strategies study completed by Castañeda & Associates, and shall recommend the implementation of those policies which are deemed to be appropriate and feasible (*Policy 4.2.1, 4.2.4, 4.2.6*).
- The City Recreation and Community Services Department shall specifically address the provision of additional programs and services for the "frail elderly" in the proposal and implementation of local senior care services (*Policy 4.2.5*).
- The City Recreation and Community Services Department shall investigate the full range of potential funding sources (federal grants, state public funding, local public funding, local corporate funding, etc.), and proactively pursue and dedicate such funding to allow for the expansion of those services provided through the Senior In-Home Aide Program (*Policy 4.2.7*).
- The City of Redondo Beach, through the Community Development Department and Recreation and Community Services Department, shall continue their ongoing and previously successful efforts to aggressively pursue and assist in the assemblage of land, planning, funding, and construction of affordable senior citizen housing (*Policy 4.2.81*).
- Representatives of the City Recreation and Community Services Department shall communicate, on an ongoing basis, with local senior citizen services providers and patrons in an effort to help monitor and analyze the specialized transportation needs of this segment of the community; these representatives shall also establish a means of communication with regional and local transit providers to encourage dialogue with these entities and propose/negotiate improvements and modifications to the transit equipment and services to better serve the senior population (*Policy 4.2.9*).
- Representatives of the City Recreation and Community Services Department shall, on an ongoing basis, poll and interview local adult day care providers and patrons in an effort to monitor the use of local senior day care facilities and forecast/respond to potential increases in demand for such services (*Policy 4.2.10*).

- The City Recreation and Community Services Department shall monitor, review, and analyze the characteristics of the populations of senior care facilities and the practices of senior care providers, and (if deemed to be appropriate and feasible) shall propose that human or financial resources be provided to such facilities, in order to enhance or expand the services that they are able to provide to City residents (*Policy 4.2.11*).



City of Redondo Beach 2021-2029 Housing Element

Adopted February 8, 2022

Draft Changes for Consideration Dated March 29, 2022

Community Development Department
415 Diamond Street
Redondo Beach, CA 90277

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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.

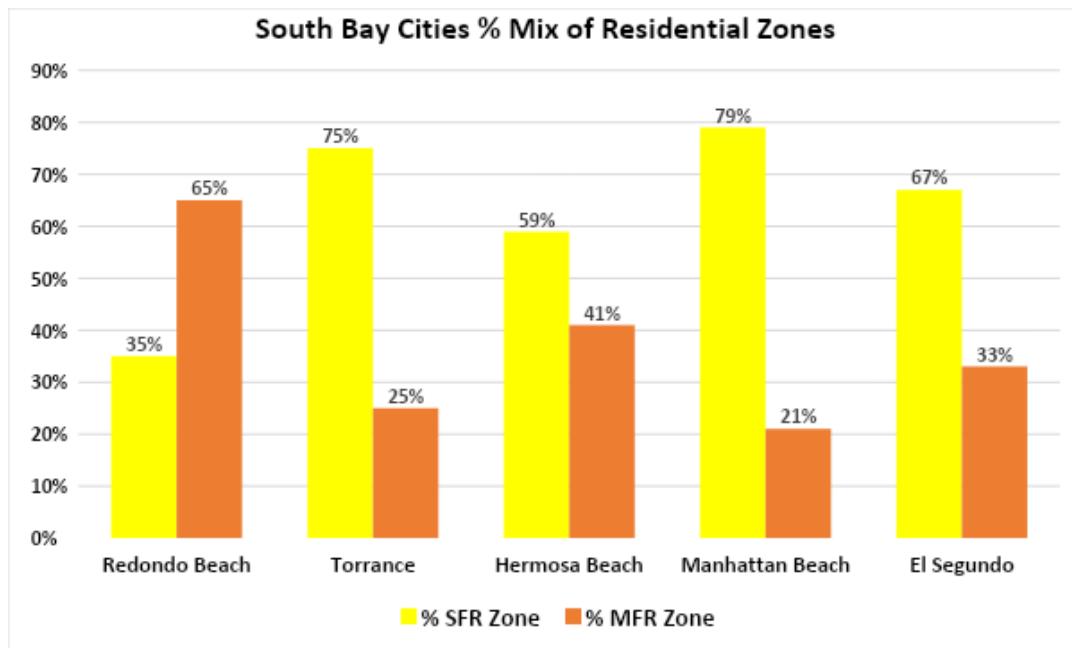
Over prior decades Redondo Beach has converted/up-zoned a majority of its originally planned Single Family residential neighborhoods into Multiple Family zoned and developed neighborhoods. This is unique in the South Bay Cities Council of Governments (SBCCOG) subregion. Many of the surrounding jurisdictions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

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

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 as part of larger mixed use project (at least 30 of units will be affordable)
- 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) 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)
 - 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 submitted and supplemental information is being considered in early 2022. Once funding is obtained, the acquisition and remodeling can begin 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.

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 66,994 by the State Department of Finance (DOF), an increase of 0.4 percent since the 2010 Census, reflecting the built out character of the community.

Table H-1: Population Growth (1900-2020)		
Year	Population	% Change
1900	855	---
1910	2,935	243.3
1920	4,913	67.4
1930	9,347	90.3
1940	13,092	40.1
1950	25,226	92.7
1960	46,986	86.3
1970	56,075	19.3
1980	57,102	1.8
1990	60,167	5.4
2000	63,261	5.1
2010	66,748	5.5
2020	66,994	0.4

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

2. Housing Growth Trends

Relative to population growth, housing units and households have seen more dramatic increases since 1960 ([Table H-2](#)). From 1960 to 1970, the number of housing units and households increased 30 percent and 29 percent, respectively; whereas, the City's population increased only 19 percent during this same period. Significant housing unit and household growth continued into the 1970s, before slowing considerably in the years following 1980. Between 2000 and 2010, 1,066 housing units were added to the City's housing stock, representing an increase of four percent. However, between 2010 and 2020, the City population increased 0.4 percent along with a housing growth of 0.9 percent. The number of households (occupied housing units) decreased slightly, due to an increased vacancy rate ([Table H-24](#)).

Table H-2: Population, Housing and Household Growth Trends (1960-2020)						
Year	Population	% Change	Housing Units	% Increase	Households	% Increase
1960	46,986	n/a	15,579	n/a	14,522	n/a
1970	56,075	19.3	20,251	30.0	18,795	29.4
1980	57,102	1.8	25,867	27.7	24,637	31.1
1990	60,167	5.4	28,220	9.1	26,717	8.4
2000	63,261	5.1	29,543	4.7	28,566	6.9
2010	66,748	5.5	30,609	3.6	29,011	1.6
2020	66,994	0.4	30,892	0.9	29,002	-0.03

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

3. Age Distribution

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

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

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

Table H-3: Age Distribution in Percent (2000-2019)										
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.

Table H-4: Race and Ethnicity (2000-2019)							
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.

Table H-5: Jobs Held by Redondo Beach Residents

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).

Table H-6: Average Yearly Salary by Occupation, Los Angeles County (2020)

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

Table H-7: Principal Employers (2020)

Employer	Industry	Number of Employees
Northrop Grumman (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.

Household Types	Table H-8: Changes in Household Types (2000-2019)						Percent Change			
	2000		2010		2019		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.

Table H-9: Persons per Household	
Year	Persons Per Household
1960	3.29
1970	2.84
1980	2.31
1990	2.25
2000	2.21
2010	2.29
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).

Table H-11: Income Level Increases, Redondo Beach (2000-2019)							
	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)

Table H-12: Income Level Increases, Los Angeles County (2000-2019)							
	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.

Table H-13: Households by Income Group (2018)		
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).

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

Household by Type, Income, and Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	510	195	15	1,370	470	115	0	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%

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

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 ACS data.

1. Cost Burden

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

As shown in [Table H-14](#), the prevalence of cost burden generally increases as income decreases. Cost burden impacted extremely low and very low income households almost equally, and renter-households were more impacted by cost burden than owner-households overall.

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

2. Overcrowding

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

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

Table H-15: Overcrowded Housing Units (1980-2019)				
	1990	2000	2011-2015	2015-2019
Total Occupied Units	26,717	28,566	27,733	27,663
Total Overcrowded	1,099	1,201	493	603
Percent Overcrowded	4.1	4.2	1.8	2.2

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

The incidence of overcrowding varies by tenure. In Los Angeles County, 16.2 percent of renters face severe overcrowding, while 11.3 percent of owners according to the 2015-2019 ACS. The majority of overcrowded units in Redondo Beach (76.6 percent) had between 1.0 and 1.5 persons per room. Severely overcrowded (more than 1.5 persons per room) households made up the remaining 23.4 percent of overcrowded units. This information is summarized in Table H-16.

Overcrowding typically occurs when there is a lack of housing of the right size and the right price to accommodate the larger households in the City. The number of households in the City with more than five persons has only slight decreased in recent years, making it more difficult for these households to find and afford an adequately sized unit. In 2010, there were 5.6 percent large households in the City (households with five or more members) compared to 5.1 percent in 2019.

Table H-16: Overcrowded Housing Units (2011-2019)				
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.

Table H-17: Special Needs Population (2015-2019)				
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 subsides, 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.

Table H-18: Disability Status of Persons Over Age 5 (2015-2019)				
Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	21.3%	14.3%	23.0%	18.5%
With a vision difficulty	13.2%	11.6%	8.5%	10.3%
With a cognitive difficulty	39.2%	21.1%	11.3%	17.4%
With an ambulatory difficulty	13.2%	23.6%	31.8%	26.9%
With a self-care difficulty	13.1%	9.5%	7.1%	8.6%
With an independent living difficulty	--	19.9%	18.3%	18.3%
Total Persons with Disabilities	357	4,319	3,819	8,495

Note:

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

Source: American Community Survey (2015-2019).

Persons with Developmental Disabilities

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

In Redondo Beach, there are 342 people with developmental disabilities according to the State of California Department of Developmental Services ([Table H-19](#)). This represents 0.5 percent of the total population of the City and is about evenly split between adult and children.

Furthermore, about 80 percent of these individuals were residing in private home with their parent or guardian and 12 percent were living in a Community Care Facility.

Table H-19: Persons with Developmental Disability by Age and Zip Code			
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

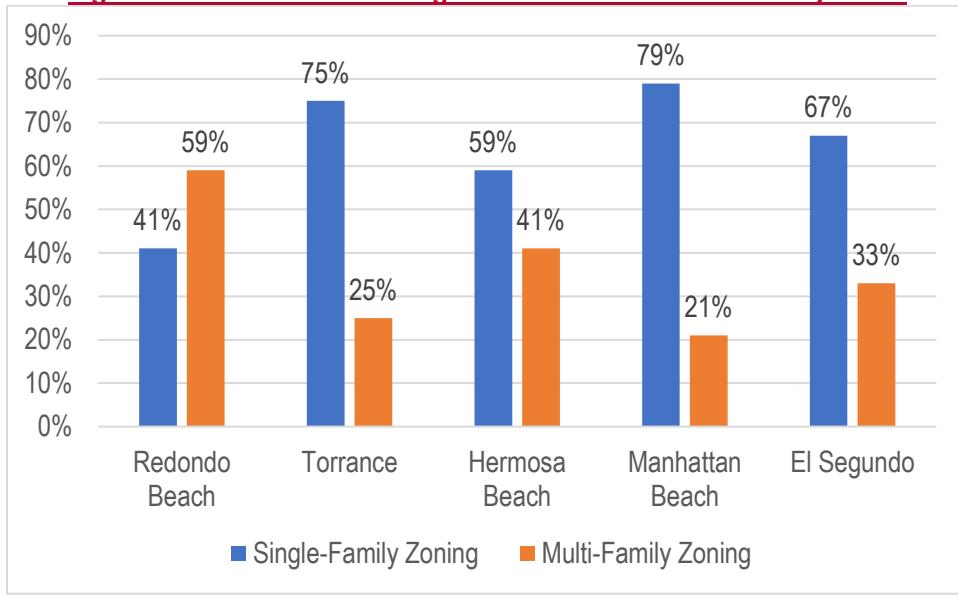
* 2015 data is based on the American Community Survey (ACS), which samples only a small percentage of the population. The reduction in mobile homes is primarily a result of the large sampling errors associated with a small sample of mobile homes.

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.

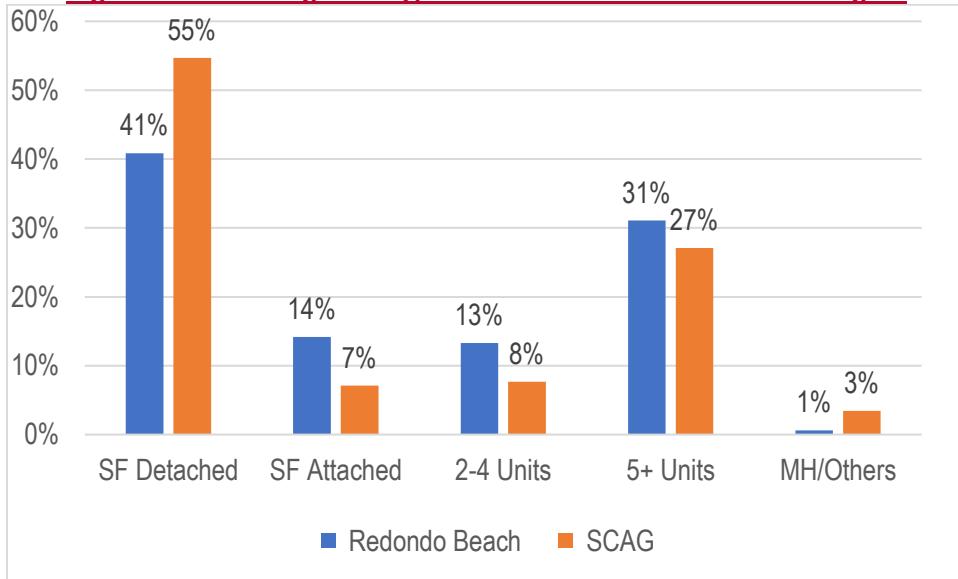
³ The "Mobile Homes and Other" category includes "Other" housing units as defined in the Census, such as boats, RVs, vans, etc.

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.

Table H-23: Housing Tenure, Redondo Beach (1960-2019)					
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.

Table H-24: Vacant Housing Units (1960-2019)

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.

Table H-25: Age of Housing for Occupied Units (2019)

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.

Table H-26: Home Sale Activity by City				
	# 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.

Table H-27: Median Rents in Redondo Beach (2021)				
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.

Table H-29: Assisted Rental Housing Projects						
Project	Type	Affordable Units	Total Units	Program	Year Built	Earliest Conversion Date
Casa de Los Amigos 123 S. Catalina Avenue	Senior Apartments	Low (60% AMI): 133	Total: 136	LIHTC	PIS 2008 (Acquired/ Rehabbed)	2038
Seasons Senior Apartments 109 S. Francisca Ave.	Senior Apartments	Very Low: 30	Total: 150	Bond	1995	2025
Seaside Villa 319 N. Broadway Redondo Beach, CA 90277	Senior Apartments	Very Low: 40	Total: 47	Section 8	1980	July 2024
Total Units		203	333			

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

Assisted Housing Units at Risk

California Government Code Section 65583(a)(8) requires the Housing Element to include an analysis of existing assisted housing developments that are “at risk” (eligible to change from low-income housing to market-rate housing for the ten years from 2021-2031 due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use). Assisted housing developments are defined as multi-family rental housing that receive government assistance under federal programs listed in Government Code Section 65863.10(a) (such as Section 8/HUD), state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Planning and Development funds, or local in-lieu fees. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program or used to qualify for a density bonus.

Of the assisted housing developments listed in [Table H-29](#), two include units that are “at risk” of converting to market rents during 2021-2031. 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 1 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>55</u>	<u>55 du/ac</u>
190 th Street	---	<u>55</u> du/ac
<u>FedEx</u>	<u>55</u>	<u>55 du/ac</u>

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)	RH ¹ (High Density Multiple-Family)				
Density	8.8 du/acre	17.5 du/acre	14.6 du/acre	17.5 du/acre	23.3 du/acre	28 du/acre				
Front setback	Average of 25% of depth of lot, max. 25 ft., min. 20 ft.	25 ft. first story, 20 ft. second story	Average of 20 ft., min. 15 ft.	Average of 18 ft., min. 14 ft.	Average of 18 ft., min. 12 ft.	Average of 15 ft., min. 12 ft.				
Side setback	5 ft.	3 ft.	5 ft.	5 ft.	5 ft. 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-IB 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-IB 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 2022, 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 project will cost a developer approximately \$29,612 per unit in total fees. The level of fees represents a very small portion of overall development costs in Redondo Beach, especially given the high land cost. 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 are higher than for single-family. The reason is that the review for multi-family development entails considerably more building code analysis. For

example, multi-family structures have to follow stricter fire code requirements, structural design elements, and safety and separation requirements. These building requirements also demand more review. As well, larger projects require discretionary approval at Planning Commission, which adds fees that are not required of single-family development.

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
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 November 2022.

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

B. Non-Governmental Constraints

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

1. Construction Costs

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

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

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. For multiple-family attached units, construction costs are slightly lower as developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. Construction costs are relatively consistent throughout Los Angeles County, and therefore high construction costs are a regional constraint on housing development rather than a local constraint.

2. Land Costs

In coastal areas such as Redondo Beach, the single largest constraint to new affordable housing is the price of land. The diminishing supply of land available for residential construction combined with a fairly steady demand for housing has served to keep the cost of land high. High and rapidly increasing land costs have resulted in home builders developing increasingly expensive homes in order to capture profits. The City's supply of vacant residential land is

extremely limited. A survey of listings on Realtor.com in May 2021 found only one vacant parcel in Redondo Beach, priced at approximately \$12.7 million per acre.

3. Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and there is little that local government can do to affect these rates.

Home Purchase and Home Improvement Financing

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

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

Table H-41: Disposition of Home Purchase and Improvement Loan Applications (2017)

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

Notes:

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

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

4. Timing and Density

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

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

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

5. Environmental Constraints

Geologic and Seismic Hazards

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

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

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

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

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

Redondo Canyon Fault: This fault is approximately eight miles long and joins the main strand of the Palos Verdes fault near the shoreline off the City of Redondo Beach. Scattered small

earthquakes have occurred near the fault. The fault is considered active with an estimated maximum credible magnitude of 6.5. Recurrence intervals were not available because of a lack of data regarding the slip rate.

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

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

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

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

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

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

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

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

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

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

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

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

Liquefaction Hazards

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

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

Flooding Hazards

Significant and far-reaching portions of the Los Angeles Basin (including the City of Redondo Beach) have experienced flooding events during historic times. Some of the more notable flood events occurred in the early 1800's, when the Los Angeles River would periodically shift its

course/direction and eventual discharge point into the Pacific Ocean, alternating between the Santa Monica Bay area and the San Pedro/Long Beach Harbor areas. Concrete channelization of the major rivers and drainages in the region and the installation of additional modern flood control and prevention improvements (primarily through the Los Angeles Department of Public Works Flood Control Division and Army Corps of Engineers) have reduced the potential for and occurrences of regional-scale flooding substantially over time.

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

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

A total of seven small and isolated areas in North Redondo Beach have been rated as subject to greater than minimal flooding, and have been designated with one of the nine substantive flood hazard ratings. These areas include: 1) a small, low-lying, rectangular-shaped area within the North Redondo industrial area, located due north of the intersection of Marina Avenue and Aviation Boulevard; 2) a small, low-lying, oval-shaped area located due northwest of the intersection of Inglewood Avenue and Manhattan Beach Boulevard; 3) a small, low-lying, linear/oval-shaped area within the turfed Southern California Edison transmission corridor right-of-way, located east of Dow Avenue, between Manhattan Beach Boulevard and Beland Boulevard; 4) a small, low-lying, circular-shaped area located along the public right-of-way and residential area along Carnegie Lane, between Blossom Lane (to the east) and Green Lane (to the west); 5) a small, low-lying, oval-shaped area located within the California Water Service Company Reservoir #10 property (to the rear of the former Andrews School property), located due west of Aviation Way and due north of Rockefeller Lane; 6) a small, low-lying, triangular-shaped area in a single family residential area, located due northwest of the intersection of Ripley Avenue and Rindge Lane; and 7) a small, low-lying, trapezoidal-shaped area (one of the five

existing and aforementioned drainage sumps), located due south of the intersection of Aviation Boulevard and Artesia Boulevard, between Ford Avenue and Goodman Avenue.

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

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

northern three-quarters of the area is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). The southern one-quarter of the area is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years).

- (5) A small, low-lying, oval-shaped area (one of the five aforementioned drainage sumps [the Avenue "H" Sump]), located due southeast of the intersection of Avenue H and Massena Avenue. This area is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). This area is the focus of major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Doris Coast Pump Station Project.

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

- (1) A large, extremely low-lying, rectangular-shaped area at the far southwestern corner of the City (including the beach and waterfront area), located due west of the Esplanade, between Avenue "I", to the north, and the City of Torrance municipal boundary, to the south. This area is subject to coastal storm and wave action impacts related to the geographic function of the Palos Verdes Peninsula, and is rated in the (V) category, (i.e., areas within the expected limits of coastal flooding with velocity (i.e., wave action) resulting from a 100 year storm event, with flood elevations and hazards not determined);
- (2) A large, low-lying, linear/rectangular-shaped area at the far southern end of the City (including the Avenue "I" right-of-way and commercial parcels directly on the north and south sides of the right-of-way, between South Elena Avenue, to the east, and the Esplanade, to the west. This area is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years). Drainage capacity in this area will be improved by major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Knob Hill Coast Drain Project.
- (3) A large and generally oval-shaped area including: a) the entirety of the harbor and harbor basin bulkhead areas within the existing breakwater closest to the water's edge; b) the harbor basin areas themselves; c) the area of the location of the Municipal Pier; d) the breakwater itself; and e) the water areas directly outside the breakwater. All of these areas are also subject to greater than minimal flooding hazard. As previously mentioned, flood protection capabilities in the harbor area as a whole, will be incrementally improved by the project currently underway between the City of Redondo Beach and the

United States Army Corps of Engineers to raise the height level of the existing breakwater facility.

Fire Hazards

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

The City of Redondo Beach Fire Department utilizes a constant manning/qualified relief staff system, using three 24-hour shifts that work a 56-hour work week. The City of Redondo Beach Fire Department provides estimated emergency response times (in minutes), based on an analysis of actual calls and responses, for the time that it takes for fire equipment and crews to reach any site in the City, once the call is received at the fire station.

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

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

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

Legado Mixed Use Project – 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.

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.

Table H-42: RHNA Obligations					
	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	571
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.

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:

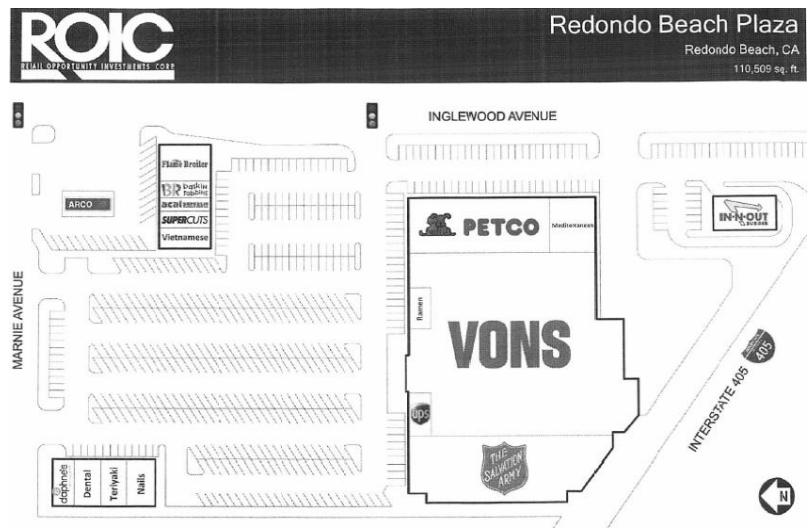
- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact; and/or
- Reconfigure the existing structures and expand with residential uses.

The Zoning implementation will be designed to allow the achievement of the anticipated number of units in the Overlay under these scenarios.

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. At 55 units per acre, this site can accommodate 354 units (inclusive of 70 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



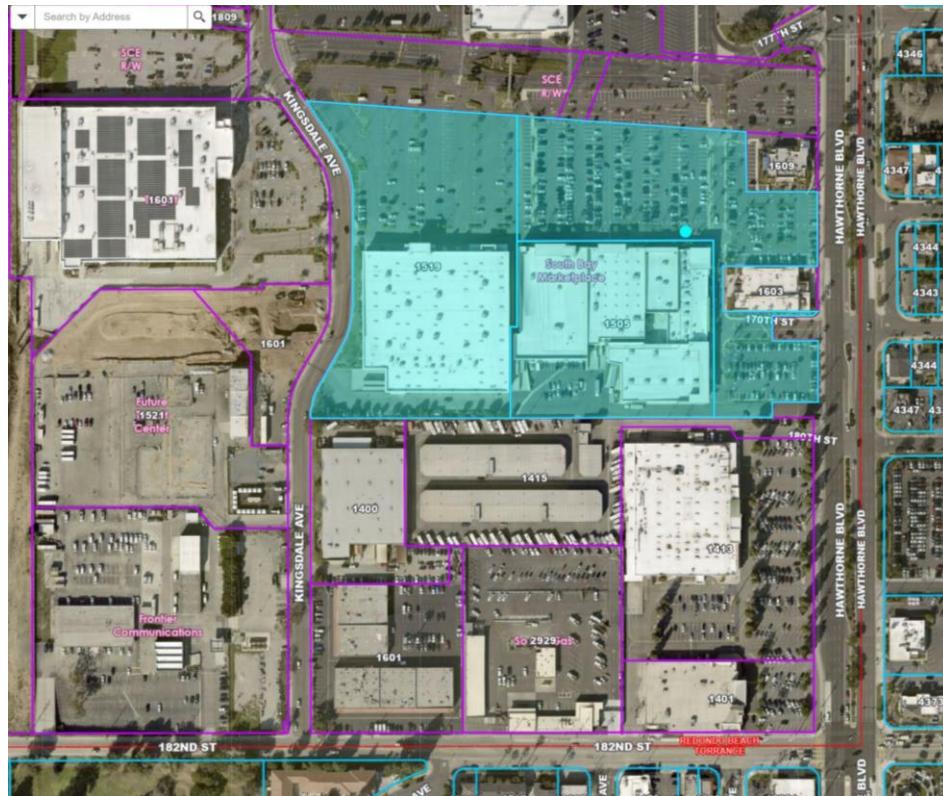
Lot:	3.86 acres; 168,141 sq. ft.
Height:	5 stories
Commercial:	43,000 sq. ft. Whole Foods 760-space parking garage 0.26 FAR for non-residential
Residential:	241 dwelling units 62 dwelling units/acre
Constructed in 2009 LEED Gold Certified	

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 lots 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 407 units at 80 percent of the maximum density, utilizing just 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.

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. 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.

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

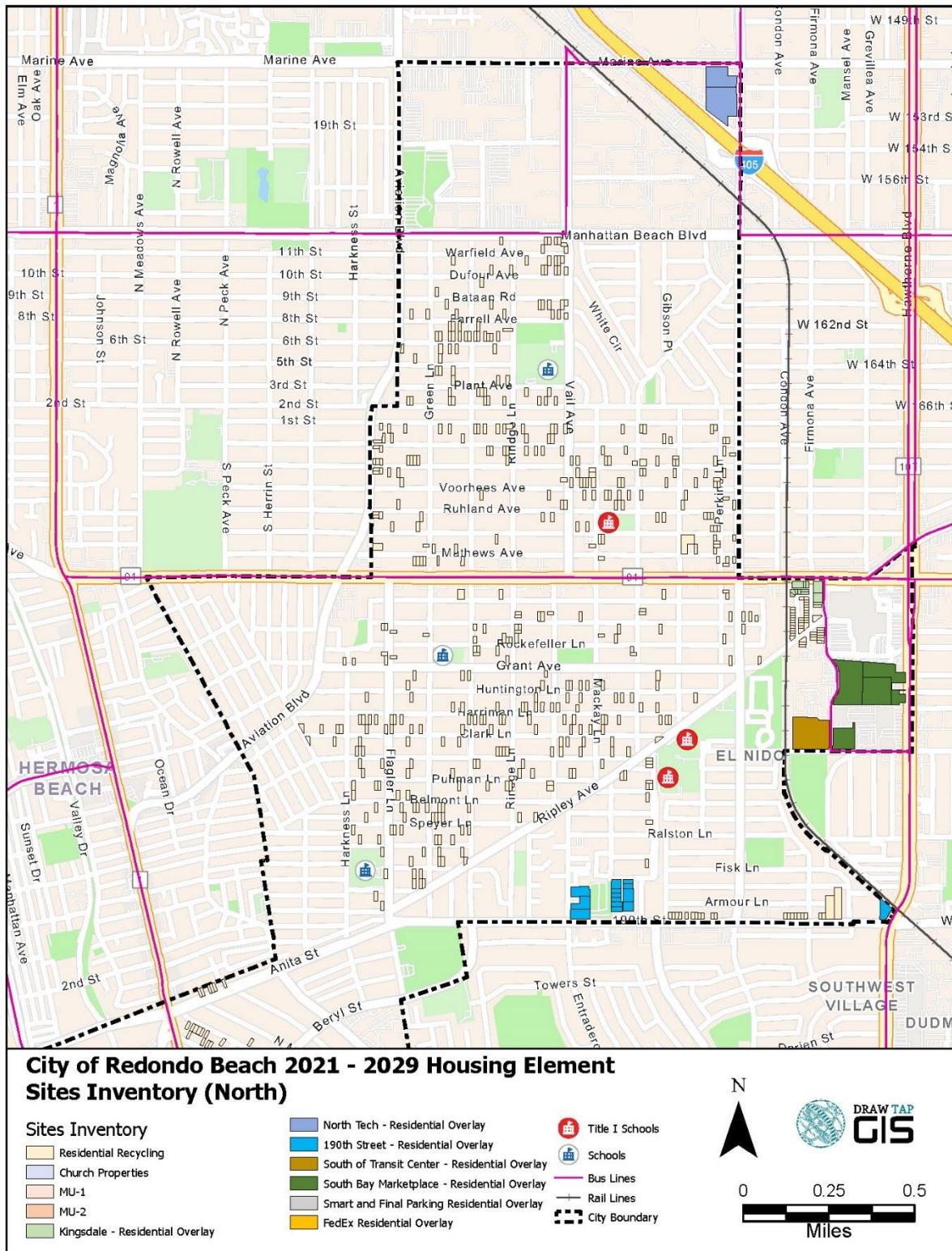


Figure H-11: Sites Inventory – South of 190th

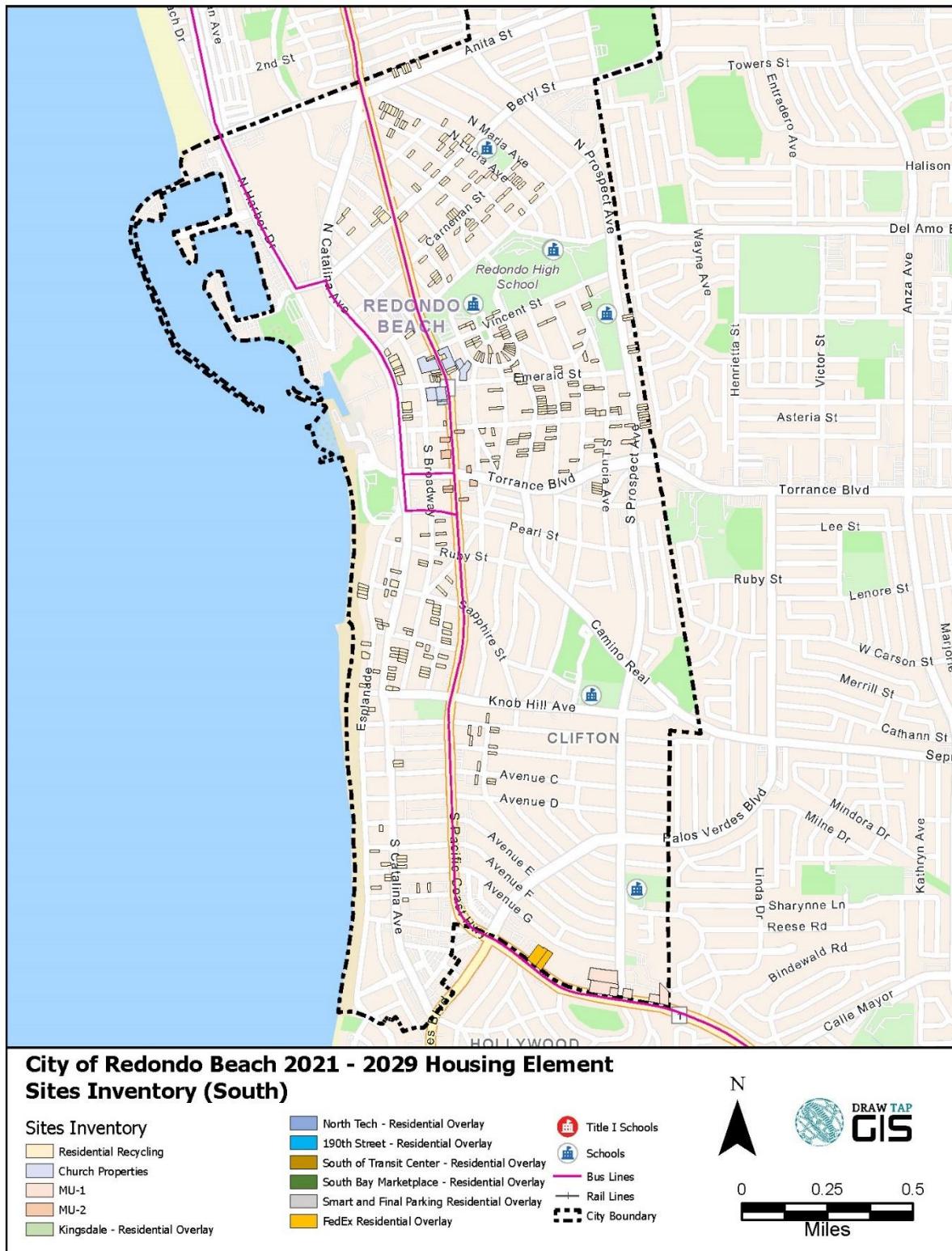


Table H-43: Summary of Sites Strategy

	Lower	Moderate	Above Moderate	Total
Sites Not Requiring Rezoning				
Residential Recycling	4	534	384	822
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)	4	534	26	564
Housing on Church Properties	12	26	0	38
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	0	51	0	51
MU-2 (35 du/ac)	0	51	0	51
Subtotal	16	611	384	1,011
Sites Requiring Rezoning				
Residential Recycling	0	50	0	50
RH (30 du/ac)	<u>0</u>	<u>50</u>	<u>0</u>	<u>50</u>
Mixed Use	104	22	0	126
MU-1 (30 du/ac)	<u>104</u>	<u>22</u>	<u>0</u>	<u>126</u>
Residential Overlay	1,293	0	391	1,684
<u>Kingsdale Residential Overlay (55 du/ac)</u>	<u>18</u>	<u>0</u>	<u>107</u>	<u>125</u>
<u>North Tech Residential Overlay (55 du/ac)</u>	<u>70</u>	<u>0</u>	<u>284</u>	<u>354</u>
<u>190th Street Residential Overlay (55 du/ac)</u>	<u>331</u>	<u>0</u>	<u>0</u>	<u>331</u>
<u>South of Transit Center Residential Overlay (55 du/ac)</u>	<u>273</u>	<u>0</u>	<u>0</u>	<u>273</u>
<u>South Bay Marketplace Residential Overlay (55 du/ac)</u>	<u>521</u>	<u>0</u>	<u>0</u>	<u>521</u>
<u>FedEx Residential Overlay (55 du/ac)</u>	<u>80</u>	<u>0</u>	<u>0</u>	<u>80</u>
Subtotal	1,397	72	391	1,860
Summary of Sites				
Remaining RHNA with Buffer (see Table H-42)	1,395	476	53	1,924
Total Estimated Capacity	1,413	683	775	2,871
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.
- 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 early 2022.

2021-2029 Objectives and Timeframe:

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

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 4: Housing Choice Voucher (Section 8) Program

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

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

2021-2029 Objectives and Timeframe:

- Continue to provide Housing Choice Voucher to extremely low and very low income households with the goal of increasing assistance to 633 households annually, consistent with the Housing Authority Five-Year Plan.
- Increase outreach and education on the State's new Source of Income protections as required by SB 329 and SB 222. Both bills require all landlords to accept Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH), and other forms of public assistance as legitimate sources of income for rent payments.
- Annually, evaluate payment standards to ensure that consideration is given regarding local market conditions and rent reasonableness in an effort to increase voucher utilization.

Responsible Agency: Redondo Beach Housing Authority

Funding Sources: Section 8 funds

Program 5: Response to Homelessness

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

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

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

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

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

In 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 submitted and supplemental information is being considered in early 2022. Once funding is obtained, the acquisition and remodeling can begin 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; and
- Senior Housing Ordinance.

2021-2029 Objectives and Timeframe:

- Continue to promote the availability of incentives for affordable housing development on the City website.
- At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. Coordinate discussions between affordable housing developers and church properties to promote affordable housing onsite. Support funding applications for projects that include a portion of the units as housing affordable to extremely low income households, especially those with special housing needs (such as seniors and persons with disabilities, including those with developmental disabilities), provided that the proposed projects are consistent with the City's General Plan and applicable specific plans.
- Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development. Annually check the websites of HUD, State HCD, and Los Angeles County Development Authority (LACDA) for potential funding sources and apply for eligible programs.
- Facilitate the development of 300 housing units affordable to lower income households through incentives, project conditions, development agreements, and/or other mechanisms.

Responsible Agency: Community Development Department

Funding Sources: State and federal funds as available

Program 7: Green Task Force

The Green Task Force's Sustainable City Plan includes the following housing and building related recommendations:

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

2021-2029 Objectives and Timeframe:

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

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

Funding Sources: General funds

C. Provide Adequate Housing Sites

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

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

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

- Policy 3.1 Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.
- Policy 3.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.
- Policy 3.3 Encourage transit-oriented developments near the Green Line station as a means of providing workforce housing, promoting use of public transit, and reducing energy consumption.
- Policy 3.4 Encourage compatible residential development in areas with recyclable or underutilized land.
- Policy 3.5 Allow flexibility within the City's standards and regulations to encourage a variety of housing types.

Program 8: Residential Sites Inventory and Monitoring of No Net Loss

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

As of January 2022, the City has entitled 571 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 1,011 units (16 lower income, 611 moderate income, and 384 above moderate income) on vacant/nonvacant sites in areas where the current land use designations would remain. In addition, potential capacity for 1,860 units (1,397 lower income, 72 moderate income, and 391 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 96 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 1,860 units, with 1,397 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, and South Bay Marketplace Residential 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; 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 RHNAs 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 RHNAs, the City will implement mitigation measures.
- Provide information on available sites and development incentives to interested developers and property owners on City website.
- Because rezoning even for No Net Loss requirement is subject to voter approval, the City will monitor and anticipate any No Net Loss with a trend projection at least two years in advance to anticipate shortfall in sites and ensure adherence to the 180-day requirement.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

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

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNAs 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 low consolidation may include:
 - Over the counter lot line adjustments if not combined with other applications; concurrent review if combined with other applications
 - Expedited review process
 - Deferral or waiver of fees for affordable housing project
 - Lot consolidation bonus (potentially in density, setbacks, or other incentives)
- Ongoing outreach to property owners regarding lot consolidation incentives. [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 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 November 2022. Article 27 of the City Charter (Measure DD) is considered by the State Department of Housing and Community Development (HCD) as a potential constraint to the supply of land for residential development. 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.

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:

- Revisit the City's fee schedule in 2023, especially considering reduced fees for affordable housing.

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.

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.

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.

To affirmatively furthering 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 furthering fair housing are summarized in [Table H-44](#).

2021-2029 Objectives and Timeframe:

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

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

Funding Sources: CDBG funds

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

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
Insufficient and Inaccessible Outreach and Enforcement	<ul style="list-style-type: none">• Lack of a variety of inputs media (e.g., meetings, surveys, interviews)• Lack of accessibility to draft documents• Lack of digital access• Lack of accessible forums (e.g., webcast, effective communication, reasonable accommodation procedures)• Lack of local public fair housing enforcement	<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.• 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.

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

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<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 • 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 in the Mixed Use and Housing Overlays, with the goal of achieving 100 lower income and 100 moderate income units over eight years.</p> <p>By the end of 2022 analyze current permit streamlining, fees, and incentives available and then make improvements that will increase affordable housing in the City's high opportunity areas (Housing Overlays and Mixed Use areas).</p> <p>Work with the City's Code Enforcement to develop a proactive enforcement program in 2023 that will:</p> <ul style="list-style-type: none"> • Target areas of concentrated rehabilitation needs • Assist in the repairs and mitigate potential costs associated with rehabilitation • Reduce the displacement of residents through rehabilitation • Pursue funding at the State level to expand housing rehabilitation assistance.
Disproportionate Housing Needs, Including Displacement Risks	<ul style="list-style-type: none"> • The availability of affordable units in a range of sizes • Displacement of residents due to economic pressures • Lack of private rental relief programs for people at risk of homelessness 	<p>Require a replacement requirement in transit corridors or on sites identified to accommodate the housing needs of lower income households starting in 2022.</p> <ul style="list-style-type: none"> • If this proves to be unfeasible in the timeframe, on an annual basis thereafter, continue to assess a

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

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<p>replacement requirement and give justification as to why it is or is not required.</p> <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.</p> <p>Continue to utilize the Artesia & Aviation Corridor Area Plan (AACAP) to assist small businesses.</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
Mobility and Access to Opportunity	<ul style="list-style-type: none">• Location and type of affordable housing• Lack of regional cooperation• Land use and zoning laws	<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>Continue to engage with market-rate developers to include affordable units.</p>

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

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		By 2022, adopt an inclusionary housing program that will extend requirements to both ownership and rental housing.

F. Summary of Quantified Objectives

Table H-45: Summary of Quantified Objectives (2021-2029)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	20	30	50	100	500	700
ADU Construction	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
Program 2: Handyperson Program	<ul style="list-style-type: none"> Annually check the websites of the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) and/or contact staff for potential funding sources and apply for eligible programs. As part of the City's Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program. 	<p>Effectiveness: The City refers handyperson inquiries to local social service and faith-based organizations that periodically provide support to qualifying households in need. The City continues to provide services under the Mobility Access and Emergency Repair Program.</p> <p>Continued Appropriateness: The City will pursue other funding sources for this activity for housing rehabilitation assistance.</p>
Program 3: Mobility Access/Emergency Repair Program	<ul style="list-style-type: none"> Provide services to 10 lower income (including extremely low income) Redondo Beach homeowners each year for a total of 60 households (15 households annually). Promote program to residents through brochures at public counters and information on City website 	<p>Effectiveness: During the 2013-2021 Housing Element period, the City to date has successfully provided assistance to approximately 70 very low- and low-income households under the Mobility Access/Emergency Repair Program using CDBG funds.</p> <p>Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element Update.</p>
Program 4: Preservation of Affordable Housing at Risk of Converting to Market Rate	<ul style="list-style-type: none"> Monitor the status of Seaside Villa and Heritage Pointe annually. Ensure residents are notified by the property owner once a Notice of Intent to opt out of the Section 8 contract is filed. Contact nonprofit developers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation options if a Notice of Intent to opt out of the Section 8 contract is filed. Support funding applications by qualified nonprofit developers to pursue funding at the State and federal levels for preserving existing affordable housing. 	<p>Effectiveness: Opting out of the Section 8 program requires a three-year notice to the tenants. Seaside Villa has opted to enter into a new 5-year contract with HUD for their continued participation in the HUD funded Section 8 program. However, two projects that had affordability covenants due to density bonus and development agreements are no longer deed restricted as affordable housing.</p> <p>Continued Appropriateness: The City will continue to facilitate the preservation of at-risk housing. This program is updated and included in the 2021-2029 Housing Element.</p>

Review of Past Accomplishments		
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>
Program 7: Affordable Housing Development	<ul style="list-style-type: none"> Continue to promote the availability of incentives for affordable housing development on the City website. At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development in conjunction with mixed use development on Galleria and Green Line station sites. 	<p>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>
Program 8: Green Task Force	<ul style="list-style-type: none"> Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed-use developments. 	<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>Sustainability: 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
Program 11: Small Lot Development/Lot Consolidation	<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>Continued Appropriateness: The City will continue to monitor its residential capacity. This program is included in the 2021-2029 Housing Element Update.</p> <p>Effectiveness: Developers in the City has been able to assemble properties for development and reach an average density that is approaching the maximum density.</p> <p>Continued Appropriateness: The City will continue to monitor its residential standards. This program is included in the 2021-2029 Housing Element Update.</p>
Program 12: Mixed-Use Housing Development	<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>

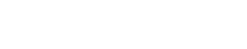
Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
		<p>proposing to increase residential densities in these areas.</p> <p>Continued Appropriateness: The concept of TOD is incorporated into the City's Recommended Land Use Plan for the General Plan update.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

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 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 redesignated 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

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	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		
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		

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	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
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	1	0.52	1979		
2414 GRAHAM AVE	4153011005	RL	R-2			14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	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		
2611 RINGE LN	4155007001	RL	R-2			14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	0.65	1979		

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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		
1900 HARRIMAN LN	4156027012	RL	R-2			14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant	1	1	1	0.33			

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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		
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		

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	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
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		
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		

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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 MARSHALFIELD LN	4161002015	RL	R-2			14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.19	0
1809 MARSHALFIELD LN	4161002018	RL	R-2			14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.25	0
1820 MARSHALFIELD LN	4161003003	RL	R-2			14.5	0.17	Residential	Used in Prior Housing Element - Non-Vacant				1	1	1	0.65	0
1806 MARSHALFIELD 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
190 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
3507 VAIL AVE	4150001038	RM	R-3			17.5	0.14	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	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
2220 MANHATTAN BEACH BLVD	4150001043	RM	R-3			17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	1.37	0	
1810 CARNEGIE LN	4156012011	RM	R-3			17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	1.00	0	
1808 CARNEGIE LN	4156012013	RM	R-3			17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	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	1.05	0	
1607 FLAGLER LN	4156013051	RM	R-3			17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	1.77	0	

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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 RINGE LN	4157005013	RM	R-3			17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	0.25	0	
1802 RINGE 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 RINGE 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 LILIENTHAL LN	4158004008	RM	R-3			17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	0.25	0	
1203 LILIENTHAL LN	4158004009	RM	R-3			17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	0.38	0	
1201 LILIENTHAL LN	4158004010	RM	R-3			17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	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 LILIENTHAL LN	4158004032	RM	R-3			17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	0.39	0	
1101 LILIENTHAL LN	4158004033	RM	R-3			17.5	0.11	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	0.46	0	
907 LILIENTHAL LN	4158007002	RM	R-3			17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	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	
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	

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	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
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	
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	

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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 NIRENA AVE	7504013063	RM	R-3			17.5	0.13	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	1.84	0	
104 NIRENA 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 SIRENA AVE	7506003027	RM	R-3			17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	0.56	0	
122 SIRENA AVE	7506003028	RM	R-3			17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	0.05	0	
105 S JUANITA AVE A	7506003083	RM	R-3			17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	2.32	0	

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	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 B	7506003084	RM	R-3			17.5	0.15	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	2.65	0	
118 SIRENA 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 SIRENA 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 SIRENA AVE	7506004005	RM	R-3			17.5	0.14	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	0.02	0	
121 SIRENA 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 SIRENA AVE	7506012007	RM	R-3			17.5	0.16	Residential	Used in Prior Housing Element - Non-Vacant	1		1	1	0.25	0	
203 SIRENA 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 SIRENA 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 SIRENA 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 SIRENA 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	
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	

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	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
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	
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	

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	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
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	
829 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 ESPANADE	7508001096	RM	R-3A			17.5	0.18	Residential	Used in Prior Housing Element - Non-Vacant	2		2	1	0.43	0	
611 ESPANADE	7508002009	RM	R-3A			17.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	2		2	1	0.23	0	
607 ESPANADE	7508002010	RM	R-3A			17.5	0.21	Residential	Used in Prior Housing Element - Non-Vacant	2		2	1	0.04	0	
603 ESPANADE	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 ESPANADE	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	
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	

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	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
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	7505005006 D	I-2	R-3A		17.5	0.28	Pipeline (Catalina Village)	Not Used in Prior Housing Element		6		6				
126 N CATALINA AVE	7505005007 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	7505005008 D	C-4	R-3A		17.5	0.10	Pipeline (Catalina Village)	Not Used in Prior Housing Element		4		4				
100 N CATALINA AVE	7505005012 D	C-4	R-3A		17.5	0.16	Pipeline (Catalina Village)	Not Used in Prior Housing Element		6		6				
112 N CATALINA AVE	7505005019 D	C-4	R-3A		17.5	0.17	Pipeline (Catalina Village)	Not Used in Prior Housing Element		6		6				
116 N CATALINA AVE	7505005021 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	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	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			
511 EMERALD ST	7505010038	RM	R-3		17.5	0.73	Church Parking (est. 0.25)	Not Used in Prior Housing Element		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			
103 S PACIFIC COAST HWY	7505012025 B	RH	RH-3		30	0.09	Church Building	Not Used in Prior Housing Element				0	0			
	7505012026 B	RH	RH-3		30	0.68	Church Building	Not Used in Prior Housing Element				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	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		

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			
Low density, older commercial uses with large adjacent surface parking lots.																		
1998 S PACIFIC COAST HWY	7510031004	21			0.87 MU	MU-1	MU	MU-1	20	30	21 Non-Vacant	Older Commercial	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			
Low density, older commercial uses with large adjacent surface parking lots.																		
1890 S PACIFIC COAST HWY	7510032046	0			0 MU	MU-1	MU	MU-1	20	30	0 Non-Vacant	Older Commercial	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			
Consolidated as part of Kingsdale property																		
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	44				178	5.05 C-4	C-4	C-4-R	C-4-R	20	55	222	Non-Vacant	Site C: Single-story retail - VON's Shopping Center (20% lower income)	0.37	1.00	1993
4051 INGLEWOOD AVE	4149005041	26				106	2.99 C-4	C-4	C-4-R	C-4-R	20	55	132	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	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	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	I-2-R	20	55	44	Non-Vacant	Light manufacturing (recording)	0.51	2.73	1974
	4158011011														Site F: Contiguous parcels of interested owners			
553 Mary Ann Dr		13				0.30 I-2	I-2	I-2-R	I-2-R	I-2-R	20	55	13	Non-Vacant	Site F: Contiguous parcels of interested owners	0.25	0.23	1976
	4158011012					0.27 I-2	I-2	I-2-R	I-2-R	I-2-R	20	55	12	Non-Vacant	Site F: Contiguous parcels of interested owners	0.47	0.35	1976
575 Mary Ann Dr		12													Site F: Contiguous parcels of interested owners			
601 Mary Ann Dr			11			0.24 I-2	I-2	I-2-R	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				11		0.24 I-2	I-2	I-2-R	I-2-R	I-2-R	20	55	11	Non-Vacant	Site F: Contiguous parcels of interested owners	0.31	1.21	1960
	4158011005														Site E: Common Owner & expressed interest (food preparation, learning center, etc.)			
621 Mary Ann Dr		11				0.24 I-2	I-2	I-2-R	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
	4158011010														Site E: Common Owner & expressed interest (food preparation, learning center, etc.)			
631 Mary Ann Dr		21				0.48 I-2	I-2	I-2-R	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	
1601 Kingsdale Ave	4082019037	114				6.21 I-2	I-2	IF-R	IF-R	20	55	273	Non-Vacant	Largely vacant surface parking and storage	0.06	0.00	0	
1519 Hawthorne Blvd	4082019042	157				6.01 CR	CR	CR-R	CR-R	20	55	157	Non-Vacant	Old light industrial uses such as printer repairs; Class C building indicating substantial renovation is needed	0.21	2.42	1973	
1505 Hawthorne Blvd	4082019048	62				3.95 CR	CR	CR-R	CR-R	20	55	62	Non-Vacant	Only 3.56 acre of parking used for estimating potential; existing retail uses; Class C building	0.36	1.03	1972	
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)

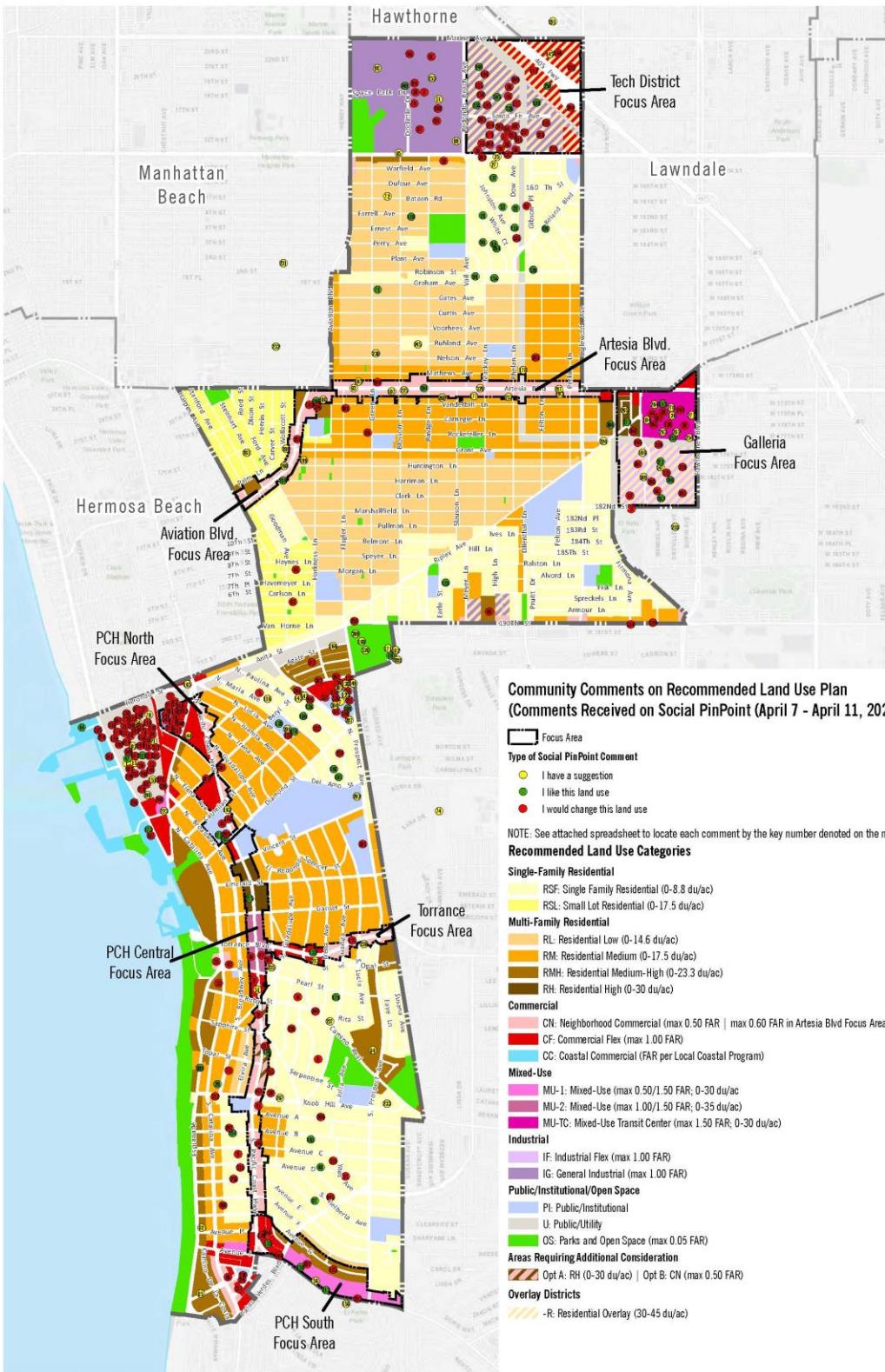
The City Council conducted a public hearing to receive public input and adopted the Housing Element. At the meeting, the City emphasized that the Housing Element is a policy document and adoption of the Housing Element does not authorize construction or redesignate/rezone properties identified in the 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.



Redondo Beach General Plan

4/14/2021

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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.

Table D-1: Residents in Redondo Beach Served by the HRC	
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)

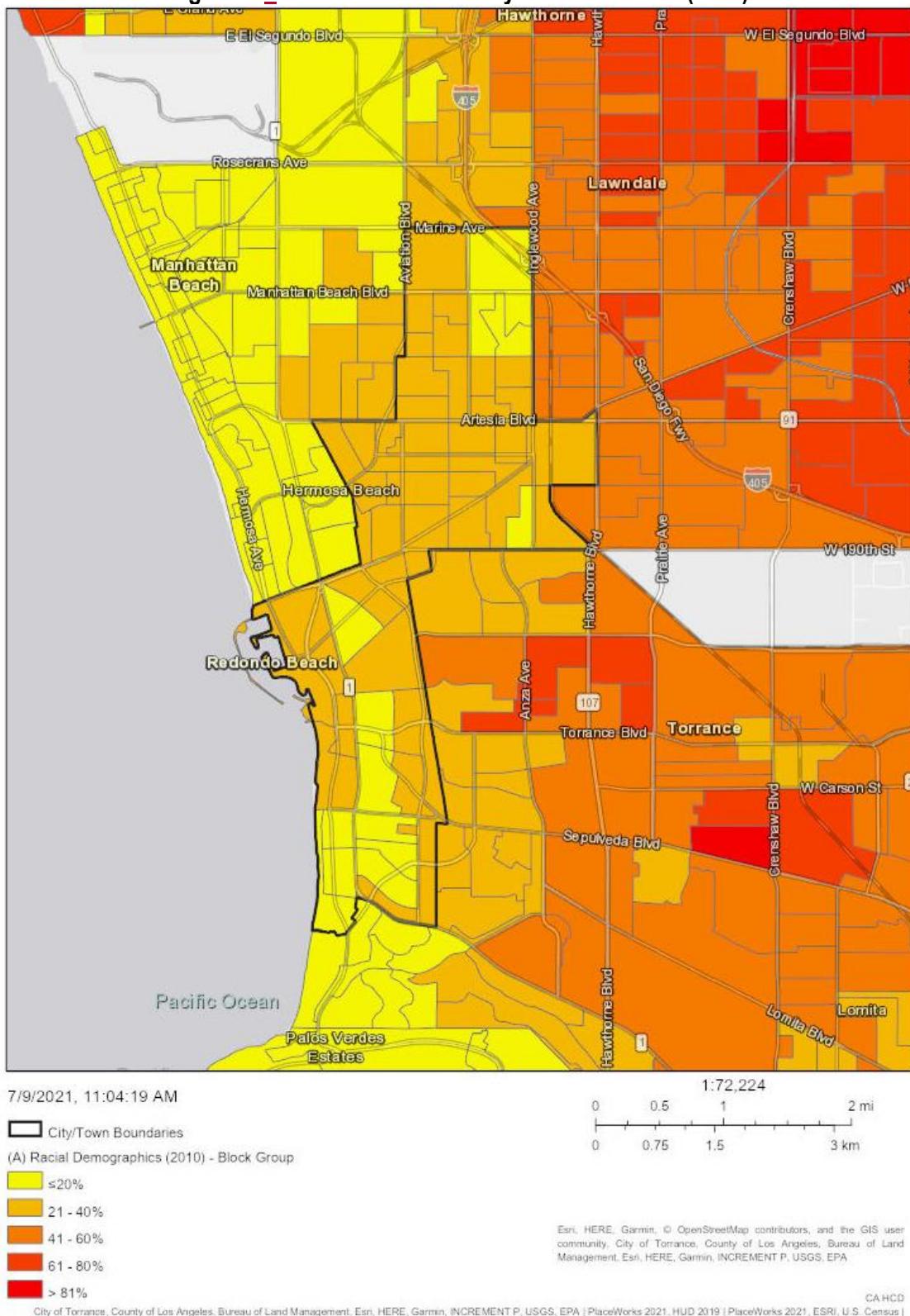
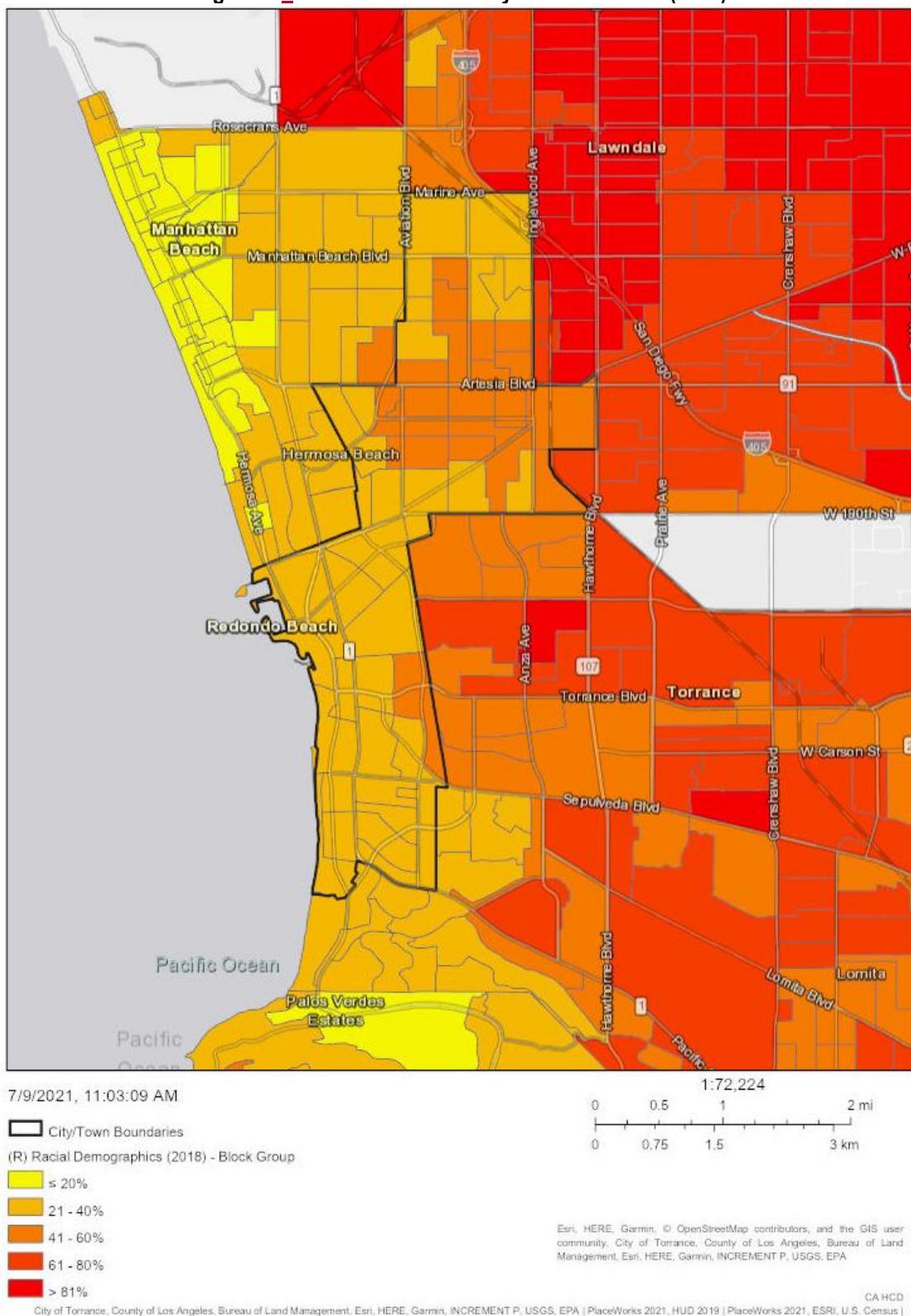


Figure D-2: Racial/Ethnic Minority Concentrations (2018)



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 [51.1](#) percent of its RHNA units in block groups with a 21-40 percent minority concentration. [Table D-3 shows that almost an equal 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 45.4 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%	<u>34.0%</u>	<u>58.9%</u>	<u>56.2%</u>	<u>45.4%</u>
41 - 60%	<u>66.0%</u>	<u>41.1%</u>	<u>43.8%</u>	<u>54.6%</u>
61 - 80%	0.0%	0.0%	0.0%	0.0%
> 81%	0.0%	0.0%	0.0%	0.0%
Total	1,413	683	775	2,871

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

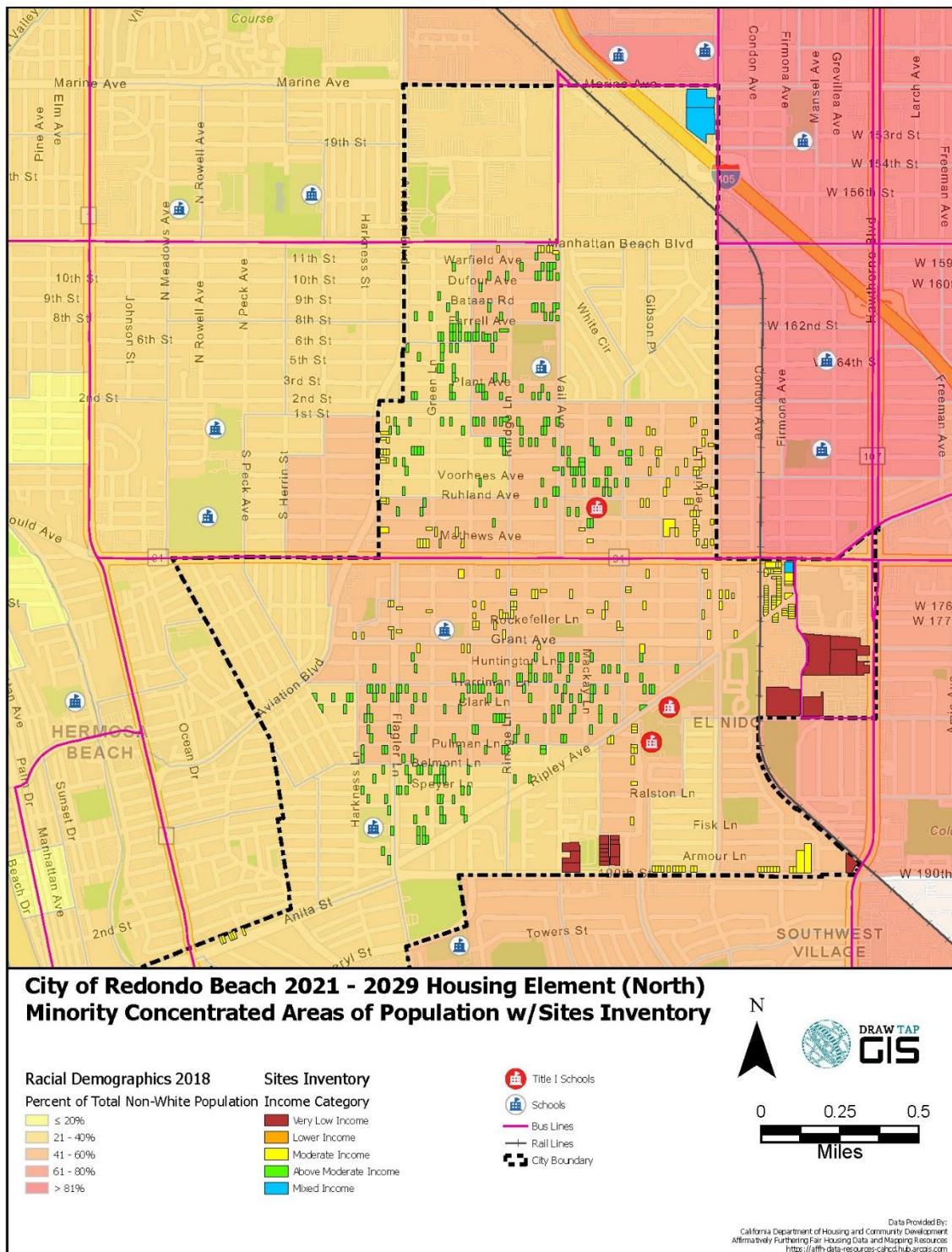
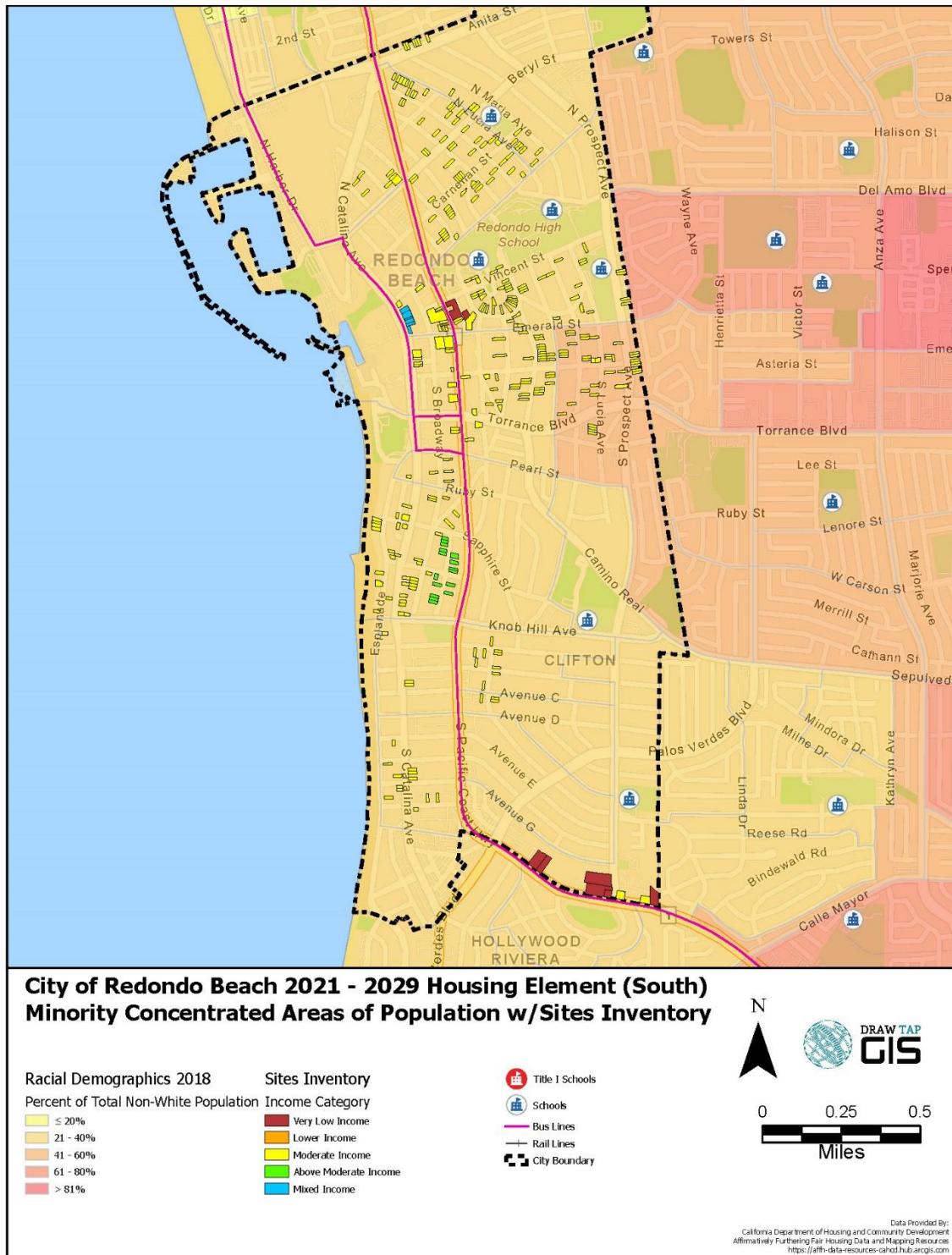


Figure D-4: RHNA Unit Distribution by % of Minority Concentration – South of 190th



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

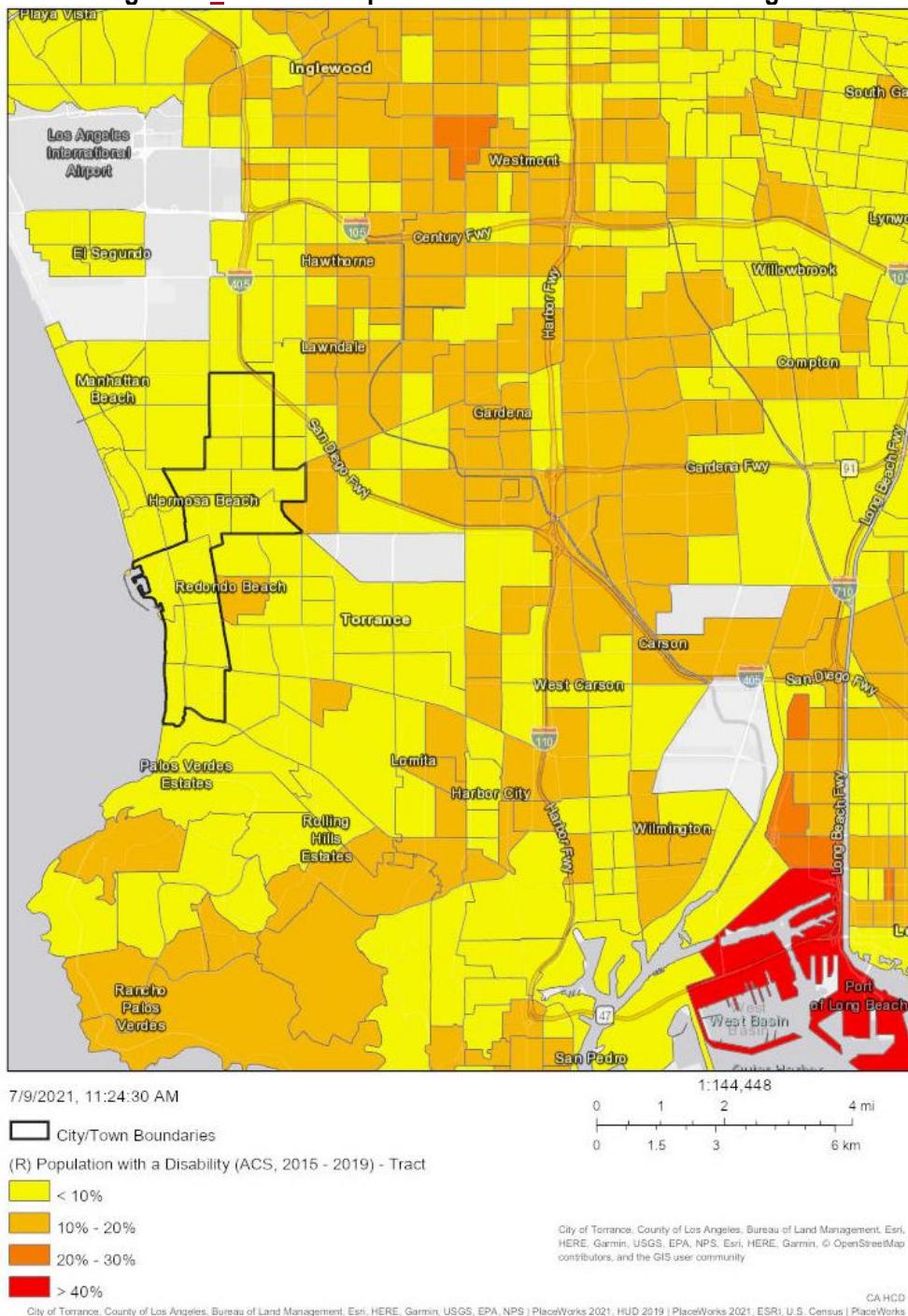


Figure D-6: Percent Population with Disabilities in Redondo Beach and Distribution of RHNA – North of 190th

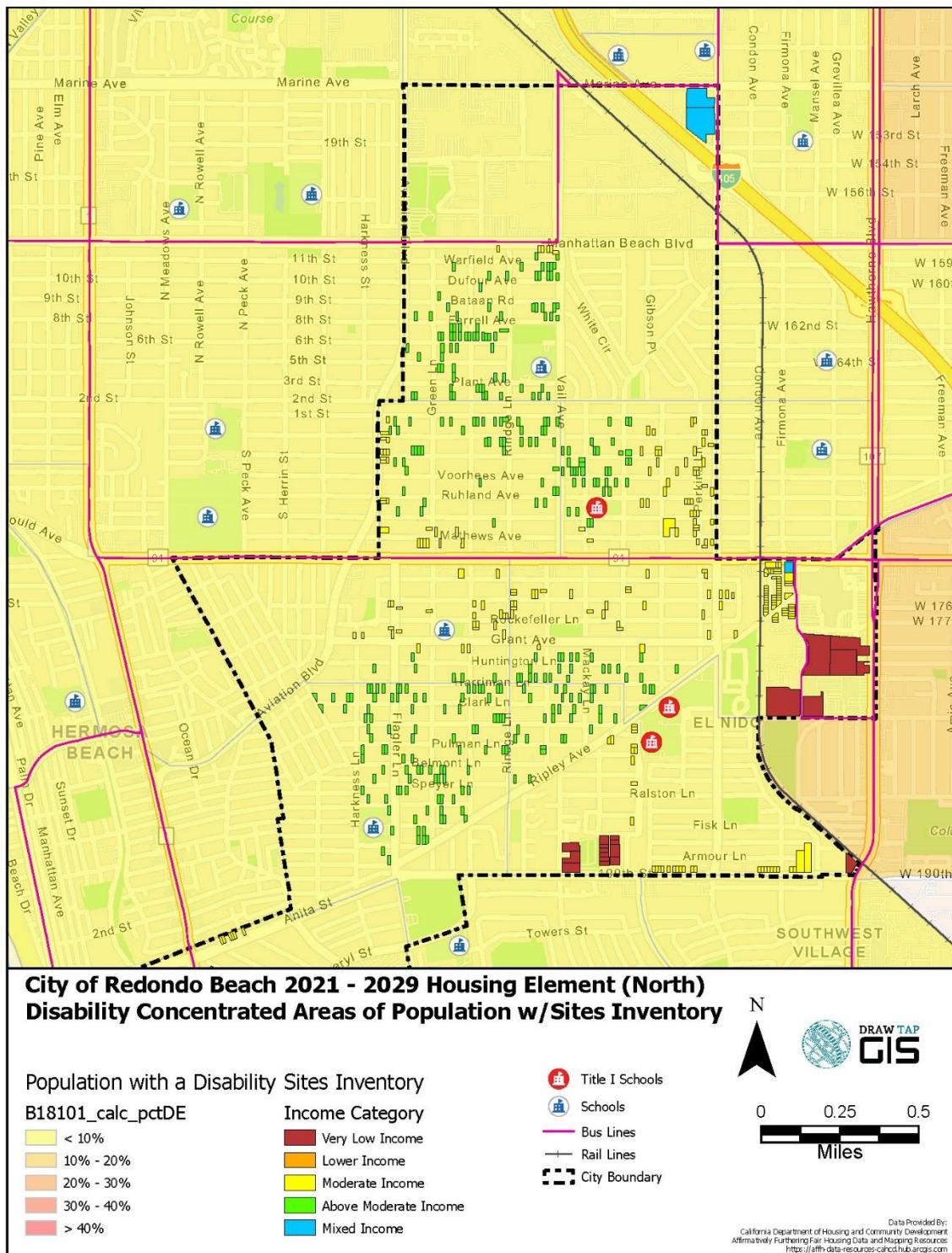
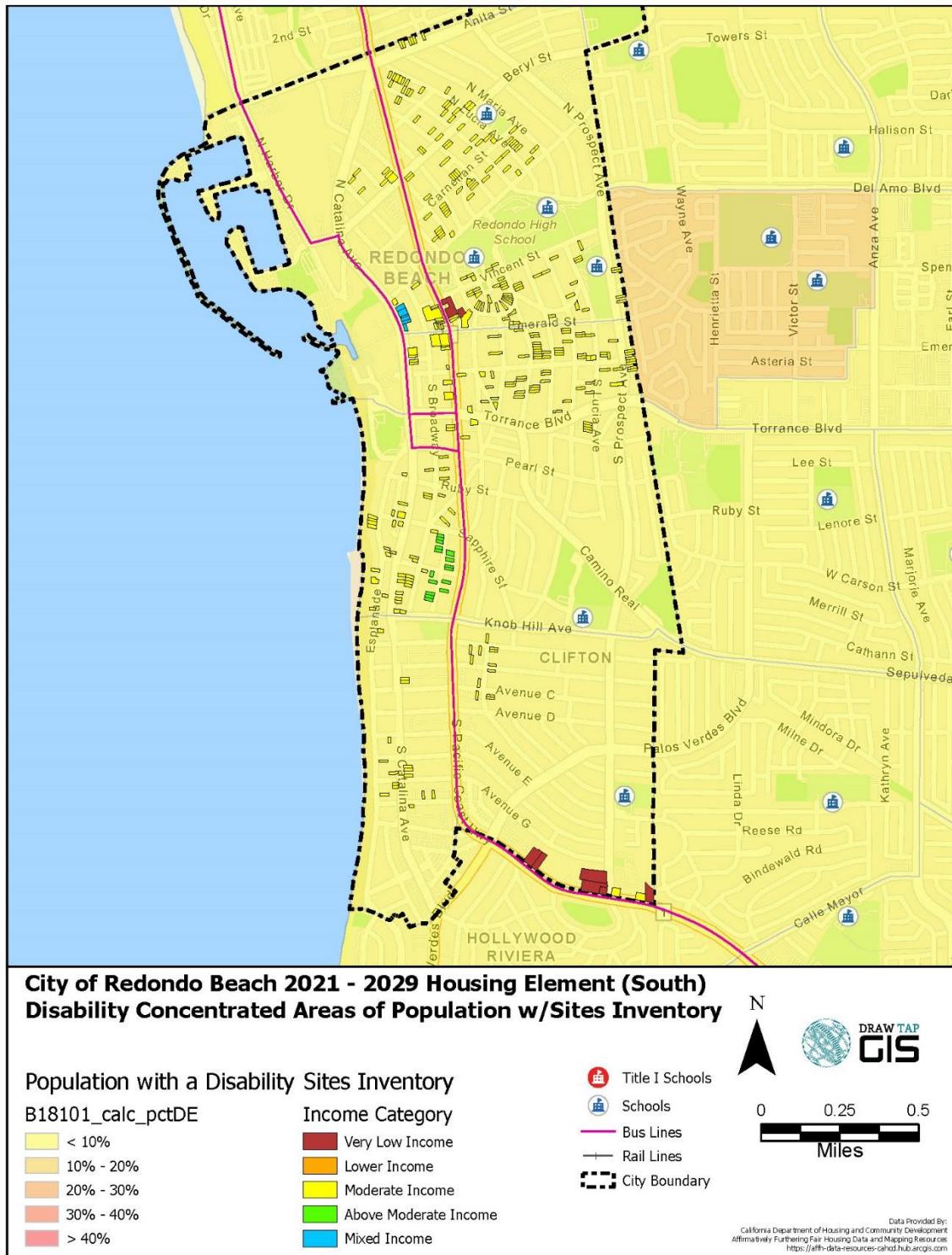


Figure D-7: Percent Population with Disabilities in Redondo Beach and Distribution of RHNA – South of 190th



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 RHNAs are equally 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 RHNAs 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.

Table D-4: Household Characteristics			
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.

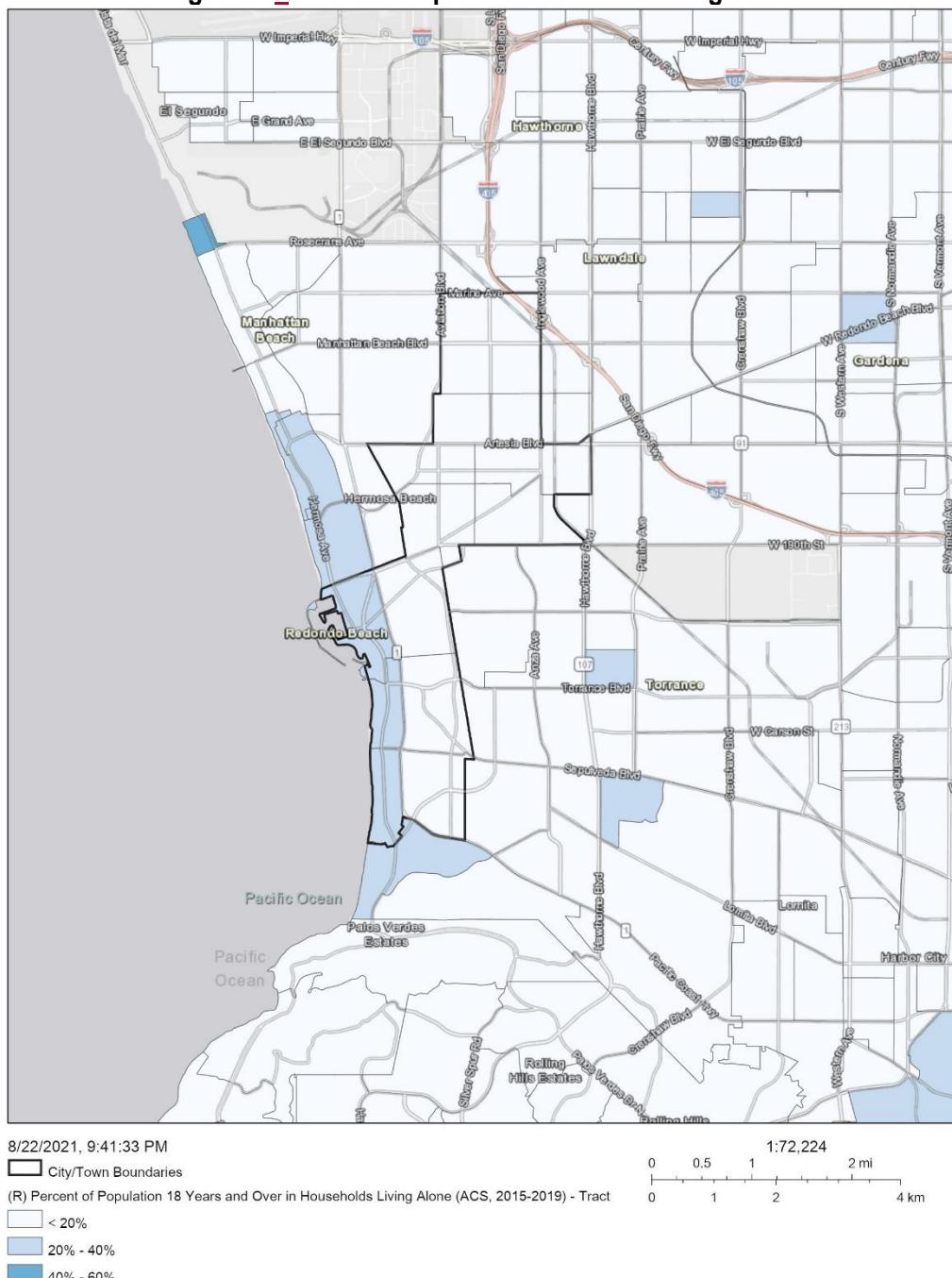
Table D-5: RHNAs Unit Distribution by % Children in Married-Couple Households				
% Children in Married-Couple HH	Lower	Moderate	AM	Total Units
< 20%	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>
20% - 40%	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>
40% - 60%	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>
60% - 80%	<u>70.7%</u>	<u>32.1%</u>	<u>26.1%</u>	<u>49.0%</u>
> 80%	<u>29.3%</u>	<u>67.9%</u>	<u>73.9%</u>	<u>51.0%</u>
Total Units	1,413	683	775	2,871

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 RHNAs 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	775	2,871

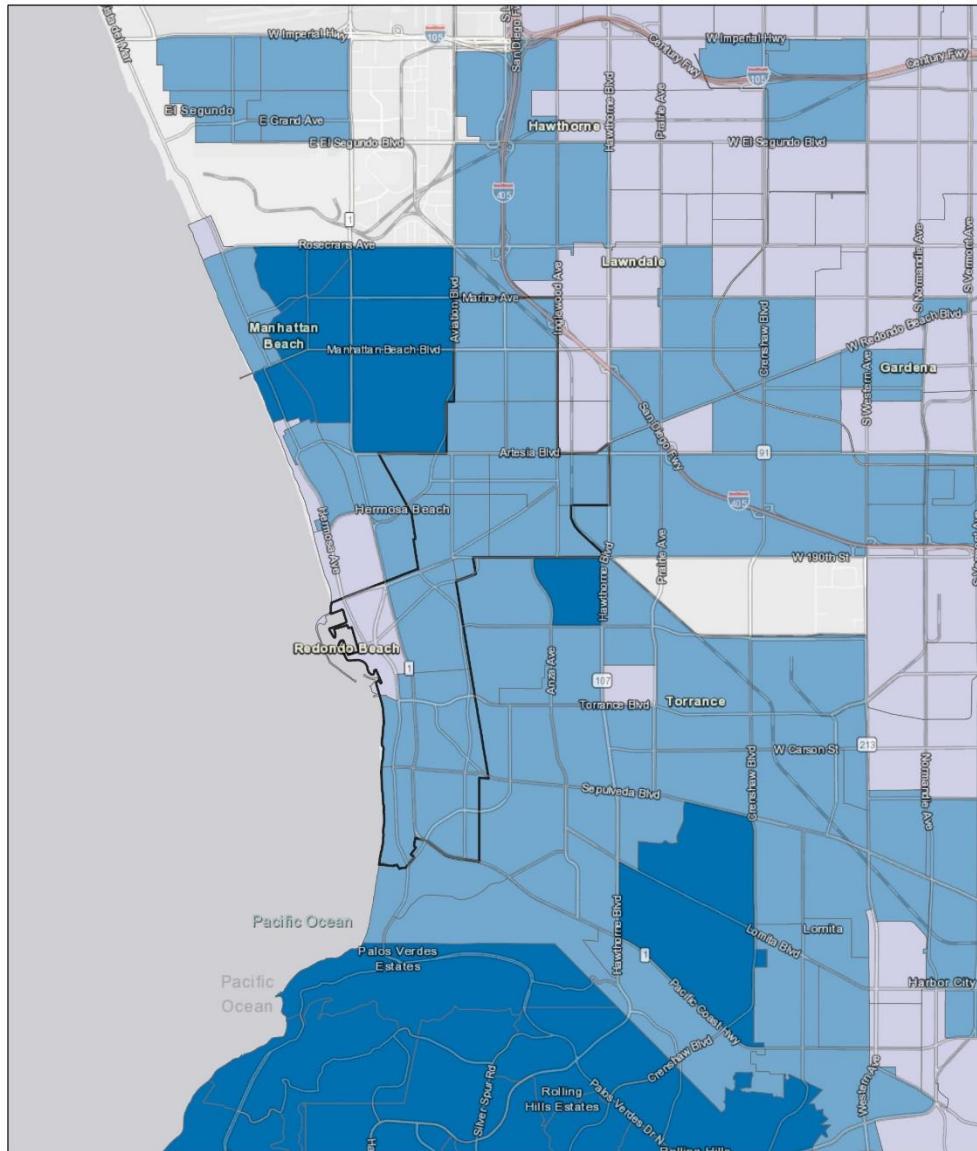
Figure D-8: Percent Population of Adults Living Alone



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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%

1:72,224

0 0.5 1 2 4 mi
0 1 2 4 km

City of Torrance, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
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CA HCD

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

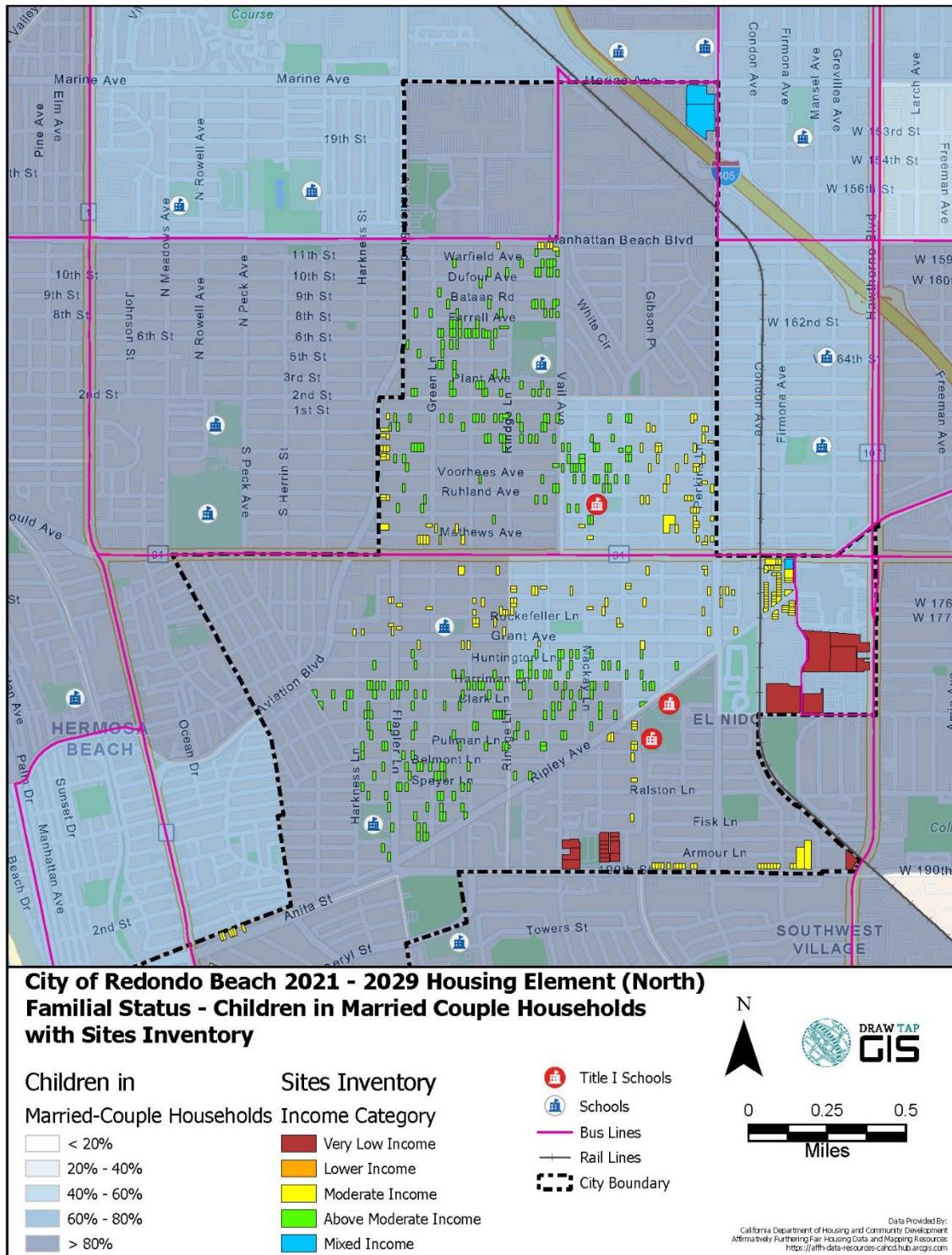


Figure D-11: Percent of Children in Married Couple Households and RHNA Distribution – South of 190th

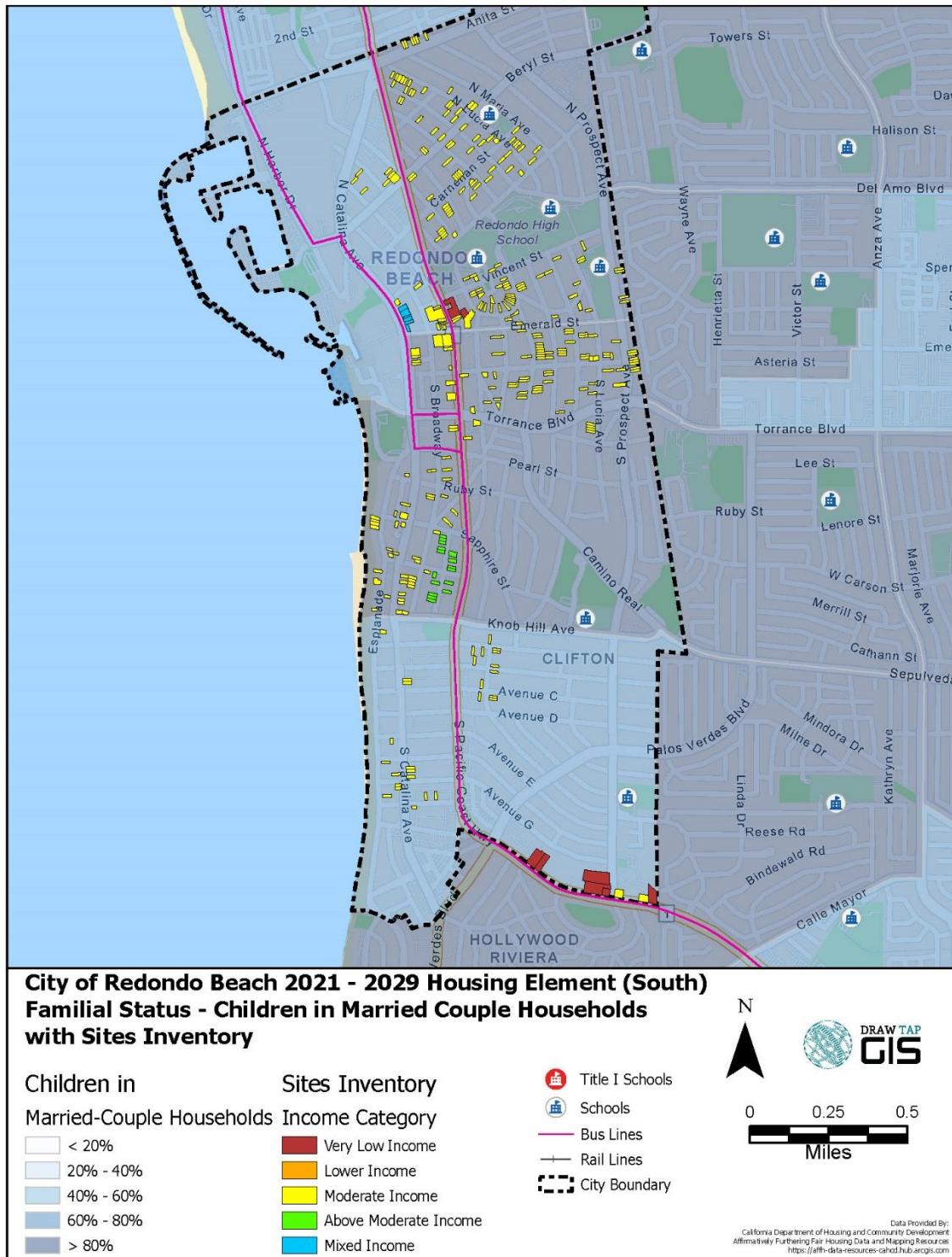


Figure D-12: Percent of Children in Single Female-Headed Households and RHNA Distribution – North of 190th

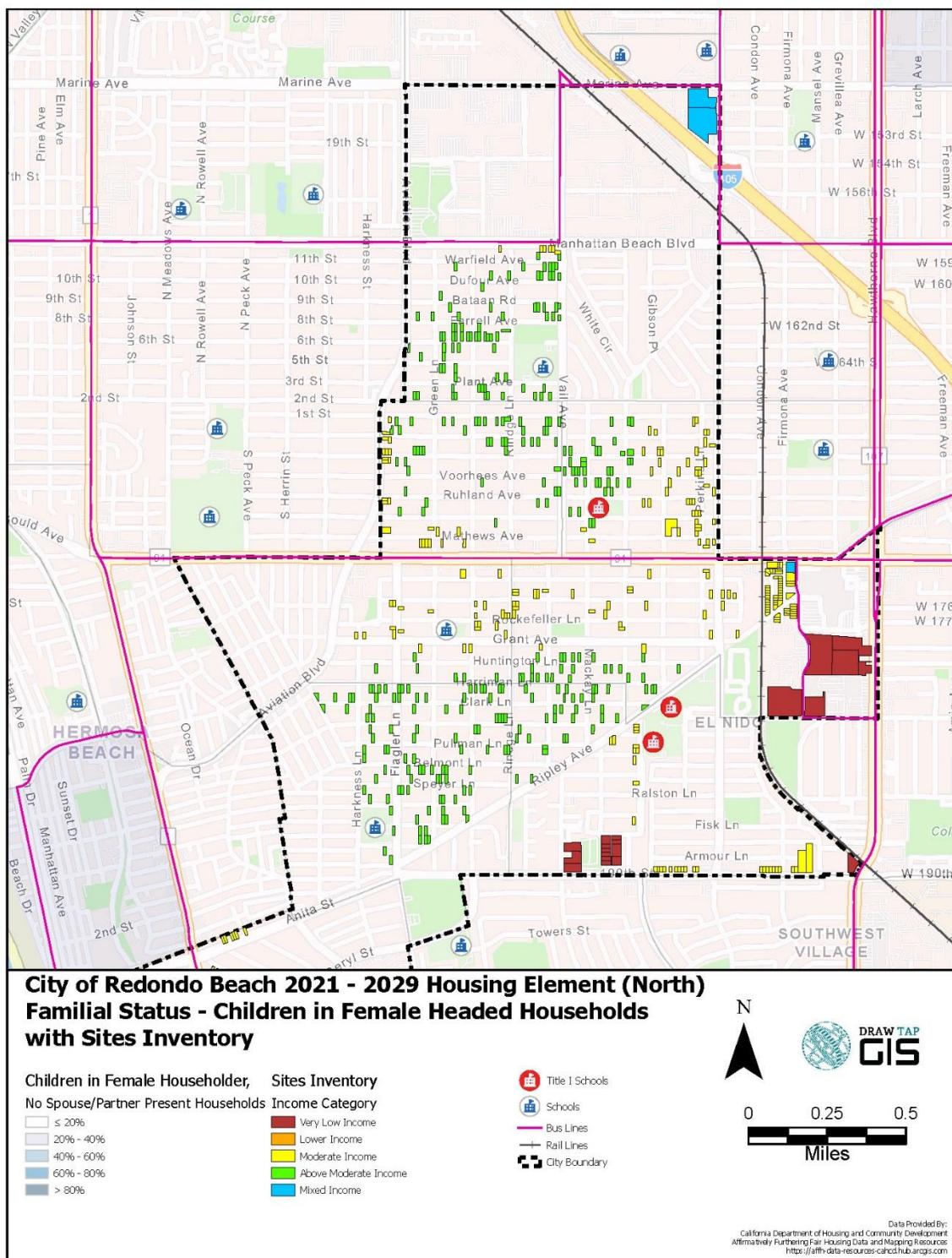
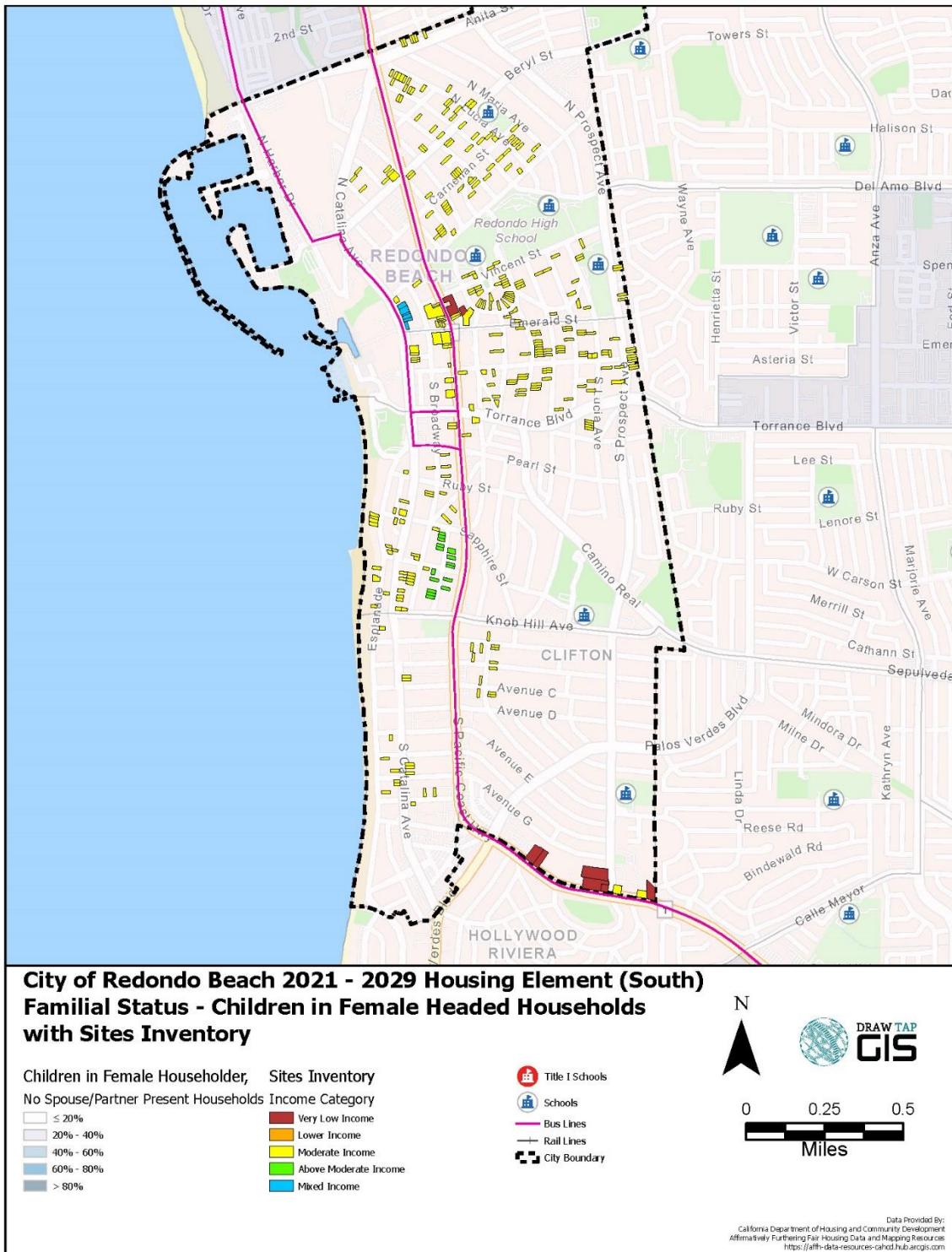


Figure D-13: Percent of Children in Single Female-Headed Households and RHNA Distribution – South of 190th



4. Income Level

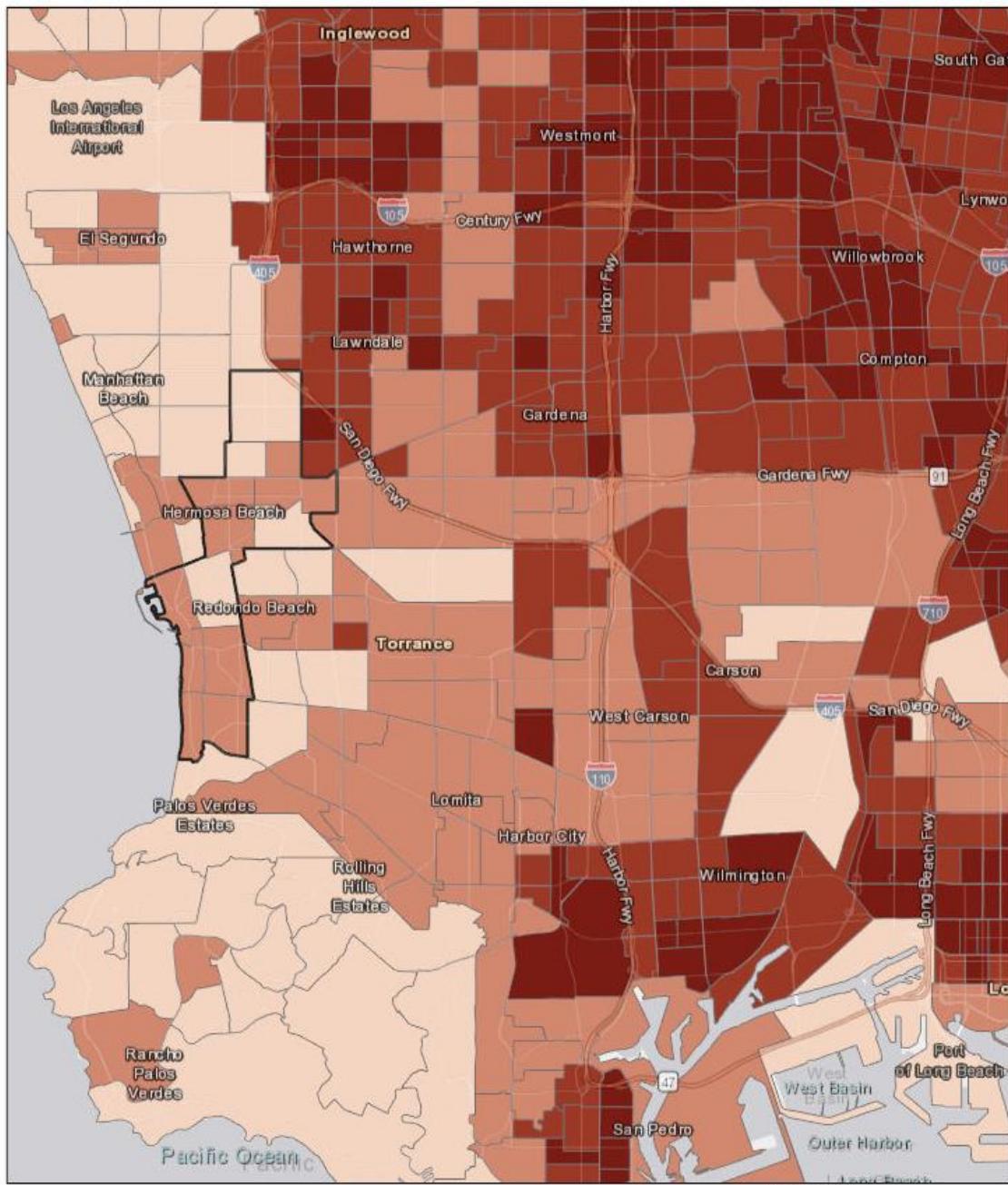
Household incomes in Redondo Beach tend to be substantially higher than many cities in the region as a whole. Median household income in the City was \$113,499 in 2019, compared to the Los Angeles County median household income of \$72,797.

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 RHNAs are 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 RHNAs 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.](#)

Table D-7: RHNAs Unit Distribution by % LMI Households in Census Tract

% LMI HH	Lower	Moderate	AM	Total Units
< 25%	<u>78.6%</u>	<u>45.4%</u>	<u>75.5%</u>	<u>70.5%</u>
25% - 50%	<u>15.8%</u>	<u>51.5%</u>	<u>24.5%</u>	<u>26.0%</u>
50% - 75%	<u>5.6%</u>	<u>3.1%</u>	<u>0.0%</u>	<u>3.5%</u>
75% - 100%	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>
Total Units	1,413	683	775	2,871

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



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1:144,448

0 1 2 3 4 mi
0 1.5 3 6 km

City/Town Boundaries

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

< 25%

25% - 50%

50% - 75%

75% - 100%

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

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

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

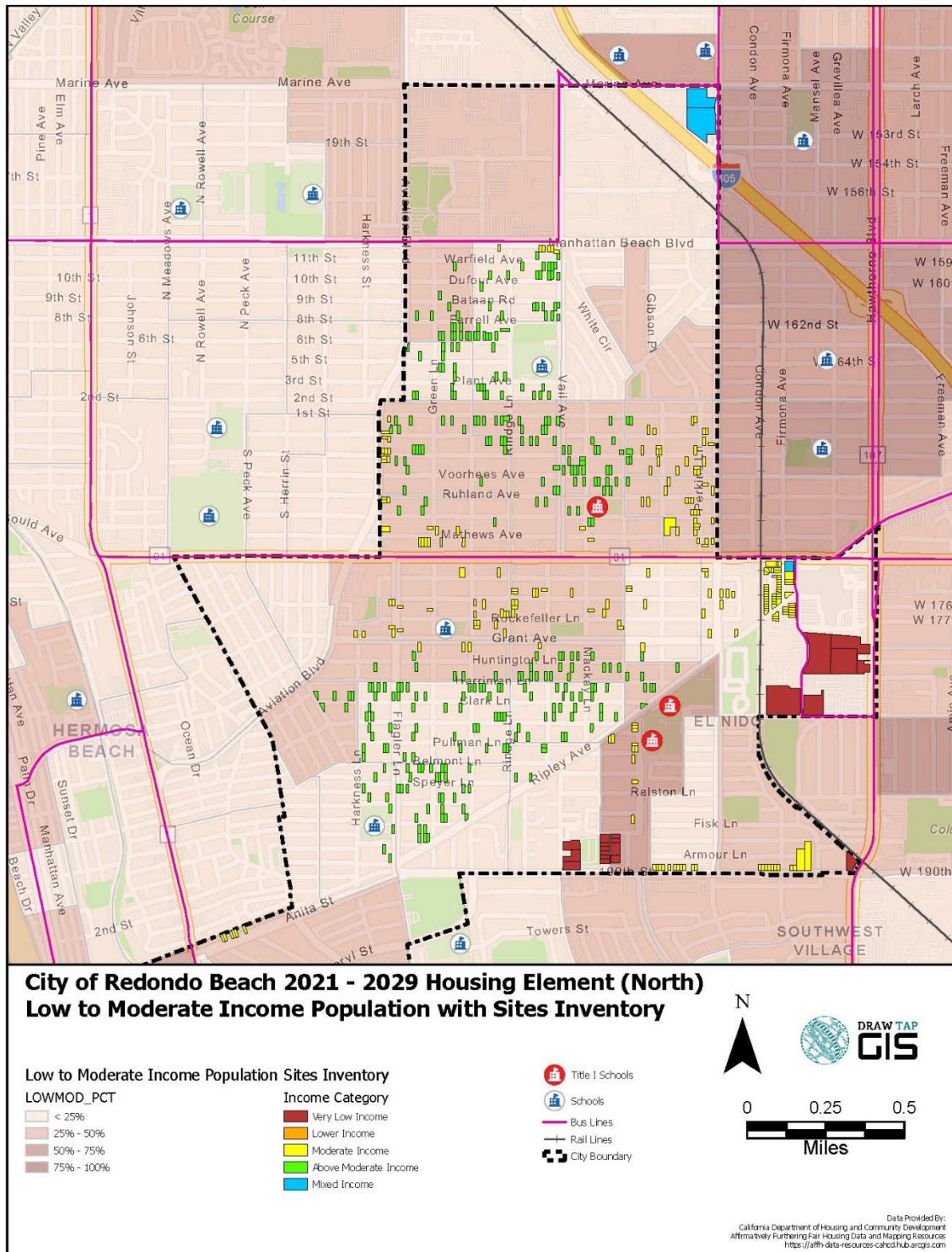
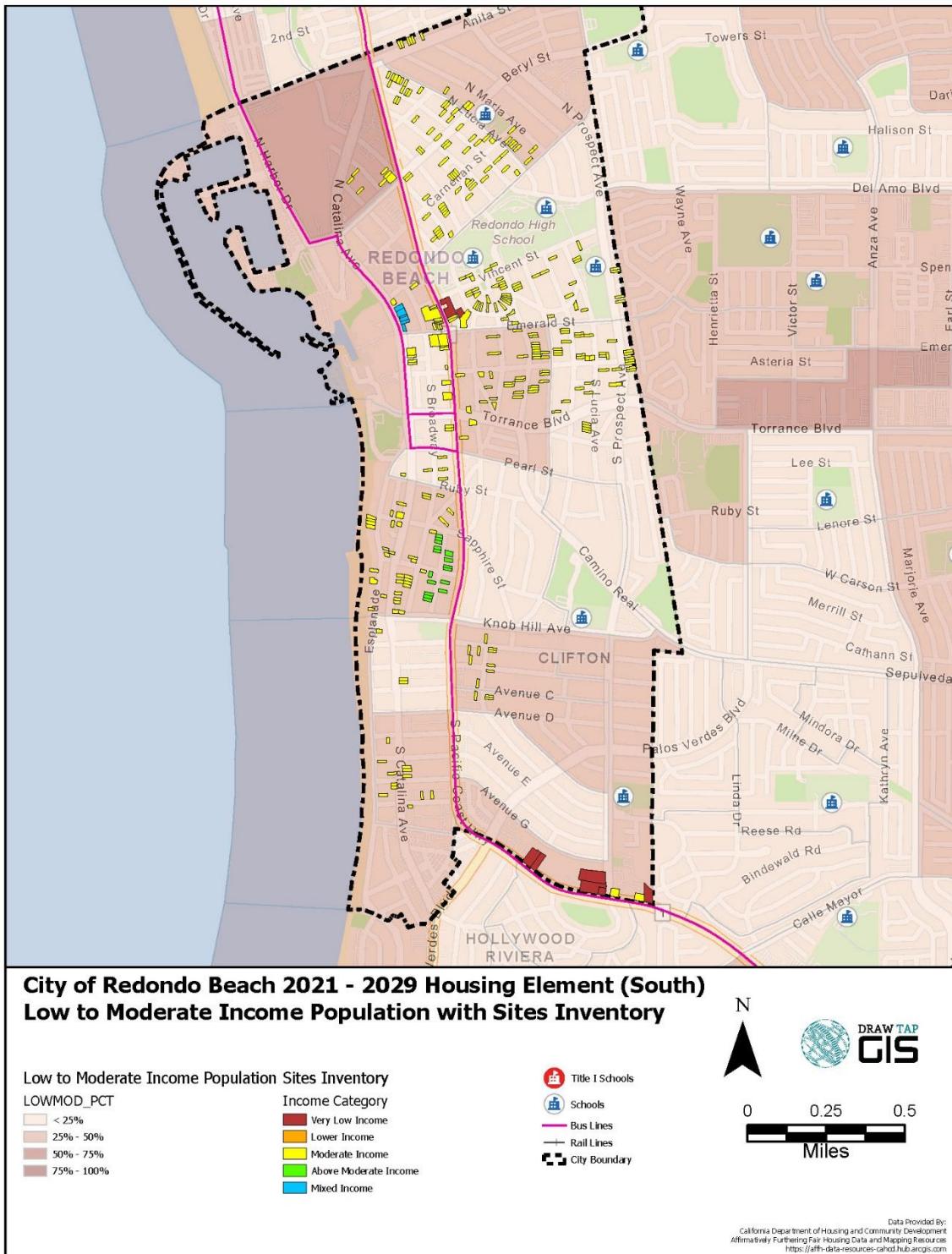


Figure D-16: Low and Moderate Income (LMI) Areas in Redondo Beach and RHNA Distribution – South of 190th

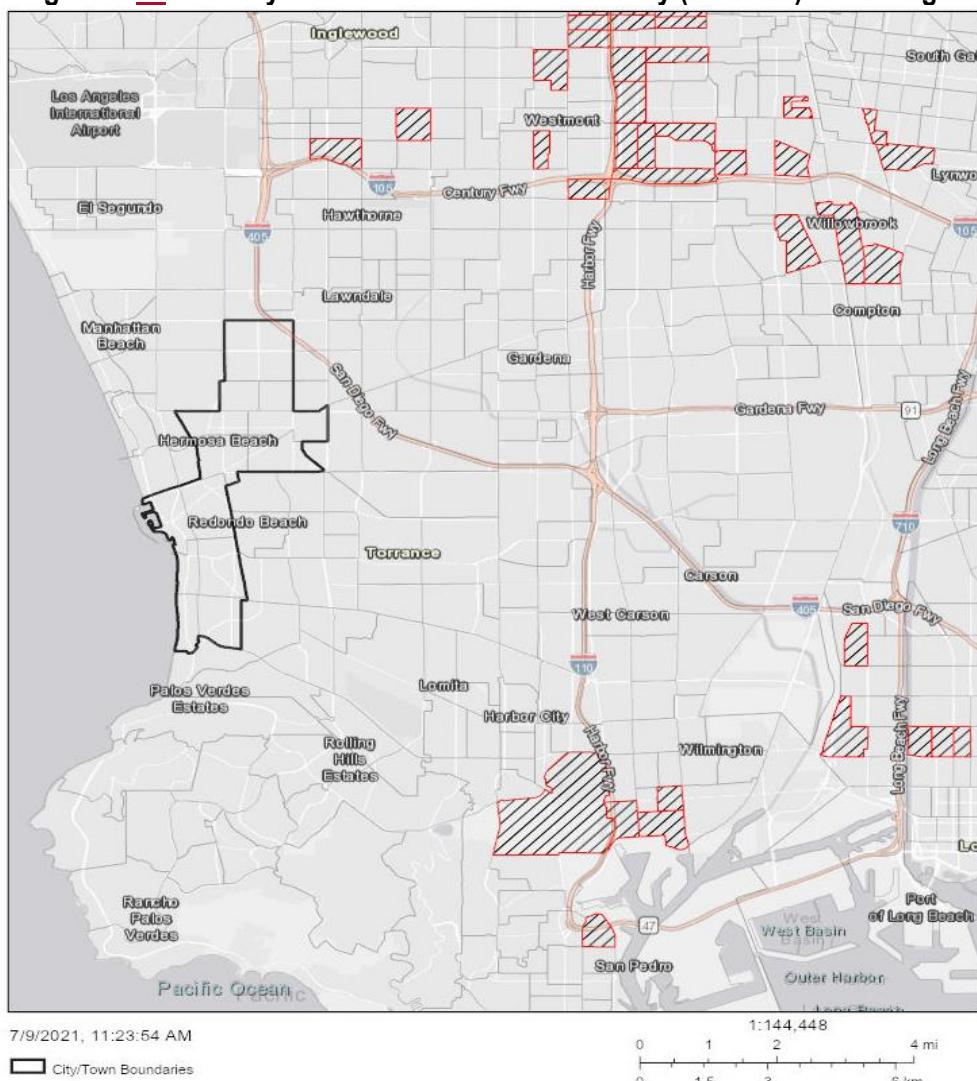


C. Racially and Ethnically Concentrated Areas

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

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 (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA 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.”

RCAAs 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.

Table D-8: White Household Income and Percent Population

	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

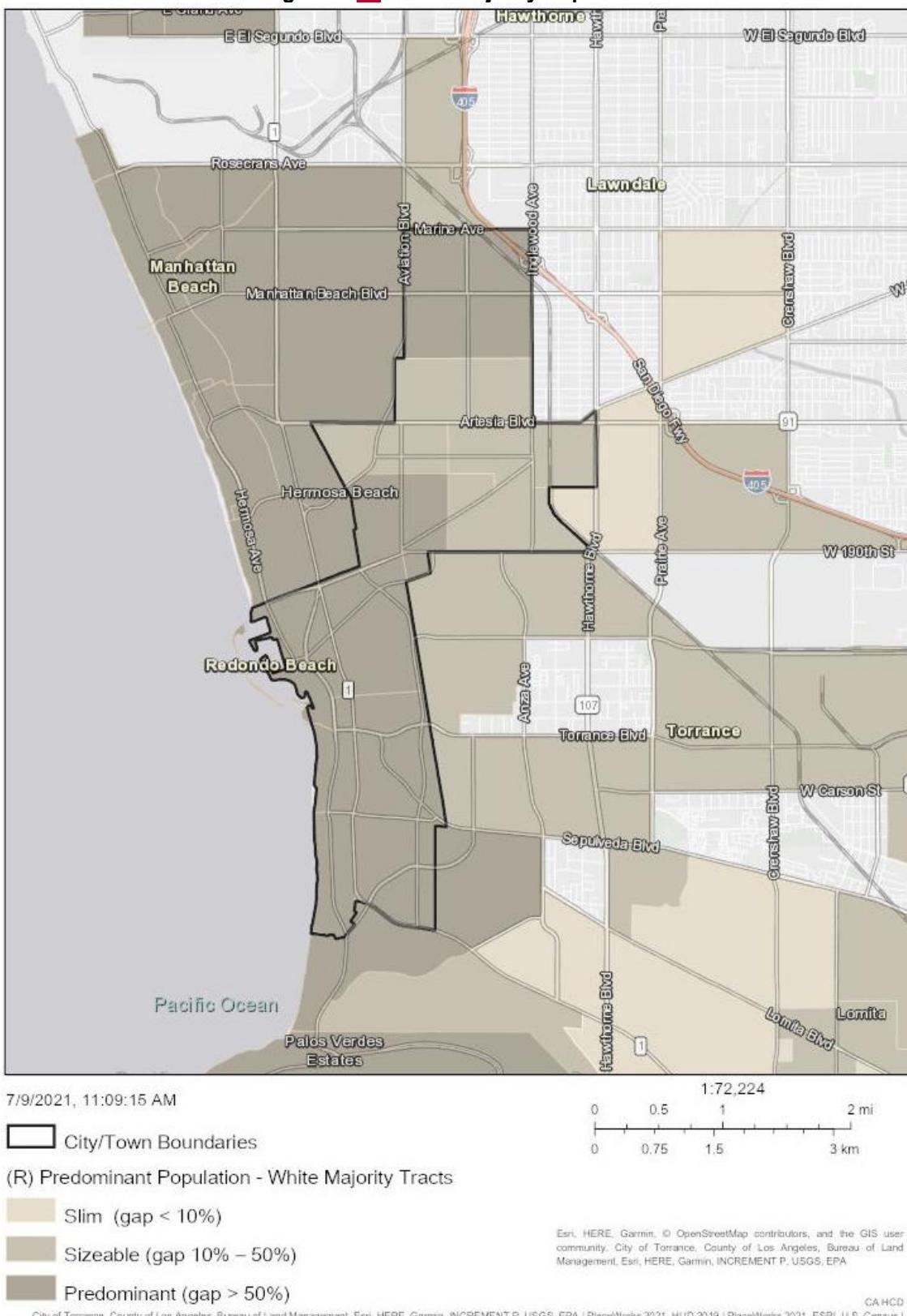
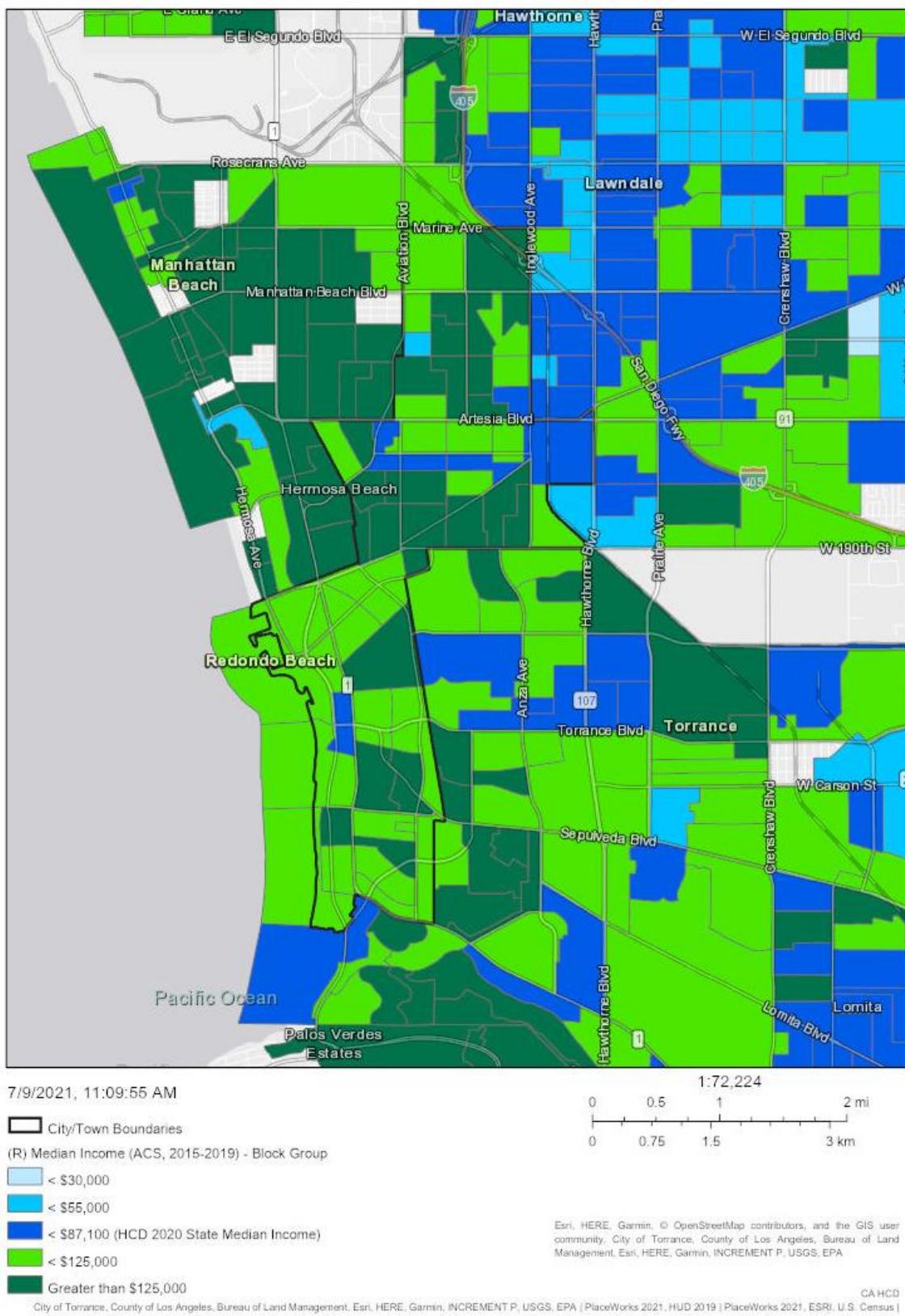


Figure D-19: Median Income



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

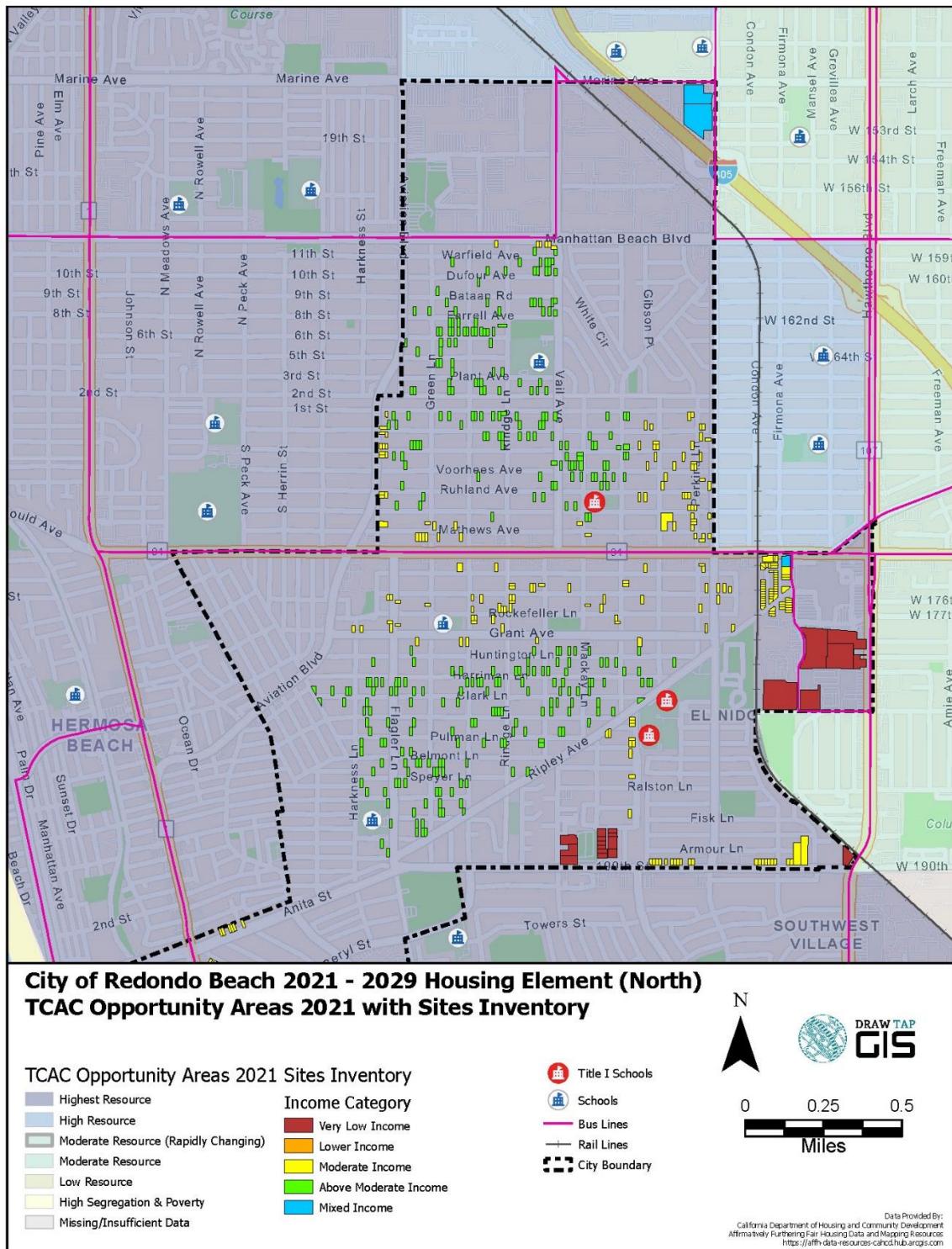
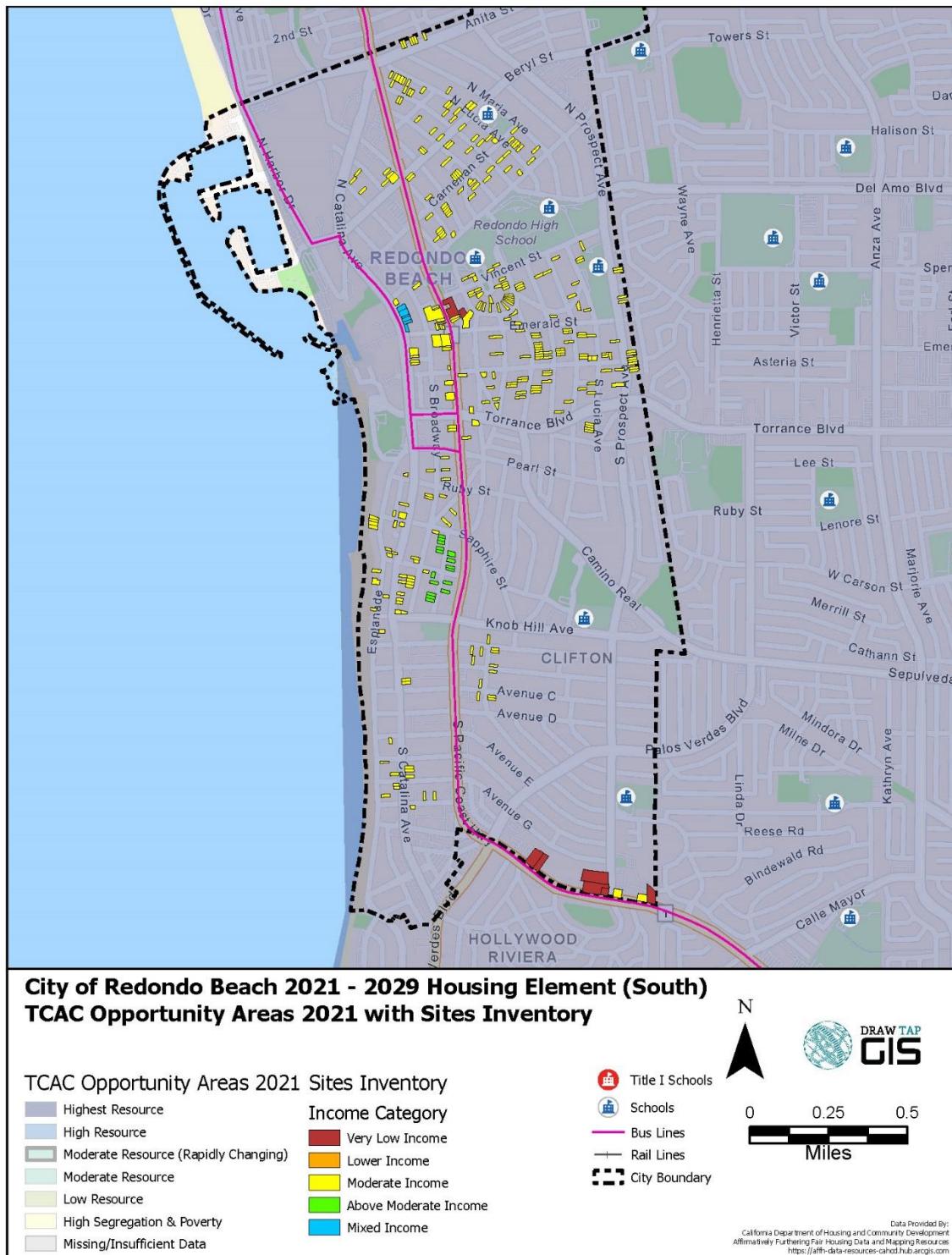


Figure D-21: Opportunity Score by Census Tract and RHNA Distribution – South of 190th



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.

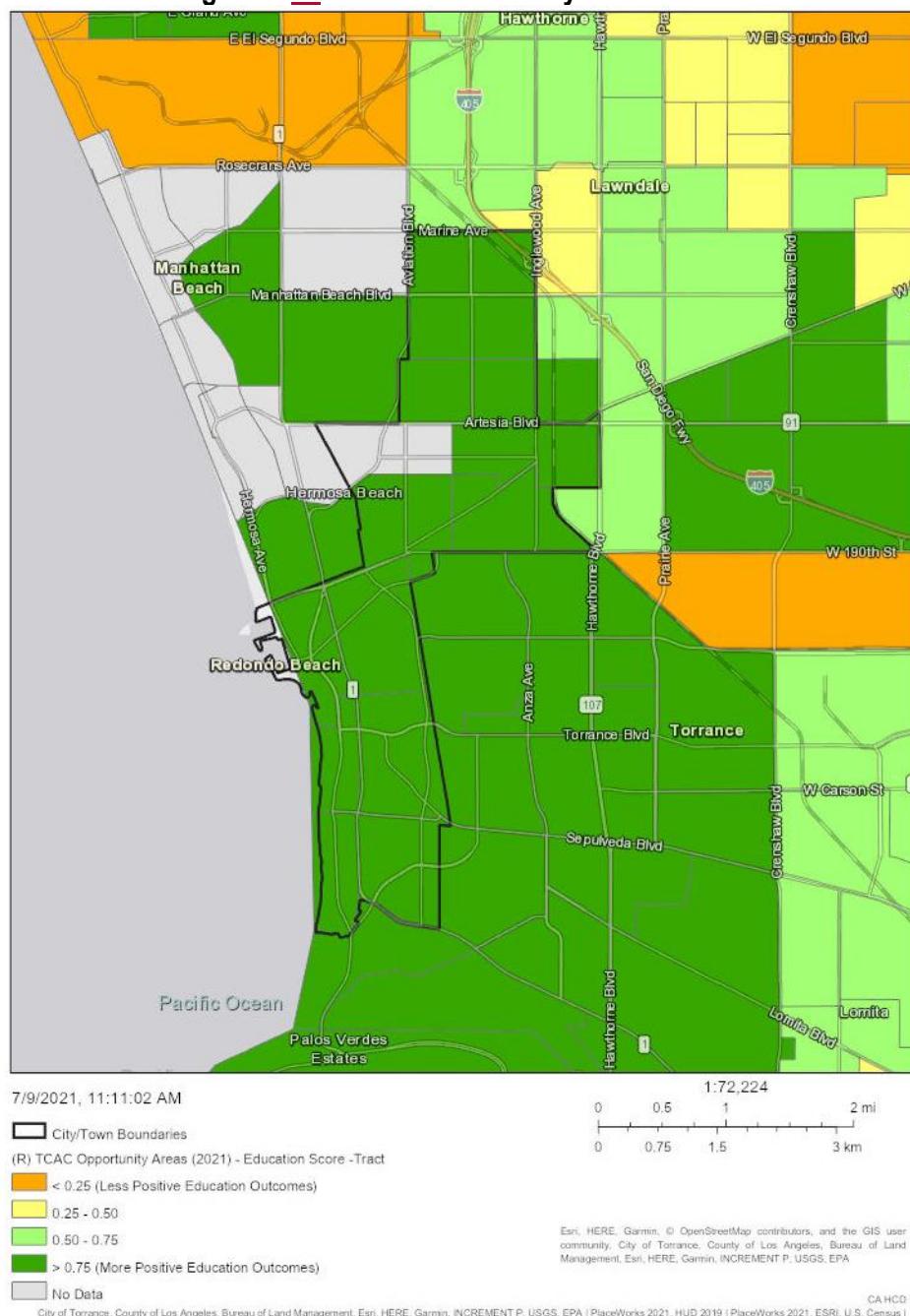
As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. [Figure D-22](#) shows the education scores of each census tract in the City. Education scores in the City range are all positive.

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 Polices 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.

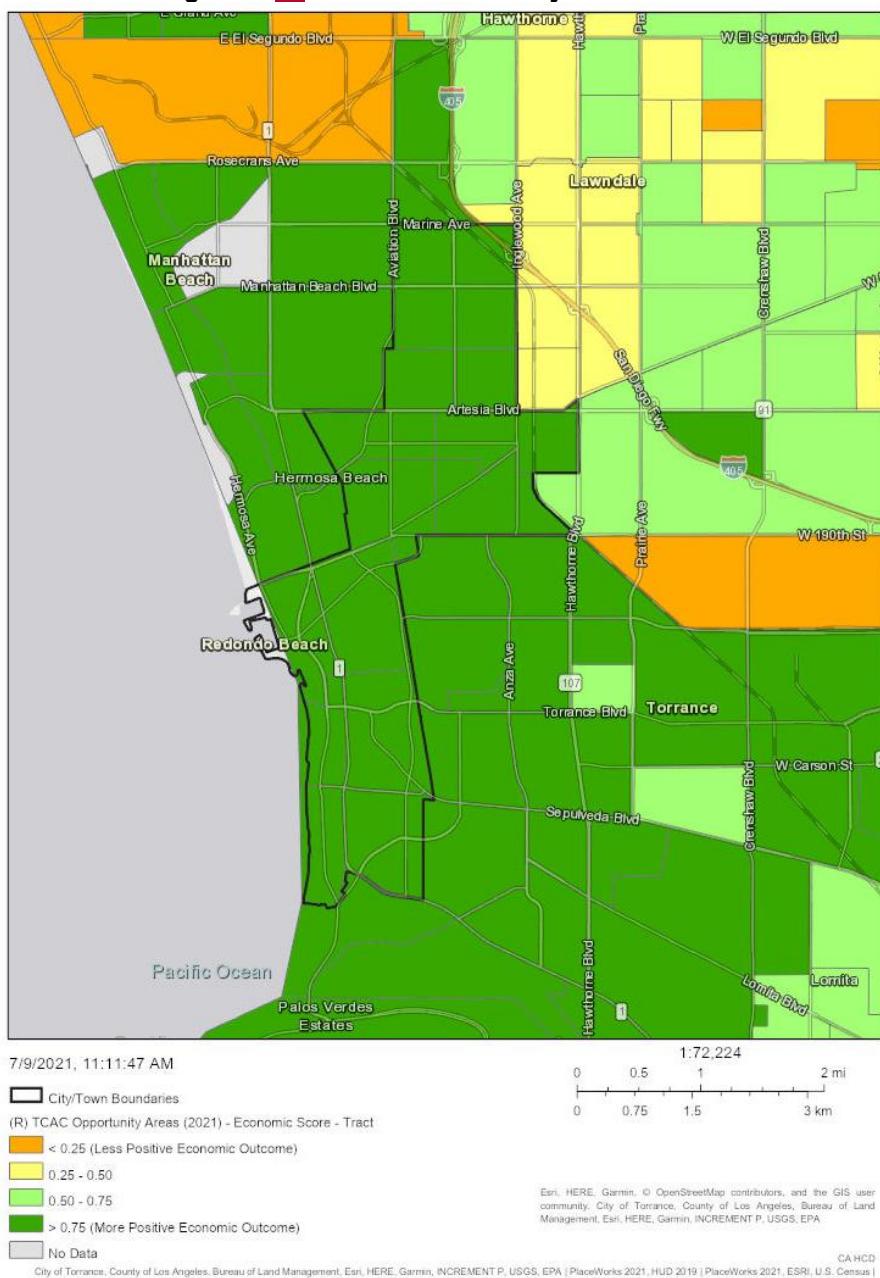
Figure D-22: Education Score by Census Tract



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

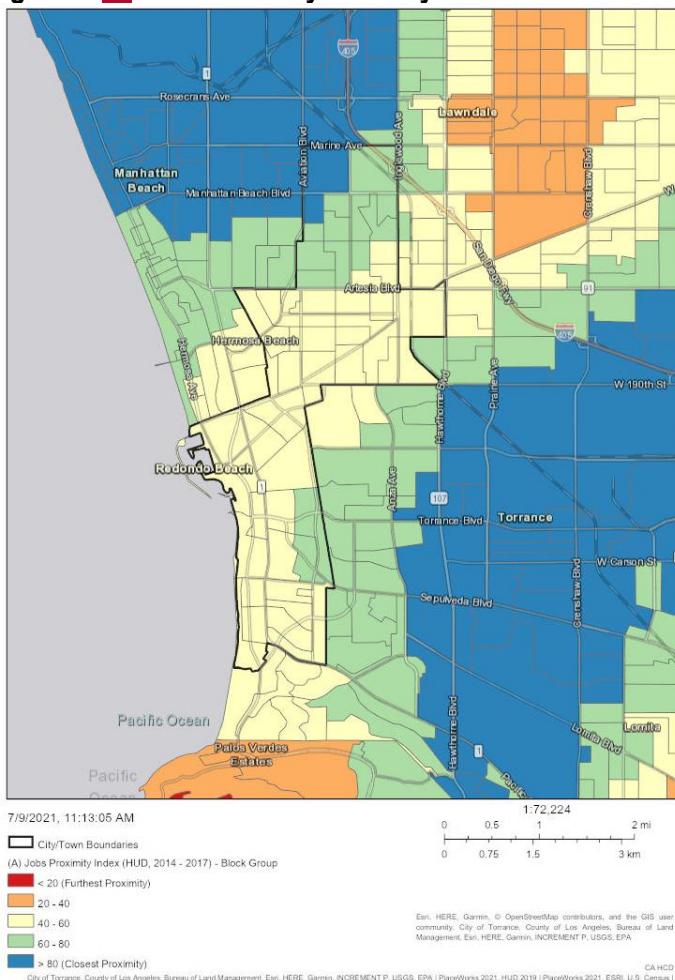


3. Transportation

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 RHNAs are 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 RHNAs are in the tracts with a low score of [less than 20](#). [The remaining 63 percent of lower income RHNAs are in tracts with a moderately low score of 21 to 40, primarily as recycling of existing light industrial 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.

Table D-12: RHNA Unit Distribution by CalEnviroScreen 4.0 Scores

% LMI HH	Lower	Moderate	AM	Total Units
1 - 10% (Lowest Score)	<u>13.1%</u>	<u>11.7%</u>	<u>0.9%</u>	<u>9.5%</u>
11 - 20%	<u>24.3%</u>	<u>63.0%</u>	<u>27.0%</u>	<u>34.3%</u>
21 - 30%	<u>5.0%</u>	<u>9.5%</u>	<u>52.0%</u>	<u>18.9%</u>
31 - 40%	<u>57.6%</u>	<u>15.8%</u>	<u>21.0%</u>	<u>37.2%</u>
41 - 50%	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>
51 - 60%	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>
61 - 70%	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>
71 - 80%	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>
81 - 90%	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>
91 - 100% (Highest Score)	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>
Total Units	1,413	683	775	2,871

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

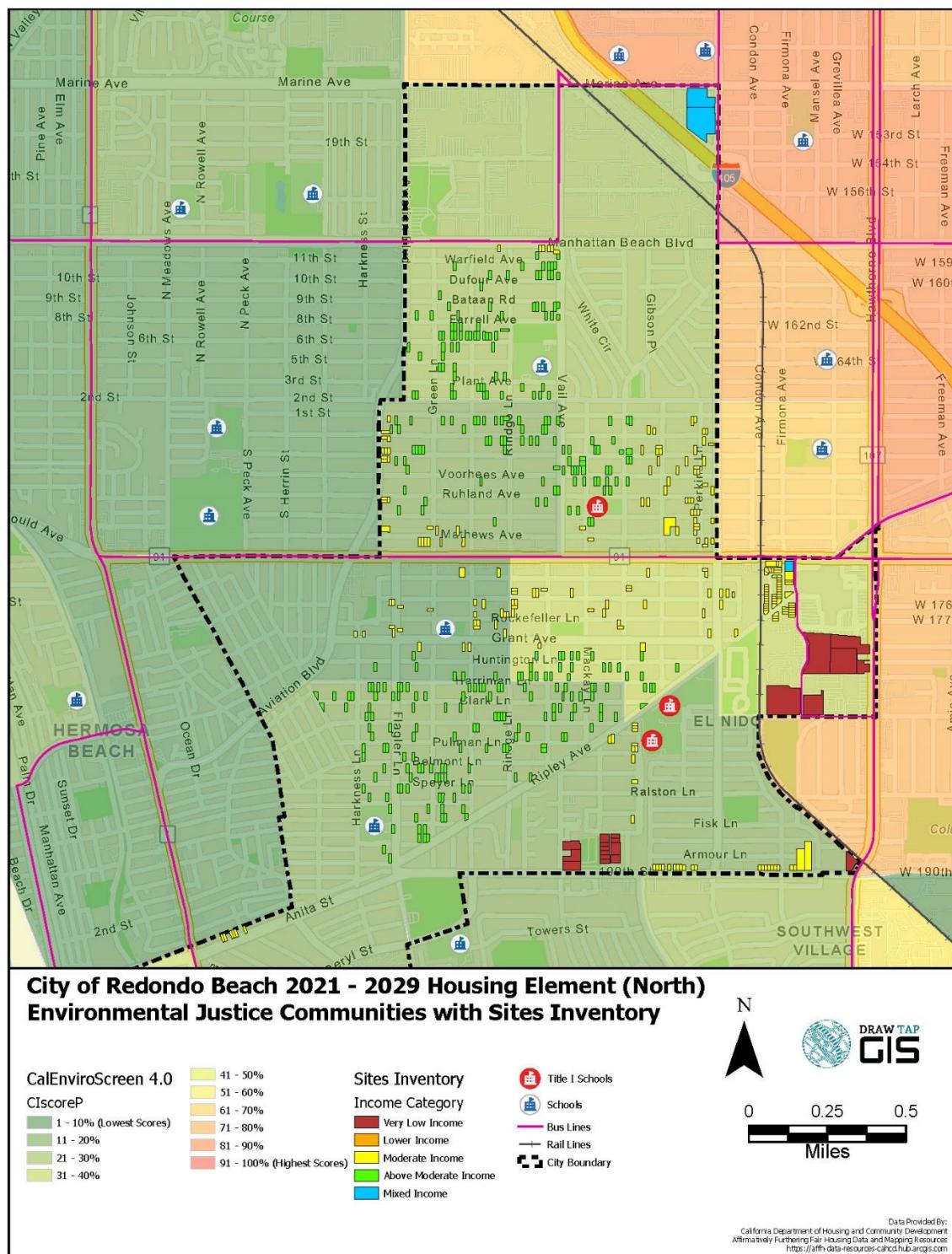
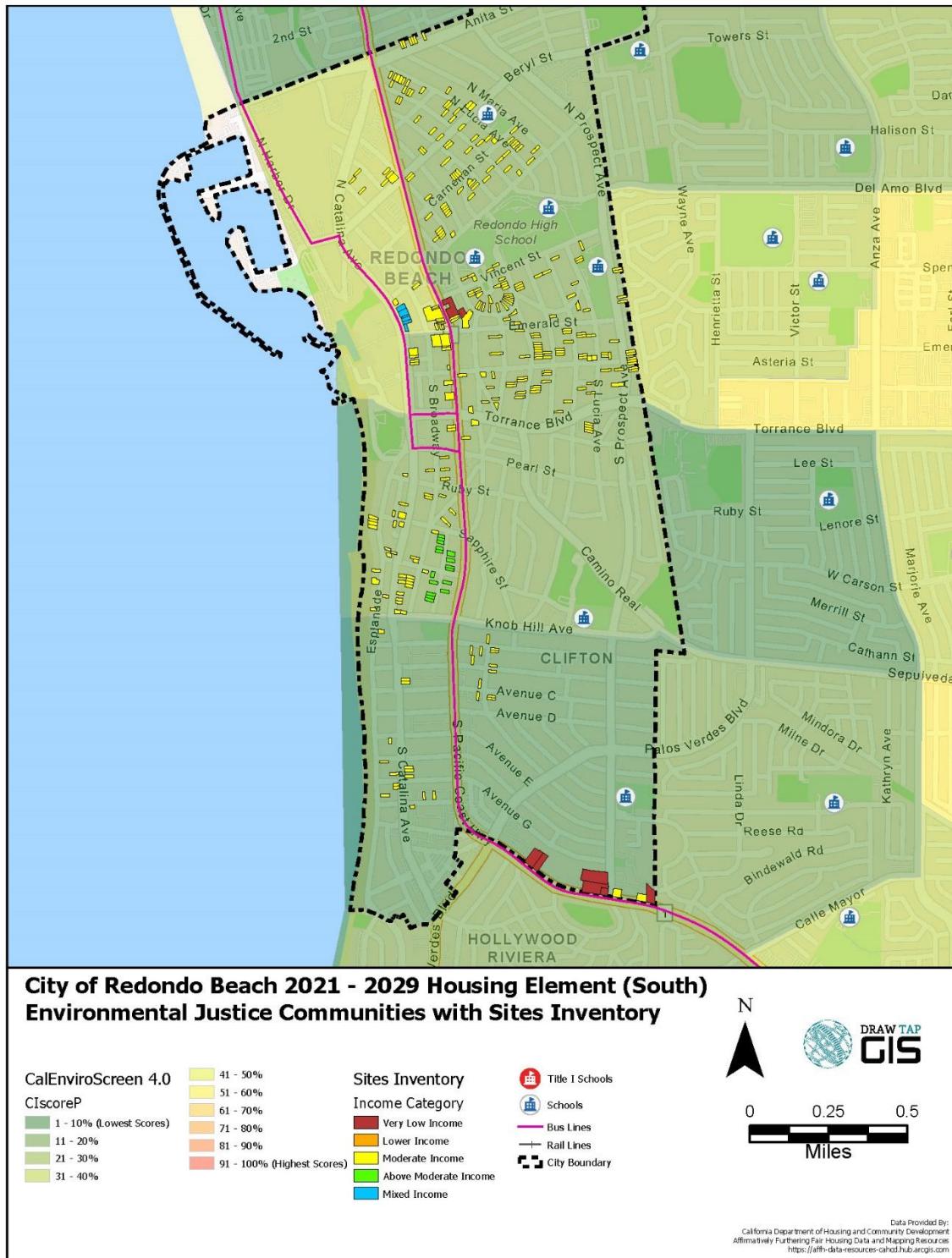


Figure D-26: Environmental Score by Census Tract and RHNA Distribution – South of 190th



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.

Table D-13: Housing Type and Cost Burden

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

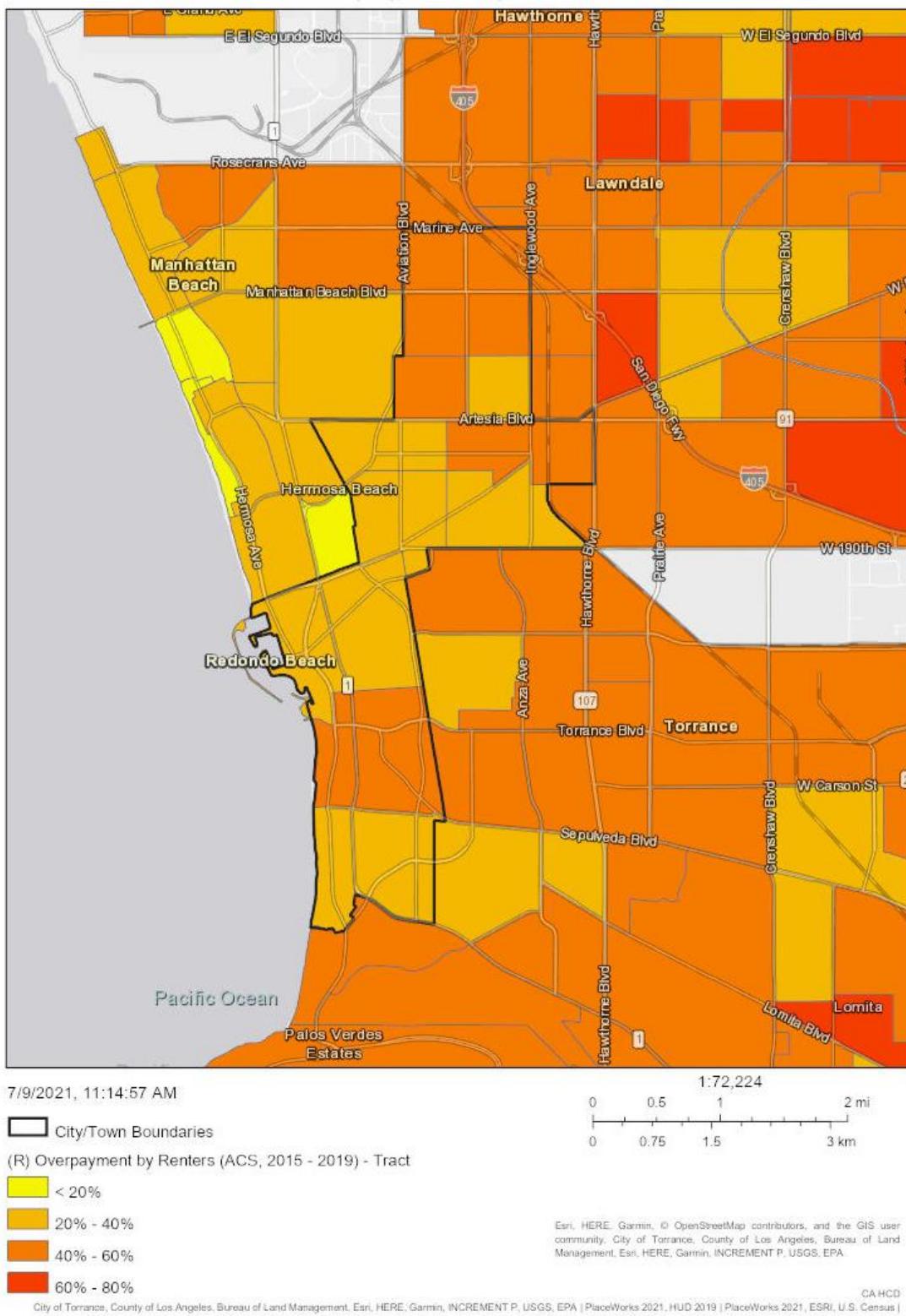
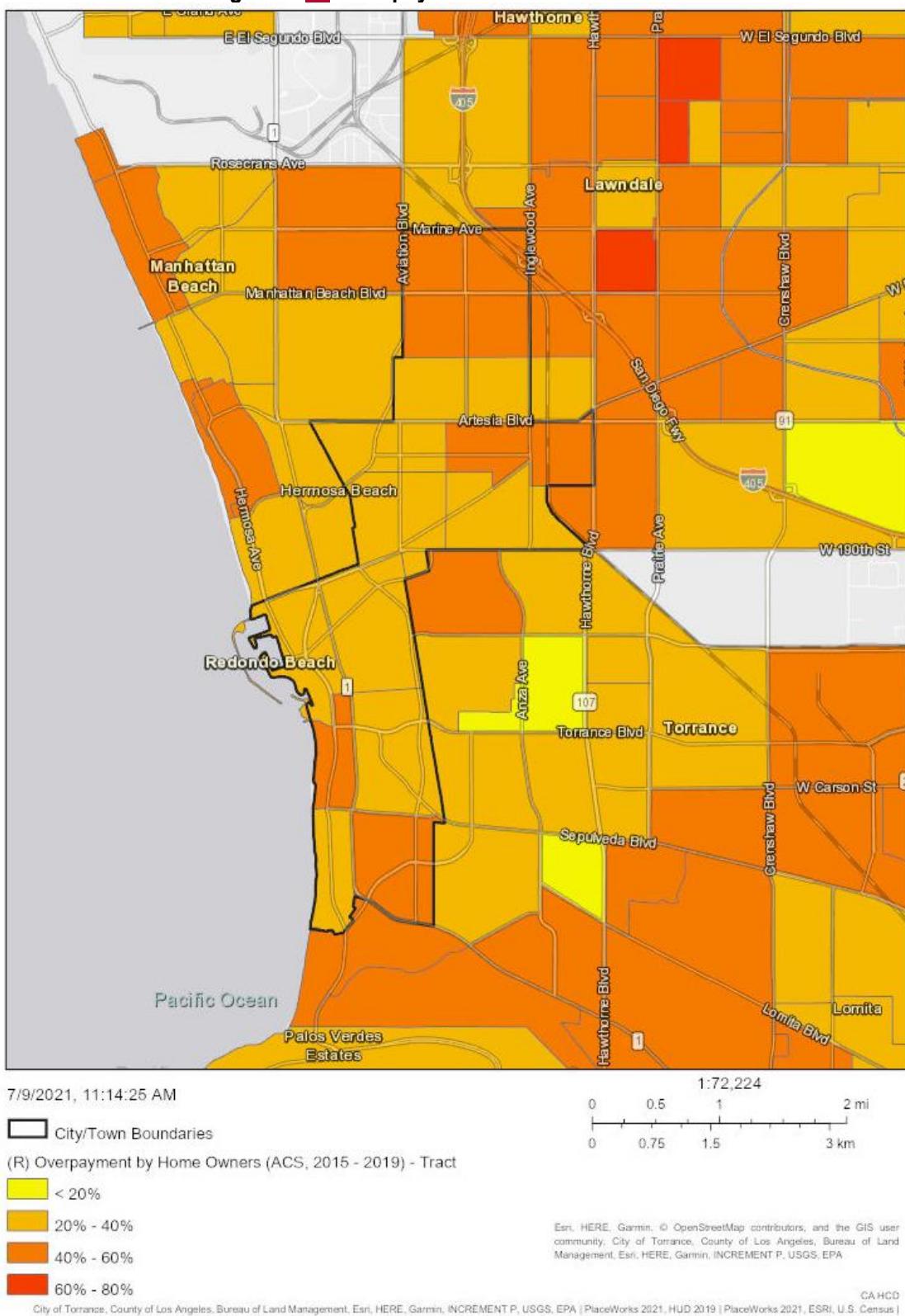


Figure D-28: Overpayment – Owner Households



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.

Table D-15: Households with Disproportionate Housing Needs in the Los Angeles-Long Beach Region

	# 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

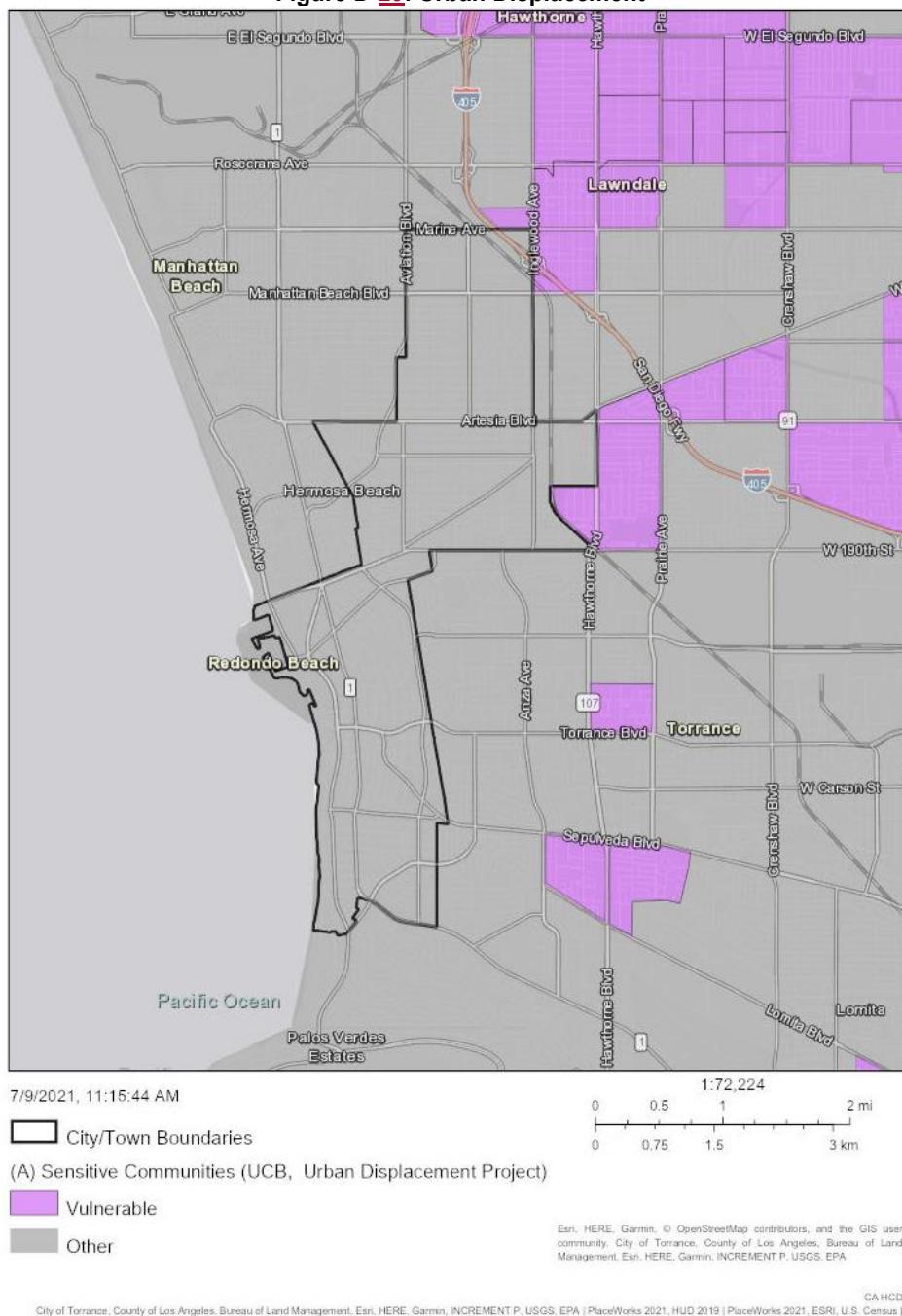
Cost of housing within the City has become high and unattainable for a lot of residents. In 2020 the median sales price for a single-family home in Redondo Beach was \$1,160,000 and increasing 13.5 percent to \$1,316,500 in 2021. Even though the City has a higher median income than most of the County,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



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 November 2022. The Housing Element includes a program to monitor the impact of Measure DD, as required by State law.

3.2 UTILITIES

A key component in planning for the future development and growth of an area within the context of a General Plan is ensuring that the various utilities (public and private) operating in the local area and region are capable of providing services at the levels and in the locations necessary to support the demand generated by future land uses and activities. State of California Office of Planning and Research guidelines prescribe that the General Plan contain “policies and plan proposals for the development, improvement, and timing of major sewer, water, and drainage facilities” as well as “policies, plan proposals, and standards for the location of pipelines and facilities for the transmission of electricity.”

The following section inventories and describes the existing jurisdictions, facilities, and operation of the critical utilities (i.e., sanitary sewer, storm drainage, water, electricity, natural gas, and telecommunications) that are provided within the City of Redondo Beach. The section also inventories and describes several specific utility-related infrastructure components that do not generally exist in all cities, but do exist in the City of Redondo Beach. These infrastructure components include the Groundwater (Seawater) Intrusion Barrier and the various Petroleum Extraction/Pipeline Facilities.

3.2.1 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 by 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 the network of city and county 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.

Based on residential per capita population totals and net built square footage totals for all commercial and industrial space city-wide, it is estimated that the average daily sewage

generation rate for the City of Redondo Beach totaled approximately 14.5 million gallons per day (mgd) in 1989 (Source: Rosenberg and Associates, 1990).

The Joint Water Pollution Control Plant in Carson, California is currently treating sewage at a 12-month average flow of 382 million gallons per day (mgd); the plant has a design capacity of 385 million gallons per day (mgd), and a peak flow capacity of 770 million gallons per day (mgd). The plant's operational capacity is expected to increase in the future, as a result of the expected 1992 completion of the San Jose Creek Treatment Plant expansion, which currently diverts its daily excess sewage flow to the Joint Water Pollution Control Plant.

All sewage processed at the Joint Water Pollution Control Plant in Carson receives advanced primary treatment, 200 million gallons per day (mgd) (or 52 percent of the total) receives additional secondary treatment. The treated sewage is disposed into the ocean at submarine outfalls located at White's Point off of the Palos Verdes Peninsula.

Existing Facilities

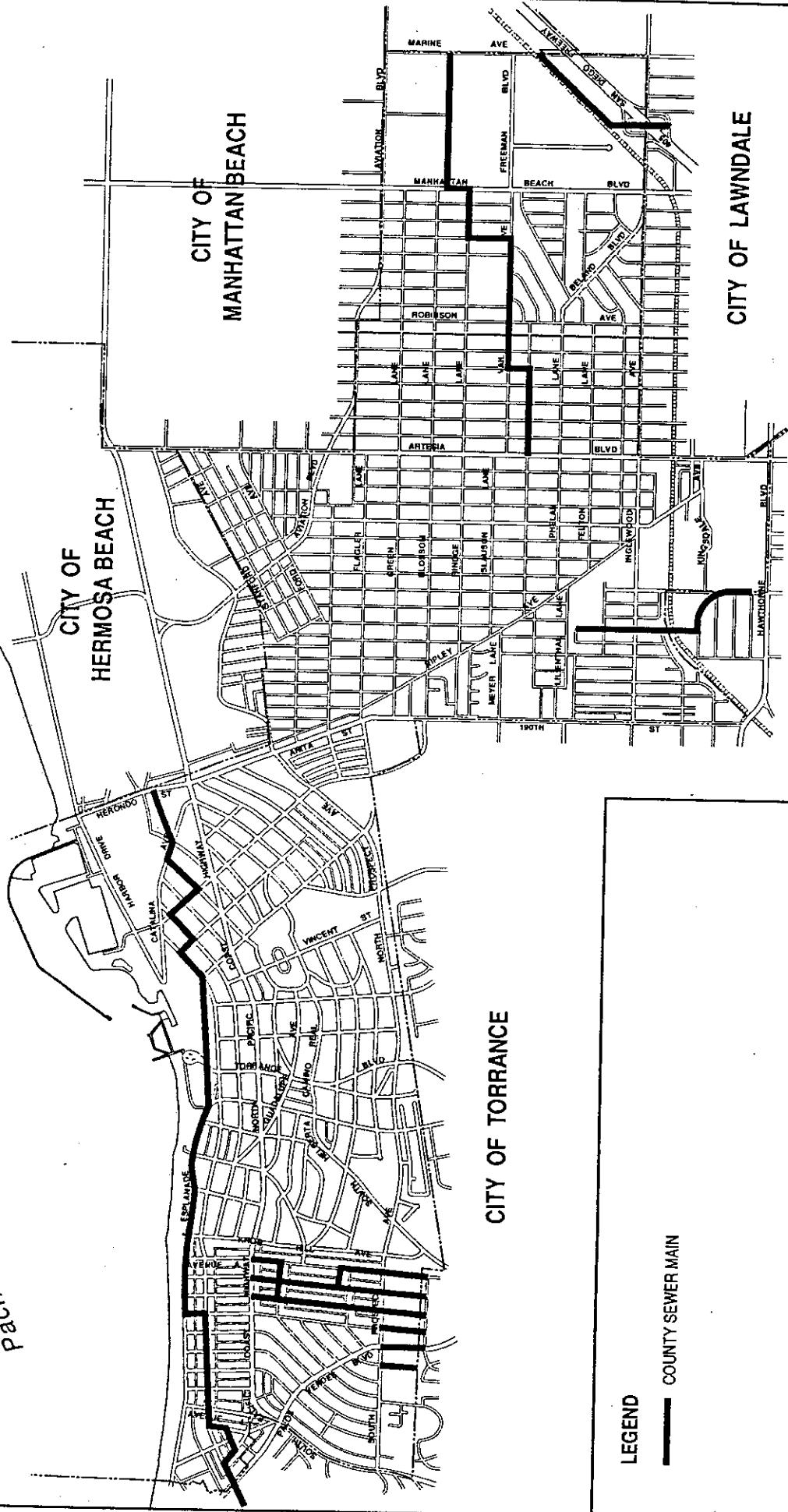
The entire City of Redondo Beach sewer system includes approximately 550,000 linear feet (or approximately 104 miles) of sewer main, and approximately 1,750 manholes. The majority of the system is composed of 8-inch diameter sewer mains with some 10-inch, 12-inch, and 15-inch sewers (including the larger collection "trunk lines"). In addition, the local system contains a series of 6 pump stations owned, operated, and maintained by the Los Angeles County Sanitation Districts (**Figure 18**).

Analysis indicates that approximately 90 percent (totaling 495,000 linear feet) of the total sewer main length in the city is operated and maintained by the City of Redondo Beach Public Works Department. The remaining ten percent (totaling 55,000 linear feet) is operated and maintained by the County of Los Angeles Sanitation Districts (**Figure 18**).

The various sewer mains operated and maintained by the County of Los Angeles Sanitation Districts are concentrated in five specific areas of the city:

- (1) A main running northwest to southeast parallel to and due south of the San Diego (405) Freeway right-of-way between Marine Avenue and Manhattan Beach Boulevard in North Redondo Beach;
- (2) A main running north to south, originating at Marine Avenue and bisecting the southern half of the TRW complex running along Doolittle Drive, east along Manhattan Beach Boulevard, south along Rindle Lane, east along Bataan Road, south along Vail Avenue, east along Curtis Street, and south along Mackay Lane, terminating into the main at its intersection with Mathews Avenue;

Pacific Ocean



EXISTING LOCAL LOS ANGELES COUNTY SEWER SYSTEM FACILITIES

FIGURE
18

envicom corporation

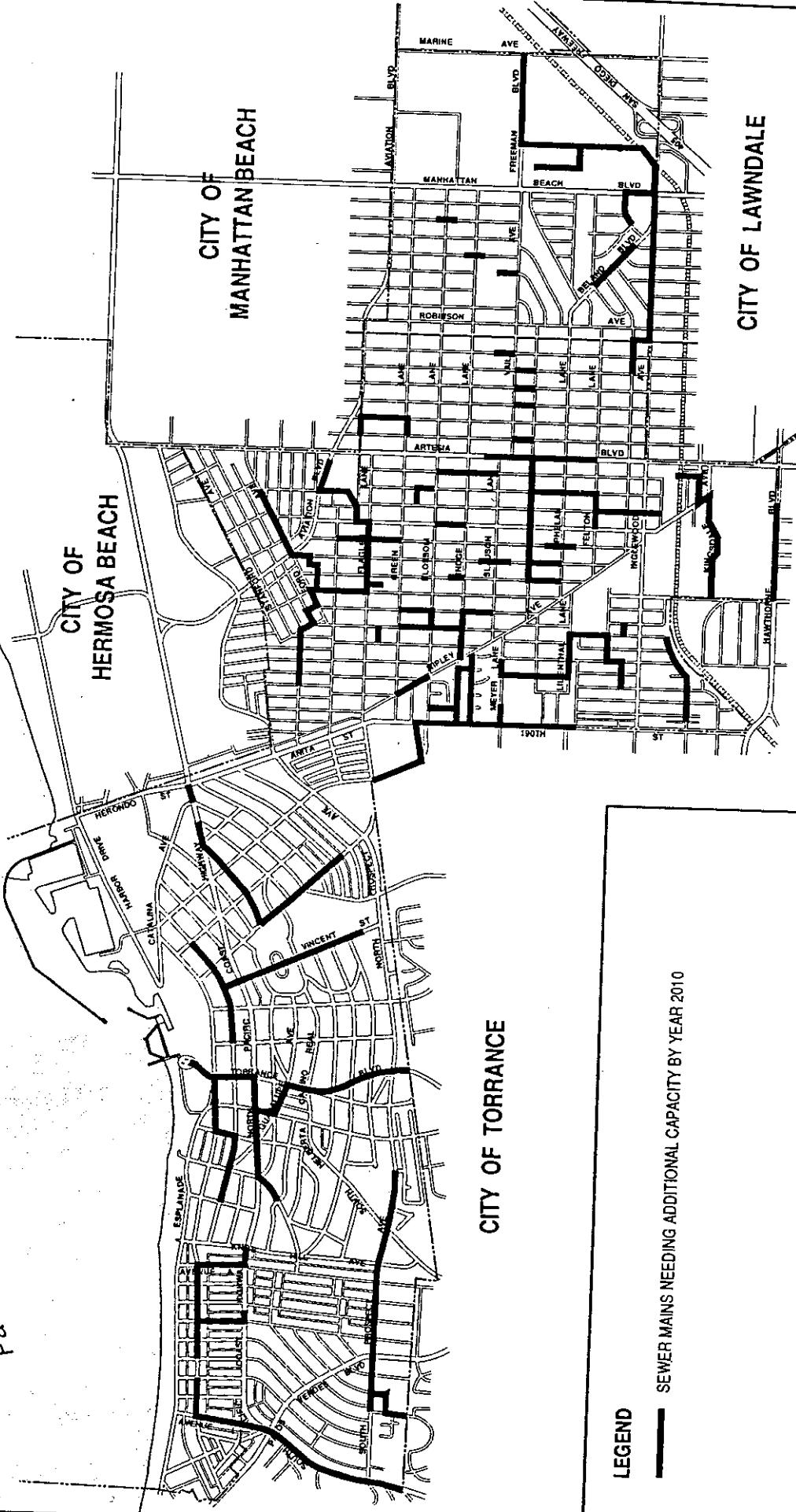
- (3) A main running west to east, beginning at Pruitt Drive running due south of 184th Street to the City of Torrance boundary and connecting into Hawthorne Boulevard in the City of Torrance;
- (4) A main running north to south, beginning at the City of Hermosa Beach boundary due east of Francisca Avenue, running south and following Francisca Avenue, turning southwest following Beryl Street, turning south following Broadway, turning southwest following Cornelian Street, turning south following Catalina Avenue, turning southwest following Diamond Street, turning south running under the Harbor/Pier parking structure, turning east following Torrance Boulevard, turning south following the Esplanade, turning east up Avenue "D" to rejoin Catalina Avenue, turning south following Catalina Avenue, and terminating into a city sewer line at South Elena Avenue; and
- (5) A series of mains serving the old "Clifton Heights" area of the city, that was formerly under sole control by the County of Los Angeles, but was annexed by the City of Redondo Beach in the early 1980's. This area includes all the sewer mains serving a "reverse L-shaped" area approximately 15-acres in size, roughly bounded by Knob Hill Avenue to the north, the City of Torrance boundary to the east, Avenue "F" to the south, Prospect Avenue to the west, Avenue "D" to the south, and Pacific Coast Highway to the west.

System Status

The Preliminary Sewer Master Plan, prepared in January, 1990 for the City of Redondo Beach Public Works Department by consultant Donald G. Rosenberg & Associates, Incorporated, determined that the overall condition of the City's system (i.e., quality of the physical condition of the pipes, etc.) is above average; no significant leakage or caving problems have been experienced or reported.

The report has also concluded that the City's sewer system is currently operating at approximately 70 percent of the capacity projected at the ultimate buildout of the city under the existing General Plan. This analysis further translated into a conclusion that approximately 100,000 linear feet of sewer main (or 15 percent of the entire system) would be operating at or above design capacity by the year 2020 (based on buildout under existing zoning). These areas have been identified and highlighted (**Figure 19**). These impacts will be similar to those experienced under a full buildout of the maximum land use and building densities allowed under the Land Use Plan of the updated General Plan.

Pacific Ocean



LOCAL SEWER FACILITIES PROJECTED TO OPERATE
AT OR ABOVE CAPACITY (YEAR 2010)



FIGURE
19

Planned Improvements

Within the findings of the aforementioned sewer master plan study, a list of the ten most critical sewer main facilities to be supplemented with parallel sewer mains for additional capacity were compiled and recommended (two of which are major county trunk lines) (**Table 46**).

Because of the high cost of such capital improvements, an additional development fee should be considered by the City to underwrite the cost of these necessary replacements. A nexus study should be performed to determine the appropriate amount of money per dwelling unit (for residential construction) or per square foot (for commercial or industrial construction) that could be reasonably assessed to new development within the City for this purpose.

3.2.2 Storm Drainage Service

Existing System

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

In general, the storm drainage pattern of the city includes a network of storm drainage catch basins at street level and pipes under streets that collect and carry storm and excess water from the city in three general patterns (**Figure 20**):

- (1) Storm water that is collected and drained from the north and northeast portions of North Redondo Beach is carried out of the city through the city and county pipe system and drains into the major regional drainage facility of Dominguez Channel to the east;
- (2) Storm water that is collected and drained from the southern portion of North Redondo Beach and all of South Redondo Beach is carried and drained into the Pacific Ocean through one of the thirteen different drainage outfalls that are located along the southwestern shoreline of the city; and
- (3) Water that is collected in one of the five different sumps or sump pumps located throughout the city that is force-pumped back into and through the system and drained through one of the ocean drainage outfall pipes.

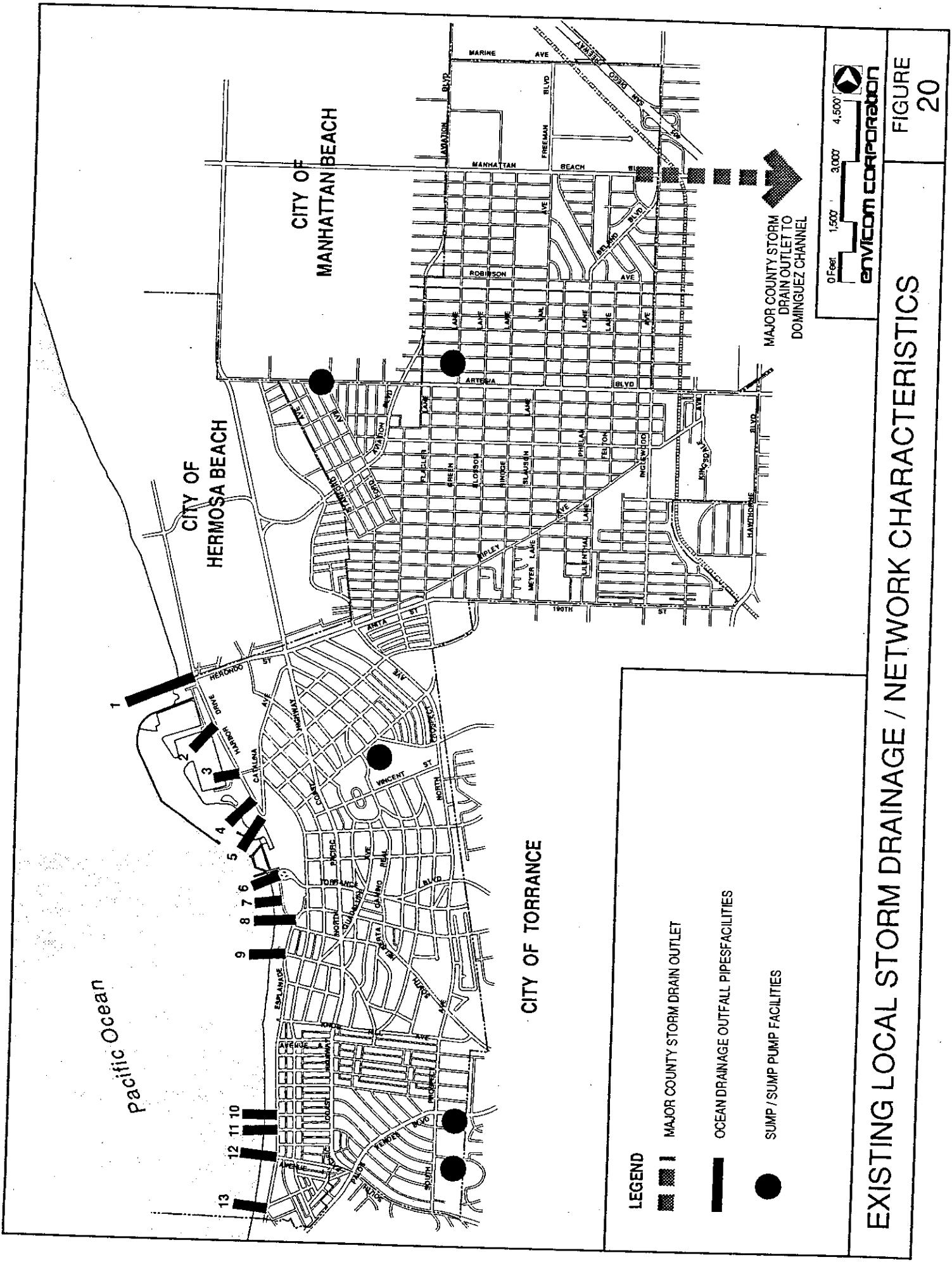
TABLE 46

List of Most Critical
Recommended Local Sanitary
Sewer System Improvements

<u>Sewer Line Location</u>	<u>Pipe Size</u>
1. Alvord Lane by High Lane	12"
2. Rindge Lane by 190th Street	8"
3. Inglewood Avenue by 183rd/184th Street*	12"
4. 184th Street by Ramona Avenue	n/a
5. Ives Lane by Lilienthal Lane	10"
6. Carlson Lane by Goodman Avenue	8"
7. Doolittle Drive by Manhattan Beach Boulevard*	18"
8. Vail Avenue by Timothy Avenue*	15"
9. Broadway by Diamond Street	15"
10. Doris Way by Massena Avenue	8"
11. Catalina Avenue by Avenue Del Norte*	18"
12. Catalina Avenue between Torrance Boulevard/Pearl Street	8"
13. Broadway and Vincent Street	15"
14. Francisca Avenue by Beryl Street	15"
15. Inglewood Avenue and Manhattan Beach Boulevard	8"

Source: Preliminary Sewer Master Plan, City of Redondo Beach. January, 1990,
Prepared by Donald G. Rosenberg & Associates, Inc.

* Indicates County trunk line.



The existing storm drainage system serving the City of Redondo Beach includes a total of approximately 29.1 miles of gravity flow storm drain and 0.3 miles of forced flow storm drain. These drains are located sporadically throughout the city, with approximately one-third of the entire city's streets served and underlain by storm drains. The pipes range in diameter from 18 inches to 96 inches, depending on location and anticipated maximum flow.

The majority of the storm drains are located in North Redondo Beach; the elevated topography of portions of South Redondo Beach is such that the eastern half of that area of the city has better natural drainage, and is not as intensely served by storm drainage infrastructure.

Approximately 25 percent of the storm drainage system is owned, operated, and maintained by the City of Redondo Beach Public Works Department; the remaining 75 percent of the system is owned, operated, and maintained by the Los Angeles County Department of Public Works Flood Control District.

In addition to the pipes and drainage system, there are three city-operated sumps and pump stations and two city-operated independent sump pumps that collect excess and storm water into sumps. This excess water is then pumped up into gravity flow drains which carry the water out to the Pacific Ocean through one or more of the aforementioned drainage outfalls. The locations of these sumps and sump pumps include (**Figure 20**):

- (1) A sump and sump pump located in the eastern center of North Redondo Beach within the Mathews Parkette at the northwest corner of the intersection of Green Lane and Mathews Lane;
- (2) A large sump and sump pump (the Wylie-Steinlart sump) located in the southeastern portion of North Redondo Beach, roughly bounded by Artesia Boulevard (the City of Manhattan Beach boundary) to the north, Ford Avenue to the east, and Goodman Avenue to the west;
- (3) A large sump and sump pump located in the far southeastern portion of South Redondo Beach within the Massena Parkette, roughly bounded by Massena Avenue to the west, Avenue "H" to the north, and the City of Torrance boundary to the east;
- (4) An independent sump pump located in the center of South Redondo Beach, within the low-lying area of the Redondo Union High School athletic fields, roughly bounded by Vincent Street to the south, Prospect Avenue to the east, and Del Amo Street to the north; and

- (5) An independent sump pump located in the far southeastern portion of South Redondo Beach at the base of South Irena Avenue directly abutting the City of Torrance boundary to the east.

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 breakwater extends out like a large arm extending out to the west due south of the terminus of Herondo Street, and curving to the south approximately 3,000 linear feet (over one half of a mile), serving as a protective wall between the open and exposed portions of Santa Monica Bay and the Pacific Ocean and the structures, areas, and boats located in the northern coastal area of the City.

In the 1930's a small breakwater facility was installed to protect the harbor area from flooding and storm-related damage. In the mid 1950's the existing large breakwater facility (at a height of 14 feet above the mean low water level) was constructed; in 1963 portions of the facility were elevated to a height of 20 feet above the mean low water level. There is also a project currently underway between the City of Redondo Beach and the United States Army Corps of Engineers to elevate the height level of the remainder of the existing breakwater to 20 feet above the mean low water level, to extend the southern portion of the breakwater approximately 150 linear feet, and to raise the southern portion of the breakwater to a height of 16 feet above the mean low water level. These improvements will further enhance the ability of the breakwater to protect the harbor area from flooding and storm-related damage.

Prior to any of this protection, significant damage had occurred to a number of major structures and areas of the harbor. Even recently (within the last five years), particularly violent weather systems have caused storm-related damage to the Portofino Inn and the Municipal Pier structures.

The roadways and structures along Harbor Drive and the Esplanade, located due east of the public beach area extending almost the entire length of South Redondo Beach, are also protected from coastal-related damage and flooding. These areas are elevated approximately eight feet above the level of the beach area, and are further protected by a concrete block retaining wall running along the length of the Esplanade.

System Status/Planned Improvements

Overall, the city's storm drainage system is in good physical and operational condition. One major issue that has arisen, due to the lack of storm drainage facility coverage throughout the entire city, is the continued incidence of long standing "nuisance" or

excess water generated by common day-to-day domestic activities [i.e., washing of vehicles, irrigation of lawns or planting areas, etc.]. Because of the lack of drainage facilities in some areas of the city, this water remains and pools in curbside gutters for long periods of time until it evaporates naturally, and thus, can become a moderate public safety and health hazard.

The City of Redondo Beach Department of Public Works is presently making incremental improvements to the system with monies budgeted from the city's General Fund to improve this situation.

In addition, the Los Angeles County Department of Public Works Flood Control Division has three storm drainage improvement projects currently in differing planning or study stages that will impact the City of Redondo Beach. These capital improvements would be funded by future Los Angles County bond financing projects. These include (**Figure 21**):

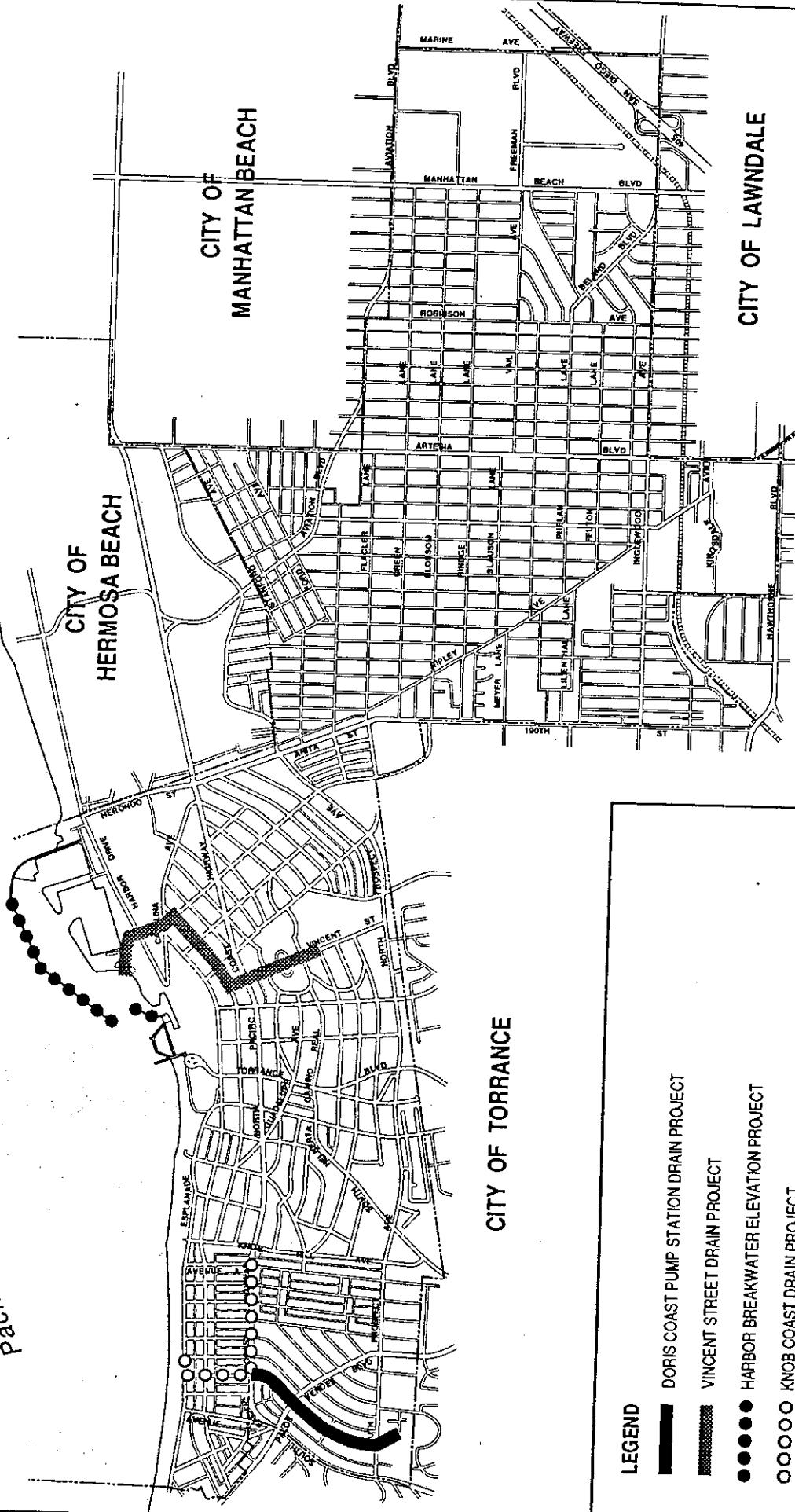
- (1) The Vincent Street Drain Project: this project will add a new gravity-forced drainage line that will serve to drain the sump and pump station within the Redondo Union High School athletic fields, will drain and run west, serving Vincent Street to Broadway; will drain and run north, serving Broadway from Vincent Street to Beryl Street; will drain and run west, serving Beryl Street to Harbor Drive; and will drain and run south just west of Harbor Drive, joining and draining through an existing outfall pipe into the Pacific Ocean off of Mole D in the harbor/pier area.

This new drain will serve to supplement the existing drain running from the athletic field sump down Diamond Street and along Broadway, Beryl Street, and Harbor Drive to the same ocean outfall.

- (2) The Knob Hill Coast Drain Project: this project will add a new gravity-forced drain running and draining north to south along Pacific Coast Highway from Avenue "A" to Avenue "G," running and draining west along Avenue "G" to the Esplanade, running and draining north along the Esplanade, and connecting and draining through the existing outfall pipe into the Pacific Ocean parallel to Avenue "F."

This drain will serve to supplement the system in the southern end of the city adjacent to Pacific Coast Highway which are currently underserved by storm drainage and subject to sporadic flooding and extensive standing "nuisance" water.

Pacific Ocean



- LEGEND**
- DORIS COAST PUMP STATION DRAIN PROJECT
 - ▨ VINCENT STREET DRAIN PROJECT
 - HARBOR BREAKWATER ELEVATION PROJECT
 - KNOB COAST DRAIN PROJECT

PROPOSED LOCAL STORM DRAINAGE / FLOOD CONTROL IMPROVEMENTS

envicom corporation
FIGURE
21

(3) The Doris Coast Pump Station Project: this project will add improvements on the City of Torrance side of the Avenue "H" sump pump, but will also include improvements on the Redondo Beach side of the system. These improvements will include the construction of a gravity-forced storm drain (with catch basins) running from and serving the Avenue "H" sump pump, running and draining west along Avenue "G" and connecting into the future Knob Hill Coast Drain at the intersection of Avenue "G" and Pacific Coast Highway. This drain will enhance drainage from and disposal of water from the Avenue "H" sump pump, and will also serve to supplement the system in the residential areas of the southern end of the city adjacent to Pacific Coast Highway.

These areas are currently underserved by storm drainage, and are subject to sporadic flooding and extensive standing "nuisance" water.

As previously mentioned, there is also a project currently underway between the City of Redondo Beach and the United States Army Corps of Engineers to elevate the height level of the remainder of the existing breakwater to 20 feet above the mean low water level, to extend the southern portion of the breakwater approximately 150 linear feet, and to raise the southern portion of the breakwater to a height of 16 feet above the mean low water level. These improvements will further enhance the ability of the breakwater to protect the harbor area from flooding and storm-related damage.

3.2.3 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 community 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.

Existing Conditions and Facilities

The Hermosa-Redondo District contains a total of 209 miles (1.1 million linear feet) of water main supplying and distributing all of the water to the district. The City of Redondo Beach contains 136.8 miles of water main (65 percent of all the district's mains); the City of Torrance contains 28.6 miles of water mains (14 percent of the district's mains), and the City of Hermosa Beach contains 43.6 miles of water main (21 percent of all the district's mains). Unfortunately, all usage data compiled for the water

service district are compiled for the area as a whole, and cannot be broken down into figures for the individual cities.

All water supplied to and used in the City of Redondo Beach comes from one of two sources:

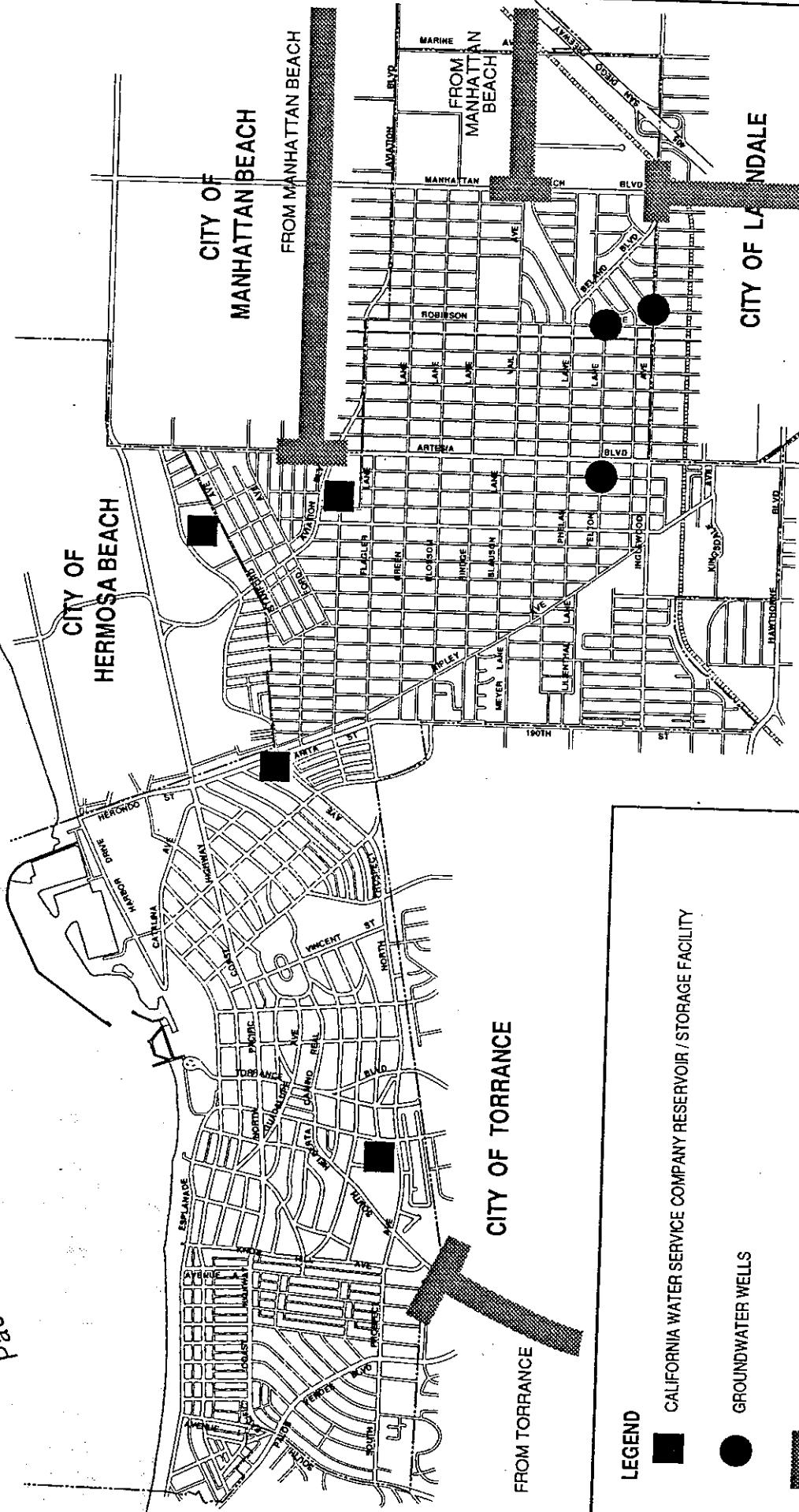
- (1) Water purchased by the California Water Service Company from the larger, regional Metropolitan Water District. This water is pumped into the city through four Metropolitan Water District connector lines, two that are located in the far north end of North Redondo Beach (one near the intersection of Inglewood Boulevard and Manhattan Beach Boulevard and one near the intersection of Freeman Boulevard and Manhattan Beach Boulevard and two that are located outside of the City of Redondo Beach but are connected through mains into the city (one near the intersection of Redondo Street and Manhattan Beach Boulevard in the City of Manhattan Beach and one near the intersection of 242nd Street and Walnut Street in the City of Torrance) (**Figure 22**); and
- (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 (one near the intersection of Felton Lane and Vanderbilt Lane, one near the intersection of Felton Lane and Graham Avenue, and one near the intersection of Blaisdell Avenue and Inglewood Avenue (**Figure 22**).

Approximately 85 percent of the water supplied to and used in 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.

Existing water facilities within the City of Redondo Beach also include:

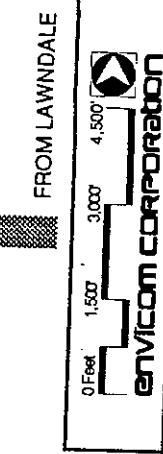
- The 136.8 miles of California Water Service Company water mains serving the city. The water mains are located running below virtually every street in the city, branching off into connections to distribute water to residences and businesses. The diameters and materials of the mains running under the streets range from the 2-inch, to 4-inch, to 6-inch, or 8-inch cast iron and asbestos lined concrete pipes; larger 10-inch or 16-inch cast iron and asbestos lined concrete mains which connect into the storage reservoirs or Metropolitan Water District supply lines located within the city. Pressure rates in the mains range from approximately 40 pounds per square inch (psi) to 120 pounds per square inch (psi).
- A series of three California Water Service Company reservoirs (containing a total of seven storage tanks). The total storage capacity of these tanks at any one time is 14.5 million gallons of water. The specific geographic locations of these reservoir facilities include (**Figure 22**):

Pacific Ocean



LEGEND

- CALIFORNIA WATER SERVICE COMPANY RESERVOIR / STORAGE FACILITY
- GROUNDWATER WELLS
- METROPOLITAN WATER DISTRICT CONNECTOR LINES



EXISTING LOCAL WATER SERVICE AND STORAGE FACILITIES

FIGURE
22

envicom corporation

- Reservoir #1: located due south of the intersection of Pearl Street and Lucia Avenue in the center of South Redondo Beach. This reservoir contains four storage tanks with capacities of 1.0 million gallons, 1.5 million gallons, 1.5 million gallons, and 2.0 million gallons respectively, for a total storage capacity of 6.0 million gallons;
 - Reservoir #3: located due west of the intersection of Prospect Avenue and Agate Street in the far northeast end of South Redondo Beach. This reservoir contains one storage tank with a capacity of 1.5 million gallons; and
 - Reservoir #10: located due east of the intersection of Carnegie Lane and Aviation Boulevard in the eastern center of North Redondo Beach. This reservoir contains two storage tanks with capacities of 3.5 million gallons and 3.5 million gallons respectively, for a total storage capacity of 7.0 million gallons.
 - There are also two California Water Service Company reservoirs, Reservoir #6 and Reservoir #9, that are technically located within the City of Hermosa Beach (due east of the intersection of Harper Avenue and Ormond Lane) but serve the City of Redondo Beach. This reservoir contains five storage tanks with a total storage capacity of 6.0 million gallons.
- A series of 11 pump stations scattered throughout the City of Redondo Beach (five in North Redondo Beach and six in South Redondo Beach) that pump the water through the distribution system and keep the water pressure at correct rates (**Figure 22**).

Service Status/Planned System Improvements

The California Water Service Company reports that it is presently meeting all of the districts existing water service needs. Although the vast majority of the systems pipes are in better than average conditions (even some of the older cast iron pipes that are more than 60 years old), the company is currently carrying out a program to replace its 2-inch and 4-inch mains with standard 6-inch main.

In addition, the California Water Service Company is replacing 2,610 feet of 6-inch main on Curtis Street and Herrin Street and 1,040 feet of 6-inch main on Hill Street. The cost of these improvements is absorbed by being billed back to the customers incrementally through their monthly utility bill.

3.2.4 Electricity Service

Electric service to the City of Redondo Beach is provided exclusively by the Southern California Edison Company (SCE). For operational and maintenance purposes, the City of Redondo Beach is encompassed within Edison's Southern Region, which includes the South Bay/South County area bounded by Inglewood on the north, Long Beach on the south, and the 605 freeway on the east.

Existing Facilities

The primary existing Southern California Edison Company facility located within the City of Redondo Beach is the main regional power generation plant located on a 41-acre parcel in South Redondo Beach, roughly bounded by Harbor Drive to the west, Herondo Street to the north, the abandoned railroad right-of-way due west of Francisca Avenue and North Catalina Avenue to the east, and Beryl Street to the south (**Figure 23**). The plant is currently operating at approximately 30 percent capacity, with only four of the eight generators "on-line."

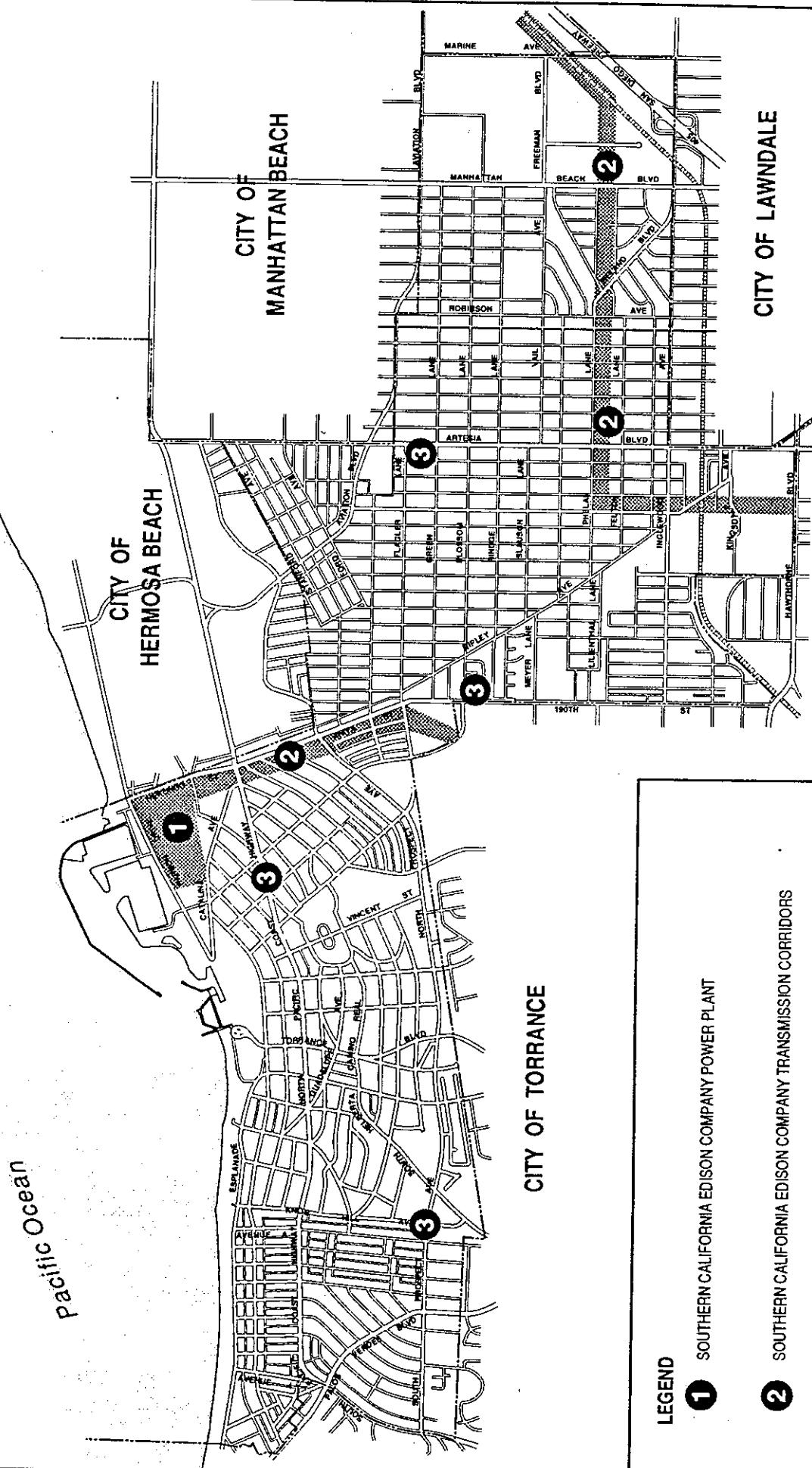
Southern California Edison also operates four neighborhood high-voltage substations in the city. Victoria Substation (Blossom Lane and 190th Street) and Ditmar Substation (Vanderbilt Lane and Flagler Lane), serve north Redondo Beach. Redondo Substation (Pacific Coast Highway and Beryl Street) and Topaz Substation (Knob Hill Avenue and Prospect Avenue) serve south Redondo Beach (**Figure 23**).

The vast majority of electrical infrastructure within the city is distributed through wires running along above-ground wooden poles. This distribution system originates from neighborhood substations which receive power from larger transmission substations located outside of the city. The transmission substations are supplied power in-part by transmission lines on above-ground metal "towers" located within turfed rights-of-way. The Edison transmission corridors in north Redondo Beach contain metal towers carrying electricity generated at the El Segundo Generating Station and also electricity transmitted from Edison's La Fresa Substation in Torrance. The towers on the right-of-way generally paralleling Herondo/190th Streets transmit electricity generated at the Redondo Generating Stations (**Figure 23**).

Planned Improvements

Recently, the city has engaged in the process of securing funding and working with the Southern California Edison Company to remove the unsightly above-ground service poles and wires and locate them below-ground. The first priority of the project was to remove the above ground utilities along the Artesia Boulevard commercial corridor, which was completed in 1991. As additional funds for this purpose become available, the City of

Pacific Ocean



EXISTING LOCAL ELECTRICITY SERVICE AND TRANSMISSION FACILITIES

FIGURE
23



Redondo Beach Public Works Department and Southern California Edison Company will prioritize and undertake similar projects in other areas of the city.

The City of Redondo Beach Public Works Department is now requiring that new commercial and multi-family residential projects built in the city provide underground electrical utility service to their sites. This incremental process will, over time, significantly increase the amount of the city served by underground utilities and relieved of the visual blight of above ground poles and wires.

3.2.5 Natural Gas Service

Natural gas service to the City of Redondo Beach is provided exclusively by the Southern California Gas Company. For operational, maintenance, and planning purposes, the City of Redondo Beach is classified within the South Coastal Division. This Division includes all communities west of the Harbor (110) Freeway from San Pedro north to the Ventura County line. The city is further classified into the 182nd Street Division, whose jurisdiction includes all of the City of Redondo Beach and the City of Torrance.

Existing Facilities

The vast majority of natural gas infrastructure and facilities within the City of Redondo Beach are the series and networks of underground pipelines that distribute the gas to the various residential, commercial, and industrial land uses throughout the area. These pipelines run up and down below virtually every street in the city, with diameters ranging from 12-inch trunk lines running down major streets to 4-inch supply lines running down smaller streets and serving residential neighborhoods.

System Status/Planned Improvements

At this time, the Southern California Gas Company reports that the infrastructure and supply system serving natural gas to the City of Redondo Beach is in good working order and has the capability to serve the city's future needs relative to natural gas supply and capacity. For these reasons, no major improvements or upgrades, above those normally scheduled under the gas company's ongoing plan for the replacement of older infrastructure are presently scheduled for the system.

3.2.6 Telecommunications Services

As with most urbanized areas, the City of Redondo Beach is fully served by modern telecommunications services. Telecommunications services available within the City of Redondo Beach fall into two general categories: 1) telephone service; and 2) cable television service.

Telephone Service

As a result of legislation and actions including the federal deregulation of telephone services and the mandated “break-up” of the Bell Telephone Company, telephone service and equipment in the City of Redondo Beach are available through a number of different providers.

Overall, the licensing and regulation of the different providers and overseer of these services is the State of California Public Utilities Commission (PUC). The dominant public (coin-operated) and private telephone provider in the City of Redondo Beach area is the General Telephone and Electric Company (GTE).

Basic hookups to residences and local telephone service in the city are provided through General Telephone and Electric Company (GTE). Individual users of the telephones then have a myriad of selections available to them regarding their actual choice of service options and long distance telephone service providers.

Businesses who desire public (coin-operated) telephone service in or around their establishments arrange for the infrastructure (telephone and booth or station) and service hook-up and pay a one-time installation fee (approximately \$150.00) and monthly charge (approximately \$35.00) to the provider.

Cellular (or mobile) telephone service is also available throughout the City, provided to individual users by a number of service companies licensed and monitored by the State of California Public Utilities Commission (PUC). The City has little or no control over the provision of cellular telephone service, other than oversight and approval authority over the siting and operation of any cellular transmission antennas proposed to be located within the City limits. The siting and design of these facilities are subject to the City's conditional use permit review and approval process.

Cable Television Service

Cable television service within the City of Redondo Beach is provided exclusively by the Century Cable Company, a national privately-owned cable television franchise corporation. Century Cable Company has been providing cable television service to the City of Redondo Beach since 1973, with local offices located at 2925 West 182nd Street in Redondo Beach.

Century Cable Company currently serves approximately 14,930 subscribers (including residential household, businesses, and restaurant/bar establishments) city-wide, offering a 34 channel menu, with one locally-originating community channel (i.e., broadcasting local government and public interest programming and notices).

The company estimates that it has approximately 110 linear miles of cable wiring distributed across the city; approximately 85 percent of the service is wired above-ground along telephone poles, while approximately 15 percent of the services are wired below ground.

Century Cable Company's fixed franchise agreement term with the city has recently expired; the company is now working and operating under a six month interim contract until such time as the new longer-term franchise is awarded.

3.2.7 Groundwater (Seawater) Intrusion Barrier

Because of its low-lying coastal setting directly adjacent to Santa Monica Bay and the Pacific Ocean, the southern half of the city experiences two geologic-related conditions that do not occur in the northern half of the city and do not occur in most cities. These conditions include:

- (1) Being underlain by groundwater aquifers that are a valuable source of local and regional domestic water; and
- (2) Having the potential of nearby saltwater sources (Santa Monica Bay and the Pacific Ocean) intruding into (i.e., seeping underground) and contaminating the local groundwater sources.

In order to prevent this occurrence and protect the condition of these local groundwater sources, the Los Angeles County Sanitation Districts Flood Control Division installed and maintains a saltwater intrusion barrier (crossing through the southern half of the City).

The intrusion barrier, formally known as the West Coast Basin Barrier Project, is a series of several hundred freshwater injection wells, running north to south for approximately eight miles down the coast from a point just south of Los Angeles International Airport in El Segundo to the north to the northern tip of Palos Verdes to the south. The wells follow North Prospect Avenue in the City of Hermosa Beach and Prospect Street in the City of Redondo Beach. The majority of the barrier wells were installed in the mid 1960's and were built entirely through bonds issued by the Los Angeles County Sanitation Districts.

The freshwater is pumped into the ground through the wells, forms a barrier (or wall) of high-pressure freshwater that seals out any seawater which may attempt to seep and intrude past the line of wells into the valuable local groundwater aquifers located to the east. Approximately 45 of the freshwater injection wells are currently located within the City of Redondo Beach. The depth of the wells drilled in the city differ, generally ranging from approximately 270 feet below sea level in the northern half of South

Redondo Beach to approximately 830 feet below sea level in the southern half of South Redondo Beach. Additional freshwater injection wells are added over time, as necessary, to keep the pressure and levels of freshwater at sufficient levels to keep out the seawater.

3.2.8 Petroleum Extraction/Pipeline Operations

Although petroleum extraction has, in general, declined markedly over time in the South Bay and the City of Redondo Beach, a number of small oil wells still operate in the city and distribute petroleum within and outside the city through a series of underground pipelines.

At present, the three primary and highly visible petroleum extraction wells that remain active within the City of Redondo Beach include:

- (1) The Standard Pacific Oil facility, located in the northwestern portion of South Redondo Beach, roughly bounded by North Gertruda Avenue to the north, North Francisca Avenue to the west and south, and North Catalina Avenue to the east.
- (2) The Petro-Lewis Oil facility, located in the southeastern portion of South Redondo Beach (within Alta Vista Park), roughly bounded by Julia Avenue to the east, Camino Real to the north, South Juanita Avenue to the west, and Serpentine Street to the south. This facility has an underground pipeline that runs east up Camino Real and then runs north under Prospect Street, eventually tying into the major Southern California Edison petroleum pipeline running adjacent to Anita Street; and
- (3) The Titan Oil facility, located in the northwestern portion of South Redondo Beach (within the Harbor/Pier complex), at the northwestern intersection of Harbor Drive and Portofino Way. This facility is approximately one-half of one acre in size, and is in the process of having all of its wells removed/capped and its operations closed.

In addition to these extraction facilities, a significant number of underground petroleum distribution pipelines, owned and/or operated by the various existing petroleum production and distribution companies serving other areas of the region run throughout the City.

As previously mentioned, the Southern California Edison Company also runs underground petroleum pipelines that supply fuel to the existing electricity generation plant in South Redondo Beach. These pipelines are primarily located within and under the existing turfed Southern California Edison rights-of-way that include the elevated high-tension electricity transmission wires and support standards.

Future Improvements

Although these facilities, overall, have operated and continue to operate safely and “trouble-free” their long-term monitoring and maintenance (relative to pressure levels, leaks, etc.) continues to be a relevant concern. The significant numbers and length of pipelines running throughout different areas of the city (a number of them within residential neighborhoods), their age, and their operation by a host of different and independent private companies and entities all contribute to raise questions about the means through which these pipelines are operated and maintained.

Two means of improving the situation have been suggested by the City of Redondo Beach Public Works Department (the first task has already been initiated by the department):

- (1) Developing and maintaining an accurate and updated catalogue and inventory of the locations, details (dimensions, materials, etc.), owner/operator, and contents of each well and pipeline running within the city.
- (2) Adopting an ordinance which would require a formal inspection and monitoring of all petroleum extraction and transportation facilities in the City.

Implementation of these two suggestions would be expected to significantly decrease the existing safety hazards associated with the present “laissez-faire” monitoring and oversight of these wells and pipelines.

3.2.9 Goals, Objectives, and Policies

The following lists the goals, objectives, and policies for each of the fundamental utility services provided and available within the City of Redondo Beach. The overall intent of these goals, objectives, and policies is to 1) maintain and/or improve the level and quality of utility services provided to existing and future residents, business people, and visitors to the community, and 2) ensure that the construction and operation of new or upgraded utility services keep pace with the amount of additional development that is projected to occur in the city over the life span of the updated General Plan (to year 2010).

<i>Issue</i>	<u>SANITARY SEWER SERVICE</u>
<i>Goal</i>	<i>It shall be the goal of the City of Redondo Beach (in cooperation with the Los Angeles County Sanitations Districts) to:</i>
6A	Establish and maintain adequate planning, construction, maintenance, and funding for sanitary sewer collection and treatment facilities to support and serve the various land uses and intensities of development in the city and

protect public health and safety; upgrading existing deficient systems, and expanding the system, where necessary. The services shall be provided and system operated in an ecologically-sensitive manner.

Objective *It shall be the objective of the City of Redondo Beach (in cooperation with the Los Angeles County Sanitations Districts) to:*

6.1 Provide a comprehensive and modern system of sanitary sewer collection and treatment facilities which will adequately collect, convey, and treat sewerage generated by existing and future development in the city. The services shall be provided and system operated in an ecologically-sensitive manner.

Policies *It shall be the policy of the City of Redondo Beach (in cooperation with the Los Angeles County Sanitations Districts) to:*

6.1.1 Improve and enhance cooperation and communication with the Los Angeles County Sanitations Districts officials to promote effective planning and ensure the most efficient operation and maintenance of the city's sanitary sewer collection and treatment system and facilities.

6.1.2 Provide for the adequate operation and maintenance of existing sanitary sewer collection and treatment facilities serving the city.

6.1.3 Provide for the improvement of sanitary sewer collection and treatment facilities (i.e., through replacement of old mains, construction of parallel lines, etc.) where existing systems are deficient.

6.1.4 Provide for the construction of upgraded and expanded sanitary sewer and treatment improvements to adequately support new and existing development throughout the city.

6.1.5 Require that the approval of new development in the city be contingent upon the ability of the project to be served with adequate sanitary sewer infrastructure and service.

6.1.6 Update and complete a comprehensive master plan for sanitary sewer system operation, maintenance, and improvements based on the Preliminary Sewer Master Plan, prepared for the city by Donald G. Rosenberg and Associates, Incorporated and implement all appropriate recommendations where feasible.

- 6.1.7 Pursue, through the Public Works Department, the creation and adoption of an ordinance that would establish a mandatory sewer impact fee (per unit or per square foot) for new development projects (above and beyond the existing sewer connection fees presently charged by the city and the county) to finance the capital improvements within the sanitary sewer system that have been or will be identified as necessary in the future to support such additional development.
- 6.1.8 Review and modify local sewer connection fees and monthly service charges, as necessary, to ensure that adequate amounts of fees and charges are collected to fund the operation and maintenance of existing sanitary sewer collection and treatment facilities.
- 6.1.9 Apply collected sewer impacts fees, sewer connection fees, and monthly service charges associated with sanitary sewer collection and treatment services towards the operation, maintenance, repair, and replacement of existing sanitary sewer facilities and construction of new facilities.
- 6.1.10 Examine the feasibility and potential for the use of reclaimed water for irrigation and cleaning purposes, in both public and private facilities.
- 6.1.11 Wherever applicable and feasible, the City of Redondo Beach shall require that major water users in the community install systems for the collection of and use of reclaimed water as an irrigation and cleaning source.

Issue **STORM DRAINAGE SERVICE**

Goal *It shall be the goal of the City of Redondo Beach (in cooperation with the Los Angeles County Department of Public Works Flood Control Division) to:*

- 6B Establish and maintain adequate planning, construction, maintenance, and funding for storm drainage facilities to support and serve the various land uses and intensities of development in the city and protect public health and safety; upgrading existing deficient systems and expanding the system, where necessary. The services shall be provided and system operated in an ecologically-sensitive manner.

Objective *It shall be the objective of the City of Redondo Beach (in cooperation with the Los Angeles County Department of Public Works Flood Control Division) to:*

6.2 Ensure the provision of a comprehensive and modern system of storm drainage facilities that will adequately collect, convey, and remove/dispose of the quantities of storm water and excess water that are generated in the city. The services shall be provided and system operated in an ecologically-sensitive manner.

Policies *It shall be the policy of the City of Redondo Beach (in association with the Los Angeles County Department of Public Works Flood Control Division to:*

- 6.2.1 Ensure the provision and operation of adequate storm drainage facilities, where necessary, throughout the city.
- 6.2.2 Provide for the maintenance and repair of existing storm drainage facilities, wherever located, throughout the city.
- 6.2.3 Require that the approval of new development in the city be contingent upon the ability of the project to be served with adequate storm drainage infrastructure and service.
- 6.2.4 Improve and enhance cooperation and communication with the Los Angeles County Department of Public Works Flood Control Division officials to promote effective planning and ensure the most efficient operation and maintenance of the city's storm drainage collection and removal/disposal system and facilities.
- 6.2.5 Plan and provide for the ongoing construction of upgraded and expanded storm drainage facilities in areas currently underserved by such facilities in the city, focussing on areas currently encumbered by high incidences of long standing "nuisance" or excess water generated by day to day domestic activities (i.e., washing of vehicles, irrigation of lawns or planting areas, etc.), to protect existing and new development.
- 6.2.6 Pursue, through the City Public Works Department additional or alternative mechanisms (other than the City General Fund) for the funding of future storm drainage system improvements.
- 6.2.7 Require that improvements to or expansion of existing storm drainage facilities necessitated by specific new development projects be borne by the project proponent, either through the payment of impact fees or the actual construction of such improvements.

- 6.2.8 Allow for the formation of benefit assessment districts and community facilities districts, where appropriate and feasible, in which those who directly benefit from specific local storm drainage improvements pay a pro rata share of the costs of the improvements.
- 6.2.9 Examine the feasibility of an improved filtering or purification system to treat collected storm water prior to its discharge into Santa Monica Bay and the Pacific Ocean at the various drainage outfall points.
- 6.2.10 Ensure an adequate and thorough notification of the resident population of the community that will be affected by planned storm drainage improvements or repairs prior to the actual action being taken.
- 6.2.11 Encourage the City of Redondo Beach and Los Angeles County Department of Public Works Flood Control Division to install additional shields, barriers, or other design improvements to improve the aesthetics and visual appearance of the various ocean storm drainage outfalls along the shoreline that are open to public view.
- 6.2.12 Where appropriate and feasible, upgrade the existing drainage system by replacing open swales and drainage channels with covered or underground facilities.
- 6.2.13 Evaluate the potential feasibility of collecting and using reclaimed excess storm water for irrigation and other non-potable uses, and implement such uses where possible.
- 6.2.14 Provide additional information and education to the public relative to the proper or improper disposal of debris or materials into the storm drainage system (i.e., household materials, toxics, etc.).

Issue

WATER SERVICE

Goal

It shall be the goal of the City of Redondo Beach (in cooperation with the California Water Service Company, or any future purveyor of water to the city) to:

6C

Ensure adequate planning, maintenance, and operation of a modern, safe, and effective system of supply, distribution, transmission, and storage of water to meet the needs of the community; encouraging the upgrading of existing deficient systems and expansion, where necessary, in the city. The services shall be provided and system operated in an ecologically-sensitive manner.

Objective *It shall be the objective of the City of Redondo Beach (in cooperation with the California Water Service Company, or any future purveyor of water to the city) to:*

6.3 Provide a modern and efficient system of transmission, distribution, and storage of water supplies to the city capable of meeting the normal daily and peak hour demands of the community, including adequate fire flow requirements, to meet existing and future water demand in a timely and cost effective manner

Policies *It shall be the policy of the City of Redondo Beach (in cooperation with the California Water Service Company, or any future purveyor of water to the city) to:*

6.3.1 Ensure the provision of adequate water supply, transmission, distribution, and storage, throughout the city to serve the community's residential, industrial, commercial, and recreational needs.

6.3.2 Ensure the provision and construction of upgraded and expanded water supply, transmission, distribution, and storage facilities throughout the city to support existing and future development.

6.3.3 Ensure the maintenance and replacement of existing water supply, transmission, distribution, and storage facilities, as necessary to adequately serve the city's water needs.

6.3.4 Require that the approval of new development in the city be contingent upon the ability of the project to be served with adequate water infrastructure and service.

6.3.5 Improve and enhance cooperation and communication with the California Water Service Company, the West Basin Municipal Water District, and Metropolitan Water District officials (or any future purveyors of water to the city) to promote effective planning and ensure the most efficient operation and maintenance of the city's water supply, transmission, distribution, and storage system and facilities.

6.3.6 Work, through the City Public Works Department, with the California Water Service Company, the West Basin Municipal Water District, and Metropolitan Water District (or any future purveyors of water to the city) in developing and implementing a menu of programs for public information/education and action in encouraging (or enforcing the potential

mandating) of water conservation practices relevant to the periodic drought conditions faced by the area and the region.

- 6.3.7 Ensure that the costs of specific improvements to the existing water supply, transmission, distribution, and storage facilities necessitated by a new development project be borne by the project proponent; either through the payment of impact fees, or by the actual construction of the necessary physical improvements.
- 6.3.8 Examine the feasibility and potential for the realization of alternative means of water resources and production for use in the community, (including seawater desalinization).
- 6.3.9 Ensure the continued monitoring and maintenance of water quality in the community's supply of potable water, to protect the public health and welfare.
- 6.3.10 Ensure the prudent use of local water resources by the City of Redondo Beach municipal government by continuing to install and maintain drought-tolerant landscaping and adequate and operationally efficient irrigation systems in its parks, parkways, and median strips.
- 6.3.11 Encourage the use of reclaimed water for landscape, grading, industrial, and other State and County health approved purposes as service is provided in the City by the West Basin Municipal Water District.
- 6.3.12 Require that development projects of sufficient scale to make it economically feasible incorporate dual pipe systems for the use of reclaimed water for irrigation and other State and County health approved purposes where these uses are accessible to trunkline distribution service.
- 6.3.13 Work with the City's water providers to encourage local residents, businesses, and industries to store and re-use gray water.
- 6.3.14 Require that large scale development projects evaluate the feasibility of and where feasible incorporate gray water re-capture, storage, and distribution systems.

Issue	<u>ELECTRICITY SERVICE</u>
Goal	<i>It shall be the goal of the City of Redondo Beach (in cooperation with the Southern California Edison Company or any future purveyor of electricity to the city) to:</i>
6D	Provide an adequate, safe, and orderly supply of electrical energy to support the various existing and future land uses and development intensities in the city. The services shall be provided and system operated in an ecologically-sensitive manner.
Objective	<i>It shall be the objective of the City of Redondo Beach (in cooperation with the Southern California Edison Company or any future purveyor of electricity to the city) to:</i>
6.4	Work actively with the Southern California Edison Company (or any future purveyor of electricity to city) to ensure that adequate electrical facilities and capacities are available to meet the average daily and peak electrical energy needs of existing and future development in the city.
Policies	<i>It shall be the policy of the City of Redondo Beach (in cooperation with the Southern California Edison Company or any future purveyor of electricity to the city) to:</i>
6.4.1	Improve and enhance cooperation and communication with the Southern California Edison Company (or any future purveyor of electricity to the city) to promote effective planning and ensure the most efficient and environmentally sensitive operation and maintenance of the city's electricity supply system and facilities.
6.4.2	Require that the approval of new development in the city be contingent upon the ability of the project to be served with adequate electrical infrastructure and service.
6.4.3	Promote and require the undergrounding of electrical utilities, including on-site electrical utility infrastructure and connections within a new development project, unless such undergrounding is judged as being infeasible.
6.4.4	Continue, through the City Public Works Department, to pursue potential funding mechanisms (outside of the city's General Fund) to undertake and carry out a more general program to incrementally underground, where

possible, all of the existing overhead electrical utility infrastructure, cable television lines, and overhead telephone lines in the city.

- 6.4.5 Ensure the provision of adequate illumination of all public streets, alleys (under special conditions) and public areas; upgrading areas which are deficient and maintaining light fixtures in good working order.
- 6.4.6 Require that improvements to or expansion to the existing city street lighting system and or new street light systems necessitated by new private development be borne by the project proponent; either through the payment of fees, or through the actual construction of the facilities.
- 6.4.7 Work, through the City Public Works Department, with the Southern California Edison Company (or any future purveyor of electricity to the city) in developing and implementing a menu of programs for public information/education and action in encouraging electricity conservation practices.
- 6.4.8 Work with the Southern California Edison Company to ensure that their facilities and operations are provided in a manner that is compatible with adjacent and surrounding uses in the community. Continue to pursue and implement, where feasible, a program of mitigation measures to lessen the severity and occurrence of the impacts of these facilities relative to noise, air quality, etc.
- 6.4.9 Work, through the City Public Works Department to monitor the evolving issue of Electromagnetic Radiation Frequencies [EMF] (from electrical operations and facilities) and their potential impacts on the community. As information and mitigation measures for these impacts becomes available, they should be analyzed and implemented, as possible and feasible, through the community.

Issue **NATURAL GAS SERVICE**

Goal *It shall be the goal of the City of Redondo Beach (in cooperation with the Southern California Gas Company or any future purveyor of natural gas to the city) to:*

- 6E Provide an adequate, safe, and orderly supply of natural gas to support the various existing and future land uses and development intensities in the city. The services shall be provided and system operated in an ecologically-sensitive manner.

Objective *It shall be the objective of the City of Redondo Beach (in cooperation with the Southern California Gas Company or any future purveyor of natural gas to the city) to:*

6.5 Work actively with the Southern California Gas Company (or any future purveyor of natural gas to the city) to ensure that adequate natural gas facilities and capacities are available to meet the average daily and peak natural gas energy needs of existing and future development in the city.

Policies *It shall be the policy of the City of Redondo Beach (in cooperation with the Southern California Gas Company or any future purveyor of natural gas to the city) to:*

6.5.1 Improve and enhance cooperation and communication with the Southern California Gas Company (or any future purveyor of natural gas to the city) to promote effective planning and ensure the most efficient and safe operation and maintenance of the city's natural gas supply system and facilities.

6.5.2 Require that the approval of new development in the city to be served by natural gas be contingent upon the ability of the project to be served with adequate natural gas infrastructure and service.

6.5.3 Require that all new development to be served by natural gas install on-site pipeline connections to distribution facilities underground, unless such undergrounding is judged to be infeasible.

6.5.4 Work with the Southern California Gas Company to develop a program for the future protection and conservation of natural gas resources, as supplies warrant into the future.

Issue **TELECOMMUNICATIONS SERVICE**

Goal *It shall be the goal of the City of Redondo Beach (in cooperation with the General Telephone and Electric Company and Century Cable Company or any additional or future purveyors of telecommunications services to the city) to:*

6F Ensure the availability, operation, and maintenance of an adequate, modern telecommunications system (i.e., telephone, facsimile, cellular telephone, cable television, and satellite television/communication) to support the needs of existing and future land uses and development intensities in the city.

Objective *It shall be the objective of the City of Redondo Beach (in cooperation with the General Telephone and Electric Company and Century Cable Company or any additional or future purveyor of telecommunications services to the city) to:*

6.6 Work to ensure that adequate, modern telecommunications systems and facilities (i.e., telephone, facsimile, cellular telephone, cable television, and satellite television/communication) are available to meet the needs of existing and new development in the city.

Policies *It shall be the policy of the City of Redondo Beach (in cooperation with the General Telephone and Electric Company and Century Cable Company or any additional or future purveyor of telecommunications services to the city) to:*

6.6.1 Provide for the continued development, expansion, and modernization of telecommunications systems (i.e., telephone, facsimile, cellular telephone, cable television, and satellite television/communication) [including fibre optics systems] as feasible, to ensure and enhance communication between residents, businesses, government agencies and other similar entities.

6.6.2 Improve and enhance cooperation and communication with the General Telephone and Electric Company and Century Cable Company (or any additional or future purveyor of telecommunications services to the city) to promote effective planning and ensure the most efficient operation and maintenance of the city's telecommunications system and facilities.

6.6.3 Pursue the expansion of coverage and availability of local cable television programming for government and community service meetings and events, public service notices and activities, and other non-profit or community-serving programs that may be of interest or value to the community.

6.6.4 Require that all new development to be served by telecommunications install on-site connections to distribution facilities underground, unless such undergrounding is judged to be infeasible.

6.6.5 Ensure, through the design review and approval process of the City Planning Commission and City of Redondo Beach Building and Safety Department, that satellite dishes and other highly visible telecommunications devices are (preferably) placed and designed as such to

be shielded from view, or (at the least) designed as such to be compatible with surrounding uses and design characteristics of the community.

- 6.6.6 Work with General Telephone (and any other purveyors of telephone service) to ensure that outdoor telephone facilities are located and designed so as to prevent adverse impacts on surrounding properties.

Issue **GROUNDWATER (SEAWATER) INTRUSION BARRIER**

Goal *It shall be the goal of the City of Redondo Beach (in cooperation with the Los Angeles County Department of Public Works Flood Control Division) to:*

- 6G Ensure the continued protection of groundwater sources and aquifers in the local area and region from contamination through saltwater intrusion from Santa Monica Bay and the Pacific Ocean. The protection system shall be operated and maintained in an ecologically-sensitive manner.

Objective *It shall be the objective of the City of Redondo Beach (in cooperation with the Los Angeles County Department of Public Works Flood Control Division) to:*

- 6.7 Work to continue to protect local and regional groundwater sources and aquifers from contamination through saltwater intrusion from Santa Monica Bay and the Pacific Ocean.

Policies *It shall be the policy of the City of Redondo Beach (in cooperation with the Los Angeles County Department of Public Works Flood Control Division) to:*

- 6.7.1 Ensure the continued operation, maintenance, upkeep, and expansion (as necessary) of the existing West Coast Basin Barrier Project groundwater (seawater) intrusion barrier and water injection well system operating in the eastern portion of South Redondo Beach.

- 6.7.2 Improve and enhance cooperation and communication with the Los Angeles County Department of Public Works Flood Control Division officials to ensure that the city's groundwater (seawater) intrusion barrier and freshwater injection well system and facilities are effectively planned, operated, and maintained and that their construction and operation is undertaken in a manner that minimizes traffic disruptions and does not adversely impact adjacent land uses.

6.7.3 Ensure that any new development proposed in the area of the existing groundwater (saltwater) intrusion barrier and freshwater injection well facilities is reviewed to prevent potential impacts or damage to the system.

Issue **PETROLEUM PIPELINE FACILITIES**

Goal *It shall be the goal of the City of Redondo Beach (in cooperation with the various existing and future petroleum or utility companies in the city) to:*

6H Ensure the continued safe operation of petroleum extraction and transportation facilities throughout the city. The facilities and systems shall be operated in an ecologically-sensitive manner.

Objective *It shall be the objective of the City of Redondo Beach (in cooperation with the various existing and future petroleum or utility companies in the city) to:*

6.8 Work to ensure that all petroleum extraction and transportation facilities in the city are operated and maintained in the most safe and effective manner available using existing technology and industry practices.

Policies *It shall be the policy of the City of Redondo Beach (in cooperation with the various existing and future petroleum or utility companies in the city) to:*

6.8.1 Improve and enhance cooperation and communication with the various petroleum or utility companies operating in the city to promote effective planning and ensure the most efficient operation, maintenance, and monitoring of the city's petroleum extraction and transportation system and facilities.

6.8.2 Maintain, through the City of Redondo Beach Public Works Department, a comprehensive textual and graphic inventory of the operators, location, and function of all existing petroleum extraction and transportation operators in the city.

6.8.3 Require the inspection and monitoring of all petroleum extraction and transportation facilities in the city be carried out in a formal and organized manner, on at least an annual basis to ensure the continued safe operation of such facilities. The inspection and monitoring programs shall be reviewed and approved by the City of Redondo Beach Department of Public Works, and the programs shall be funded by the owners and/or operators of the various facilities.

6.8.4 Work, through the local design review and approval process implemented with the Conditional Use Permit process and building inspection/citation process, to ensure that all above-ground petroleum extraction and transportation facilities are designed, constructed, and maintained in an aesthetically-pleasing manner.

3.2.10 Implementation Programs

The following presents the respective programs which shall be carried out by the City of Redondo Beach (or the indicated designee) to implement the preceding goals, objectives, and policies of the Utilities Section of the General Plan. Each implementation program is followed by a number which indicates the pertinent policy or policies which it is intended to implement. Notwithstanding the language in specific implementation measures, action by the City is subject to the availability of funding and staff.

Sanitary Sewer, Storm Drainage, and Water Service

- Continue to provide and adequately maintain the City-owned and operated components of the local sanitary sewer and storm drainage infrastructure systems, while improving and placing additional emphasis on the fiscal and functional efficiency and environmental sensitivity of these systems (*Policy 6.1.2, 6.2.1, 6.2.2, 6.2.13*).
- City of Redondo Beach Department of Public Works staff shall continue to meet and communicate on a regular basis with Los Angeles County Sanitation Districts officials, Los Angeles County Department of Public Works Flood Control Division officials, and the California Water Service Company and Metropolitan Water District, regarding operation, maintenance, and improvement of the local sanitary sewer, storm drainage, and water infrastructure systems (*Policy 6.1.1, 6.2.1, 6.2.2, 6.2.4, 6.2.13, 6.3.1, 6.3.5, 6.3.9*).
- Prior to project approval and construction, and in accordance with local environmental and development review), ensure that adequate sanitary sewer, storm drainage, and water service can be provided to all new local development (*Policy 6.1.5, 6.2.3, 6.3.4*).
- Require, where project impacts necessitate and law allows, that the cost and construction of specific upgrading or improvement of local sanitary sewer, storm drainage, and water infrastructure systems be borne directly by project proponents, through payment of impact fees, participation in benefit assessment districts, and direct construction and eventual public dedication of such improvements (*Policy 6.1.7, 6.1.8, 6.2.3, 6.2.7, 6.3.2, 6.3.7*).

- Continue and expand, as necessary, existing City of Redondo Beach Department of Public Works capital improvement programs for the upgrade of the local sanitary sewer, storm drainage, and water infrastructure systems where they are deficient, using public and/or private funds (*Policy 6.1.3, 6.1.4, 6.2.1, 6.2.3, 6.2.4, 6.2.5, 6.2.13, 6.3.2, 6.3.3*).
- Actively solicit funds for the improvement and maintenance of the City's sanitary sewer, storm drainage, and water infrastructure from state and federal agencies when such revenue is available and the costs cannot be assigned to development projects (*Policy 6.1.2, 6.1.3, 6.1.4, 6.2.5, 6.2.6*).
- City of Redondo Beach Department of Public Works staff shall formally monitor the activities of and continue to meet with officials of the Southern California Association of Governments (SCAG), the Regional Water Quality Control Board, adjacent municipalities, and other appropriate public agencies as they relate to sanitary sewer treatment capacity and planning, particularly regarding the possibility of the expansion of existing sewage treatment facilities or the construction of a new facility to accommodate expanded development and activity in the region (*Policy 6.1.1, 6.1.2, 6.1.3, 6.1.4*).
- Implement, where appropriate and feasible, the recommendations of an updated comprehensive master plan for sanitary sewer services and operation based on the Preliminary Sewer Master Plan, prepared for the City of Redondo Beach by Donald G. Rosenberg and Associates, Incorporated (*Policy 6.1.6*).
- Develop additional local ordinances setting impact fees and charges for the issuance of sewer and water connection permits, as necessary, as a method of controlling the rate of increase in sewer flows and water usage, and their impacts on the overall future capacity of the local sanitary sewer and storm drainage system (*Policy 6.1.5, 6.1.7, 6.1.9, 6.2.5, 6.2.7, 6.3.2, 6.3.7*).
- The City of Redondo Beach Department of Public Works shall periodically, monitor, reassess, and modify rates and charges for sanitary sewer connections and service. The established rates should reflect the costs of providing, maintaining, and improving local services, and should be allocated equitably to users according to demand and actual usage (*Policy 6.1.8, 6.1.9*).
- The City of Redondo Beach Department of Public Works staff and Community Development (Planning) Department staff, through monitoring and participating in the design review and construction process, shall cooperate with, encourage, and mandate (where possible) that public utilities design and site public improvements and facilities in an attractive manner, so that they are well integrated with and sensitive to existing and planned development (*Policy 6.1.1, 6.2.4, 6.2.13, 6.3.5*).

- Adopt a local ordinance which would require public and private development and major local water users to incorporate wastewater and reclaimed storm water recycling systems within new buildings, for irrigation and other non-potable uses (*Policy 6.1.10, 6.1.11, 6.2.13*).
- Adopt an ordinance which requires that development projects evaluate the physical and financial feasibility of incorporating (a) dual pipe systems for the use of reclaimed water for irrigation and other State and County approved purposes and (b) gray water re-capture, storage, and distribution systems. Where such is determined to be feasible, the project shall be conditioned through the permitting process to require the inclusion of such systems. In the drafting of the ordinance, the City shall determine the appropriate use and size of development where such studies shall be mandated (*Policies 6.3.12, 6.3.14*).
- Work with the West Basin Municipal Water District to encourage that they provide information and appropriate incentives to residents, commercial businesses, and industrial uses for the use of reclaimed and re-use of gray water. Such may include the publication of educational brochures, media advertising, cable television broadcasts, pricing benefits, and/or other techniques (*Policies 6.3.11, 6.3.13*).
- City of Redondo Beach Department of Public Works Department staff, or a designated consultant, shall conduct an analysis of the operational and economic implications of constructing an improved filtering or purification system to treat collected storm water prior to its discharge into drainage outfall points. If determined to be fiscally and operationally feasible, the construction and operation of such a system shall be carried out (*Policy 6.2.9*).
- Provide, through newspaper advertisement and direct mailing notice to surrounding residents and businesses, adequate information to the public regarding planned storm drainage improvements or repairs prior to initiation of such projects (*Policy 6.2.10*).
- City of Redondo Beach Department of Public Works staff shall meet and work with the County Sanitation District to design and install appropriate improvements to improve the aesthetic and visual appearance of the various local ocean storm drainage outfalls (*Policy 6.2.11*).
- City of Redondo Beach Department of Public Works staff shall create, distribute and make available to the public, “brochure or pamphlet style” information to instruct local residents on the proper means and locations of disposing of household debris or toxins, to prevent further damage to the local storm drainage

system and environment through improper disposal into the local storm drainage system (*Policy 6.2.14*).

- Participate and review regional studies, technical materials, and planning efforts and conduct local studies analyzing the feasibility, locations, and mechanisms leading to the potential realization and discovery of alternative means of water resources and water production for use in the community (including seawater desalination) (*Policy 6.3.8*).
- Adopt specific local ordinances and regulations which will build upon ongoing regional efforts to promote and achieve additional water and wastewater conservation in the community, particularly in all new development (*Policy 6.3.6*).
- City of Redondo Beach Department of Public Works staff shall cooperate and work with officials of the California Water Service Company, to initiate and facilitate programs for water audits of existing development. These audits should define the current level of use and should also allow potential impacts to supplies and operations to be identified and mitigated (*Policy 6.3.6*).
- City of Redondo Beach Department of Public Works staff shall work with officials of the California Water Service Company, the West Basin Municipal Water District, and Metropolitan Water District to create additional written materials for public distribution and visual materials explaining the potential and existence of local and regional drought conditions and the need/methods for personal and local water conservation. This effort should include the videotaping of a session to be played on a periodic basis on the local government access cable television system, as overall program scheduling allows (*Policy 6.3.6*).
- City of Redondo Beach Department of Public Works staff shall, on a regular basis, continue to monitor local water quality conditions. When problems are identified and arise, Department staff shall work with California Water Service Company representatives to notify residents and property owners and effectively restore appropriate quality, in accordance with established State Department of Health and Safety requirements (*Policy 6.3.9*).
- As fiscal and operational/maintenance conditions allow, drought-tolerant landscaping and adequate and operationally-efficient irrigation systems shall be installed and maintained in and along all local parks, properties, parkways, and median strips (*Policy 6.3.10*).

Electricity, Natural Gas, and Telecommunications Services

- City of Redondo Beach Department of Public Works staff shall continue to meet and communicate on a regular basis with the Southern California Edison Company, the Southern California Gas Company, the General Telephone and Electric Company, the Pacific Bell Telephone Company, and the Century Cable Company (or other future local purveyors) regarding the operation, maintenance, and improvement of the local electric, natural gas, and telecommunications infrastructure systems (*Policy 6.4.1, 6.5.1, 6.6.2*).
- Prior to project approval and construction, and in accordance with the local environmental and development review process), ensure that adequate electricity, natural gas, and telecommunications service can be provided to all new local development (*Policy 6.4.2, 6.5.2, 6.6.1*).
- Require, where project impacts necessitate and law allows, that the cost and construction of specific upgrading or improvement of local sanitary electrical, natural gas, and telecommunication infrastructure systems be borne directly by project proponents, through payment of impact fees, participation in benefit assessment districts, and direct construction and eventual public dedication of such improvements (*Policy 6.4.6, 6.5.2, 6.6.1*).
- In accordance with the local environmental and development review process, require undergrounding of all on-site utilities and connections to local distribution systems in all new development. Permit a variance from this requirement if it can be demonstrated that such undergrounding will be physically infeasible or would otherwise result in a significant hazard to the community (*Policy 6.4.3, 6.5.3, 6.6.4*).
- City of Redondo Beach Department of Public Works staff shall continue to aggressively pursue funding mechanisms (outside the General Fund), to undertake additional, incremental, undergrounding of all local electrical utility infrastructure, cable television lines, and overhead telephone lines, similar to the electrical undergrounding efforts completed along Artesia Boulevard (*Policy 6.4.4*).
- City of Redondo Beach Department of Public Works staff shall identify priority sites and fund the illumination of all local public streets, alleys (where required), and public areas; upgrading areas which are deficient. The use of benefit assessment districts for such funding shall be pursued (*Policy 6.4.5*).
- Continue to meet formally with Southern California Edison Company officials to discuss and review operational/environmental conditions and impacts of their facilities upon the local community. Efforts in this area shall focus on identifying and implementing (where feasible) capital and operational measures to mitigate the severity and occurrence of the impacts of these facilities relative to noise, air

quality, etc. This effort should include public forums, held (on at least an annual basis) in the community, to engender public input and suggestions of additional feasible mitigation measures (*Policy 6.4.8*).

- City of Redondo Beach Department of Public Works officials shall continue to actively monitor federal, state, and regional analysis and activities related to the issue and impacts of Electromagnetic Radiation Frequencies (EMF) [from electrical transmission operations]. The City shall conform to and shall, if feasible, mandate all local public utility operators to conform to applicable federal and state requirements related to this subject (*Policy 6.4.9*).
- City of Redondo Beach Department of Public Works staff shall work with officials of the Southern California Edison Company and the Southern California Gas Company to create additional written materials for public distribution and visual materials explaining the potential and existence of local energy/resource deprivation conditions and the need/methods for personal and local energy conservation. This effort should include the videotaping of a session to be played on a regular basis on the local government access cable television system, as overall program scheduling allows (*Policy 6.4.7, 6.5.4*).
- City of Redondo Beach Department of Public Works staff shall cooperate and work with officials of the Southern California Edison Company, and the Southern California Gas Company to initiate and facilitate programs for energy audits of existing development. These audits should define the current level of use and should also allow potential impacts to air noise, etc. to be identified and mitigated (*Policy 6.4.7, 6.5.4*).
- The City of Redondo Beach and Century Cable Company (or future service purveyors) shall continue to allocate funds and resources, as feasible, for the expanded production and transmission of cable television programs and information to residents and business persons; particularly government and community service meeting and events, public services and activities, and other non-profit or community service programs. Expand programming topic variety and services as additional funds become available and opportunities present themselves. Specific mechanisms should be developed to resolve recurring service problems and upgrade/replace these services if the problems cannot be acceptably resolved (*Policy 6.6.1, 6.6.2, 6.6.3*).
- The City of Redondo Beach Community Development Department (through the development, environmental, and building permit review and approval process) shall ensure that satellite dishes and other large or highly visible telecommunications devices are sited to be shielded from public view, and

designed to be compatible with surrounding land uses and the urban and architectural design character of the area (*Policy 6.6.5*).

Groundwater (Seawater) Intrusion

- Continue to assist the County of Los Angeles Department of Public Works Flood Control Division in the ongoing operation, maintenance, monitoring, and expansion (as necessary) of the West Coast Basin Barrier Project to protect against seawater intrusion (*Policy 6.7.1*).
- City of Redondo Beach Department of Public Works staff shall continue to meet and communicate on a regular basis with Los Angeles County Department of Public Works Flood Control Division officials to review and discuss the operational status of the West Coast Basin Barrier Project to ensure the most efficient operation and maintenance of the system (*Policy 6.7.2*).
- The City of Redondo Beach Community Development Department and City of Redondo Beach Public Works Department shall, through the local design and environmental review and approval process, ensure that new development proposed in the area of the existing groundwater (seawater) intrusion barrier and water injection well system will not create any adverse impacts or damage to the operation of the system (*Policy 6.7.3*).

Petroleum Pipeline Facilities

- City of Redondo Beach Department of Public Works officials shall, on an ongoing basis, contact all companies and entities operating and/or maintaining petroleum extraction or transportation facilities within the community to receive updates on ownership and operational activities, and provide information relative to the City's policies, practices, and requirements in relation to these facilities (*Policy 6.8.1*).
- City of Redondo Beach Department of Public Works officials shall complete and continue to maintain and update their ongoing textual and graphic inventory of the operators, location, and function of all petroleum extraction and transportation operators in the City, to assist in assuring safety and information availability in planning and other development and construction-related activities (*Policy 6.8.2*).
- Adopt an ordinance to require formal inspection and monitoring of all petroleum extraction and transportation facilities in the City to ensure an organized and accountable means of achieving this task, and improve and ensure the continued safe and effective operation of these facilities. The inspection and monitoring program shall be managed and overseen by the City of Redondo Beach Department of Public Works (*Policy 6.8.3*).
- The City of Redondo Beach Community Development Department and City of Redondo Beach Public Works Department shall, through conditions mandated in the local design and environmental review and approval process, building inspection and citation process, and conditional use permit issuance and renewal process, ensure that all above-ground petroleum extraction and transportation facilities in the community are designed, constructed, and maintained in an aesthetically-pleasing manner (*Policy 6.8.4*).

3.3 SOLID WASTE MANAGEMENT AND RECYCLING

3.3.1 Solid Waste Management

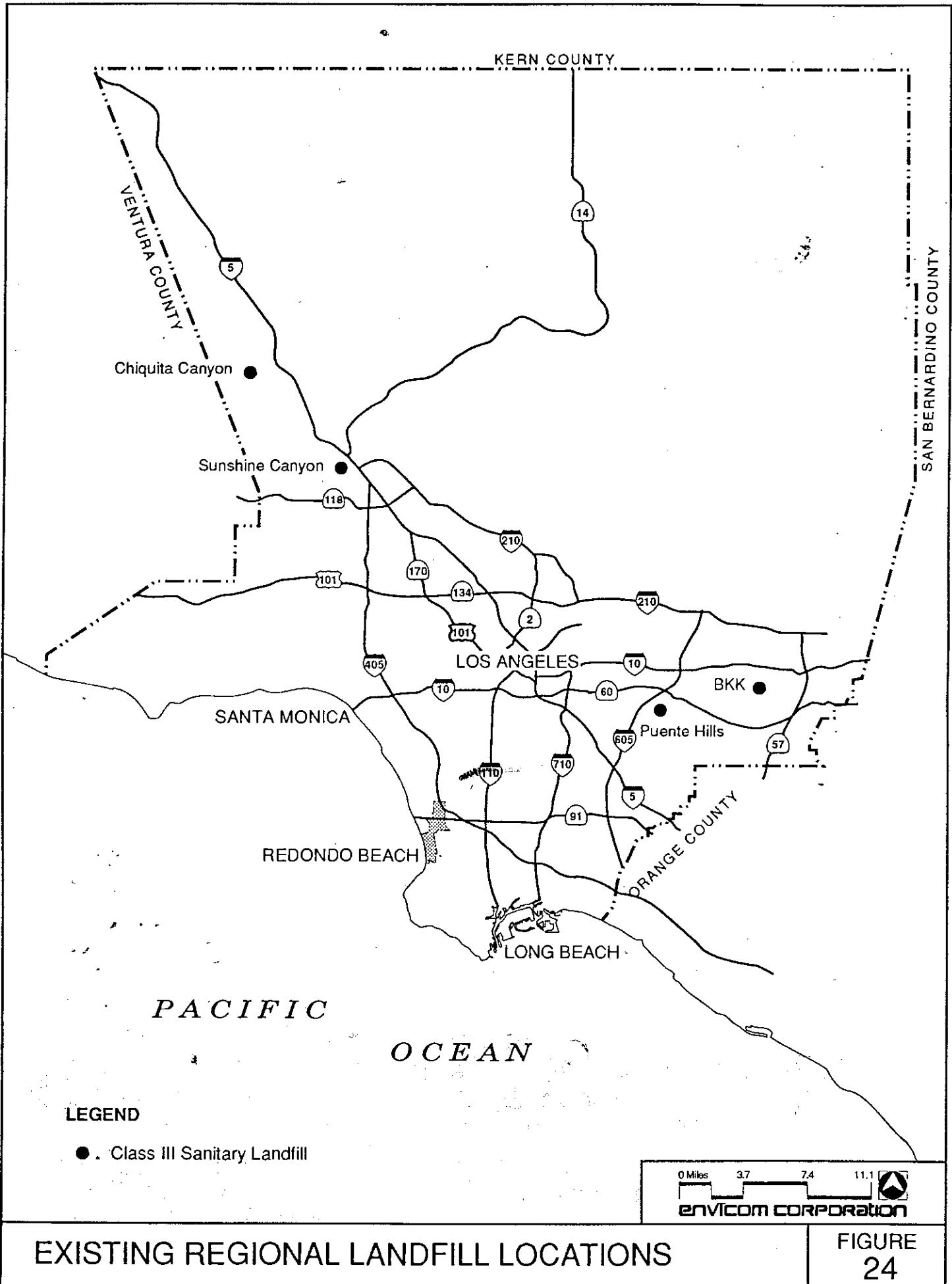
The City of Redondo Beach (including all residential, commercial, and industrial land uses) currently generates approximately 83,100 tons of solid waste per year (approximately 228 tons per day). This amount of solid waste is expected to increase proportionately in the future relative to the increase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

Western Waste Industries is the specific private solid waste collector presently under formal contract to the City of Redondo Beach to service residential, commercial, and industrial properties in the community. The one exception to this exclusive service arrangement is TRW, which has been specifically excluded from the agreement with Western Waste because they are such a large generator of refuse (over 50,000 cubic yards annually).

In practice, the local garbage trucks pick up the solid waste from the source locations (homes, and businesses) and transport it to refuse transfer stations, where larger trucks haul the collected refuse to a range of different landfills across the region (**Figure 24**). Western Waste Industries operates its transfer station out of Carson which hauls the refuse to either the Chaquita Canyon, Ben K. Kazarian/West Covina, and Puente Hills landfills. A small portion of Redondo Beach's refuse is taken to the Southeast Resource Recovery Facility (SERFF), a waste-to-energy facility located in Long Beach.

Each of the aforementioned landfills serving the region (and the City of Redondo Beach) will eventually be required to close after reaching their licensed capacities. Operational permits may be granted, however, which extend the life of the landfills beyond the dates given below. The latest projected closure dates of the respective landfills are as follows:

<u>Landfill</u>	<u>Closure Date</u>	<u>Potential Capacity</u>
BKK West Covina	December, 1995	17 million tons
Chaquita Canyon	November, 1999	28.9 million tons
Puente Hills	October, 1993	70 million tons



The primary issue facing the City of Redondo Beach in the area of solid waste disposal and management, much like the region and the country, is that of the long-term life span/availability, and environmental safety of our present system of primary solid waste removal (i.e., dumping into landfills).

Currently approximately ninety percent (90%) of solid waste in the State of California is dumped into the various landfills serving the State. All other related issues (i.e., number of companies permitted or contracted to collect solid waste in the City, length of contracts, etc., are secondary, and actually more in the line of practical implementation at the "ground-level" on a day-to-day basis).

In addition, the State Legislature, through Assembly Bill 939, The California Integrated Waste Management Act of 1989, mandated that all cities prepare, adopt, and submit a comprehensive solid waste management plan to the county within which they are located by January 1, 1992.

The plan must address and detail each individual community's efforts and intended policies in the areas of waste characterization, source reduction, recycling, composting, solid waste facilities, education/public information, funding, special wastes, and hazardous wastes. The law also mandates that communities meet certain specific identified targets for percentages of waste reduction and recycling over specified time periods (25 percent by 1995 and 50 percent by the year 2000).

In an effort to effectively meet this mandate, the City of Redondo Beach City Council has appointed a 7-member Resource Conservation Commission, who, under the auspices of the Department of Public Works, are assisting the City in developing and adopting this plan.

3.3.2 Recycling

The Beverage Container Recycling and Litter Reduction Act of 1986 requires that all convenience zones (any area within one-half mile from a grocery store) must have at least one recycling facility. As of January 1, 1988 a fee of \$100.00 per day was to be assessed to each business in the convenience zone for non-attainment.

Pursuant to this State law, the City of Redondo Beach amended its municipal code in order to conditionally permit recycling facilities in commercial and industrial zoning districts.

Reverse vending machines and bulk reverse vending machines are permitted in commercial and industrial zones following a non-discretionary approval. Small recycling collection facilities are permitted under a conditional use permit. Larger recycling

collection and processing facilities require a conditional use permit and site plan review and approval.

In addition to these local zoning code amendments permitting convenience zone recycling facilities, the City of Redondo Beach is currently implementing and continuing to develop a progressive “curbside” recycling plan relative to single family residential structures that will be expanded to include multi-family buildings in 1992.

For the single-family residential program, Western Waste provides two thirteen gallon, orange-colored bins to each dwelling unit, in order to assist in the implementation of the recycling program. One of the bins is used for glass, plastic and metal containers, while the other bin is used for the collection of mixed waste paper products, including newspaper. Western Waste picks up the recycling bins once per week with their regular trash collection. Latest available figures indicate that City-wide, residents participating in the program are presently recycling approximately nineteen percent (19%) of all household waste.

The provision of recycling services to commercial/industrial properties is addressed in the Integrated Solid Waste Management Plan, and provided for in the exclusive waste removal contract.

3.3.3 Goals, Objectives and Policies

Solid Waste Management

Goal *It shall be the goal of the City of Redondo Beach to:*

7A Promote, develop, and maintain a comprehensive plan and strategy to manage the City's solid waste collection, transportation, and management in an efficient and environmentally-sensitive manner, and in accordance with all applicable state laws.

Objective *It shall be the objective of the City of Redondo Beach to:*

7.1 Ensure that all available means of modern and efficient solid waste collection, transportation, and management are provided to the residential, commercial, and industrial users in the community, in accordance with evolving industry regulations and standards.

Policies *It shall be the policy of the City of Redondo Beach to:*

7.1.1 The City of Redondo Beach shall actively participate and interact with other local cities, state and regional governments/agencies and planning bodies, and local and regional solid waste removal purveyors in pursuing and

securing responsible long-term solutions for solid waste removal. These solutions may include, but, not be limited to: a) the securing of additional capacity and life span for existing operational landfills; b) the construction and operation of new solid waste landfills; and c) the construction and operation of “waste-to-energy” facilities.

- 7.1.2 The City of Redondo Beach (principally through the Department of Public Works) shall continue to analyze and interpret solid waste generation rates, waste removal practices, and other events and trends related to solid waste generation and removal, to further increase the effectiveness and efficiency of its removal and increase the potential and practice of solid waste management/reduction and recycling programs.
- 7.1.3 The City of Redondo Beach (principally through the Department of Public Works) shall continue to encourage, support, and monitor the efforts and activities of the City’s Environmental and Utilities Commission relative to solid waste removal and management and the creation and adoption of a comprehensive solid waste management plan. This body was appointed by the City Council to develop, adopt, and implement the City of Redondo Beach Solid Waste Management Plan, as mandated by the State Legislature in Assembly Bill 939.
- 7.1.4 The City of Redondo Beach shall implement a solid waste/recycling education and information dispersal campaign/program at the local level, in order to supplement those currently instituted by state and regional governments and non-profit organizations through the various television and print media.

Recycling

Goal *It shall be the goal of the City of Redondo Beach to:*

- 7B Increase the public awareness of the need to, and the means through which individual citizens, property owners, and business people in the community can successfully participate in local recycling programs.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 7.2 Increase the range and amount of solid waste that is recycled throughout the community, in accordance with all applicable state and local requirements, while achieving the resultant environmental and financial benefits and advantages of such activities.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 7.2.1 In an effort to increase the rate and efficiency of recycling resources and collection facilities available to the community, the City of Redondo Beach, through its revised Municipal Code, shall continue to permit the siting and construction of reverse vending machines in commercial and industrial zones, shall continue to permit small recycling collection facilities in these zones through a conditional use permit process, and shall continue to permit large recycling collection and processing facilities through conditional use permit and site plan review procedures and approvals.
- 7.2.2 The City of Redondo Beach (principally through the Department of Public Works) shall continue to analyze and interpret solid waste generation rates, waste removal practices, and other events and trends related to solid waste generation and removal, to further increase the effectiveness and efficiency of its removal and increase the potential and practice of solid waste management/reduction and recycling programs.
- 7.2.3 The City of Redondo Beach (principally through the Department of Public Works) shall continue to encourage, support, and monitor the efforts and activities of the City's Environmental and Utilities Commission relative to integrated waste management activities. This body was appointed by the City Council to develop and implement the City of Redondo Beach Solid Waste Management Plan, as mandated by the State Legislature in Assembly Bill 939.
- 7.2.4 In the interim, the City should continue to proactively encourage, engender, and monitor its existing "curbside" recycling plan, neighborhood and group recycling plans and efforts, recycling by larger property owners and commercial and industrial businesses to increase the amount of participation and range of materials that are presently being recycled.
- 7.2.5 The City of Redondo Beach shall, as feasible and appropriate, require that all new or remodeled multi-family residential, commercial, and industrial developments develop and submit a formal "recycling plan," designating where and through which means materials will be stored for recycling purposes. The City Department of Public Works shall assist the City Community Development Department in reviewing these plans.

3.3.4 Solid Waste Management and Recycling Implementation Programs

The following presents the respective programs which shall be carried out by the City of Redondo Beach (or the indicated designee) to implement the preceding goals, objectives,

and policies contained within the Solid Waste Management and Recycling Section. Each implementation program is followed by a number or numbers indicating the pertinent policy or policies which it is intended to help implement. Notwithstanding the language in specific implementation measures, action by the City is subject to the availability of funding and staff.

- Representatives of the City of Redondo Beach Department of Public Works shall review relevant journals and technical reports, shall attend public agency presentations and professional seminars, and shall regularly contact and meet with representatives of local, regional, state, and federal government agencies and private solid waste removal purveyors in an attempt to monitor ongoing and evolving solid waste removal and management technology and policies, and assist in the pursuit of responsible, long-term solid waste removal and management (*Policy 7.1.1*).
- Representatives of the City of Redondo Beach Department of Public Works shall continue to collect, monitor, analyze, and interpret data and events related to local solid waste generation, removal, and management. The findings of these efforts shall be used to improve local solid waste removal and management and improve source reduction activities and recycling efforts, in an effort to ensure local compliance with the adopted local Solid Waste Management Plan (*Policy 7.1.2, 7.2.2*).
- Representatives of the City of Redondo Beach Department of Public Works shall provide technical support, encouragement, and assistance to the City of Redondo Beach Environmental and Utilities Commission, as staffing and budgetary conditions allow, to assist this body in carrying out their intended role in the area of solid waste removal and management (*Policy 7.1.3, 7.2.3*).
- Representatives of the City of Redondo Beach Department of Public Works and the City of Redondo Beach Environmental and Utilities Commission shall expend all reasonable efforts to assure that a comprehensive and legally-adequate City of Redondo Beach Solid Waste Management Plan is created and adopted, in accordance with the provisions of Assembly Bill 939. It shall also be a primary responsibility of these bodies to ensure that the Plan is updated, as necessary, to reflect evolving conditions and continues to conform with future local, regional, state, and federal regulations and legal requirements (*Policy 7.1.3*).
- As staffing and budgetary conditions allow, representatives of the City of Redondo Beach Department of Public Works shall create educational and public informational programs to better inform the community about the issues and responsibilities related to solid waste removal and management. Such efforts shall include, but not be limited to: pamphlets and newsletters, speaking appearances or

presentations before local school, business, and community groups, and “seminar” format presentations that can be broadcast on a regular basis on the local cable television government access channel (*Policy 7.1.4*).

- The revised City of Redondo Beach Municipal Code shall contain specific provisions including: 1) permitting the siting and construction of reverse vending machines in local commercial and industrial zones; 2) allowing the siting and construction of small recycling collection facilities in these zones (through the conditional use permit process); and 3) allowing the siting and construction of large recycling collection and processing facilities (through the conditional use permit and site plan review process), in order to increase the rate and efficiency of local recycling efforts (*Policy 7.2.1*).
- Prior to and in addition to formal adoption of the City of Redondo Beach Solid Waste Management Plan, the City of Redondo Beach Department of Public Works shall continue to manage and monitor the existing local “curbside” recycling program. This effort shall include ongoing meetings with and presentations before local businesses, property owners, and resident or community groups to increase awareness of the need to recycle, and visits or inspections to monitor and further ensure compliance and performance in these areas by the targeted “recyclers” (*Policy 7.2.4*).
- The City of Redondo Beach shall, as feasible and appropriate, include a provision for the inclusion and review of mandated formal “recycling” plans in the environmental and site plan review and approval process of all new or remodeled multi-family residential, commercial, and industrial development proposals. This component shall be incorporated into the overall development and environmental review and approval process (potentially through a provision within the revised City of Redondo Beach Municipal Code). These “recycling” plans must specifically designate where and through which means materials will be stored, separated, and processed for recycling purposes (*Policy 7.2.5*).

SECTION 3.4

**Conservation, Recreation and Parks,
and Open Space**

3.4 CONSERVATION, RECREATION AND PARKS, AND OPEN SPACE

The Conservation, Recreation and Parks, and Open Space Elements of the City of Redondo Beach General Plan, originally developed in 1973, were updated in March of 1986 by EDAW, Incorporated (an independent consulting firm retained by the City at that time to carry out a specific update of these three elements).

The 1986 update was recommended for approval by the Recreation and Parks Commission and by the Planning Commission. The City Council deferred adoption of the three elements in order that they be included as part of the comprehensive update of the General Plan. The 1986 draft of these elements has been reviewed to ensure a consistency with the remainder of the General Plan and to ensure that the information is accurate. Only minor revisions have been made to the original documents, where necessary, to bring the elements up-to-date.

Although each of the three individual elements: 1) Conservation; 2) Recreation and Parks; and 3) Open Space have their own specific and unique characteristics, there is considerable overlap between them, since all essentially deal with the protection, management, and use of the City's natural and aesthetic resources. Conservation measures necessary to protect and preserve the beach lands are essential parts of the community's open space plan. Open space planning directly involves the use of land for park and recreation purposes. Recreation planning must be sensitive to the open space needs of residents and conservation measures necessary to protect the City's natural resources. With continuing urbanization and development occurring in the City, these resources play an increasingly important role in preserving or enhancing the quality of life for residents and visitors.

Purpose of the Conservation Element

Conservation of the City's and region's natural resources is a public commitment for the planned management of natural resources. This commitment strives to preserve and enhance the natural environment for the long-term benefit of residents and visitors. Conservation issues within Redondo Beach include: preservation of the beach and waterfront lands; potential pollution sources; automobile congestion; and general development issues.

Purpose of the Recreation and Parks Element

Recreation is important to the quality of urban life in any community. Leisure services and open spaces that are well designed, properly located, adequately maintained, and serve the needs of intended users enhance the quality of life and the environment.

This is particularly important in a community such as Redondo Beach which has a limited amount of open space to serve the needs of a changing resident population. Key to the preservation and expansion of needed recreational open space and facilities are the city's school sites and other underdeveloped open space resources.

With the passage of time, change occurs in the City and adjustments to planning policies are needed. The adjustments to planning policies should reflect population changes in different areas of the City and in age composition. Family composition and life styles also change, causing differing needs for recreation facilities and activities. Often, additional parkland or different recreational facilities are needed to keep pace with the needs of the people. Physical facilities can become obsolete and must be replaced. Programs can also become outdated and must be restructured, and as a city becomes more dense, the need for open space becomes even greater.

To determine the most appropriate role and use of the various components comprising the City's natural and aesthetic resources of open space and recreation, it is necessary to develop a program involving those responsible for the development, operation and maintenance of the "resource" land holdings in the City. These include City departments, School Districts, County and State agencies, utility companies and various individuals and organizations.

Purpose of the Open Space Element

Open spaces are land and water areas where manmade features have been excluded or held to a minimum and which are accessible to people either physically or visually. The needs for open space are many and are often unquantifiable since they generally relate to the quality of life. These open space needs include: maintenance of community scale and identity; providing visual and physical relief from urban congestion; maximizing options for balancing future urban growth and open space preservation; and, providing social and psychological opportunities for the happiness, health, safety and well being of the community to be reinforced by association with the "natural" environment. Contributors to a total system of community open space are parks, school grounds, beaches, the ocean, building setbacks, streets, and utility rights-of-way, view and vista corridors, areas of natural relief and vegetation, etc.

Public land ownership or control is usually essential for carrying out an effective open space program. However, quasi-public lands such as utility rights-of-way, as well as private land can also make very valuable contributions, particularly where there is significant acreage involved. While open space is very important to most people, it unfortunately seldom gets the same degree of attention or priority as do many other more "basic" public services in contemporary society.

3.4.1 Methodology

The methodology used in updating the Conservation, Recreation and Parks, and Open Space Elements involved five major tasks, including: 1) inventory and documentation of existing open space and parkland, programs, and undeveloped public properties; 2) meetings with residents and the use of a recreation needs survey to identify trends in recreation use and needs; 3) evaluation of existing and potential sites; 4) projection of future recreational needs; and 5) development of policy recommendations and potential implementation measures.

Each task examined the individual aspects of each of the four individual geographic recreation planning areas defined by the City of Redondo Beach, as well as the City of Redondo Beach as a whole. The five tasks are described below.

(1) Inventory and Documentation of Existing Resources

The first task included an inventory and documentation of existing public and private recreation facilities, land, and programs in the City. Size of facilities and geographic distribution in relation to sub-neighborhood groups was examined. School sites and utility rights-of-way were also identified. A total of twenty-one City-owned vacant or unused sites were also included in this inventory.

(2) Resident Interviews and Needs Survey Analysis

The second task included meetings with resident focus groups and the development and distribution of a recreation needs survey to identify the recreation use trends and needs of local residents. Several meetings were held with residents to hear their needs and concerns and to develop questions for the survey questionnaire. A survey was then developed to be used as a verification tool in conjunction with personal interviews and City recommendations. The survey sample consisted of two groups, including residents who were interviewed while using park facilities and those found at home, either in person or by mail.

(3) Evaluation of Potential Recreation and Open Space Sites

The third task included an evaluation of the recreational and open space potential of school sites, utility rights-of-way, publicly-owned properties and other vacant sites. The proximity to neighborhood needs, site suitability and availability was examined.

(4) Recreational Need Projections

The fourth task included a projection of the recreational and open space needs of various population age groups in the community.

(5) Policy Recommendations

Finally, the last task included the creation and recommendation of goals, objectives, policies, and implementation programs for the management and operation of the conservation, recreation and parks, and open space programs, recommendations for improvements to existing recreation programs and facilities, and recommendations for potential additional facilities. Potential funding sources for these purposes were also identified and examined.

Valid and appropriate aspects of the previously adopted 1973 Conservation, Recreation and Parks, and Open Space Element contained within the City's 1964 comprehensive General Plan, have been retained in the update of this document.

3.4.2 Conservation Element

The primary objective of the Conservation Element is to designate those areas of natural resources within the City of Redondo Beach in order that policies for their effective conservation and utilization can be developed and carried out. Since a number of the natural resources of the City are of region-wide significance, it is necessary that the Conservation Element be coordinated with the responsibilities and actions of other governmental agencies and jurisdictions, including: the State of California; County of Los Angeles; and adjacent municipalities and service districts.

Beach and Waterfront Lands

Approximately 2.4 miles of the City of Redondo Beach borders directly on the Pacific Ocean at the Southeastern edge of Santa Monica Bay. Because of the hilly topography of the southerly portion of Redondo Beach and the inland location of the northerly part of the City, the beach and ocean can only be viewed from a limited geographic area of the community. Nevertheless, the aesthetic and climatic impact of the ocean is quite evident throughout the entire City; a general sense of proximity to the coastal area is provided by the wind, moisture, and reduced/moderate temperatures.

The ocean, beach, and waterfront are the most obvious important natural resource that the City possesses, and uniquely characterizes the community, even in relation to other local coastal cities. These are publicly regulated resources and not only are important to the people of Redondo Beach, but to the Los Angeles Metropolitan Area as a whole, as they constitute a regional resource.

The beach area consists of approximately 1.4 linear miles of uninterrupted expanse of sand (south of the Municipal Pier) which varies in width according to season and tidal conditions. About one-half of this portion of the city's coastline is open to direct public view from the Esplanade, which varies in elevation above the beach

along its length, offering unique vantage points for viewing the beach and ocean and activities taking place on them.

The King Harbor area and related commercial recreation facilities occupy approximately one mile of the waterfront land northerly of the beach. To many local residents and non-residents alike, King Harbor is the predominant "image" of the City of Redondo Beach and the single-most recognizable area of the community, formed by a complex of marinas, fishing piers, restaurants, hotels and retail shops. During the 1970's the City of Redondo Beach Redevelopment Agency developed the "Village" a large project directly adjacent to (east of) the King Harbor area, which contains a variety of condominium residences and apartments.

Two parking structures and Czuleger Park (formerly Plaza Park) are included within the project. Construction of this development served to significantly intensify the use of waterfront lands and beach areas.

The State of California is the owner, and the County of Los Angeles, the operator, of the State Beach, which extends from the Municipal Pier southerly to the City of Torrance municipal boundary. The beach is an attraction and place of interest for a wider regional population, above and beyond that of the City of Redondo Beach; including swimmers, surfers, fishermen and perhaps in the greatest numbers of all, viewers, casual strollers, and other passive users. This area is also a very important recreation area for residents of the City of Redondo Beach, and is visited by residents more often than local parks. The County of Los Angeles Department of Beaches estimated that approximately 3.4 million total persons (including City residents and non-City residents) visited Redondo State Beach in 1990 (this figure includes only actual beach-goers, not patrons or people strolling on the Municipal Pier, or points north of the Pier).

The physical stability of the beach is essential to the public welfare because erosion decreases the sand area available for public use and increases the potential for danger of wave damage to structures. Winter storms in the past have severely reduced the width of the sand area of the beach due to erosion. Conversely, it is also important that the excess deposition of sands not occur, since the beach can then become excessively wide, making access to the water difficult, and creating shallows, irregular erosion, and dangerous subsurface conditions due to irregular erosion and currents.

Generally, solid structures built along a beach can cause serious instability because of their interference with the littoral drift. The City of Redondo Beach has a unique condition, a submarine canyon (Redondo Canyon), situated directly to the west of the Municipal Pier, which causes the littoral drift to deposit sand in a northerly rather than the standard southerly direction. Solid structures have been erected to stabilize the beach because of this condition. Any other such structures should not be built without careful geotechnical analysis of their potential impacts on beach stability.

Dredging operations are occasionally needed to keep the harbor floor clear of debris and open to navigation by vessels, but they may also contribute to altered environmental conditions along the beach. However, sand bars have been developed through use of dredge spoils by the County of Los Angeles, to provide for the recreational use of the beach and ocean; this action has been weighed against the environment impact of dredging actions. Care must be taken in any future such operations to minimize their potential environmental impacts.

The City of Redondo Beach owns, and is responsible for the overall operation and maintenance of, King Harbor and its attendant commercial recreation facilities (through the local harbor department).

This complex represents a significant, successful effort at creating a valuable addition to regional marine-related facilities for the people of the Los Angeles Metropolitan area.

The existing local harbor and marine-related installations are attractive physical and functional additions to both the City of Redondo Beaches' and Los Angeles metropolitan areas' commercial-recreational facilities. There have been increasing problems with automobile congestion as these areas have become more intensely used.

There are also areas where public accessibility to the waterfront has been limited by private structures and operations. The overall effect of this area, however, is one of striking contrast to other Los Angeles County beach cities, where waterfront use is limited to fishing piers and beach-based recreation activities. This "difference" represents a unique resource which, with careful refinement during its continuing evolution, can achieve solutions to the congestion, access, and other issues through implementation of recommendations in the City's adopted Local Coastal Program and through coordination with the various recommendations of the General Plan.

Pollution

The marine disposal of domestic and industrial wastes is a significant concern in the City of Redondo Beach. Most coastal communities in Los Angeles County practice waste disposal by primary and secondary treatment and dilution in marine waters. Discharge data for the two major Los Angeles County treatment plants are indicated. Other sources of marine pollution include debris from storm runoff, windborne trash, and other urban sources.

**Wastewater Treatment Facilities
with Ocean Discharge in Los Angeles County (1990)**

<u>Treatment Plant</u>	<u>Treatment</u>	<u>Flow (mgd)</u>
JWPCP (Joint Water Pollution Control Plant at Palos Verdes Peninsula)	Advanced Primary	383
	Secondary	200
Hyperion Plant (Playa del Rey)	Primary	420
	Secondary	100

Source: County Sanitation Districts of Los Angeles County, September, 1991

According to the State of California Department of Fish and Game, wastes in the marine environment during the past decade were only considered to be a problem if they were "unsightly, odoriferous, killed fish, or were a menace to public health." More recently, it has become evident that "even subtle changes in the environment as a result of waste discharge can eventually produce adverse effects." It is expected that objective biological studies regarding waste discharge, conducted by the appropriate regulatory agencies, can result in guidelines insuring the protection of living marine resources from continually increasing waste treatment and disposal operations.

Less dramatic in terms of their magnitude of impact on ocean pollution effects, but nonetheless continuing problems, are the discharges of marine toilets, oil spillages and trash disposal resulting from private and commercial boating activities. Appropriate regulations should be enforced upon these activities to keep water pollution and surface debris at a minimum within the marina/harbor area.

Water quality sampling for coliform bacteria has been carried out by the Los Angeles County Health Department in several locations within King Harbor for many years. According to County officials, the harbor's water quality is good and allowable limits for coliform bacteria are rarely exceeded. Since the summer of 1986, ongoing water quality sampling for coliform bacteria has been conducted along all state beaches within Los Angeles County, including Redondo State Beach.

Automobile Parking and Access

The primary means of present-day access to the harbor and attendant commercial facilities is by automobile. While a large parking structure has been developed adjacent to the pier and "Village" area, surface parking is used throughout the King Harbor area.

This situation has created two significant problems relative to conservation. First, high value, oceanfront/view land has been allocated for vehicle storage, when this land could be better utilized for public open space or commercial/residential uses. Second the large surface parking lots detract from the aesthetics of the overall King Harbor and waterfront area. Even the existing decorative landscaping, earthen berms, and decorative walls do not fully mitigate the adverse visual and environmental effects of large expanses of asphalt and parked cars.

Good conservation practices suggest that this land could be put to more efficient use through the transport of visitors to the beach area by public/mass transit and through a more efficient use of the existing parking areas.

Southern California Edison Company Electricity Plant

The Southern California Edison Company's Electricity Plant visually dominates the northerly approach to the City's harbor and commercial recreational facilities. The plant was operating long before this area of the City began to redevelop into its present complex of modern, ocean-related, housing and recreational facilities. The steam plant is one of the Southern California Edison Company's largest existing facilities. The existing plant was designed to burn fossil fuel and has a generating capacity of approximately 1,602 megawatts (one megawatt equals one million watts). The plant condensers are cooled by a large intake from the ocean. The warm water thermal waste is discharged back into the harbor area.

The State of California Department of Fish and Game has indicated that limited quantities of thermal waste water may enhance a marine area by attracting warmer water species; this has been the case in the local harbor area, where fishermen have been catching warm water game fish (such as bonita). Some types of California shell fish and crustaceans also thrive in these warm water conditions.

Conversely, cold water species generally move out of these areas because of the introduction of warm water. According to the State of California Department of Fish and Game, excessive amounts of thermal effluence can be extremely damaging to marine biological resources. The State reported that the marine environment has a limited capacity to assimilate thermal waste without adversely affecting some living resources. These impacts are similar to those created by industrial and domestic waste. Recent scientific documents relative to this matter report a concern "about the effects of thermal 'overloading' on the environment."

"For example, giant kelp requires cool waters below 66° Fahrenheit to prosper; when water temperatures exceed 60° Fahrenheit, plant tissues may deteriorate and sloughing occurs. Under normal conditions, water temperatures will exceed 60° Fahrenheit for a few months, during summer, and kelp beds begin deteriorating. As soon as surface temperatures fall below this point, the kelp beds start to recover. If thermal waste is injected into the environment, water

temperatures may remain above 66° Fahrenheit for some distance from the discharge point. The distance from which surface temperatures would exceed ambient waters would be governed by current and volume of thermal loading. Surface canopies of any giant kelp bed within an area so influenced will soon disappear along with a constellation of marine organisms that are associated with them."

The Southern California Edison Company currently discharges heated water from the plant into the Pacific Ocean. There is no particular problem identified with this practice at the present time. The salt water circulation system for generation units #1 through #6 now operate with intake conduits located inside King Harbor. The discharge conduits are north of, and some distance outside the breakwater which forms King Harbor.

This operating method promotes water circulation within the harbor, and is one reason for the more abundant marine life in the harbor area. Proposed additional rates of discharge over the permitted amount of heated water from the Southern California Edison Electricity Plant should be reviewed in relation to the possibility of marine biological damage, and should be controlled as needed.

Additional Natural Resources

Other lands and areas in the City of Redondo Beach have been analyzed as part of the update of the Conservation Element, including private, public, and quasi-public land holdings which contribute to the community's natural resources, both above and below the ground.

Soils: The type and nature of the soils existing in the City of Redondo Beach have permitted the area to be developed and urbanized quite easily. The Los Angeles County Department of Public Works has established that the community consists of soil types (010) Oakley Fine Sand, which is described as "a range in texture from sand, on the one hand, to a sandy loam on the other, the latter condition occurring especially on the lower slopes and near heavier textured soils. "The Oakley fine sand is confined to areas near the coast."

The United States Department of Agriculture (under the Soil Conservation Service) has placed the soil in the City of Redondo Beach within the Oceano association of the Group II soils group profile (generally containing areas of 2 to 5 percent slopes, subject to wind erosion [in a natural state]. This specific soil type "is generally over 60 inches deep, is excessively drained, and has rapid subsoil permeability; they have grayish-brown, slightly acid and medium acid sand surface layers about 4 inches thick, underlain by a light, brownish-gray strongly acid subsoil about 16 inches thick, the substratum is pale-brown, strongly acid sand." "These soils are highly susceptible to wind erosion if left unprotected; inherent fertility is low." Under the USDA's national land capability system (used to judge land for agricultural purposes), local soils have been typed as Class IV-e, having very severe limitations which restrict the choice of plants and require very careful management, but do not represent constraints to development.

Erosion has not been a serious problem in the City of Redondo Beach, since this soil type is conducive to rainfall absorption with the open structure of the soil giving good drainage and aeration. However, in exposed situations, the soil may drift if no mitigation (landscaping) is introduced.

Water: The City of Redondo Beach receives its domestic water supply from the California Water Service Company (CWSC), which serves a number of different communities in the South Bay and Los Angeles metropolitan areas (see the Utilities Section of the General Plan for additional information on this subject).

Water is obtained from groundwater wells owned and operated by the company. Supplemental water supplies are provided from the Colorado River, through a purchase agreement with the Metropolitan Water District. Distribution mains, pumping stations, and stand-by connections with the Palos Verdes and Los Angeles County Department of Public Works Flood Control Division systems have been developed by the California Water Service Company to provide water service to the area's citizens.

Well water sources are protected by the West Coast Basin Barrier Project, operated and maintained by the Los Angeles County Department of Public Works Flood Control Division (see the Utilities Section of the General Plan for additional information on this subject). The project injects fresh water into the underground aquifers to prevent the intrusion of salt water into fresh water wells. The County has drilled a series of injection points along Prospect Avenue, which pump fresh water back into the groundwater supply.

Drainage: Sumps have served as an important part of the City of Redondo Beach's drainage system since the community was first settled and began to develop. These drainage devices have been supplemented with storm drains as part of the Los Angeles County storm drain bond issue program (see the Utilities Section of the General Plan for additional information on this subject). With the installation of additional local storm drain facilities over time, the sump problem in the City of Redondo Beach has virtually been eliminated.

The remaining sumps in the community presently comprise a part of the community's open space resource, providing additional green space to break up the urban character of the community. Many of the older sumps have been converted into parkettes. At this time, none of the five remaining active sumps appear feasible for future development and use for public parkland. The large, deep, Wylie-Steinhart Sump remains problematic due to its size, the lack of an inter-City storm drain system (between the City of Redondo Beach and the City of Manhattan Beach, and prohibitive engineering costs to provide safe access, development for recreation use and drainage.

Oil Wells Redondo Beach is situated in one of the areas of the Los Angeles Basin where significant oil deposits and supplies are located. The City has entered into long-term agreements whereby these petroleum deposits can be safely extracted, transported, and used for commercial purposes. The State's Comprehensive Ocean Area Plan has developed policies relative to these activities through the State of California Division of Oil and Gas

"To so supervise oil operations as to prevent damage to the resource, fresh waters, life, health, property, and natural resources. The Division of Oil & Gas is charged with ameliorating subsidence of land overlying or adjacent to oil or gas fields when such land is threatened by inundation by the sea."

Locations in the City of Redondo Beach where working oil wells are located must be given maximum protection from the effects of these operations with respect to visual appearance, safety, spillage, odor, and noise. These areas are all located in the southerly part of the City, in the five following locations.

The facilities and locations, all in South Redondo Beach, are: 1) the Triton (Harbor) oil pumping facility, located at the southwestern intersection of Beryl Street and Portofino Way; 2) the Worldwide Pacific Oil oil separation facility, located due southeast of the intersection of Francisca Avenue and North Gertruda Avenue; 3) the Kelt/Rico Redondo (Alta Vista) oil pumping facility, located near the southeastern intersection of Camino Real and Juanita Avenue within Alta Vista Park; 4) the Kelt/Rico Redondo (Prospect) oil pumping facility, located at the southwestern intersection of North Prospect Avenue and Pearl Street; and 5) the Prospect/Anita oil pumping facility, located due west of North Prospect Avenue north of Anita Street. The general locations of these oil facilities in the community are noted (Figure 25). The State of California's specific policies regarding oil and gas extraction have a direct application to Redondo Beach. These are that:

- a. Maximum recovery of oil and gas shall be encouraged through various methods of secondary recovery and unit agreements.
- b. Environmental protection must be afforded all parts of the community. These include scenic values and damage due to oil and gas extraction operations.
- c. Multiple and sequential uses of land should be encouraged by well spacing, unit agreements, and abandonment of wells no longer capable of economic production.

Of all the locations of oil drilling sites in the community, the tank battery and well sites adjacent to King Harbor are the most exposed to public view and the most incompatible with adjoining land uses. Continuing efforts must be made at these locations to make their operations more compatible with continuing urban development occurring in these areas.

EXISTING LOCAL OIL WELL / FACILITY LOCATIONS



FIGURE
25

It is important that all continuing oil well operations should be conducted with derricks removed and landscaping and screening walls located around the sites. All new oil wells sites should be developed with subterranean pumping mechanisms. The potential noise impacts of the operation of these oil facilities on the community have been extensively documented and analyzed within the stationary noise portion of the noise section of the updated General Plan (see the Utilities Section of the General Plan for additional information on this subject).

Scenic Views: The State of California Comprehensive Ocean Area Plan classifies the ocean frontage of the City of Redondo Beach as one of "low terraces, exposed to the ocean."

Some magnificent and panoramic views of the ocean are available in the southerly part of the City. The Esplanade, areas along South Catalina Avenue, South Pacific Coast Highway, and from some east-west streets such as Torrance Boulevard and Beryl Street offer fine public vistas of the Pacific Ocean. Hills and bluffs roughly parallel the coast with some areas reaching heights of 160 or more feet above sea level.

Many beautiful views are possible from publicly-owned sites such as Wilderness Park, Redondo Union High School, Czuleger Park (formerly Plaza Park), Dominguez Park, and the area overlooking the Municipal Pier. Significant views are also available from many locations on private property in South Redondo Beach. These views, in part, have made the City of Redondo Beach such a desirable residential and tourist location.

When structures are developed on private property, views of the ocean and beach can be significantly obstructed. This problem is becoming even more acute as many older, single-story homes are being replaced with multiple-story structures. Views from streets are also impaired when tall buildings are constructed.

Some of the local coastal area's existing natural resources, including scenic views, are of such an outstanding nature, that they are or should be preserved in perpetuity for the people of the State of California (and possibly) the entire nation. More difficult to protect are those which are less spectacular, but nonetheless beautiful.

The preservation of views is a complicated issue in Redondo Beach, due to small lot sizes, undulating topography, and the significant level of existing urban development. These problems make a feasible view ordinance in the City all but impossible to create and effectively implement. Instead, the City has developed a balanced approach to help preserve views through the Redondo Beach Municipal Code (Section 10-2. 1405.4F2e) which states: "The configuration and orientation of the project should respect reasonable design limits imposed by the natural and manmade environment. The structures should be situated to take advantage of the view, topography, sun, and wind while, at the same time, not destroying such advantages for adjacent properties."



City of Redondo Beach 2004-14 Recreation and Parks Element

June 7, 2004

Prepared by:
The Lightfoot Planning Group

Under the Direction of:
City of Redondo Beach
Recreation and Community
Services Department

3.4.3 Recreation and Parks Element

The availability of public parkland and recreational facilities greatly influences the quality of life in the City of Redondo Beach. Not only does recreation contribute to the health and well-being of residents, it builds a sense of community by creating low-cost opportunities for physical, social, and cultural interaction.

Redondo Beach is a premier coastal community offering many outstanding recreational opportunities. The City has two miles of beach frontage, an active harbor and fishing pier, the recently renovated Performing Arts Center, three senior centers, and a multitude of parks providing one-of-a-kind recreational facilities and classes. Redondo Beach is a place of regional interest, attracting permanent residents and visitors alike.

This updated Recreation and Parks Element sets forth policies and implementation measures to enhance the unique characteristics of the City and its coastline. Such policies support ongoing maintenance and facilitate expansion and improvement of parkland, recreational facilities, and programs. The goals, objectives, and policies established in the City's previous Recreation Element have been updated based on changes in the parks and recreation facilities and programs inventory. Other factors, such as updated demographic data and projections, a current public needs assessment, an evaluation of facility deficiencies, improved relations with stakeholders, and the consideration of alternative funding measures have also been taken into account in formulating recommendations that will shape the future of the recreational experience in Redondo Beach.

Planning for additional recreational facilities and parkland in the City is becoming increasingly difficult because Redondo Beach is well established and has few vacant parcels. As the overall City population continues to grow, the dilemma of where and how to expand will be compounded. As Redondo Beach approaches build-out, optimizing existing resources will become essential.

Two departments and one Commission are responsible for operation, maintenance, and oversight of the City's parks and recreation facilities and programs. The Recreation and Community Services Department manages the City's parkland and recreation facilities and programs. The Department's administrative offices are located at 320 Knob Hill Avenue, adjacent to the Knob Hill Community Center. The Public Works Department maintains City parks and facilities. The Department's administrative offices are located 531 North Gertruda Avenue. The Recreation and Parks Commission serves as an advisory body to the Recreation and Community Services Department and Public Works Department, and reports to the City Council. The Commission is comprised of seven appointed members who review proposed uses and development in zoning areas classified as Parks, Recreation and Open Space (PRO).

This Element provides the Recreation and Community Services Department with measures to maximize the use of existing resources, as well as expand upon available opportunities through creative financing measures and cooperative relationships with other City departments and local agencies and organizations.

The Element is organized to first describe and categorize existing park and recreation resources and current conditions within the community. Second, there is a discussion of future needs and funding considerations. Third, goals, objectives, and policies are provided within five major categories: Coastal Zone, Parkland, Recreation Facilities, Recreation Program, and Funding Mechanisms. Fourth, there is an Implementation Program.

Overview of Parkland and Recreation Facilities System and Inventory

The City of Redondo Beach presently contains a total of 35 public parks, open space areas, and recreation sites, occupying approximately 155.08 acres (0.24 square miles) of land. Park and recreation areas represent approximately 3.8% of all land area in the City. Exhibit 1 summarizes these park and recreation resources.

Exhibit 1 Existing Parkland and Recreation Area Acreage

	<u>Acres</u>		<u>Acres</u>
Regional Parks:			
Hopkins Wilderness Park	11.0	Ford	0.12
Seaside Lagoon	3.60	General Eaton #1	0.17
Veterans Park (Includes Senior Center and Community Center)	<u>7.49</u>	General Eaton #2	0.34
	Total= 22.09	Gregg	0.34
Community Parks:		Huntington	0.17
Alta Vista Park (Includes Community Center)	10.15	La Paz	0.17
Aviation Park* (Includes Gymnasium and Redondo Beach Performing Arts Center)	14.6	Massena	0.14
Dominguez Park	20.6	Mathews	0.07
Franklin Park	3.62	McNeill	0.11
Glenn M. Anderson Park	<u>6.00</u>	Sneary	0.15
	Total= 54.97	Townsend	<u>0.17</u>
			Total= 2.28
Neighborhood Parks:		Southern California Edison ROW:	
Andrews Park	1.61	Turf area licensed for City use	17.11
Czuleger Park	3.27	(Excludes Dominguez & Dale Page)	Total= 17.11
Dale Page Park	1.17		
Fulton Playfield	1.32	Facilities Not Located Within Parks:	
Lilienthal Park	1.44	David K. Hayward Community Center	0.07
Moonstone Park	1.64	Anderson Park Senior Center*	0.50
Perry Allison Playfield	0.62	Knob Hill Recreation Complex*	0.52
Perry Park (Includes Teen Center and Senior Center)	3.86	Franklin Community Center and Playhouse*	<u>3.23</u>
Vincent Park	<u>1.18</u>		Total= 4.32
	Total= 16.11	Other Facilities:	
Parkettes:		County Beach	36.2
Beverly	0.16	Pier (Exclusive of commercial space and parking)	<u>2.0</u>
Ensenada	0.17		Total= 38.2
		Total Parkland:	155.08

**Indicates facility is a surplus school site, entirely or partially leased from Redondo Beach Unified School District*

Four of the recreation and park facilities are located on surplus school sites encompassing 18.43 acres of land, and leased by the City from the Redondo Beach Unified School District. Two of these surplus sites contain community facilities without parkland. In addition, the David K. Hayward Community Center is a small stand-alone recreation facility on City-owned land. The Center is adjacent to the North Branch Public Library in northern Redondo Beach.

All of the park and recreation sites are overseen by the Recreation and Community Services Department and maintained by the Public Works Department, with the exception of the County beach. The beach is 36.2 acres and is managed and maintained by the County of Los Angeles.

The City of Redondo Beach recreation and parks system has been organized into five main categories. Resources in each category are discussed in detail in the following section.

- Parkland -
 - Regional Parks
 - Community Parks
 - Neighborhood Parks
 - Parkettes
- Community Centers, Senior Centers, and Meeting Facilities
 - Community Centers
 - Senior Centers
 - Additional Meeting Facilities
- Southern California Edison Company Rights-of-Way
- Bikeways
- Supplemental Parkland/Facilities, and Recreation and Meeting Facilities-
 - Coastal Zone Public Recreational Resources (including County beach and Redondo Beach Pier)
 - Private Meeting Facilities
 - Private Recreation Facilities
 - Recreation Resources Outside of Redondo Beach

Parkland

The parkland system in the City of Redondo Beach consists of four park classifications: Regional Parks, Community Parks, Neighborhood Parks, and Parkettes. There are a total of 30 parks that range in size from 20.6 acres to .07 acres in size. Each park serves a specific function in the City to create balanced opportunities for recreation activities. The City's park system offers a wide variety of park types, uses, settings, and recreational opportunities for specific segments of the population. Recreation uses at parks are defined as either active or passive. Active recreation requires physical participation such as sports activities. Passive recreation involves relative inactivity such as picnics, sitting, and strolling.

This Element establishes a hierarchy of parks with corresponding standards and characteristics that can be used for the development, expansion, and improvement of existing parks and recreation areas. Although until 1996 the National Recreation and Park

Association (NRPA) had minimum standards for a park system, NRPA has determined that park standards will ultimately vary given the location and dynamics of each city. It is difficult to apply generalized standards to every individual park or facility. Instead, the City has created other standards to help determine optimal acreage for future parks, and appropriate park amenities.

Exhibit 2 is an overall inventory and assessment of the parkland system, including parks, parkettes, playfields, and other recreational areas in the City of Redondo Beach. Parkland and recreational facilities are listed at the top of the matrix, and each is assessed according to the quantity of athletic fields/courts and other facilities in the upper half of the matrix. Under the first column, there may be more than one facility listed in a row. When this is the case, the park includes either one or more of the listed facilities.

The central portion of the matrix is an assessment of each park and recreation area in the City, and includes four sections: site, furniture, landscaping, and buildings. Each section contains items that are considered necessary for a usable and high quality park or recreation area. However, it should be noted that all such items are not necessary at all types of recreation areas. The overall condition of each recreation facility is evaluated according to the four sections at the bottom of the matrix.

Exhibit 3 maps the general location of each park and school in the City.

Following Exhibit 3 is a detailed description of the City's parkland inventory.

Exhibit 2

INVENTORY & CONDITION OF PARKLAND & OTHER RECREATION AREAS

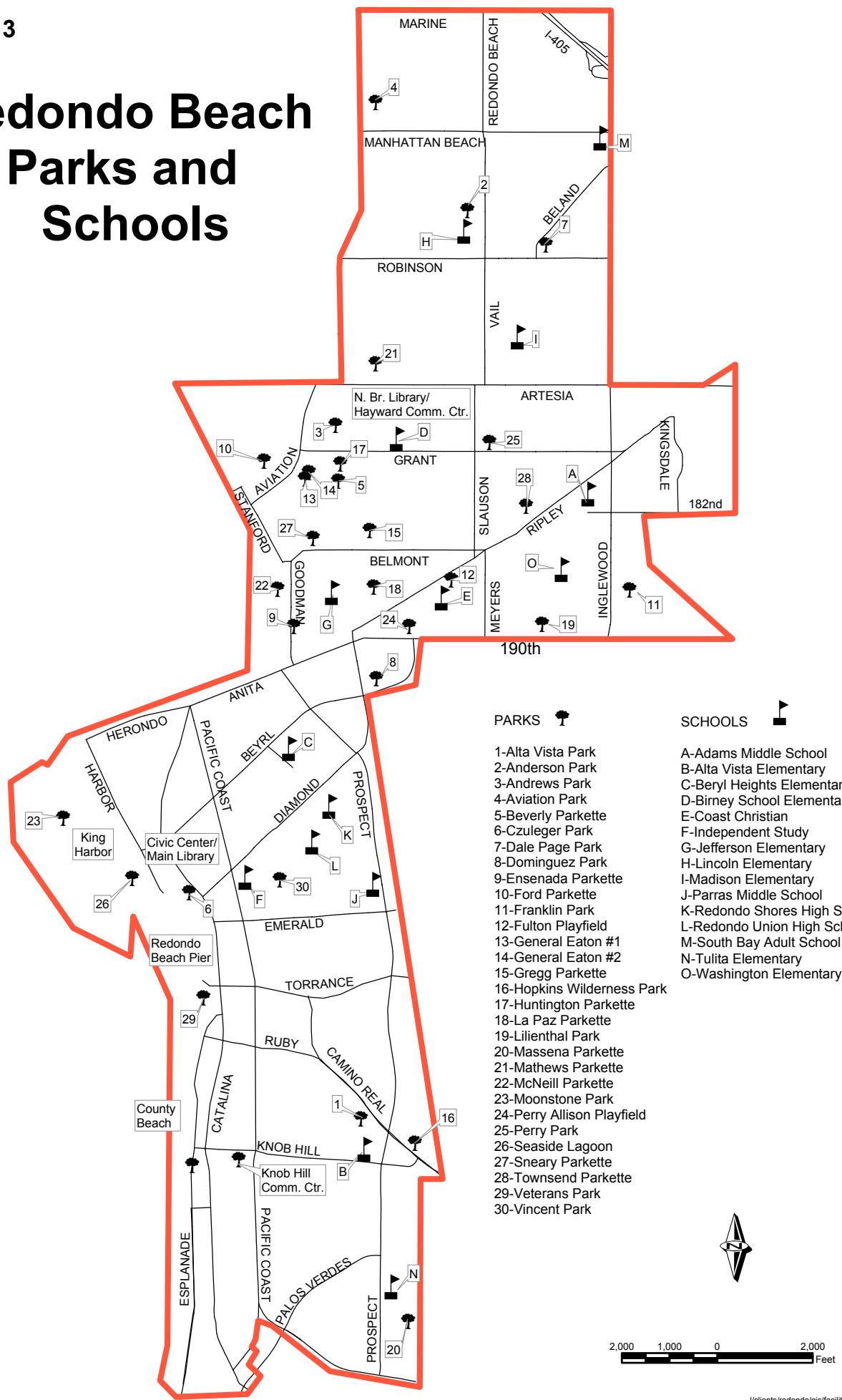
		PARKS	PARKETTES										OTHER																										
FACILITIES			Alta Vista	Dominguez	Veterans	Perry	Anderson	Seaside Lagoon	Czuleger	Aviation	Moonstone	Franklin	Lilenthal	Vincent	Hopkins Wilderness	Andrews	Dale Page	Beverly	Ensenada	General Eaton #1	General Eaton #2	Gregg	Huntington	La Paz	Massena	Mathews	McNeill	Sneary	Townsend	Ford	Perry Allison Playfield	Fulton Playfield	Beach & Pier	King Harbor					
		baseball/softball field	3*	2																																			
	soccer field		1*																																				
	football field																																						
	multi-use field	1		1																																			
	tennis court	8			2																																		
	basketball court				2	1			2**	1									2																				
	volleyball court						2	2**																															
	handball court																		2																				
	racquetball court	2																																					
	swimming area							1																													1		
	batting cages	●	●	●																																			
	showers							●	●																											●			
	restrooms	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●								
	lifeguard station							●																															
	bicycle racks	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●								
	exercise circuit/par course stations	●	●			●																																	
	dog park			●																																			
	play equipment (2-12 yrs.)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●								
	camping facilities																																						
	community/teen/senior/visitor center; scout house	●	●	●	●	●																																	
	gymnasium																																						
	historical museum/structure	●	●	●	●																																		
	theater/playhouse/bandshell/amphitheater					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●							
	picnic tables/barbeques	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●							
	concession stand/eateries	●	●			●																																	
	boat slips																																						
SITE	hardscape/paved surfaces																																						
	general cleanliness/maintenance																																						
FURNITURE	ADA accessible																																						
	dogs permitted																																						
LANDSCAPING	parking area on site																																						
	benches/bleachers/seating areas																																						
BUILDINGS	shade structures/gazebo/umbrellas																																						
	lighting																																						
CONDITION	trash receptacles/enclosures																																						
	drinking fountains																																						
	signage/kiosks																																						
	monuments/statues/commemorative plaques																																						
	good/healthy condition & maintained																																						
	turf/ground cover/sand																																						
	water feature																																						
	irrigation																																						
	shade provided by tree canopies																																						
	trails/pathways																																						
	ADA accessibility																																						
	lighting																																						
	general cleanliness/maintenance																																						
	vandalism absent																																						

* facilities at Alta Vista School

** court includes both basketball & volleyball facilities

Exhibit 3

Redondo Beach Parks and Schools



Regional Parks

There are three Regional Parks in the City of Redondo Beach: Hopkins Wilderness Park, Seaside Lagoon, and Veterans Park. Regional parks in Redondo Beach are public parks or preserves that are usually natural-resource oriented and serve the greater metropolitan area. In Redondo Beach, non-residents visit these parks more frequently than residents. Regional parks vary in size to accommodate desired uses. Seaside Lagoon is 3.6 acres; Veterans Park is 7.49 acres; and Wilderness Park, an inland natural preserve, is 11 acres.

Regional parks offer large areas for passive recreation and may also include regional recreational facilities that complement natural resources. They attract park users from a wider surrounding area than other types of parks, given a beachside location and/or special features such as a saltwater pool or wilderness habitat recreation area. Two of the three regional parks in Redondo Beach, Seaside Lagoon and Veterans Park, are located at the coast. The third, Wilderness Park, is located in the southeastern portion of Redondo Beach.

Hopkins Wilderness Park

1102 Camino Real



Hopkins Wilderness Park, commonly referred to as Wilderness Park, is an 11-acre natural preserve with four ecological habitats: forests, meadows, streams, and ponds. The park features the following amenities:

- Campgrounds with support facilities
- Visitor Center
- Amphitheater with fire pit

Other amenities include picnic areas, restrooms, and parking on site. Wilderness Park is open until 4:30 p.m. throughout the week, except for Wednesdays, when the park is closed. Day and overnight camping is permitted with reservations. The Visitor Center was developed through a federal grant to

be used as a conservation, camping, and training center to bring the wilderness experience to residents in urban areas. The Center is used only for nature-related recreation classes and camps such as a summer day camp for 8-12 year olds provided through the Recreation and Community Services Department.

Wilderness Park is a community favorite, particularly with families who have young children. Residents enjoy panoramic views of the South Bay*, walking on trails, and the natural habitat provided at the park.

* Throughout the Element, any reference to the “South Bay” includes the following cities: Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, and Torrance.

Seaside Lagoon
200 Portofino Way

Seaside Lagoon is a 3.6-acre saltwater, sand-bottom swimming facility within King Harbor. The lagoon is heated by the nearby power-generating plant, and is open Memorial Day through Labor Day for general admission. Parties can be scheduled at the facility April through October. The facility contains:

- sand beach
- volleyball courts (two)

Seaside Lagoon also offers showers, restroom building, concession building, play equipment for 2-12 year olds, picnic area, and luau shelter. A trained lifeguard is on duty. Parking is provided at the adjacent City-owned three-acre parking lot. The Lagoon accommodates public swimming and water play, staffed day care in the summer for 6-12 year olds, and occasional private special events and parties.

The nearby Sea Laboratory also conducts various types of recreation classes here.



Seaside Lagoon is a unique City asset. The park is heavily used during the summer months and is so popular, some residents have requested extending the hours of operation and expanding the facility to accommodate off-season events.

Veterans Park
309 Esplanade



Veterans Park is a 7.49-acre multi-use park adjacent to and directly above the beach promenade. The park includes:

- Community Center
- Senior Center
- Bandshell

Other amenities include play equipment for 2-12 year olds; a Veterans Memorial; restrooms; and a passive area with picnic tables, barbecue facilities, and pathways leading to panoramic views of the beach, pier, and harbor area.

The park provides a link between the beach promenade, pier, and Esplanade. There is an on-site metered parking lot. A farmer's market takes place weekly on Harbor Drive, directly below the park. The City and other entities host events at the park, including holiday festivities, a free concert series at the bandshell, and movie nights at the Community Center and bandshell. The Senior Center has been renovated and expanded and includes activity/dining rooms, kitchen, restrooms, and outdoor patio with shuffleboard courts. Senior activities are held daily at the Center throughout the year. Listed on the National Register of Historic Places, the Community Center is a 1930 historic building that was the former Redondo Beach Main Library. The Center is currently leased exclusively to a food catering and full-service special events company.

Veterans Park is one of the most popular and heavily used parks in the City because it is located near the beach and at the terminus of several transit lines. The park attracts users from throughout the region. Residents enjoy the various programs and events that are held at this park. However, some park improvements could be made. For example, the historic library could be better utilized as a community resource. Other concerns include limited parking and the recurrent presence of transients in the park.

Community Parks

According to the National Recreation and Park Association (NRPA), the optimal size for a community park is between 20 and 50 acres, but its actual size should be based on the land area required to accommodate desired uses. Due to resource availability, parks in Redondo Beach that are typically 6 to 15 acres in size are classified as Community Parks. One exception is Dominguez Park which is 20.6 acres. Dominguez Park is classified as a community park because of the types of facilities located there and its service area.

Community parks are generally larger in size than neighborhood parks, and provide a greater range of recreational amenities. A community park may serve several neighborhoods within a radius of one half to three miles. Community parks contain facilities for passive and/or active recreational uses. On-site parking is usually provided and is intended to accommodate commuter clientele. Lack of undeveloped lands in Redondo Beach will make it difficult to site new community parks. Where feasible, improving and expanding existing community park areas and facilities will be necessary in the future.

The City has five community parks totaling 54.97 acres, with an average size of 10.99 acres (478,724 square feet) per park. All community parks in the City have restroom facilities, picnic areas, on-site parking, and playgrounds for 2-12 year olds. Each park appeals to a variety of users, participating in both active and passive recreation activities. Each community park also features a unique amenity, whether it is the Performing Arts Center, Playhouse, dog park, or Historical Museum. The parks are distributed relatively evenly throughout the City.

Alta Vista Park 801 Camino Real

Alta Vista Park is a 10.15-acre park located adjacent to Alta Vista School. Julia Street separates the park from the school area. The City and the Redondo Beach Unified School District (RBUSD) share the use of school athletic fields. Together, the recreation area at Alta Vista Park and Alta Vista School covers a total of 19.42 acres and includes the following:

- Alta Vista Community Center
- multi-use Julia Field
- lighted tennis courts (eight)
- indoor racquetball courts (two)
- lighted baseball/softball fields (three)



- lighted soccer field

Other amenities at Alta Vista Park include a pavilion with picnic and barbeque area, play equipment for 2-12 year olds, on-site parking, and restrooms. Bleachers, batting cages, and a concession building are located near the baseball fields on the School property. The Recreation and Community Services Department offers youth and adult tennis lessons, children's dance classes, youth summer sports camps, cooking classes, and exercise classes at the Alta Vista Park and Community Center. Various sports leagues also use the athletic fields on a seasonal basis.

Since the City built the Community Center and improved the park, residents have been generally pleased with the facility. Although some residents have expressed concern about the infrequent use of the indoor racquetball courts, Alta Vista Park is heavily used, particularly the athletic fields and tennis courts. The City and RBUSD continue to improve recreation facilities on both properties. For example, the School District, working with the Public Works Department, recently repaired buckling asphalt and a few trees near the concession stand area that had been a continuing problem for users. Resurfacing the tennis courts and providing additional storage space for sports leagues are improvements needed in the near future at both the park and school sites. Overall, Alta Vista Park rates as a well maintained and heavily used park in the City.

Glenn M. Anderson Park
2229 Ernest Avenue



Simply called "Anderson Park," this multi-use park is 6 acres and is adjacent to Lincoln School. Facilities provided at Anderson Park include:

- Senior Center
- Boy and Girl Scout Houses
- Annex Building
- Modular building
- lighted tennis courts (two)
- half-basketball court

There is also play equipment for 2-12 year olds, a play fountain, a picnic area, and restrooms at this park. Anderson Park appeals to many types of users. Community uses at the park and adjacent school grounds include: senior activities, scout meetings, tennis lessons, child development classes, children's dance classes, sports league play, exercise classes, and youth sports camps. The City leases the Senior Center from RBUSD on an annual basis. The Center is in operation seven days a week, including evenings, and accommodates the South Bay Adult Day Care Program, the South Bay Adult School post-stroke class, and community programs. There have been requests to enlarge the restrooms and remodel the kitchen at the Center. Although Anderson Park is a popular park, older facilities such as the Scout houses, Annex, and Modular Building are in disrepair and in need of upgrading or replacement. Many residents have expressed interest in a new community center. The City has completed preliminary planning for a new center; however, construction funding has not been made available to date. New park furniture and additional on-site parking are other improvements that could enhance the quality of the park.

Aviation Park

1935 Manhattan Beach Boulevard

Aviation Park totals 14.6 acres, and is located on the former Aviation High School campus at the intersection of Aviation and Manhattan Beach Boulevards. The park is adjacent to an industrial/office park that houses Northrop Grumman Corporation, among other businesses. The City holds a 99-year lease with the RBUSD on most of the site. A small portion of the site is City-owned.

Aviation Park contains the following facilities:

- Redondo Beach Performing Arts Center (RBPAC)
- gymnasium with two basketball/volleyball courts, three exercise rooms, dance studio, locker room and restrooms
- lighted track and football field

In addition, the park contains play equipment for 2-12 year olds, and a large parking lot to accommodate RBPAC patrons and park users.



The park and Performing Arts Center, located in a redevelopment area, have been substantially improved since the City took over the site in the 1980s. The RBPAC, formerly the Aviation High School auditorium, is now a state-of-the-art, 1,450-seat regional theater with a professional civic light opera company. Theater improvements completed as of 2004 include redesign of the building; addition of a new lobby, public restrooms, box office and staff offices; house and acoustical improvements; and new sound and lighting systems. Park/site improvements include new play equipment, landscaping, and parking. The gymnasium has also been improved. Additional improvements planned for the site include additional greenspace/landscaping, replacement of the track with a running trail, new field and bleachers, and new signage and theater marquee.

The Aviation track and field and gym facilities are heavily used by members of the community and by Northrop Grumman employees. Community recreation classes/programs offered at these facilities include gymnastics and tumbling, adult and youth dance, adult and league basketball, and league volleyball. Northrop Grumman also leases the three gym exercise rooms for its employees, and has exclusive use of the basketball/volleyball courts 11:00 a.m. – 1:00 p.m. weekdays. The track is popular because it is the only lighted track with restroom facilities open to the public in Redondo Beach.

Residents have made the following requests/recommendations for changes to the park: (1) provide lighted outdoor basketball courts, (2) make the exercise rooms available to the public, (3) provide adequate lighting at the tot lot, and (4) consider replacing the tot lot with a higher demand recreational facility (park is used most frequently by adults). Some park users have also opposed the City's planned changes to the track.

Dominguez Park
200 Flagler Lane

Dominguez Park is a 20.6-acre park at the corner of Flagler Lane and 190th Street. Through a license agreement with SCE, a portion of this multi-use park is within the Southern California Edison Company (SCE) right-of-way. Dominguez Park is the largest, most centrally located, and one of the most heavily used parks in Redondo Beach. The park includes the following recreation facilities:

- Heritage Court with Historical Museum
- T-ball field
- dog park
- baseball field with concession/restroom building

There is also play equipment for 2-12 year olds, an exercise circuit/par course, batting cages, picnic areas, and restrooms.



Dominguez Park features the City's only off-leash and fenced dog park. It is also the only dog park in the surrounding area, with the nearest dog parks located in San Pedro and El Segundo. Built in 1993, this three-acre dog park includes separate fenced areas for large and small dogs, and is heavily used by the community. The Friends of the Redondo Beach Dog Park organize and sponsor events, address public concerns, and work with the City to maintain this facility.

Heritage Court, a Victorian-style courtyard with rose garden, picket fence, fountain, walkways and arbors, is another unique amenity at Dominguez Park. The Court features two historic Redondo Beach homes, the Queen Anne House and the Morrell House, which were saved from demolition and relocated to Dominguez Park. The Queen Anne House serves as the Redondo Beach Historical Museum. Hours of operation for the Historical Museum are Saturday and Sunday, 1:00 – 4:00 p.m. The Museum features several rooms illustrating the City's rich history with artifacts, photographs, and other items of interest.

Residents have expressed concerns that the historic homes are not adequately maintained and need to be refurbished. Residents who frequent the park have also requested additional restrooms and parking, and replacement of the par course with another park facility. Staff indicated, however, that the par course was funded with grant money and cannot be removed per grant requirements. It should be noted that a large portion of Dominguez Park is located on a former landfill site, so opportunities for development of major new facilities are limited.

Franklin Park
807 Inglewood Avenue

Franklin Park is a 6.85-acre multi-use park with the following major amenities:

- basketball court
- Redondo Beach Playhouse

- Community Center

There is also play equipment for 2-12 year olds, expansive passive open space with meandering pathways and picnic areas, restrooms, and on-site parking. The eastern 3.62-acre portion of the property is owned and maintained as parkland by the City. It is zoned as Parks, Recreation, and Open Space (P-PRO). The western 3.23-acre portion of the property is a former school site that the City is leasing for 99 years from RBUSD. It is zoned as School Facility (P-SF). In 1997, the school's cafeteria and some classrooms were converted into the 125-seat Playhouse. The City's youth theater program operates out of the Playhouse. Recreation programs at Franklin include adult art classes, adult dance classes, and children's sports classes. Residents have noted that this park is Redondo's "best-kept secret." Overall, the park is in good condition; however, some of the buildings need improvements.



Neighborhood Parks

Neighborhood Parks in the City of Redondo Beach are typically 1 to 5 acres in size, with the exception of Perry Allison Playfield, which is less than 1 acre. The optimal size for a neighborhood park according to NRPA guidelines is 5 to 10 acres. Neighborhood parks are pedestrian-oriented, and are within a quarter to half-mile or within minimal biking/walking distance of park users. The neighborhood park system serves the recreational needs of the immediate and surrounding neighborhoods. Neighborhood parks are designed to provide passive and/or active recreation uses. The facilities provided are a function of the recreation requirements in a neighborhood and the larger facilities available elsewhere in the community.

There are nine neighborhood parks in the City of Redondo Beach totaling 16.11 acres. Two playfields are included in this park classification. The average size is 1.79 acres (77,972 square feet) per park. Although five of these parks contain play equipment, most of the parks are passive in nature. Dale Page Park includes other active recreation uses such as basketball and handball courts.

Andrews Park 1801 Rockefeller Lane



Andrews Park is 1.61 acres with primarily passive recreation uses. The park is adjacent and connected to a senior housing development. Andrews features new play equipment for 2-12 year olds and an extensive picnic area. Andrews Park appeals primarily to the elderly and to families with young children.

Czuleger Park

North Catalina Avenue & Diamond Street

Formerly known as “Plaza Park,” Czuleger Park is 3.27 acres located at the western terminus of Diamond Street, between North Catalina Avenue and King Harbor. Czuleger Park serves as a public view corridor to the ocean, and includes passive recreation areas such as a vista point, sloping green space towards the harbor, meandering pathways, and seating areas. This park is also configured to link the harbor’s facilities, and to provide public access to the harbor from Catalina Avenue and adjacent multi-family developments. The upper portion of the park is bordered on the north and south by “The Village” condominiums. The lower portion of the park is a plaza area with built-in seating, directly above the harbor’s walkway and underground public parking facility. Both bike and pedestrian paths run through Czuleger from Catalina Avenue, providing a connection to the bike and pedestrian paths within the harbor area. Visitors use the park for its scenic walk to King Harbor and the Redondo Beach Pier.



Dale Page Park

2507 Robinson Street

Dale Page Park is 1.17 acres, located in a Southern California Edison Company right-of-way. There is access from Robinson Street and Beland Boulevard on both ends of the park. Dale Page contains the following recreation amenities:

- basketball courts (two)
- handball courts (two)

This park also includes play equipment for 6-12 year olds, picnic area, and restrooms. Dale Page Park is in good condition, with new play equipment installed in 2000. However, restroom-building improvements are needed. This is one of the least used parks in the City, most likely due to unlighted courts and absence of athletic fields.



Fulton Playfield

529 Earle Lane



Fulton Playfield is a 1.32-acre unlighted baseball/softball field. It is directly below Coast Christian School and direct access is provided from the field to the school. The City has regraded and made other improvements to Fulton Playfield to create a usable athletic field

for sports activities. New sports and park amenities, including a baseball backstop, decomposed granite walkway, drinking fountains, benches, and landscaping have been installed. South Redondo Little League uses the sports field for practices. It is well maintained and in good condition.

Lilienthal Park

2481 190th Street

Lilienthal Park is a 1.44-acre rectangular park, stretching north from Lilienthal Lane to 190th Street to the south. Lilienthal is located in a primarily low-density residential neighborhood, at the edge of the City near Torrance. It is a primarily passive recreation use park with older play equipment for 2-5 year olds, pathways, seating areas, and a restroom building. Although the landscaping and restroom building are well maintained and in good condition, Lilienthal Park has been described as underutilized. The City plans to replace the play equipment in 2004. Residents have requested additional facilities at this park.



Moonstone Park

Western terminus of Marina Way, Mole B

Moonstone Park is an underdeveloped and underutilized 1.64-acre park in King Harbor. It is bordered by a jetty, parking area, and driveway leading to the Harbor Patrol at the end of Mole B. The park is used for passive recreation and includes a bench and minimal landscaping. A portion of this park is used by the Outrigger Canoe Club to conduct classes and for storage. The park has prime views of boats in the harbor area and Wyland's "Whaling Wall" mural. Moonstone Park could be better utilized if it were to include a well-designed picnic area, play equipment, more visible access, and improved boating facilities.



Perry Allison Playfield

190th Street & Cluster/Blossom Lanes



Perry Allison Playfield is a relatively narrow, 0.62-acre unlighted multi-use sports field. It is located off 190th Street, between Cluster Lane and Blossom Lane. There are not permanent sports facilities at the field, but Perry Allison is occasionally used for soccer and other informal sports activities. There is opportunity to improve this area with another recreational use since it is less frequently used than other parks or playfields.

Perry Park
1801 Rockefeller Lane

Perry Park is a thriving, 3.86-acre multi-use park. The following facilities are available at the park:

- Senior Center
- Teen Center
- Morris Scout House
- multi-use field
- lighted basketball courts (two)

This park also features a concession building, batting cages, play equipment for 2-12 year olds, restrooms, and a picnic area. Perry Park was substantially improved in 2002 and has increased in popularity, particularly with the local community. The Senior Center was partially remodeled and includes a kitchen, large multi-purpose room, and an office/card room, which are heavily used. The Teen Center, renovated in 1999, includes a TV lounge, pool and other game tables, and a kitchen. Planned activities for 12-16 year olds are sponsored by the Recreation and Community Services Department. The park is a strong draw for a variety of users, including seniors, children, and adults. The lighted basketball courts are frequently used because there are few lighted courts in the City. One of the concerns at the park is the lack of parking during peak-use periods.



Vincent Park
630 Vincent Street

Vincent Park is 1.18 acres adjacent to Redondo Union High School. It is located in the center of Vincent Street, which “balloons” into this oblong park. The roadway bisects the park. The high school and residential units border one half of the park. This area consists of a sloping turfed area with mature trees. The other half of the park is bordered by residential units, and contains play equipment for 2-12 year olds. Parking is limited for park users due to permit parking that surrounds the park area. Vincent Park is used primarily by children and by some neighborhood residents for passive recreation.



Parkettes

The Recreation and Community Services Department defines parkettes, sometimes referred to as “mini-parks” or “vest-pocket parks,” as small parks that are less than 1 acre in size. The NPRA guideline for mini-parks is between 2,500 square feet (.06 acres) and 1 acre in

size. Parkettes serve local neighborhoods, with users typically living within walking distance or less than a quarter-mile away. Given the small area of parkettes, active recreation amenities are typically limited to play equipment. These small parks may serve any age group, depending on the characteristics of the surrounding area, but most are commonly used by children.

There are 13 parkettes in the City of Redondo Beach totaling 2.28 acres with an average area of approximately 0.18 acres (7,841 square feet) each. Each parkette has either been given a name from the roadway on which it is located, a noteworthy individual, or "Sister City" with the City of Redondo Beach. All parkettes are listed in the following table under their most commonly used names:

Inventory of Parkettes in the City of Redondo Beach

	Location	Size (acres)	Amenities
<i>Beverly</i>	1813 Harriman Lane	0.16	• Play equipment (6-12 yrs.)
<i>Ensenada</i>	1701 Armour Lane	0.17	• Passive
<i>Ford</i>	1517 Ford Avenue	0.12	• Play equipment (2-12 yrs.)
<i>General Eaton #1</i>	1721 Harriman Lane	0.17	• Play equipment (6-12 yrs.)
<i>General Eaton #2</i>	1710 Huntington Avenue	0.34	• Basketball court
<i>Gregg</i>	1913 Pullman Lane	0.34	• Play equipment (2-12 yrs.) • Basketball/Volleyball court
<i>Huntington</i>	1815 Huntington Lane	0.17	• Play equipment (2-12 yrs.)
<i>La Paz</i>	1916 Morgan Lane	0.17	• Play equipment (2-12 yrs.)
<i>Massena</i>	1604 Massena Avenue	0.14	• Play equipment (2-12 yrs.)
<i>Mathews</i>	1933 Mathews Avenue	0.07	• Play equipment (2-12 yrs.)
<i>McNeill</i>	1624 Morgan Lane	0.11	• Passive
<i>Sneary</i>	1101 Ford Avenue	0.15	• Play equipment (2-12 yrs.)
<i>Townsend</i>	2416 Clark Lane	0.17	• Play equipment (6-12 yrs.)

Parkettes are a valuable recreation resource in the City, adding green space and beautification in neighborhoods. Parkettes are intended to be used by those residing in the immediate neighborhood and typically do not attract users from outside the service area. Residents understand that parkettes cater to local neighborhoods and are of value to the City. When asked, the biggest complaint from residents is that the parkettes with older play equipment are underutilized. Some people have requested restrooms at parkettes. However, the size of these parks limits adding this type of facility. The City is in the process of improving most of its parkettes with upgraded play equipment, new park monument signs, and new park furniture such as benches and picnic tables. Mathews Parkette was upgraded in 2003, and features new hardscape, landscape, play equipment, and Americans with Disabilities Act (ADA) improvements. Improvements at Massena Parkette are underway, including new signage, hardscape, landscape, play equipment, furniture, and ADA improvements. Work is expected to be complete at Massena Parkette in winter, 2004.

Community Centers, Senior Centers, and Meeting Facilities

The City of Redondo Beach operates a variety of facilities for meetings, recreation classes provided by the Recreation and Community Services Department, senior activities, teen activities, and private rentals. Community Centers consist of a building or set of rooms provided for users to gather for recreational, educational, and other activities. These facilities are available to a broad age range. A Senior Center or Teen Center is a form of a community center, but primarily for the use of senior citizens or teens, respectively. Most of the City's community centers are located within parks, near schools, or near other City facilities.

The City of Redondo Beach currently operates five community centers, three senior centers, one teen center, and several meeting facilities. Recreation and cultural facilities that can be used for meetings include the Scout Houses, the Redondo Beach Playhouse, Aviation Gymnasium, the Redondo Beach Performing Arts Center (for large corporate meetings), Wilderness Park Visitor Center (if purpose of meeting is nature-oriented), and outdoor covered picnic areas at various parks. The Main Library also provides meeting rooms. In addition, a number of classes provided by the City's Recreation Program are held at private facilities in the City such as private gyms, commercial buildings, and the King Harbor Yacht Club. The following chart lists the City's community centers, senior centers, and teen center.

Inventory of Community and Senior Centers in Redondo Beach

	Location	Size (sq.ft.)	Comments
Alta Vista Community Center	715 Julia Street	4,800	2,000 square-foot multi-purpose room available for public use and private rentals. City's Recreation Program education & exercise classes held here.
Anderson Annex	3105 Vail Avenue	729	Used for child development classes through City's Recreation Program.
Anderson Modular Building	3104 Vail Avenue	2,400	Child development and dance classes held here through City's Recreation Program.
Anderson Park Senior Center	3007 Vail Avenue	4,200	Used by the 325-member North Park Senior Citizens Club and the City to host senior-oriented programs, community programs, and evening activities. Also provides space for adult daycare program.
David K. Hayward Community Center	2000 Artesia Boulevard	2,850	Used for City-sponsored events. Available for rent by non-profit organizations and clubs. Adjacent to North Branch Library.
Franklin Community Center and Franklin Playhouse	850 Inglewood Avenue	28,042	Includes former school site complex: administration building, library building, classrooms, restrooms and converted playhouse. Former classrooms used by City's Recreation Program to provide art, dance, & music lessons. Playhouse used for theater program.
Knob Hill Community Center Auditorium and Classrooms	320 Knob Hill Avenue	4,400	Used for dance & education classes through City's Recreation Program. Contains a multi-purpose room and commercial kitchen available for private rentals. Classrooms available for use at the Community Center.

	Location	Size (sq.ft.)	Comments
Perry Park Senior Center	2308 Rockefeller Lane	2,334	Multi-purpose room, kitchen, & restrooms. Primarily used as hub for senior classes, activities, Senior Lunch Program, and other services offered by the 175-member North Redondo Senior Club in conjunction with the City. The Senior Club utilizes the attached Morris Scout House nine months/year.
Perry Park Teen Center	2301 Grant Avenue	5,000	Designed for teens residing in the City. Facility includes a kitchen, patio, and an activity area with: five pool tables; XBOX, PS2, and Nintendo Gamecube systems; foosball tables; arcade video games; ping pong table; and three televisions. Activities are planned for 12-16 year olds.
Veterans Park Community Center	309 Esplanade	13,330	Currently leased by the City to a catering and special events company. Ballroom and mezzanine with ocean and park views, professional-grade kitchen, office, auxiliary rooms, and a large basement/ storage area. Circle drive can accommodate valet parking.
Veterans Park Senior Center	301 Esplanade	4,840	The South Redondo Beach Senior Club with approximately 700 members operates from this facility. The Senior Club hosts the Senior Lunch Program, senior classes, and other services.

Southern California Edison Company Rights-of-Way

There are two corridors of Southern California Edison Company (SCE) rights-of-way comprising 54.2 acres of land located within the City of Redondo Beach. These rights-of-way are occupied by overhead electrical transmission lines supported by metal towers, and also include underground pipelines. One transmission corridor runs in an east-west direction and connects to the SCE power-generating plant. The second transmission corridor runs in a north-south direction from the northern end of the City to Rockefeller Lane, at which point it turns due east, and continues towards the eastern end of the City. A majority of the Southern California Edison transmission line rights-of-way are zoned as Public & Institutional - Right-of-Way (P-ROW).

It is recognized that these rights-of-way are set aside, developed, and operated for the purpose of maintaining SCE's transmission facilities. However, as a fiduciary responsibility to its ratepayers and shareholders, the company allows secondary uses of the land in order to maximize all financial opportunities. As a result, private entities utilize portions of the rights-of-way through license agreements for many purposes, including commercial landscape plant propagation. SCE also permits secondary open space/recreational uses to lessen the impacts of the right-of-way on residents. As long as



such uses do not interfere with utility functions, SCE may issue a grant of a license to the City of Redondo Beach.

The City is currently licensed to maintain 17.11 acres of SCE right-of-way corridors, which it has developed and beautified with turf. These open and flat areas are used extensively by adjacent neighborhoods for informal recreation purposes. The City is also licensed to use a portion of the SCE right-of-way that falls within Dominguez Park, and a 1.17-acre section comprising all of Dale Page Park.

Bikeways

There are currently five miles of bikeways within the City of Redondo Beach which fall into Class I and Class II CalTrans bicycle path categories. The Class I bicycle path extends along the beach area promenade as part of the South Bay Bikeway. North of Torrance Boulevard, there is a Class II bike lane extending through King Harbor and then along Harbor Drive. Other short segments of Class II bicycle lanes run along the southernmost segment of the Pacific Coast Highway, Flagler Lane, Diamond Street, and Grant Avenue.

Bikeways are not equally distributed between north and south Redondo Beach. Additionally, the City's bikeways do not connect with one another, or with bicycle paths in adjacent cities. Opportunities for expansion of the City's bicycle circulation system are limited due to the inability to widen existing streets and the need to retain on-street parking



in most areas. However, the City is currently considering implementation of a plan for a new bicycle route in north Redondo Beach that runs from 190th Street to the Metro Rail Green Line station on Marine Avenue and to Northrop Grumman Corporation. The new facility would become a segment of the future Bay Cities Regional Bikeway, which would ultimately create a commuter and recreational bike route from Torrance to El Segundo. This project is supported by a grant from the Los Angeles County Metropolitan Transportation Authority and a local transportation tax. The proposed bikeway consists of a combination of all three Class categories along existing streets and parallel to or within portions of the Southern California Edison Company rights-of-way. The addition of this route will enhance bicycle circulation in north Redondo Beach and provide a transportation alternative to long-distance commuters.

Supplemental Parkland/Facilities, and Recreation and Meeting Facilities

In addition to the variety of public parkland and recreation facilities described above, a number of supplemental public and private parklands, meeting facilities, recreation facilities, and recreation resources in and outside of the City are available to residents of Redondo Beach. Given the City's lack of available land, supplemental recreation resources play a key role in providing additional facilities for residents. These supplemental resources also serve as valuable adjuncts to the overall recreation system in the South Bay community.

Coastal Zone Public Recreational Resources

The Coastal Zone is located west of Pacific Coast Highway in the City of Redondo Beach. King Harbor, the County beach, and Municipal Pier are three public recreational resources in the Coastal Zone that greatly supplement the City's park and recreation system.

Historically, Redondo Beach has been a popular resort town. Today, the City prides itself as a well-established coastal community, enjoying two miles of Southern California's coastline. King Harbor, the County beach, and Municipal Pier are focal points along the City's waterfront. All three coastal resources are invaluable and should be maintained and improved to provide the maximum amount of recreational opportunities for both residents and visitors. These resources, along with enhanced or additional recreation amenities, have the potential to offer a substantial amount of recreation and leisure activities in the Coastal Zone.

Revitalizing the Coastal Zone will ensure a more usable and appealing coastline by recapturing residents and visitors. A sense of place should be recreated along the coastline to regain the recreation activity levels and amenities that once popularized Redondo Beach in the South Bay region.

County Beach

The Los Angeles County-owned beach covers approximately two miles in Redondo Beach and is 36.2 acres in size. As in most coastal communities, the beach is a principle recreational focus, particularly for the younger population. This natural resource includes parking, restrooms, lifeguard facilities, volleyball courts, shower facilities, and other related beach facilities. Against the bluffs, a concrete promenade stretches along the length of the beach. This pedestrian path comprises a portion of the California Coastal Trail that runs from Oregon to Mexico. The promenade is striped for two-way pedestrian and bicycle traffic and is heavily used. Many residents and visitors also use the Esplanade directly overlooking the beach area. Residents accessing adjacent high-rise units, along with visitors, typically create beachfront traffic congestion. The beach is the most frequently visited recreation area in the City.

Municipal Pier

The Municipal Pier is another focal point of the City's coastline. The Pier is located between the marina and beach, and includes a commercial area and public fishing area with related facilities. Commercial establishments are located on the Pier, as well as in Pier Plaza. The Pier and Pier Plaza cover approximately 8.5 acres. Surface parking and an underground parking garage are adjacent to the Pier and are used to access the pier, beach, and harbor.

King Harbor

King Harbor includes approximately 1,400 boat slips and covers approximately 48 acres of land area. Recreational amenities include a private boat hoist available for public use,

private boat marinas, Seaside Lagoon, and Moonstone Park. Several restaurants, hotels, and other commercial recreation facilities make King Harbor a unique recreation resource within the region. While highly successful as a regional tourist attraction, development of the harbor area has created some traffic congestion in the summer months.

Private Meeting Facilities

In addition to the facility rentals available through the City of Redondo Beach at various parks and community centers, several hotels in Redondo Beach have meeting room space available to the public.

- *Best Western Redondo Beach Inn*, 1850 South Pacific Coast Highway
- *Best Western Sunrise Hotel*, 400 North Harbor Drive
- *Crowne Plaza Redondo Beach & Marina Hotel*, 300 North Harbor Drive
- *Palos Verdes Inn*, 1700 South Pacific Coast Highway
- *Portofino Hotel*, 260 Portofino Highway
- *Ramada Limited*, 435 Pacific Coast Highway

Private Recreation Facilities

There are several private recreational facilities located within the City of Redondo Beach. These facilities expand the overall variety of recreational options available to residents in the City. Though not a comprehensive list, the following private facilities are examples of fitness-related, educational, and entertainment activities targeted to all age groups of the community. The approximate location of each facility in the City is illustrated in Exhibit 4.

- *Beach Cities Health District* –
Full-service gym that includes weights; cardiovascular and resistance training equipment; group fitness classes; pilates; nutrition counseling; personal training; and ongoing health education workshops, lectures, and screenings
- *Gold's Gym* –
Fitness club with cardiovascular equipment, weight room, tennis court, dance studio, roof-top swimming pool and hot tub; offers group exercise classes, private fitness training and weight loss programs, and daily childcare
- *King Harbor Yacht Club* –
Private sailing organization with racing fleets, leisure fleets, and a large community outreach component, which offers adult and junior sailing programs to the general public
- *Malibu Castle Entertainment Center* –
Miniature golf, game room, and batting cages
- *Redondo Beach Marina Boat Hoist* –
A boat hoist located in the Redondo Beach Marina, Basin III, is operated by a private company and is available for use by the general public for a fee

- *Sea Laboratory* –
Non-profit program focusing on environmental and marine life education; includes outdoor aquarium, touch tanks, aquaculture facility, traveling education program, beach access to tide pools; future plans include a native plant nursery
- *Sport Center Fitness, Inc.* –
Fitness club with cardiovascular equipment, weight room, three racquetball courts, two tennis courts, two aerobic/dance studios, small golf driving range, outdoor basketball court, outdoor heated pool, hot tub, steam room

Recreation Resources Outside of Redondo Beach

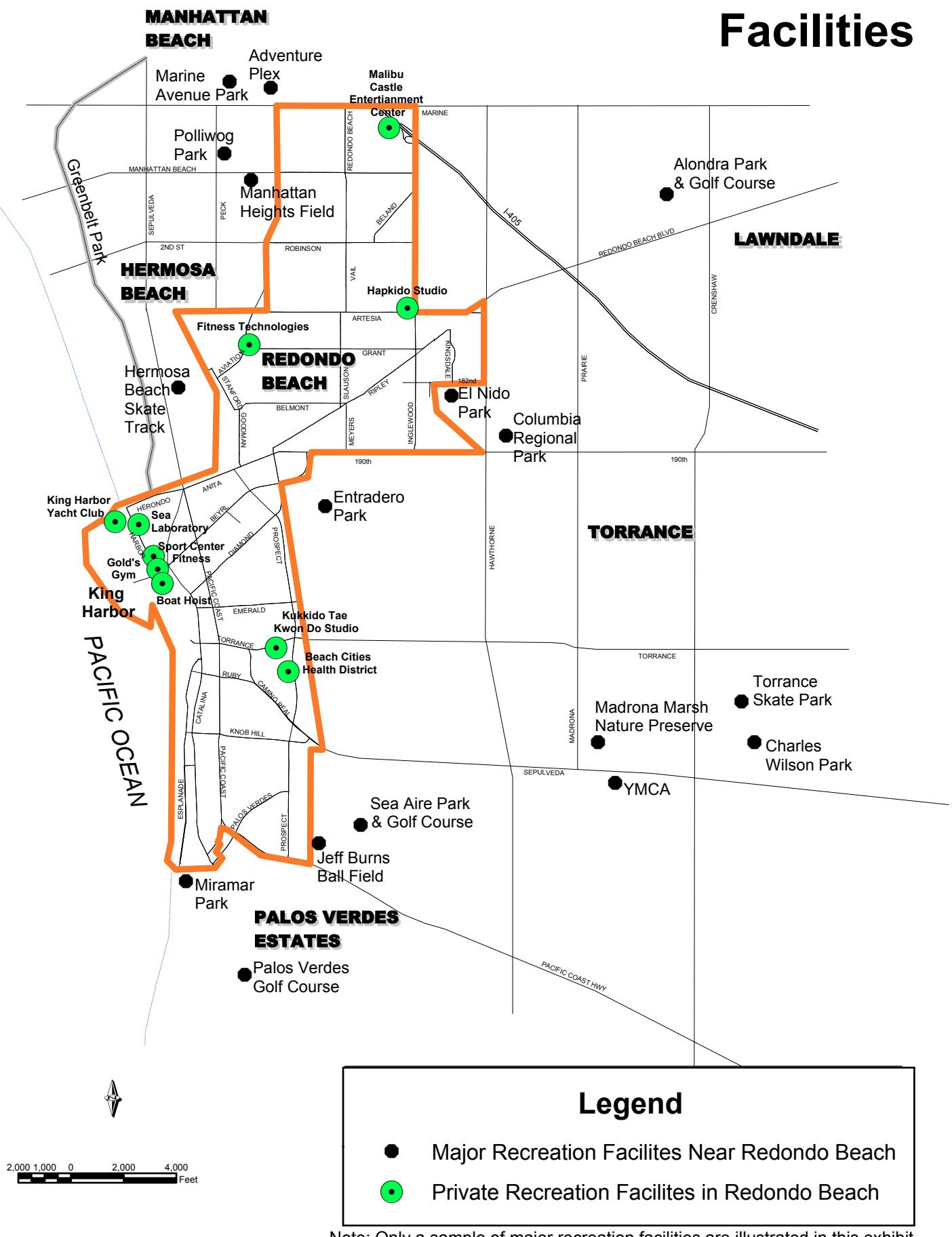
Because communities in the South Bay region function interdependently, nearby recreation facilities are taken into consideration when assessing the public's access to and need for recreational opportunities. Parks and recreation facilities located in nearby Hermosa Beach, Manhattan Beach, Torrance, and Palos Verdes Estates help meet some of the recreational needs of Redondo Beach residents. The following partial list provides a sample of resources that are often used by residents, given the available amenities and the proximity to City boundaries. Refer to Exhibit 4 for the approximate location of each recreation facility.

- *Adventure Plex at Marine*, Manhattan Beach –
Play structure, arts and activity center, sports court, fitness center, rock climbing wall, and a ropes course
- *Alondra Park & Golf Course*, Lawndale –
18-hole golf course, driving range, putting green, concession stand, 2 community buildings, fishing lake, 2 baseball diamonds, and a gym
- *Charles Wilson Park*, Torrance –
Picnic area and gazebo, concession stand, softball fields, jogging/walking course, tennis courts, basketball courts, playground, multi-use game court, certified Farmers' Market, pond, sand volleyball, horseshoe pits, restrooms; roller hockey rink maintained & operated by the Torrance Skate Association; sports center, gymnasium, multi-purpose room
- *Columbia Regional Park*, Torrance –
Play equipment, picnic area with barbeques & gazebo, restrooms, softball field, soccer fields, picnic area, 18-station exercise & jogging track, community gardens, stage/amphitheater
- *Entraderero Park*, Torrance –
4 baseball/softball fields with supporting facilities; on-site parking; park area with pathways, picnic area, and barbeques; play equipment for 2-12 year olds; basketball court; restrooms; separate fenced area for Alpha Agility Dog Classes; restrooms; tennis court
- *El Nido Park*, Torrance –
Picnic areas, small meeting room, softball field, horseshoe pit, over-night camping with permit, playground

- *Greenbelt Park*, Hermosa Beach & Manhattan Beach –
Open space wood chip trail; dogs off-leash permitted
- *Hermosa Beach Skate Track*, Hermosa Beach –
8,000 square-foot facility designed exclusively for skateboarders & in-line skaters
- *Jeff Burns Ball Field*, Torrance –
2 baseball diamonds & supporting facilities; concession stand
- *Madrona Marsh Nature Preserve*, Torrance –
Nature preserve, trails, nature center, parking lot
- *Manhattan Heights Field*, Manhattan Beach –
Community building, 2 basketball courts, 4 tennis courts, baseball field, play area with rock climbing, storage areas, concession building
- *Marine Avenue Park*, Manhattan Beach –
Picnic area with barbeques & shade trellis, restrooms, 2 baseball/softball fields with supporting facilities, play equipment, soccer field, community room, racquetball, 2 lighted basketball courts, on-site parking
- *Miramar Park*, Torrance –
Passive recreation park; access to the beach, park benches, 2 drinking fountains (including a "doggie" fountain)
- *Palos Verdes Golf Course*, Palos Verdes Estates –
Driving range, putting green, concession stand, 18-hole golf course
- *Polliwog Park*, Manhattan Beach –
Play equipment, par course/exercise circuit stations, restrooms, pond, amphitheater, picnic area with barbeques & gazebos, historical museum
- *Sea Aire Park & Golf Course*, Torrance –
9-hole golf course, meeting room, playground, restrooms
- *Torrance Skate Park*, Torrance –
23,000 square-foot outdoor facility designed exclusively for skateboarding & aggressive in-line skating
- *YMCA*, Torrance –
Family-oriented fitness and activity club; includes cardio and weight rooms, running track, climbing wall, indoor basketball court and gymnasium, indoor swimming pool, aerobics/dance room, 2 racquetball courts; classes and activities offered

Exhibit 4

Recreational Facilities



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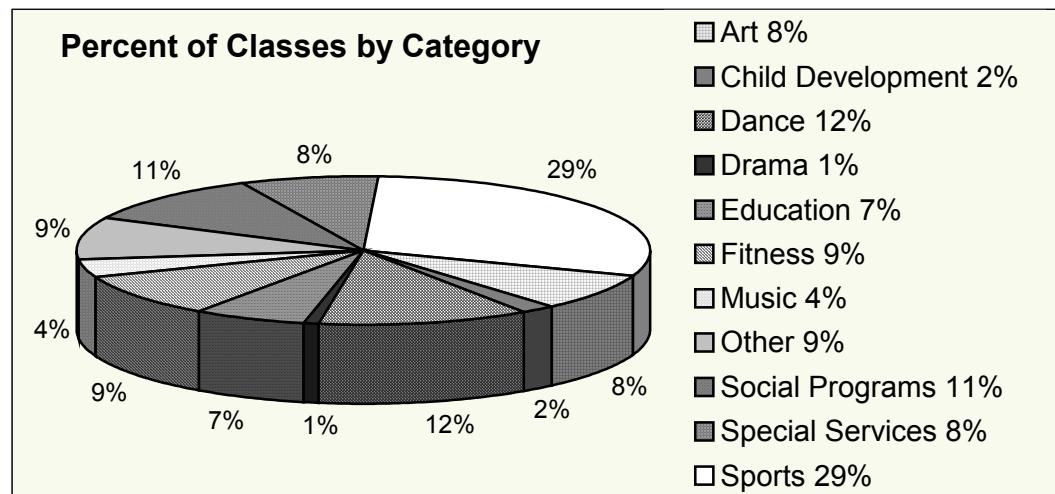
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Recreation Program System and Inventory

The Recreation and Community Services Department offers a variety of recreation classes, programs, and activities designed to serve all age groups. Classes require registration fees paid to the City of Redondo Beach and, in some cases, material fees paid to instructors during initial class sessions. The fees vary according to the type and duration of the activity that is offered. Some services are free or with voluntary donations, such as the after-school playground program and several senior activities. Information for the inventory of classes and recreational opportunities discussed in this Element comes from the Summer and Fall 2003 City Newsletters, and in-person and phone interviews with the public and City Staff.

Course offerings are grouped into eleven activity categories. Where certain activities do not fit into the following categories, they are classified and discussed under “Other Activities” on page 3-146.

- Art
- Child Development
- Dance
- Drama
- Education
- Fitness
- Music
- Social Programs
- Special Services and Events
- Sports
- Other



Art classes are primarily offered at the Franklin Community Center and Perry Park, and include drawing, painting, photography, stained glass, and mosaics. The majority of art classes are offered for adults and seniors.

Child Development courses are very popular classes for parents of 2 to 5 year old children. Classes involve hands-on preschool preparatory activities for young children, and are all located in the park facility buildings at Anderson Park.

Dance classes include a variety of dance styles from ballet/jazz to dance team to swing to line dancing. Twelve percent of all recreation classes are dance, a variety of which are available to each age group. Overall participation is relatively low; however, the

senior dance classes are well attended. Dance classes are offered at several park facilities and community centers throughout Redondo Beach.

Drama classes are offered at the Redondo Beach Playhouse, which produces up to four plays each year. Classes are geared toward two age groups: adults and youth, ages 6 to 17. On an annual basis, these classes have medium to high participation. In addition, several summer camp programs focus on drama activities. These are discussed under "Other Activities."

Education classes include pre-school story time, adult book clubs, cooking for youth and adults, a dog obedience course, and a selection of informational and computer courses for seniors. These courses are offered at the various community and senior centers, as well as the Main and North Branch libraries. Relatively few education classes are offered.

Fitness classes for adults are extensive, and include aerobics, weight training, body sculpting, running, martial arts, and yoga. There are also fitness classes for new mothers, and Tae Kwon Do for junior youth and teens. The classes are offered at a variety of locations, including local community centers, senior centers, parks, and private clubs and studios contracted by the City.

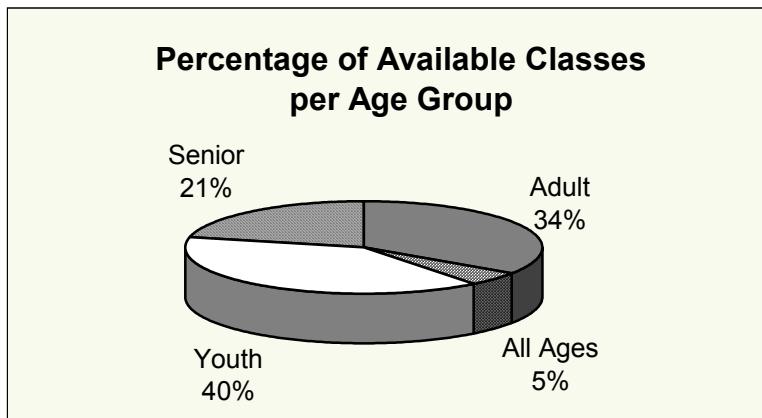
Music classes are offered primarily for young children, although there is one guitar class designed for ages 9 to 14, and there is one piano class and one guitar class for adults. The children's classes, some of which are open to parents, provide a basic introduction to music. A few classes are held at the Franklin Community Center and the Yamaha Music Center, which is a private music studio in Torrance.

Special Services and Events entail social assistance programs and recurring annual events. Social assistance programs provide numerous volunteer opportunities, as well as important services to Redondo Beach residents. Available volunteer programs include the Citizens Emergency Response Training Program through the Redondo Beach Fire Department, Citizen Police Academy Training, and the Domestic Violence Advocacy Team through the City's Police Department. The majority of special services and events are available to the senior and disabled adult population. Special Services for seniors include classes for healthy living and recovery such as blood pressure and post-stroke socialization. Special events for seniors include the Health Fair, DMV Day (during which seniors may renew their drivers' licenses), income tax assistance and legal assistance.

Social Programs include entertainment activities for families and persons in all age groups. Some activities, such as theater events at the Redondo Beach Performing Arts Center, are offered on a regular basis. Others are annual programs such as summer concerts and movie nights at Veterans Park. The teen center at Perry Park offers a limited number of social activities for the junior youth and teenage groups. Many of the City's social programs are offered for seniors, and include ongoing senior center

functions such as the lunch program, potlucks and parties, games, and special events. These programs typically take place at the three senior centers in Redondo Beach, which are located at Anderson Park, Perry Park, and Veterans Park. Other senior social activities include picnics and trips.

Sports is the most widely offered activity category in the teen and adult age groups. Outdoor sports classes offered through the City of Redondo Beach include golf, swimming, tennis, basketball, baseball and volleyball leagues, surfing, and sailing. Indoor sports opportunities include ice-skating, ice hockey, basketball, gymnastics and tumbling. Sports classes are offered at various gyms, parks, and private facilities throughout Redondo Beach and adjacent cities.



Many classes are customized for specific age groups. Therefore, this section categorizes the classes as follows: *children* (0-7 years), *junior youth* (8-12 years), *teens* (13-17 years), *adults* (18+ years), *seniors* (50+ years), and *all ages*. The following is a discussion of class type, distribution, and participation rates per age group. Evaluation of participation rates was based on registrations during the Summer and Fall 2003 quarters, as well as feedback from coordinators and registration administrators who have first-hand experience with annual registration trends. Taking the average number of registrants for two quarters in each class, and dividing that number by the maximum class capacity of each class determined participation rates. Participation rates are considered “high” if participation rates reach 85-100% of the class capacity, “medium” if they reach 68-84% of class capacity, and “low” if they reach 50-67% of class capacity. Final participation values are estimates because they have a tendency to fluctuate from quarter to quarter and year to year. In some cases, a participation rate could not be determined because classes were too new to track for multiple quarters.

Children (0-7 years)

Although not large in quantity, there are several categories of classes available to children ages 0 to 7. These classes include child development courses for preschool-aged children, art, cooking, dance, music, and sports (i.e., tumbling, swimming and tennis). Some of these children’s classes also allow parent participation. All of the children’s classes are offered in multiple-week sessions every quarter. Registration for child development and sports classes has been historically high, with dance and music classes somewhat less utilized.

Junior Youth (8-12 years)

A variety of classes is open to the junior youth age group, including swimming, ice hockey, tennis, gymnastics, sailing, dance, cooking, and guitar. Many of the classes for this age group are limited to the Fall and Summer Quarters. Summer day camp programs include junior drama camp, surf/volleyball camp, Breakwater Day Camp, Wilderness Camp, basketball camp and soccer camp. The all-day Summer Playground Program is also offered at Alta Vista School, Lincoln School, and Perry Park.

Participation in the outdoor sports programs, summer camps, and drama classes is high, with less interest in indoor activities such as guitar, ice sports, and Center Stage Dance classes. Nonetheless, the dance program was recently expanded to include Hip-Hop and Jazz during the Fall Quarter for registrants ages 14 and up. Monitoring and evaluating participation rates within the dance program for this age group is recommended once the new classes have been instituted for at least one year.

Although many of the classes available to the junior youth age group are not offered regularly throughout the year, they fill a significant need for activities during summer school breaks. The few ongoing classes that are offered during all four quarters of the year have attracted enough interest to be maintained and even expanded in the future.

Teens (13-17 years)

There are relatively few classes offered for the teenage group, approximately 13 to 17 years old. Programs and classes include sailing camp, drama camp, ice-skating, dance, tennis, swimming, and surfing. Most of these classes are offered for only one quarter during the year. Summer classes and sailing classes offered throughout the year have the highest level of participation in this age group. The Perry Park Teen Center is also available to this age group. The center offers supervision and organized activities in the afternoons and evenings five days a week for drop-in users. Typical activities include pool, air hockey, video games, and basketball tournaments. Interested teens are encouraged to lead peer-run activities such as art and dance. The teen center has a medium to high level of participation throughout the year, which fluctuates according to breaks during the school year. The limited number and types of activities available to the teenage group are highly utilized, particularly during the summer months when students are out of school.

Adults (18+ years)

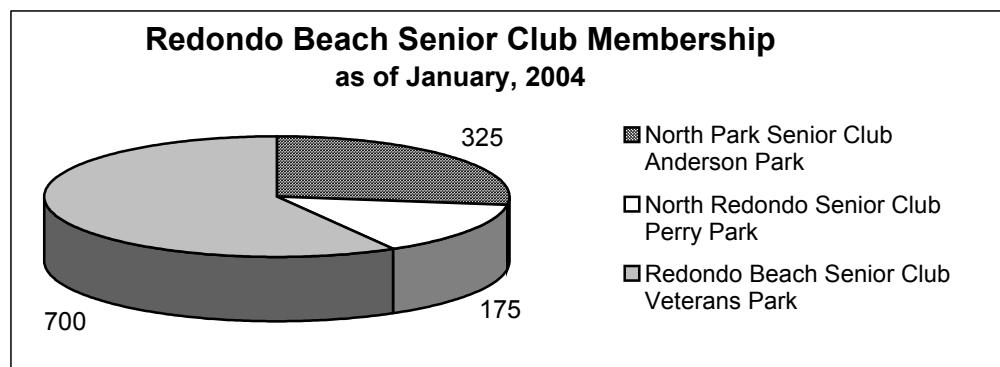
The greatest quantity and variety of classes are provided for the adult population on an ongoing, quarterly basis. Class categories include art, education, dance, fitness, games, music, and sports, including league sports. The fitness and sports courses tend to be the most popular, particularly body sculpting, fitness, aerobics, weight training, lap swimming, surfing, tennis, beach volleyball, and all of the league sports.

Eight sessions of golf are offered at the Palos Verdes Golf Course in Palos Verdes Estates and the Mulligan Golf Practice Center in Torrance. However, most sessions of golf have historically had low participation rates, possibly because of their locations outside Redondo Beach. Nine sessions of sailing are offered at King Harbor, but most have shown low participation rates in the adult age group. More recently, several new sessions of art have been added to the City's activity program that are too new to evaluate participation rates.

With the exception of Late Night Sports (LNS), there is not currently a large-scale City-sponsored program designed specifically for young adults, ages 18 to 25. However, most of the classes listed under the Adult Classes section of the quarterly newsletter are open to individuals 18 years and older. The adult classes are offered at a variety of locations throughout Redondo Beach and adjacent cities, at community centers, parks, private gyms, and studios. Given the extensive number and types of classes available, adult classes are offered to the greatest number of participants in the City.

Seniors (50+ years)

Activities for seniors are sponsored by three Senior Clubs within the City, and are managed by the Senior and Family Services Division of the Recreation and Community Services Department. Senior involvement in the clubs is notably high, with approximately 1,200 annual members throughout the City. Membership dues at each club range from \$5.00-\$6.00 per person, per year. Annual membership is optional, and many of the classes available to seniors do not require membership in a club. The following graph summarizes senior club membership within the City.

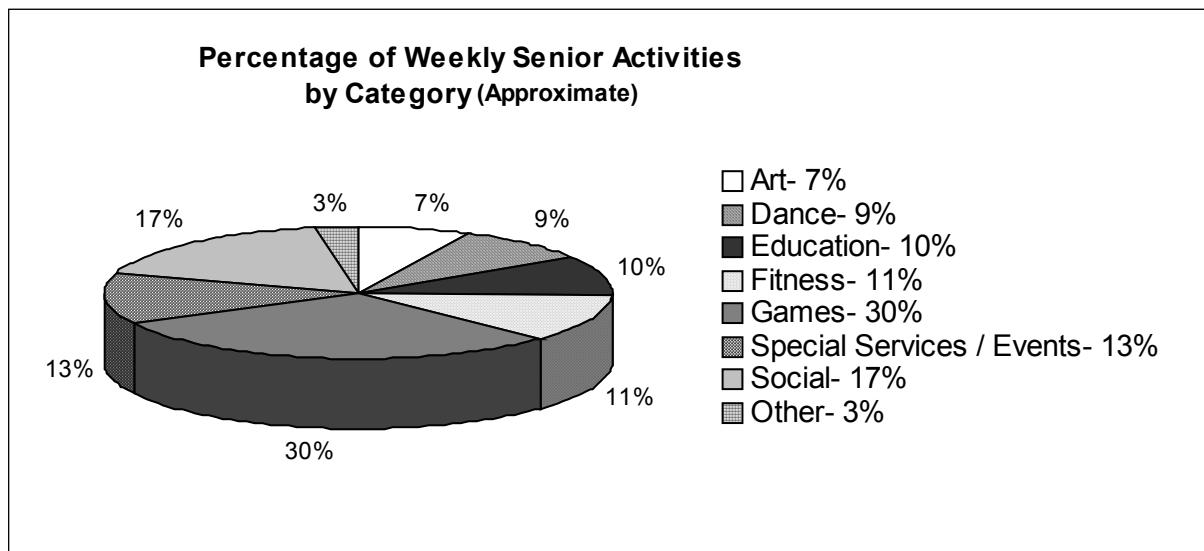


The senior centers offer a multitude of classes and activities that cater to the needs of the senior population which they serve. The senior programs are available to anyone aged 50 years or older, although it is estimated that the average age of a senior participant is 76. As with the other age groups, there are many classes available to seniors that fall primarily under the activity categories of art, dance, education, fitness, and games. All of the classes are offered either quarterly, or on an ongoing basis. There is a medium to high participation rate in every class offered to seniors.

There are also a number of regular special services and events available through the Senior and Family Services Division. Special services for seniors include blood pressure clinics; weight training groups; homeowner and renter assistance; income tax assistance; transit pass sales; information and referral service; and hearing, vision and stroke support groups. Many of these special services are provided at the Senior Administration Office/Community Resources Center located at 320 Knob Hill Avenue. There are also many special events throughout the year, such as the annual Arts & Crafts Fair, dance parties, DMV Day, Health Fair, Spring Round About Open House, and Summer Picnic. Each special event offers unique opportunities to socialize and obtain valuable information about health and senior living. The Senior Services office also produces and makes available an *Answer Book Guide* to regional community services programs.

With the exception of the Teen Center Program at Perry Park, the Senior Program is the only recreation program with social activities offered on an ongoing basis. In other words, activities are not interrupted by quarterly breaks, as are the majority of other recreation classes. For example, the Senior Lunch Program is offered year round on alternate days at the Perry Park and the Veterans Park Senior Centers (five days a week total). The cost is a \$2.50 donation per meal. The Senior Lunch Program began as a pilot program in 1992, and is very popular and well-attended. The senior centers also offer numerous potlucks and birthday party celebrations on a regular basis.

Staffing for the Senior and Family Services Division is extremely limited, given the large number of classes and activities offered. The entire division has only two full-time staff members, and a handful of senior part-time assistants (most working 10 hours per week). The Division could not operate without the help of the approximately 275 senior volunteers who donate their time to planning and orchestrating the activities at each club. Volunteering provides additional social outlets for active seniors who want to be involved in the community. The senior program is highly successful and available to senior club members, residents, and non-residents.



Other Activities

There are other recreational activities and services offered by the City and various entities within and around the Redondo Beach area that contribute to the recreational opportunities available to Redondo Beach residents. The following are descriptions of activities offered by the City of Redondo Beach, the Redondo Beach Unified School District (RBUSD), non-profit organizations, and private clubs and studios.

Summer Camp Programs

The City of Redondo Beach offers a variety of traditional summer day camp programs for youth ages 6 to 16. These theme-based camps are held at various public facilities throughout the City, providing athletic, artistic, and social opportunities for youth during summer breaks. Camp activities include sailing, basketball, volleyball, soccer, surfing, swimming, and drama. In addition, Camp Wilderness at the Hopkins Wilderness Park, and

Breakwater Day Camp at Seaside Lagoon, are day camp programs that combine education with hands-on experiments, games, and field trips. Fees for the summer camp programs range according to the length of each session. Participation rates are notably high. Many believe that these summer camps are instrumental in keeping South Bay area youth engaged in productive activities during summer vacation.

Non-Custodial Child Care Services

The City of Redondo Beach offers an After-School Playground and Library Program that is managed by the Recreation and Community Services Department. The program is offered at eight elementary school and two junior high school sites. Each site has an activity-based theme such as playground, library, and study time. Children served at the elementary schools range from 6 to 12 years old. At the junior high schools, children up to 14 years old are eligible to participate in the after-school program. The After-School Playground and Library Program is offered at each site five days a week during the school year. The recommended donation is \$20-\$40 per month per child.

During the summer quarter, an all-day Summer Playground Program is available at Lincoln School, Alta Vista School, and Perry Park. The ten-week summer program is designed for children and junior youth ages 6 to 12, and is offered five days a week. The cost of the Summer Playground Program is \$200 per child. The fee can be pro-rated for shorter terms. The After-School Playground and Library Program and the Summer Playground Program are excellent resources for Redondo Beach families.

Sports Leagues

There are sports leagues sponsored by the City, as well as non-profit sports leagues available to Redondo Beach residents. While the City-sponsored leagues are offered for adults, the private leagues are designed primarily for youth. City sponsored leagues include men's and women's slow-pitch baseball, and co-ed volleyball and basketball for adults 18 years and older. Participation in the league sports program is high, and at times interested teams must be turned away. Teams with 75% of players living or owning property in Redondo Beach have registration priority over teams composed of non-residents. Teams meet for practice and to play games at Alta Vista Park, Anderson Park, Aviation Park, and Adams School. Because City league teams are self-appointed and managed, it is each team's responsibility to attend all games and collect participation fees. City fees per team range from \$245 to \$420 per quarter, in addition to forfeit deposits and game official fees.

Non-profit sports leagues involve national, regional, and local organizations such as the American Youth Soccer Organization (AYSO), Redondo Beach Youth Basketball (RBYB), American Youth Football, Redondo Beach Youth and Cheerleading, Little League, Sunset Youth Baseball, and Redondo Beach Youth Volleyball. Non-profit leagues are managed independently, and fees vary according to program and required sporting equipment. Participation in non-profit sports leagues is estimated to be high among youth in Redondo Beach.

The City of Redondo Beach and the Redondo Beach Unified School District (RBUSD) have informal agreements for use of sports fields for adult sports. The City rents sports fields at Alta Vista, Anderson, and Adams schools. Currently, the City allows private youth sports organizations to use of these facilities free of charge. Private youth sports organizations use

both City and School District sports fields and courts. Usage varies among the private youth sports organizations. Due to budget shortfalls, effective January 1, 2004, RBUSD established a lighting fee for adult sports leagues and private organizations that use facilities outside those designated in agreements with the City.

Some users, although appreciative of the sports fields provided in Redondo Beach, have indicated that the fields are limited in number and quality in comparison to those in other cities. Due to limited availability of facilities, locations for "pick-up" and other spontaneous recreational games are difficult to find. Nonetheless, league sports are another valuable recreational resource heavily utilized by residents of Redondo Beach and the South Bay region.

Junior Lifeguard Program

The County of Los Angeles offers various Junior Lifeguard programs in the South Bay region. The programs provide training to youth in aquatic safety, first aid, rescue techniques, beach and pool activities, physical fitness, and lifeguard operations. Courtesy, respect, discipline and good sportsmanship are emphasized. The Junior Lifeguard Program in Redondo Beach began in the late 1990s. Program participants meet in late June through July at the beach area between Avenue A and Knob Hill Avenue. There is a medium level of participation at this location.

Boy and Girl Scouts of America

Additional growth and guidance opportunities for youth are available through Boy Scouts of America and Girl Scouts of the USA, which are two national non-profit organizations. Participation in Boy Scouts of America and Girl Scouts of the USA by residents of Redondo Beach is estimated to be comparatively high.

Redondo Beach is located in the Pacifica District of the Los Angeles Area Council for Boy Scouts. Of the 180 units comprising the Pacifica District, 28 operate out of Redondo Beach and currently (2004) serve 684 youths between the ages of 7-18.

Girl Scout troops in Redondo Beach are part of the Angeles Girl Scout Council. There are a total of 54 troops, which include the northern and southern divisions of Redondo Beach, representing girls between the ages of 5-17. The 2003-04 year-end average for registered Girl Scouts in Redondo Beach is 650 girls.

Both Boy and Girl Scout troops meet at a variety of locations throughout the City, including schools, churches, service organization facilities, the two City-owned Scout Houses at Anderson Park and the City-owned Morris Scout House at Perry Park. Usage by troops at each Boy and Girl Scout House at Anderson Park is estimated to be 30 hours a week. Girl Scout usage of the Morris Scout House at Perry Park is estimated to be up to 32 hours a week. If it is available during the morning and early afternoon hours, the Morris Scout House can also be used by other senior services community groups. Girl Scout Area Leaders and the City's Senior and the Family Services Division coordinate scheduling for this facility.

Late Night Sports

Late Night Sports (LNS) is a peer support group for high school and college-aged teens and young adults (ages 14 to 25) in the South Bay region. It consists of Saturday night basketball games and life skills classes, giving youth a safe and healthy alternative to substance abuse, delinquency, and crime. Life skills topics include how to thrive under pressure, effective goal setting, and conflict resolution. Average participation ranges from 80 to 100 persons between 8:00 pm and 11:30 pm, which is considered a high participation rate. LNS is located at the Rolling Hills Preparatory School Gymnasium (RHP Gym) in Torrance, which has three indoor courts for simultaneous multiple games. LNS operates on an ongoing basis throughout the year and is sponsored by the South Bay Youth Project and South Bay Coalition.

Sea Laboratory

The Sea Laboratory (“Sea Lab” or “Lab”), located at 1021 North Harbor Drive, is a unique community resource that promotes environmental education and conservation. It is a non-profit program of the Los Angeles Conservation Corps, operating in partnership with other service programs and agencies including Americorps, the City of Redondo Beach, and Southern California Edison Company.

With its focus on education and marine life, Sea Lab provides opportunities for a variety of interests including biology, conservation, research, education, theater, volunteer, and entertainment. Sea Lab participates in large-scale and national promotions, hosting events such as the Los Angeles Environmental Fairs and annual Earth Day celebrations. The Lab offers school and group programs for youth, teacher training workshops, and public tours, and is available for lease to private parties.

Sea Lab facilities include an outdoor aquarium, touch tanks, an aquaculture facility, and beach access to tide pools. The Lab also has a traveling education component. During the summer quarter, a day camp program is offered for youth between the ages of 9 and 12. In addition, other services such as water quality testing and coastal clean-up days originate from the Sea Lab. Plans are underway to expand the Lab to include a native plant nursery.

The Sea Lab has a large volunteer and internship program. Anyone may apply. Internships are offered to students who are 18 to 24 years old. The Lab currently hosts more than 40 volunteers and interns each week. There are also opportunities for private sponsors to get involved to help fund the Sea Lab. The Sea Lab is an important community-based program and an outstanding activity resource in the City of Redondo Beach.

South Bay Adult School

The South Bay Adult School is governed by a Joint Powers Agreement between the RBUSD and the Manhattan Beach Unified School District (MBUSD). The school offers open enrollment for anyone over 18 years old. Participants do not have to live in the South Bay region to attend classes; however, the school is a noteworthy educational resource for Redondo Beach residents. Classes are offered at 14 locations, seven of which are in Redondo Beach. Some classes are held in facilities managed by the Recreation and Community Services Department. Other classes such as swimming are held at public schools, including Redondo Union and Mira Costa High Schools. The South Bay Adult School offers three categories of classes:

- *Mandated Classes:* English as a Second Language (fully funded by the State of California), High School Diploma Program, and Citizenship. Classes are free with several scheduling options, including distance learning.
- *Protected Classes:* Parent Education (partially funded by the State); curriculum aligned with State Model Standards where applicable. All courses approved by the State Department of Education and all teachers hold California teaching credentials.
- *Community Education Classes:* Reflect the wide range of interests in the community and do not receive State funding; they are fully supported by the fees paid by registrants. Teachers are community experts who design their own curricula.

Source: SBAS schedule of classes, Fall 2003

Protected and Community Education classes include:

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Vocational and Computer Training • Parent Education • Programs for older adults (i.e., art, physical fitness) • Health and Safety Education (i.e., swimming, volleyball, martial arts) • Home Economics (i.e., sewing) | <ul style="list-style-type: none"> • Money Management • Art (i.e., literature, music, dance) • Language • Exploring Interests (i.e., gardening, wine tasting) • Post-stroke Exercise |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

These classes are offered on a per semester basis with fees ranging from \$19 to \$120, although most classes cost between \$30 and \$60. The South Bay Adult School program is easily accessible to the public with low-cost classes, a widely distributed schedule, and online registration.

Beach Cities Health District



The Beach Cities Health District (BCHD) is a public health agency that serves residents of Redondo Beach, Manhattan Beach, and Hermosa Beach. BCHD offers a wide range of health and wellness programs that promote healthy lifestyles, physical health and fitness, and emotional balance. Headquarters are located at 514 North Prospect Avenue in Redondo Beach, and include a 17,000 square foot full-service gym on the second floor. The gym offers free weights, cardiovascular and resistance training equipment for individual workouts, personal training, as well as an extensive list of group fitness classes for different abilities. Membership is available to residents of Redondo Beach for a reduced monthly rate of \$35. Other BCHD services include nutrition counseling and ongoing health education workshops, lectures, and screenings.

The Center for Health and Healing is a BCHD program with a medically based fitness center that has been designed to enhance mind, body, and spirit. It is also located at North Prospect Avenue and has its own professional staff to help with individual fitness goals.

Adventure Plex is a BCHD program designed for youth, ages 2 to 17. It is located at 1701 Marine Avenue in Manhattan Beach. Adventure Plex is open seven days a week and offers a range of health and fitness activities, including drop-in play, fitness classes, adventure room, indoor basketball court, outdoor rock-climbing wall, and a full fitness center with free weights, cardiovascular and resistance training equipment. Parents can work out in the gym while their children attend classes. All of the children's health classes encourage healthy

lifestyles with emphasis on strength, fitness, relaxation, character-building, and life skills. In select classes, parents and children are encouraged to attend together. Adventure Plex also offers an after-school club and summer camp programs. Class fees vary according to type and duration, and are open to anyone.

BCHD offers an extensive list of additional community-based services for people with special needs, including smoking cessation, stress reduction, in-home case management, errand program, support services for seniors, programs for new mothers, and programs for older and/or disabled individuals.



Torrance-South Bay YMCA

The YMCA is located in the City of Torrance, at 2900 W. Sepulveda Boulevard. It is a family-oriented fitness and activity club that strives to enrich the quality of life for youth, families, and communities through character building principles and the Judeo-Christian doctrine. This recently expanded, modern facility features cardiovascular and weight rooms, a running track, a climbing wall, an indoor basketball court and gymnasium, an indoor swimming pool, an aerobics/dance room, two racquetball courts, and a range of unique classes and activities designed for families. There are approximately 13,000 members at the present time (2004).



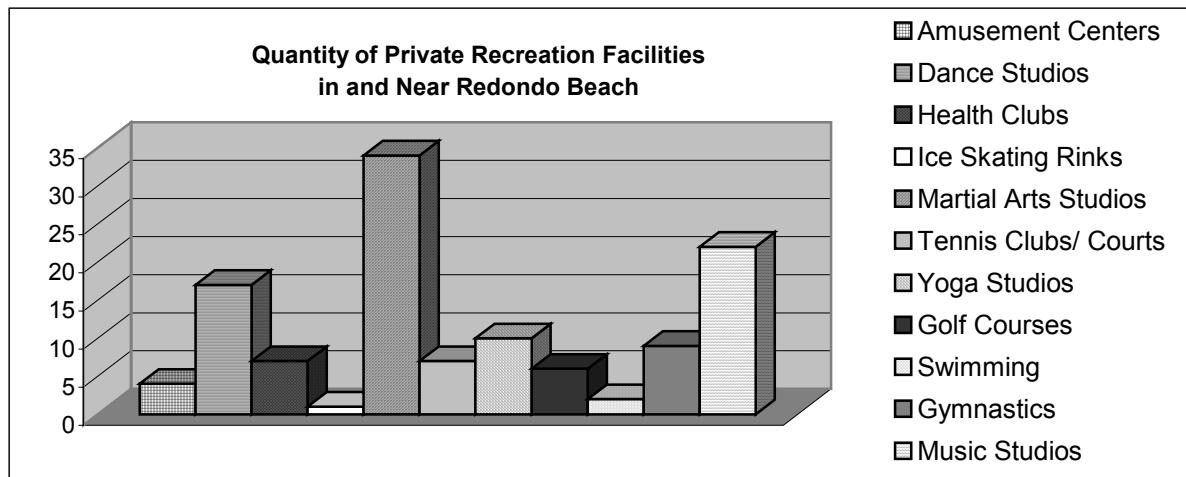
Membership packages can be purchased for a single individual or an entire family. Fees include a one time join-up fee that ranges from \$36 to \$120, and monthly dues that range from \$19 to \$64. The YMCA offers financial assistance, consisting of scholarships and subsidies to anyone with economic hardship. With each membership, a multitude of programs are available, including the following:

- Art (quilting)
- Camping
- Senior Programs (including senior lunch programs)
- Child Care (pre-school ages 2.5-5)
- Parent-Child Programs (club affiliations)
- Teen Programs (rock climbing, fitness, games, volleyball, gymnastics, sports, dance)
- Exercise & Fitness Classes (all ages: dance, acrobatics, rock climbing, martial arts, in-door cycling)
- Home Schooled Student Fitness Program
- Youth Fitness & Sports (league sports)
- Counseling
- Travel & Adventure (trips, outings)
- Youth General (games, youth nutrition, boxing)
- Aquatics (all ages: group and private swim lessons, lifeguard training, surfing club, synchronized swimming)

Some of the classes, including junior lifeguarding, basketball, cheerleading, karate, swimming, and Brazilian dance require additional registration fees. As a non-profit organization, the YMCA relies on membership fees and donor support to ensure that its programs and facilities are of high quality and accessible to all. It also hosts several annual fundraising events. The YMCA programs are designed to foster health and well being in individuals, families, and communities. The programs serve as an important recreational supplement to City-sponsored programs available to residents of Redondo Beach and the South Bay region.

Private Studios and Clubs In and Near Redondo Beach

In addition to City and non-profit programs and facilities, there are several private gyms, studios, and clubs available in and around Redondo Beach. These private entities offer additional classes and activities to Redondo Beach residents. The following is a table depicting the total estimated number of private facilities in the South Bay region by category.



Special Contract Facilities

Several classes made available through the Recreation and Community Services Department are operated by private recreational clubs and studios in and outside the City limits. The following is a list of facilities which are contracted by the City:

Facility	Activity	Address	City
Hapkido Studio*	Martial Arts	2722 West Artesia Boulevard	Redondo Beach
Fitness Technologies*	Health Club	1603 Aviation Boulevard	Redondo Beach
Ice Chalet	Ice Sports	550 Deep Valley Drive	Harbor City
Kukkido Tae Kwon Do Studio*	Martial Arts	800 Torrance Boulevard	Redondo Beach
Palos Verdes Golf Course*	Golf	7000 Los Verdes Drive	Palos Verdes Estates
Mulligan Golf Practice Center	Golf	1351 W. Sepulveda	Torrance
Yamaha Music Center	Music	22817 Hawthorne Boulevard	Torrance

* The approximate location of the facility is illustrated in Exhibit 4 on page 3-140

In addition, the adult book club meets informally two times per month at Catalina Coffee in Redondo Beach.

Redondo Beach Educational System

In Redondo Beach, public schools make a significant contribution to recreation and parks opportunities available to the public. Public schools offer extra curricular activities for youth, providing supplemental recreational opportunities within the City that have not been quantified in this Element. Many schools in Redondo Beach formally extend after-school use of their facilities to private organizations and community groups through agreements under the Civic Center Act. In addition, when facilities are not in use by schools or organized groups, school playgrounds and playfields become an informal recreational and open space resource to residents in local neighborhoods.

In the late 1970s and 1980s, more than 35% of school sites within Redondo Beach were closed, due to substantial demographic shifts and a corresponding decline in school enrollment. Since then, some surplus school sites have been vacated and permanently or temporarily converted to alternate uses, while several others are being leased to the City for recreational purposes. The leased sites help fulfill recreational needs within the City and, in some cases, have become important resources to local user groups and the surrounding South Bay region.

Prior to 1993, the provision of local public education was under the jurisdiction of two separate local school districts, the Redondo Beach City School District (RBCSD), and the South Bay Union High School District (SBUHSD). RBCSD served grades kindergarten through eight (K-8) within the City of Redondo Beach, and SBUHSD served grades nine through twelve (9-12) within the Cities of Redondo Beach, Hermosa Beach, and Manhattan Beach. In 1993, a petition and ballot measure was approved for the creation of a single unified school district within the City of Redondo Beach. Since July 1, 1993, the Redondo Beach Unified School District (RBUSD) has maintained jurisdiction over all primary and secondary public schools in the City. The district offices are located at 1401 Inglewood Avenue in Redondo Beach. Today, RBUSD consists of 12 operating public school sites, comprised of eight elementary schools, two middle schools, and two secondary schools.

Local public school enrollments can serve as indicators for Census projections and possible shifts in overall recreational needs within a city when growth trends are monitored over time. Local school inventories, enrollment trends, and projections will be discussed in depth.

Community Use of School Facilities

Many of the public schools in Redondo Beach make their gyms, sports fields, and classrooms available to community groups for recreational and social uses. Local clubs and sports organizations interested in using school facilities must apply for a special use permit at least three weeks prior to their event. Applicants must meet criteria outlined in District Board Policy 1330: provide insurance and a \$250 deposit, and sign an agreement stating

they will not interfere with school activities. Fees for the use of school facilities are based on the type of user group, age of user group, and the degree to which the group promotes school-related activities.

Effective January 1, 2004, RBUSD modified its facility use fee schedule. The new schedule requires previously exempt non-profit community youth groups and organizations to pay for sports field lighting. The lighting fee is based on actual rate of use plus two cents per kilowatt-hour. Many non-profit community youth groups and organizations indicated the lighting fees would greatly impact their ability to use the school facilities, and could potentially affect their ability to provide community services at no or low-cost.

Surplus School Sites

Since the 1980s, several surplus school sites have been permanently or temporarily converted to a variety of alternate uses.

- In 1980, Cleveland School, south of the intersection of the Pacific Coast Highway and Catalina Avenue, was sold and redeveloped as a commercial center.
- In 1994, McCandless School, located at 110 South Pacific Coast Highway, was converted to a senior housing development. A 60-year ground lease is in place to the developer through June 26, 2055.
- In 1991, Andrews School, located east of the intersection of Aviation Boulevard and Artesia Boulevard, was converted to a senior housing development. In the process, the School District executed a 60-year ground lease to the developer through March 31, 2048.
- Upon unification of the RBUSD in 1993, the former Edison School site, located southwest of the intersection of Manhattan Beach Boulevard and Inglewood Avenue, became the headquarters of the South Bay Adult School (SBAS). SBAS is a joint program of the RBUSD and the Manhattan Beach Unified School District (MBUSD). RBUSD has been designated the “operating district.” In addition, three classrooms are leased to the Los Angeles County Office of Education for use as a special education facility. The lease is a year-to-year agreement, and the RBUSD does not have plans to change the use of the facility at this time. If Los Angeles County were to terminate the lease, the South Bay Adult School would absorb the surplus classrooms to provide additional classes.

Numerous other school sites, or portions of sites, have been leased and/or sold to the City for recreational purposes.

- Aviation Park, located in the northwest corner of the City, is part of the former 40-acre Aviation High School site. Prior to 1980, Aviation High School was one of three high schools that made up the former SBUHSD. However, it was closed due to declining enrollment. In June of 1984, voters approved a ballot measure that addressed future use of the high school property. Essentially, the outcome involved three major components. First, in 1985, 11.4 acres of the campus was rezoned to Parks, Recreation and Open Space (P-PRO). A 99-year lease was executed between

the SBUHSD and the City of Redondo Beach for the 11.4-acre area to be used for a park. Upon unification of the former SBUHSD in 1993, the leased area became the assignment of the RBUSD. The 99-year lease is still in effect and is legally valid and enforceable. It stipulates that the 11.4-acre parcel may be used only for public recreation. In January 2003, the City completed expansion and renovation of the Redondo Beach Performing Arts Center (former Aviation High School auditorium) on the site, which has become a popular regional theater. Second, the Redondo Beach Parking Authority purchased 3.2 acres from the School District in the southwest corner of the site to be used as a parking lot. Third, the remaining portion of the property was sold and developed as the adjacent business park.

- The City of Redondo Beach has leased an approximate 0.5-acre site north of Lincoln School and adjacent to Anderson Park from the South Bay Union High School District since 1959. In 1982, the building on the site was renovated, expanded, and dedicated by the SBUHSD as a senior center. After school district unification in 1994, the City entered into a new one-year lease agreement with RBUSD for use of the site. The lease stipulates that the site is limited to civic purposes, with first priority granted to senior citizens and senior-related activities. Maintenance, repair, and desired improvements are the City's responsibility. The lease expires on June 30, 2005. To date, the Board of Education has not made a decision about use of the facility upon expiration of the lease.
- The City holds a 99-year lease on the former Franklin School site (total site, including park, is 6.85 acres), located northeast of the intersection of Inglewood Avenue and Fisk Lane. The lease expires January 2085, at which time the City may extend for an additional 55 years, unless the District has a demonstrable need to use the site for a public school. As part of the lease agreement, the City dedicated two unrelated parcels of land to the School District and was required to assist with processing for the redevelopment of the former Andrews and McCandless school sites.

The City operates a 3.62-acre multi-use park (Franklin Park) at this site. The remaining 3.23-acre portion of the site, containing the former school buildings, is used in part for City programs and is subleased in part to Coast Christian School. In 1977, the City converted the school cafeteria into a 125-seat playhouse. Franklin Playhouse and several of the adjacent classrooms are now used for City-sponsored drama classes and theatrical performances.

- A portion of the former Fulton School, located southeast of the intersection of Rindge Lane and Ripley Avenue, was first leased by the local School District to Coast Christian Schools for operation of a day care facility and elementary school in May 1985. The lease stipulates a year-to-year rental agreement. The remaining 1.32-acre portion of the site was sold to the City of Redondo Beach. The City constructed Fulton Playfield, consisting of a baseball diamond and associated park improvements, on the site. Today, the park is utilized by residents for passive recreation, and sports organizations for baseball and softball activities. Coast Christian School also has direct access to the playfield.
- The City leases the former Patterson School site, located at 320 Knob Hill Avenue, from the School District. Since 1983, the City has used part of the 3.3-acre site to house the Department of Recreation and Community Services. Department offices

at the site include Senior and Family Services, Housing Assistance, Job Training, and South Bay Youth Project, as well as Recreation and Parks Administration. The City uses the former school cafeteria for special events/activities and for private rentals. The City subleases the remaining portion of the site to Cal State Dominguez for adult education classes, and to Carden Dominion, a private pre- and grade school.

In addition to monthly payments to RBUSD, the Patterson lease requires the City to provide bi-monthly mowing and quarterly fertilizing of the turfed playfields at six public elementary schools. The City is also required to conduct annual striping of parking lot lines at twelve school sites. The lease with RBUSD expires on June 30, 2006, and the Board of Education has yet to make a determination on the extension of the lease.

School Inventory, Enrollment Trends and Projections

RBUSD consists of 10 primary schools serving grades kindergarten through eight (K-8) and two secondary schools, Redondo Union High School and Redondo Shores High School, serving grades nine through twelve (9-12). Redondo Shores High School is a continuation school for junior and senior students, ages 16 through 18. The table below provides statistics on each of the 12 operating schools in the RBUSD. The general location of each school is illustrated in Exhibit 3 on page 3-121.

Operating School Inventory and Existing Enrollment

School Name	Grade Level	Site Acreage	Total Enrollment as of 12/03
Adams Middle School	6-8	15.00	842
Alta Vista Elementary	K-5	14.00	584
Beryl Heights Elementary	K-5	4.20	357
Birney Elementary	K-6	2.80	278
Jefferson Elementary	K-6	7.80	659
Lincoln Elementary	K-6	12.00	581
Madison Elementary	K-5	4.10	390
Redondo Shores High School	11-12	2.00	111
Parras Middle School	6-8	12.00	836
Redondo Union High School	9-12	51.00	2,160
Tulita Elementary	K-6	7.60	453
Washington Elementary	K-5	10.50	582
TOTAL:		143.00	7,833

Source: Redondo Beach Unified School District, February 2004

In the past, local school districts were able to estimate the maximum capacity of each school site based on maximum classroom occupancy standards. However, today there are other factors that make establishment of maximum school capacities less easy to determine. For example, RBUSD is participating in a voluntary State-wide student achievement program, known as Classroom Size Reduction (CSR), which grants funding incentives to schools limiting class sizes in grades kindergarten through third (K-3). Statewide participation in the program has increased dramatically since the program's inception in 1996.

RBUSD first applied to CSR in 1996. This has resulted in an ongoing shortage of classroom space. Although primary school class sizes in the RBUSD may be well below maximum classroom occupancy standards, many have reached the CSR maximum, making analysis of RBUSD school capacities convoluted. RBUSD officials have stated that Jefferson Elementary School is rapidly approaching its maximum regulated capacity, as are other schools in south Redondo Beach. To further intensify the growing shortage of classroom space, RBUSD has not identified available land adjacent to these existing school sites for school expansion. Nor has the District conducted an analysis to determine the optimum utilization of existing sites. Additionally, when projecting and planning for future education needs, the School District has to take impacting factors such as State and federal regulatory standards into account.

The following history of public school enrollment from 1992-93 through 2003-04 depicts a steady increase in the Redondo Beach school population, though the rate of growth has slowed since 1990-00. However, this upward trend is not merely a function of local demographic growth. During this period, there were a number of changes in the local public school system that greatly impacted student enrollment.

School District Enrollment 1991-2003

School Year	Total District Enrollment	Annual Increase	Percentage
1991-92	4,570	n/a	n/a
1992-93	4,783	213	4.66%
1993-94	6,477	1,694	35.42%
1994-95	6,742	265	4.09%
1995-96	6,982	240	3.56%
1996-97	7,164	182	2.61%
1997-98	7,284	120	1.68%
1998-99	7,494	210	2.88%
1999-00	7,527	33	0.44%
2000-01	7,614	87	1.16%
2001-02	7,717	103	1.35%
2002-03	7,805	88	1.14%
2003-04	7,870	65	0.83%

Source: Redondo Beach Unified School District, February 2004

Upon unification of the School District in 1993, district enrollment in Redondo Beach increased by over 35%. Also, as part of the district unification, Redondo Shores High School (formerly Pacific Shores High School) was founded and annexed from the Manhattan Beach Unified School District (MBUSD) into the RBUSD.

More recently, effective in 2003-04, the MBUSD rescinded an agreement that had been in place for ten years, known as "The Interdistrict Attendance Agreement for High School Pupils Residing in North Redondo Between Manhattan Beach Unified School District and Redondo Beach Unified School District." Effectively, students residing in a particular geographic area of north Redondo Beach no longer have the choice to attend either district.

As a result, RBUSD estimates an influx of approximately 100 additional students in each freshman class at Redondo Union High School over the next three years.

Although school enrollment rates continue to increase annually, RBUSD projects that the District has entered a low-growth phase that will remain relatively level in the upcoming years. In light of this, it is not likely that additional surplus school sites will become available for new uses in the near future.

Population Projections and Parkland Standards

Population growth and changes in concentrations of density have a direct impact on recreation and park facilities within a city, particularly when the amount of parkland/recreation facilities does not increase proportionately. The table below provides the 1980, 1990, and 2000 U.S. Census data for population and housing in the City of Redondo Beach.

City of Redondo Beach Population and Housing Data

Year	Population	Increase	% Increase	Housing Units	Increase	% Increase
1980	57,102	--	--	25,867	--	--
1990	60,167	3,065	5.4%	28,220	2,353	9.1%
2000	63,261	3,094	5.1%	29,543	1,323	4.7%

Source: 1980, 1990, and 2000 Census Data, U.S. Census Bureau

In the ten years between the 1990 and 2000 Census counts, the total population in Redondo Beach increased by 5.1%, with the 5-14, 45-59 and over 75 age groups experiencing the most growth. During this same period, the 25-44 age group experienced a deceleration in population growth. This growth deceleration is correlated to the aging population of “baby boomers” (those born between 1943 and 1957), who in the year 2000 were approximately 43 to 57 years old.

Every three years, the Southern California Association of Governments (SCAG) publishes a Regional Transportation Plan (RTP) Trend Projection. The following table summarizes SCAG population and housing projections for the City of Redondo Beach for 2010 and 2020.

City Redondo Beach Population and Housing Projections

Year	Population	Increase	% Increase	Housing Units	Increase	% Increase
2010	65,917	2,656	4.2%	31,843	2,300	7.8%
2020	69,659	3,742	5.7%	35,448	3,605	11.3%

Source: Draft SCAG 2004 Regional Transportation Plan Trend Projection

Similar to the forecast for Redondo Beach public schools, overall population growth through 2010 is expected to continue, but at a slower rate than observed between 1990 and 2000. By the year 2010, the “baby boomer” population will be approximately 53 to 67 years old. The projected decline in the rate of public school enrollment may also be related to this “baby

“boomer” phenomenon: as this group ages, they will have fewer babies, subsequently affecting the number of school-aged children. It is important to consider the aging “baby boomers” when planning for new and upgraded recreation and park facilities in Redondo Beach, and particular attention should be given to senior facilities, programs, and services.

Redondo Beach is a mature coastal city and as its population increases, it will continue to face the challenge of providing a proportionate amount of parkland/recreation facilities.

Parkland Standards

In the early 1990s, the National Recreation and Parks Association (NRPA) established a parkland standard of 6.25 to 10.50 acres of developed open space per 1,000 persons. This standard could have easily been applied to relatively young cities that had available open space to develop as their populations increased. However, it soon became evident that the standard was not always appropriate for mature and/or built-out communities. Other factors, such as size, location, and operating budget were also found to affect a community’s ability to provide parkland.

Therefore, in 1996, the NRPA recommended that communities establish their own parkland standards, as opposed to adhering to a national, “one-size-fits-all” approach. Standards are set based on the individual characteristics of a community, including age, population composition, location, available resources, etc. In Redondo Beach, an older urban community, a customized standard is appropriate given the built-out nature of the City.

The California Subdivision Map Act, another source for parkland standards, includes a section specifically related to park and recreation facility development in California communities. This section, the Quimby Act, was established in 1965 to address California’s increasing urbanization and the need to protect and preserve open space for growing communities. The Quimby Act sets forth guidelines for developer exactions and in-lieu fees that may be used by cities for parkland development. The Act establishes a parkland standard of three acres per 1,000 persons and, in some instances, a standard of up to five acres per 1,000 persons.

Given that the NRPA recommends local and regional flexibility regarding parkland standards and that the Quimby Act standards best reflect California community conditions, the recommended City of Redondo Beach parkland standard is three acres per 1,000 persons.

In 1990, the estimated open space/parkland to population ratio in the City of Redondo Beach was 2.995 acres per 1,000 persons. In 2000, the estimated ratio dropped to 2.45 acres per 1,000 persons. The 2004 SCAG RTP trend projection for the year 2010 (65,917 persons), combined with the City’s existing park inventory (155.08 acres) will yield a parkland to population ratio of 2.35 acres per 1,000 persons. This reflects a projected overall open space/parkland deficit of 42.85 acres in 2010, based on the new recommended City standard.

Public Input Program

A Public Input Program was conducted to obtain information about the public's current and future needs related to parks, recreational facilities, and programs provided by the City. Public input was obtained via focused interviews and public workshops.

A series of confidential focused interviews was conducted during a two-month period. Interviews were limited to approximately 35-45 minutes each, and approximately 60 individuals were interviewed. Residents, members of special interest groups, organizations, leagues and clubs, recreation program instructors, members of the Redondo Beach Unified School District, City Staff, and current and former City Councilmembers and Commissioners were included in the interview process.

Three public workshops were scheduled as part of the Public Input Program. The workshops were advertised to the public through a variety of sources. The first two were held at the Alta Vista Community Center, 715 Julia Street, and the third workshop was held at the Perry Park Senior Center, 2301 Grant Avenue. The third public workshop was approximately 1.5 hours and included an introduction and description of the Element Update process, interactive group discussions regarding the strengths and weaknesses of specific recreation topics, and prioritization of recreation issues. There were approximately 40 attendees at the third workshop. To compensate for the lack of participation at the first two workshops, additional individuals were interviewed.

The Public Input Program helped identify community needs and other issues related to City parkland and recreation facilities and programs. The following is a summary of the input received in alphabetical order by topic.

- **Beach & Pier**

Participants in the Public Input Program indicated that the County beach is a recreational resource the community consistently enjoys. Participants felt fortunate to live near one of the “biggest parks a City can have.” Walking, biking, swimming, and surfing are recreational activities residents participate in at the beach. Participants requested a few improvements to further enhance residents’ pleasurable experience at the beach. Such improvements include beautifying the bluffs, increasing the quantity of trash containers, and providing an adequate and safe distance between the bike and pedestrian paths on the promenade. Some participants commented on the amount of cruising traffic on the Esplanade, and recommended widening the sidewalk and bicycle path for pedestrians and narrowing the roadway for motorists to reduce vehicular traffic.

Participants believed that more non-residents than residents take advantage of the Municipal Pier. Some felt that the pier has a strong regional and tourist draw and is less a venue for locals. Participants suggested that the Pier could be made more attractive to residents by installing informative/educational exhibits; providing additional parking, especially during the summer months; and creating a higher quality mix of commercial uses on the Pier, though tenant mix is controlled by Master Lessees. There was strong interest in continuing summer concerts at the Pier.

- **Bikeways**

Participants in the Public Input Program had concerns regarding two sets of bikeways in the City: an existing bikeway along the coast and a proposed bikeway in the Southern California Edison Company (SCE) right-of-way. Many participants expressed concern that the bikeway along the coast is not easily accessible. They indicated there is not a direct path of travel for cyclists from Hermosa Beach to Redondo Beach. In addition, some felt the bike path through King Harbor is challenging and sometimes dangerous for both cyclists and pedestrians. Some participants noted that although the bike path could be better designed through the marina, boaters have resisted and have discouraged the City from locating a bike path through the harbor area.

The City received a grant in 1997 from the Metropolitan Transit Authority (MTA) to construct a bike path in the SCE right-of-way. The majority of the right-of-way is located parallel to Phelan Lane in northern Redondo Beach, and then follows Rockefeller Lane eastward towards The Galleria. Some participants expressed concern with the public safety and utility of this proposed bikeway, particularly at intersections where conflict between bicyclists and motorists is potentially high. Participants suggested that speed tables or “speed bumps” might remedy this problem. However, the Fire Department indicated that traffic calming measures at intersections could cause delays for emergency vehicles. Some participants felt that the proposed route will not be utilized. Participants also reported that residents who live adjacent to the SCE right-of-way have repeatedly opposed any recreation use in this area because they believed there might be potential security issues. Residents have recommended alternative bike paths on the street, but these were rejected by a majority of bicyclists for safety reasons. Overall, participants agreed that adding bike paths through the City should be a priority to encourage alternate forms of transportation.

- **Financing**

Participants in the Public Input Program were aware of the City’s budget constraints, particularly in regard to funding parks and recreation. However, some participants stated that the City is not “thinking outside the box.” They believed that creative financing is necessary to produce the right mix of funding to fuel public projects. Some participants felt that park and recreation spending is not distributed evenly throughout the City or among certain segments of the population. Participants suggested the following mechanisms to finance the parks and recreation system in Redondo Beach: state and federal grants, Quimby fees, corporate sponsorships, partnerships, bonds, programs such as Adopt-a-Park and Public Enterprise; and user fees (particularly for non-residents). Participants indicated that Anderson Park improvements, Aviation Park improvements, a skateboard park, and a teen center in south Redondo Beach are projects that should receive high priority in the City’s Capital Improvement Program (CIP).

- **King Harbor**

Many participants in the Public Input Program indicated that they valued the marina. Some participants requested improvements to further increase the appeal of this City resource. They felt the harbor should be a destination point. Participants suggested

that more recreational opportunities be made available for the general public including areas for picnicking, trails, and/or a promenade along the edge of the marina. Participants felt that additional facilities, such as a museum, skateboard park, and athletic fields should be constructed to attract visitors and residents. In addition, participants suggested integrating more greenspace in the harbor.

Moonstone Park is one of the few parks in the harbor area, but participants stated that it is underutilized and should be improved. Participants reported that boaters have recommended creating a dog park at this park. In contrast, Seaside Lagoon is a very successful facility in King Harbor. Because of its popularity, participants would like to see the Lagoon enlarged, longer operating hours, more off-season events, a better snack facility, and a larger and more secure storage facility.

One of the most challenging concerns in the harbor area is the need for a public boat launch ramp. Participants had mixed opinions regarding potential locations for this facility. Participants also recommended improving Harbor Drive to accommodate other modes of transportation such as bicycles. Participants indicated that currently there are conflicts between pedestrians, bikes, and vehicles on this roadway. There was also a concern with the gated entrance to Mole B. Participants felt the gate should be eliminated to improve public access to Moonstone Park and other facilities in the harbor. Finally, participants requested additional guest boat slips.

- **Maintenance**

Participants in the Public Input Program agreed that the City is adequately maintaining parks and recreation facilities despite the lack of municipal funds and staffing. They also agreed that maintenance in Redondo Beach has significantly improved over the years. Participants noted that the City has updated parks and facilities over the last several years with new lighting, signage, and improvements to meet Americans with Disabilities Act (ADA) standards. Some participants believed that although newer parks comply with ADA standards, some older parks do not. Participants reported that Perry Park, Dominguez Park, and Alta Vista Park are a few of the parks that were most recently and significantly improved. As a result, they felt that these parks have become increasingly popular among residents and are heavily used.

City Staff indicated that internal communication among all departments involved with parks projects could be improved. City Staff also noted that the Parks and Facilities Maintenance Division is understaffed and additional resources are needed for routine maintenance. Participants and City Staff agreed that in order to address this issue, the City should coordinate and share resources with other entities such as the Redondo Beach Unified School District.

Participants in the Public Input Program noted occasional concerns with cleanliness at heavily used restroom facilities. Some participants requested that park fences, where they exist, be removed to make the parks more user-friendly. However, Staff indicated that the City receives numerous requests to install park fences as protective barriers. Participants also commented that facilities at older parks should be upgraded. In general, participants felt that the City takes better care of recreation

facilities than does the School District. They indicated the school fields and other facilities maintained by the School District are not properly maintained for frequent use by sports leagues and organizations.

- New Parkland & Recreation Facilities

The majority of residents who were interviewed said they believed additional parkland and recreational facilities would benefit the City. However, participants acknowledged that Redondo Beach is fairly built-out and that very little vacant land remains for park development. Participants requested that the City prioritize greenspace acquisition in the harbor area. A number of sites and buildings were suggested during the Public Input Program as potential locations for new parkland and/or recreation facilities, including the AES power plant site, City yards, the former Camacho's restaurant, the octagonal building near the harbor, and vacant occupancies on the pier.

- Parks

Participants in the Public Input Program were typically pleased with the amount and types of parks in the City. They felt the park system caters to all ages and types of users. Participants stated that the City's facilities are valuable and should be carefully maintained. Some said it is also important to maximize the use and potential of all parks; provide additional greenspace in south Redondo Beach; add more lighted sports fields; address parking problems at Anderson, Aviation, and Dominguez Parks; replace underutilized park amenities; and prioritize parks and recreation resources. Many adult participants indicated that they had used City of Redondo Beach parks when their children were younger, but that more recently, time limitations and busy lifestyles prevented them from taking advantage of the City's park system. Participants recommended the following parkland additions and improvements: extending Greenbelt Park from Hermosa Beach into Redondo Beach, protecting unobstructed ocean views from Czuleger, and maintaining existing parks over constructing new parks.

- Public Safety

Overall, participants in the Public Input Program indicated that parks and other recreation facilities in Redondo Beach are perceived as safe areas. Participants were not concerned with many public safety issues. The few safety issues that were discussed during interviews included: occasional car burglaries at Dominguez Park, minor alcohol problems at adult sporting events and at Seaside Lagoon, and transients whose presence and individual activities can deter some people from using parks.

- Recreation Facilities

Participants in the Public Input Program reported that the recreation facilities in Redondo Beach are used extensively by individuals and organizations. For example, they indicated the three senior centers in the City are heavily used and need only minor improvements. Participants agreed that these senior centers adequately serve the needs of the senior population and that another center is not needed. A few participants requested the following facilities: additional barbeques and receptacles for disposal of barbecue coals at parks, a model airplane flying field, and a

permanent facility for the sailing program in the harbor. Other participants, particularly the elderly, requested a heated public swimming pool for water therapy purposes. Participants expressed mixed opinions about whether or not the City needs another swimming pool given there are swimming facilities located at Seaside Lagoon, the public high schools, and the private gymnasiums in the City and surrounding area. Participants suggested that the City coordinate with some of these entities and inform the public of the availability of swimming facilities in the Recreation and Community Services Newsletter and on the City's website.

A majority of participants in the Public Input Program felt the City should construct a skateboard park. Participants of all ages believed this facility should be a high priority for the City, particularly given the damage to public and private properties caused by skateboarders. Participants suggested potential sites for the skateboard park, including the AES power plant site, the City Parks Yard below Dominguez Park, and the SCE Rights-of-Way. A second teen center and another multi-purpose community center are two other facilities requested by participants. Most participants felt a teen center is needed in south Redondo Beach and recommended two potential sites: the racquetball facility at Alta Vista Park and the City Parks Yard below Dominguez Park. Finally, although there are various community/meeting facilities in Redondo Beach, participants noted that there is not a single facility that provides a combination of classrooms, ample storage space, and meeting rooms. Participants reported that non-profit groups would like to meet in a facility without a fee or at least for a nominal fee. Staff indicated that the Hayward Community Center is available for use by qualifying community and non-profit organizations free of charge.

- Recreation Programs & Events

Overall, participants in the Public Input Program spoke very highly of the Recreation and Community Services Department and indicated that Staff is very responsive to the recreation needs and requests of the community. Participants stated that the quarterly recreation program newsletter is a valuable resource. However, they believed it could be more effective if it were advertised in several sources, including distribution to residents of adjacent cities. Some participants presented the idea of creating a "welcome to the neighborhood brochure" to introduce new families to City activities and resources, park facilities, and recreation programs.

Interviewees noted that the Beach Cities Health District has a great facility with a variety of health services and fitness classes, though some consider membership to be expensive. Some reported that there is not much overlap with City classes and programs because the Health District coordinates its course programming and scheduling with those of the City and the South Bay Adult School. Participants agreed that coordination should continue between the City and other agencies providing recreation activities.

Participants indicated their appreciation of City-sponsored special events, such as outdoor movies and the summer concert series. They believed these kinds of events appeal to families and to all ages, and many hope they continue. Some participants noted that the weekly Farmer's Market at Veterans Park is popular and suggested

other types of markets for the harbor area. They believed that this would be another way to attract residents to community functions. Participants recognized that special programs are dependent upon the City budget, even though they may be relatively inexpensive to operate. The community-wide special events offered through the Senior and Family Services Department were also highly regarded by participants.

- School District Relations

Many interviewees in the Public Input Program acknowledged that the City's relationship with the Redondo Beach Unified School District is critical to the operation of the recreation and parks program. However, several interviewees expressed opposing views regarding public use of school facilities. Some interviewees believed that School District facilities are presently underutilized and that they should be readily available for additional public uses. For example, most of the public schools have fencing and gates around the sports fields, leaving only the play areas available for public use. These participants recommended more cooperation with the School District to increase facility usage by outside groups.

Other interviewees indicated that the School District is trying to accommodate recent budget constraints, which limits the District's ability to provide free use of its facilities to the public. In addition, some interviewees mentioned that the School District has a responsibility to plan for projected increases in student enrollment. At some point in the future, accommodating more students may limit the availability of school facilities to the public altogether.

Participants reported that as of January 1, 2004, basketball courts at the Adams and Parras Middle Schools would no longer be lit by the School District without reimbursement from users. Participants felt that although there are other basketball courts available, they are poorly lit. Interviewees believed that City programs and league sports would be greatly impacted by lighting fees. They reported that sports leagues are looking for cost-saving alternatives such as practices before dark and shorter sports seasons. However, interviewees indicated that if leagues cannot raise enough money to pay for lighting through fundraisers, some programs will be cancelled before the end of the 2004 season. Some interviewees mentioned that cost-sharing negotiations between the School District, City, and Southern California Edison Company are well underway.

Many participants in the Public Input Program indicated that they had observed political tension between the School District and the City during development of the former Heart of the City Specific Plan. Interviewees reported that as of February 1, 2004, the School District has a new Superintendent. Participants indicated that during the interview process for the Superintendent position, an idea was brought to the table to create a master partnership between the School District and the City. Participants stated that the School District is considering a League of California Cities model program that would facilitate communication between the City and School District through a series of mediated workshops. Although many interviewees noted that relations with the School District have been poor in the past, there was a general consensus among all participants that this relationship has recently improved. Interviewees expressed their hopes that the two entities would

continue to work to achieve open communication to avoid possibilities of misinformation in the future.

- Senior-Related Issues

Participants in the Public Input Program felt that the City has a very strong and active senior recreation and social services program that relies heavily on the use of the three senior centers and the administration facility at Knob Hill Avenue. Some participants commented that all centers could use more maintenance and assistance with set-up for various programs. Participants were generally dissatisfied with the number of standard and disabled parking spaces at each senior center. Some participants believed that the older Anderson Park Senior Center is not being improved because it is in its last lease-year from the School District. They expressed concern over the necessity to relocate the Anderson senior programs in the event that the School District takes back the building. Not a single participant wanted to see a reduction in the number of senior programs or facilities.

Many Public Input Program participants felt that shared-ride transportation services for seniors to and from parks, senior buildings, and adjacent cities could improve. Participants listed Dial-a-Taxi (formerly Dial-a-Lift) and the WAVE as available transportation services, though some believed the WAVE is not physically accessible for seniors with limited mobility. However, Dial-a-Taxi specifically serves persons with temporary or permanent disabilities. Additionally, one interviewee estimated that the WAVE accommodates approximately 100 wheelchairs each month in ridership, and stated that the WAVE may be restricted in its ability to respond to all requests due to the limited number of WAVE buses on the road.

- Southern California Edison Company Rights-of-Way

The City is licensed to use approximately 17 acres of land within Southern California Edison (SCE) Company rights-of-way. Some participants in the Public Input Program wanted to see additional rights-of-way areas made available to the City for public use. However, they acknowledged that some of these rights-of-way are licensed by SCE to commercial entities. Many participants agreed that it is challenging to find a common ground between the City, SCE, residents, and other rights-of-way lessees, although in recent months the conflicts over the best use of the land seem to have subsided. Participants recommended that the City continue to search for alternative and shared uses of the rights-of-way.

- Youth-Related Issues

Some participants in the Public Input Program felt that the Youth Commission should play a more influential role in the City, be more frequently engaged in special projects, and be asked to provide more input on current issues. Participants suggested expanding the Youth Commission to include grade school youth. They also recommended developing a Youth Element of the General Plan. Interviewees indicated that student surveys conducted by the Youth Commission at local public schools are valuable tools for obtaining youth input, and they felt surveys should be conducted more frequently and at additional schools. In order to accomplish this, interviewees stated that a more cooperative partnership should be fostered with the School District.

Future Recreation and Park Needs (2004-2014)

The following is a discussion of future recreation and park needs and priorities based on analysis of the following information:

- Inventory of existing parkland, recreation facilities, and recreation programs
- Public parkland acreage per population ratios
- Public Input Program
- Distribution of existing public parkland and recreation facilities
- Current and projected population, age composition, and growth trends

General themes derived from analyzing this information are presented below.

General Themes:

1. There is a deficit of parks and recreational facilities in the City.

Additional parks and recreation facilities are needed to adequately serve the current and future populations of Redondo Beach. The City is approaching build-out, and there are few available vacant parcels remaining to develop new parkland or recreational facilities. It will be necessary to supplement the existing inventory with other types of recreational resources.
2. Ongoing park and facility maintenance/rehabilitation will play a crucial role in a city with limited opportunities to develop new parkland.

Improving the quality and preserving the existing inventory of recreation resources will contribute to the level of service and quality of the leisure experience available to residents. The condition and types of park facilities should be evaluated periodically. Facilities should be rehabilitated and modified as demographics change.
3. The City should continue to capitalize on its prime coastal location to the maximum extent possible.

There are opportunities west of Pacific Coast Highway, particularly in the marina and at the beach, to create a vibrant leisure experience for residents and visitors. Creating an enhanced waterfront with trail connections to neighboring coastal cities could heighten the appeal of one of the City's top attractions--the beach area.
4. It is essential for the City to identify and pursue alternative revenue sources for future capital improvement projects.

Residential development fees will not be available to fund most park and recreation projects after build-out. The City will need creative and effective financing mechanisms.

A list of the community's recreation-related needs is presented in Exhibit 5. Each need has been rated as high, moderate, or low priority as follows:

Priority Rating 1 (high):

- Participants in the Public Input Program frequently rated the need as a high priority.
- Addressing the need will help the City achieve the recommended standard of three acres of parkland for every 1,000 residents.
- Addressing the need will maintain or improve the quality of the recreation experience for a large number of residents in the City.
- Addressing the need will result in the development of a desirable recreational resource that is currently lacking in the City.
- This need is related to a State or federal mandate (i.e., the Americans with Disabilities Act (ADA) of 1990).

Priority Rating 2 (moderate):

- Participants in the Public Input Program identified the need, but did not rate it as a high priority.
- Addressing the need will potentially enhance recreational opportunities and quality of life for Redondo Beach residents.

Priority Rating 3 (low):

- Participants in the Public Input Program rated need as a low priority.
- Addressing the need will eventually improve the quality of the parks and recreation system in the City.

Exhibit 5**Recreation and Park Needs and Priorities**

ISSUE	NEED	PRIORITY
PARKLAND/RECREATION AREAS		
ADA Compliance	<ul style="list-style-type: none"> Upgrade parks and recreation facilities per ADA Standards 	1
Anderson Park Improvements	<ul style="list-style-type: none"> Construct a multi-purpose community center to replace the Annex building, Scout Houses, and Modular building Enlarge restrooms and remodel kitchen at the Senior Center 	2
Aviation Park Improvements	<ul style="list-style-type: none"> Complete Phase II of the Aviation Park/Redondo Beach Performing Arts Center project Develop the vacant lot adjacent to the Gymnasium Increase public use of Gymnasium and coordinate an “Open Gym” period Reevaluate the agreement between Northrop Grumman Corporation and the City in relation to the use of the Gymnasium by Northrop employees 	2
Beach Bluffs/Blue Butterfly Habitat Restoration	<ul style="list-style-type: none"> Revegetate the bluffs with native plants Install decorative fencing at the top and bottom of the bluffs Install educational signage along the bluffs 	1
Bicycle Path Connection from The Strand	<ul style="list-style-type: none"> Provide a bike path connection from The Strand in Hermosa Beach to the Municipal Pier in Redondo Beach Align the bike path adjacent to the California Coastal Trail or along the marina to provide a view of the water, contingent upon development of the area 	1
California Coastal Trail Connection	<ul style="list-style-type: none"> Develop the California Coastal Trail through Redondo Beach Connect the Trail from Mole D to the Pier Plaza/International Boardwalk area by a pedestrian bridge across Basin 3 Continue the widening of the pedestrian path through the south end of the City Provide a minimum 12-foot wide paved public pedestrian path along the water’s edge in the harbor area 	1
Czuleger Park	<ul style="list-style-type: none"> Provide signage to identify public access Evaluate potential active uses for the park 	1
Dominguez Park Improvements	<ul style="list-style-type: none"> Evaluate construction of a shade structure with benches in the dog park Relocate Parks Yard and/or Police Department pistol range and replace with recreation-related uses Repair and properly maintain historic homes 	2
Esplanade Beautification	<ul style="list-style-type: none"> Develop plan to enhance the Esplanade by widening sidewalk, maximizing parking spaces, improving pedestrian amenities and bike path, restoring the bluffs, adding trails and viewing platforms, and improving coastal access. 	1
Greenbelt Park Connection	<ul style="list-style-type: none"> Extend Greenbelt Park from Hermosa Beach into the City, contingent upon funding/development 	1
Rehabilitation, Replacement, and Maintenance	<ul style="list-style-type: none"> Replace outdated & dilapidated facilities Maintain high maintenance service levels 	1

ISSUE	NEED	PRIORITY
Moonstone Park/ Mole B Improvements	<ul style="list-style-type: none"> • Develop strategy to increase/enhance boating facilities • Create storage facilities for boating uses • Improve the park with enhanced landscaping, public parking, and additional recreation amenities • Improve wayfinding to Mole B with more apparent access from the Marina Way harbor entrance by installing appropriate signage and landscaping leading to the park's location • Work with the lessee to have existing entry gate at Marina Way and North Harbor Drive removed 	1
Municipal Pier	<ul style="list-style-type: none"> • Install educational exhibits along the Pier 	3
New Parkland/ Acquisition	<ul style="list-style-type: none"> • Explore vacant/underutilized sites and public/quasi-public buildings throughout the City for potential locations to acquire and develop new parkland and/or recreation facilities • Determine whether or not to develop a "Heart" park (in former Heart of the City project area) 	1
Parkette Improvements	<ul style="list-style-type: none"> • Complete parkette renovations 	1
Park Furniture	<ul style="list-style-type: none"> • Install new and maintain/upgrade existing park furniture at all parks and recreation areas 	1
Parking	<ul style="list-style-type: none"> • Evaluate the parking supply and demand at Perry Park, Veterans Park, Aviation Park • Mitigate parking conflicts at parks and recreation areas 	3
Passive Open Space & Gathering Areas	<ul style="list-style-type: none"> • Increase quantity of passive open space, plazas, promenades, and gathering areas in public spaces throughout the City 	3
Perry Allison Playfield Improvements	<ul style="list-style-type: none"> • Evaluate redesign of the field into a park or new recreation facility 	2
Public Safety	<ul style="list-style-type: none"> • Improve enforcement of graffiti ordinance 	2
Public Transit	<ul style="list-style-type: none"> • Encourage citizen use of City-sponsored transportation (i.e., WAVE, Dial-a-Ride), ride sharing, and the public transit system to local recreation facilities to alleviate parking and traffic congestion 	3
Restroom Facilities	<ul style="list-style-type: none"> • Upgrade restrooms to comply with ADA standards 	1
Southern California Edison Company Rights-of-Way	<ul style="list-style-type: none"> • Evaluate multiple uses of compatible recreational activities in public utility easements such as bikeways, athletic fields, community gardens, walking trails, landscaping, and passive and/or active recreation 	2
Seaside Lagoon Improvements	<ul style="list-style-type: none"> • Improve wayfinding and entrance to park • Evaluate expanding hours of operation • Improve quality of concession facility • Install secure and permanent storage areas • Evaluate additional off-season events • Evaluate expansion of facility 	2
Storage Space	<ul style="list-style-type: none"> • Create permanent storage space at recreation areas/facilities for use by clubs and organizations 	3
Veterans Park Improvements	<ul style="list-style-type: none"> • Restore and rebuild the historic Ainsworth Court stairway 	2

ISSUE	NEED	PRIORITY
RECREATIONAL FACILITIES		
Athletic Fields	<ul style="list-style-type: none"> Provide additional multi-purpose sports fields Discuss implementation of Turf Management Program for sports fields with School District Discuss development of new, and/or expansion/refurbishment of existing baseball and athletic fields with the School District 	2
Children's Museum	<ul style="list-style-type: none"> Develop a Children's Museum in the King Harbor/Pier area 	1
Community Center	<ul style="list-style-type: none"> Develop a new community center in Anderson Park to replace dilapidated buildings 	2
Concessions	<ul style="list-style-type: none"> Install concessions at parks and near recreation facilities 	3
Former Library Building at Veterans Park	<ul style="list-style-type: none"> Determine the highest and best use of the historic building 	2
Franklin Playhouse and Community Center	<ul style="list-style-type: none"> Refurbish kitchen ceiling, electrical and lighting. Provide HVAC and drinking fountains. Renovate bathroom. Provide small laundry area. Consider exterior improvements including landscaping and irrigation. Extend fencing and awnings for architectural enhancement and to create a protected milling area. 	2
Gymnasium	<ul style="list-style-type: none"> Expand or rehabilitate existing gymnasiums to meet basketball and volleyball needs 	2
Heated Swimming Pool	<ul style="list-style-type: none"> Determine feasibility of providing a public heated swimming pool for water therapy/exercise purposes, particularly for senior citizens Coordinate marketing efforts with the Redondo Beach Unified School District and the Beach Cities Health District to promote the public use of existing swimming pools and swimming classes at public schools 	3
Night-Lighted Tennis & Basketball Courts	<ul style="list-style-type: none"> Add and/or renovate night-lighted tennis and basketball courts at facilities such as Aviation Park, Anderson Park, surplus school sites, and existing playfields 	2
Picnic Areas	<ul style="list-style-type: none"> Install picnic areas in parks and recreation areas throughout the City, particularly in the Coastal Zone 	3
Skateboard Park	<ul style="list-style-type: none"> Evaluate development of a centrally located skateboard park within the City's boundaries for use primarily by Redondo Beach residents 	1
Teen Center/Facility in Southern Redondo Beach	<ul style="list-style-type: none"> Establish a second teen center or teen-related recreation facility in southern Redondo Beach 	1
RECREATION PROGRAM		
Adult Surfing Classes	<ul style="list-style-type: none"> Expand the adult surfing class 	2
All Classes and Programs	<ul style="list-style-type: none"> Seek equitable gender balance in recreation classes and programs 	1
Art in Public Places Program	<ul style="list-style-type: none"> Evaluate development of a Public Art Program 	2

ISSUE	NEED	PRIORITY
Newsletter/Website	<ul style="list-style-type: none"> • Improve on-line access • Evaluate on-line facility reservations/applications • Notify all residents of on-line class registration • Distribute surveys/evaluations to students in the RBUSD for input regarding recreation program needs, interests, and participation in this age group, if funding is available • Effectively advertise program offerings to maximize community participation 	1
Parent & Child Development Classes	<ul style="list-style-type: none"> • Expand the number of parenting and child development classes 	2
Path of History	<ul style="list-style-type: none"> • Integrate recreational learning opportunities with historically significant sites throughout the City • Complete the “Path of History” project 	1
Special Events	<ul style="list-style-type: none"> • Continue providing public recreational activities and special events such as the summer concert series and outdoor movies • Expand the type and frequency of special events to facilitate more youth involvement • Adapt and plan public spaces to serve special events and community activities 	1

All needs have been incorporated into the policies in this updated Element (refer to Section 3.4.5 Goals, Objectives, and Policies). Ultimately, implementing the collection of these policies will fulfill the Element’s goal of improving the recreation and parks system in the City of Redondo Beach.

Funding Mechanisms for Parks and Recreation Facilities and Programs

Redondo Beach residents are generally satisfied with current recreation programs and existing facilities. However, projected demographic shifts will directly impact recreation preferences and parkland uses. The City will continue to be challenged to provide adequate recreation and park resources to serve its increasing population, because there is a shortage of available vacant land for parkland acquisition and expansion.

The City of Redondo Beach should continue to locate and acquire additional open space and parkland, while pursuing ongoing funding and generating revenue streams from current park and recreation facilities. Improvement of existing park and recreation resources, and expansion of the City’s parkland inventory will require implementation of new funding strategies. The City of Redondo Beach should consider the following strategies to effectively enforce all recreation and park funding mechanisms:

- Ensure the existing recreation and park system is being utilized to its maximum capacity;
- Determine the best use of existing resources, and adapt underutilized resources to new uses in a proactive fashion;
- Perform periodic evaluations of recreation facilities in order to identify and respond quickly to changing community needs;

- Implement creative, flexible solutions for allocating parkland and modernizing facilities;
- Provide balanced funding strategies while maintaining a baseline of ‘fee-free’ access to park and recreation resources.

Parkland Dedication and In-Lieu Fees

Development impact fees are used in many cities to help fund park, recreation facility and other infrastructure development. The fees have been popular in the State since the passage of Proposition 13, which reduced property tax revenues to local governments. Impact fees are typically imposed on new residential and/or commercial development in a community. Fee revenue must be used to mitigate the impacts the additional residents or businesses will have on existing infrastructure. Additionally, the fees must accurately and proportionately reflect the cost of mitigating the impacts to which they are related.

The Quimby Act (Government Code Section 66477) of the California Subdivision Map Act authorizes communities in the State to exact land development. The fees are directly related to the impacts of such development on park and recreation facilities. The Quimby Act provides a formula for determining the amount of land dedication or impact fee based on the number of new residents in the development, the cost of parkland in the community, and the jurisdiction’s parkland acreage standard.

Requirements for park dedication fees in the City are identified in Article 14, Chapter 1, Title 10 of the Redondo Beach Municipal Code. The current impact fee, \$400/unit, was adopted in 1972 and has never been modified. This fee is extremely low in comparison to impacts fees levied by other cities in the South Bay.

In order to provide the City with an adequate funding mechanism for parkland and recreation facilities development, the Quimby Act should be implemented to the fullest extent possible. In comparison to the current Park and Recreation Facilities Fee, the Quimby Act calculation formulas would substantially increase the impact fees collected by the City.

Other Funding Mechanisms

As Redondo Beach grows, the City will be challenged to finance development and maintenance of new parks and recreation facilities to meet the growing needs of residents. The City should explore the following options to supplement existing resources for parks and recreation facilities and programs:

- Consider public/private partnerships when appropriate. Encourage public parkland development and/or facility operations by private enterprises.
- Promote corporate sponsorship, naming rights, and exclusive use agreements. Allow businesses to sponsor special events. Lease park facility naming rights, and negotiate fee structures with user groups and other organizations in exchange for exclusive facility use or other incentives.

- Establish corporate endorsement programs through the use of company placards on municipal vehicles and other City property. The placards would not necessarily be advertisements, but could take the form of public endorsements, such as “Northrop Grumman Supports Redondo Beach Youth,” or “ABC Organization Works for a Clean Redondo Beach.”
- Provide opportunities to increase revenues through concessionaire programs. This could be accomplished through negotiations with private management companies to assume operations and maintenance activities at sports facilities and large venue City parks, through exclusive agreements with vendors at special or municipal sponsored events, and through citywide concession leases.
- Renew a cooperative alliance with the Redondo Beach Unified School District. Jointly identify locations of future school sites or school facility improvements that would facilitate adjacent park acquisition and development of subsequent park/school complexes.
- Evaluate the feasibility of entering into joint-use agreements and joint ventures with other cities, public entities, and private organizations to provide supplemental recreational activities and programs for Redondo Beach residents.
- Establish a Joint-Powers Authority for management and allocation of parkland and open space resources throughout the City. A non-profit Joint-Powers Authority could be created to form a partnership of major recreation oriented stakeholders in the South Bay region. This authority would be made up of representatives from local jurisdictions, as well as corporate user groups and other organizations. This body would help facilitate the sharing of recreation and park resources of member cities and organizations. In essence, this funding mechanism would enlarge the recreation and parkland ‘pie’ to include Redondo Beach in a larger parkland inventory and funding network.
- Continue to seek out and pursue federal, state, and private foundation support to assist in acquisition, development, and programming of park and recreation resources. Maintain existing outreach for funding sources from federal programs such as Federal Land & Water Conservation Fund, ISTEA and TDA funds; and park bond and trail grants offered by the State of California and Los Angeles County. Explore other Federal and State grant programs such as: Urban Park & Recreation Recovery from the National Park Service; Coastal Zone Management Program. Various State grants are periodically available from: Department of Boating and Waterways, California Arts Council, State Attorney General’s ‘Crime and Violence Prevention Center,’ Department of Water Resources and the State Integrated Waste Management Board. Private funding sources to consider are ‘Greenprinting L.A.’ from the Trust for Public Land; State Coastal Conservancy, Habitat Conservation Fund and the private foundation, The Parks Company. Investigate other grants from private corporations such as Starbucks, Microsoft, and Chevron Oil, funneled through local offices.

- Encourage public and private support from recreation-oriented community clubs and organizations to provide subsidies for users who cannot afford user and registration fees. Explore methods to secure funding from private donors, gifts and estate bequests.
- Audit and assess park user fees and program registration fees to ensure they are economically self-sustaining. Determine if fees are comparable to those of other jurisdictions in the South Bay region and make adjustments accordingly. Consider a fee increase for users who are not residents of Redondo Beach.
- Establish a non-profit foundation to fundraise for parks and recreation facilities and programs. The foundation could: (1) solicit philanthropic and other entities for non-profit grants not ordinarily available to public agencies; (2) solicit private contributions of real estate, stocks, and other gifts through wills, bequests, and endowments; (3) solicit annual cash donations from residents, local businesses and other stakeholders; and (4) promote and sponsor special events to generate funding for park and recreation operations.
- Increase the allocation of City funds to enhance park and recreation operating budgets.
- Continue to promote participation of community volunteers in recreational programs, special events, and other civic projects to offset budget costs and to supplement City park and recreation staff positions.
- Utilize Real Estate Certificates of Participation (COPs) to provide occasional infusions of capital for park and facility development and expansion. COPs enable a jurisdiction to borrow money against its own expected revenues from the State or large financial institutions. COPs are generally purchased in amounts between \$2.5 and \$25 million, and are similar to tax-exempt bonds. However, this financing mechanism requires only City Council approval; it is not subject to voter approval. Identifying ongoing project cash flows as a revenue source can be problematic when using COPs.

3.4.5 Goals, Objectives, and Policies

Issue	<u>RECREATION AND PARKS SECTION</u>
Goal	<i>It shall be the goal of the City of Redondo Beach to:</i>
8B	Improve the overall quality of life and desirability of the City and its coastline by providing parkland, public recreation facilities, and recreational and educational programs for Redondo Beach residents and visitors.
	<u>Coastal Zone</u>
Objective	<i>It shall be the objective of the City of Redondo Beach to:</i>
8.2a	Maintain and enhance existing recreation resources, maximize recreation opportunities, improve accessibility to the coastline, provide view corridors to the beach and marina from the surrounding area, and restore a sense of place in the Coastal Zone.
Policies	<i>It shall be the policy of the City of Redondo Beach to:</i>
8.2a.1	Construct additional neighborhood-oriented parks and recreational facilities as opportunities arise and funding is available, to serve residents in the Coastal Zone.
8.2a.2	Increase recreational boating opportunities for visitors and residents.
8.2a.3	Evaluate potential improvements to and facilities for Moonstone Park using input from the boating community, Commissioners, and Harbor Department Staff.
8.2a.4	Consider expanding, and providing entrance, visibility, and other improvements to Seaside Lagoon.
8.2a.5	Consider utilization of the Veterans Park Community Center (former Main Library) for recreation/community purposes.
8.2a.6	Extend Greenbelt Park from Hermosa Beach into the City of Redondo Beach as funds become available. Greenbelt Park is a greenway extending from Manhattan Beach to the southern city boundaries of Hermosa Beach, terminating at Herondo Street in Redondo Beach.
8.2a.7	Evaluate the feasibility of periodically featuring public recreational activities and special events such as outdoor concerts, a public market,

evening farmer's market, block party, crafts/food fair, art walk, and other similar types of social festivities in the Coastal Zone.

- 8.2a.8 Preserve and enhance unique and valuable community resources as part of the planning and development of parks and recreation areas. Such resources include significant scenic and visual resources; cultural/historic resources; and natural resources such as water features, wildlife habitats, and native vegetation.
- 8.2a.9 Improve public pedestrian access in the Coastal Zone.
- 8.2a.10 Evaluate circulation, parking, and transit options that would enhance vehicular access to coastal parks and recreation facilities.
- 8.2a.11 Enhance and maximize public access, vehicular and pedestrian safety, and recreational amenities along the Esplanade.
- 8.2a.12 Complete, restore, and enhance the California Coastal Trail through Redondo Beach.
- 8.2a.13 Provide a bike path connection from The Strand in Hermosa Beach to the Municipal Pier in Redondo Beach.
- 8.2a.14 Create a habitat enhancement program for the El Segundo Blue Butterfly along the Redondo Beach bluffs, between the Esplanade and the beach promenade.

Parkland

- Objective*** *It shall be the objective of the City of Redondo Beach to:*
- 8.2b Maintain and develop a well-balanced park system by providing an adequate quantity and quality of parks and recreation areas throughout the City.
- Policies*** *It shall be the policy of the City of Redondo Beach to:*
- 8.2b.1 Establish a park acreage standard of three acres of parkland/recreational area per 1,000 residents in the City.
 - 8.2b.2 Optimize the utilization of all parks and park facilities by providing necessary improvements, as funding is available.
 - 8.2b.3 Maintain and improve public safety at parks and recreation areas.

- 8.2b.4 Improve neighborhood access to existing parks, the beach, and other open space and recreational areas. Ensure recreation areas are accessible to the elderly and persons with disabilities.
- 8.2b.5 Minimize parking conflicts at parks. Evaluate parking demand at Perry Park, Anderson Park, and Veterans Park, as well as parking overflow at Aviation Park during events at the Redondo Beach Performing Arts Center.
- 8.2b.6 Provide safe bicycle access and linkage to the harbor, parks, and the beach, as well as bikeways for neighborhood recreational bike riding.
- 8.2b.7 Provide a balance in the distribution of active and passive recreation areas in parks.
- 8.2b.8 Ensure an adequate quantity of picnic areas and support facilities are provided in parks.
- 8.2b.9 Improve and maintain park amenities at Dominguez Park.
- 8.2b.10 Complete Phase II of the Aviation Park/Redondo Beach Performing Arts Center Improvement Project.
- 8.2b.11 Where possible, explore opportunities to create, expand, or convert public spaces into plazas and promenade areas to provide recreational enjoyment of the urban environment.
- 8.2b.12 Provide additional recreation opportunities and parkland for residents to the maximum extent possible, while adhering to the City's Statement of Financial Principles.
- 8.2b.13 Evaluate the financial and operational ramifications of bringing the City's parkland and recreation facilities into full conformance with the provisions of the Americans with Disabilities Act (ADA) of 1990.

Recreation Facilities

Objective

It shall be the objective of the City of Redondo Beach to:

- 8.2c Maintain, improve, and provide an adequate quantity, quality, type, and distribution of recreational facilities throughout the City to serve the current and future needs of residents.

Policies

It shall be the policy of the City of Redondo Beach to:

- 8.2c.1 Provide a wide variety of high quality recreation facilities to ensure creative and constructive use of leisure time for residents.
- 8.2c.2 Maintain and, if necessary, upgrade existing recreation facilities to respond to changes in demographics, preferences, and technology.
- 8.2c.3 Encourage citizen use of City-sponsored transportation (i.e., WAVE, Dial-a-Taxi), ride sharing, and the public transit system to local recreation facilities.
- 8.2c.4 Consider providing a heated swimming pool for water-therapy/exercise purposes for the public, particularly senior citizens.
- 8.2c.5 Consider coordinating with the Redondo Beach Unified School District to maintain and utilize School District athletic fields to the maximum extent possible for public use during after-school hours.
- 8.2c.6 Provide more frequent public use of the Aviation Gymnasium.
- 8.2c.7 Replace dilapidated and outdated buildings in Anderson Park with a new community center.
- 8.2c.8 Continue the operation of the Anderson Senior Center at Anderson Park.
- 8.2c.9 Renovate the North Branch Library and Hayward Community Center.
- 8.2c.10 Renovate the Franklin Playhouse and Community Center.
- 8.2c.11 Continue to work with the Redondo Beach Unified School District to develop additional recreational resources and opportunities for Redondo Beach residents.

Recreation Program

Objective

It shall be the objective of the City of Redondo Beach to:

- 8.2d Provide a recreation program with a wide variety of services, activities, and events designed to satisfy the diverse needs, traditions, and interests of the community.

Policies

It shall be the policy of the City of Redondo Beach to:

- 8.2d.1 Evaluate recreation programs on an ongoing basis to ensure they meet changing community needs.

- 8.2d.2 Evaluate the public interest, participation rates, cost effectiveness, and strengths and weaknesses of the existing recreation program on an annual basis.
- 8.2d.3 Evaluate the specific needs of various local demographic groups (including young children, families, young-to-middle aged adults, and senior citizens) for purposes of recreation program and facility planning. Encourage public involvement in the development of recreation programming to ensure community interests and needs are met.
- 8.2d.4 As funding is available, provide a wide range of recreation and community programs including art, cultural awareness, nature study, education, concerts/entertainment, job development and employment skills, health, sports/exercise, and human services that reflect the diversity of the City with respect to gender, ethnicity, age, socioeconomic status, and special needs.
- 8.2d.5 Maximize community participation in the City's recreation programs.

Funding Mechanisms

- Objective** *It shall be the objective of the City of Redondo Beach to:*
- 8.2e Pursue and implement effective traditional and alternative funding programs for timely and balanced development, operations, and maintenance of parkland and recreational resources throughout the City to serve the current and future needs of residents.
- Policies** *It shall be the policy of the City of Redondo Beach to:*
- 8.2e.1 Impose exactions/mitigation fees on new residential development to be used for parkland and recreation facilities development.
- 8.2e.2 Explore corporate sponsorships, public-private partnerships, leasing agreements, and other arrangements with the local business community and other entities to provide additional funding and resources for parks and recreation facilities and programs.
- 8.2e.3 Continue to aggressively pursue parks and recreation grants, and consider establishing a Parks Foundation to solicit private contributions.
- 8.2e.4 Evaluate all park and recreation user fees to ensure recreation programs are self-sustaining.

- 8.2e.5 Evaluate a formal partnership with the Redondo Beach Unified School District to share additional recreation facilities, and to jointly develop new fields and facilities as new schools come on line.

3.4.6 Implementation Programs

Recreation and Parks Section

- Implement the Quimby Act (Government Code Section 66477, Subdivision Map Act) to provide funding for parkland and recreation facilities. Require by ordinance the dedication of local park acreage, the payment of fees, or some combination of both for park and recreation purposes, as authorized by the Quimby Act (*Policies 8.2a.1, 8.2b.1, 8.2b.12, 8.2e.1*).
- Implement the following to increase recreational opportunities and the quantity of parks, recreation areas and facilities in the City (*Policies 8.2a.1, 8.2a.2, 8.2a.6, 8.2b.1, 8.2b.11, 8.2b.12, 8.2c.1, 8.2e.2*):
 - Acquire new parkland on a proactive basis as property and funds become available, and as opportunities arise, consistent with the objectives and policies set forth in this Element and with the City's Statement of Financial Principles. Convert public and quasi-public property into parkland and recreation facilities to minimize costs associated with acquisition and development of new parkland/facilities.
 - Encourage public involvement and work cooperatively with specialized user groups to identify, acquire, design, and develop parkland to ensure community needs are met.
 - Increase the quantity of parks in park deficient areas of the City, particularly in northern (north of Artesia Boulevard) and in southern (south of Knob Hill Avenue) Redondo Beach.
 - Evaluate development of parkettes and playfields in areas where development of larger community and neighborhood parks is infeasible or impractical.
 - Develop a program that encourages private owners and public agencies to sell, dedicate, donate or lease at minimal cost surplus land that is suitable for recreational use.
 - Support the acquisition and improvement of parkland through private donations, establishment of tax benefits, living trusts, etc.
 - Evaluate compatible secondary uses in public utility easements. Bikeways, walking trails, passive and/or active recreation should be considered potential secondary uses in the Southern California Edison (SCE) Company rights-of-way. At a minimum, beautify existing utility and other underutilized public rights-of-way.

- Determine if the following sites/buildings can be used for the development of new parkland and/or recreation facilities. Target and prioritize sites for acquisition based on demographics and community need. Expansion and acquisition of property adjacent to existing facilities shall be given priority over the acquisition of entirely new sites:

Land:

- Underutilized Perry Allison Playfield
- Underutilized landscaped area next to the Pacific Crest Cemetery
- Parks Yard, Police Department pistol range and any underutilized areas at Dominguez Park
- Parcel located off Marine Avenue, adjacent to Malibu Castle Entertainment Center (currently used as K-9 training area and Household Hazardous Waste Facility)
- Portion of the Malibu Castle site, at the corner of Marine Avenue and the Metro Green Line Right-of-Way
- City Yard, located at 545 North Gertruda Avenue (City's Public Works Department is also located here)
- Parcel located on west side of North Gertruda Avenue near Catalina Avenue (an old electrical warehouse of the City's Public Works Department is located here)
- Wylie sump station located off Wylie Street, between Steinhart Avenue and Goodman Avenue
- Doris sump station adjacent to Massena Parkette
- Triton oil site across from Seaside Lagoon
- Southern California Edison Company rights-of-way, particularly parcel east of AES power plant site

Buildings:

- Community Center at Veterans Park (former Main Library)
 - Octagonal building in King Harbor
 - Former Camacho's restaurant in King Harbor
 - Racquetball court building at Alta Vista Park
 - Former Patterson School facilities located at Knob Hill Avenue and Pacific Coast Highway
- Dedicate a portion of the AES site for public passive recreation, possibly for an extension of Greenbelt Park from the City of Hermosa Beach (*Policies 8.2a.1, 8.2a.6, 8.2b.12*).

- Coordinate with Commissions, lessees, Harbor Staff, and various boating groups to explore the demand for and feasibility of providing guest boat slips and other additional boating facilities and improvements in King Harbor (*Policy 8.2a.2*).
- The following list of additions, improvements, modifications, and other activities shall be pursued in Moonstone Park at Mole B of King Harbor as funding is available (*Policy 8.2a.3*):
 - Create storage facilities for the boating public.
 - Improve the park with enhanced landscaping, public parking, and additional amenities.
 - Improve wayfinding to Mole B with more apparent access from the Marina Way harbor entrance by installing appropriate signage and landscaping leading to the park's location.
 - Work with the lessee to have the existing entry gate at Marina Way and North Harbor Drive removed to ensure greater public access to all areas of the harbor for resident recreational use.
- Evaluate the feasibility of implementing the following improvements, modifications, and other activities at Seaside Lagoon (*Policy 8.2a.4*):
 - Provide a secure and permanent storage area to be available for instructors conducting classes and/or camps through the City's recreation program.
 - Expand hours of operation and provide off-season events.
 - Enhance the entry and visibility of Seaside Lagoon from North Harbor Drive.
 - Expand land area of Seaside Lagoon.
- Undertake an analysis to determine the highest and best use of the Veterans Park Community Center (former Redondo Beach Main Library) (*Policies 8.2a.5, 8.2a.8*).
- Reserve public areas in the Coastal Zone for special recreation events for the community. Potential locations include the sidewalk above the beach bluffs and the Municipal Pier/International Boardwalk. Periodically close streets to provide pedestrian-only access for such events. A potential location is on North Pacific Avenue and North Harbor Drive, between Beryl Street and North Catalina Avenue (*Policy 8.2a.7*).
- Integrate recreational learning opportunities with historically significant sites throughout the City. Implement the “Path of History” project as created by the Leadership Redondo Class of 2002 and adopted by the City Council as a capital project in the 2003-2008 Capital Improvement Program. Ensure that the following objectives of this project are fulfilled (*Policy 8.2a.8*):

- Document and preserve the City's historic sites.
 - Educate residents and visitors about the City's unique history and culture.
 - Encourage visitors to the City.
 - Provide visitors information regarding points of interest, directions, and transportation.
 - Enhance pedestrian walkways with attractive signage, photographs, and information.
- Enforce the following provisions of the settlement agreement (1975) between the California Coastal Zone Conservation Commission and the City related to "The Village" and Czuleger Park (*Policies 8.2a.8, 8.2a.9, 8.2b.4*):

 - Ensure an eight-foot wide continuous public access from the walkway and bikeway along Catalina Avenue through The Village to Czuleger Park.
 - Provide signage to clearly identify the public access way.
 - Ensure that the ocean view corridors from the observation viewing area in Czuleger Park are not obstructed.

- Restore the historic "Ainsworth Court" staircase that leads from the southwest portion of Veterans Park to the California Coastal Trail, to improve pedestrian access to the ocean and beautify the area surrounding Veterans Park. Provide a historic interpretative display illustrating the City's history at this location (*Policies 8.2a.8, 8.2a.9, 8.2b.4*).
- As funding is available, coordinate with the City of Redondo Beach Police Department to implement the following programs to improve bicycle safety and operation at and near parks and recreation areas (*Policies 8.2a.11, 8.2a.13, 8.2b.6*):

 - Provide educational instruction at local schools regarding bicycle safety and operation.
 - Enforce the State Motor Vehicle Code as it relates to bicycle/pedestrian/vehicular operation.
 - Revise policies regulating pedestrian use of designated bicycle paths to improve overall operational and safety conditions.
 - Monitor and evaluate the incidence of bicycle accidents near parks and recreation facilities.

- Implement the following measures to improve the coastal experience along the Esplanade (*Policies 8.2a.8, 8.2a.11, 8.2a.12, 8.2d.4*):

- Widen the sidewalk, west of the Esplanade, to enhance coastal access for pedestrians.
- Incorporate trails, viewing platforms, and landscaping into the street design for approximately one mile along the top of the beach bluffs.
- Accommodate additional pedestrian traffic by relocating the existing sidewalk and curb-line eastward.
- Consolidate northbound/southbound bicycle lanes on each side of the street to the west side of the street.
- Relocate the existing parallel parking spaces on the west side of the street to the east side of the street, and reconfigure these spaces into 60° angled spaces.
- Implement the following measures to enhance and maximize public access, safety, and recreational enjoyment of the California Coastal Trail through Redondo Beach (*Policies 8.2a.8, 8.2a.9, 8.2a.12, 8.2b.4*):
- Explore options for the Trail to be connected from Mole D to the Pier area by a pedestrian bridge across Basin 3.
- Require a minimum 12-foot wide paved public pedestrian path be provided along the water's edge in the harbor area. This path will form the California Coastal Trail from Mole D north of the Pier, to Hermosa Beach.
- Continue the widening of the pedestrian path from the harbor to the south end of the City.
- Implement a habitat enhancement program along the Redondo Beach bluffs (*Policies 8.2a.8, 8.2a.14*):
- Revegetate the bluffs with native plants and reintroduce the federally endangered species, the El Segundo Blue Butterfly (*Euphilotes bernardino allynii*), to the region.
- Install decorative fencing at the top and bottom of the bluffs to protect revegetated habitat and to prevent the public from disturbing this environmentally sensitive and ecologically important habitat.
- Develop and install educational signage along the bluffs, explaining the geological and cultural history of the region, as well as the environmental efforts underway to reintroduce native vegetation, the El Segundo Blue Butterfly, and other fauna to the area.
- Conduct parking analyses to mitigate problems of peak use at parks and recreation facilities. If necessary, develop plans to provide efficient transit, pedestrian, and bicycle access and to ensure sufficient amounts of parking to serve park and recreation areas (*Policies 8.2a.10, 8.2b.5*).

- Create a marketing campaign to encourage residents to utilize alternate forms of transportation to access parks and recreation facilities. Promote ride-sharing and the public transit system by distributing transit information with recreation facility brochures, and by advertising on local public transportation and in newspapers (*Policies 8.2a.10, 8.2b.5, 8.2c.3*).
- Construct a bicycle path to provide enhanced local links to the 26-mile California Coastal Trail located at the foot of the beach bluffs. Where possible, locate the bike path adjacent to the California Coastal Trail or along the marina to provide a view of the water. The path for wheeled recreational users (i.e., cyclists, rollerbladers) should be separated with a grade change or other means from the pedestrian path to create a safe environment (*Policies 8.2a.13, 8.2b.6*).
- Review and update the Recreation and Parks Element of the General Plan at least every three years to respond to changes in the demographic, fiscal, and environmental conditions in the community. Establish a higher priority for the recreation needs of Redondo Beach residents than the recreation needs of visitors (*Policies 8.2b.1, 8.2c.2, 8.2d.1, 8.2d.2, 8.2d.3, 8.2d.4*).
- Maintain, improve, and rehabilitate park and recreation facilities (*Policies 8.2b.2, 8.2c.2*):
 - Continue to implement the long-term maintenance and repair program to ensure the highest standard of care for recreation and park facilities, particularly park restrooms.
 - Explore partial assumption of facilities maintenance and operations with responsible civic groups, service clubs, or other non-profit organizations.
 - Monitor the demand for and utilization of park and recreation facilities (i.e., racquetball court building in Alta Vista Park, shuffleboard courts at Veterans Park and Anderson Park Senior Centers). Replace or upgrade underutilized facilities as appropriate.
 - Evaluate the quality, quantity, and types of park and recreation facilities in the City. As appropriate, add facilities such as permanent storage areas to accommodate park users (i.e., league and club sports, other organizations).
 - Formulate guidelines and standards to reduce maintenance, energy, and water costs in future park and landscape improvement design.
- Implement the following measures to monitor and address public safety concerns at parks and recreation facilities (*Policy 8.2b.3*):
 - Enforce local laws and incorporate citizen involvement in programs to prevent and control vandalism of park property.
 - Install additional outdoor lighting at parks and facilities where feasible and acceptable to neighborhood residents.

- Install concessions adjacent to restrooms in larger parks to create a “presence” that could be a deterrent to vandalism as well as providing a source of revenue for ongoing maintenance.
- Provide additional passive use and open play areas when developing new parkland and open space areas (i.e., beautified utility rights-of-way). Accept, acquire, or facilitate preservation of open space parcels that may be used for passive recreation (*Policy 8.2b.7*).
- Evaluate potential active recreational uses in Czuleger Park (*Policy 8.2b.7*).
- Develop new or expand existing picnic areas in City parks. Provide new picnic areas in existing undeveloped or underutilized portions of public parkland, beautified rights-of-way, and new park sites (*Policy 8.2b.8*).
- The following list of improvements shall be pursued at Dominguez Park (*Policy 8.2b.9*):
 - Consider installing a shade structure with benches in the enclosed dog park area.
 - Repair and maintain the historic homes.
- Complete Phase II of the Aviation Park/Redondo Beach Performing Arts Center Improvement Project (*Policy 8.2b.10*):
 - Fully develop and light field area to accommodate soccer/football.
 - Construct concrete bleachers on west side of field.
 - Add secondary practice/play field.
 - Replace regulation track with twelve-foot jogging path.
 - Construct multi-use courts on vacant land behind the gymnasium.
 - Install additional landscaping, hardscape, fencing, lighting, and signage.
- Identify and redesign public areas that could be used as sites for family gatherings, picnics, and informal or impromptu games. Installing additional picnic areas and restructuring such spaces with articulated ground surfacing, pathways, lighting, benches, and ADA improvements would provide additional opportunities for passive recreation and public gatherings throughout the City (*Policy 8.2b.11*).
- Conduct a study to determine the actions and expenditures necessary to achieve conformance with the requirements of the Americans with Disabilities Act (ADA) of 1990, as related to recreation areas. As funding and other resources permit, take all action necessary to bring local facilities into conformance with the Act (*Policy 8.2b.13*).

- As opportunities and fiscal resources permit, provide the following recreation facilities in the City (*Policy 8.2c.1*):
 - Collaborate with the Youth Commission to analyze the demand and investigate potential locations for a centrally located skateboard park within City boundaries for use primarily by Redondo Beach residents.
 - Provide additional multi-purpose sports fields that will not adversely impact or be developed in place of passive recreation areas.
 - Provide additional and/or renovated night-lit tennis and basketball courts at sites such as Aviation Park, Anderson Park, surplus school sites, and existing playfields.
 - Collaborate with the Youth Commission and youth liaisons from the Perry Park Teen Center to identify sites and establish a teen center facility in southern Redondo Beach.
 - Develop a Children's Museum in the King Harbor/Pier area.
- If feasible and necessary to satisfy demand, consider the following options as alternatives to constructing a swimming facility in the City (*Policy 8.2c.4*):
 - Contract with hotels for the public use of swimming pools/jacuzzis on their premises.
 - Arrange special programs for senior citizens at private gyms/health centers with pools and jacuzzis.
 - Coordinate transportation to swimming pools within the City and in the surrounding area.
- Continue to work with the Redondo Beach Unified School District to maintain and develop recreational resources and opportunities for Redondo Beach residents (*Policies 8.2c.5, 8.2c.11, 8.2e.5*):
 - Examine the feasibility of developing new, expanded, and/or refurbished School District athletic fields to meet resident needs. Give priority to upgrading existing baseball fields in order to address deficiencies in these facilities.
 - Discuss implementation of a comprehensive Turf Management Program to ensure a high level of athletic field maintenance and renovation.
 - When feasible, create joint-use and joint-development agreements for recreation facilities (i.e., athletic fields, playgrounds). Establish policies for shared-uses that are beneficial to both parties.
 - Undertake cooperative agreements for the potential use of future surplus school sites for recreational purposes in areas of greatest need.

- Continue to coordinate with the School District to assure that public accessibility during after-school hours is optimized in relation to recreation needs.
 - Consider “trading” the use of recreation facilities with other school districts in the vicinity.
- Consider the following options to provide residents additional use of the Aviation Park gymnasium (*Policy 8.2c.6*):
 - Determine the feasibility of and demand for expanding or rehabilitating the gymnasium to fulfill basketball and court volleyball needs.
 - Reevaluate the agreement between Northrop Grumman Corporation and the City of Redondo Beach to provide additional public use of the gymnasium.
- Demolish the Annex building, Scout Houses, and Modular building, and construct a new community center at Anderson Park (*Policy 8.2c.7*).
- Renew the lease for the Anderson Senior Center with the Redondo Beach Unified School District. Once the lease is renewed, evaluate expansion of the restrooms and improvements to the kitchen at the Center (*Policy 8.2c.8*).
- Consider the following options to replace the North Branch Library and Hayward Community Center (*Policy 8.2c.9*):
 - Replace both structures with a new expanded library to include community meeting rooms, etc.
 - Construct a new library and new community center to serve resident needs for community center facilities in northern Redondo Beach.
- Renovate the Franklin Playhouse and Community Center (*Policy 8.2c.10*):
 - Refurbish the kitchen, office, lobby, playhouse, and costume rooms.
 - Provide landscaping, irrigation, and hardscape improvements in pre/post function space.
 - Increase and improve on-site parking and circulation.
 - Provide security and fire alarm systems.
- Coordinate with the Youth Commission and the Redondo Beach Unified School District to distribute surveys and evaluations to students regarding their needs, interests, and levels of participation in the recreation program (*Policies 8.2d.1, 8.2d.2, 8.2d.3, 8.2d.4*).

- Conduct community-wide surveys regarding City recreation classes and activities in the quarterly City newsletter and on-line. Disseminate user evaluations at the close of specific City recreation programs and events. If necessary and feasible to do so, modify the recreation program accordingly (*Policy 8.2d.2*).
- The following list of classes, events, actions, and activities shall be pursued to provide a wide range of recreation programs for the community (*Policy 8.2d.4*):
 - As funding is available, increase the number of special events and community activities in parks to generate more youth and family involvement. Adapt and plan public spaces, particularly within community park areas, to accommodate special events and community activities.
 - Provide programs that integrate recreational learning activities with environmental, cultural and historical resources such as the County beach, Hopkins Wilderness Park, and the historic homes at Dominguez Park. Consult with local organizations and private entities such as the Sea Laboratory and Redondo Beach Historical Society to assist, sponsor, or conduct these activities.
 - Evaluate the development of a Public Art Program to install/exhibit art in public places in the City.
 - Expand the number of parenting and child development classes to serve the current need.
 - Expand the adult surfing class to accommodate the high level of interest in this sport.
 - Seek an equitable gender balance in recreation classes and programs.
 - Expand recreation program classes to include more opportunities for teenagers (ages 13-17), particularly during times when school is not in session.
- Promote and optimize the utilization of the recreation program as follows (*Policy 8.2d.5*):
 - Create a marketing campaign to encourage residents to use ride-sharing and the public transit system to attend recreation classes and activities in and outside the City's boundaries.
 - As funding is available, advertise recreation program offerings on local public transportation (i.e., the WAVE) and local newspapers.
 - Utilize the City's website as additional advertising and as a low-cost tool for non-residents to access the City's quarterly newsletters.
- Coordinate with other public agencies, the private sector, and non-profit organizations to develop funding and resource sharing mechanisms for park and recreation purposes (*Policy 8.2e.2*):

- Promote corporate sponsorship, naming rights, and exclusive use agreements to provide a source of revenue for park and recreation uses.
 - Evaluate corporate endorsement programs. Explore business advertising and corporate underwriting at select facilities.
 - Evaluate the feasibility of entering into joint-use agreements and joint ventures with other cities and public entities to provide supplemental recreational activities and programs.
 - Encourage the development of additional private facilities in the community that provide recreational opportunities to the public.
 - Evaluate development and/or operation of facilities by private enterprise on public lands. Determine if proposed parks and recreation facilities could be more optimally and effectively developed and operated by private entities. If so, request proposals for development and management thereof.
 - Explore a Joint-Powers Authority for control and allocation of parkland and open space resources throughout the City. This program could potentially reinstate joint-use agreements with the School District and provide mechanisms to share and combine resources with public utilities and corporate entities.
 - Identify the benefits and drawbacks of establishing park facilities that are developed, operated, or maintained under contractual and/or leased agreements.
 - Consider developing or reusing private property within the community under long-term lease agreements that could ultimately lead to purchase of the property and increased parkland inventory.
 - Develop a list of parks and recreational areas where concessions are appropriate, and consider installing new or expanding existing concessions to fund maintenance and other City costs and activities.
 - Continue to permit and encourage civic activities and events sponsored by local non-profit organizations in community recreational and open space sites or facilities. Increase the public use and enjoyment of these facilities and allow for the continued operation, growth, and success of these organizations.
- Implement the following measures to obtain grants and contributions for parks and recreation facilities and programs (*Policy 8.2e.3*):
- Continue to seek out and aggressively pursue all forms of federal, state, and private foundation support to assist in acquisition, development, and programming of park and recreation resources.
 - Encourage public and private support to provide subsidies for users who cannot afford to participate in recreational programs.
 - Evaluate the establishment of a non-profit park foundation. This body could independently solicit philanthropic organizations and other entities for non-profit grants not ordinarily available to public agencies.

- Promote participation of community volunteers in recreational programs, special events, and other recreation-related projects to supplement City Staff positions.
- Evaluate increases in park reservation fees and other surcharges and provide a sliding fee scale for reservation/use of parkland facilities. Fee scales may vary based on user group criteria (i.e., residents versus non-residents); special requirements for intensive users such as sports clubs/organizations; or type of use, such as special and holiday events (*Policy 8.2e.4*).
- Regularly analyze recreation program fees to ensure that classes are economically self-sustaining, and comparable to fees of other city-operated classes in the region (*Policy 8.2e.4*).
- Explore a partnership with the Redondo Beach Unified School District to:
 - provide for adjacent park acquisition and subsequent park/school complexes when locating future school sites; and
 - develop parks in conjunction with existing or former schools wherever possible, and encourage joint-use of facilities (*Policy 8.2e.5*).

SECTION 4.0

Environmental Hazards / Natural Hazards

SECTION 4.1

Geologic / Seismic Hazards

4.0 HAZARDS

4.1 GEOLOGIC AND SEISMIC

The following report and analysis on the geologic and seismic conditions in the City of Redondo Beach is based on a compilation of existing published and unpublished documents, reports, and papers obtained from the U.S. Geological Survey (USGS), U.S. Soil Conservation Service, U.S. Army Corps of Engineers, State of California Division of Mines and Geology, Geological Society of America, and numerous private geotechnical consulting companies. Results of this study are regional and general in nature, and are written to meet the adopted requirements of the State of California General Plan Guidelines, and the California Environmental Quality Act (CEQA) relative to the preparation of seismic safety components of Safety Elements.

This report is not intended to take the place of site-specific or project-specific geotechnical studies and analyses, which still must be carried out for individual projects, but is meant to provide a general framework for future land-use planning and environmental review, based on existing regional geological and seismic conditions. No original field work or geotechnical interpretations have been made in the preparation of this report. It is expected that future regional and site-specific geotechnical and engineering studies may modify the data presented herein. Modifications should be incorporated through periodic general plan amendments and information updates as required and deemed necessary by state law and local government bodies.

4.1.1 Regulations and Guidelines

California State Law, specifically Assembly Bill 890, Chapter 1255 and California Government Code Section 65302(1), establishes and requires that each city or county prepare and adopt a Safety Element as follows:

A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically-induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides...; subsidence and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The significant geologic and seismic hazards with the potential to significantly impact the City of Redondo Beach include ground shaking and localized liquefaction susceptibility. Less significant potential geologic and seismic hazards include ground subsidence, localized slope instabilities, and tsunami.

These hazards, and their potential impacts, were previously identified and analyzed in the tripartite Seismic Safety Element and Policies completed by Envicom Corporation in 1975 for the Cities of Redondo Beach, El Segundo, and Manhattan Beach. This report will build on and incorporate a portion of the material and data contained in that report. Updates and additions to the material contained in the 1975 study are included, based on new up-to-date geotechnical information and additional changes that have since occurred in planning and environmental guidelines and requirements.

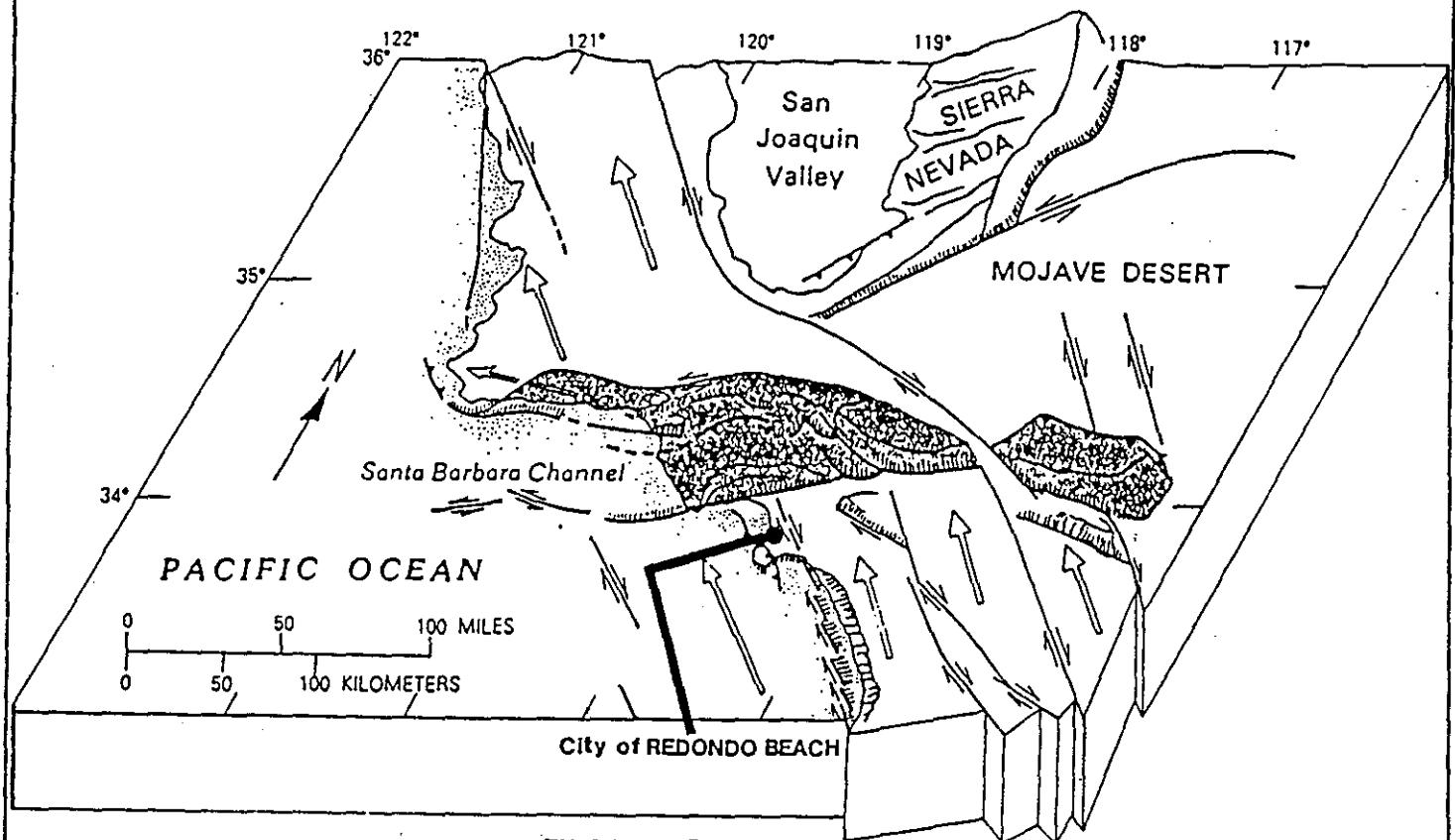
4.1.2 Geologic and Tectonic Setting

The basic geologic setting of Southern California is molded by plate tectonics, a global process involving the slow movement of very large plates of the earth's crust. These plates move relative to one another, at one another, and away from each other; their margins, produce earthquake activity and crust deformation. Where these plates slide past one another, large seismically-active fault systems such as the San Andreas and related faults may form, and in turn be responsible for earthquakes and deformation of the earth's surface.

The deformational processes presently operating in Southern California are dominated by the San Andreas and Transverse Ranges fault systems (Yerkes, 1985) (**Figure 27**). These deformational processes have been influencing the evolution of Southern California geology for close to five million years. From a land use planning perspective, these deformational processes are of primary concern to safe urban development since periodic earthquake activity can be anticipated to continue through the lifetime of buildings constructed today.

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 (**Figure 28**). 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.

The youngest of these deposits, located on the ground surface within most of the local area, are the El Segundo Sand Hills. These deposits are comprised of Late Pleistocene into Holocene age (200,000 to 10,000 years before the present); they are moderately to poorly indurated, and are composed of sand, silty sand, and silt.



EXPLANATION

FAULTS

Solid where well known,
dashed where poorly known

REVERSE

Scarp faces viewer Scarp faces away from viewer

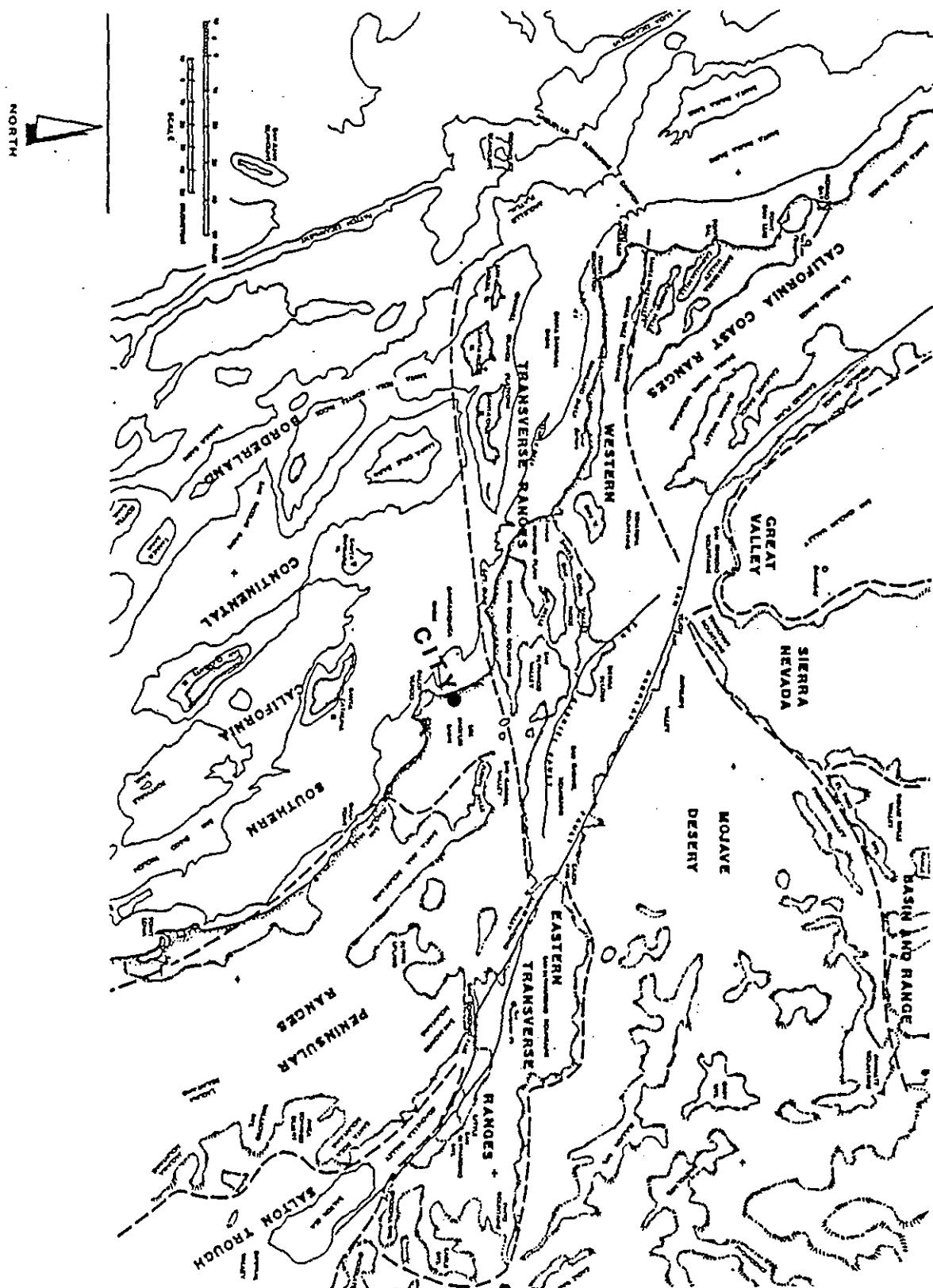
STRIKE-SLIP

Right-lateral Left-lateral

Present relative motions of crustal blocks. Blocks in the foreground move northwest with the Pacific plate and represent the Peninsular Ranges; those representing the Transverse Ranges (shaded) generally are bounded by reverse faults and prominent scarps. Modified from Anderson (1971).

PHYSIOGRAPHIC MAP OF THE WESTERN TRANSVERSE RANGES REGION

FIGURE
28



These materials were derived from extensive off-shore sand bars, and were deposited by strong on-shore winds during periods of lower sea level. The Sand Hills parallel the coast for approximately eleven miles from the Ballona Escarpment to the base of the Palos Verdes Hills, and extend from 3 to 6 miles inland (**Figure 29**). Maximum thickness of the Sand Hills is about 150 feet.

Directly underlying the El Segundo Sand Hills layer is the Upper Pleistocene Lakewood formation, consisting of marine and non-marine derived gravel, sand, silt, and clay (**Figures 29 and 30**). This formation is exposed in a very small area in the northeast corner of the City of Redondo Beach. No other geologic formations are known to have surface exposures within the local area.

4.1.3 Regional Fault Setting and Evaluation of Relevant Fault Activity

The City of Redondo Beach lies in a seismically active region where numerous faults are probably capable of generating moderate to large earthquakes (Ziony, 1985). The major faults are related to the San Andreas fault system which generate earthquakes as blocks on either side of the fault planes slide laterally past one another. Subsidiary faults, which may have developed from complicated stresses within the San Andreas system, generate earthquakes as blocks on either side of the fault planes slide up or down relative to each other.

One of the most critical and difficult steps in the evaluation of fault activity is the determination of whether or not faults in the planning area of study are "active" in the sense of producing a damaging earthquake. Generally speaking, active faults are those faults that are considered likely to undergo renewed movement within a period of concern to humans.

Faults that are currently slipping, that display earthquake activity, or that have had historical surface rupture clearly are active with respect to land use planning. However, except in the above clear-cut cases, it is difficult to differentiate with certainty faults capable of precise or predictable future movement and those that cannot move under the state of stress existing in a particular region (Ziony and Yerkes, 1985). Known active and potentially active faults have displayed a wide range of behavior, and the processes determining fault activity are only partially understood.

A common assumption used in the designation of a fault as active is that the more recent the faulting, the more likely any future movement. However, because different faults can lie dormant for different lengths of time before they rupture again, there is no universally applicable time span for evaluating regional fault activity. Both historical and geologic evidence suggests that some faults may remain dormant for hundreds, thousands, or tens of thousands of years between major displacements.

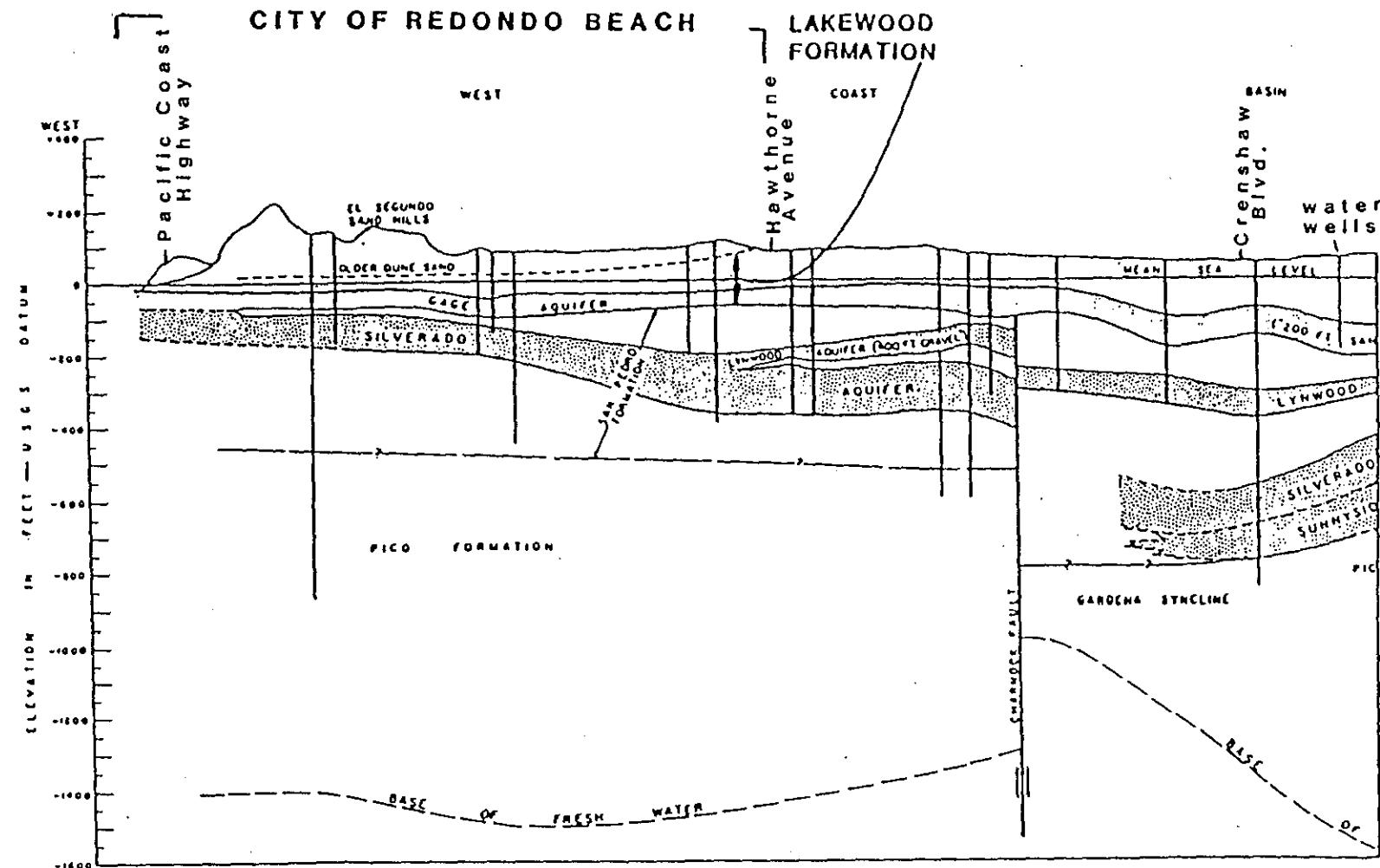


0 1 2
Scale Miles

EARTH UNITS LEGEND:

- Qsr Active Dune Sand (Recent)
- Qso Active Dune Sand (Upper Pleistocene)
- Qal Recent Alluvium
- Qiw Lakewood Formation (Upper Pleistocene)

(SOURCE: California Department of Water Resources Bulletin No. 104, Plate 3B)



GENERALIZED GEOLOGIC CROSS-SECTION
(Illustrating Surficial Earth Units, Bedrock Units, and Important Deep Aquifers)

(SOURCE: C.D.W.R. Bulletin 104, Plate 6B)

HORIZONTAL SCALE: 1"=4,500'

GENERALIZED COASTAL GEOLOGIC CROSS-SECTION

**FIGURE
30**

Investigations of earthquake history have demonstrated that earthquakes in Southern California do not occur randomly in time but instead occur regularly at approximately constant faulting recurrence intervals. This conclusion has led to the idea that particular fault segments will generate characteristic earthquakes of specific magnitude with a certain regularity.

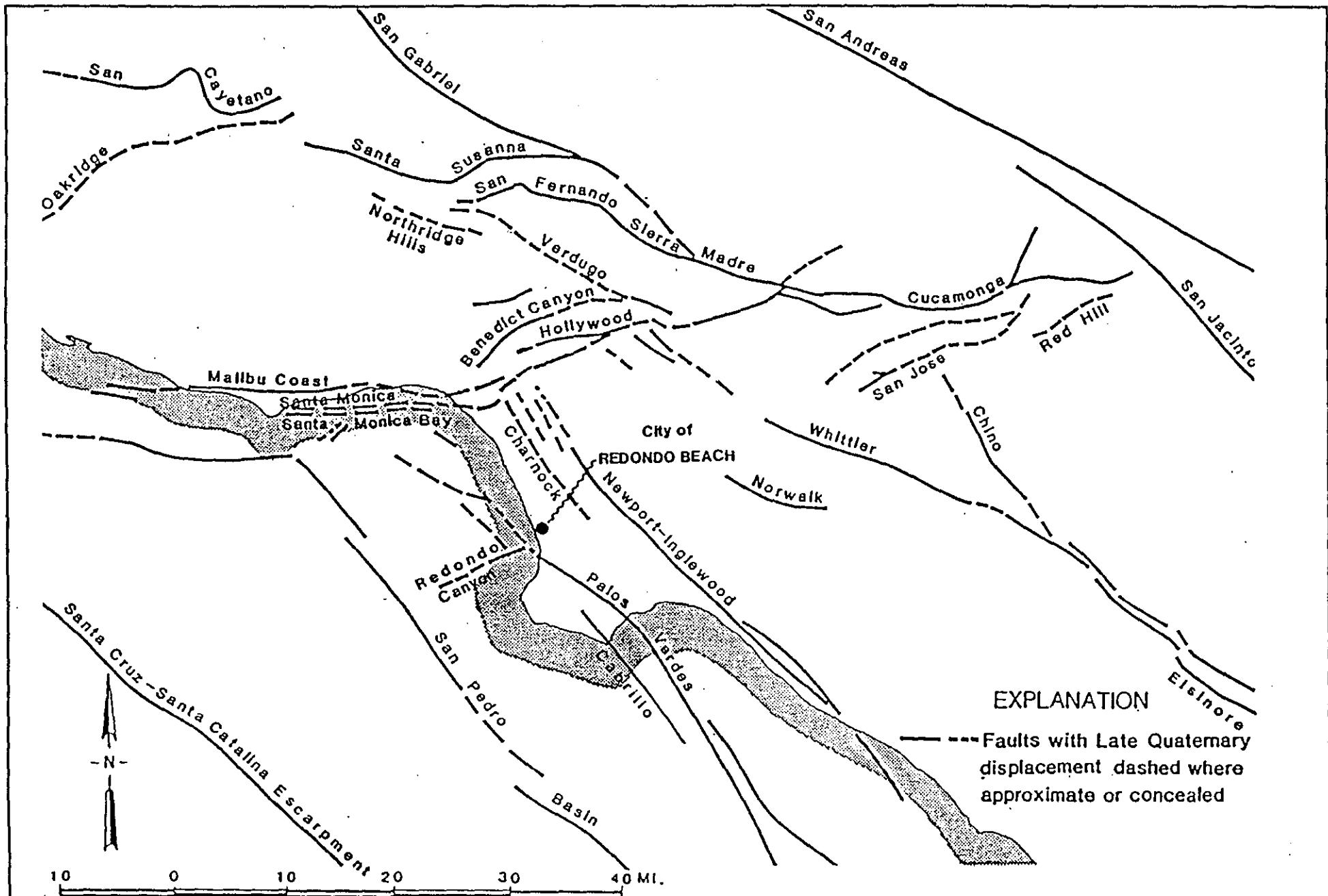
Generally, the probability of earthquake occurrence increases from year to year at a rate which depends upon how long it has been since the last earthquake occurred, amount of and length of displacement, and statistical uncertainties associated with the average length of the cycle.

The regional faults that may generate earthquakes that could affect the City of Redondo Beach are shown in **Figures 31** and **32**. Figure 32 is especially pertinent to the City of Redondo Beach, because of the close proximities of the offshore Redondo Canyon and Palos Verdes faults which have faulted Holocene and/or sea floor deposits. The faults in the above figures have been subdivided into categories of faults with historical surface rupture (past 200 years), faults with Holocene surface rupture (past 200 to 10,000-11,000 years), and faults with Late Quaternary surface rupture (past 11,000 to 750,000 years). Individual characteristics of these various faults are summarized in **Table 49**.

Regionally damaging earthquakes could also occur on other known faults in Southern California, but their distance from the planning area or magnitude limitations suggest that the resulting ground shaking and related damage would be less than is anticipated for the faults in **Table 49**. However, it is also very important to note that earthquake activity from unmapped subsurface faults is a distinct possibility that is currently not predictable. For example, the 1987 Whittier Narrows magnitude 6.1 earthquake occurred due to movement on a fault under the Los Angeles Basin that apparently had no surface exposure (Weber, 1987). In addition, detailed studies of offshore faults have been limited to about the last 15 years and will probably be refined and expanded in the future.

The earthquake magnitudes in **Table 49** represent an estimated range taken from a variety of sources. The uppermost magnitude shown is considered to be the maximum credible or design earthquake that might occur on a specific fault. The maximum credible estimated magnitudes are based on the 1/2 fault length method of fault rupture length correlations by Slemmons (1977 and 1982) and Bonilla et. al. (1984) (**Figure 33**), and by estimates by Ziony and Yerkes (1985). The common approach is to base estimates on the assumption that one-half of the total fault length can rupture in a single earthquake.

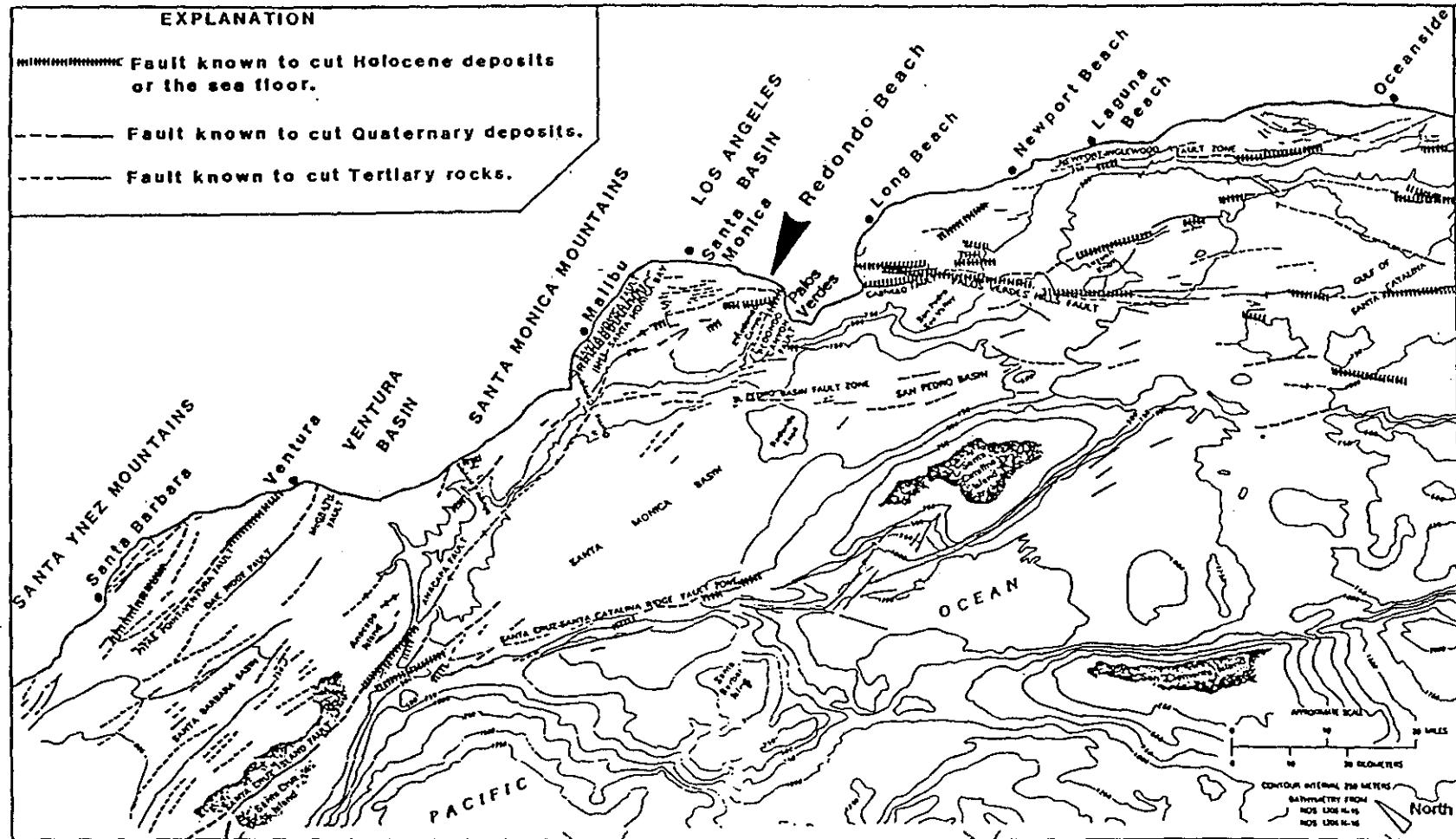
However, there is much uncertainty about what proportion of a fault will rupture in a single event, or the actual length of a fault, so resultant magnitudes must be viewed with caution (Ziony and Yerkes, 1985).



(SOURCE: Jennings, 1985, Crook, et.al., 1978, Hill, et.al. 1979, Clarke, et.al., 1985, Ziony and Yerkes, 1985, and Weber, et.al., 1980.)

PRIMARY REGIONAL FAULTS

**FIGURE
31**



(SOURCE: U.S. Geological Survey Professional Paper 1360, 1985.)

PRINCIPAL QUATERNARY FAULTS IN THE OFFSHORE LOS ANGELES REGION

**FIGURE
32**

TABLE 49

Characteristics and Estimated Earthquakes for Regional Faults

Fault Name	Level of Activity	Distance to City Center (~miles)	Fault Length (~miles)	Slip Rate (~mm/yr)	Maximum Historic Magnitude	Estimated Magnitude Range	Recurrence Interval (~magnitude/years)k	Ground Accelerations (~g's of gravity)a,k,l	
						M7	M7	M6.5	M6
Elysian Park	Historic	11	50+	2	5.9?(1987)	7	?	?	0.35
Cabrillo	Holocene	8	12	0.1	---	6.75a	>1500	>800	>400
Palos Verdes	Historic	2.5	50	0.8	3.9(1972)	5j-7a	1200	600	300
Redondo Cyn.	Holocene	2.5	8	---	small?l	6.5a	?	?	?
Charnock	L. Quat.	4	6	---	---	6.4a	?	?	?
Newport-Inglewood	Historic	6.5	45	0.5	6.3(1933)	6j-7a	1500	800	200-400
San Pedro	L. Quat.	15	48	0.8g	---	7a	1200	600	300
Hollywood-Raymond Hill	Holocene	15	25	0.2	?(1855)	5.5j-7a	1500	?	400
Santa Monica-Malibu Coast	Historic	11	60	0.4	5.7(1973)	5.5j-7a,d	1500+	800+	400+
Whittier	Historic	20	28	1-2	4.2(1976) 6.1(1987)?	5.5j-7a	200-900	?	20-40
Elsinore	Historic	50	130	2.3	6.0(1910)	5.5j-7.5a	200-900	?	20-90
Catalina Escarpment	L. Quat.?l	35	80	0.8g	---	7a	1200	600	300
San Fernando-Sierra Madre	Historic	30	36	1-4f	6.6(1971)	6.0j-7a	500	200	100
San Andreas	Historic	52	650	36	8+(1857)	8.0j-8.5a,b	40-100M8	3-10M7	3-1M6
San Jacinto	Historic	55	270	8h	7(1899)	6.0j-7.5a,b	400-1000M8	40-100M7	4-10M6

General Sources: Envicom, 1975, 1986, 1988; Woodward Clyde Consultants, 1986, Ziony, 1985.

SUBSCRIPTS:

a) Based on estimated rupture length and Slemmons, 1982.

b) Based on historic seismicity.

c) Crook and others, 1978; and Matti and others, 1982.

d) Based on comparisons with the Sierra Madre fault.

e) Hansen and others, 1988.

f) Clark and others, 1984.

g) Based on comparisons with the Palos Verdes fault.

h) Sharp, 1981.

i) Unknown, assumed to be 0.1 mm/year.

j) Envicom, 1975.

k) Lamar, 1973; Slemmons, 1982; and Ziony, 1985 for recurrence intervals.

l) Ziony, 1985.

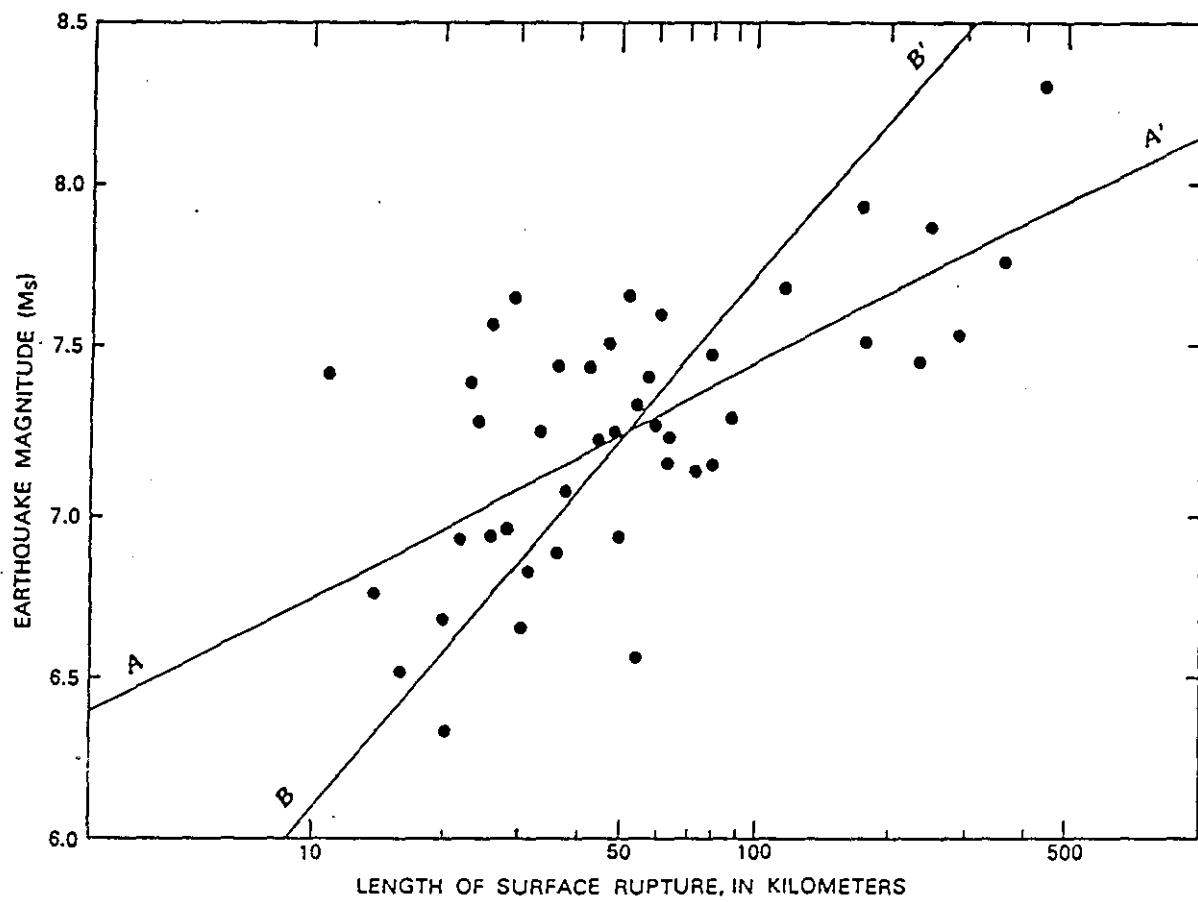
EXPLANATION:

RECENCY OF ACTIVITY

Historic: 0-200 years before present.

Holocene: 200-10,000 to 11,000 years before present.

Late Quaternary: Within last 750,000 years.



Length of surface-fault rupture of historical earthquakes worldwide in relation to magnitude for all types of faults (modified from Bonilla and others, 1984, fig. 1A). Because of the statistics involved in estimating maximum values, line A-A' is used to estimate the most likely earthquake magnitude associated with a given length of surface rupture, whereas line B-B' is used to estimate the most likely rupture length associated with a given earthquake magnitude.

(SOURCE: Ziony, 1985)

LENGTH OF SURFACE FAULT RUPTURE OF HISTORICAL EARTHQUAKES IN RELATION TO MAGNITUDE

**FIGURE
33**

The relative threat of earthquake damage posed by a given fault is related to the magnitude of the generated earthquake, its distance from the City, its long-term slip rate, and the elapsed time since its last major earthquake.

The earthquake magnitude, distance, and subsurface geologic characteristics provide a measure of potential ground shaking (measured as ground acceleration) and damage done (measured as intensity) as discussed in a subsequent section. **Table 49** also shows the estimated average recurrence interval (where known) for earthquakes as correlated to the faults slip rate. In general, faults with lower slip rates or which produce earthquakes of higher magnitude, will have longer recurrence intervals between major earthquakes, whereas a higher slip rate or lower magnitude correlates with more frequent earthquakes (**Figure 34**).

Since long-term probability of an event is an imperfect measure of current earthquake potential, an event of long recurrence interval could still pose a significant earthquake threat if the elapsed time since the last event approaches or exceeds the average recurrence time. For many faults in the region, the elapsed time since the last earthquake is specifically unknown thus making earthquake predictions more subjective.

The following text describes the characteristics of the faults shown in **Figures 31** and **32** and summarized in **Table 49**. The Table 49 summary includes the level of activity which lists when the most recent fault movement probably occurred; the approximate distance to the center of the City of Redondo Beach; the approximate fault length; the approximate slip rate; the maximum historic earthquake; the estimated magnitude earthquake range; the approximated recurrence interval for magnitude 6.0, 6.5, and 7.0 earthquakes; and the peak ground accelerations for the estimated magnitude ranges.

The estimated earthquake magnitudes are shown as a range because the original determinations made in the 1975 Seismic Safety Element were also depicted as a range of magnitudes. The fault systems described below generally consist of two or more faults within the same structural trend and, by convention, are therefore considered as "systems."

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. The fault does not apparently break the ground surface and is therefore difficult to detect without further study. The 1987 Whittier Narrows earthquake may have been along this fault trace. Earthquakes of magnitude 7 may be expected to be generated by subsurface movement of the fault (Los Angeles Times, June 14, 1989). The fault is located approximately 11 miles north of Redondo Beach.

**Average Recurrence Intervals for Earthquakes,
As a Function of Slip Rate***

Slip Rate (mm/yr)	Recurrence Interval (Years) by Earthquake Magnitude			
	M 7	M 6.8	M 6.5	M 6
0.5	1,500	1,200	800	400
1	900	650	400	200
2	500	300	200	100

*(After Slemmons, 1982; Actual average recurrence intervals may be longer, due to contributions of smaller earthquakes and other deformation processes.)

Cabrillo Fault: This fault consists of several strands that are an apparent splay from the Palos Verdes fault, and extend 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 by Woodward Clyde Consultants (1986). 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. Several strands of the segments of the fault offshore of San Pedro and the City of Redondo Beach are known to cut Holocene deposits on the sea floor (Clarke et. al., 1985). These segments of the fault would be considered active since they displace deposits younger than 10,000 to 11,000 years of age. The offshore segments of the Palos Verdes fault from its juncture with the Redondo Canyon fault to the vicinity of Lasuen Knoll is characterized by continuous to intermittent offsets of Holocene strata.

The presence of the Palos Verdes fault on the Palos Verdes Peninsula is indicated by vertical separation of the pre to Late Quaternary Catalina Schist basement rock and evidence of deformed strata of early to Late Pleistocene Age. A lack of faulted Holocene strata within the Palos Verdes Peninsula suggests that the fault has not been active in that area since Holocene time, however, as discussed above, the fault is considered to be active on either side of the peninsula so this currently potentially active segment is in structural continuity with other active segments to the northwest and southeast. 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 (Ziony, 1985). 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 (Clarke et. al., 1985). A presumed single strand of the fault cuts the sea floor and Holocene deposits on the shelf south of the head of Redondo Canyon. 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 were 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 less likely that the fault segment between Signal Hill and Newport Beach, which moved in the 1933 event 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 (Envicom Corporation, 1986).

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 could be 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. Holocene strata was faulted prior to about 1,600 years before the present. However, an 1855 earthquake may have occurred as a result of subsurface faulting. 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 (Real, 1987).

Santa Monica-Malibu Coast Fault System: These faults extend approximately 60 miles in an east-west trend from north of Santa Monica parallel to the coast and into the Santa Barbara Channel. The faults are located about 11 miles to the 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 (Weber, 1987). Recurrence intervals on this fault are relatively short with 20 to 40 estimates for magnitude 6.0 earthquakes. The southerly extension of the fault probably merges with the Elsinore fault.

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 also 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. Late Quaternary deposits may have been faulted in the past.

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 the 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. Two of the State's largest historic earthquakes occurred along the fault system in 1857 near Fort Tejon and in 1906 near San Francisco. Both of these earthquakes have been estimated at 8+ magnitudes with surface displacements of 16 to 36 feet and fault rupture lengths of 200+ miles. Separate segments of the fault system appear to have ruptured during these seismic events.

The fault system segment between Parkfield and Cajon Pass, which produced the 1857 earthquake, currently has a very low level of seismic activity. Two different earthquake histories have been documented within the above segment. The portion from near Parkfield to Tejon Pass experiences great earthquakes of magnitude 8+ roughly every 250 years (Sieh and Jahns, 1984); whereas, the segment between Tejon Pass and Cajon Pass experienced major to great earthquakes (magnitude 7 and greater) on an average of every 145 years (Sieh, 1984). The latter segment last broke during the 1857 Fort Tejon earthquake 132 years ago.

The fault system segment between Cajon Pass and the Salton Sea has not experienced a major earthquake for at least 265 years and possibly for as long as 600 years. Various earthquake studies suggest that this segment may be the location for the next great earthquake in California with probabilities of between 2 and 5 percent per year or about 50 percent in the next 20 or 30 years (Wesson and Wallace, 1985).

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 (Ziony and Yerkes, 1985). 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: Faults of this system display Late Quaternary to Historic activity with numerous small earthquakes evident near their traces. In terms of numbers of damaging earthquakes, this system has been the most prolific in historical time (Yerkes, 1985). 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.

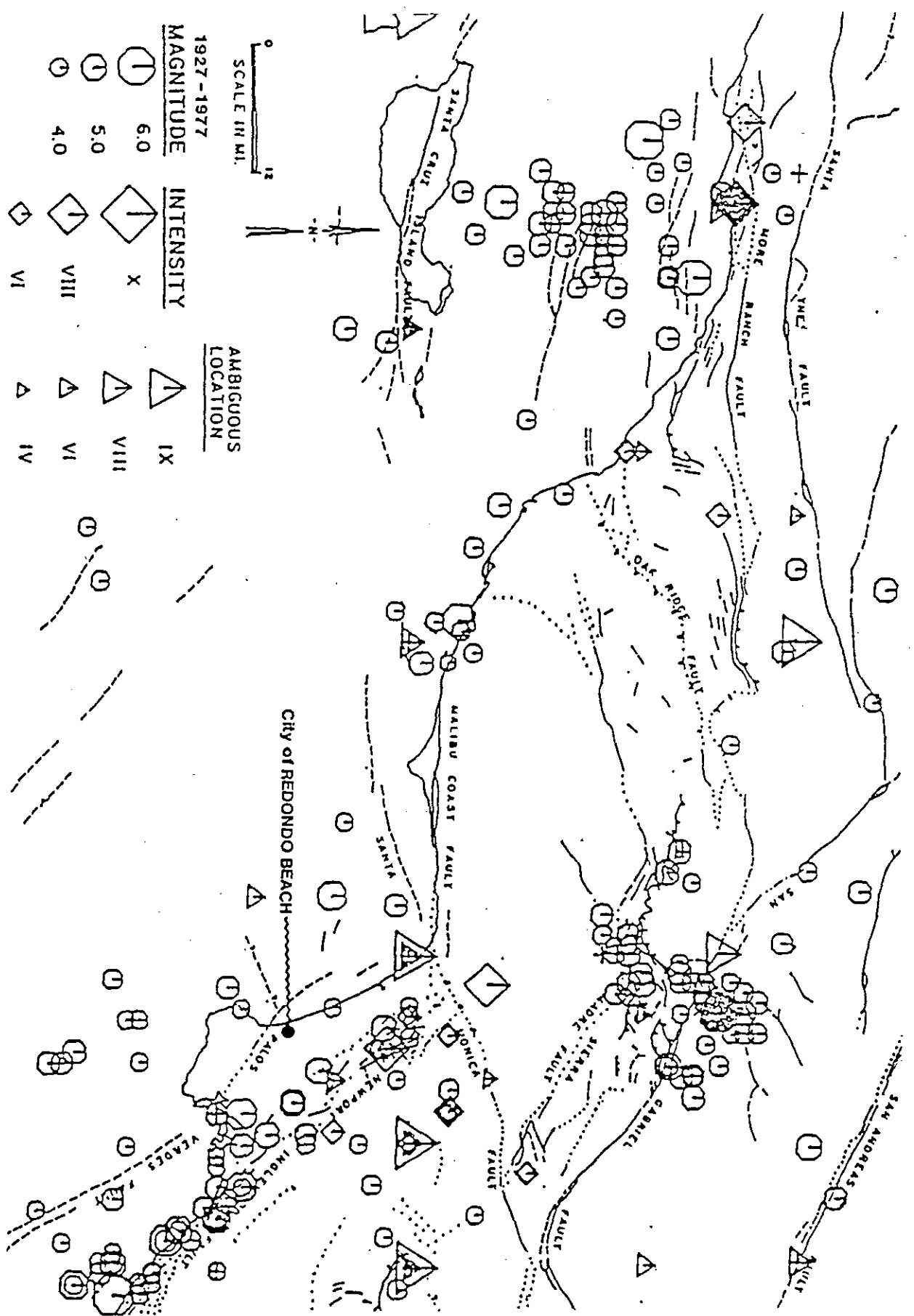
4.1.4 Localized Fault Rupture Potential

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 (Clarke et. al., 1985). Earthquake epicenters from 1927 to 1977 also do not suggest seismic activity within the City limits (Figure 35).

4.1.5 Localized Ground Shaking Potential

The United States Geological Survey has proposed that faults in Southern California which show evidence of offset during Late Quaternary time (from 750,000 years ago to the present time) should be considered candidates for future seismic activity under the present tectonic setting (Ziony and Yerkes, 1985). They identify this as the appropriate time span in Southern California because:

- (a) Time spans of a few tens of thousands of years or less appear inadequate to judge fault activity. Large historical earthquakes and surface ruptures have occurred worldwide along some faults that lacked evidence of any historical or Holocene (past 10,000 to 11,000 years) activity.
- (b) Geologic evidence in and near the planning area suggests that major changes in the tectonic regime of Southern California took place in early Quaternary time, from 2,000,000 years up to 750,000 years ago. Many faults that were active under earlier stress regimes may not be active under existing stress field that began about 750,000 years ago.
- (c) Many of the Late Quaternary age geologic deposits in Southern California contain datable markers for evaluation of fault activity under the current stress field of the last 750,000 years.



(SOURCE: Woodward-Clyde Consultants, 1978 LNG Terminal Study.)

HISTORIC REGIONAL SEISMICITY PROFILE (1927-1977)

FIGURE
35

In this study, known faults exhibiting evidence of Late Quaternary (past 750,000 years) displacement or earthquakes are identified and are considered to be sufficiently active to be hazards for land use planning (Ziony, 1985). The location of most recent displacement, distance to the fault, potential earthquake magnitude, subsurface geology, depth to ground water and building construction are all important characteristics that can influence the degree of localized ground shaking and potential damage.

A summary of earthquakes in the region from 1927 to 1977 indicate varying degrees of existing seismic activity on the Palos Verdes, Newport-Inglewood, San Fernando-Sierra Madre, Santa Monica-Malibu Coast, Whittier, Elsinore, San Andreas, and San Jacinto faults (Figure 35). These and other faults in the region show evidence of Late Quaternary to Holocene displacement or earthquake activity and could be responsible for future localized ground shaking.

As seismic waves that are generated by fault displacement, pass through the earth's crust, the severity and duration of ground shaking at a particular site area depends on several factors including:

- Total energy released from a particular magnitude earthquake in the form of seismic waves.
- Distance from the source of the earthquake.
- Nature of the surface and subsurface earth materials including age, composition, density, thickness, and water content.
- Type and age of building materials.

The severity of ground shaking is commonly quantified by determination of peak and/or repeatable ground acceleration. Acceleration is a term describing the velocity transferred to earth materials by the passage of seismic waves originating from a particular magnitude earthquake. Numerically, acceleration is expressed as a fraction of gravity (g). The actual damage done in a particular area, resulting from the ground shaking and acceleration, is measured on the Modified Mercalli Intensity Scale (Figure 36).

In general, seismic waves traveling from more dense crystalline bedrock, through less dense sedimentary rock, into thick unconsolidated sediments and finally into water saturated alluvial deposits tend to become reduced in velocity and increased in amplitude. Resultant duration of ground shaking can therefore become greater. Ground shaking amplification may pose special problems to multi-story buildings since damage commonly can result when the length of time it takes for a seismic shock wave to pass through a building is coincident with the natural wave motion of the ground.

The Mercalli Intensity Scale

(As modified by Charles F. Richter in 1956 and rearranged)

<i>If most of these effects are observed</i>	<i>then the intensity is:</i>	<i>If most of these effects are observed</i>	<i>then the intensity is:</i>
Earthquake shaking not felt. But people may observe marginal effects of large distance earthquakes without identifying these effects as earthquake-caused. Among them: trees, structures, liquids, bodies of water sway slowly, or doors swing slowly.	I	<i>Effect on people:</i> Difficult to stand. Shaking noticed by auto drivers. <i>Other effects:</i> Waves on ponds; water turbid with mud. Small slides and caving in along sand or gravel banks. Large bells ring. Furniture broken. Hanging objects quiver.	VIII
<i>Effect on people:</i> Shaking felt by those at rest, especially if they are indoors, and by those on upper floors.	II	<i>Structural effects:</i> Masonry D* heavily damaged; Masonry C* damaged, partially collapses in some cases; some damage to Masonry B*, none to Masonry A*. Stucco and some masonry walls fall. Chimneys, factory stacks, monuments, towers, elevated tanks twist or fall. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Decayed piling broken off.	VIII
<i>Effect on people:</i> Felt by most people indoors. Some can estimate duration of shaking. But many may not recognize shaking of building as caused by an earthquake; the shaking is like that caused by the passing of light trucks.	III	<i>Effect on people:</i> General fright. People thrown to ground. <i>Other effects:</i> Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes. Steering of autos affected. Branches broken from trees.	X
<i>Other effects:</i> Hanging objects swing. <i>Structural effects:</i> Windows or doors rattle. Wooden walls and frames creak.	IV	<i>Structural effects:</i> Masonry D* destroyed; Masonry C* heavily damaged, sometimes with complete collapse; Masonry B* is seriously damaged. General damage to foundations. Frame structures, if not bolted, shifted off foundations. Frames racked. Reservoirs seriously damaged. Underground pipes broken.	IX
<i>Effect on people:</i> Felt by everyone indoors. Many estimate duration of shaking. But they still may not recognize it as caused by an earthquake. The shaking is like that caused by the passing of heavy trucks, though sometimes, instead, people may feel the sensation of a jolt, as if a heavy ball had struck the walls. <i>Other effects:</i> Hanging objects swing. Standing autos rock. Crockery clashes, dishes rattle or glasses clink. <i>Structural effects:</i> Doors close, open or swing. Windows rattle.	V	<i>Effect on people:</i> General panic. <i>Other effects:</i> Conspicuous cracks in ground. In areas of soft ground, sand is ejected through holes and piles up into a small crater, and, in muddy areas, water fountains are formed.	X
<i>Effect on people:</i> Felt by everyone indoors and by most people outdoors. Many now estimate not only the duration of shaking but also its direction and have no doubt as to its cause. Sleepers wakened. <i>Other effects:</i> Hanging objects swing. Shutters or pictures move. Pendulum clocks stop, start or change rate. Standing autos rock. Crockery clashes, dishes rattle or glasses clink. Liquids disturbed, some spilled. Small unstable objects displaced or upset. <i>Structural effects:</i> Weak plaster and Masonry D* crack. Windows break. Doors close, open or swing.	VI	<i>Structural effects:</i> Most masonry and frame structures destroyed along with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes and embankments. Railroads bent slightly.	XI
<i>Effect on people:</i> Felt by everyone. Many are frightened and run outdoors. People walk unsteadily. <i>Other effects:</i> Small church or school bells ring. Pictures thrown off walls, knickknacks and books off shelves. Dishes or glasses broken. Furniture moved or overturned. Trees, bushes shaken visibly, or heard to rustle. <i>Structural effects:</i> Masonry D* damaged; some cracks in Masonry C*. Weak chimneys break at roof line. Plaster, loose bricks, stones, tiles, cornices, unbraced parapets and architectural ornaments fall. Concrete irrigation ditches damaged.	VII	<i>Effect on people:</i> General panic. <i>Other effects:</i> Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. <i>Structural effects:</i> General destruction of buildings. Underground pipelines completely out of service. Railroads bent greatly.	XI
		<i>Effect on people:</i> General panic. <i>Other effects:</i> Same as for Intensity X. <i>Structural effects:</i> Damage nearly total, the ultimate catastrophe. <i>Other effects:</i> Large rock masses displaced. Lines of sight and level distorted. Objects thrown into air.	XII
		*Masonry A: Good workmanship and mortar, reinforced, designed to resist lateral forces. Masonry B: Good workmanship and mortar, reinforced. Masonry C: Good workmanship and mortar, unreinforced. Masonry D: Poor workmanship and mortar and weak materials, like adobe.	

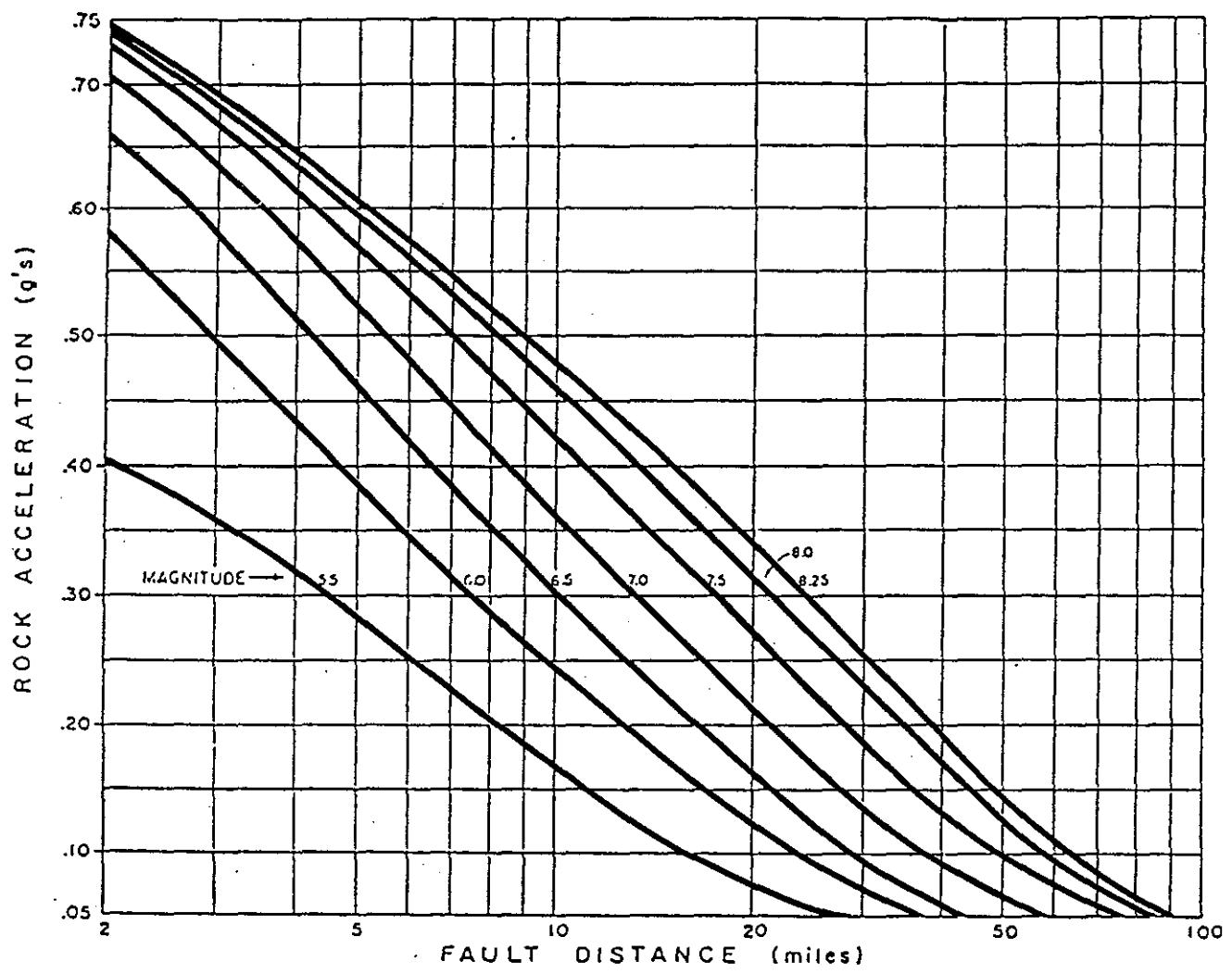
Taller buildings having a longer wave period, which, depending on building height, design, and construction materials, may be similar to the wave period in poorly or unconsolidated earth materials. Thus, shaking of the building may be greater because of the amplification of the shock waves.

Regional ground acceleration values for the City of Redondo Beach were computed for the regional and local faults that have been considered as potential earthquake sources. The ground acceleration values were computed for bedrock materials (**Figure 37**), however, the study area is considered to consist of "firm ground" or stiff soils that would yield similar regional values as rock with relatively minor modification (Envicom, 1975) (**Figure 38**). Regional peak ground acceleration values range from a high of 0.68 g for the Palos Verdes fault, 0.63 g for the Redondo Canyon fault, 0.47 g for the Newport-Inglewood fault, to 0.14 for the San Andreas fault (see **Table 49** for additional values). The regional values are valuable for general land use planning purposes but do not take the place of site specific geotechnical evaluation that take into account, by testing, the competence of underlying earth materials, ground water depth, and actual distance to the causative fault.

The peak ground acceleration values are for the Newport-Inglewood fault and vary from 0.20 g to 0.42 g. within the City. However, these site specific studies did not take into consideration the Palos Verdes or Redondo Canyon faults as earthquake sources. Recent studies also indicate that peak ground accelerations may contribute less to cumulative damage potential than repeatable ground acceleration cycles of less intense shaking. Overall, the higher the peak ground acceleration the higher the repeatable ground accelerations, whereas, the repeatable ground accelerations are usually 60 to 70 percent of the peak ground accelerations and should therefore be considered in site specific building design (Ploessel and Slosson, 1974). Local building codes usually are equated to either peak or repeatable ground accelerations in order to determine building design.

From a planning perspective, the delineation of earthquake Intensities for the City may be more valuable than ground acceleration. It is well known that peak acceleration shows a poor correlation with damage and risk (Evernden and Thomson, 1985). Intensity is only one of the several commonly used measures of ground shaking from earthquakes that correlates directly with damage to ordinary structures and can be accurately predicted for a postulated magnitude earthquake. For the City of Redondo Beach area, regional Modified Mercalli Scale Intensities have been calculated for earthquake magnitudes of 7.0 on the Newport-Inglewood fault (Toppozada et. al., April, 1989), and 6.5 to 6.6 on the Palos Verdes fault (Evernden and Thomson, 1985).

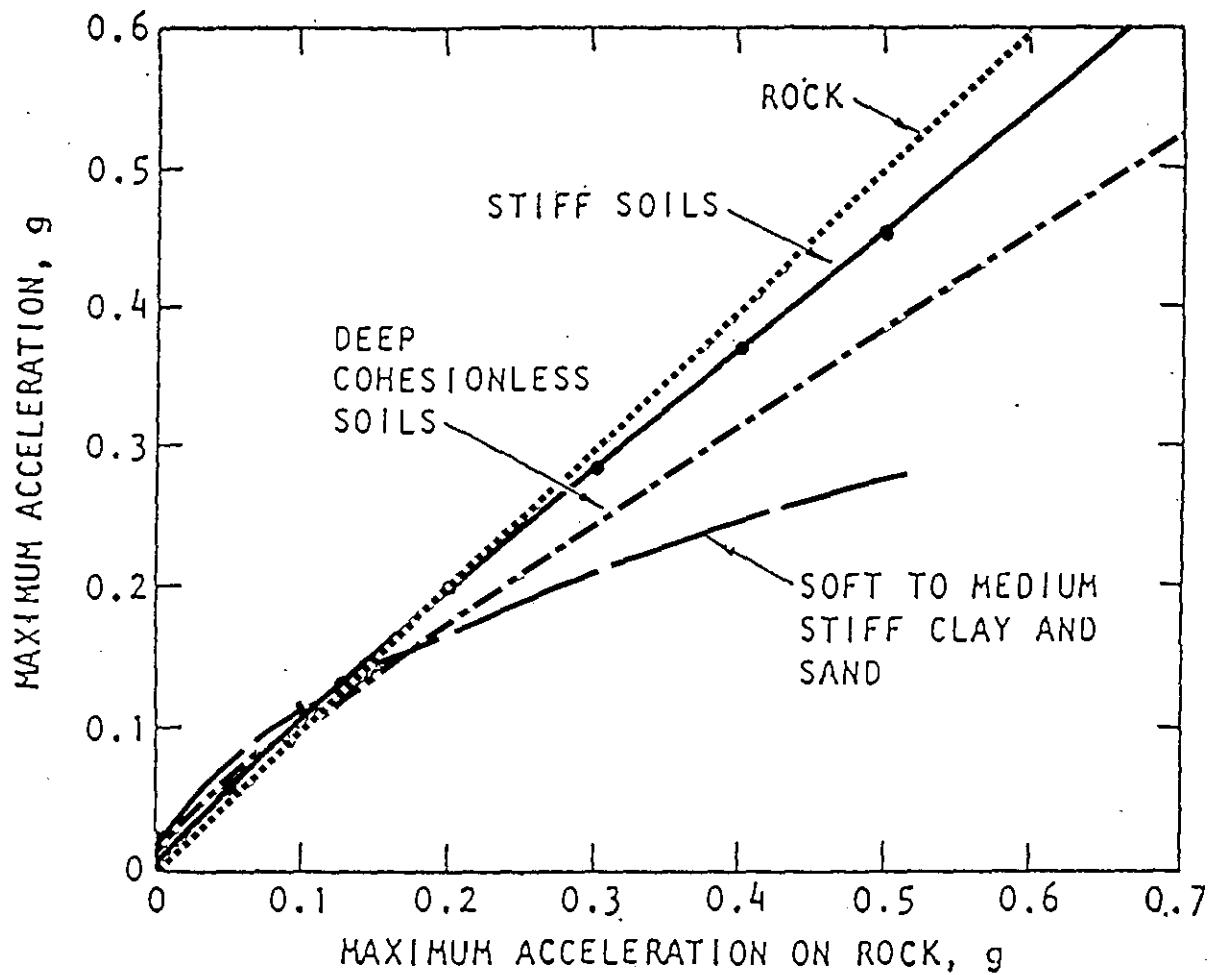
Resultant regional Intensities throughout the City has been postulated to range from VII to VIII. Site specific conditions can modify these Intensities depending on subsurface earth materials, depth to ground water, and building construction. **Figure 36** details the effects of an Intensity VII to VIII earthquake.



(SOURCE: Ziony, 1985.)

**ROCK ACCELERATION vs. FAULT DISTANCE
IN EARTH MAGNITUDE**

**FIGURE
37**



(SOURCE: Schnabel & Seed, 1972.)

**RELATIONSHIPS BETWEEN MAXIMUM ACCELERATIONS ON
ROCK AND OTHER LOCAL SITE CONDITIONS**

**FIGURE
38**

Generally, masonry that is unreinforced or has poor workmanship will sustain the most damage. Unbraced chimneys, parapets, tiles, cornices may fall. Frame houses may be damaged if not bolted onto foundations. Interior items such as bookcases may also fall.

Predicted ground accelerations and Intensities for an earthquake on the San Andreas fault would be less than the figures shown above. For land use planning and risk assessment a worst case situation should be planned for from a future seismic event on the Newport-Inglewood and Palos Verdes faults or possibly the newly discovered Elysian Park fault.

4.1.6 Liquefaction Susceptibility

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.

During an Earthquake, seismic waves travel through the earth and vibrate or shake the ground. In cohesionless granular material having low relative density, the vibration can disturb the particle framework leading to increased compaction of the material and concomitant reduction of pore space between the grains. If the sediment is saturated, water occupying the pore spaces resists this compaction and exerts pore pressure which reduces the contact stresses between the sediment grains. With continued shaking, transfer of intergranular stress to pore space water can generate strength and change from a solid state to a liquefied state.

This mechanical transformation can cause various kinds of ground failure at or near the surface. It is important to note that liquefaction of subsurface water saturated materials does not always cause surface ground failures.

If surface ground failure does occur, it is usually expressed as lateral spreading, flow failures, ground oscillation, and/or general loss of bearing strength (Matti and Carson, 1986). Sand boils (injections of fluidized sediment) can commonly accompany these different types of failures.

In order to determine a region's liquefaction susceptibility, three major factors must be analyzed. These include:

- (a) the age and textural characteristics of the alluvial sediments;
- (b) the intensity and duration of ground shaking; and
- (c) the depth to ground water.

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. Older, finer or coarser grained, indurated materials are less susceptible to potential liquefaction. 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 (Figure 39). Ground water depths within 30 feet of the ground surface is the third 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 (Envicom, 1975; Tinsley et. al., 1985). Groundwater depths in this area are considered to be within 30 feet of the ground surface. Subsurface migration and percolation of surface runoff may create areas of perched groundwater.

In these areas groundwater would be tapped or perched above more impermeable subsurface deposits. Perched groundwater may occur locally throughout the study area and also produce conditions necessary for liquefaction. These potential areas cannot be determined without site specific or project specific borings drilled down to a depth of 50 feet.

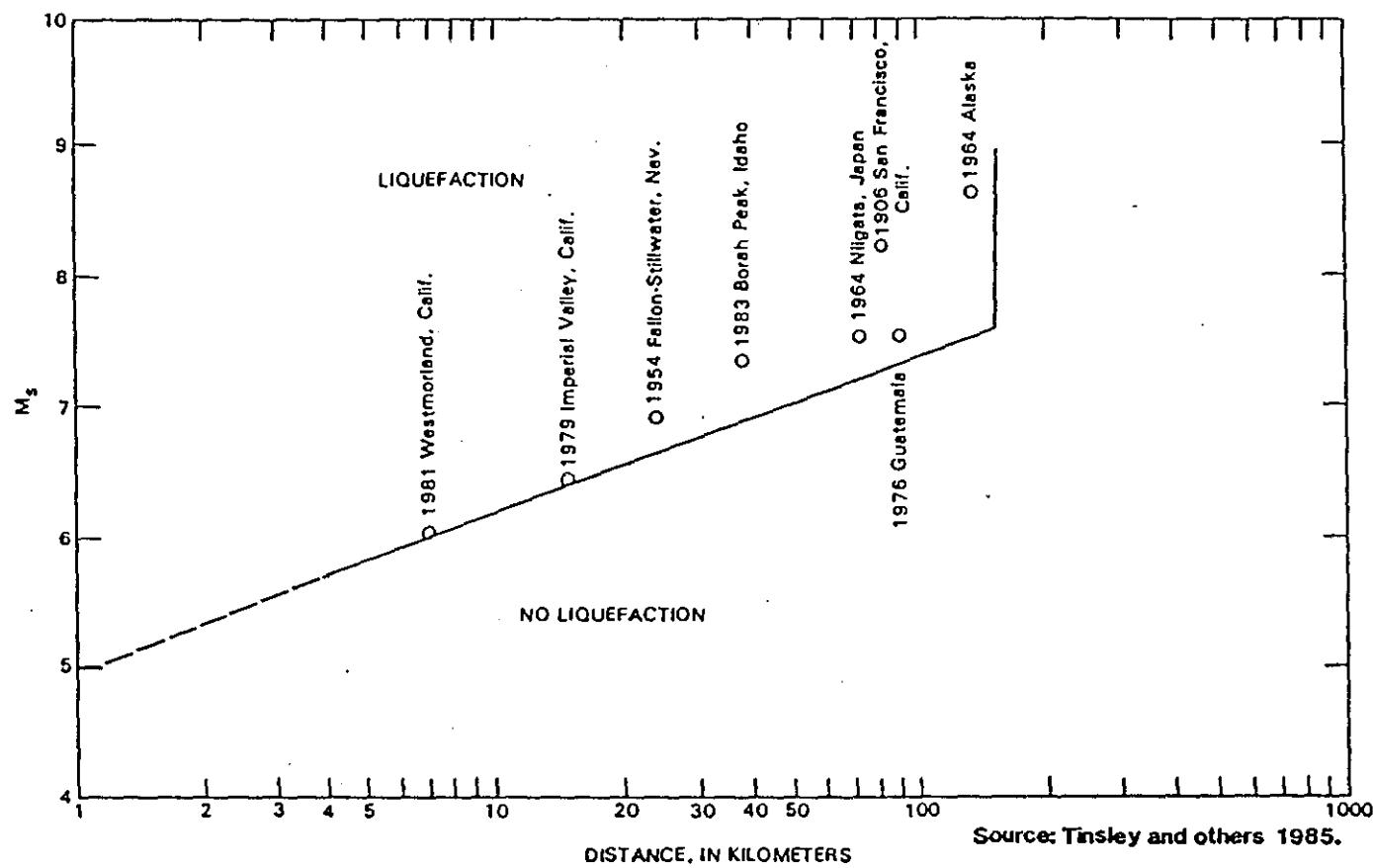
4.1.7 Subsidence

Subsidence (other than that caused by liquefaction) may occur due to earthquake shaking, withdrawal of groundwater and/or withdrawal of hydrocarbons from the underlying soil material.

Subsidence may occur in unconsolidated soils during earthquake shaking as the result of a more efficient rearrangement of existing individual soil particles. Subsidence of sufficient magnitude to cause significant structural damage is normally associated with rapidly deposited alluvial materials, or improperly compacted fill. None of these areas were identified within the City of Redondo Beach (Envicom Corporation, 1975).

Withdrawal of groundwater and/or hydrocarbons from the underlying soil material may cause subsidence on a regional scale that may be disruptive to the leveling of buildings, railroad tracks, sewer lines, etc.

Historically, hydrostatic pressure in the West Coast Groundwater Basin (underlying the City of Redondo Beach) confined aquifers were sufficient to maintain a freshwater outflow to the ocean and prevent seawater intrusion. During the first half of the century, however, an almost total dependence on groundwater to meet water use demands resulted in a serious overdraft of the basin resulting in seawater intrusion.



Relation of earthquake magnitude to the maximum threshold distance at which liquefaction has been observed.

DISTANCE THRESHOLD FOR EARTHQUAKE GENERATED LIQUEFACTION

**FIGURE
39**

Since 1953, the withdrawal of groundwater from under the City of Redondo Beach has been offset by the West Coast Basin Barrier Project. This project injects water via 106 injection wells which, in turn, prevents salt water intrusion and replenishes the groundwater basin. Continuing operation of the Barrier Project should prevent any future regional subsidence.

Portions of the City of Redondo Beach are underlain by the Torrance Oil Field which had a peak production from approximately eighty-two active on and off-shore wells from a period of 1925 to 1956. Subsidence resulting from hydrocarbon withdrawal was considered to be negligible in the past and is considered to probably be non-existent in the future (Leighton and Associates, 1986).

4.1.8 Slope Stability

Slope failures within the areas of the City underlain by the El Segundo San Hills could occur due to seismic shaking or saturation of the existing sandy earth materials. Generally, if the sand is consolidated and moderately cemented, then the reasonably high frictional strength of the material makes the sand less conducive to slope failure (Leighton and Associates, 1986). Site specific evaluations of future developments would be necessary to determine the specific stability of slopes within the Sand Hills areas.

The surface soils within the San Hills are comprised of the Oceano association and consist of layers of grayish brown to brownish gray sands approximately 60 inches deep. These sands are highly susceptible to wind erosion (USDA, 1969), and have easily erodible surfaces (Leighton and Associates, 1986).

4.1.9 Tsunamis

Tsunamis are seismic sea waves generated by subsea fault displacements, submarine landslides, and/or submarine volcanic activity. Tsunamis begin as long wave trains; when they encounter shallow coastal waters their wavelength shortens and the waves become steeper, breaking and running up onto the adjacent land masses.

Historically, California has suffered little tsunami damage, which makes planning for such an event or occurrence often speculative. However, both distant and locally generated tsunamis can present a long-term hazard to Southern California. The risk is, however, much lower than that from the more common, geologically controlled earthquake hazards (McCulloch, 1985).

Seismically active faults that reach the sea floor may be capable of producing future tsunamis in these areas; similar faults may produce tsunamis offshore from the Los Angeles area. Movement of earthquake-triggered submarine slides of the dimensions of existing slides found in Los Angeles area do not appear to present a serious tsunami hazard.

Predictive modeling for distantly generated tsunamis indicate that wave runups of approximately five feet above sea level every 100 years and nine feet above sea level every 500 years are possible in the Redondo Beach area (U.S. Army, 1974). A preliminary appraisal of wave height for locally generated offshore earthquakes, suggests general wave runup height no greater than six to nine feet in Southern California (McCulloch, 1985) (Figure 40).

4.1.10 Hazardous Buildings

The principal threat in an earthquake is not limited to ground shaking, fault rupture, or liquefaction, but the damage that the earthquake may cause to buildings that contain people or essential functions.

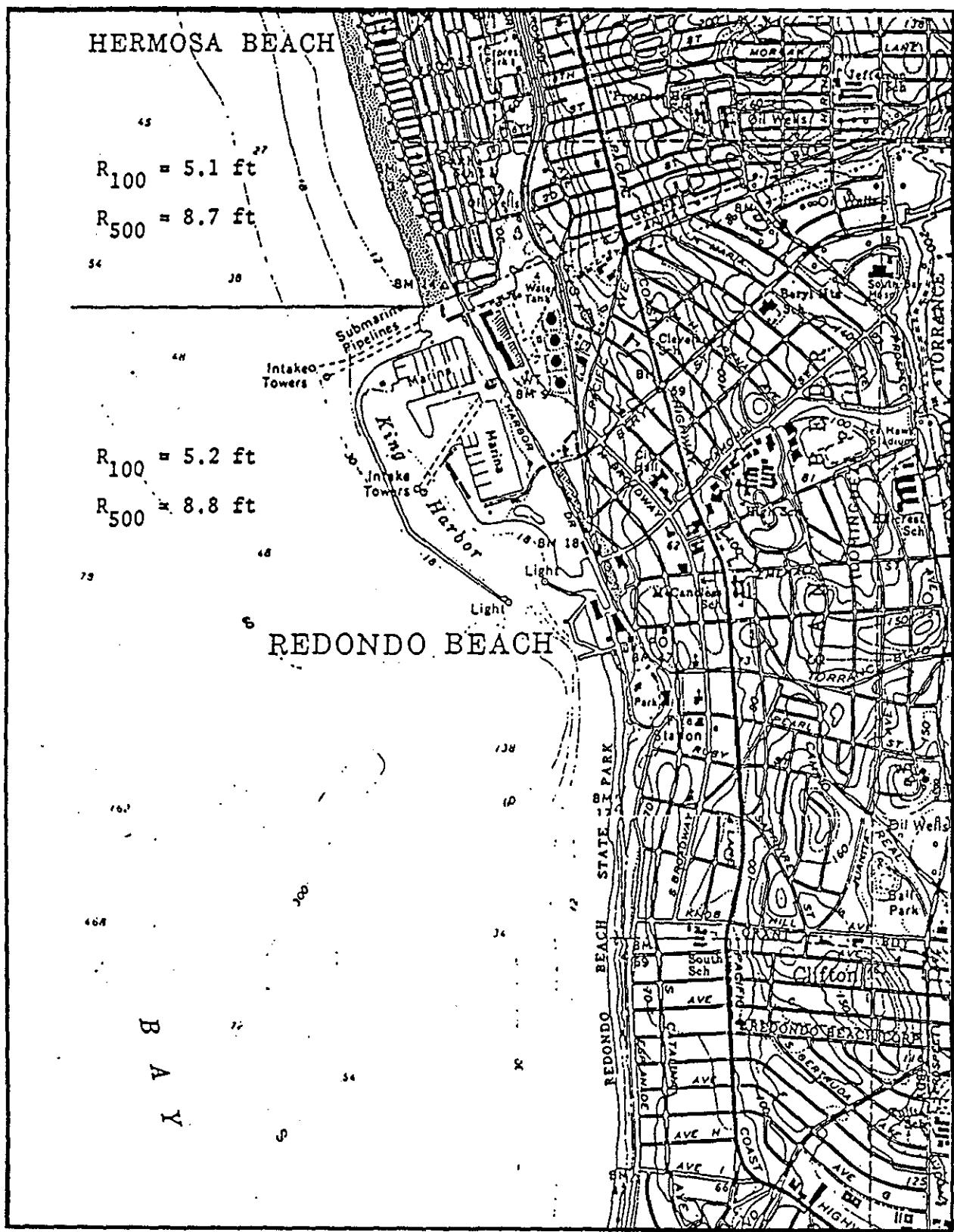
Continuing advances in engineering design and building code standards over the past decades have greatly reduced the potential for and occurrence of collapse in an earthquake in most of the newer buildings. Many existing buildings were, however, built in past decades before some of the more recent, progressive earthquake design standards were incorporated into the building codes. Several specific building types existing in the City of Redondo Beach may be of particular concern in this regard.

Unreinforced Masonry Buildings. In the 1800's and early 1900's unreinforced masonry was the most common type of construction material used for larger downtown commercial structures and for multi-story apartment and hotel buildings. These were recognized as a collapse hazard after their performance in earthquakes in San Francisco, 1906; Santa Barbara, 1925; and Long Beach, 1933.

Following the Long Beach earthquake of 1933, seismic requirements were added to local building codes for the first time; the Field Act of 1934 instituted state-wide standards to the vast stock of existing unreinforced masonry buildings. Today, these buildings were still recognized as the most hazardous buildings in an earthquake. Because of the concentrated development within portions of the City of Redondo Beach by the 1930s, a substantial number of unreinforced masonry buildings may still exist.

Senate Bill 547 requires local jurisdictions to enact structural hazard reduction programs by a) inventorying pre-1934 unreinforced masonry buildings, and b) developing mitigation programs to correct structural hazards. Inventories and mitigation plans have been submitted to the State, as required by law.

Pre-cast Concrete Tilt-up Buildings. This building type was introduced following World War II and gained popularity for use in light industrial buildings during the late 1950s and 1960s. Extensive damage to concrete tilt-up buildings in the 1971 San Fernando earthquake revealed the need for better anchoring of walls to the roof, floor, and foundation elements of the building, and for stronger roof diaphragms.



(SOURCE: U.S. Army Engineer Waterways Experiment Station, 1974.)

LOCAL TSUNAMI PREDICTIONS (For 100 and 500 Year Events)

FIGURE
40

In the typical damage to types buildings, the concrete wall panels would fall outward and the adjacent roof would collapse.

New design standards for tilt-up buildings, developed after the 1971 earthquake, were incorporated into the 1976 Uniform Building Code. However, a large majority of existing tilt-up buildings were designed under the former code standards and may be subject to collapse under strong ground shaking. Light industrial or commercial areas of the City that were developed in the last 1950s and 1960s may contain these types of buildings.

The older tilt-up construction was used primarily for single-story industrial and warehouse buildings with solid wall panels and few or no window openings. However, recent application of tilt-up construction techniques has expanded to two- and three-story commercial, retail and mass housing uses, with poor connection details and a high proportion of glass openings in the wall panels (California Seismic Safety Commission, 1985).

Soft-Story Buildings. The failure of the modern Olive View Hospital in the 1971 San Fernando earthquake as well as the Imperial County Service Buildings in the 1979 Imperial Valley earthquake, led to the repeated recognition of the seismic vulnerability of soft-story construction. Soft-story buildings are those in which at least one story (commonly the ground floor) has significantly less rigidity and/or strength than the rest of the structure. This situation can form a weak link in the structure, unless special design features are incorporated to give the building adequate structural integrity.

Typical examples of soft-story construction are buildings with glass curtain walls on the first floor only, or buildings placed on stilts or columns, leaving the first story open for landscaping, street friendly building entry, parking, or other purposes. In the 1950s to early 1970s, soft-story buildings were a popular construction style for low- and mid-rise concrete frame structures.

Non-Ductile Concrete Frame Buildings. The brittle behavior of non-ductile concrete frame buildings can create major damage or collapse under strong ground shaking. This type of construction, generally lacks masonry shear walls, and was common in the very early days of reinforced concrete buildings, continuing to be built until building codes were updated in 1973. Large numbers of these buildings were built for commercial and industrial use in many urban areas. These structures may be up to four to eight stories in height, yet can also include one-story parking garages with heavy concrete roof systems supported on non-ductile concrete columns.

The history of construction in the City of Redondo Beach spans the dates and uses common for all of the potentially hazardous building types mentioned and detailed above. However, without a detailed inventory, the specific existence or locations of any buildings of these categories within the City limits is not known.

4.1.11 Critical, Sensitive, and High Occupancy Facilities

Some facilities and buildings pose a greater degree of importance or risk to the public, and may warrant special standards or protection from seismic-related impacts or damage for a variety of reasons. Three general categories of facilities pertinent to the City of Redondo Beach are distinguished for future policy considerations and include:

- Critical facilities are those facilities whose continued functioning is necessary to maintain public health and safety following a disaster, and facilities where damage or failure could pose hazards to life and property well beyond their immediate vicinity.
- Sensitive facilities include facilities used for manufacturing, storage, or sale of hazardous materials; socially significant facilities such as schools, nursing homes, and housing for the elderly, handicapped, or mentally ill.
- High occupancy facilities are public or private structures for housing or assembly of large populations (i.e., libraries, auditoriums).

The siting and design of hospitals and public schools falls under the approval authority of the Office of the State Architect, which enforces the state's seismic codes for those facilities. The specification and enforcement of seismic standards for other uses is the responsibility of the City.

4.1.12 Emergency Management Plan

The City of Redondo Beach should formulate specific emergency plans to establish and detail the functional responsibilities and interactions of the federal, state and local governmental agencies, as well as private organizations in the event of natural and/or human related disasters. This plan should also describe potential hazards, possible effects on the City, recommended hazard mitigations, post disaster aid, reconstruction, and financial assistance.

4.1.13 Summary of Composite Hazards

The geologic and seismic hazards that could potentially impact the City of Redondo Beach include ground shaking, liquefaction, slope instability, and tsunamis. Subsidence has probably been mitigated by the replenishment of groundwater into the underlying aquifers.

- All portions of the City of Redondo Beach are subject to potentially strong ground shaking with peak ground accelerations approaching 0.68g and Modified Mercalli Intensities of approximately VII to VII1/2. Postulated earthquakes of 6.4 to 6.7 magnitude on the Palos Verdes or Newport-Inglewood faults would be responsible for the above intensities.
- The zones of liquefaction susceptibility are concentrated along the coast within 30 feet elevation of mean sea level, and possibly in unspecified inland areas where perched water is encountered within 30 feet of the ground surface.
- Slope instability could occur on side slope within the Sand Hills if poorly indurated or saturated dune faces are excavated. Surface wind and/or water erosion may also be a potential hazard within the Sand Hills on any denuded slope areas.
- Tsunami runup hazards exist within areas located approximately six to nine feet above mean sea level.

4.1.14 Geologic/Seismic Related Issues

The potential hazards affecting the City of Redondo Beach in this area lead to a series of policy issues that need to be considered within the Safety Element of the Updated General Plan. These issues include, but are not necessarily limited to, the following:

- (a) Sensitive or high-occupancy land uses, such as South Bay Hospital, local elementary and secondary schools, local fire stations, mid-rise (3 to 5 story) buildings, or larger assembly halls or auditoriums are more critical from a human safety standpoint, and may, therefore, warrant a higher level of precaution and protection relative to seismic hazards.
- (b) The edition of the Uniform Building Code used in the City of Redondo Beach should be periodically reviewed and assessed to determine and ensure if it continues to be sufficient for the high levels of ground shaking that may be anticipated in the local area from a high-intensity seismic (earthquake) event.

- (c) Current formats and guidelines required for geotechnical reports and environmental impact reports prepared and submitted to the City for proposed development projects, particularly locations within high liquefaction areas, need to be periodically reviewed and evaluated to assure their continued adequacy and comprehensiveness.
- (d) Existing grading standards, slope retainage standards, and erosion control mitigation measures required and implemented by the City in local development and construction projects need to be evaluated for their continued adequacy relative to seismic safety.
- (e) Information regarding potentially active and "damage capable" faults (Redondo Canyon fault and Palos Verdes fault) located adjacent to the City in the local area should be monitored and reviewed. Based on a change in the activity or status of these faults, the City may wish to consider imposing limitations or precautions on new development in the areas of the City (i.e., water's edge and southwest corner of the City) that are located closest to these faults and fault systems.
- (f) Portions of the City of Redondo Beach which lie within high liquefaction zones or potential tsunami runup zones (i.e., areas located at low elevations and areas with shallow groundwater levels) posing potential hazards to property and human beings, should be specifically identified and appropriate mitigation measures applied to future development and construction within these areas.
- (g) The City of Redondo Beach contains a number of hazardous, unreinforced masonry buildings, pre-cast concrete buildings, soft-story structures, and non-ductile concrete frame buildings. These types of existing structures must be identified, analyzed, and modified by the individual owners within certain time periods, in order to conform with Ordinance 2576 and Senate Bill 547, requiring the structural upgrading of such structures to improve their safety and reduce potential hazards and injuries relative to seismic safety.
- (h) Existing local, state and federal disaster preparedness resources and emergency mobilization/evacuation plans need to be reviewed and coordinated to assure their continued adequacy and effectiveness in the event of a major seismic event.

4.1.15 Goals, Objectives, and Policies

The goals, objectives, and policies proposed within relative to geologic/seismic hazards in the City of Redondo Beach are intended to reduce death, injuries, damage to property, and economic and social dislocation due to earthquakes and related geologic hazards.

The goals, objectives, and policies are also intended to enhance the preparedness of City agencies, departments, and the community in general to survive, respond to, and effectively and safely recover from a major seismic (earthquake) event.

Issue GEOLOGIC AND SEISMIC SAFETY AWARENESS/CONFORMANCE

Goal *It shall be the goal of the City of Redondo Beach to:*

9A Ensure that the City of Redondo Beach and all private developers and builders undertaking projects in the City meet and conform to all applicable state, regional, and local requirements, ordinances, and policies relative to seismic safety.

Objective *It shall be the objective of the City of Redondo Beach to:*

9.1 Substantially reduce the level of death, injury, property damage, economic and social dislocation and disruption of vital services that would result from earthquake damage and related seismic events; and to ensure the widespread availability and effective response of emergency, evacuation, and disaster relief services throughout the community following an earthquake (seismic) event.

Policies *It shall be the policy of the City of Redondo Beach to:*

9.1.1 Continually maintain, monitor, and update all relevant geologic and seismic related ordinances, regulations, and codes, including the seismic safety component of the Safety Element of the General Plan to maximize awareness, efficient planning, and effective response to these continually evolving issues.

Issue ADMINISTRATIVE, REPORTING, AND CODE AWARENESS/ENFORCEMENT

Goal *It shall be the goal of the City of Redondo Beach to:*

9B Ensure the continued adequacy, comprehensiveness, and availability of the various ordinances, requirements, codes or other administrative documents enacted by or used by the City of Redondo Beach relative to seismic safety.

Objective *It shall be the objective of the City of Redondo Beach to:*

9.2 Maintain, adopt, enforce, and make available all appropriate state/local ordinances, requirements, codes, and administrative documents, in

order to further enhance, advance, and ensure the geologic and seismic safety of the community.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 9.2.1 Periodically review and assess the edition of the Uniform Building Code used in the City, in order to determine and ensure that its requirements and standards will continue to be sufficient for the high levels of ground shaking that may be anticipated to occur in the local area from a high-intensity seismic (earthquake) event.
- 9.2.2 Periodically review and evaluate current formats and guidelines required for geotechnical reports and environmental impact reports prepared and submitted to the City for proposed development projects, particularly locations within high liquefaction areas, to assure their continued adequacy and comprehensiveness.
- 9.2.3 Monitor and evaluate existing grading standards, slope retainage standards, and erosion control mitigation measures required and implemented by the City in local development and construction projects to ensure their continued adequacy and success relative to seismic safety.

Issue FAULT RUPTURE

Goal *It shall be the goal of the City of Redondo Beach to:*

- 9C Protect life, safety, substantially reduce earthquake-related damage resulting from nearby local and regional fault rupture, and help ensure safe and orderly evacuation of building occupants following an earthquake event.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 9.3 Take all appropriate measures and actions to maintain and update the City's information and data base relative to the potential for local and regional fault rupture and avail the community to this information on an ongoing basis.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 9.3.1 Promote the continued collection of relevant data on fault locations and history of fault displacement and activity, as a basis for future refinement of seismic-related policies. Should a previously undetermined or unexposed fault be identified within the City limits,

it should be evaluated immediately, and a determination made of the siting and construction limitations that should be imposed on new development and construction in these areas.

9.3.2 Monitor and relate land use regulations regarding active or potentially active local and regional faults in the planning for new critical or high-occupancy facilities to ensure for their continued operation and/or relative ease of evacuation of occupants if the building(s) are damaged by fault rupture.

9.3.3 Should a previously unidentified or unexposed fault be identified within the City of Redondo Beach municipal boundaries, the city shall formally notify (by United States mail or other appropriate means) all property owners within a 500 linear foot radius of any and all boundaries of such fault of the discovery and existence of the fault.

Issue **STRONG GROUND MOTION**

Goal *It shall be the goal of the City of Redondo Beach to:*

9D Protect health/life safety and property in the City from the adverse effects of strong ground motion through the implementation of effective standards for seismic design of structures in the City.

Objective *It shall be the objective of the City of Redondo Beach to:*

9.4 Ensure that the design standards implemented to protect local structures against ground shaking be consistent with those considered state-of-the-art at the time of implementation, and seek to reduce the level of potential property damage from strong ground motion, thereby facilitating rapid physical and economic recovery following an earthquake event.

Policies *It shall be the policy of the City of Redondo Beach to:*

9.4.1 Maintain the existing high standards of performance currently enforced in the City for existing buildings and construction techniques of new buildings relative to potential strong ground motion and shaking that may be caused in the local area by an earthquake event.

Issue	<u>LIQUEFACTION</u>
Goal	<i>It shall be the goal of the City of Redondo Beach to:</i>
9E	Protect life and essential transportation and evacuation routes, reduce the potential for property damage from liquefaction, and promote the collection of more complete information on liquefaction susceptibility throughout the City.
Objective	<i>It shall be the objective of the City of Redondo Beach to:</i>
9.5	Take all necessary and appropriate actions to seek out and maintain additional information and protect the residents, employees, visitors, and structures of the community against potential damage related to liquefaction.
Policies	<i>It shall be the policy of the City of Redondo Beach to:</i>
9.5.1	Require that developers determine the specific liquefaction potential at a project or construction site within areas of the City identified as being prone to liquefaction prior to development, and require that specific measures be taken by the developer or builder, as necessary, to prevent or reduce liquefaction-related damage in an earthquake event.
9.5.2	Promote the collection of relevant data on local groundwater levels and areas susceptible to liquefaction, as a basis for future refinement of liquefaction policies or procedures in the City.
9.5.3	Include potential damage to transportation and evacuation routes in liquefaction prone areas or site-related mitigation programs, both in project-specific and City-wide instances.
Issue	<u>CRITICAL, SENSITIVE, AND HIGH-OCCUPANCY FACILITIES</u>
Goal	<i>It shall be the goal of the City of Redondo Beach to:</i>
9F	Ensure the continued functioning of essential facilities following a geologic or seismic-related disaster; prevent loss of life from the failure of critical and sensitive facilities in and following an earthquake event; and be prepared for post-disaster response, such as difficult or hazardous evacuations or rescue, treating large numbers of injured persons, and cleanup or decontamination of hazardous materials.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 9.6 Take all necessary and appropriate actions in the siting, maintenance, and operation of critical and sensitive facilities in the community, to ensure, as much as possible, that these facilities continue to operate safely and successfully both during and after an earthquake event.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 9.6.1 Require that earthquake survival and efficient post-disaster functioning be a primary concern in the siting, design and construction standards for essential critical facilities in the City.
- 9.6.2 Require that proposed Critical, Sensitive, and High-Occupancy facilities be subject to careful and rigorous standards of seismic review prior to any local approvals or permits, including detailed site investigations for faulting, liquefaction and ground motion characteristics, and application of the most current professional standards for seismic design.
- 9.6.3 Prohibit the location of any Sensitive and High-Occupancy facilities within one hundred (100) feet of an active or potentially active local fault or fault system.
- 9.6.4 Attempt, wherever possible, to locate Critical and Sensitive structures in areas of the City with continuous road access, and areas where utility services can be easily maintained and/or quickly reinstated in the event of an earthquake.
- 9.6.5 Require that existing Critical and Sensitive Facilities with significant seismic vulnerabilities be upgraded, relocated or phased out as appropriate or possible.
- 9.6.6 Incorporate planning for potential geologic or seismic-related incidents affecting Critical, Sensitive and High-Occupancy Facilities into the City's contingency plans for disaster response, evacuation, and recovery.
- 9.6.7 Require all Critical, Sensitive, and High-Occupancy Facilities located in areas of potential seismic-related hazards (particularly liquefaction or tsunami) to maintain site-specific emergency response plans, with contingencies for all appropriate geologic and seismic-related hazards.

Issue	<u>TSUNAMI RUNUP</u>
Goal	<i>It shall be the goal of the City of Redondo Beach to:</i>
9G	Protect life, prevent human injury, and reduce the potential for property damage from tsunami runup, and promote the collection of more complete information on tsunami runup susceptibility throughout the waterfront and low-lying areas of the City.
Objective	<i>It shall be the objective of the City of Redondo Beach to:</i>
9.7	Obtain, update, and make available all existing information regarding tsunami susceptibility, adopt all necessary policies to prevent the potential for tsunami damage in the community, and require the conduct of all reasonable analysis and installation of all reasonable construction mitigation measures, in order to ensure the greatest possible protection of the community and its residents from damage from such hazards.
Policies	<i>It shall be the policy of the City of Redondo Beach to:</i>
9.7.1	Determine the specific tsunami runup potential at an existing structure or proposed project/construction site within areas of the City identified as susceptible to such prior to development, and require that specific measures be taken by the developer or builder, as necessary, to prevent or reduce tsunami runup-related damage.
9.7.2	Require that specific structures determined to be susceptible to tsunami runup or the City as a whole explore participation in and receipt of information from the Seismic Sea-Wave Warning System and the Alaska Tsunami Warning Center.
9.7.3	Require that specific structures determined to be particularly susceptible to tsunami runup develop site-specific evacuation and emergency response programs related to such an event.
Issue	<u>HAZARDOUS BUILDINGS</u>
Goal	<i>It shall be the goal of the City of Redondo Beach to:</i>
9H	Prevent the loss of life, serious injuries, and major social and economic disruption caused by the collapse of or severe damage to vulnerable or structurally unsafe buildings in an earthquake.

Objective *It shall be the objective of the City of Redondo Beach to:*

9.8 Adopt and enforce all available and appropriate construction, engineering, and safety regulations/requirements relative to seismic safety of local buildings and construction methods and materials to upgrade local structures to non-hazardous levels and ensure that new or rehabilitated structures are constructed in accordance ~~will with~~ all applicable laws, codes, and industry standards.

Policies *It shall be the policy of the City of Redondo Beach to:*

9.8.1 Continue to monitor and enforce the orderly and effective upgrading of seismically hazardous buildings in the City in accordance with Ordinance 2576 and Senate Bill 547.

9.8.2 Develop procedures to periodically review the seismic condition of other potentially hazardous buildings at appropriate points in the buildings' histories.

Issue EMERGENCY PREPAREDNESS

Goal *It shall be the goal of the City of Redondo Beach to:*

9.1 Provide means and methods for effective response in a seismic-related disaster or emergency situation, including life-saving and the curtailment of property damage.

Objective *It shall be the objective of the City of Redondo Beach to:*

9.9 Ensure the availability, maintenance, and successful implementation of a modern and comprehensive seismic-related emergency preparedness and disaster response program in the community.

Policies *It shall be the policy of the City of Redondo Beach to:*

9.9.1 Develop and adopt a comprehensive City of Redondo Beach emergency preparedness and response plan.

9.9.2 Ensure that the City's emergency preparedness plan (once adopted) and efforts are properly coordinated with other federal, state, and local response agencies.

9.9.3 Periodically review and upgrade (as necessary) the City's disaster response plan (once adopted).

Issue	<u>POST-DISASTER RECOVERY AND RECONSTRUCTION</u>
Goal	<i>It shall be the goal of the City of Redondo Beach to:</i>
9J	Plan for and facilitate the rapid and effective recovery of the City following a seismic-related (earthquake) event.
Objective	<i>It shall be the objective of the City of Redondo Beach to:</i>
9.10	To provide for and increase the potential for a rapid and effective recovery of the City's residents, employees, visitors, and reconstruction of its structures following a seismic-related (earthquake) event.
Policies	<i>It shall be the policy of the City of Redondo Beach to:</i>
9.10.1	Develop programs, options, and procedures which will promote the rapid construction and/or rehabilitation of the City following an earthquake event, and facilitate planning efforts to upgrade the community's physical environment and character, as opportunities allow.

4.1.16 Implementation Program

The following presents the respective programs which shall be carried out by the City of Redondo Beach (or the indicated designee) to implement the preceding goals, objectives, and policies of the Geology and Seismic Safety Section. Each implementation program is followed by a number which indicates the pertinent policy or policies which it is intended to implement. Notwithstanding the language in specific implementation measures, action by the City is subject to the availability of funding and staff.

- City of Redondo Beach Department of Public Works Department officials shall, on an ongoing basis, monitor available reports and materials available through regional seismologists, universities, and institutes to receive updates on regional and local seismic conditions, particularly as they relate to discoveries and modifications to fault traces, fault zones, and fault activity (*Policy 9.1.1, 9.3.1, 9.3.2*).
- Technical reviews and updates of the seismic safety portion of the Safety Element of the General Plan, local groundwater/liquefaction susceptibility data, ground shaking/motion potential and fault data shall be carried out, at least every three years. Updates and potential revisions in liquefaction susceptibility areas, fault zone designations, and related land use and construction policies shall be made, as necessary to reflect changing

conditions, technological advances, and policies (*Policy 9.1.1, 9.3.1, 9.3.2, 9.4.1, 9.5.2*).

- City of Redondo Beach Building Department officials shall periodically conduct and complete a technical review of the Uniform Building Code used in the community, to ensure that requirements and standards continue to be sufficient and appropriate (particularly as they relate to ground-shaking that may be anticipated in the local area from a high-intensity seismic event (*Policy 9.2.1, 9.4.1*)).
- All geologic and soils reports submitted to the City of Redondo Beach Community Development Department in the enforcement of the Safety Element of the General Plan and review/approval of development and construction proposals shall be reviewed for format (legal), technical adequacy, and completeness by an experienced geologist or soils engineer employed or retained by the City of Redondo Beach. Format requirements and other guidelines for such reports shall be updated and revised as necessary, to assure continued adequacy and comprehensiveness (*Policy 9.2.2*).
- Grading, slope, and erosion control standards within building and safety codes used in the City of Redondo Beach shall be monitored, evaluated, and amended, as necessary, to ensure their continued adequacy and effectiveness (*Policy 9.2.3, 9.4.1*).
- The most advanced and up-to-date professional standards for seismic planning and design shall be used in the siting and design of Critical, Sensitive and High-Occupancy Facilities in the community, to ensure continued safe operation and effective protection & evacuation of occupants (*Policy 9.3.2, 9.4.1*).
- If a previously unidentified or unexposed fault is identified within the community, the City of Redondo Beach Community Development (Building) Department shall provide formal direct mail notification of the discovery, and all available information regarding its location, potential activity, and condition to all property owners within a 500 linear foot radius of the previously unidentified or unexposed fault trace (*Policy 9.3.3*).
- Specific guidelines shall be developed by the City of Redondo Beach Community Development (Building) Department for the collection of data and conduct of studies for determination of liquefaction potential at specific sites in areas identified by the City to be liquefaction-prone. Potential impacts from such sites to adjacent transportation and evacuation routes must be included within these studies. The guidelines should specify: minimum depth of boreholes, minimum lapse time for observation of water level, sample types and frequencies, and the appropriate soils test for evaluation of

suspect soil types. Based on the result of these studies, mitigation measures must be taken prior to construction to reduce the potential for liquefaction-related damage (*Policy 9.5.1, 9.5.2, 9.5.3*).

- The City of Redondo Beach shall require the completion and submittal of detailed and rigorous site-specific technical studies analyzing ground shaking characteristics, liquefaction potential and fault rupture potential prior to and as a part of the siting, development, and construction planning and approval process for local Critical, Sensitive, and High-Occupancy Facilities (*Policy 9.6.1, 9.6.2, 9.6.3, 9.6.4*).
- Local zoning and building regulations shall be amended, as necessary, to prevent the siting of new Critical, Sensitive, and High-Occupancy Facilities within one hundred (100) feet of an active or potentially-active local fault or fault system (*Policy 9.6.1, 9.6.2, 9.6.3*).
- City of Redondo Beach Community Development Department officials shall, within one year of adoption of the updated General Plan, review existing local Critical, Sensitive, and High-Occupancy structures to determine their status and vulnerability relative to seismic safety. The City of Redondo Beach Community Development Department officials shall notify and attempt to work with the owners and/or occupants of any local structures determined to be unsafe or particularly vulnerable to seismic impacts to implement measures to upgrade, relocate, or phase out these facilities, as feasible and appropriate (*Policy 9.6.5*).
- Environmental review conducted in accordance with any proposed development projects located west of Catalina Avenue in South Redondo Beach shall include the specific identification and analysis of the tsunami run-up potential of the site (*Policy 9.7.1*).
- Sites or structures determined to be particularly susceptible to tsunami run-up as a result of these analyses shall be required to implement mitigation measures (including site-specific evacuation and emergency response programs responding to such an event, and should also be made aware of and have access to information provided by the Seismic Sea-Wave Warning System and the Alaska Tsunami Warning Center, to further reduce the potential for damage from such an event (*Policy 9.7.2, 9.7.3*).
- The City of Redondo Beach Community Development (Building) Department shall aggressively monitor and enforce the upgrading of local seismically-hazardous structures, in accordance with City of Redondo Beach Ordinance #2576 and Senate Bill #547 (*Policy 9.8.1*).

- The City of Redondo Beach Community Development (Building) Department shall develop a formal system and method (including timing) for reviewing and reporting on the seismic condition of other potentially hazardous local structures (*Policy 9.8.2*).
- The City of Redondo Beach Community Development (Building) Department (in association with the Planning Division, the Department of Public Works, the Fire Department, and other appropriate local agencies and departments) shall revise, adopt, enforce, update, and maintain a comprehensive emergency preparedness and disaster response program for the City of Redondo Beach. The program shall include policies related to the planning, physical reconstruction, and rehabilitation of the area following a disaster event. The program shall be reviewed and coordinated with other appropriate and responsible federal, state, and regional agencies to assure the greatest possible level of comprehensiveness and effectiveness (*Policy 9.6.6, 9.9.1, 9.9.2, 9.9.3, 9.10.1*).
- The City of Redondo Beach shall ensure that specific procedures for post-event traffic control, emergency evacuations, and security of damaged areas are included within the adopted local emergency preparedness and disaster response program (*Policy 9.10.1*).
- All Critical, Sensitive, and High-Occupancy local facilities deemed by the City of Redondo Beach to be in areas subjected to significant seismic-related hazards must complete, maintain, and submit to the City of Redondo Beach Community Development (Building) Department site-specific emergency response plans, with contingencies for all site-specific geologic and seismic-related hazards (*Policy 9.6.7*).
- The City of Redondo Beach shall maintain effective and up-to-date mutual aid agreements for fire, police, medical response, public works, building inspection, mass care, and heavy rescue, as they relate to post-disaster response and recovery (*Policy 9.10.1*).

SECTION 4.2

Noise (Ambient and Stationary Sources)

4.2 NOISE (OVERALL [AMBIENT] AND STATIONARY [INTRUSIVE] SOURCES)

4.2.1 Statutory Requirements

The generation of noise, its impacts on land uses and the functional quality of life of residents, business people, and visitors to the area, and its buffering and/or mitigation is required to be documented and analyzed as a separate element within a city's or county's General Plan.

The State of California, under California Government Code Section 65302(f), requires that a noise element be included within all city and county General Plans, as follows:

"A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- (1) *Highways and freeways.*
- (2) *Primary arterials and major local streets.*
- (3) *Passenger and freight on-line railroad operations and ground rapid transit systems.*
- (4) *Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.*
- (5) *Local industrial plants, including, but not limited to, railroad classification yards.*
- (6) *Other ground stationary noise sources identified by local agencies as contributing to the community noise environment."*

Recommendations within the State of California General Plan Guidelines (Chapter III) issued by the State of California Office of Planning and Research (OPR) also suggest that Noise Elements shall:

"Accurately reflect the noise environment, the stationary sources of noise, and the impacts of noise on local residents. Based upon the "shoe fits" doctrine, the noise element will be as detailed as necessary to describe the local situation and mitigate local noise problems."

Issues to be analyzed in the Noise Element should include:

- "Identification and appraisal of major noise sources;
- Existing and projected levels of noise and noise contours for major noise sources;
- Determination of the extent of "noise problems in the community; and
- Selection and imposition of methods of noise attenuation and the protection of residences from excess noise."

These guidelines set forth the basic standards and expected contents of a city's Noise Element. The most recent and presently "in-force" City of Redondo Beach Noise Element was adopted in 1975. Although the document has been judged to be adequate and comprehensive for its time, it must, like a number of the older components of the existing General Plan, be updated to reflect changing physical, environmental, legislative, and legal conditions and requirements.

4.2.2 Background/Context

The overall noise environment is a combination of sound from a number of individual sources which generate differing aural intensities and intervals. The actual effects of the surrounding sound levels on land uses and people depends on the spatial and temporal distribution of these noise sources at the time of occurrence.

Among the negative effects of noise on people are annoyance, inconvenience, activity interference, short-term physical pain, and serious long-term hearing damage or loss. The degree to which there is annoyance/inconvenience or activity interference depends on the magnitude of the intruding noise level, the frequency with which it occurs, and the time of day which the noise occurs.

Noise levels and impacts occurring within the City of Redondo Beach are typical of those expected in an urbanized area, but have the potential of being exacerbated by several specific noise generating sources in or near the community. The overall noise levels experienced within the City of Redondo Beach are generated by the combination of a number of mobile or stationary sources, including:

- Noise generated by traffic or traffic-related sources (including passenger vehicles, construction vehicles, or emergency vehicles [cars, buses, and trucks]);

- Noise generated by airplane traffic flying overhead to and from various smaller regional airports and airfields (i.e., Hawthorne Airport, Torrance Airport);
- Noise generated by daily construction and commercial operations (i.e., deliveries, waste removal, petroleum extraction activities, machinery operation, car washes, entertainment activities, etc.) and day-to-day human activities; and
- Noise generated by stationary utility uses (i.e., Southern California Edison Power Plant, Southern California Edison elevated high-tension electricity transmission lines, Atcheson, Topeka, and Santa Fe Railroad traffic).

The intensity and impacts of these noise generating sources have all been considered and quantified within the following analysis. Of all of the sources contributing to the overall (ambient) noise level, the two most significant noise generating sources in the city, and, therefore, the most intensely analyzed and influential in this document and the resultant General Plan document, are:

- (1) vehicular or traffic-related noise (increased along major thoroughfares); and
- (2) noise generated by the activity of the Southern California Edison Power Plant located in South Redondo Beach.

4.2.3 Scope and Format of the Noise Section of the Document

The unique nature and profile of the noise issue within the City of Redondo Beach has caused the scope and degree of detail of the noise data compilation and analysis to go well beyond that which is normally required and contained in a General Plan. This response was primarily caused by a recognition of the number, intensity, and complexity of the various stationary noise sources in the community, and their potential impact on the overall (ambient) noise conditions and quality of life in the community.

In response to these conditions, a much greater focus and level of detail has been placed on the stationary noise source issue. In order to guarantee the most accurate, objective, and sophisticated analysis possible, an extremely thorough technical analysis and report on the primary stationary noise sources (including an analysis of the levels and potential impacts of low-frequency noise from the Southern California Edison Company Power Plant) was conducted by the acoustical research and analysis firm of Walker, Celano & Associates.

In order to provide a more complete and effective understanding of the noise topic for the reader, the existing conditions data and analysis portions of the document have been split into two components:

- (1) the data and analysis which focuses on the overall components of the noise topic (which also include the general [cumulative] levels and impacts of all of the stationary noise sources in the community), conducted primarily by the prime project consultant (Envicom Corporation); and
- (2) the data and analysis which specifically focuses on the stationary component of the noise topic, conducted primarily by the acoustical sub-consultant (Walker, Celano & Associates).

The goals, objectives, policies, and implementation programs for both the overall and stationary components of the noise topic have been formatted similarly to the other sections of the document, and are contained (together) at the end of the entire section.

4.2.4 Noise Measurement Methodology

A number of government agencies charged with establishing noise standards and criteria have determined that the day-night average sound level (depicted as Ldn) is the preferred and most logical unit of noise measurement exposure for use in evaluating the potential impact of an intruding noise source (Table 50). The day-night average sound level (Ldn) represents an average of the A-weighted noise levels occurring during a complete twenty-four hour period; however, the measurement includes a weighting or penalty (an increase of 10 decibels) applied to noise occurring during the more sensitive nighttime hours (10:00 p.m. to 7:00 a.m.).

The A-weighted noise level is a measurement of the noise level at any one point in time, while the day-night sound level is a quantitative measure of the noise exposure over a full day. The term "A-weighted" refers to a filtering of the noise signal to emphasize frequencies in the middle of the audible spectrum and to de-emphasize low and high frequencies in a manner corresponding to the way in which the human ear perceives sound. The "A-weighted" noise level has been found to correlate well with people's actual judgments of the "noisiness" of different sounds and has been successfully used for many years as a measure of community noise levels and the basis for analyses.

The gross measurements conducted for the existing conditions analysis of this study are expressed in A-weighted peak hour noise levels. The actual peak hour measurements taken in the field have been mathematically adjusted, according to accepted industry standards (reductions of approximately 5 decibels below the peak

TABLE 50
Standard Noise Level Measurement Definitions

Ldn- Day-Night Sound Level:

Ldn, or Day-Night Sound Level, is a measure (in decibels) of the A-weighted noise exposure averaged for a given period at one particular site or in the community as a whole. The measure results from the interpolated average of measurements over a given time period, with an increased weighting factor applied to the nighttime time period. For the purposes of Ldn calculations, day is defined as 7:00 a.m. to 10:00 p.m. with no weighting factor applied. Nighttime is defined as 10:00 p.m. to 7:00 a.m. with occurrences during this time period weighted with a 10 decibel penalty over those occurring in the daytime.

CNEL- Community Noise Equivalent Level:

CNEL, or Community Noise Equivalent Level, is also a measure (in decibels) of the A-weighted noise exposure averaged for a twenty-four hour period at one particular site or in the community as a whole. This measurement technique is used only by the State of California, in relating community noise exposure and land use compatibility. The only difference between CNEL and Ldn is the intermediate or slight "extra" weighting penalty that CNEL applies to earlier evening noise. CNEL applies a 5 decibel weighting penalty to noise between the hours of 7:00 p.m. and 10:00 p.m. and a 10 decibel weighting penalty to noise between the hours of 10:00 p.m. and 7:00 a.m.. (Ldn applies a 10 decibel penalty to noise between the hours of 10:00 p.m. and 7:00 a.m., but applies no weighting penalty to noise between the hours of 7:00 p.m. and 10:00 p.m.)

Excepting for very extreme aberrations in sound levels during the 7:00 p.m. to 10:00 p.m. (i.e., a very loud outdoor concert or sporting event) CNEL and Ldn measurements should be almost exactly the same (within 1 or 2 decibels of each other).

Leq- Hourly Equivalent Sound Level:

Leq, or Hourly Equivalent Sound Level, is a measure (in decibels) of the A-weighted noise exposure averaged for any defined period of time at one particular site or in the community as a whole with no weighting or penalties applied for time of day. The measure results from the average of cumulative noise measurements taken during any one time period. This measure is presently used primarily by the federal government in their noise analysis and guidelines (i.e., Federal Highway Administration). In this manner very loud and very quiet sound levels taken over the given time period are averaged out to provide a more consistent measure of the noise environment during the given period.

A-Weighting:

A-Weighting is a sound frequency filtering process, used with sound meters that measure noise levels, where the extremely high and extremely low frequency components of the sound are de-emphasized or "filtered" in a manner similar to the natural filtering process of the human ear. This filtering process allows noise levels to be quantified, analyzed, and more effectively correlated to the "realistic" response and sensitivity of actual human hearing.

reading), to account for averaging over a 24 hour period. These mathematically adjusted measurements generate the average day night noise level exposure levels (Ldn) used in the majority of the descriptions/analyses contained in the document.

4.2.5 Government Guidelines/Requirements

Noise guidelines and requirements have been established at the federal (Federal Highway Administration), state (State of California, through the State Building Code and State Department of Health and Safety Office of Noise Control), and local (City of Redondo Beach Municipal Code) levels to specify levels of sound and specific requirements relating to the protection of public health and welfare relative to noise.

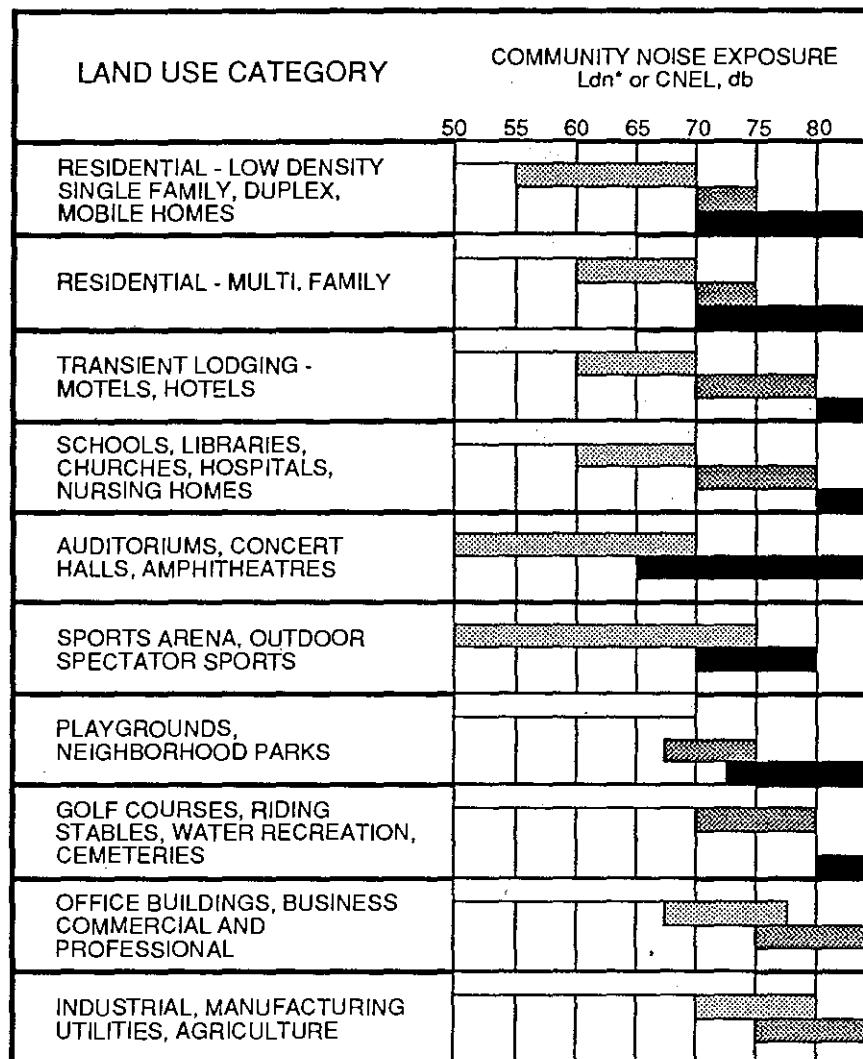
Federal

The Federal Highway Administration (FHWA) had adopted and published noise level and impact abatement criteria for highway construction projects. These criteria establish an exterior noise level goal for residential land uses of 67 Leq (for the peak hour). The interior noise level goal for residential land uses is 52 Leq. The exterior criteria apply to private yards. The interior criteria assume that a typical wood-frame structure reduces exterior noise levels by ten decibels (with windows open) and by twenty decibels (with windows closed).

State of California

The State of California, through the State Building Code, has adopted certain noise standards specifying that building noise insulation shall be designed and installed as such to limit the interior noise levels of apartment houses, and dwellings other than detached single-family dwellings to a level of 45 decibels, Ldn or CNEL, in any habitable room, with windows closed. The State of California Department of Health and Safety (Office of Noise Control) has published a recommended, but not mandatory, set of guidelines, Land Use Compatibility for Community Noise Environments, for the exposure of various land uses and protection of public health in communities from different levels of noise (Figure 41).

As shown in the figure, the highest recommended "normally acceptable" exterior noise level exposure for single family residential uses is 60 decibels (CNEL or Ldn); the highest recommended "normally acceptable" exterior noise level exposure for multi-family residential uses is 65 decibels (CNEL or Ldn); the highest recommended "normally acceptable" exterior noise level exposure for commercial uses, institutional uses, and public/governmental uses is 70 decibels (CNEL or Ldn); and the highest recommended "normally acceptable" exterior noise level exposure for industrial uses is 75 decibels (CNEL or Ldn).



INTERPRETATION



NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.



CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

Source: Office of Noise Control, California Department of Health

* Definition - Ldn Day - Night Average Sound Level

The Day - Night Sound Level is a measure of the cumulative noise exposure in the community. It results from the summation of hourly Leq's over a 24 - hour time period with an increased weighting factor applied to the nighttime time period. For Ldn calculations, day is defined at 7am to 10pm with a weighting factor of unity. Night is defined as 10pm to 7am with occurrences during this time period deemed 10 times as significant as those occurring in the daytime.

Achievement of these exterior exposure levels would likely cause interior noise exposure levels in these areas to remain within the ranges recommended by the various federal and state agencies, assuming the normal reduction in exposure levels (approximately 10 to 20 decibels) from outside to inside (depending on the open or closed status of the structures windows).

Where the "normally acceptable" range is used, it is defined as the highest noise level that should be considered for the construction of the buildings which do not incorporate any special acoustical treatment or noise mitigation. The "conditionally acceptable" or "normally unacceptable" ranges include conditions calling for detailed acoustical study or construction mitigation to reduce interior exposure levels prior to the construction or operation of the building under the listed exposure levels.

City of Redondo Beach

The City of Redondo Beach Municipal Code, under Chapter 24 Noise Regulation (effective August 11, 1976), provides the local government ordinance relative to community noise level exposure, guidelines, and regulations. The ordinance provides local noise limits through setting out a series of maximum permissible exterior and interior (for sensitive receptors only) sound levels by land use categories.

These limits differ between daytime hours (7:00 a.m. to 10:00 p.m.) and nighttime hours (10:00 p.m. and 7:00 a.m.), with the nighttime being more restrictive. The limits (expressed in A-weighted decibels) include:

Exterior Noise Levels

Single and Low-Density Residential	(Daytime) 50 decibels (Nighttime) 45 decibels
Medium Density Residential	(Daytime) 55 decibels (Nighttime) 50 decibels
High Density Residential	(Daytime) 60 decibels (Nighttime) 55 decibels
Commercial/Retail	(Daytime) 65 decibels (Nighttime) 60 decibels
Industrial (Planned Development)	(Daytime) 65 decibels (Nighttime) 60 decibels
Industrial (Planned)	(Daytime) 70 decibels (Nighttime) 70 decibels

Interior Noise Levels

Residential	(Daytime) 45 decibels
	(Nighttime) 40 decibels
School	(Daytime) 45 decibels
Hospitals	(Anytime) 40 decibels

The local ordinance also limits the days and times of construction operation (for noise considerations), provides specific supplemental requirements for certain unique and/or stationary noise sources, and provides additional components for the investigation and reporting of conditions and complaints, measuring and interpreting of exposure levels, enforcement of violations, eligibility and processing of variance requests from the requirements, and further explanation and interpretation of the ordinance.

4.2.6 Existing Local Noise Conditions

An existing profile of the noise environment of the City of Redondo Beach has been developed through field measurement/research and interpolation of measured noise exposure levels. As a basic measure for context, the reader should be aware that the overall day-night average (Ldn) overall (ambient) noise level exposure for moderate-sized urbanized areas such as the City of Redondo Beach generally ranges in the area of 55-58 decibels.

Although it is difficult (even through the use of "high-tech" measuring devices) to determine and quantify how much each individual noise source contributes to overall noise levels at any one time, it is clear that the impacts of noise generated by a number of stationary noise sources becomes more noticeable in the evenings, after the majority of noise that can be attributed to higher traffic levels in the afternoon peak period declines.

The reader should keep in mind that the levels of noise generated by vehicular traffic at any one point vary according to the volume of traffic, the percentage of trucks within the traffic stream, the speed of vehicles within the traffic stream, the time distribution of the traffic, and the grade of the road segment.

Noise measurements for the following analysis were conducted by an Envicom Corporation staff field research team using a Brüel and Kjaer type 2225 noise meter, utilizing the A-weighted decibel noise level scale.

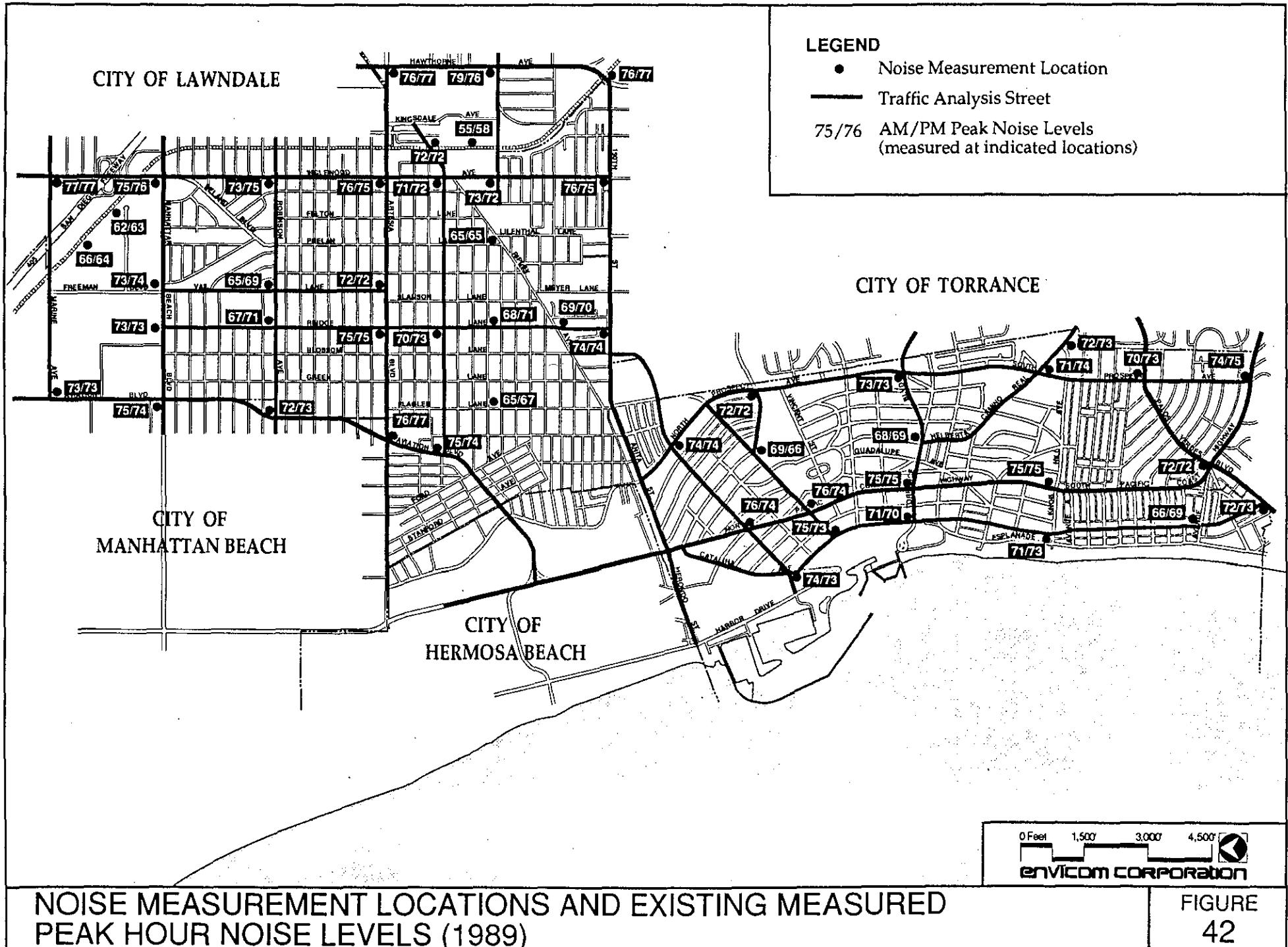
Overall peak hour noise level measurements were taken at a total of fifty specific locations or intersections across the community (thirty in North Redondo Beach and twenty in South Redondo Beach). Additional measurements were interpolated mathematically (based on average daily traffic volumes) for supplemental segments of streets in certain areas of the city, to ensure a more complete and comprehensive

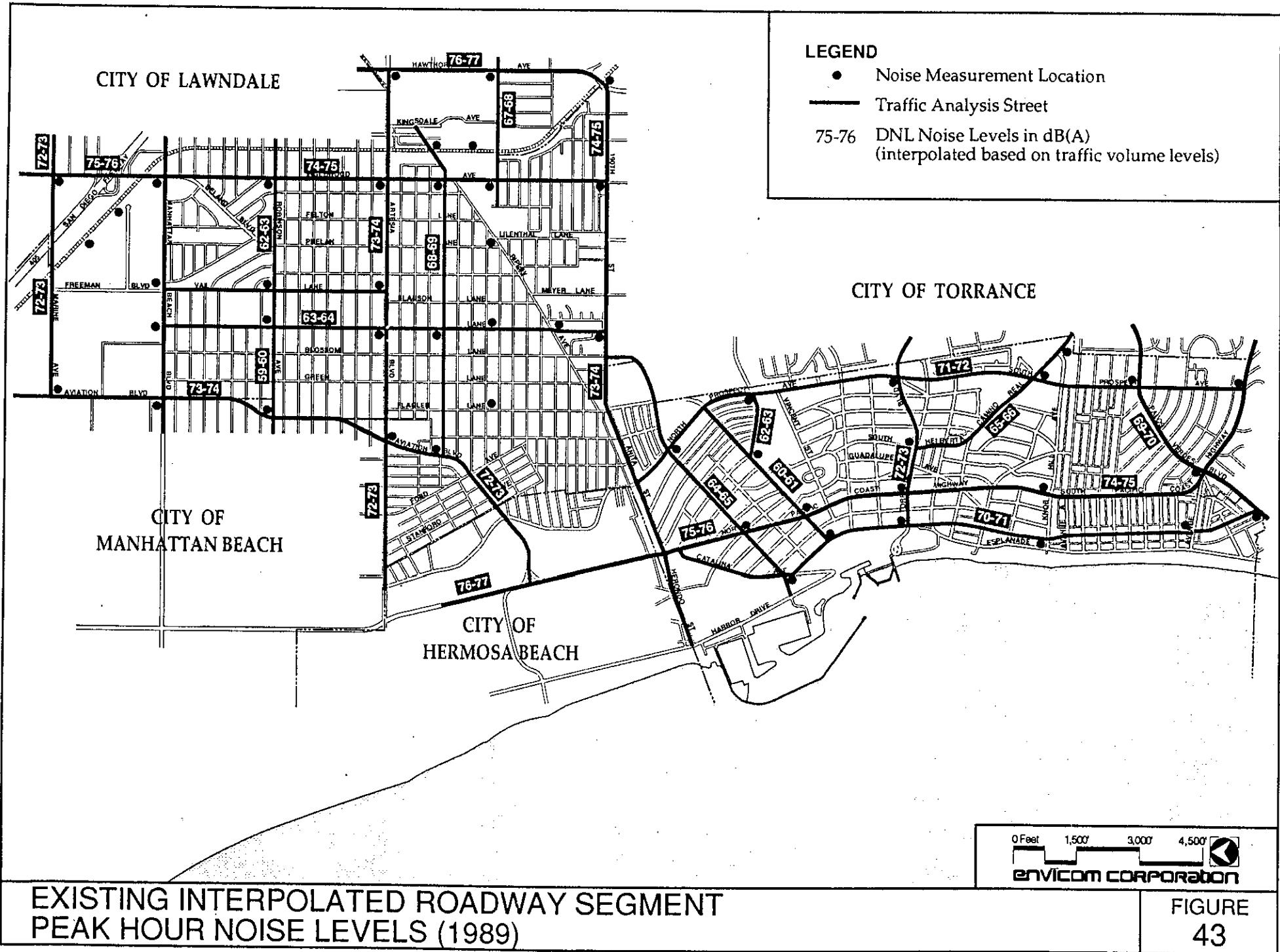
coverage of the city. Measurements were recorded during the morning (7:00 a.m. to 9:00 a.m.) and afternoon (4:00 p.m. to 6:00 p.m.) peak hours, in order to ensure a "worst-case" analysis that takes into consideration the maximum overall (ambient) noise and traffic period (for environmental purposes). The geographic locations of these overall (ambient) noise level measurements and interpolations and their recorded noise levels throughout the City are indicated (**Figure 42** and **Figure 43**).

Contours depicting the generalized existing overall noise conditions in the City of Redondo Beach are also shown (**Figure 44**). In reviewing the contour illustrations, the reader should be aware that, because it is physically and mathematically impossible without taking readings at every point along the contour (virtually every lot or parcel in the City) no adjustment has been made to the contours to reflect the buffering or filtering of the noise that actually occurs (from fences, structures, and landscaping) as the sound waves extend out away from the roadways. Hence, these contours represent the "worst-case" depiction of these noise levels; the actual noise levels decline more rapidly (in some areas substantially) based on the specific presence of these various buffering or filtering features.

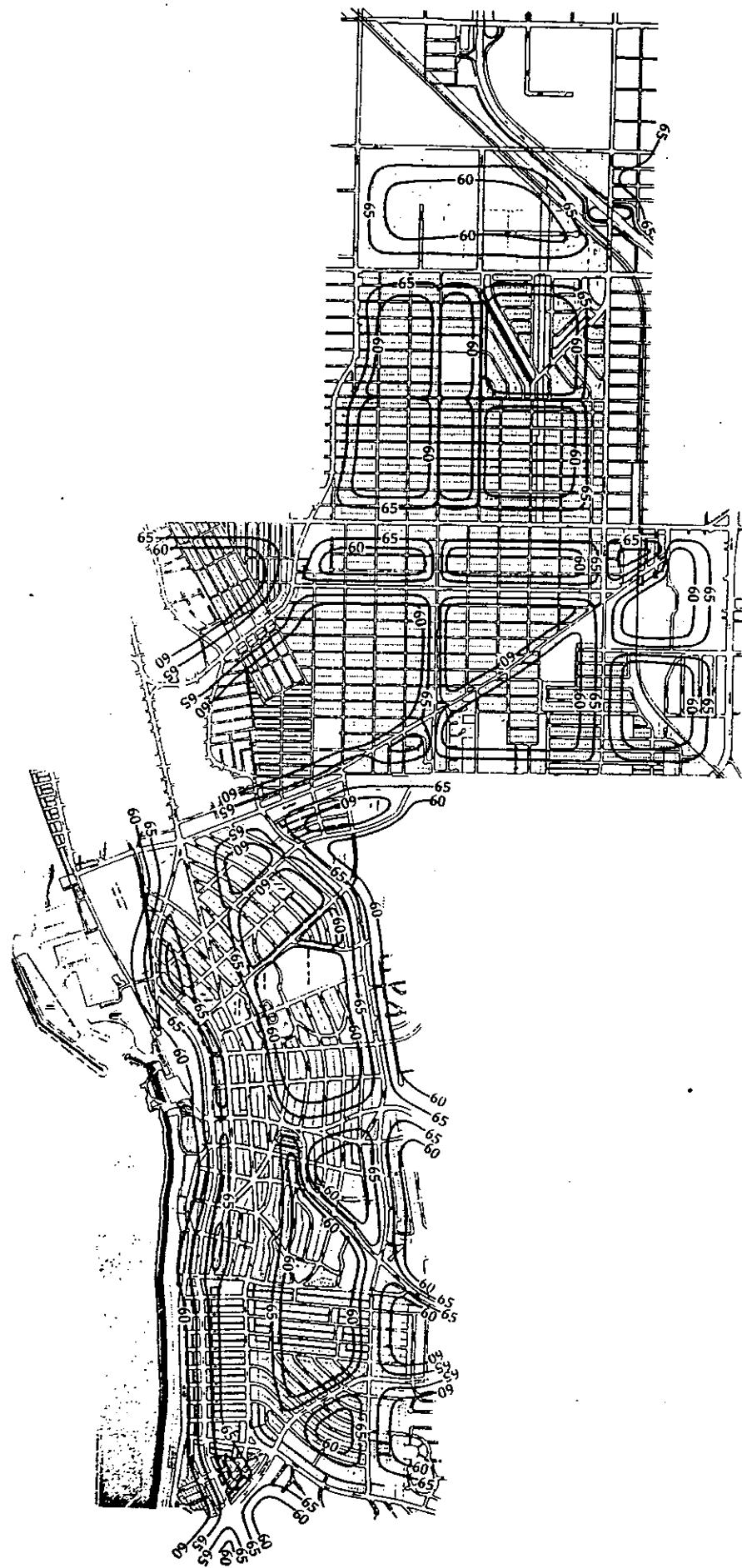
As the figure indicates, the areas in the City of Redondo Beach which are subject to exposure to the greatest noise levels are generally located directly adjacent to the most intensely traveled roadway segments and intersections in the community. These areas include:

- (1) Areas with peak hour noise exposure level readings ranging between 76 and 79 decibels (generating day-night average (Ldn) overall (ambient) noise levels ranging between 71 and 75 decibels) include:
 - Inglewood Avenue, between Marine Avenue and Manhattan Beach Boulevard (generally due to noise impacts generated by traffic volumes on the San Diego (405) Freeway);
 - Hawthorne Boulevard, between Artesia Boulevard and 182nd Street (adjacent to the Galleria at South Bay);
 - Artesia Boulevard, at its respective intersections with Inglewood Avenue and Aviation Boulevard;
 - 190th Street between Hawthorne Boulevard and Inglewood Avenue; and
 - Pacific Coast Highway, between Anita Street/Herondo Street and Torrance Boulevard.





NOISE CONTOURS-1989 (Ldn dBA)



0 Feet
1,500' 3,000' 4,500'
envicom corporation

- (2) Areas with peak hour noise exposure level readings between 71 and 75 decibels (generating day-night average (Ldn) overall (ambient) noise levels ranging between 66 and 70 decibels) include:
- Marine Avenue, between Inglewood Avenue and Aviation Boulevard;
 - Manhattan Beach Boulevard, between Inglewood Avenue and Aviation Boulevard;
 - Artesia Boulevard, between Hawthorne Boulevard and Aviation Boulevard;
 - Aviation Boulevard, between Marine Avenue and the City of Hermosa Beach municipal boundary (west of Harper Avenue);
 - Inglewood Avenue, between Manhattan Beach Boulevard and 190th Street;
 - Grant Avenue, between Kingsdale Avenue and Inglewood Avenue;
 - Pacific Coast Highway, between Torrance Boulevard and the City of Torrance municipal boundary (east of South Prospect Avenue);
 - Torrance Boulevard, between Catalina Avenue and the City of Torrance municipal boundary (east of South Prospect Avenue);
 - Catalina Avenue, between Pacific Coast Highway and Knob Hill Avenue, and between Avenue "I" and the City of Torrance boundary (south of Palos Verdes Boulevard);
 - Camino Real, between South Prospect Avenue and the City of Torrance municipal boundary (east of its intersection with Knob Hill Avenue); and
 - Prospect Avenue, between Anita Street and Pacific Coast Highway

4.2.7 Conformance with State Guidelines

The vast majority of areas within the City of Redondo Beach are currently exposed to environments of overall (ambient) noise levels within the maximum recommended "normally acceptable" exterior noise levels contained within the aforementioned state guidelines.

It is, however, important to remember that there is some chance that these acceptable conditions may be impacted and, in some cases, exceeded during specific short-term periods by noise generated by one or more of the stationary noise sources that may not have been operating or emitting noise at the actual times of the overall

(ambient) noise measurements. As was previously described, the actual contribution and potential impacts of noise generated by these sources are described and analyzed within the "stationary source" portion of this section of the document.

Single family residential areas within the city that are currently exposed to overall (ambient) noise levels potentially greater than the 60 decibel maximum State-recommended "normally acceptable" exterior noise level are shown (**Figure 45**).

Multi-family residential areas within the community that are currently exposed to overall (ambient) noise levels potentially greater than the 65 decibel maximum State-recommended "normally acceptable" exterior noise level are shown (**Figure 46**).

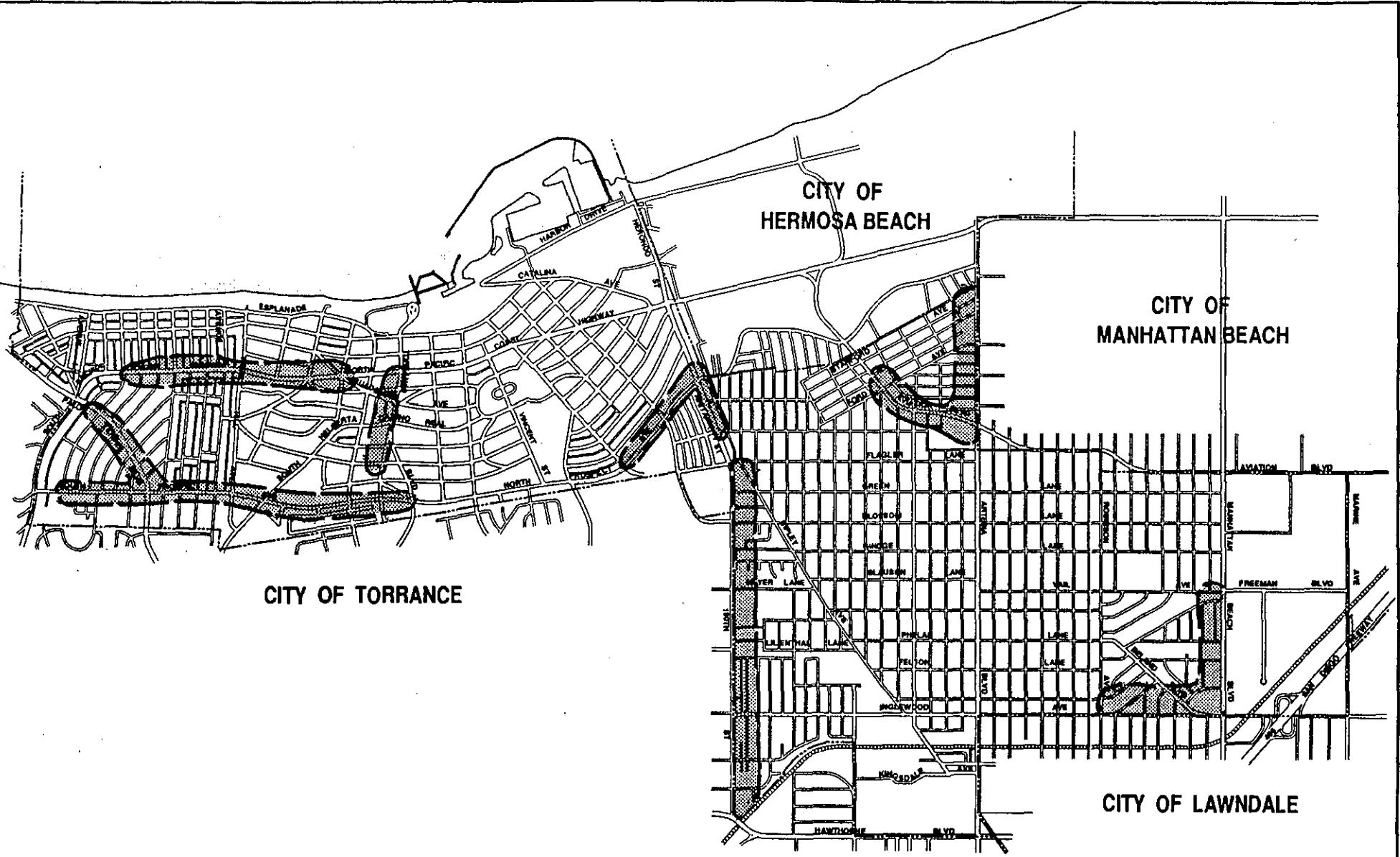
Commercial areas within the community that are currently exposed to noise levels potentially greater than the 70 decibel maximum state recommended "normally acceptable" exterior noise level are shown (**Figure 47**).

No institutional or public/governmental use structures within the community are currently exposed to noise levels greater than the 70 decibel maximum State-recommended "normally acceptable" exterior noise level (several of the parking lot frontages or front yard setbacks of these structures may be exposed to overall noise at or near this level, but the noise decreases to the "normally acceptable" level as it extends out from the roadway through the distances of the frontages or setbacks to the actual structures).

No existing industrial areas within the city are currently exposed to noise levels greater than the 75 decibel maximum State-recommended "normally acceptable" exterior noise level.

The vast majority of all "sensitive noise receptors" within the city are also located within areas currently exposed to environments of overall (ambient) noise within the maximum recommended "normally acceptable" exterior noise level of 70 decibels contained within the state guidelines.

These receptors include: 1) South Bay Hospital, whose surface parking area and structure is subject to exposure to average daily noise levels in the range of 68 to 70 decibels, but is not subject to exposure to levels higher than the maximum permitted State-recommended noise level exposure of 70 decibels; and 2) the vast majority of local public school and public open space facilities, whose parking areas and open space areas directly fronting major streets are exposed to average daily noise exposure levels in the range of 62 to 69 decibels, but are not subject to exposure to levels higher than the maximum permitted State-recommended average daily noise exposure level of 70 decibels.



SINGLE FAMILY AREAS PRESENTLY EXCEEDING STATE EXTERIOR NOISE GUIDELINES

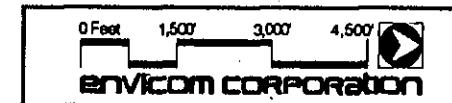
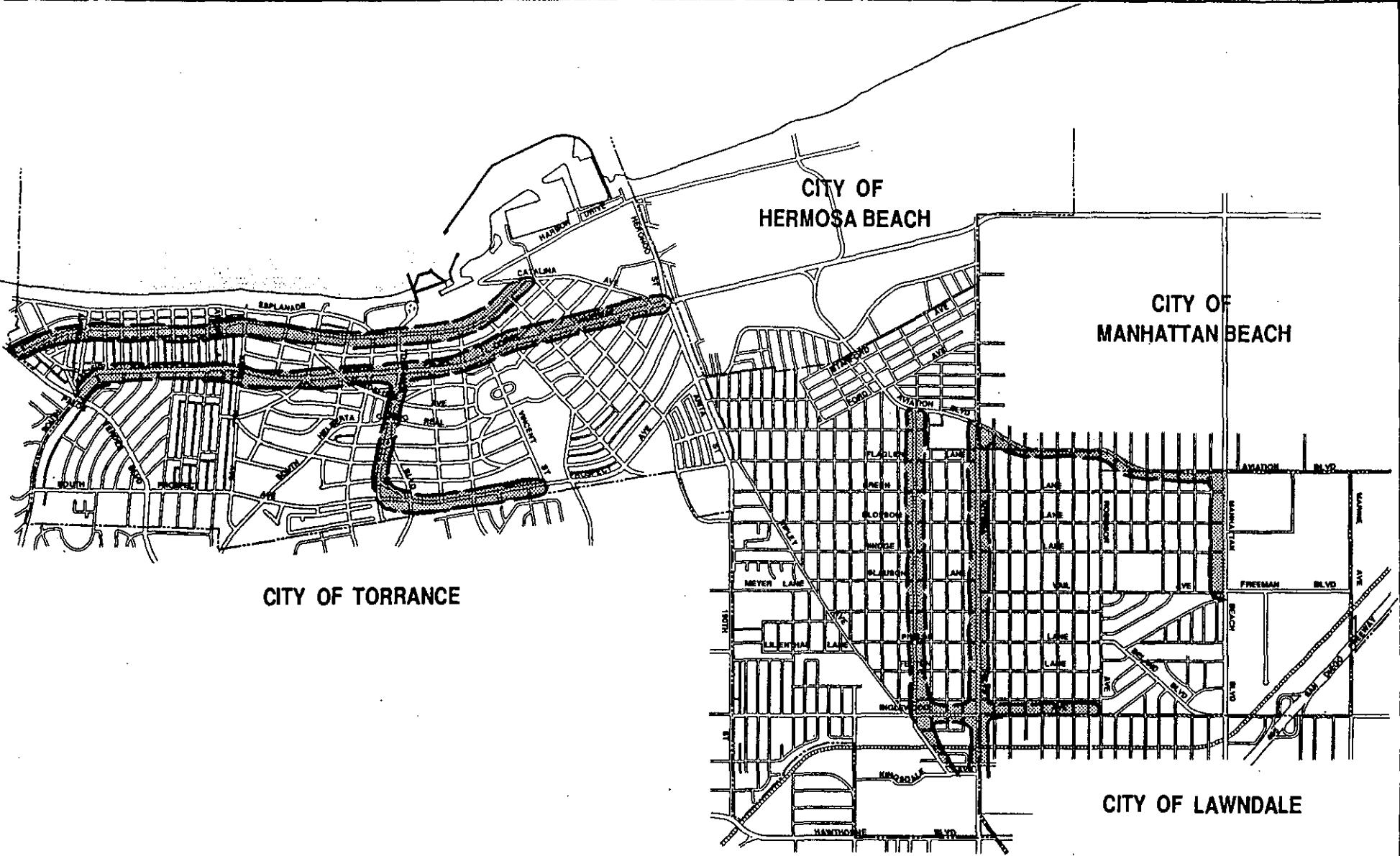


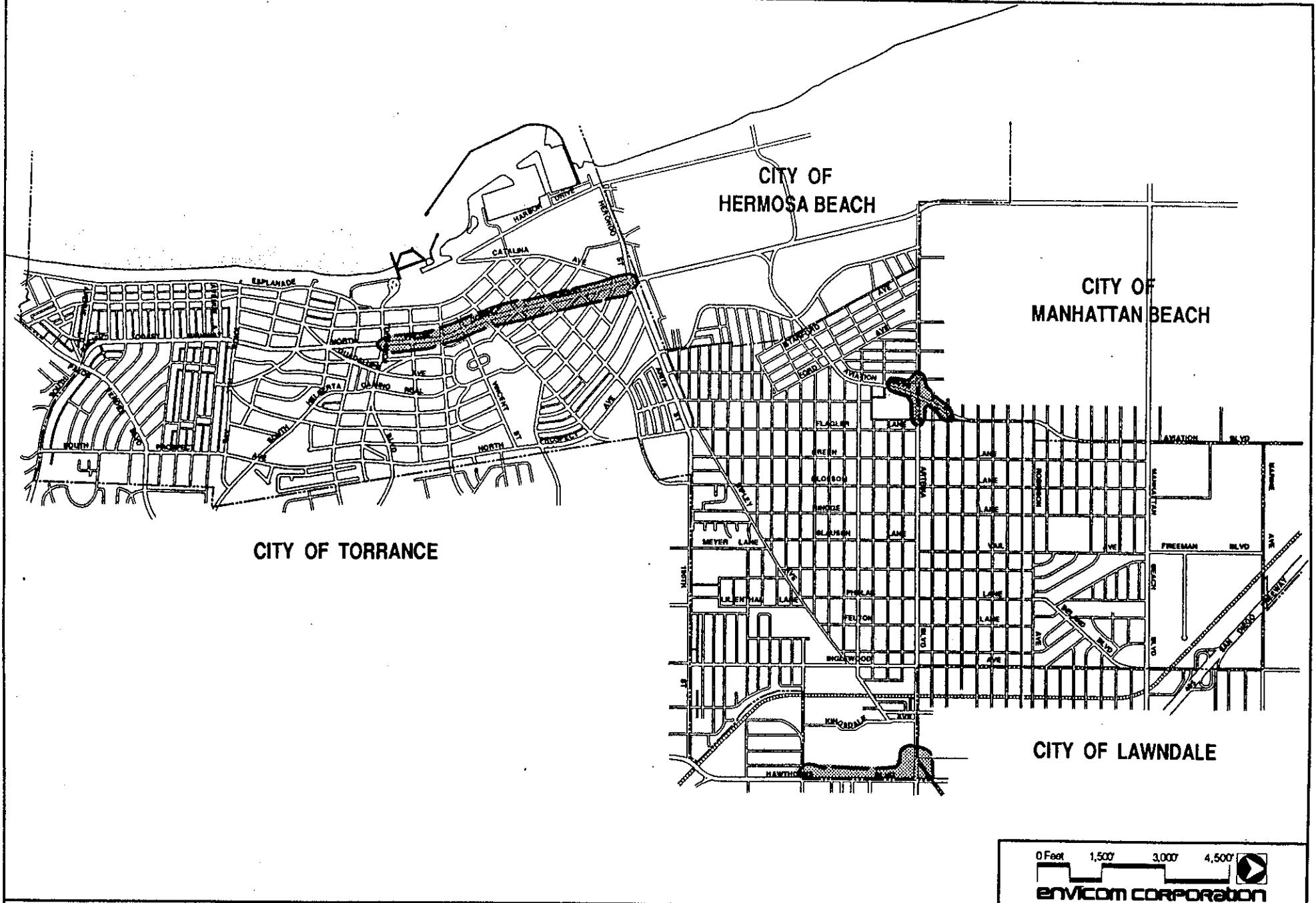
FIGURE
45



MULTI-FAMILY AREAS PRESENTLY EXCEEDING STATE EXTERIOR NOISE GUIDELINES

0 Feet 1,500' 3,000' 4,500' 
envicom corporation

FIGURE
46



COMMERCIAL AREAS PRESENTLY EXCEEDING STATE EXTERIOR NOISE GUIDELINES

**FIGURE
47**

The only specific exception to this status is the portion of the Redondo Union High School property (primarily the auditorium structure) immediately fronting onto Pacific Coast Highway, which is exposed to average daily noise exposure levels of 69 to 71 decibels, at or slightly above the maximum permitted State-recommended average daily noise exposure level of 70 decibels.

4.2.8 Conformance With City Guidelines

Due to the relatively high average daily overall (ambient) noise exposure levels city-wide (55 to 58 decibels) (normal for urbanized areas) and the more restrictive nature and requirements of the specific standards and maximum permitted noise exposure levels contained within the City of Redondo Beach Noise Ordinance, the vast majority of areas within the City of Redondo Beach (particularly those adjacent to public roadways and rights of way) are currently exposed to environments of overall (ambient) noise at or slightly above the permitted maximum allowed exterior noise exposure levels.

Differences and reductions in the overall (ambient) noise exposure levels across the community do occur, however, due to normal reduction caused by attenuation and rates of distance from specific noise generating sources, changes in the time of day, reductions or changes in traffic volumes, changes in weather and atmospheric conditions, and changes in other acoustic-related factors.

These changes cause certain areas in the community which often times are exposed to noise exposure levels above the maximum permitted city guidelines, to fall within or below these maximum permitted city guidelines for certain short, and/or extended periods of time.

Because these changes are extremely subtle and difficult to quantify and occur at and across a great range of times and conditions, the specific actual conformance of all areas in the city relative to maximum permitted local noise level exposure guidelines cannot be conclusively and comprehensively determined within the scope of this analysis.

Installation and maintenance of common building insulation materials and treatments and standard industry-wide acoustical-related construction practices, which greatly reduce exterior noise level exposure levels, will, however, bring the vast majority of structures in the community exposed to greater than permitted maximum exterior noise levels into conformance with the maximum permitted ranges of interior noise level exposure established under state and local noise guidelines.

4.2.8 Future City-Wide Noise Conditions

One important function of the Noise Element of the General Plan is to forecast the future, or "post-project" overall (ambient) noise increases and conditions that could be expected to exist in the community at the end of the "horizon" or projected life span of the updated General Plan (in this case the year 2010).

As previously described in the existing conditions component of this section, the overall (ambient) noise conditions and impacts experienced within the City of Redondo Beach are primarily a function of noise generated by local and regional traffic volumes and geographic trip distribution. For this reason, the future noise conditions of the community can be reliably estimated through conducting a mathematical and graphic interpolation/adjustment of the existing noise conditions to reflect local and regional traffic volume increases or decreases and geographic trip distribution patterns that are expected to occur when the land uses and building densities permitted in the community under the updated Land Use Plan of the General Plan are built out to their maximum level.

As one might logically conclude, the geographic locations and areas where the major projected increases or decreases in noise conditions and impacts in the community are expected to occur essentially coincide with the areas where major increases or decreases in traffic volumes/trip distribution are expected to occur.

The reader should be aware, however, that the changes in future noise levels are based on logarithmic and exponential mathematical functions, not proportionate mathematical functions (i.e., specific increases or decreases in traffic volumes do not necessarily generate directly proportionate increases or decreases in noise levels).

The basic functional result of this dynamic in generating future noise level projections is that areas with higher existing noise levels need to experience much higher percentage increases or decreases in noise levels to reflect any actual mathematical or audible change in the noise level than areas with lower existing noise levels.

In practice, this dynamic may be illustrated as follows: a ten percent increase in traffic volumes on a more highly-traveled thoroughfare [Artesia Boulevard, Inglewood Avenue, Pacific Coast Highway, etc.] may not generate any mathematical or audible change in noise levels in those areas of the community; whereas a similar ten percent increase in traffic volumes on a less-traveled thoroughfare [Beryl Street, Diamond Street, Camino Real, Palos Verdes Boulevard, etc.] may generate a mathematical or audible change in noise level in those areas of the community.

The areas directly adjacent to the following listed thoroughfares are expected to experience the following changes (increases or decreases) in overall noise levels following a full buildup of the land uses and building densities permitted under the updated Land Use Plan and impacts from regional growth-related traffic increases occurring during this period (**Table 51**). When reviewing the list of thoroughfares and respective levels of change, the reader should be aware that an increase of three (3) decibels is the industry-accepted threshold whereupon human beings with average hearing can be expected to perceive an actual change in audible noise.

Based on the aforementioned mathematical/graphic interpolation and adjustment of existing noise conditions to reflect local and regional traffic volume increases or decreases and vehicle trip distribution changes, projected noise contours have also been developed and depicted for the community, indicating the overall (ambient) noise levels that may be expected to occur when the land uses and building densities permitted in the community under the Land Use Plan of the updated General Plan are built out to their maximum level, as well as impacts from regional growth-related traffic increases occurring during this period (**Figure 48**).

Although the overall noise level increases in the City of Redondo Beach projected from the maximum buildup of the Land Use Plan are not overly significant (from a perceived audible change to the average human), the changes do force the contours to "expand out" to a moderate degree. In practice, this causes a number of additional areas in the community which are currently not exposed to overall (ambient) noise levels which are greater than the maximum state recommended "normally-acceptable" exterior noise levels to be exposed to levels which are greater than the maximum State-recommended "normally-acceptable" exterior noise levels.

Single family residential areas within the city that are presently exposed to overall (ambient) noise levels within the 60 decibel maximum state recommended "normally-acceptable" exterior noise levels that will potentially be exposed to overall (ambient) noise levels greater than the 60 decibel maximum State-recommended "normally-acceptable" exterior noise level following a maximum buildup of the land uses and building densities permitted under the Land Use Plan of the updated General Plan are shown (**Figure 49**).

Multi-family residential areas within the City that are presently exposed to overall (ambient) noise levels within the 65 decibel maximum State-recommended "normally-acceptable" exterior noise levels that may be exposed to overall noise levels greater than the 65 decibel maximum state recommended "normally-acceptable" exterior noise level following a maximum buildup of the Land Use Plan are shown (**Figure 50**).

TABLE 51

**Primary Projected Ambient Noise Level Changes
(Following Maximum Buildout of Land Use Plan to year 2010)**

North Redondo Beach

Marine Avenue (between Inglewood Avenue and Aviation Boulevard) a 1.4 decibel increase, from 67.5 decibels to 68.9 decibels.

Manhattan Beach Boulevard (between Inglewood Avenue and Aviation Boulevard) a 1.7 decibel increase from 67.5 decibels to 69.2 decibels.

Robinson Street (between Inglewood Avenue and Aviation Boulevard) a 0.8 decibel increase, from 57.5 decibels to 58.3 decibels.

Artesia Boulevard (between Hawthorne Boulevard and Harper Avenue) a 0.8 decibel increase, from 68.5 decibels to 69.3 decibels.

Grant Avenue (from Ripley Avenue to Aviation Boulevard) a 0.6 decibel increase, from 63.5 decibels to 64.1 decibels.

182nd Street (from Hawthorne Boulevard to Inglewood Avenue) a 0.1 decibel increase, from 62.5 decibels to 62.6 decibels.

190th Street (from Inglewood Avenue to Flagler Lane) a 0.6 decibel increase, from 69.5 decibels to 70.1 decibels.

Hawthorne Boulevard (between Artesia Boulevard and 182nd Street) a 0.7 decibel increase, from 71.5 decibels to 72.2 decibels.

Inglewood Avenue (between Marine Avenue and Grant Avenue) a 0.6 decibel increase, from 69.5 decibels to 70.1 decibels, (between Grant Avenue and 190th Street) a 1.6 decibel increase, from 65.5 decibels to 67.1 decibels.

Vail Avenue (from Robinson Street to Artesia Boulevard) a 0.8 decibel increase, from 56.5 decibels to 57.3 decibels.

Ridge Lane (from Artesia Boulevard to 190th Street) a 0.8 decibel increase, from 65.5 decibels to 66.3 decibels.

Aviation Boulevard (from Marine Avenue to Artesia Boulevard) a 1.0 decibel increase, from 68.5 decibels to 69.5 decibels, (between Artesia Boulevard and Harper Avenue) a 2.0 decibel increase, from 69.5 decibels to 71.5 decibels.

TABLE 51 (Cont.)

South Redondo Beach

North Prospect Avenue (from Anita Street to Diamond Street) a 0.5 decibel increase, from 68.0 decibels to 68.5 decibels, (from Diamond Street to Pacific Coast Highway) a 1.3 decibel increase, from 68.5 decibels to 69.8 decibels.

Pacific Coast Highway (from Anita Street to Torrance Boulevard) a 0.3 decibel increase, from 70.5 decibels to 70.8 decibels, (from Torrance Boulevard to South Prospect) a 0.2 decibel increase, from 70.0 decibels to 70.2 decibels.

Catalina Avenue (from Anita Street to Torrance Boulevard) a 0.5 decibel increase, from 68.5 decibels to 69.0 decibels, (from Torrance Boulevard to Palos Verdes Boulevard) a 0.7 decibel increase, from 68.0 decibels to 68.7 decibels.

Anita Street/Herondo Street (from Flagler Lane to Harbor Drive) a 0.5 decibel increase, from 68.5 decibels to 69.0 decibels.

Beryl Street (from 190th Street to North Catalina Avenue) a 4.6 decibel increase, from 59.5 decibels to 64.1 decibels.

Diamond Street (from Prospect Avenue to Pacific Coast Highway) a 3.6 decibel increase, from 55.5 decibels to 59.1 decibels.

Torrance Boulevard (from the City of Torrance municipal boundary to Catalina Avenue) a 1.6 decibel increase, from 67.5 decibels to 69.1 decibels.

Camino Real (from Torrance Boulevard to the City of Torrance municipal boundary) a 3.7 decibel increase, from 60.5 decibels to 64.2 decibels.

Palos Verdes Boulevard (from the City of Torrance municipal boundary to Pacific Coast Highway) a 1.2 decibel increase, from 64.5 decibels to 65.7 decibels.

FUTURE NOISE CONTOURS--2010 (Ldn dBA)

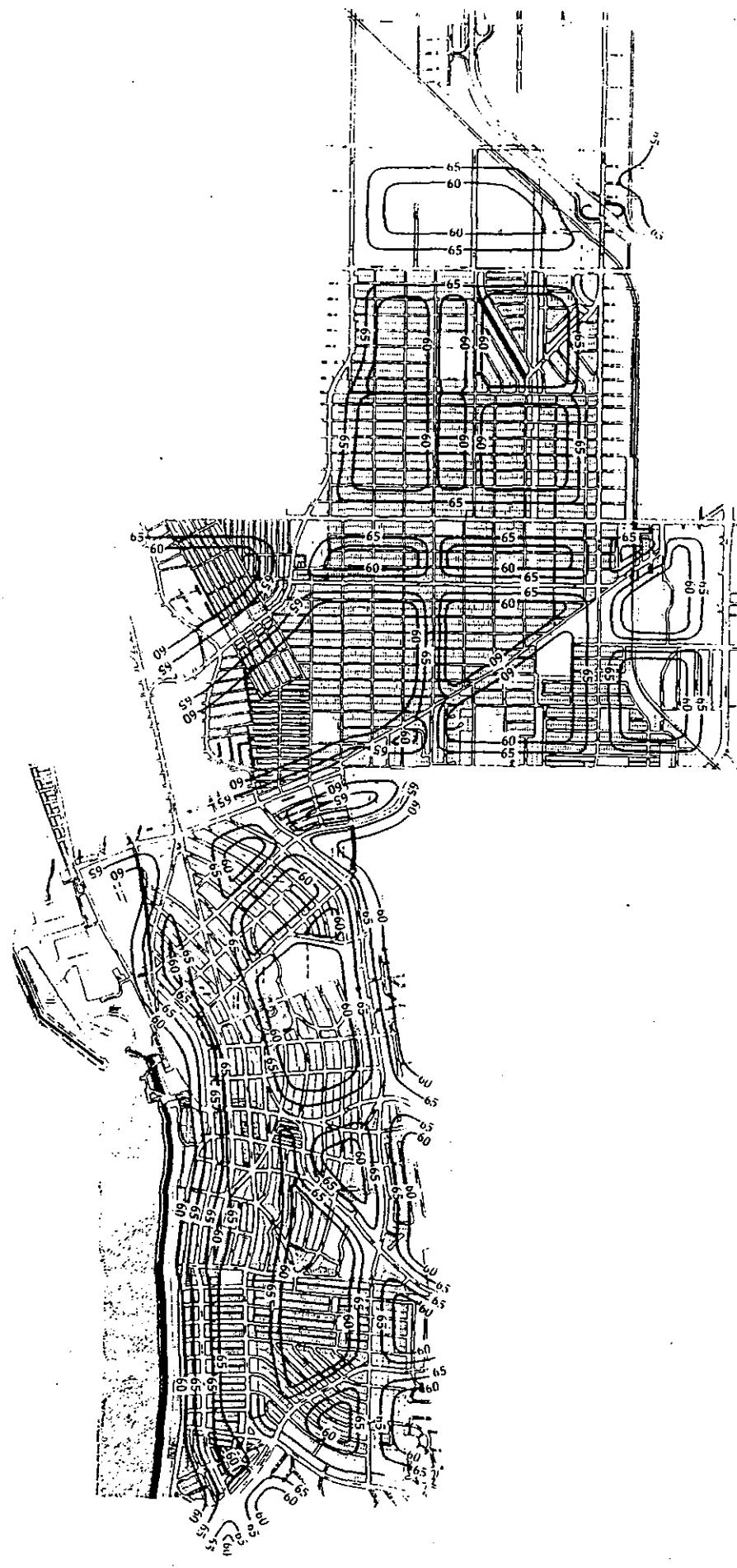
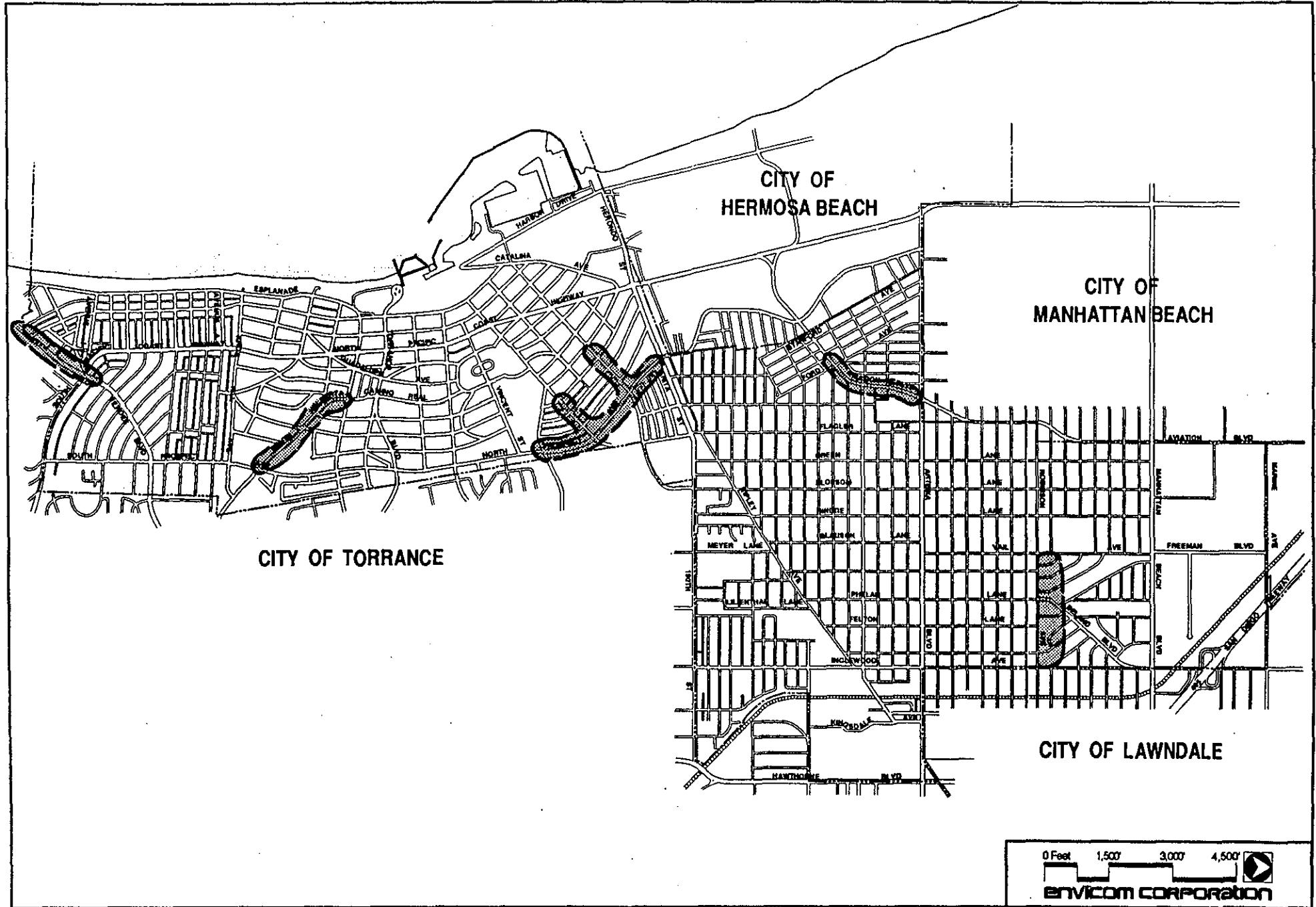


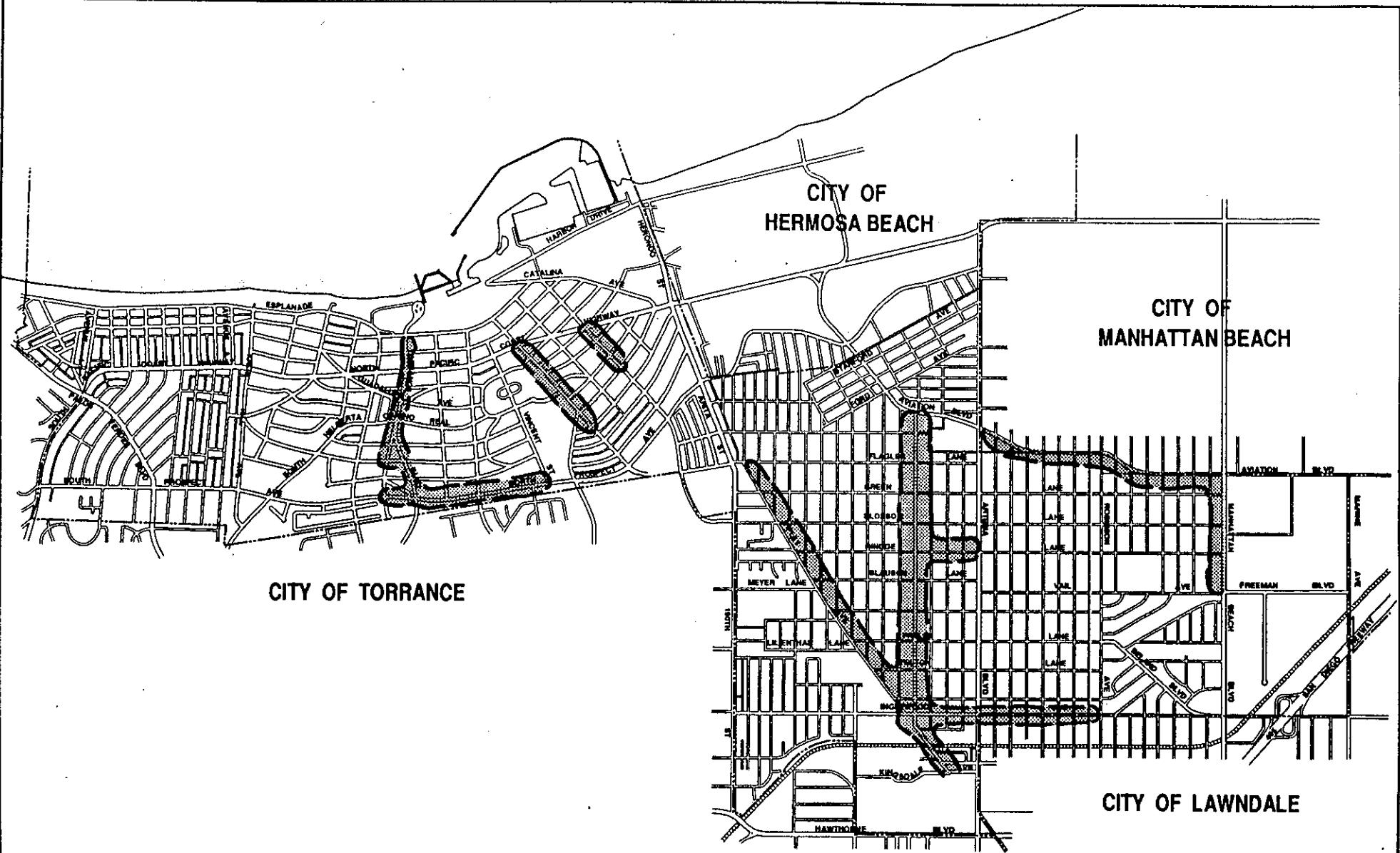
FIGURE
48



ADDITIONAL SINGLE FAMILY AREAS EXPECTED TO EXCEED STATE EXTERIOR
NOISE GUIDELINES (2010)

0 Feet 1,500' 3,000' 4,500'
envicom CORPORATION

FIGURE
49



ADDITIONAL MULTI-FAMILY AREAS EXPECTED TO EXCEED STATE EXTERIOR
NOISE GUIDELINES (2010)

0 Feet 1,500' 3,000' 4,500'
envicom CORPORATION

FIGURE
50

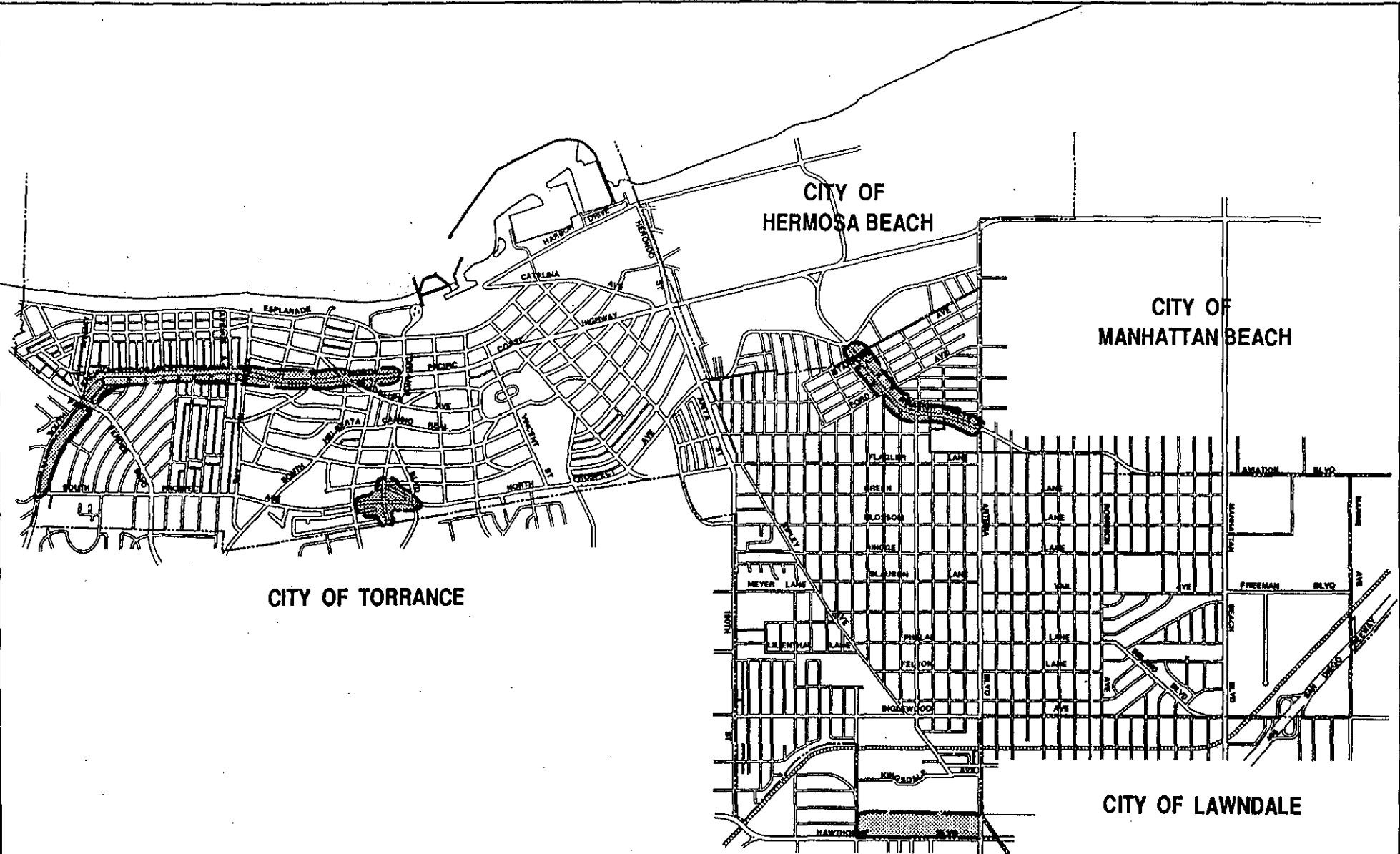
Commercial areas within the City that are presently exposed to overall (ambient) noise levels within the 70 decibel maximum State-recommended "normally-accepted" exterior noise levels that may be exposed to overall (ambient) noise levels greater than the 70 decibel maximum state recommended "normally-acceptable" exterior noise level following a maximum buildout of the Land Use Plan are shown (**Figure 51**).

Several institutional or public/governmental use structures within the community not presently exposed to noise levels greater than the 70 decibel maximum State-recommended "normally acceptable" exterior noise level may be exposed to noise levels greater than the 70 decibel maximum State-recommended "normally acceptable" exterior noise level. These areas are shown (**Figure 52**), and include:

- The North Redondo Beach branch of the United States Post Office, located on the north side of Artesia Boulevard, between Rindge Lane and Blossom Lane;
- The former Aviation High School structure, presently being renovated into a public, multi-use, community assembly and recreational facility, located on the east side of Aviation Boulevard north of Manhattan Beach Boulevard;
- The City of Redondo Beach City Hall Annex (presently housing the City of Redondo Beach Community Services Department and Police Investigative Unit), located at the northeastern corner of the intersection of Pacific Coast Highway and Emerald Street;
- The City of Redondo Beach Community Resources Center (the former Patterson School) located at the southwest corner of the intersection of Pacific Coast Highway and Knob Hill Avenue; and
- The eastern half of the parcel occupied by the existing Redondo Beach Civic Center facility, located on the western side of Pacific Coast Highway (between Carnelian Street and Diamond Street).

Even following a maximum buildout of the land uses and building densities permitted under the Land Use Plan of the updated General Plan, no industrial areas within the city will be exposed to noise levels greater than the 75 decibel maximum State-recommended "normally acceptable" exterior noise level.

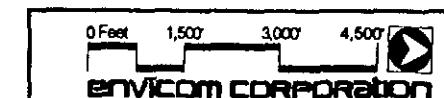
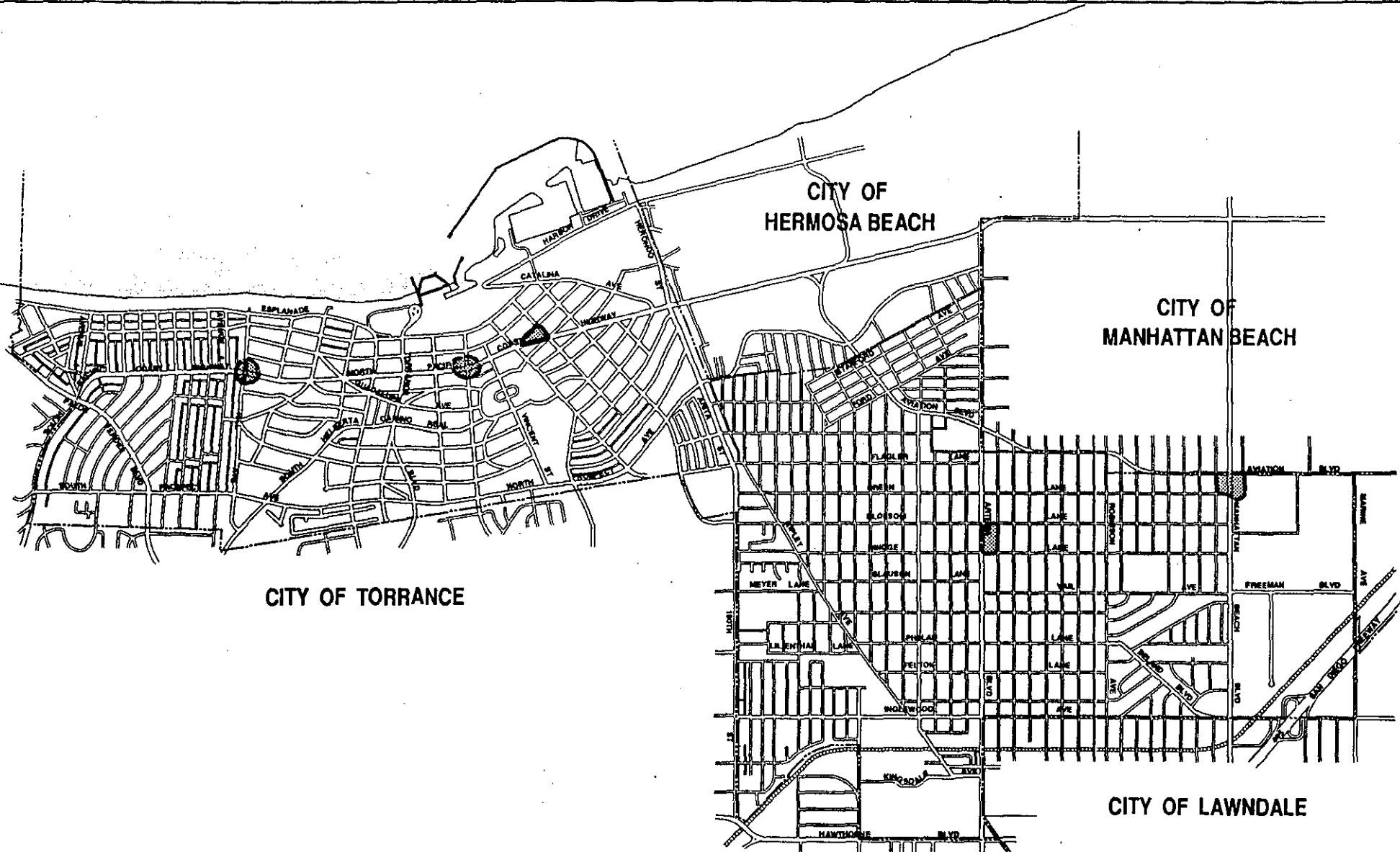
The vast majority of all "sensitive noise receptors" within the city are also located within areas currently exposed to environments of overall (ambient) noise within the maximum recommended "normally acceptable" exterior noise levels contained within the State guidelines.



0 Feet 1,500 3,000 4,500
envicom CORPORATION

ADDITIONAL COMMERCIAL AREAS EXPECTED TO EXCEED STATE EXTERIOR NOISE GUIDELINES (2010)

FIGURE
51



INSTITUTIONAL OR PUBLIC / GOVERNMENTAL AREAS EXPECTED TO EXCEED
STATE EXTERIOR NOISE GUIDELINES (2010)

FIGURE
52

Several "sensitive noise receptors" within the community presently located within areas currently exposed to environments of overall (ambient) noise within the maximum recommended "normally acceptable" exterior noise levels contained within the State guidelines may be exposed to noise levels greater than the maximum recommended "normally acceptable" exterior noise levels following a maximum buildup of the land uses and building densities that will be permitted under the Land Use Plan of the updated General Plan. The facilities are shown (Figure 52), and include:

- The northern and western one-third of the parcel occupied by the South Bay Hospital, located east of North Prospect Avenue (between Beryl Street and Diamond Street);
- The western frontage of the Tulita School, along South Prospect Avenue, between South Irena Avenue and Avenue H; and
- Additional portions of the Redondo Union High School facility, on the east side of Pacific Coast Highway, between Diamond Street and Vincent Street.

4.2.9 Stationary (Fixed-Source) Noise Component

The following portion of the section represents the documentation and analysis of the fixed (or stationary) source component of the City of Redondo Beach Noise Element. For the purposes of the analysis, acoustic (normal frequency) and ground vibration (low frequency) measurements have been taken in and around eight (8) of these sources (identified by the City of Redondo Beach Community Development (Planning) Department as the primary stationary noise generators in the community). Based on these measurements, noise contour maps have been created which reflect the influence of the noise levels generated by each source on the surrounding area.

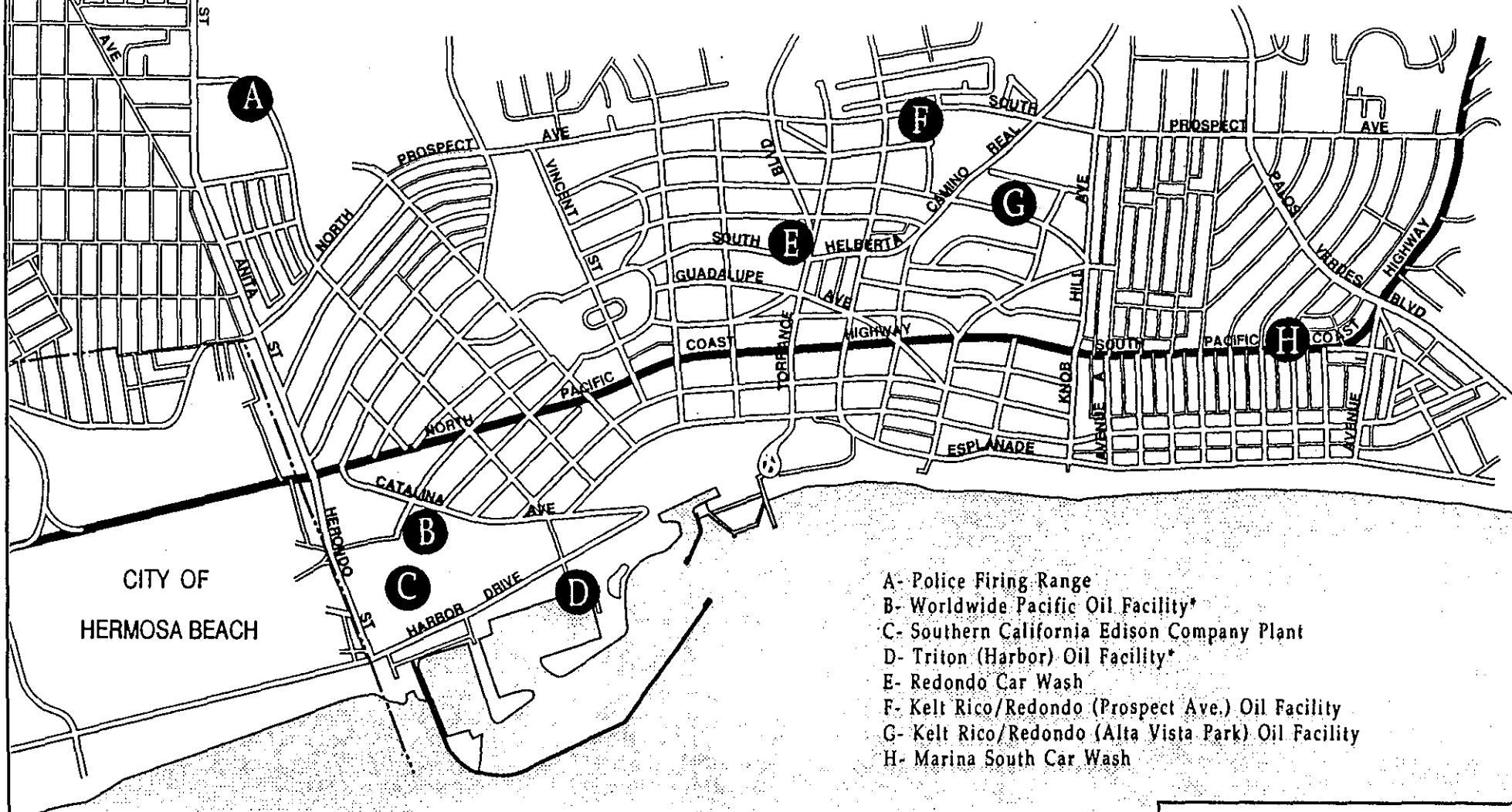
In addition to this level of analysis, concern has been expressed over the effects of low frequency and infrasonic noise produced by a number of these sources. In order to more fully address these concerns, this report also includes a summary of findings regarding the effects of these low frequency noise impacts on human health and welfare and structural damage.

4.2.10 Stationary (Fixed-Source) Noise Sources Investigated

Measurements were taken to quantify the noise and vibration levels produced by the eight specific following stationary (fixed-source) noise sources (Figure 53):

- Marina South Car Wash (located at the southeasterly intersection of Pacific Coast Highway and Avenue G).

CITY OF TORRANCE



*Facilities in the process of being closed and removed



LOCATIONS OF PRIMARY LOCAL STATIONARY NOISE SOURCES

FIGURE
53

- Redondo Car Wash (located at the northwesterly intersection of Torrance Boulevard and South Irena Avenue).
- Southern California Edison Company Generating Plant (bounded by Herondo Street to the north, Harbor Drive to the west, and Francisca Avenue and Catalina Avenue to the east).
- Triton (Harbor) Oil Pumping Facility (located at the northwesterly intersection of Harbor Drive and Portofino Way) [this facility is in the process of ceasing operations; all wells on the site are being removed].
- Kelt Rico/Redondo Oil Pumping Facility (located near the southwesterly intersection of Prospect Avenue and Pearl Street).
- Kelt Rico/Redondo Oil Pumping Facility (located near the southeasterly intersection of Camino Real and South Juanita Avenue in Alta Vista Park).
- Worldwide Pacific Oil Facility (located on northeast side of Francisca Avenue, due southeast of the intersection of Francisca Avenue and North Gertruda Avenue) [this facility is also in the process of ceasing operations; all machinery on the site will be removed].
- Police Firing Range (located in the southeast corner of Dominguez Park, due south of the intersection of 190th Street and Beryl Street).

4.2.11 Existing Stationary (Fixed-Source) Noise Level Criteria and Regulations

Local Criteria: The City of Redondo Beach, under Chapter 24 Noise Regulation of the Municipal Code, has established noise and vibration exposure guidelines for medium density residential areas of the community as follows:

- 1) The presumed overall (ambient) noise level and noise standard is 50 dB from 10 p.m. to 7 a.m. and 55 dB from 7 a.m. to 10 p.m. Continuous sources of noise are not allowed to exceed these limits. Noises occurring for reduced periods are allowed to exceed the standards on the following schedule (Noise Ordinance 4-24.301):

30 minutes per hour or less	+ 5 dB
15 minutes per hour or less	+ 10 dB
5 minutes per hour or less	+ 15 dB
1 minute per hour or less	+ 20 dB

If the source of noise is located in a different land use category, the lower applicable noise limit, plus 5 dB applies.

If the intruding noise contains pronounced pure tone components, the noise limits are reduced by 5 dB.

- 2) The indoor noise level standard is 40 dB from 10 p.m. to 7 a.m. and 45 dB from 7 a.m. to 10 p.m. Noises occurring for reduced periods are allowed to exceed the standard on the following schedule:

5 minutes per hour or less + 5 dB
1 minute per hour or less + 10 dB

- 3) Ground vibration (acceleration) is limited to .001 G units (-60 dB re 1 G) for frequencies up to 30 Hz and to .003 G units (-50 dB re 1 G) from 30 Hz to 100 Hz (Noise Ordinance 4-24.504).

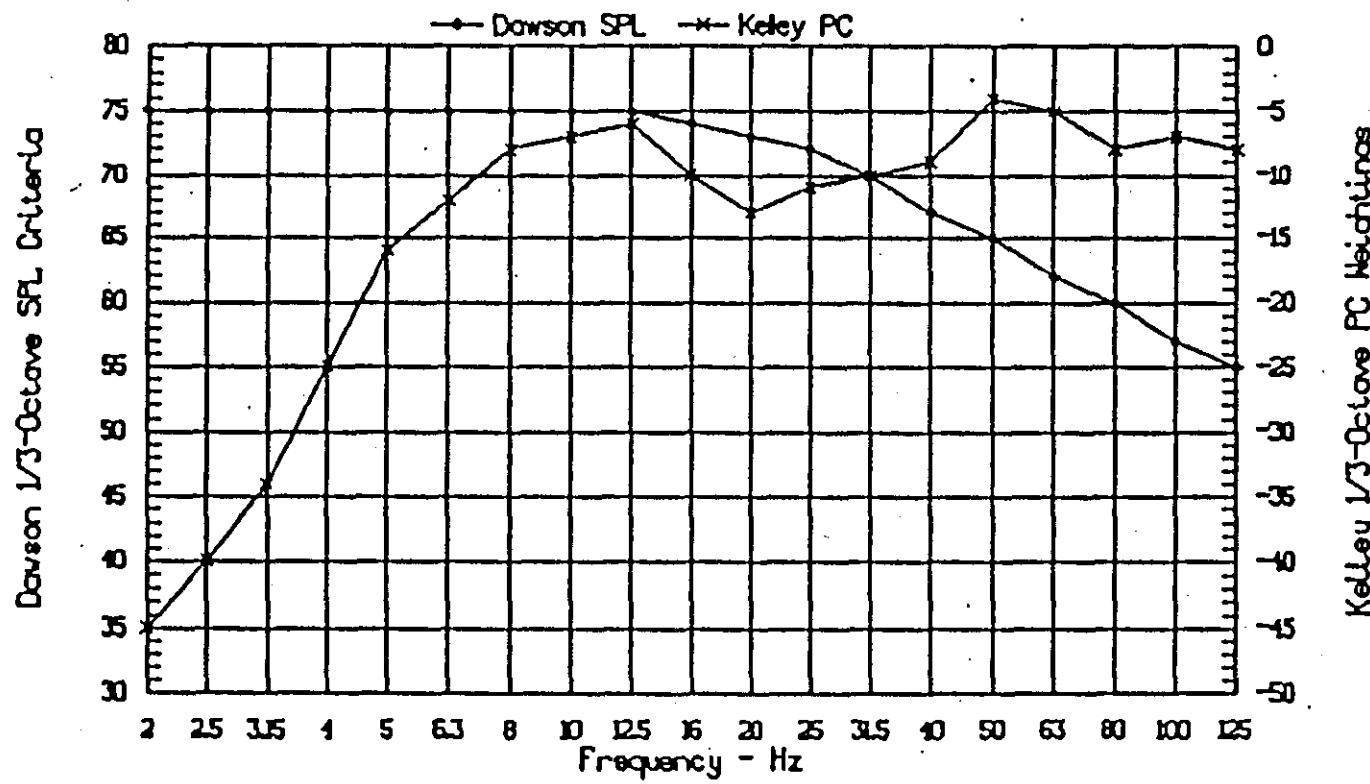
Supplemental Criteria: The American National Standards Institute (ANSI) Section 3.29 "Criteria for Assessment of Vibration in Buildings" provides a somewhat more detailed set of criteria for building vibration. It includes effects of vibration amplitude and frequency, body orientation (standing/sitting vs. reclining), building use, time of day, frequency of occurrence. A criterion curve, applicable to residences at nighttime for a combination of body orientation has been developed from Section 3.29 and reproduced on the graphs of measured vibration data.

Low frequency noise has been established as a potential result of activities at the Southern California Edison Company Generating Plant. The best known criterion for low frequency noise exposure relative to indoor residential impacts is set forth in the paper "A Proposed Metric for Assessing the Potential of Community Annoyance from Wind Turbine Low-Frequency Noise Emissions" by Dr. Neil Kelley of Solar Energy Research Institute, designed for assessment of noise impacts of wind turbines on nearby residences. The metric is based on 1/3-octave band noise levels in the frequency range 5-100 Hz, adjusted for "typical" residential structural response and average human sensitivity (Figure 54). Dr. Kelley refers to the metric as PC, and has established the following criteria:

Perception Threshold	68 dB
Annoyance Threshold	75 dB
Unacceptable Threshold	77 dB

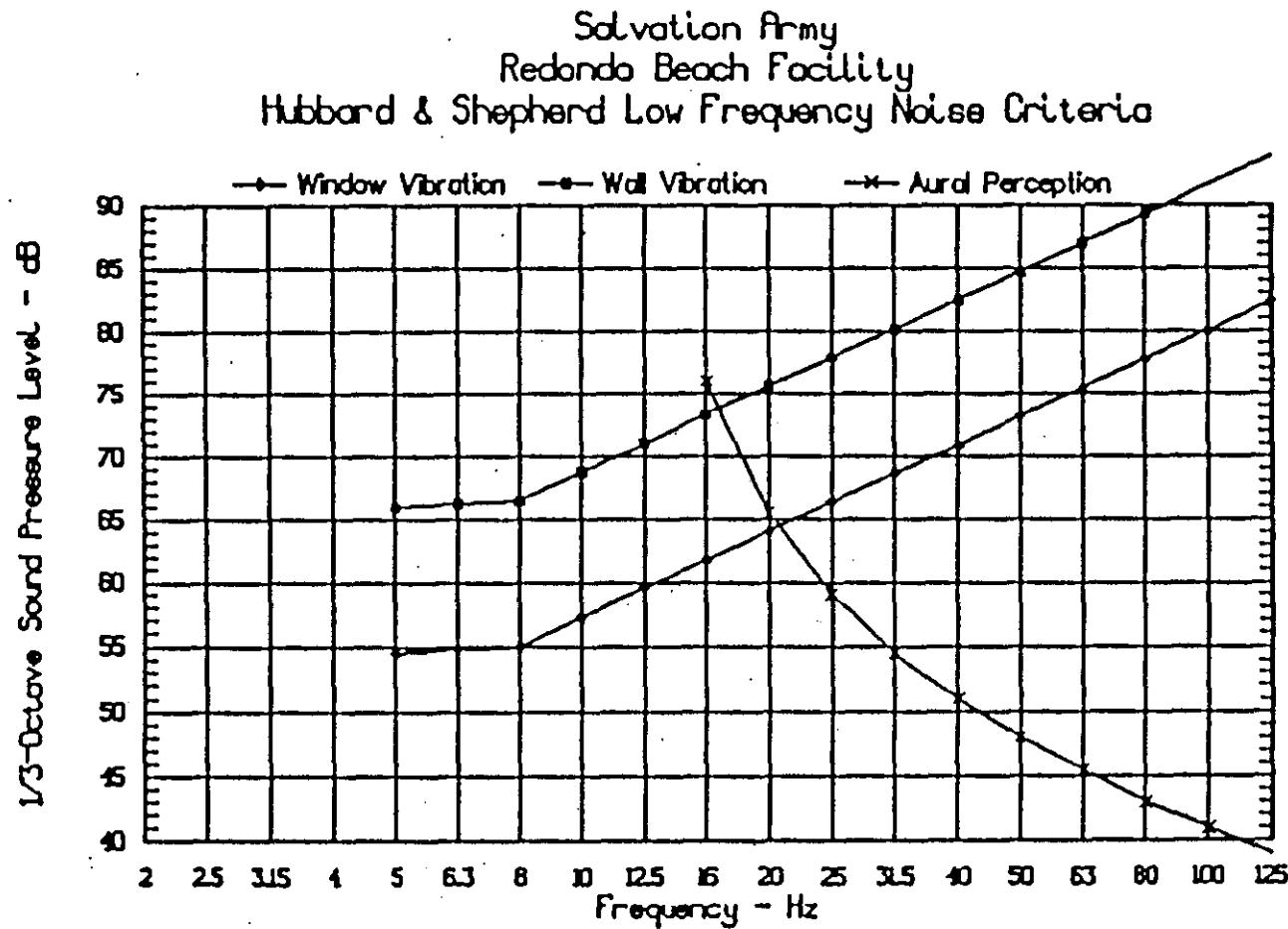
A second reference to low frequency noise criteria is presented in H. Dawson "Practical Aspects of the low frequency noise problem," (*Journal of Low Frequency Noise and Vibration*, January, 1982) which recommends a 1/3-octave band limit in outdoor areas (Figure 54). Finally, Hubbard and Shepherd have prepared a set of curves relating outdoor low frequency noise to window and wall vibration potential in typical residences and to the threshold of human hearing (ref. "Physical characteristics and perception of low frequency noise from wind turbines," *Noise Control Engineering Journal*, February, 1991) (Figure 55).

Salvation Army
Redondo Beach Facility
Low Frequency Noise Criteria



KELLEY'S/DAWSON'S LOW FREQUENCY NOISE CURVES

FIGURE
54



HUBBARD & SHEPHERD'S LOW FREQUENCY NOISE CURVES

FIGURE
55

4.2.12 Description of Stationary (Fixed-Source) Sources

At each of the eight stationary noise sources analyzed in the study, one or more noise measurement(s) was taken, at varying distances from the actual source (where feasible). A brief locational and qualitative description of each stationary (fixed-source) source and measurement site follows:

Marina South Car Wash: Gasoline fill up and prep areas are located on the east side of the facility. The main wash line is on the west side, adjacent to Pacific Coast Highway. Drying blowers, located near the north end of the wash line, were judged to be the dominant noise source. Measurements were taken in front of the nearest residences on the north side of Avenue G, one to the north of the facility on the east side of Pacific Coast Highway and one diagonally across the Pacific Coast Highway/Avenue G intersection. Most of the time, noise in the area is dominated by traffic on Pacific Coast Highway. For this reason, noise levels specifically attributable to the car wash were determined by measurements in traffic lulls.

Redondo Car Wash: The main wash line runs east to west (parallel) along Torrance Boulevard exiting near South Irena Avenue, with the vacuum blowers located north of Torrance Boulevard at the rear of the parcel. Noise from the vacuum blowers (located adjacent to residences) and the dryer blowers (located at the eastern end of the wash line, in proximity to residences) were judged to be the dominant noise sources. Except for certain specific periods during peak traffic periods, noise generated by the facility does exceed the overall (ambient) noise level.

Southern California Edison Company Generating Plant: The vast majority of noise on-site is produced by steam turbine generator boilers and associated equipment. The two largest boilers, #7 and #8, are located near the south end of the complex. Measurements were taken at numerous locations throughout the area to the east and southeast of the facility, as well as at one location in the harbor area to the west of the facility.

Triton (Harbor) Oil Facility: Well pumps are distributed across the entire site. The only available measurement site was in the Port Royal Marina parking lot, approximately 25 feet from the west fence of the facility, opposite running pumps. The dominant noise source was a squeaky bearing on one or more of the pumps. This facility is in the process of ceasing operations; all well on the site are being removed.

Kelt Rico/Redondo (Prospect) Oil Facility: Well pumps are aligned in a row along the east side of the facility, with storage tanks to the west. Measurements were taken at three locations. The first was on the east side of Prospect Avenue, at the back side of residences. The second was on the east side of Faye Lane, with one row of homes between the measurement and the pumps. The third was on the east side of Lucia

Avenue, with the microphone positioned to minimize shielding by the storage tanks.

Kelt Rico/Redondo (Alta Vista Park) Oil Facility: Well pumps are aligned in a row along the east side of a fenced area, located between the baseball diamond to the east and tennis courts to the west. One or more of the pumps produces a periodic "clunk" due to a loose connection or bearing. An on-site compressor cycles on and off at 5- to 10-minute intervals and produces a distinct low frequency "buzz." Measurements were taken at two locations. The first was 50 feet from the east fence of the facility, approximately 70 feet from the center of the row of pumps. The second was on the east side of Serpentine Street, a residential street to the west and above the facility, at a distance of approximately 350 feet.

Worldwide Pacific Oil Facility: Pumps, pipe lines and storage tanks are distributed over the facility. Source localization is difficult from outside because of masking created by noise generated by the adjacent Southern California Edison Company Generating Plant. The dominant noise source at the Worldwide Pacific Oil facility appeared to be a noisy pump located approximately one foot from the property line at the southwest corner of North Franciscá Avenue. Measurements were taken just outside the facility fence, immediately opposite the audible pump. This facility is also in the process of ceasing operations; all machinery on the site will be removed.

Police Firing Range: Measurements were taken on the west and north sides of the firing area, which is enclosed on the sides by a concrete block wall, but open on the top. Because of coordination problems, measurements were taken for a single police officer firing a pistol in a standard course. The measured levels were extrapolated to represent actual use conditions. The western position was in Dominguez Park, approximately 150 feet from the center of and above the range. The northern position was on the Southern California Edison Company power line easement, approximately 350 feet from the range, 65 feet from the west curb of the street.

4.2.13 Stationary (Fixed-Source) Noise Source Measurement Methodology

The measurement microphone used in the analysis (Brüel & Kjaer 4165) was fitted with a foam windscreens and mounted on a stand, extendible in height to 15 feet, plus 7 feet when placed on top of the measurement van. The microphone was connected to a Larson-Davis Laboratories Type 3100 1/3-octave integrating real time analyzer. This analyzer separates the signal into frequency bands of width approximately 23% of the center frequency. The center frequencies are minimally 1/3-octave apart, so that each successive band center frequency is 1.26 times higher than the previous.

The lowest frequency band on the analyzer is 1 Hz and the highest is 20,000 Hz bandwidth, or frequency resolution at 1 Hz center frequency is therefore 0.23 Hz, at 100 Hz center frequency the resolution is 23 Hz, at 1000 Hz center frequency the

resolution is 230 Hz, etc. The 1/3-octave series of center frequencies and bandwidths provide a convenient analysis tool for the wide range of frequencies to which human hearing is sensitive.

Further, they very approximately track the so-called "critical masking bands" of human hearing. These are the bandwidths of random noise which will just mask a pure tone of the same level.

The Larson-Davis analyzer was connected to a PC-compatible portable computer. The computer instructed the analyzer to gather 15-minute long measurement samples of data. For each 15-minute period, the analyzer measured directly the Leq 15-minute A-weighted, overall, C-weighted, user-weighted (see subsequent discussion) and the 1/3-octave frequency spectrum from 1 Hz to 20,000 Hz. At the rate of 2.5 times per second, the analyzer transferred to the computer the instantaneous value of the A-weighted sound level and the levels of the analysis bands selected by the engineer at the onset of the measurement.

For some of the measurements, these bands were 8 Hz, 20 Hz and 160 Hz 1/3-octaves. For others, the 8 Hz band was replaced by the user-weighting, which was pre-programmed to provide the PC-weighting proposed by N. Kelley for assessment of low frequency noise in communities. The computer stored the individual data samples on magnetic disk and computed statistical levels for each of the four bands.

The signal output from the Larson-Davis analyzer was connected to a Rion type SA-77 spectrum analyzer. This analyzer performs a sophisticated mathematical transformation of the actual acoustic signal, resulting in a frequency spectrum with a resolution equal to the inverse of the length of the captured signal sample. In this case, it was desired to use the spectra to attempt to identify sources of low frequency noise. The upper limit of the spectrum was therefore set to 200 Hz. The frequency resolution was set to 1/4 Hz. For each measurement, 200 individual spectra were calculated and averaged and the result was stored on magnetic disk for subsequent plotting. In some cases, up to three average spectra were computed and stored during one 15-minute 1/3-octave measurement.

During most of the measurements, the Rion analyzer was also used to measure low frequency ground vibration or vibration in structures. This was done by disconnecting the Rion analyzer from the Larson-Davis analyzer and connecting it to a Brüel & Kjaer type 4370 delta-shear piezoelectric accelerometer. Vibration spectra were measured in the same manner as the narrow-band acoustic spectra, except that at some locations, the frequency range was reduced to 0-100 Hz, with 1/8 Hz resolution.

Prior to and following each series of measurements, the calibration of the entire measurement system was checked using a Brüel & Kjaer type 4230 acoustic

calibrator. During each measurement, a written log was kept, noting particular audible source characteristics, times and identifications of intruding noises, etc.

4.2.14 Stationary (Fixed-Source) Data Analysis Format

Each noise measurement taken with the Larson-Davis 1/3-octave analyzer was analyzed as follows:

- The A-weighted and three other band levels were plotted as a function of time for the entire measurement.
- The A-weighted level was plotted as a cumulative statistical distribution.
- The A-weighted and three other band levels were statistically analyzed and tabulated as L₉₀, L₅₀, L₂₅, L₈, and L₂ for review relative to the City noise ordinance.
- The 13/-octave L_{eq} 15 minute spectrum was plotted and tabulated for frequencies 6.3 Hz and above.
- For sources which were judged to operate essentially continuously, the A-weighted L₉₀ values were increased by 6.4 dB to determine Day-Night Average noise levels (L_{dn}). The L₉₀ values were used to minimize the contamination by spurious motor vehicle, aircraft and other noises. Sources that operated during daytime hours only (car washes) were corrected by -3.8 dB to determine L_{dn}.
- At sources which operate quasi-continuously, with periodic fluctuations in level, contamination-free noise segments were analyzed to determine L_{eq}, which was then converted to L_{dn} by adding 6.4 dB.

Measurements of narrow band sound and vibration spectra were analyzed as follows:

- The measurement data was plotted as band sound pressure (re 20 micropascals rms) or acceleration level (re 1 G (9.8 m/s²) rms) vs. frequency. At locations where more than one measurement was taken within a 15-minute interval, all measurements were plotted on a common graph.
- Spectral features such as single tones or narrow ranges of frequency with pronounced concentrations of acoustical or vibrational energy were noted and tabulated.
- Where applicable, the narrow band and 1/3 octave levels were compared for consistency and for potential aural masking of tones.

The measurement data was used, together with aural and visual observations, to create approximate contours of constant noise level (Ldn) around each of the stationary sources. For all but the Southern California Edison Company Generating Plant, this was done by fitting physically feasible models of noise generation, propagation and shielding to the measured noise levels. This resulted in relatively simple contour shapes.

In areas where complex shielding by structures or terrain results in significant uncertainties in the contours, dashed lines have been plotted. In most cases, these contours will be "swamped" by noise from transportation sources or the Southern California Edison Company Generating Plant.

In the area surrounding the Southern California Edison Company Generating Plant, the contours were initially produced by fitting the measured data with a two-dimensional gridding program (Golden Software SURFER IV). Because the gridding program fails for areas outside the measurement area, the contour curves were modified in these areas to reflect physically reasonable propagation characteristics. Both A-weighted Ldn and Kelley PC-weighted low frequency noise contours were computed and plotted.

Noise from the pistol range was analyzed by determining the Sound Exposure Level of individual shots on the range. This was done by "windowing" segments of the recorded sound levels and computing SEL for groups of shots. The individual shot SEL is determined by subtracting 10 log (number of shots) from the group SEL. The time-average sound levels (Ldn, Leq_{1hr}, etc.) are then determined as the average individual shot SEL plus 10 log (number of shots in time period) minus 10 log (number of seconds in time period).

Noise contours were determined based on the computed Ldn for the two measurement locations, together with observations of the shielding characteristics of the building associated with the range.

4.2.15 Study and Analysis Results

A summary of all the noise measurements taken with the 1/3-octave analyzer is presented (Table 52). As was indicated above, in most cases for sources which operate day and night, Ldn was determined by adding 6.4 dB to either the L₉₀ value of the measurement or the value of Leq that was clearly attributable to the noise source being investigated.

At sources which operate on an 8 a.m. to 6 p.m. nominal schedule, the Ldn was determined by subtracting 3.8 dB from the noise level which was representative of maximum generation by the source. For example, if car wash equipment cycles down during lulls in business, these "quiet" intervals are not taken into account in the assessment of Ldn, so the results are conservative on the side of overprediction.

TABLE 52

Summary of Stationary Noise Source Measurements
(A-weighted Ldn and Pc-weighted)

Location	Date	Time	L _{eq}	L _{cq}	L _{dn}	Kelley PC
Roof of Salvation Army Chapel	2/26/91	23:47- 00:02	53.9	56.9	60.3	64.3
	2/27/91	03:22- 03:37	53.5	54.0	59.9	63.5
NE Cnr Salvation Army Property	2/27/91	03:25- 03:40	53.6	54.0	60.0	
Francisca N of Gertruda	3/7/91	00:09- 00:24	55.7	58.4	62.1	63.6
	4/24/91	00:54- 01:09	55.5	57.3	61.9	66.8
	4/26/91	01:54- 02:09	57.0	58.8	63.4	67.8
	4/28/91	10:08- 10:23	56.1	62.7	62.5	66.2
Front of 518 N Elena	3/7/91	00:43- 00:58	54.9	56.6	61.3	66.8
	3/8/91	03:33- 03:48	53.3	54.0	59.7	65.8
Front of Charley Brown	3/7/91	01:12- 01:27	53.7	56.3	60.1	65.1
S Cnr Beryl & Broadway	3/7/91	01:37- 01:52	53.6	60.2	60.0	64.9
Front of 508 Francisca	3/8/91	00:48- 01:03	53.5	55.1	59.9	61.2
Front of 534 Francisca	3/8/91	01:13- 01:28	53.5	56.2	59.9	65.5
Front of 522 Gertruda	3/8/91	01:34- 01:49	50.4	52.6	56.8	61.6
N Cnr Broadway & Carnelian	3/8/91	01:56- 02:11	48.9	51.5	55.3	59.5
Front of 524 Guadalupe	3/8/91	02:20- 02:35	41.8	44.9	48.2	53.6
	4/24/91	01:19- 01:34	42.2	46.4	48.6	52.7
	4/28/91	09:37- 09:52	42.7	53.6	49.1	55.9
E Cnr Beryl & Juanita	3/8/91	02:46- 03:01	37.0	48.6	43.4	52.8
E Cnr Agate & Irena	3/8/91	03:11- 03:26	37.5	45.6	43.9	56.5
E Cnr Catalina & Broadway	4/24/91	01:48- 02:03	56.7	59.7	63.1	68.3
	4/26/91	02:17- 02:32	58.8	61.0	65.2	71.1
Bank Parking Lot on Catalina	5/2/91	23:00- 23:15	55.3	56.9	61.7	68.0
Front of 307 Ave G (PCH Car Wash)	4/23/91	16:52- 17:07	57.9	62.7	56.7	
Front of 233 Ave G (PCH Car Wash)	4/23/91	17:19- 17:34	64.2	68.8	59.7	
Port Royal Parking Lot 25' from Triton Oil	4/23/91	19:22- 19:37	59.5	61.2	67.6	62.5
E side Francisca 10' from Oil	4/23/91	20:10- 20:25	76.2	76.5	82.6	70.6
Front of 514 Faye opp Prospect Oil	4/23/91	20:46- 21:01	46.5	50.4	52.9	
E Side Lucia behind Prospect Oil Facility	4/23/91	21:28- 21:43	52.7	54.8	59.1	
E Side Prospect opp Oil Facility	4/24/91	00:24- 00:39	54.2	59.1	61.4	
Alta Vista Park 50' from Oil Facility	4/23/91	22:08- 22:23	55.3	57.7	63.7	
N Side Serpentine abv Park Oil Facility	4/23/91	22:32- 22:47	43.6	55.0	50.0	
NW Cnr Car Wash (Torrance & Irena)	4/28/91	08:31- 08:46	68.3	69.0	65.2	
Res PL at rear of Park lot W of Car Wash	4/28/91	09:00- 09:15	56.4	58.3	53.2	
W Side Irena @ Opal opp Wash	5/6/91	11:18- 11:33	66.2	68.3	63.1	
Dominguez Park W of Pistol Range	5/6/91	09:14- 09:29	53.0	72.3	70.0	
SCE Easement NE of Pisto Range	5/6/91	10:00- 10:15	52.6	63.2	59.0	

As most of the readings were taken at locations representative of actual or potential "worst case" noise impacts on residential or recreational uses, the measurements can be used as initial investigations for assessment of noise ordinance compliance.

4.2.16 Discussion of Study and Analysis Conclusions

The following presents a description of the results of the measurement and analysis, with appropriate conclusions and specific measures recommended to reduce the potential impacts of the various stationary noise sources that were the subject of the study.

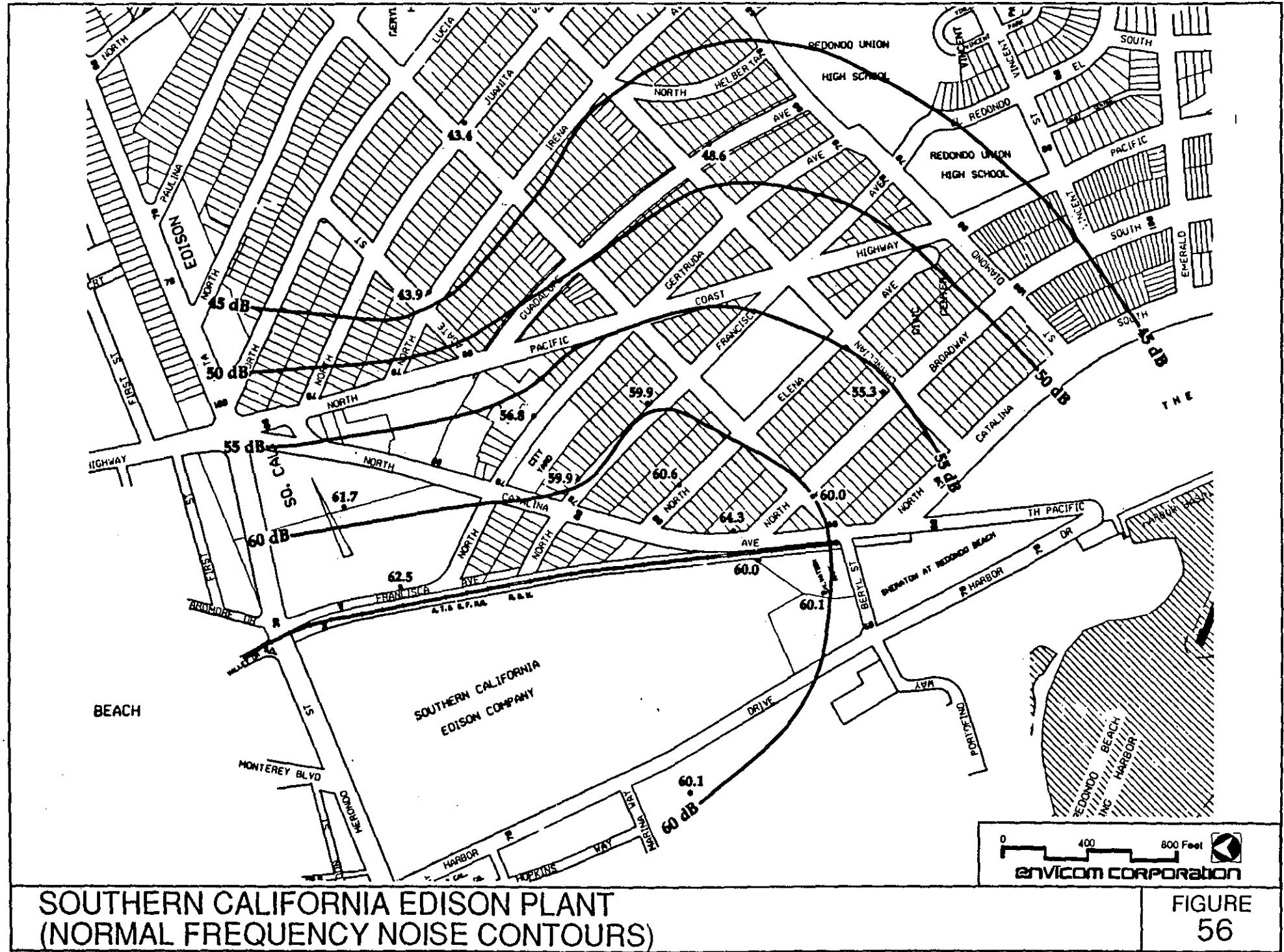
Southern California Edison Company Generating Plant Noise: From the data presented in Table 52, and from the Ldn (normal frequency) contours plotted from the data (Figure 56), it can be seen that Southern California Edison Company Generating Plant produces a 55 dB noise zone that approximately encompasses the area north of Carnelian Street, west of Pacific Coast Highway and west of North Gertruda Avenue. Similarly, the Southern California Edison Company Generating Plant 60 dB zone is approximately contained within the area north of Beryl Street and west of Francisca Avenue. Based on the measurements, the 65 dB zone is fully within the boundaries of the Southern California Edison Company Generating Plant.

At locations within approximately 1,000 feet of the Southern California Edison Company Generating Plant, the overall, PC-weighted (low frequency) noise levels are 4-6 dB higher than the A-weighted levels (Figure 57). At locations on the east side of Pacific Coast Highway, the differential increases up to approximately 13 dB, owing to the lower atmospheric attenuation and reduced effect of shielding for the longer wavelength, low frequency sounds.

In the area immediately to the east of the Southern California Edison Company Generating Plant, PC-weighted (low frequency) noise levels were measured in the range 65-71 dB, which straddles Kelley's perception threshold, but are below the annoyance and unacceptable thresholds.

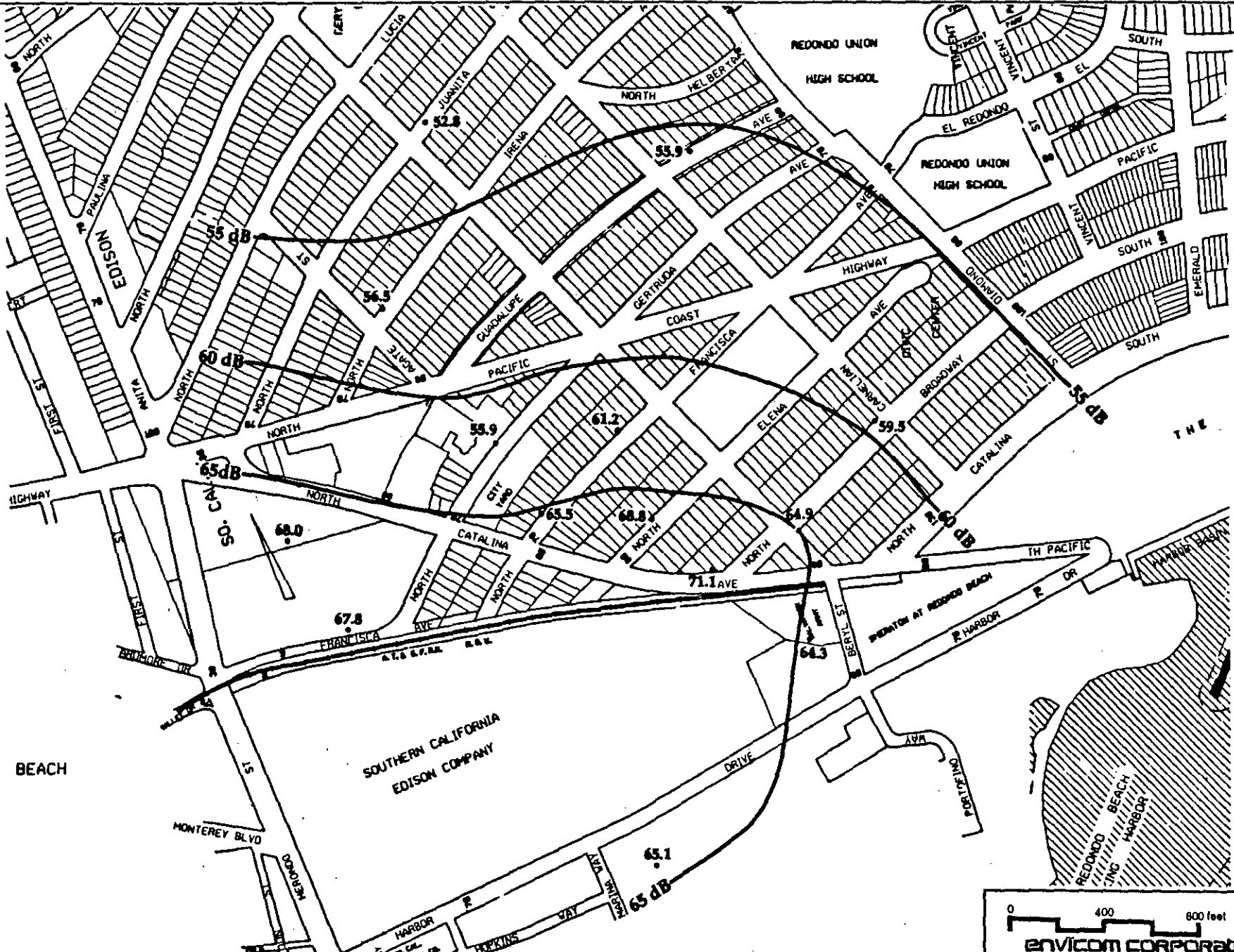
To better understand the nature of the low frequency noise exposures in the community and noise generation by the Southern California Edison Company Generating Plant, the narrow band acoustic data samples were reviewed in detail and a special measurement was made of the 13-octave sound level vs. time at the most exposed position, the corner of Catalina Avenue and Broadway. This location is approximately 750 feet distant from and in sight line of SCE boilers #7 and #8.

The analysis showed numerous discrete frequency and narrow band spectral peaks, some of which were repeated throughout the measurements and some of which varied among positions and measurement times.



SOUTHERN CALIFORNIA EDISON PLANT (NORMAL FREQUENCY NOISE CONTOURS)

**FIGURE
56**



SOUTHERN CALIFORNIA EDISON PLANT
(LOW FREQUENCY NOISE CONTOURS)

FIGURE
57

0 400 800 feet
envicom corporation

The hypothesis at this time is that the steady discrete frequency signals are from mechanical sources, such as the generator rotation (30 Hz), power line frequency (60 Hz), magnetostrictive noise (120 Hz), the main fan rotation (15 Hz) and the main fan blade passage (149.25 Hz). Narrow band noises in the range 6-60 Hz, which tend to fluctuate in frequency and level, are probably products of the combustion process. Spectral details would therefore be sensitive to load, air temperature and possibly other considerations.

The time average spectrum may be compared to the narrow band spectrum measured at approximately the same time. This was done by converting the narrow band spectrum to a 1/3-octave spectrum by simply summing the energy from all spectral lines within each 1/3-octave. Note that the discrete frequency peaks in the narrow band spectrum are much less pronounced in the 1/3-octave spectrum but that overall levels are easier to assess on the 1/3-octave spectrum. Note also that the levels computed from the narrow band spectrum agree well with the measured 1/3-octave band levels, generally falling between the maximum and minimum.

Time lines for the overall, A-weighted and PC-weighted noise levels show that between vehicles (the 5-10 dB "bumps" on the A-weighted plots) the noise level is very steady. It is interesting to note that while the levels in the individual 1/3-octave bands were observed to fluctuate over a 9-18 dB spread, the overall and PC-weighted levels were steady within 41.5 dB. If the vehicles and brief peak at 57 seconds are eliminated, the spread is less than 3 dB. This is a remarkably constant level for sound with quasi-random spectral components extending down as low as 6 Hz.

Comparison of the measured and calculated 1/3-octave spectra to the aural and structural response criteria are shown on the appended color chart. At the distance of 750 feet, noise levels exceed the window vibration criterion at frequencies up to 31.5 Hz and exceed the wall vibration criterion for frequencies between 5 and 10 Hz. Low frequency noise is expected to be audible for frequencies 25 Hz and higher. The average noise level just barely exceeds the wall vibration criterion, but the maximum 1/3-octave levels exceed the criterion by up to 8 dB (brief peak at 57 seconds with strong component at 6.3 Hz).

It may be noted from the 1/3-octave spectrum plots that for the SCE noise, the PC-weighted low frequency noise level is a very nearly equal to the 1/3-octave band levels in the 5-8 Hz range which determine exceedance of the vibration excitation criteria.

The community noise survey results may therefore be analyzed with reasonable accuracy by comparing the measured PC-weighted level against the 6.3 Hz criteria, 55 dB for windows, 66 dB for walls.

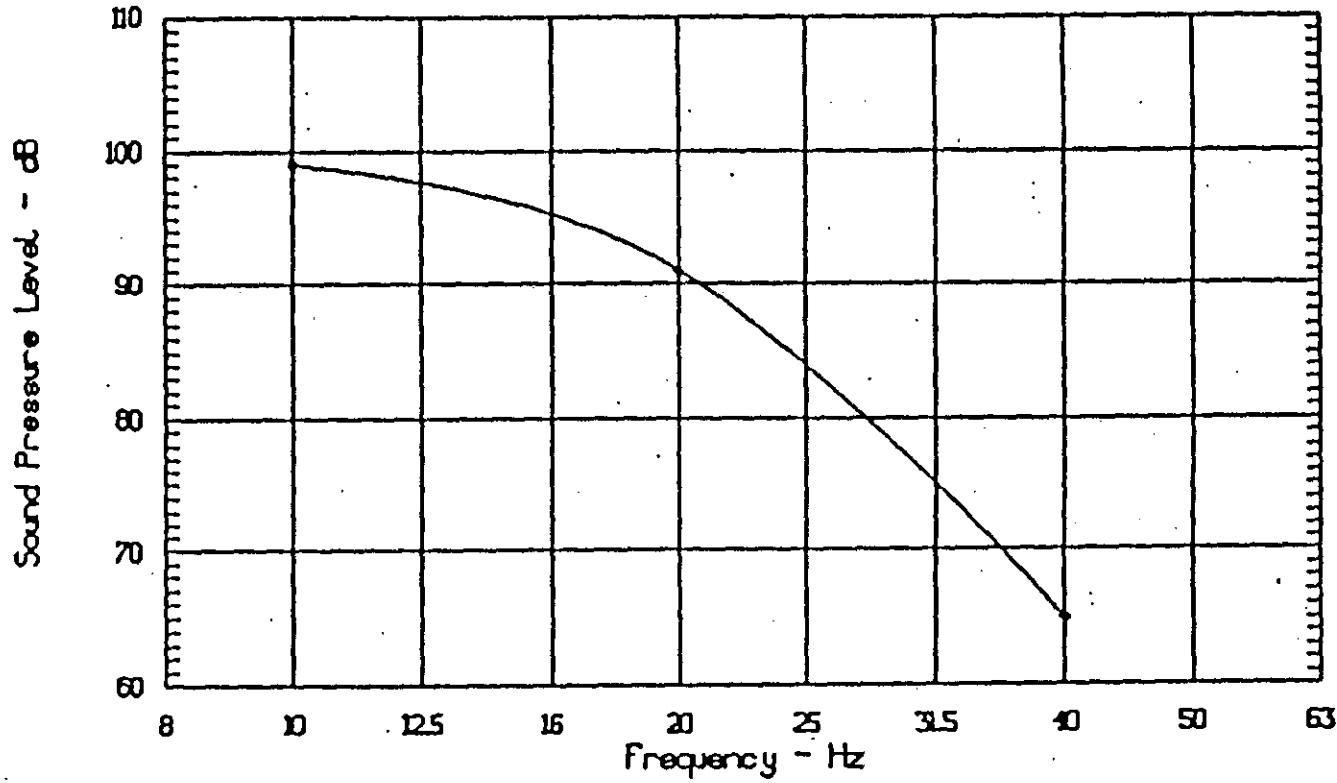
On the basis of an expected 6 dB or greater loss vs. distance doubling (inverse distance squared wave-spreading), one would expect locations at distance greater than approximately 980 feet to be free of perceptible wall vibrations and locations at distance greater than 3,500 feet to be free of window vibration. Actual measurements, taken at locations 2400-2800 feet from the Southern California Edison Company Generating Plant indicated that, depending upon direction (because of varying shielding conditions), this latter distance is the more appropriate, reflected by the PC 55 dB noise contour.

The predicted overall effect of the low frequency noise may be assessed by comparing the measured levels to Kelley's and Dawson's criteria. Recalling that Kelley established PC 68 dB as a perception threshold and PC 75 dB as an annoyance threshold, the indication from the measurements is that within approximately 750 feet of the boilers, low frequency noise would be perceptible inside residences, but that at none of the measured sites would the noise be assessed as objectionable.

When Dawson's 1/3-octave criterion curve is interpolated to 149 Hz (a dominant component of Southern California Edison Company Generating Plant noise - actually 149.25 Hz), the criterion is approximately 53 dB. Review of the 1/3-octave data plots indicates that levels are below Dawson's criterion curve except at 63 Hz at locations directly adjacent to the Southern California Edison Company Plant and at 160 Hz (the band encompassing 149 Hz) within approximately 1,000 feet of the boilers. However, the 149.25 Hz noise is a distinct tone which is audible to the west of the facility (in the harbor area) during otherwise-quiet early morning hours.

An extensive investigation into the effects of low frequency noise on sleep interference revealed only one research paper: "Effects of infra and low frequency sound on sleep stages" by Kzuhide Yamazaki and Yasuo Tokita in *Proceedings of Inter-Noise 84*. Sleeping test subjects (young male students) were exposed to sounds of frequency 10, 20 and 40 Hz and levels ranging from 55 to 104 dB. Sleep stages (I, II, III, REM and Wake) were determined before and after exposure using EEG, EMG and EOG monitoring. The results matrix for their study is duplicated below. Based on the results, they estimated the threshold for awakening from Stage I sleep as a function of frequency as shown (**Figure 58**).

Review of the measured 1/3-octave data demonstrates that few or none of the measurements indicated levels above these thresholds outdoors. It is therefore unlikely that low frequency noise from the Southern California Edison Company Generating Plant is directly responsible for sleep interference problems. The noise could be indirectly responsible if rattling noises are produced by low-frequency induced window or wall vibrations.



YAMAZAKI & TOKITA LOW FREQUENCY NOISE SLEEP INTERFERENCE CURVE

FIGURE
58

Structural damage for sound levels in the ranges measured in this study are quite unlikely. The following is quoted from H. Hubbard "Noise Induced House Vibrations and Human Perception" in Noise Control Engineering Journal, Volume 19/Number 2, 1982:

"Damage Experience. Very little if any damage to elements of the structure is expected except at extreme values of the input noise level. Experience for blasting, explosions and for sonic booms suggest that damage to houses may occur at peak acceleration values between about 0.3 and 3.0 g in the frequency range 10 to 100 Hz, respectively...."

Vibration levels measured on walls, doors and windows at 515 Elena Street and on the window of the Los Angeles County Beaches Department warehouse (located at North Catalina Avenue & Broadway) were all below 0.1 g, well below the values indicated by Hubbard as having potential for structural damage.

Petroleum Facilities: Although the noise levels from these four facilities are typically below 55 dB at the nearest noise sensitive uses, their impact on the environment could be reduced by the elimination of a number of distinctive characteristics (Figure 59), (Figure 60), (Figure 61), (Figure 62). As has been indicated previously, these include:

Screeching bearings

Clunks from loose couplings or linkages on oil pumps

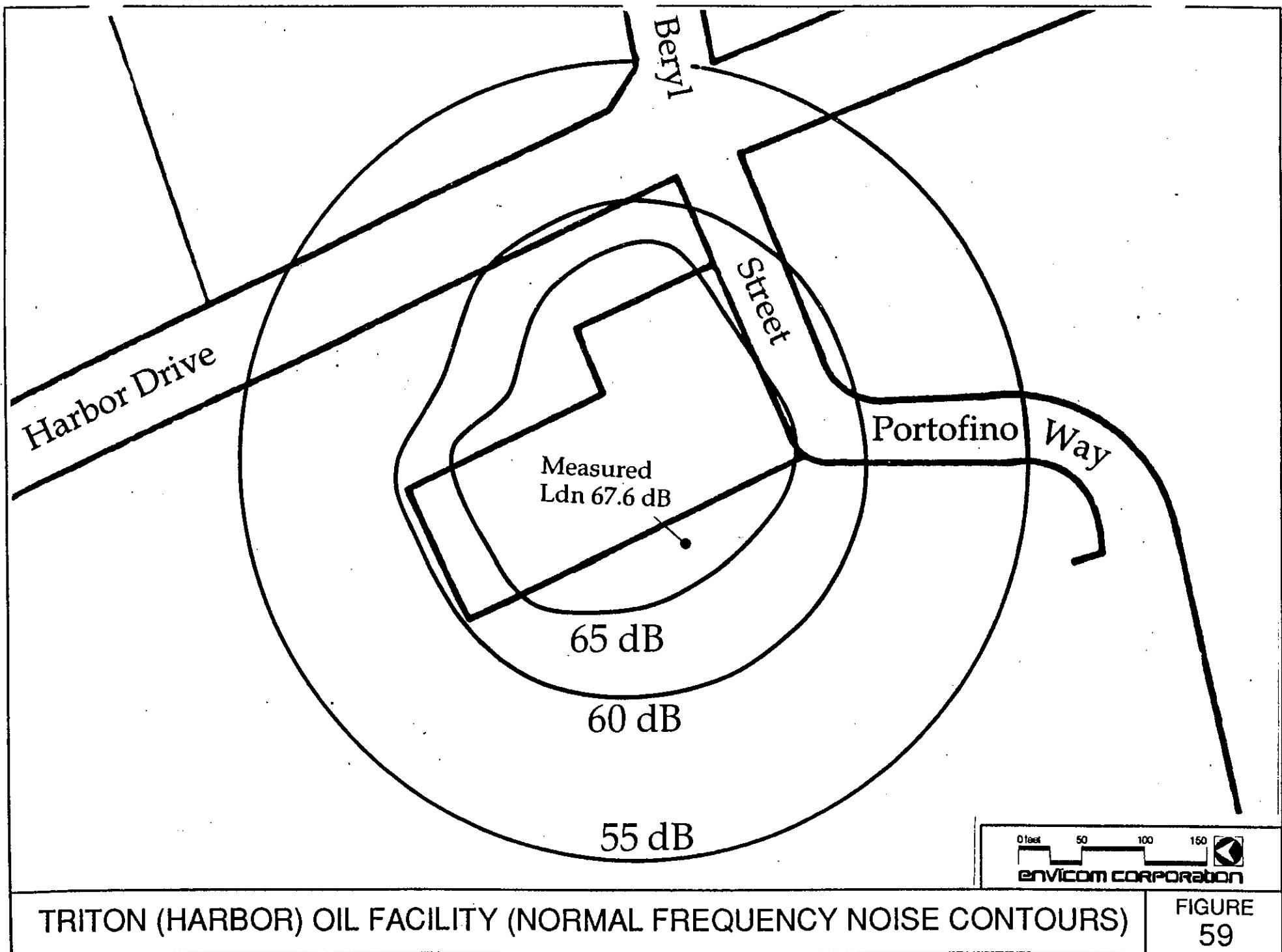
Low frequency buzz from exposed compressors

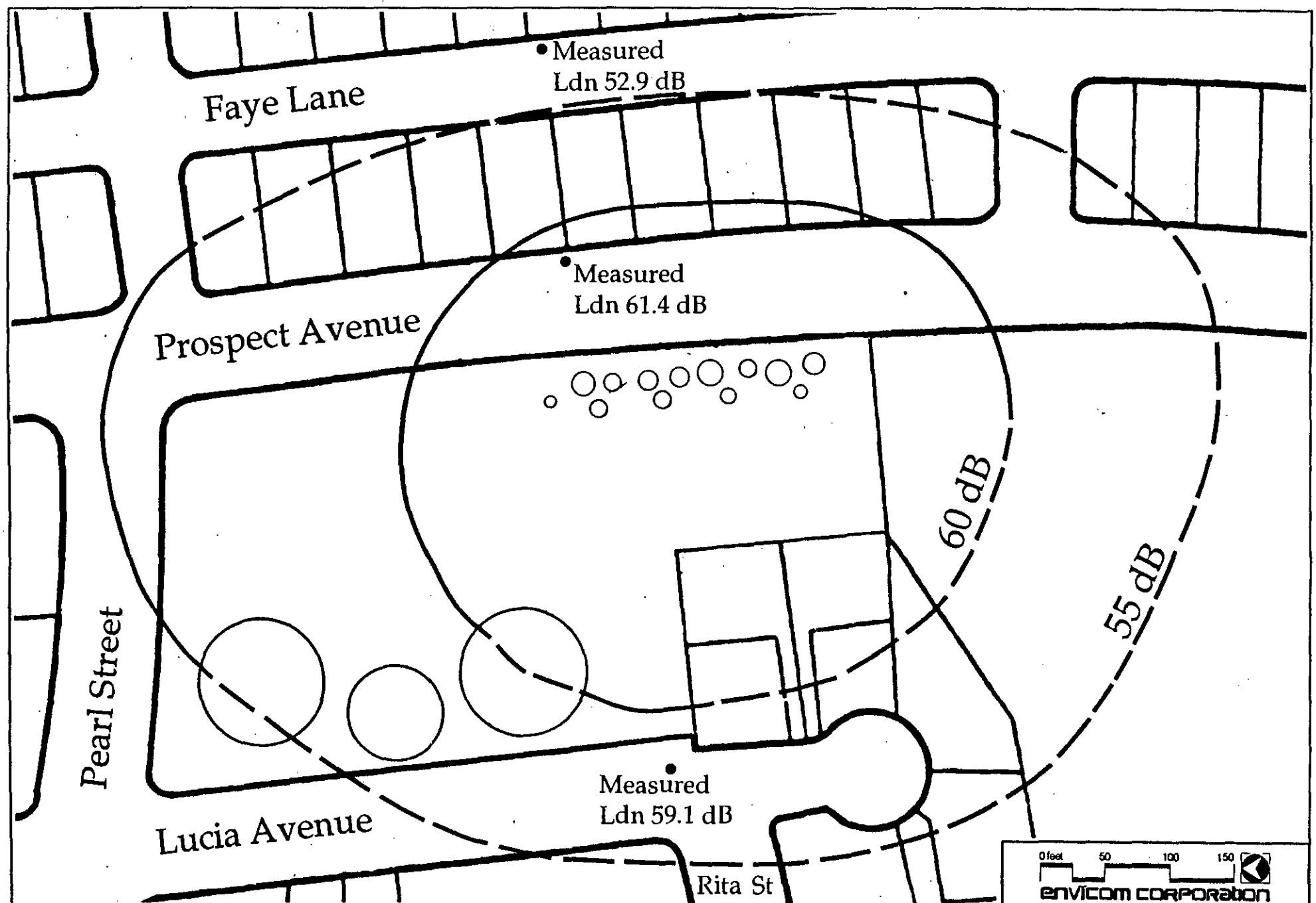
Hum from pumps and motors

Improved equipment maintenance and/or addition of housings or barriers would be the most applicable and effective noise reduction strategies for these facilities.

Car Washes: The two car washes investigated (the Marina South Car Wash, located adjacent to Pacific Coast Highway and the Redondo Car Wash, located adjacent to Torrance Boulevard) are located adjacent to major roadways and operate during daytime hours only.

At the Marina South Car Wash (Figure 63), residences are located across Avenue G in a location partially shielded from the major noise sources by the car wash structure. Other residences are located on the opposite side of Pacific Coast Highway. At both these residential locations, the major noise sources are audible during lull periods in traffic, but the noise impact on the overall acoustical environment is small.

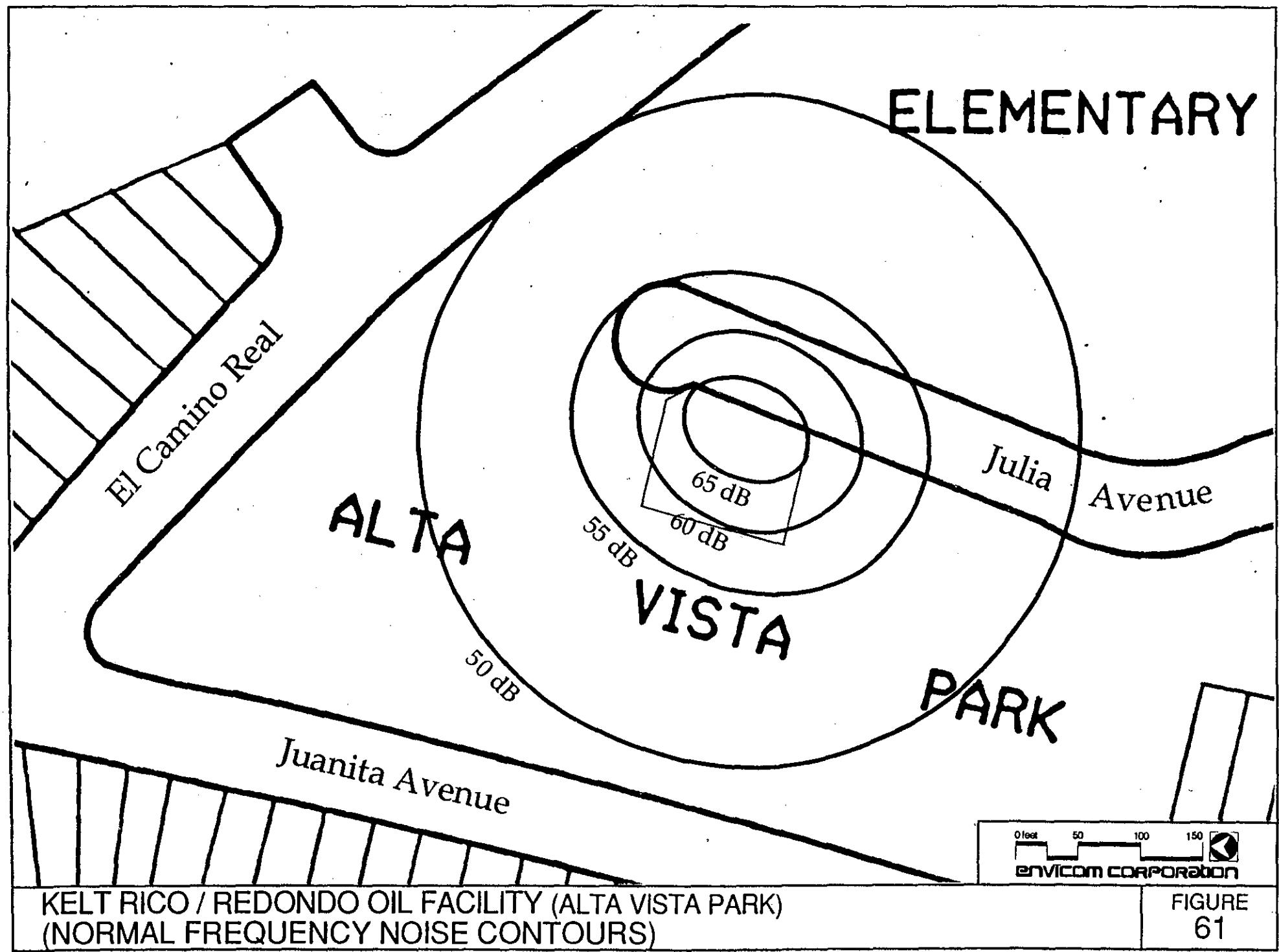


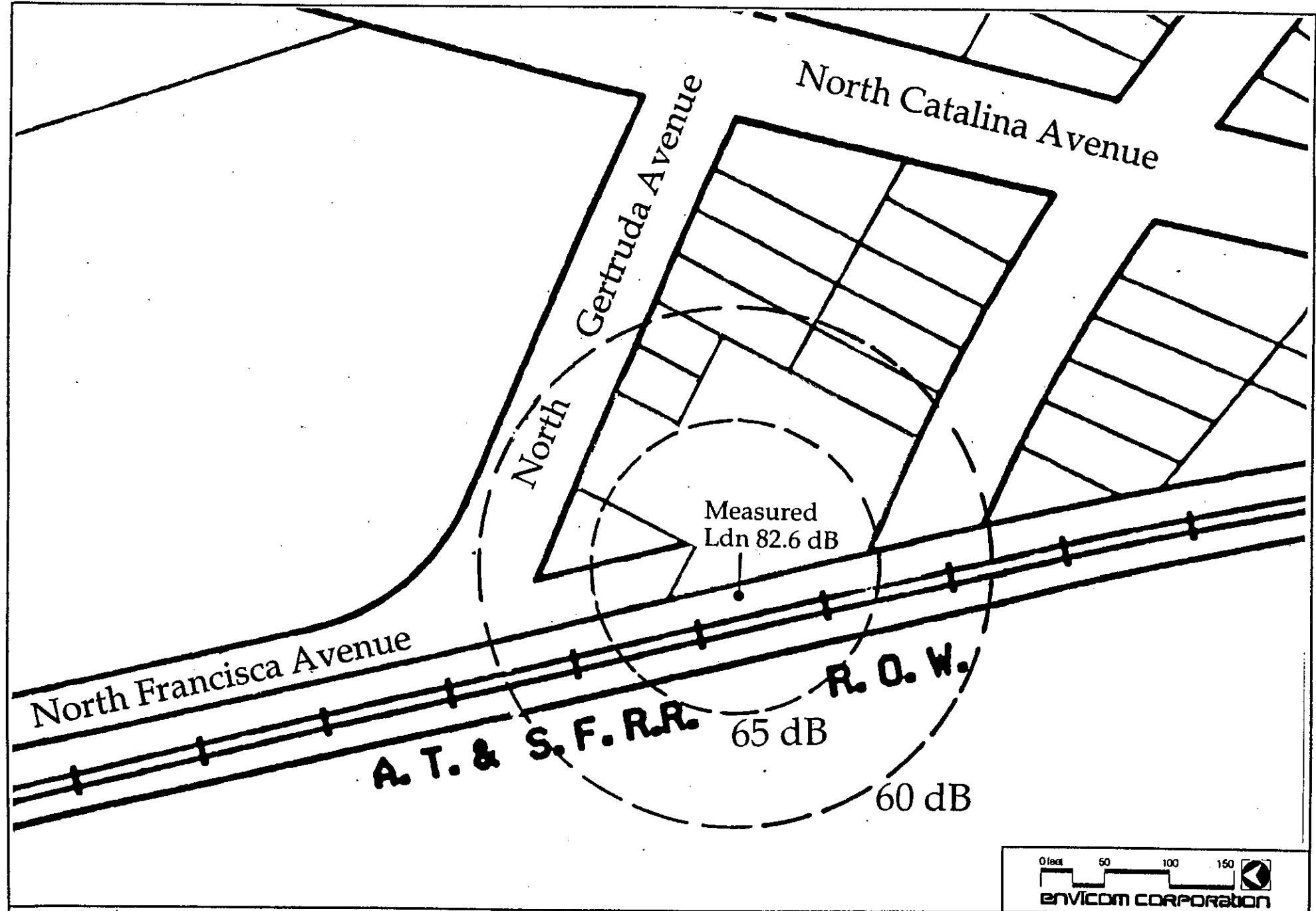


KELT RICO / REDONDO OIL FACILITY (PROSPECT AVE.)
 (NORMAL FREQUENCY NOISE CONTOURS)

0 feet 50 100 150
 envicom corporation

FIGURE
60





WORLD WIDE PACIFIC OIL FACILITY
(NORMAL FREQUENCY NOISE CONTOURS)

FIGURE
62



MARINA SOUTH CAR WASH (NORMAL FREQUENCY NOISE CONTOURS)

FIGURE
63

0 feet 50 100 150
envicom corporation

At the Redondo Car Wash (**Figure 64**), existing older residences are located immediately behind the facility, across a block wall from the vacuum blowers. Noise levels resulting from these blowers are approximately 65 dB, well in excess of the shielded traffic noise.

At the location of residences on the south side of Torrance Boulevard, to the southeast of the car wash, noise levels from the main wash line will be 65-66 dB, based on measurements of 68 dB at an intermediate distance. This is 3-5 dB above the overall (ambient) noise level, and is a clearly audible element in the environment.

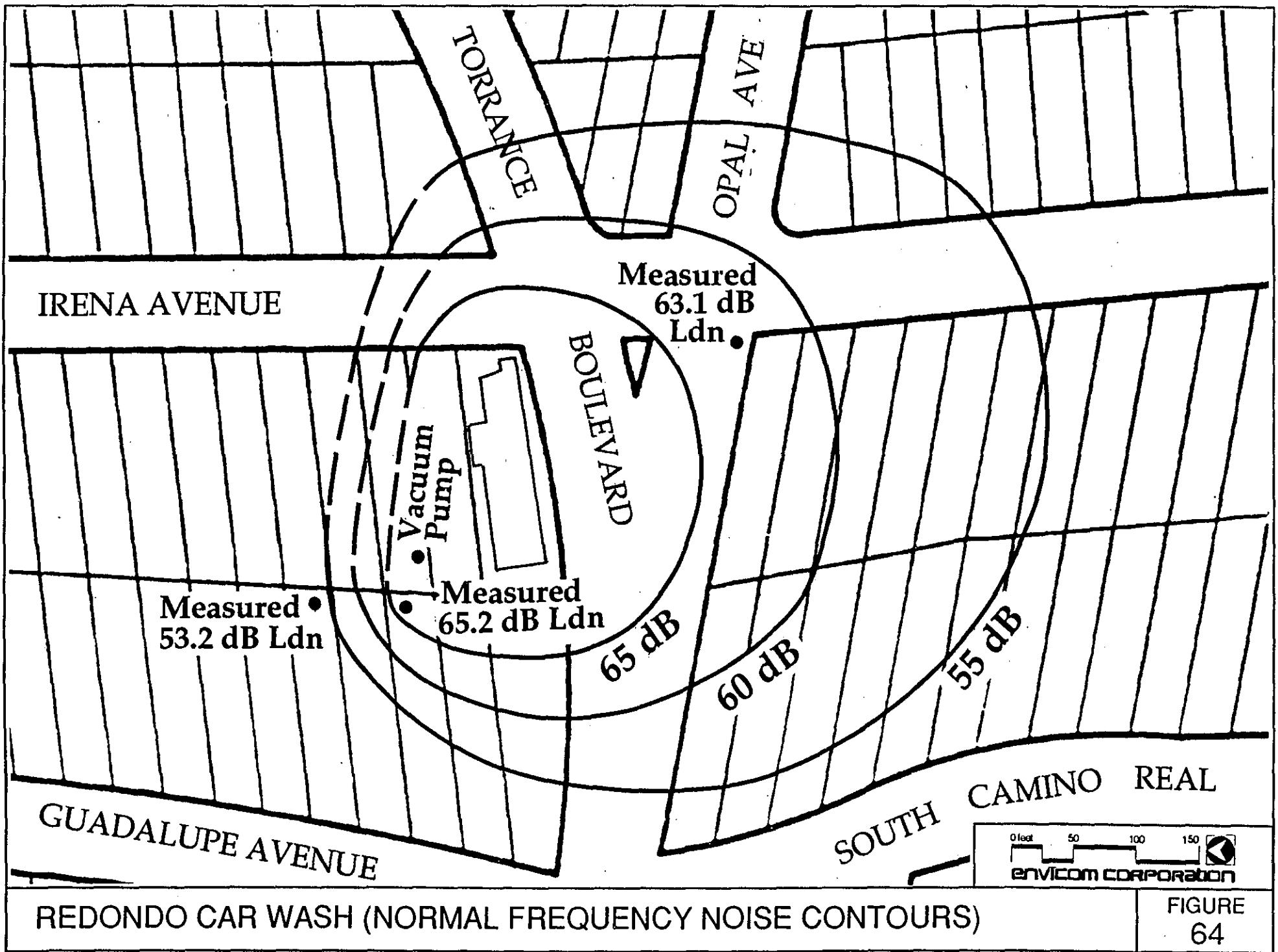
The sources of noise which could be treated to reduce noise are the vacuum blowers and the dryer blowers. Both of these could be reduced with inlet and discharge silencers. In addition, a sound absorptive barrier could be constructed on the front side of the wash line and around the vacuum blowers.

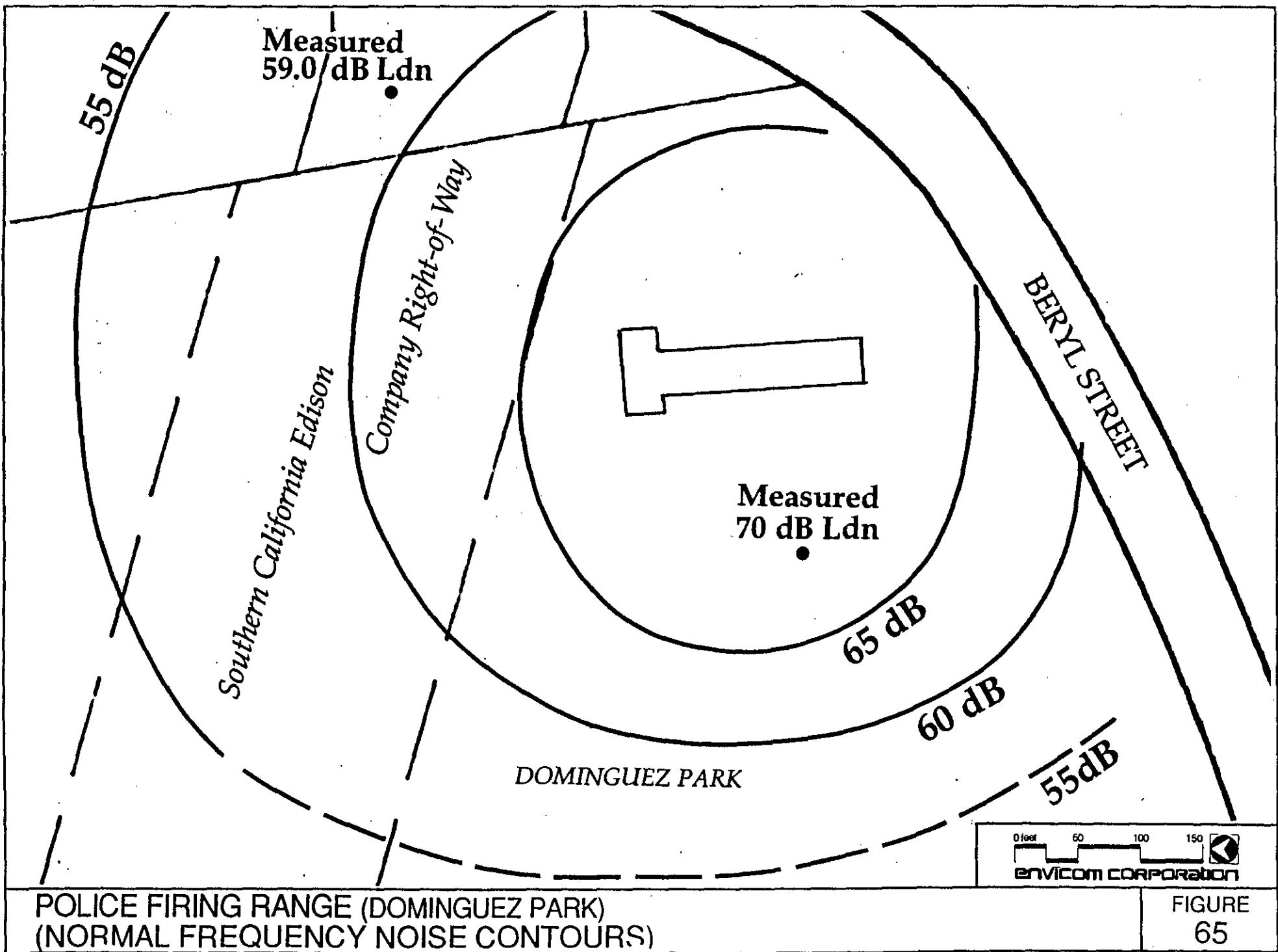
Police Firing Range: At a distance of 150 feet and above the range, maximum individual pistol shots (Fast SLM detector) were in the range 88-94 dB depending upon shooter location. The absolute peak sound pressure level was measured as 117 dB. At 350 feet, the levels were lower by 10-12 dB, consistent with the increased distance and greater shielding. With intense range usage, one expects approximately 1,800 shots in a worst case hour, resulting in $L_{eq,1hr}$ 83 dB at the westerly measurement position and 72 dB to the northeast. For more average conditions, this number of shots would be spread over a four hour period, with resultant 6 dB reduction in hourly average levels. The Ldn would be 62 dB at the westerly position, 51 dB to the northeast (**Figure 65**).

It must be realized that, because of the high crest factor (peak to average ratio) for the pistol shot noise, individual shots will be clearly audible at distances greater than suggested by the contours. Significant noise reduction could be achieved at the range through the installation of sound absorbing baffles between the wood slats of the top of the range, or through the construction of a roof over the facility. The construction of a new police facility is presently under consideration by the City of Redondo Beach; during future planning for this facility, it would be appropriate to consider the potential for relocating the existing fire range to the new facility (possibly below ground, to reduce any potential noise impacts).

4.2.17 Goals, Objectives, and Policies

The following presents the various goals, objectives, and policies relative to both overall (ambient) and stationary (fixed-source) source noise conditions and impacts in the City of Redondo Beach.





- Goal* *It shall be the goal of the City of Redondo Beach to:*
- 10A Ensure that residents, employees, and visitors in the City of Redondo Beach are protected from the adverse human health and environmental impacts of excessive noise levels created by stationary and overall (ambient) noise sources and conditions, and take all necessary and appropriate action to avoid or mitigate the detrimental affects of such excessive noise level exposure impacts on the community.
- Issue* **NOISE ORDINANCES, REGULATIONS, AND GUIDELINES**
- Objective* *It shall be the objective of the City of Redondo Beach to:*
- 10.1 Adopt and enforce appropriate local noise ordinances, regulations, and guidelines, in order to effectively control both overall (ambient) and stationary noise conditions and impacts that may occur in the community.
- Policies* *It shall be the policy of the City of Redondo Beach to:*
- 10.1.1 Adopt and enforce a revised version of the City of Redondo Beach Noise Regulation (Chapter 24, Title 4 of the City of Redondo Beach Municipal Code) that effectively responds to and regulates (to the extent feasible) the range of overall (ambient) and stationary noise conditions that are expected to occur in the City.
- 10.1.2 Ensure that any and all local noise ordinances, regulations, and guidelines are appropriate for their intended purpose, are consistent with existing technical standards, are legally adequate, and are enforced according to their terms.
- Issue* **NOISE LEVEL AND NOISE IMPACT INFORMATION MONITORING AND UPDATING**
- Objective* *It shall be the objective of the City of Redondo Beach to:*
- 10.2 Maintain base line information regarding the overall (ambient) and stationary source related noise environment of the community on an ongoing basis.

- Policies** *It shall be the policy of the City of Redondo Beach to:*
- 10.2.1 Monitor and update available data as required (but not less than every five years) regarding the community's existing and projected overall (ambient) and stationary noise levels.
- 10.2.2 Employ or encourage the use of technological or mechanical advances in overall and stationary source noise impact mitigation, as feasible.
- Goal** *It shall be the goal of the City of Redondo Beach to:*
- 10B Ensure that residents, employees, and visitors in the City of Redondo Beach are protected from the adverse human health and environmental impacts of excessive overall (ambient) noise levels, and take all necessary and appropriate action to avoid or mitigate the detrimental affects of such excessive noise level exposure impacts on the community.
- Issue** **OVERALL (AMBIENT) NOISE IMPACTS ON THE COMMUNITY**
- Objective** *It shall be the objective of the City of Redondo Beach to:*
- 10.3 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, and visitors of the community.
- Policies** *It shall be the policy of the City of Redondo Beach to:*
- 10.3.1 Require new noise-sensitive land uses (including health care facilities and libraries) in areas exposed to existing or projected noise levels exceeding an Ldn of 60 dB(A) exterior, to incorporate effective mitigation measures to reduce interior noise to no more than 45 dB(A).
- 10.3.2 Implement requirements under Title 24 of the State Building Code to ensure that interior noise levels attributable to exterior sources shall not exceed an Ldn of 45 dB(A) in any habitable room within new hotels, motels, dormitories, long-term care facilities, apartment houses, and dwellings other than detached single-family units.
- 10.3.3 Develop standards to provide adequate sound insulation for the construction of single-family homes in areas potentially exposed to overall (ambient) noise levels exceeding an Ldn of 60 dB(A). Such insulation standards would be applied unless an acoustical analysis is conducted that shows that overall (ambient) noise levels do not exceed an Ldn of 60 dB(A).

- 10.3.4 Prohibit the development of new industrial, commercial, or related land uses or the expansion of existing land uses when it can be demonstrated that such new or expanded land uses would be directly responsible for causing overall (ambient) noise levels to exceed an Ldn of 65 dB(A) exterior upon areas containing housing, schools, health care facilities, or other "noise-sensitive" land uses (as determined by the City of Redondo Beach).
- 10.3.5 Encourage "noise sensitive" land uses, including schools, libraries, health care facilities, and residential uses, to incorporate fences, walls, landscaping, and/or other noise buffers and barriers, where appropriate and feasible to do so.

Issue **TRAFFIC-RELATED NOISE IMPACTS**

Objective *It shall be the objective of the City of Redondo Beach to:*

10.4 Minimize the adverse impacts of traffic-generated noise on residential and other "noise sensitive" uses.

Policies *It shall be the policy of the City of Redondo Beach to:*

10.4.1 Require that all new non-residential development design and configure on-site ingress and egress points to divert traffic (and its resultant noise) away from "noise sensitive" land uses to the greatest degree practicable, and consistent with applicable safety and planning considerations.

10.4.2 Require that any municipal vehicles or noise-generating mechanical equipment purchased or used by the City of Redondo Beach comply with noise performance standards to the extent feasible.

10.4.3 Encourage local and regional public transit providers to ensure that the equipment they use and operate does not generate excessive noise impacts on the community.

10.4.4 Provide for and encourage the development of alternate transportation modes such as bicycle paths and pedestrian walkways to minimize the number of noise generating automobile trips.

10.4.5 Attempt to reduce traffic generated noise levels in the community through the reduction of vehicular traffic by encouraging both the public and the private sector to implement or participate with others, in implementing transportation demand management (TDM) programs as discussed in Policies 5.4.1 and 5.4.2 of the Transportation

and Circulation element, including but not limited to, consideration of incentives for car pooling, van pools, and the use of public transit.

Issue **NOISE IMPACT ENCROACHMENT OF COMMERCIAL AND INDUSTRIAL LAND USES**

Objective *It shall be the objective of the City of Redondo Beach to:*

10.5 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or "noise-sensitive" uses.

Policies *It shall be the policy of the City of Redondo Beach to:*

10.5.1 Require that loading and shipping facilities for commercial and industrial land uses abutting residential parcels be located and designed in a manner to minimize the potential noise impacts upon these parcels to the greatest degree practicable.

10.5.2 Require that all parking areas for commercial and industrial land uses abutting residential areas be buffered and shielded by walls, fences, or adequate landscaping.

10.5.3 Require that parking structures serving commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles using these facilities both on site and on adjacent land uses or properties. The design measures used may include: 1) the use of materials which mitigate sound transmission; or 2) the configuration of interior spaces to minimize sound amplification and transmission.

10.5.4 Adopt an ordinance to control the use of leaf blowers, parking lot sweepers, or other high-noise generating commercial/industrial equipment to reduce the potentially adverse noise impacts of such equipment upon adjacent residential areas.

10.5.5 Require that the hours of truck deliveries to commercial or industrial land uses abutting residential uses be limited (within a reasonable period) unless there is no feasible alternative or there are overriding transportation benefits by scheduling deliveries at other hours, to the extent consistent with the adopted County of Los Angeles Congestion Management Plan (CMP), or other applicable County, State, or Federal requirements relative to this subject.

Issue	<u>NOISE IMPACTS OF MIXED-USE STRUCTURES</u>
Objective	<i>It shall be the objective of the City of Redondo Beach to:</i>
10.6	Minimize the potentially adverse noise impacts associated with the development of mixed-use structures where residential units are located above ground floor commercial uses (where permitted).
Policies	<i>It shall be the policy of the City of Redondo Beach to:</i>
10.6.1	Ensure that mixed use buildings are constructed to prevent adverse noise transmission between differing uses or tenants located in the same structures.
10.6.2	Require that mixed-use structures designed for concurrent commercial and residential land uses minimize to the greatest degree practicable (through design and construction techniques or other such technological means as may become available) the transfer or transmission of noise and vibration from the commercial land use to the residential land use.
Issue	<u>CONSTRUCTION NOISE IMPACTS</u>
Objective	<i>It shall be the objective of the City of Redondo Beach to:</i>
10.7	Minimize the impacts of construction noise on adjacent uses.
Policies	<i>It shall be the policy of the City of Redondo Beach to:</i>
10.7.1	Ensure that the prohibitions relative to legal hours of operation for construction activities contained within the existing City of Redondo Noise Ordinance and/or any future/revised Noise Ordinance be adhered to and enforced.
10.7.2	Require that construction activities adjacent to residential land uses and dwelling units be regulated, as necessary, to prevent the generation of adverse and/or excessive noise impacts.
10.7.3	Require that construction activities employ feasible and practical techniques and practices which minimize the generation of adverse and/or excessive noise impacts on adjacent land uses.

Issue **NOISE IMPACTS/ENCROACHMENT WITHIN MULTI-OCCUPANT STRUCTURES**

Objective *It shall be the objective of the City of Redondo Beach to :*

- 10.8 Ensure that buildings are constructed soundly to prevent adverse noise transmission between differing uses or tenants located in the same commercial structure and individual dwelling units in multi-family residential structures.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 10.8.1 Enforce the applicable provisions of the Uniform Building Code (UBC) and City of Redondo Beach Municipal Code which prevent the transmission of excessive and unacceptable noise levels between individual tenants and businesses in commercial structures and between individual dwelling units in multi-family residential structures.

Issue **NOISE IMPACTS OF ENTERTAINMENT AND RESTAURANT/BAR LAND USES**

Objective *It shall be the objective of the City of Redondo Beach to:*

- 10.9 Minimize the generation of excessive noise level impacts and/or spillover from entertainment and restaurant/bar establishments into adjacent residential or "noise sensitive" land uses.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 10.9.1 Develop local ordinance requirements and/or mandate construction mitigation measures which prohibit noise levels emanating from any entertainment or restaurant/bar use from being audible at a distance of fifty (50) linear feet from the property line of the structure in which it is being conducted or at the property line of any dwelling unit (whichever is more restrictive).

- 10.9.2 Require that entertainment and restaurant/bar uses take appropriate steps to control the activities of their patrons on-site, as well as within a reasonable and legally justified distance or proximity, to minimize potential noise-related impacts on adjacent residential neighborhoods.

- 10.9.3 Discourage the development of new nightclubs, discotheques, and other high noise-generating entertainment uses adjacent to any residential neighborhoods, residential dwelling units, schools, health

care facilities, or other "noise sensitive" land uses, unless it can be demonstrated that adequate measures can be installed and employed to adequately mitigate the potential impacts of on-site operations and/or off-site customer access and activities of these establishments upon these areas.

- 10.9.4 Require that all new nightclubs, discotheques, and other high noise-generating entertainment uses be subject to a conditional use permit, in order to mitigate potential adverse noise impacts.

Issue **NOISE IMPACTS OF RAILROAD USES**

Objective *It shall be the objective of the City of Redondo Beach to:*

- 10.10 Minimize the noise effect of railroad transit (freight and passenger) on residential uses and other sensitive land uses.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 10.10.1 Work with railroad operators using facilities that cross through the City of Redondo Beach to properly maintain lines and establish operational restrictions during the early morning and late evening hours to reduce adverse noise impacts in residential areas and other noise sensitive areas.

- 10.10.2 Work with railroad operators using facilities that cross through the City of Redondo Beach to install noise mitigation features where operations impact existing adjacent residential or other noise-sensitive uses.

Goal *It shall be the goal of the City of Redondo Beach to:*

- 10C Ensure that residents, employees, and visitors in the City of Redondo Beach are protected from the adverse human health and environmental impacts of excessive noise levels created by stationary noise sources and conditions, and take all necessary and appropriate action to avoid or mitigate the detrimental affects of such excessive noise level exposure impacts on the community.

Issue	<u>ANALYSIS AND MITIGATION OF CITY-WIDE STATIONARY (FIXED-SOURCE) NOISE IMPACTS</u>
Objective	<i>It shall be the objective of the City of Redondo Beach to:</i>
10.11	Ensure the conduct of a proper, modern, and site-specific acoustical analysis of any local structure determined (by the City of Redondo Beach) to be a potential generator of significant stationary noise impacts, and ensure that the results or mitigation measures recommended within such analyses are implemented, as feasible.
Policies	<i>It shall be the policy of the City of Redondo Beach to:</i>
10.11.1	Require an acoustical analyses for any new or expanded land uses determined (by the City of Redondo Beach) to be potential major stationary noise sources. Such studies will be completed and reviewed, with recommended mitigation measures successfully implemented and tested, prior to the issuance of a Certificate of Occupancy for said land use. <i>(Such studies would be expected to be funded by the respective developer or builder and conducted by the City of Redondo Beach similar to existing environmental review) to ensure independence and objectivity.)</i>
10.11.2	Encourage major stationary noise generating sources throughout the City of Redondo Beach to voluntarily install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable (as specifically recommended within the May, 1991 <u>City of Redondo Beach Stationary Source Noise and Vibration Measurement and Analysis Report</u> , conducted by Walker, Celano & Associates or any future technical acoustical analyses commissioned by or conducted by the City of Redondo Beach).
10.11.3	Require that major stationary noise generating sources throughout the City of Redondo Beach install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable (as specifically recommended within the May, 1991 <u>City of Redondo Beach Stationary Source Noise and Vibration Measurement and Analysis Report</u> , conducted by Walker, Celano & Associates or any future technical acoustical analyses commissioned by or conducted by the City of Redondo Beach) prior to the renewal of Conditional Use Permits or prior to the approval and/or issuance of new Conditional Use Permits for said facilities.

Issue STATIONARY NOISE IMPACTS OF SOUTHERN CALIFORNIA EDISON COMPANY PLANT

Objective *It shall be the objective of the City of Redondo Beach to:*

10.12 Continue to monitor, assess, and mitigate, whenever and however possible, the existing and potential future stationary noise impacts generated by the regional electricity generation plant, owned and operated by the Southern California Edison Company, and located adjacent to North Catalina Avenue in South Redondo Beach.

Policies *It shall be the policy of the City of Redondo Beach to:*

10.12.1 Continue to work proactively (on a formal basis) with the Southern California Edison Company to lessen, mitigate, and eliminate the impacts of normal frequency noise and low frequency noise generated by its electricity generation plant on the community.

(These efforts would be expected to include the installation of additional noise buffering or reduction elements in and around the plant and the intensification of maintenance efforts within the plant to lessen said impacts.)

10.12.2 Adopt appropriate provisions within the City's Noise Ordinance (Chapter 24, Title 4 of the Redondo Beach Municipal Code) to address the impacts of low frequency noise from stationary noise sources.

Issue STATIONARY NOISE IMPACTS OF POLICE FIRING RANGE

Objective *It shall be the objective of the City of Redondo Beach to:*

10.13 Continue to monitor, assess, and lessen, whenever and however possible, the existing and potential future stationary noise impacts generated by the Police Firing Range, located adjacent to Dominguez Park.

Policies *It shall be the policy of the City of Redondo Beach to:*

10.13.1 Work closely with the City of Redondo Beach Police Department to conduct an impact study weighing the advantages and disadvantages of any modifications to the Police Firing Range prior to the implementation of any noise reduction measures such as baffles or roofing.

10.13.2 If determined to be feasible and advantageous, pursue funding mechanisms and proposals to construct appropriate sound absorbing baffles and/or roofing above the existing Police Firing Range, to reduce the noise generated by a maximum use of the facility to surrounding overall (ambient) noise levels.

4.2.18 Noise Implementation Programs

The following presents the respective programs which shall be carried out by the City of Redondo Beach (or the indicated designee) to implement the preceding goals, objectives, and policies contained within the Noise Section of the General Plan. Each implementation program is followed by a number or numbers indicating the pertinent policy or policies which it is intended to help implement. Notwithstanding the language in specific implementation measures, action by the City is subject to the availability of funding and staff.

- The City of Redondo Beach shall adopt and enforce an appropriate and legally-adequate revised local Noise Ordinance, to be incorporated within the City of Redondo Beach Municipal Code. Said ordinance shall contain policies and regulations addressing both overall (ambient) and stationary source noise impacts, and shall attempt to address the range and intensity of noise issues addressed within the Noise Section of the General Plan. The revised Ordinance shall be completed and adopted within eighteen (18) months of the adoption of the updated General Plan (*Policy 10.1.1, 10.1.2, 10.3.1, 10.3.2, 10.3.3, 10.3.4, 10.6.1, 10.6.2, 10.7.3, 10.8.1, 10.9.2, 10.9.3, 10.11.3, 10.12.2, 10.13.1, and 10.13.2*).
- Representatives of the City of Redondo Beach Community Development (Planning) Department and the Department of Public Works shall, on an ongoing basis, review available technical and acoustical data and studies conducted in the community, and, as necessary, shall commission the gathering of additional acoustical data and the conduct of additional acoustical analyses, in order to effectively monitor and update existing and future noise levels and impacts in the City of Redondo Beach (*Policy 10.2.1*).
- This noise monitoring and data collection effort shall include assuring the availability to the public of an existing local noise contour map, indicating estimated City-wide Ldn noise levels, which shall be used to determine the geographic areas in the community exposed to existing noise levels which would cause a proposed development or project at a particular site to be subject to the conduct of a specific acoustical analysis detailing the noise conditions and impacts expected to be experienced at such a particular site, as a part of the environmental review and approval process of the development or project (*Policy 10.2.1, 10.3.1, 10.3.2, 10.3.3, 10.3.4*).

- The existing local noise contour map, including the low frequency noise contour map related to the Southern California Edison Plant, shall be updated, as necessary, but not less than every five years, to ensure the highest possible level of accuracy in the use of this information (*Policy 10.2.1*).
- Based on the results of the above-listed review and monitoring of noise data and materials, the City of Redondo Beach shall require the use of known technological and mechanical noise impact mitigation measures during the existing environmental and development review and approval process. Such measures shall also be listed and included within local building permit applications/information materials distributed to the public (*Policy 10.2.2*).
- Include specific provisions within the revised local Noise Ordinance which requires new noise-sensitive land uses (including health care facilities and libraries) exposed to noise levels exceeding an Ldn of 60dB(A) exterior, to implement mitigation measures within their sites and structures which will reduce interior noise levels to levels no greater than an Ldn of 45dB(A) (*Policy 10.3.1*).
- Include specific provisions within the revised local Noise Ordinance which require that, prior to the issuance of certificates of occupancies and/or certificates of completion, habitable areas within all new hotel, motel, dormitory, long-term care facility, and multi-family dwellings proposed in areas exhibiting existing noise levels of an Ldn of 60 db(A) or greater demonstrate that interior noise levels do not exceed the level of an Ldn of 45dB(A). Facilities which fail to meet this requirement shall be required to install mitigation measures which reduce the interior noise level in these habitable areas to within the 45dB(A) Ldn level, prior to the issuance of certificates of occupancies and/or certificates of completion from the City of Redondo Beach Community Development (Building) Department (*Policy 10.3.2*).
- The City of Redondo Beach Community Development (Building) Department, or designated consultant, shall research and compile an available list of possible structural insulation and/or construction methods which can be used by the proponents of new single family homes proposed to be located in areas exposed to ambient noise levels exceeding an Ldn of 60 db(A) to reduce such noise levels. This list shall be made available and distributed to all individuals proposing or applying for approvals to construct a single family home or homes located within an area of the community which, according to the existing noise contour map, are exposed to ambient noise levels exceeding an Ldn of 60 db(A). Proposed structures would not be subject to the installation of such insulation methods if an appropriate acoustical analysis is submitted to the City of Redondo Beach Community

Development (Building) Department indicating that the site is not exposed to ambient noise levels exceeding an Ldn of 60 db(A) (*Policy 10.3.3*).

- Representatives of the City of Redondo Beach Community Development (Planning) Department shall specifically review proposals for new industrial, commercial, or related land uses, in concert with the existing local planning and environmental review process, to determine the potential impacts of such development on adjacent areas containing housing, schools, health care facilities, or other "noise-sensitive" land uses. Any proposals determined to be directly responsible for causing ambient noise levels in and around these adjacent "noise-sensitive" land uses to exceed an Ldn of 65 db(A) shall be modified, redesigned, or mitigated to reduce these impacts to a level of non-significance; otherwise, such proposed projects shall be prohibited (*Policy 10.3.4*).
- During the existing local planning, design, and environmental review process, all "noise-sensitive" land uses requiring discretionary approvals through the City of Redondo Beach shall be required to minimize the potential noise-related impacts on surrounding structures and occupants (*Policy 10.3.5*).
- During the existing local planning, design, and environmental review process, require that all new non-residential development proposals locate on-site ingress and egress points so as to minimize resultant noise-related impacts on nearby land uses (*Policy 10.4.1*).
- As budgetary and related operational conditions permit, the City of Redondo Beach shall purchase or renovate/maintain vehicles and other noise-generating mechanical equipment which comply with and conform to the latest available noise standards and requirements (*Policy 10.4.2*).
- City of Redondo Beach Department of Public Works staff shall meet, on at least an annual basis, with representatives of the Southern California Rapid Transit District, Torrance Transit, and other local and regional public transit providers to discuss and suggest the impacts of the operation of their vehicles on local noise conditions; feasible mitigation measures shall be suggested, requested, and implemented, as feasible, to reduce such impacts (*Policy 10.4.3*).
- All feasible policies and programs contained within the Transportation and Circulation Section of the General Plan relative to the further development and use of bicycle and pedestrian facilities as alternative modes of transportation shall be fully implemented, in order to reduce and minimize future noise-generating automobile trips (*Policy 10.4.4*).

- All feasible policies and programs contained within the Transportation and Circulation Section of the General Plan relative to transportation demand management (TDM) programs shall be implemented, in order to reduce traffic and associated noise levels in the community (*Policy 10.4.5*).
- During the existing local planning, design, and environmental review process, require that all new commercial and industrial loading and shipping facilities abutting residential areas be located and designed as such to minimize potential noise impacts on residential uses. For commercial and industrial projects relating to renovation of existing buildings, incorporate mitigation measures, as feasible, to minimize noise impacts on residential uses from loading and shipping facilities (*Policy 10.5.1*).
- During the existing local planning, design, and environmental review process, require that all new commercial and industrial parking areas abutting residential areas and all new parking structures be buffered and shielded by fences, walls, landscaping, or other design measures, and be designed internally in a fashion which would minimize potential noise impacts on residential uses (*Policy 10.5.2, and 10.5.3*).
- Ensure that the revised City of Redondo Beach Noise Ordinance contain provisions which specifically address and sufficiently regulate or limit: 1) the use of leaf blowers, parking lot sweepers, and other high noise-generating equipment; and 2) the hours of truck deliveries to commercial or industrial land uses abutting residential areas, to reduce their potential impacts upon local residential land uses (*Policy 10.5.4 and 10.5.5*).
- During the existing local planning, design, and environmental review process, ensure that commercial land uses proposed to be located below residential uses within mixed-use structures not be overly noise-intensive, and require that (through the implementation of design and construction measures and/or other means of mitigation) the transfer of noise and vibration from the commercial uses to the residential uses be minimized to the furthest extent practicable (*Policy 10.6.1 and 10.6.2*).
- Ensure that the revised City of Redondo Beach Noise Ordinance contain provisions which specifically address: 1) regulating and/or limiting the legally permitted hours of construction activities (particularly those occurring within or in close proximity to residential uses; and 2) require that operational techniques and practices be employed during construction activities to minimize the generation of adverse and/or excessive noise on adjacent land uses (*Policy 10.7.1, 10.7.2, and 10.7.3*).
- During the existing local planning, design, and environmental review process and the existing local building inspection process, ensure that all

applicable provisions of the Uniform Building Code and Redondo Beach Municipal Code which prevent and mitigate the transmission of excessive and unacceptable noise levels between tenants and businesses in commercial structures and between individual dwelling units within multi-family residential structures be adequately enforced (*Policy 10.8.1*).

- Ensure that the revised City of Redondo Beach Noise Ordinance contain provisions which specifically require that all local entertainment and restaurant/bar land uses, through the discretionary development approval process, include measures to limit the audibility of noise levels emanating from their establishments from the ambient noise level at distances of fifty (50) feet from the property line of the establishment (*Policy 10.9.1*).
- Require, through the imposition of discretionary development approval conditions and police enforcement, that all local entertainment and restaurant/bar land uses take appropriate measures to control and limit the activities and noise of patrons in and around their facilities, in order to reduce potential noise-related impacts on surrounding local residential areas (*Policy 10.9.2*).
- Ensure that the revised Redondo Beach Municipal Code require all proposed entertainment and restaurant/bar land uses to be subject to the local conditional use permit review and approval process, in addition to any and all other applicable development, design, and environmental reviews and approvals, to ensure that noise-related issues are specifically and adequately addressed. Through this process, locating such facilities adjacent to "noise-sensitive" land uses shall be discouraged or prohibited, unless it can be demonstrated that the potential noise-related impacts of the project can be mitigated to a level of non-significance (*Policy 10.9.3 and 10.9.4*).
- City of Redondo Beach Department of Public Works staff shall, on an ongoing basis, review local railroad operations and procedures to monitor potential noise-related impacts of these operations on the community. As necessary, staff shall meet with railroad operator officials to discuss operations and suggest or require (if possible) noise mitigation measures which would reduce the noise-related impacts of railroad operations on the community (*Policy 10.10.1 and 10.10.2*).
- Based on the results of the local Initial Study and Environmental Checklist process completed by the City of Redondo Beach Community Development (Planning) Department, all proposed new or expanded land uses determined to be potential major stationary noise sources, must fund and complete a specific acoustical analysis to identify, determine, and analyze potential noise impacts and propose appropriate mitigation measures which will reduce these potential noise-related impacts to a level of non-significance. Said

mitigation measures must be installed and tested prior to the issuance of a Certificate of Occupancy for the structure by the City of Redondo Beach Building Department. (Such analyses will be conducted in a manner similar to the environmental impact review process overseen by the City of Redondo Beach to assure independence and objectivity of the findings.) (*Policy 10.11.2*).

- During the existing local planning, design, and environmental review process and the existing local building inspection process, encourage major stationary noise generating sources to install additional noise buffering or reduction techniques to reduce noise generation levels in and around their facilities. The installation of such measures shall be required prior to the renewal of an existing Conditional Use Permit or prior to the issuance of a new Conditional Use Permit (*Policy 10.11.2 and 10.11.3*).
- City of Redondo Beach Community Development (Planning) Department staff and Department of Public Works staff representatives shall continue to actively monitor the performance and impacts of the existing Southern California Edison Company Power Plant related to noise generation, and shall meet and work with Southern California Edison Company officials on a regular basis, to suggest (and/or require where possible) the installation of additional mitigation measures and or operational regulations which will further lessen or eliminate the impacts of audible frequency noise and low frequency noise on the community (*Policy 10.12.1*).
- City of Redondo Beach Community Development (Planning) Department staff representatives shall meet and work with City of Redondo Beach Police Department officials to carry out an impact study weighing the potential advantages and disadvantages of making any physical or structural modifications to the existing Police Firing Range. If determined to be financial and structurally feasible and in the best interest of the City of Redondo Beach Police Department and the public, appropriate sound absorbing baffles and/or roofing shall be installed in the existing Police Firing Range, to reduce the noise-related impacts of operation of the facility. Said impact study shall be completed within eighteen (18) months of adoption of the updated General Plan (*Policy 10.13.1 and 10.13.2*).

SECTION 4.3

Flooding Hazards

4.3 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. Specific major regional-scale flooding events have occurred in the Los Angeles basin on at least five occasions, including during the winters of 1938, 1943, 1952, 1956, 1959, 1969, 1977, and 1983.

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. The same trend has occurred in the local area due to improvements constructed by the City of Redondo Beach Department of Public Works, Los Angeles County Department of Public Works Food Control Division, and the Army Corps of Engineers.

Flooding hazards in a given individual community are directly related to a number of individual factors, including: 1) the intensity and duration of precipitation; 2) existing regional and local hydrological, geographic, and topographic features; 3) the type and extent of local impermeable ground surfaces and vegetation cover; and 4) existing local drainage and flood control and prevention improvements.

4.3.1 Local Precipitation Characteristics

Despite continuing natural deviations due to alternating drought and wet periods, the overall intensity and duration of rainfall in the region (and community) have not changed substantially from historic times to the present. The average annual rainfall recorded for the South Bay area of the Los Angeles Basin for the thirty year period from 1959 to 1989 was 11.85 inches.

In the seven year period since July of 1984, the City of Redondo Beach Department of Public Works has recorded an average annual total of approximately 9.32 inches of rainfall in the local area (approximately 20 percent below the 30 year "normal" average), ranging from a high of 16.2 inches (from July, 1985 to July, 1986) to a low of 5.25 inches (from July, 1989 to July, 1990). This local total has averaged only 6.86 inches per year from July, 1988 to July, 1991 (more than 25 percent lower than even the below normal seven year average). The trend reflected in this data is indicative of the severe drought conditions experienced in the southern California region during the last five year period.

4.3.2 Regional Drainage/Flood Control Features

Although the southern half of the City of Redondo Beach, is, in general, located in a relatively low-lying coastal area, it is not a major regional drainage or outfall area. Major drainages of the region (all three of which have been channelized by the Army Corps of Engineers and the Los Angeles County Department of Public Works Flood Control Division):

- (1) The Los Angeles River, whose headwaters are located in the foothills of the San Fernando Valley (due northwest of the Sepulveda Dam), approximately 32 miles northwest of the City of Redondo Beach. The river flows in a south/southeasterly direction through the center of the Los Angeles Basin, passes by the City of Redondo Beach approximately eight miles due east of the Civic Center, between the Cities of Carson and Long Beach, and terminates and discharges into San Pedro Bay and the Pacific Ocean in the City of Long Beach, approximately 12 miles southeast of the City of Redondo Beach Civic Center;
- (2) The Rio Hondo River, whose headwaters are located in the City of Rosemead (due north of the Whittier Narrows Dam), approximately 20 miles northeast of the City of Redondo Beach Civic Center. The river flows in a south/southwesterly direction, terminating and discharging into the Los Angeles River near the City of Lynwood, approximately 15 miles northeast of the City of Redondo Beach Civic Center.
- (3) The San Gabriel River, whose headwaters are located in the foothills of the San Gabriel Mountains north of City of Glendale (north of the Santa Fe Dam), approximately 30 miles northeast of the City of Redondo Beach. The river flows in a south/southwesterly direction, (a portion of which is diverted to and discharges into the Rio Hondo River at the Whittier Narrows Dam), and continues flowing south, terminating and discharging into the Pacific Ocean on the eastern side of the City of Long Beach, approximately 18 miles southeast of the City of Redondo Beach Civic Center.

In addition to these "primary" regional drainages of the Los Angeles Basin, the southern Los Angeles area and South Bay region storm drainage/flood control network includes a series of three large "secondary" drainages (these have also all been channelized (at least partially) by the Army Corps of Engineers and the Los Angeles County Department of Public Works Flood Control Division.

- (1) The Dominguez Channel, which originates in the City of Hawthorne (due north of the Hawthorne Municipal Airport and east of the San Diego [405] Freeway) approximately five miles northeast of the City of Redondo Beach Civic Center.

The channel flows in a south/southeasterly direction past the Dominguez Hills (essentially following the path of the San Diego [405] Freeway) through the Cities of Lawndale, Torrance, and Carson (approximately six miles due east of the City of Redondo Beach Civic Center), and turns due south approximately one mile west of the Long Beach (710) Freeway, running through the Wilmington District of the City of Los Angeles, terminating and discharging into Los Angeles Harbor/San Pedro Bay and the Pacific Ocean, approximately two miles east of the outfall of the Los Angeles River.

As detailed in Section 3.2 of this document, the majority of the existing storm drainage system of North Redondo Beach flows and drains into the Dominguez Channel as its primary means of storm drainage to the ocean.

- (2) The Ballona Creek, which originates near the Mid-Wilshire District of the City of Los Angeles (due northeast of the intersection of La Cienega Boulevard and the Santa Monica (10) Freeway) approximately 18 miles northeast of the City of Redondo Beach Civic Center.

The channel flows in a south/southwesterly direction through the City of Culver City (essentially following the path of Jefferson Boulevard), turns due west through the Westchester District of the City of Los Angeles (due north of Jefferson Boulevard and the Hughes Airport), terminating and discharging into the Pacific Ocean at Dockweiler State Beach (due north of Playa del Ray and due south of Marina del Ray), approximately eight miles northwest of the City of Redondo Beach Civic Center.

- (3) The Compton Creek, which originates due west of the Watts area of the City of Los Angeles (due northeast of the intersection of Imperial Highway and the Harbor (110) Freeway) approximately eight miles northeast of the City of Redondo Beach Civic Center.

The channel flows in a south/southeasterly direction through the City of Compton, crosses due southwest of the intersection of Alameda Street and the Artesia (91) Freeway, continues southeasterly throughout the northern tips of the Cities of Carson and Long Beach, terminating and discharging into the Los Angeles River north of intersection of the Long Beach (710) Freeway and San Diego (405) Freeway, approximately ten miles due east of the City of Redondo Beach Civic Center.

4.3.3 Local Flood Hazard Potential

In general, due to the reasons described below, the geographic and topographic features of the City of Redondo Beach related to drainage and flooding differ sharply between North Redondo Beach and South Redondo Beach.

The entirety of North Redondo Beach is located further inland of and in general at a higher elevation than South Redondo Beach and the lower-lying coastal areas of the community. The area also is virtually entirely developed and covered with impermeable surfaces (i.e., buildings, asphalt, concrete) or vegetation cover, causing a relatively high and efficient rate of natural drainage and runoff into the storm drainage system. Primarily for these reasons, this portion of the community (excluding the few unique and specific exceptions detailed below), is not impacted by regional, coastal-related, or major local flooding.

The eastern portion of South Redondo Beach and the western central portions of South Redondo Beach essentially sit up on a "bluff" elevated well above the lower-lying coastal area located on the west side of Pacific Coast Highway. These areas are also virtually entirely developed and covered with impermeable surfaces or vegetation, causing a relatively high and efficient rate of natural drainage and runoff into the storm drainage system. For these reasons, these areas of the community (excluding the few unique and specific exceptions detailed below) are also less susceptible to regional, coastal-related, or major local flooding.

The northwestern and southwestern portions of South Redondo Beach (particularly the harbor and basin areas and beach areas) are lower-lying areas located in direct proximity to the coast and Pacific Ocean. For these reasons, as one can logically conclude, these areas are more exposed, and are substantially more susceptible to potential impacts related to regional, coastal-related, and major local flooding.

4.3.4 Local Flood Control/Prevention Features

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.

The specific details of the features and function of the local storm drainage system, and descriptions of future proposed improvements to the system, are described in Section 3.2 of this document.

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 breakwater extends out like a large arm extending out to the west due south of the terminus of Herondo Street, and curving to the south approximately 3,000 linear feet (over one half of a mile), serving as a protective wall between the open and exposed portions of Santa Monica Bay and the Pacific Ocean and the structures, areas, and boats located in the northern coastal area of the City.

In the 1930's a small breakwater facility was installed to protect the harbor area from flooding and storm-related damage. In the mid 1950's the existing large breakwater facility (at a height of 14 feet above the mean low water level) was constructed; in 1963 portions of the facility were elevated to a height of 20 feet above the mean low water level. There is also a project currently underway between the City of Redondo Beach and the Army Corps of Engineers to elevate the height level of the remainder of the existing breakwater to 20 feet above the mean low water level, to extend the southern portion of the breakwater approximately 150 linear feet, and to raise the southern portion of the breakwater to a height of 16 feet above the mean low water level. These improvements will further enhance the ability of the breakwater to protect the harbor area from flooding and storm-related damage.

Prior to any of this protection, significant damage had occurred to a number of major structures and areas of the harbor. Even recently (within the last five years), particularly violent weather systems have caused storm-related damage to the Portofino Inn and the Municipal Pier structures.

The roadways and structures along Harbor Drive and the Esplanade, located due east of the public beach area extending almost the entire length of South Redondo Beach, are also protected from coastal-related damage and flooding. These areas are elevated approximately eight feet above the level of the beach area, and are further protected by a concrete block retaining wall running along the length of the Esplanade.

4.3.5 Local Flood Hazard Ratings

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).

These maps, used to determine official flood insurance requirements and rates, do not indicate all areas ever subject to possible flooding, but are the best (i.e., most accurate) and most official (and accepted) source for discussion and analysis of this subject. The ten ratings and their accompanying map symbols are summarized as follows, from best to worst, including:

- (1) areas of minimal flooding [symbol C];
- (2) areas of undetermined, but possible flood hazards [symbol D];
- (3) 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) [symbol B];
- (4) areas within the expected limits of flooding resulting from a 100 year storm event to be protected by a flood protection system under construction [symbol A99];
- (5) 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 [symbol V];
- (6) 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 determined [symbol V1-V30];
- (7) areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined [symbol A1-A30];
- (8) areas within the expected limits of shallow flooding (i.e., depths between 1 to 3 feet) resulting from a 100 year storm event, with flood elevations determined but no flood hazards determined [symbol AH];
- (9) areas within the expected limits of shallow flooding (i.e., depths between 1 to 3 feet) resulting from a 100 year storm event, with average depths of flood inundation determined but no flood hazards determined [symbol AO]; and
- (10) areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards not determined [symbol A].

The various flood hazard ratings applicable in the City of Redondo Beach are detailed below. The vast majority of the City of Redondo Beach (in both North Redondo Beach and South Redondo Beach) have been rated in the (C) category, and are subject to minimal or no flooding.

North Redondo Beach

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.

Five of these seven areas have been 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 available data, has the probability of occurring once approximately every 100 years).

These areas include: 1) a small, low-lying, rectangular-shaped area within the North Redondo industrial area, located due north of the intersection of Marina Avenue and Aviation Boulevard; 2) a small, low-lying, oval-shaped area located due northwest of the intersection of Inglewood Avenue and Manhattan Beach Boulevard; 3) a small, low-lying, linear/oval-shaped area within the turfed Southern California Edison transmission corridor right-of-way, located east of Dow Avenue, between Manhattan Beach Boulevard and Beland Boulevard; 4) a small, low-lying, circular-shaped area located along the public right-of-way and residential area along Carnegie Lane, between Blossom Lane (to the east) and Green Lane (to the west); and 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.

Two of these seven areas have been rated in the (A1 to A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined.

These areas include: 1) 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 2) 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.

South Redondo Beach

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 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 (for details of these planned improvements, please see Section 3.2 of this document).

- (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 (for details of these planned improvements, please see Section 3.2 of this document).

- (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 (for details of these planned improvements, please see Section 3.2 of this document).

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 (for details of these planned improvements, please see Section 3.2 of this document).

- (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, and are rated as follows:
- The bulkhead areas or walls directly at the water's edge along the entire outline of the harbor land mass between the City of Hermosa Beach boundary, to the north, to the southern end of Harbor Basin #3, to the south, and the entire inside edge of the breakwater itself are 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):
 - The entirety of each of the Harbor Basins and water area within the boundary of the breakwater itself, the outer edge of the breakwater itself, and the land area directly at the water's edge below the remaining structure of the Municipal Pier (not the portion supported on piles) are 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; and
 - The area below the remaining structure of the Municipal Pier supported by piles and the water area directly outside the breakwater along the entirety of its length are rated in the (V1-V30) 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 determined.

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.

4.3.6 Summary

The combination of the relatively favorable topographical, meteorological, and high ground coverage/low permeability characteristics of the local area, the lack of a major regional-scale drainage terminating and discharging in the local area, and the substantial amount of local storm drainage improvements (both existing and proposed) in the community make the City of Redondo Beach a comparably low hazard area relative to flooding hazard, despite the City's overall coastal location and low-lying nature.

The drainage capacity of the primary inland areas of higher flood hazard potential in the community (the majority of which are existing low-lying and underimproved drainage sumps) will soon be enhanced through proposed capital improvements projects. The flood hazard and storm-damage related potential of the harbor area will also be substantially reduced through a capital improvement project to be undertaken later this year by the City of Redondo Beach and Army Corps of Engineers.

4.3.7 Goals, Objectives, Policies, and Implementation Programs

Because of the different types of potential flooding hazard and the related nature and degree of overlap between these types of flooding hazards and other specific topic areas of the General Plan, the goals, objectives, policies, and implementation programs related to flooding hazards have been included within the appropriate specific topic areas of the document, as follows:

- Precipitation and drainage-related flooding hazard goals, objectives, policies, and implementation programs have been included within the storm drainage portion of the Utilities Section (Section 3.2 of this document).
- Tsunami and seismic-related flooding hazard goals, objectives, policies, and implementation programs have been included within the tsunami portion of the Geologic/Seismic Hazards Section (Section 4.1 of this document).
- Evacuation or emergency response goals, objectives, policies, and implementation programs related to flooding hazards have been included within the emergency operations portion of the Fire Hazards Section (Section 4.5 of this document).

SECTION 4.4

Toxic Wastes and Materials

4.4 TOXIC WASTES & MATERIALS

4.4.1 Statutory Requirements

The preparation of hazardous waste management plans, and the siting of hazardous waste facilities in the State of California are governed by and subject to the terms and provisions of the Tanner Act (Assembly Bill 2948, approved in September of 1986). The Tanner Act authorizes and mandates each county to adopt a Hazardous Waste Management Plan pursuant to specified guidelines by September of 1988.

Previous law required hazardous materials planning to be addressed within the Solid Waste Management Plan, the hazardous waste portion of which was subject to review by the California Department of Health Services (DOHS). The Tanner Act also prohibits the establishment or expansion of any facility which treats or disposes of hazardous materials, unless the City or County with jurisdiction determines consistency with the County Hazardous Waste Management Plan (Office of Planning and Research, 1987).

4.4.2 Analysis

Hazardous waste falls into four general categories of materials that have some distinct characteristics in the different types of danger they present. These include materials that are either: 1) toxic; 2) explosive; 3) reactive; or 4) corrosive. To be in accordance with the terms and provisions of the Tanner Act, respective local or regional hazardous waste management plans need to include provisions for the following:

- 1) Planning process for waste management
- 2) Permit process for new and expanded facilities
- 3) Appeal process to the state for certain local decisions

The Tanner Act also requires that local or regional waste management plans address the following specific issues:

- 1) Analysis of current hazardous waste streams, treatment and disposal facilities availability and estimates of expected rates of generation until 1994;
- 2) Analysis of the potential for hazardous waste reduction;
- 3) Consideration of need to manage small volumes of hazardous waste from businesses and households;
- 4) Determination of need for additional hazardous waste disposal facilities;

- 5) Identification of specific sites for additional hazardous waste facilities or identification of siting criteria for locating additional hazardous waste facilities; and
- 6) Formation of goals, objectives and policies for hazardous waste facilities and hazardous waste management through the year 2000. Additionally, a county may include other elements in the plan such as a description of local programs for public education, enforcement, surveillance, transportation and administration.

The present Los Angeles County Hazardous Waste Management Plan was approved by the City of Redondo Beach City Council on February 21, 1989. To meet state law, the City adopted an ordinance requiring that any approval of an off-site hazardous waste facility meet the minimum siting criteria established under the County Plan. The Los Angeles County Hazardous Waste Management Plan is still under review by the State Department of Health Services.

Hazardous Waste Operations

Under the federal Resource Conservation and Recovery Act (RCRA), permits are required for the generation, storage, treatment or disposal of hazardous wastes. Activities which require permits range from the use of solvents and flammable material in the ordinary repair of automobiles to the treatment or handling of hazardous wastes in large quantities over prolonged periods of time.

Permits issued to generators of hazardous wastes can be of three types or grades depending upon the amount of wastes produced each month. A special permit is required for the transport of hazardous wastes.

Operations which involve the treatment of hazardous wastes or storage over long periods of time (more than 90 days) require the issuance of a Treatment, Storage and Disposal permit (TSD permit) under the Resource Conservation and Recovery Act (RCRA). An Interim Status Document (ISD) is a permit which allows facilities to operate until formal hazardous waste permits are issued.

A number of hazardous or potentially hazardous waste sites are located in the City of Redondo Beach (the sites and locations are available through the City Department of Public Works or the State Department of Health Services). Inclusion in this category only indicates the presence or potential of hazards on these sites, and does not suggest any willful neglect or illegal activity on the part of the parties identified. The type of the potential hazards (e.g., fire, explosion, groundwater, ocean or human contamination) are also detailed in this information. A number of these sites have leaking underground gasoline tanks, a few have toxic settling ponds with leaching of acids and metals. Other potential local contaminants are undetermined at this

time. Remedial action is presently planned through the Environmental Protection Agency Superfund at Microtronics Inc.

In addition, facilities which have permits to generate, transport, store, treat or dispose of hazardous substances are shown in the appended list (Table 53). The list does not, however, make any judgments or conclusions relative to compliance or non-compliance of the respective facilities with applicable laws and regulations. These lists have been compiled from the CERCLIS (Comprehensive Environmental Response Compensation and Liability Information System), the Resource Conservation and Recovery Act (RCRA) listing of the Environmental Protection Agency, as well as listings of the Department of Health Services and the Regional Water Quality Control Board.

Emergency Response

Each generator of hazardous waste is required by state and federal laws to form an emergency plan called a "Business Plan," and to send a copy to the local Fire Department. This plan must contain a site plan showing the location of the such substances, a detailed list of hazardous substances, a description of the evacuation emergency routes, and a training plan for employees. The County and the City have developed an area-wide response plan.

Short-term response to accidents caused by hazardous substances (e.g., fire, explosions, spills) is provided by the local Fire Department. The Fire Department maintains protective equipment required by the Occupational Safety and Health Administration (OSHA) for most dangerous situations. If special expertise is needed, assistance is provided by the Hazardous Material Teams of the County Health Department and the Los Angeles County Fire Department.

The Hazardous Material Team of the Los Angeles County Health Department responds on demand when they are called by other agencies. They help in the identification and location of hazardous materials, oversee the clean up activities and make sure that they are done according to the regulations. This team has only up to "level B" protection equipment and some monitoring equipment. The Los Angeles County Fire Department Hazardous Materials Team provides up to "level A" protection for mitigating the most severe chemical hazards. The City Police Department might be involved on the scene for traffic regulations. Both the Fire Department and Hazardous Material Control Program of the County Health Department also play a role in identifying suspect hazardous waste sites or illegal dumping of hazardous substances.

TABLE 53

Permitted Local Users of Hazardous Materials

<u>Facility</u>	<u>Permit(*)</u>
<u>Southern Redondo Beach (90277)</u>	
1. Beach Cleaners 306 S. Catalina	Generator 1
2. Century Cleaners 223 Palos Verdes Blvd.	Generator 1
3. Gordon Body Shop 638 Torrance Blvd.	Generator 2
4. Oakley Cleaners 1408 S. Pacific Coast Highway	Generator 1
5. Pacific Cleaners and Laundry 1306 S. Pacific Coast Highway	Generator 2
6. Parisian Cleaners 400 Diamond Street	Generator 1
7. Richway Cleaners 443 N. Francisca	Generator 1
8. Sea Breeze Cleaners 443 N. Francisca	Generator 2
9. So California Edison 1100 Harbor Drive	Generator 1
10. Thrifty Clean 1000 Torrance Blvd.	Generator 2

* Generator 1: >1,000 kg/month of non-acutely hazardous wastes or > kg/month of acutely hazardous wastes.

Generator 2: 100–1,000 kg of non-acutely hazardous wastes.

Generator 3: <100 kg of non-acutely hazardous wastes.

TSD categories: refer to permit status, where the facility is in the permit process.

TABLE 53 (Cont.)

<u>Facility</u>	<u>Permit(**)</u>
11. Vermonicas Cleaners 633 N. Pacific Coast Highway	Generator 3
12. Wardrobe Cleaners 126 N. Catalina	Generator 1
13. West Oaks Cleaners 541A N. Pacific Coast Highway	Generator 2
14. Woodstock Furniture Inc. 800 Torrance Blvd., #110	Generator 3

Northern Redondo Beach (90278)

15. B &B Drapery Service 575 Mary Ann Drive	Generator 1
16. Bay Distributors 2420 Santa Fe Avenue	Generator 2
17. Expert Cleaner 2606 Artesia Blvd.	Generator 2
18. Klean Rite Cleaners 2299 W. 190 Street	Generator 3
19. TRW Inc. 4030 Freeman Blvd.	Generator 1 Transportation
20. Redondo Auto Body Shop 620 Mary Ann Drive	Generator 1

** Generator 1: >1,000 kg/month of non-acute hazardous wastes or > kg/month of acutely hazardous wastes.

Generator 2: 100-1,000 kg of non-acute hazardous wastes.

Generator 3: <100 kg of non-acute hazardous wastes.

TSD categories: refer to permit status, where the facility is in the permit process.

TABLE 53 (Cont.)

	<u>Facility</u>	<u>Permit(**)</u>
21.	So Ca Gas Co 182nd St. Base 2929 W. 182nd Street	Generator 2
22.	TRW E&Ds RB 1 Space Park RB	Generator 1
23.	TRW Inc. 1 Space Park Transportation TSD2	Generator 1
24.	TRW Inc. 2512 Artesia Blvd.	Generator 2
25.	TRW Inc. 2500 Compton Blvd.	Generator 2
26.	TRW Inc. 2501 Santa Fe Avenue	Generator 2
27.	TRW Inc. 2425 Manhattan Beach Blvd.	Generator 2
28.	TRW Inc. Bldg R8 Complex 2005 Manhattan Beach Blvd.	Generator 1
29.	Tune-up Masters 2622 Artesia Blvd.	Generator 3
30.	VSI Corporation 4001 Inglewood Avenue	Generator 1
31.	Web Service Co., Inc. 3690 Freeman Blvd.	Generator 2

** Generator 1: >1,000 kg/month of non-acutely hazardous wastes or > kg/month of acutely hazardous wastes.

Generator 2: 100–1,000 kg of non-acutely hazardous wastes.

Generator 3: <100 kg of non-acutely hazardous wastes.

TSD categories: refer to permit status, where the facility is in the permit process.

Water Contamination

The presence of a number of hazardous waste generators and sites within the City of Redondo Beach indicates that contamination of groundwater supplies could be possible. The proximity of some of the existing hazardous waste sites to the ocean and beaches could be of particular concern (especially the large Southern California Edison plant with settling ponds containing acids and metals).

Issues

The following issues regarding hazardous wastes and toxic materials in the City of Redondo Beach have been identified:

- (1) A certain amount of hazardous waste material and toxics will be stored, treated and transported in the City. The Los Angeles County Hazardous Waste Management Plan prescribes minimum environmental criteria to be used in considering land use decisions for the storage and transfer of hazardous and toxic materials, the City can provide more restrictive guidelines if it so desires.
- (2) In addition to hazardous waste regulations, specific land use regulations in the City of Redondo Beach Zoning Code can be developed to protect sensitive facilities such as schools and hospitals.
- (3) The handling of hazardous waste material can be excluded from certain areas in the City. This action can provide for the protection of environmentally sensitive resources such as air quality, groundwater, ocean and beaches, wetlands, habitats of rare and endangered species, agricultural lands, natural resources of recreational, cultural, and aesthetic value, critical public facilities, and valuable mineral resources.
- (4) The City of Redondo Beach can participate in the process of selecting transportation routes which are acceptable for the safe transportation of hazardous waste material within the City's corporate limits. Streets with high concentrations of people, or streets adjacent to sensitive facilities, such as schools and parks, can be considered for exclusion.
- (5) Hazardous waste facilities should be structurally stable to ensure the effective containment of the hazardous material. Areas acceptable for hazardous waste facilities can be selected to avoid natural hazards such as earthquakes, floods and storm-generated waves.
- (6) Plans for new development are reviewed by the various departments in the City. These departments are in good position to identify potential hazardous waste generators and advise them of required permits before they are established.

- (7) The City Fire Department and the City Police Department can continue to play a key role in the on-site identification of hazardous wastes, tracking of illegal dumping (especially near the beaches), and emergency response to hazardous waste accidents through cooperation with the County Health Departments.

4.4.3 Goals, Objectives, and Policies

The following presents the goals, objectives, and policies for toxic wastes and hazardous materials section of the General Plan.

Goal

It shall be the goal of the City of Redondo Beach to:

11A

Protect the public health, safety, and welfare, and the overall environment of the City of Redondo Beach through proper planning for the management, handling, and transportation of toxic and hazardous waste and materials; ensure a coordinated and effective emergency response system; reduce the risk to the public from known contamination sites; decrease the risks to the public from the transport, handling, storage, and disposal of hazardous uses/materials; and minimize the threat of surface and subsurface water contamination and promote restoration of healthful groundwater resources.

Objective

It shall be the objective of the City of Redondo Beach to:

11.1

Promote and assist in the oversight of the proper operation and upkeep of local hazardous waste facilities, as well as the safe management, handling, and transportation of toxic and hazardous materials through the enforcement of applicable state and local regulations.

Policies

It shall be the policy of the City of Redondo Beach to:

11.1.1

Develop and adopt long-range planning programs to protect local resources and the public from toxic and hazardous waste and materials.

11.1.2

Determine the need for and assist in the planning and environmental review of additional toxic and hazardous waste facilities in the local area and the region.

11.1.3

Cooperate with the State Department of Environmental Health Services and the Los Angeles County Department of Health Services to enforce applicable regulations for safe operation of toxic and hazardous waste facilities and adopt new regulations relative to this subject as they become necessary.

- 11.1.4 Promote waste minimization and use of best feasible technology in City businesses that must use, store, and/or transport toxic or hazardous waste or materials.
- 11.1.5 Encourage the use of competent operators for toxic and hazardous waste and materials transportation and disposal services.
- 11.1.6 Facilitate coordinated and effective responses to toxic and hazardous waste and materials emergencies in the City to minimize health, property, and environmental risks, damage, and consequences.
- 11.1.7 Encourage general public awareness and knowledge of emergency response planning and procedures.
- 11.1.8 Promote integrated inter-agency and interdepartmental review and participation in water resource evaluation and mitigation programs to protect against toxic and hazardous waste contamination of the local water supply.
- 11.1.9 Protect surface water and groundwater quality from new or additional contamination from toxic or hazardous wastes.
- 11.1.10 Eliminate and/or clean existing sources of water supplies that have been previously contaminated by toxic or hazardous materials and uses.
- 11.1.11 Develop programs and incentives for prevention and clean-up of toxic or hazardous wastes by private owners, business people, and the public-at-large.
- 11.1.12 Develop programs to collect and dispose of household hazardous waste from local residences (mandated as a component of the local Solid Waste Management Plan, see Solid Waste and Recycling section).

4.4.4 Implementation Programs

The following presents the respective programs which shall be carried out by the City of Redondo Beach (or the indicated designee) to implement the preceding goals, objectives, and policies of the Toxic Wastes and Materials Section of the General Plan. Each implementation program is followed by a number which indicates the pertinent policy or policies which it is intended to implement. Notwithstanding the language in specific implementation measures, action by the City is subject to the availability of funding and staff.

- Ensure, through ongoing monitoring and inspection activities, that the City of Redondo Beach, its businesses, and residents comply fully with the terms and provisions of the adopted County of Los Angeles Hazardous Waste Management Plan (*Policy 11.1.1, 11.1.3*).
- The City of Redondo Beach shall pursue and adopt locally-based planning efforts and additional local ordinances/policies which supplement those contained in the County of Los Angeles Hazardous Waste Management Plan, and respond to specific local circumstances and changes in future conditions (*Policy 11.1.1, 11.1.3*).
- Representatives of the City of Redondo Beach Community Development (Planning) Department, Public Works Department and Fire Department shall actively monitor and participate, where appropriate, in the planning and environmental review of additional toxic and hazardous waste facilities proposed to be located in both the local area and the region. This effort may include consultation with relevant State and County officials, and/or the retention of expert consultants, as necessary, to ensure that legal siting criteria are met and that the public interest and public health and welfare is adequately protected (*Policy 11.1.1, 11.1.2, 11.1.3*).
- The City of Redondo Beach Fire Department, Public Works Department and City of Redondo Beach Environmental and Utilities Commission shall periodically review State and County standards for evolving technology and methods to minimize the generation of toxic or hazardous wastes and materials and improve safety in the use, storage, and transport of such wastes and materials. As appropriate and necessary, local ordinances mandating the use and installation of these methods shall be updated (*Policies 11.1.1, 11.1.3, 11.1.4*).
- Representatives of the City of Redondo Beach Fire Department and/or City of Redondo Beach Environmental and Utilities Commission shall continue to work, as necessary, with the appropriate representatives of the State Department of Health Services and the Los Angeles County Department of Health Services, to ensure coordination of local and regional efforts and enforcement of all appropriate regulations relative to toxic wastes and materials generation, use, storage, transport, and disposal in the City of Redondo Beach (*Policy 11.1.1, 11.1.3*).
- The City of Redondo Beach Fire Department shall, as required by State law, based on accepted industry standards, develop, maintain, and periodically update a "list" of competent local and regional toxic and hazardous wastes and materials transportation and disposal operators and services. (*Policy 11.1.5*).

- Ensure, through critical review and regular rehearsal of ongoing City of Redondo Beach Fire Department efforts, that local toxic and hazardous waste and materials emergency programs and response efforts remain adequate and at a state of readiness (*Policy 11.1.6*).
- In addition to ongoing local efforts lead by the City of Redondo Beach Fire Department, ensure that the City of Redondo Beach continues to participate in the regional Mutual Aid Network, to facilitate and ensure the highest possible availability of resources and greatest degree of coordination and effectiveness in responding to toxic and hazardous waste and materials emergencies in the City of Redondo Beach and the surrounding region (*Policy 11.1.6*).
- City of Redondo Beach Fire Department staff, as resources permit, shall provide written materials for public distribution and/or visual materials explaining the issues and importance of local emergency response planning and procedures, and alerting the local resident and business population to the appropriate roles and actions of the citizenry in these situations. This effort may include the videotaping of a session to be played on a periodic basis on the local government access cable television system, as overall program scheduling allows (*Policy 11.1.7*).
- City of Redondo Beach Department of Public Works staff shall, on a regular basis, and in cooperation with California Water Service Company, West Basin Municipal Water District, and Metropolitan Water District officials, continue to monitor local water quality conditions. When potential contamination sources or areas are identified and arise, appropriate and effective mitigation shall be implemented to protect the public, in accordance with State law. In such cases, City staff shall work with California Water Service Company representatives to notify residents and property owners (*Policy 11.1.8, 11.1.9*).
- City of Redondo Beach Department of Public Works staff, within one year of adoption of the General Plan, and in cooperation with California Water Service Company, West Basin Municipal Water District, and Metropolitan Water District officials, shall formally review the locations and quality of all local water supply, storage, and transmission sources. Locations of these facilities and their corresponding risk potential in relation to known local toxic and hazardous wastes and materials sources shall be established and evaluated. The City shall cooperate with other agencies and the private sector, as feasible, in the process of protecting the public health and welfare where existing sources of water supply and storage are impacted by toxic or hazardous materials (*Policy 11.1.9, 11.1.10*).

- As allowed by law, develop and adopt formal local ordinances or policies and encourage prevention programs and permit financial (i.e., local tax credits) or other specific incentives to enhance voluntary clean ups and effective management of local toxic and hazardous wastes and materials by private property owners, business people, and the public-at-large (*Policy 11.1.11*).
- The City of Redondo Beach Fire Department shall formally participate in and ensure that appropriate programs and policies regulating and guiding the collection and disposal of household hazardous wastes from local residences are contained within the local Solid Waste Management Plan (as mandated by State law) [see the Solid Waste Management and Recycling Section of the General Plan for more detail on this subject] (*Policy 11.1.12*).

SECTION 4.5

Fire Hazards

4.5 FIRE HAZARDS

California State Law, specifically Assembly Bill 890, Chapter 1255 and California Government Code Section 65302(1), establishes and requires that each city or county prepare and adopt a Safety Element as follows:

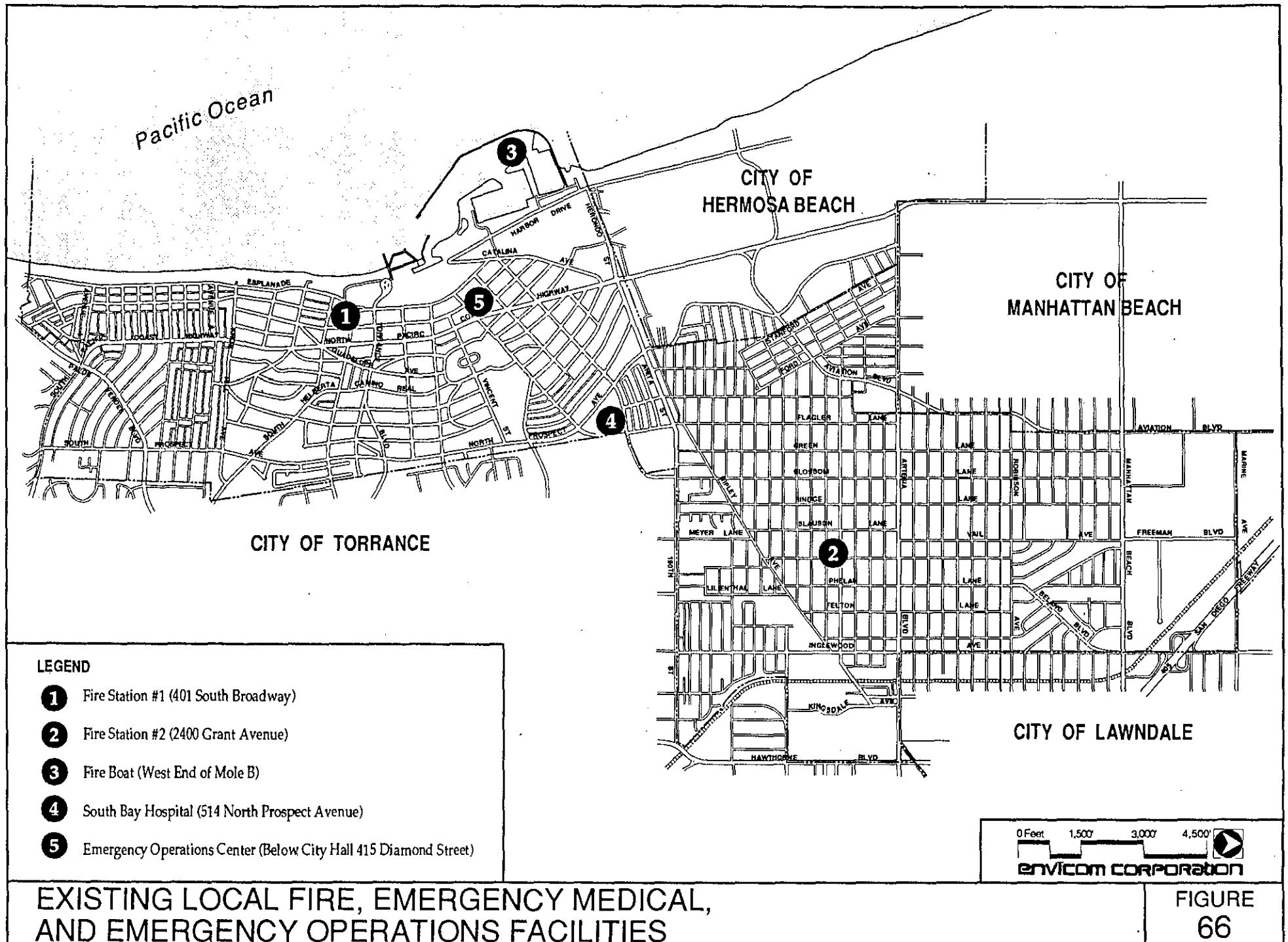
A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically-induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides...; subsidence and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The various geologic and seismic hazards, and their potential impacts, have been inventoried, described, and analyzed (including specific goals, objectives, policies, and implementation programs) within the Geologic/Seismic Hazards Section of this document, representing the "first half" of the Safety Element (Section 4.1).

This portion of the document inventories, describes, and analyses local fire hazards and their potential impacts (including specific goals, objectives, policies, and implementation programs), and represents the "second half" of the Safety Element. The information contained within this section replaces and updates the existing Safety Element of the 1964 Comprehensive General Plan, most recently updated in September of 1975. A number of valid and appropriate components of the original Safety Element have been retained (updated for the passage of time) in this document.

4.5.1 Existing Local Fire Protection/Prevention Services

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 (Figure 66). 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.



Fire Department Organization

The Fire Department is organized into six different functional divisions, including 1) administration; 2) fire prevention; 3) fire protection [or suppression]; 4) training; 5) public education; and 6) hazardous materials. Call dispatching responsibilities are handled through the integrated local police/fire dispatch center, overseen by the City of Redondo Beach Police Department. The Fire Department has also recently been assigned with the responsibility of overseeing local disaster preparedness and emergency operations activities.

Fire Department Staffing

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

Fire Department Equipment/Infrastructure

In terms of fire equipment, the Fire Department operates four pumpers (one of which includes a 1,000 gallons per minute stream, elevated 50 foot telesquirt); one 100 foot high aerial ladder truck; two paramedic vehicles; and the previously-mentioned fire boat. Specialized equipment owned and operated by the department includes a light/air unit and a foam truck.

The local fire system includes a total of 929 operating fire hydrants distributed along the community's public rights-of-way and within the sites of larger projects and private land areas. Services are called and dispatched through the local telephone emergency system (dialing 911); because of the increasingly high incidence of false alarms in the past, all fire alarm boxes in the City have been removed.

Estimated Local Fire Department Response Times

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 stations. Through analysis of fire department records, it is estimated that current local response times total five minutes or less for approximately 82 percent of fire calls and approximately 90 percent of emergency medical calls. Average response times are currently estimated at approximately 4.25 minutes for fire calls and approximately 4.00 minutes for emergency medical calls.

It should be noted that response times are somewhat greater for the far northern portions of the City. A study of response times north and south of Robinson Street generated the following results:

South of Robinson Street

Structural Response	(3 to 4 minutes)
Rescue Response	(3 minutes)
Ladder Company Response	(5 minutes)

North of Robinson Street

Structural Response	(6 minutes)
Rescue Response	(5 minutes)
Ladder Company Response	(7 to 8 minutes)

Supplemental Fire Department Responsibilities

The Fire Department has been providing paramedic services in the City of Redondo Beach since 1971. The paramedic base station is located at South Bay Hospital, located at the northeastern intersection of North Prospect Avenue and Diamond Street in South Redondo Beach (Figure 66). Paramedic crews are located in the local fire stations; local ambulance transportation is provided by the McCormick Ambulance Company.

The Fire Department is also responsible for local hazardous materials responses and inspections. The department employs an environmental scientist as a hazardous materials specialist to coordinate the City's household hazardous waste program, manages the local hazardous disclosure system; and conducts local business and industrial safety inspections.

The City of Redondo Beach Fire Department is also part of a long-standing regional fire protection agreement/pact [known as the Mutual Aid Network] (nearby cities participating in this network include the City of El Segundo, City of Gardena, City of Hawthorne, City of Hermosa Beach, City of Inglewood, City of Manhattan Beach, and City of Torrance. This agreement/pact provides for programmed regional responses for supplemental fire protection services, equipment, and personnel in special situations.

4.5.2 Existing/Historical Local Fire Demands

During calendar year 1990, the City of Redondo Beach Fire Department responded to 4,439 calls (generating a ratio of 0.0738 calls per capita per year). These 4,439 total calls included 3,640 active call (82.0 percent of all calls) and 799 false alarms (18.0 percent of all calls). Of the 3,640 active calls, 3,009 were rescues (67.8 percent of all

active calls); 588 were miscellaneous calls and fires (13.3 percent of all active calls); and 43 were structure fires (1.2 percent of all active calls). Of the 799 total false alarms, 536 were fires (67.1 percent of all false alarms, and 263 were rescues (32.9 percent of all false alarms).

An examination of historic fire response data provides the following information: the 4,439 total fire responses in 1990 were approximately 1.4 percent less than the 4,503 calls that were received in calendar year 1989. A slightly higher percentage of all calls in 1989 were active calls (83.7 percent in 1989 to 82.0 percent in 1990) and a slightly lower percentage of all calls in 1989 were false alarms (16.3 percent in 1989 to 18.0 percent in 1990). A total of 62.5 percent of all active calls in 1989 were rescues, down slightly compared to 67.8 percent in 1990; a total of 19.7 percent of all active calls in 1989 were miscellaneous calls and fires, up slightly compared to 13.3 percent in 1990; and a total of 1.4 percent of all active calls in 1989 were structure fires, up slightly compared to 1.2 percent in 1990. A breakdown of all local fire department responses from 1981 to 1990 is provided (Table 54)

4.5.3 Local Fire Hazard Analysis

Fire components of Safety Elements historically focus on the risk and prevention of urban wildfire hazards. These are large, extremely dangerous and difficult to control fires in areas of dense brush or vegetation.

Because of the highly urbanized and built-out nature of the City of Redondo Beach, the risk of such 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).

For this reason, this document focuses on the risk and prevention of more traditional urban fires and fire-related hazards, which, for analysis purposes, have been broken into six specific categories or types, including:

1) Fire Hazardous Buildings

These buildings are those having open stairwells, substandard electrical wiring, or faulty heating systems. Upon ignition, fire spreads rapidly through these buildings. A common example of a fire hazardous building is the older, multi-storied hotel converted to permanent residential use, usually for the poor or elderly. These older buildings are also used by some commercial or industrial enterprises. There are not high numbers or major clusters of this type of building in the community, but several individual buildings do exist that fit this description.

TABLE 54

City of Redondo Beach Historic Local Fire Responses (1981-1990)

			Breakdown of Total Responses		Breakdown of Active Calls			Breakdown of False Alarms	
Year	Total Responses	Change from Previous Year	Active Calls	False Alarms	Rescues	Misc. Calls	Structure Fires	Fire False Alarms	Rescue False Alarms
1990	4,439	-64	3,640 (82.0%)	799 (18.0%)	3,009 (82.7%)	588 (16.2%)	43 (1.2%)	536 (67.1%)	263 (32.9%)
1989	4,503	-264	3,768 (83.7%)	735 (16.3%)	2,818 (74.8%)	887 (23.5%)	63 (1.7%)	619 (84.2%)	116 (15.8%)
1988	4,767	+268	3,916 (82.1%)	851 (17.9%)	3,123 (79.7%)	710 (18.1%)	83 (2.1%)	711 (83.6%)	140 (16.4%)
1987	4,499	-368	3,706 (82.4%)	793 (17.6%)	2,941 (79.4%)	713 (19.2%)	52 (1.4%)	593 (74.8%)	200 (25.2%)
1986	4,885	+390	4,263 (87.3%)	622 (12.7%)	3,312 (77.7%)	886 (20.8%)	65 (1.5%)	514 (82.6%)	108 (17.4%)
1985	4,495	-32	3,962 (88.1%)	543 (12.1%)	3,056 (77.1%)	834 (21.0%)	72 (1.8%)	436 (80.3%)	107 (19.7%)
1984	4,527	+54	3,978 (87.9%)	549 (12.1%)	2,976 (74.8%)	930 (23.4%)	72 (1.8%)	455 (82.9%)	94 (17.1%)
1983	4,473	-267	3,859 (86.3%)	614 (13.7%)	2,896 (75.0%)	884 (22.9%)	79 (2.0%)	528 (86.0%)	86 (14.0%)
1982	4,740	-240	4,146 (87.5%)	594 (12.5%)	3,048 (73.5%)	999 (24.1%)	99 (2.4%)	532 (89.6%)	62 (10.4%)
1981	4,980	n/a	4,352 (87.4%)	629 (12.6%)	3,334 (76.6%)	911 (20.9%)	107 (2.5%)	524 (83.3%)	105 (16.7%)

Source: City of Redondo Beach Fire Department (Fire Marshal).

2) Residential Buildings

Residential land uses form a major portion of the structures in the community. Fires occur more frequently in private homes from a variety of causes, human carelessness being chief among them. More lives are lost in residential fires than in any other type of fire. One particularly dangerous hazard in residential fires is the use of untreated wood shingles in roof construction. Windy conditions can spread the fire to a large number of other houses where this type of roof is common.

3) Multistory Buildings

Larger, multi-story buildings (i.e., over four or five stories) pose particularly unique and difficult fire control problems. The large number of occupants in these structures and their dependence on internal support systems such as water pressure systems, ventilation systems, and elevator systems, increase the potential for disaster. Adequate response to high-rise fires requires special equipment such as helicopters, aerial ladders, smoke ejectors, and a fail safe firefighting communications system other than portable radios.

4) Hospitals and Medical Facilities

Medical facilities (hospitals, nursing/convalescent homes, etc.) present critical fire control problems. Damage to sophisticated medical equipment by fire threatens the lives of existing and future patients. Individuals who are mentally or physically debilitated cannot react during crisis in a way that would ensure minimum safety hazards. In times of emergency, ailments are aggravated by stress; medical staffs alone are usually inadequate to provide enough aid and guidance.

5) Indoor Public Assembly Facilities

Public assembly facilities are defined as those in which large numbers of people congregate in generally unfamiliar surroundings. They include schools, theaters, churches, temples, and a variety of recreational facilities. There are a number of these buildings in the community, including local elementary schools. Gatherings of large numbers of people in these buildings create conditions conducive to mass panic in a crisis which only worsens and increases the casualties. Administering medical aid is made more difficult in these situations as well.

6) Industrial Fire Hazards

Several industries of varying intensities are located within the community; the largest and most obvious is the TRW Space Park facility located in far North Redondo Beach.

Many of these facilities engage in the processing or utilization of various flammable petroleum products, caustic chemical compounds, and other exotic substances, all of which are potential threats to human safety. Prevention and control of fire hazards in these facilities are particularly difficult and important.

Many specific facilities within the six general categories have been identified as special fire target areas due to the nature of the activities conducted within them. These facilities receive particular attention from the City's fire prevention and response departments, due to at one or more of the following factors:

- Providing for high public occupancy loads
- Having particular importance in fire or other emergencies
- Containing or handling highly volatile materials

In addition to these "special" facilities, the numerous oil and gas pipelines which traverse the community represent a potential fire hazard, in the event a line should fail. Information regarding the location and operation of these facilities is of vital importance to the Fire Department if it is to be adequately prepared to combat the hazards associated with such facilities.

4.5.4 Local Fire Hazard Rating

The overall risk of fire hazard in local communities is rated, primarily to establish homeowner insurance rates, by the Commercial Risk Services Division of the Insurance Service Office (ISO), an independent, non-profit company which provides information and related services to the insurance industry.

This body rates two aspects of a community's fire system: a) the local fire department's conditions and operation; and b) the local water system's conditions and operation. These two aspects are then combined, to establish an overall community rating. The existing rating system utilizes an ascending numerical scale, ranging from Class 1 (the best) to Class 10 (the worst).

The latest available rating for the City of Redondo Beach is for 1988. At that time, the water department condition and operation aspect of the City of Redondo Beach (the California Water Service Company) was rated as a Class 1; the fire department condition and operation aspect of the City of Redondo Beach (the City of Redondo

Beach Fired Department) was rated as a Class 3; the overall community rating is a Class 2, generally considered excellent for communities of comparable size and character.

4.5.5 Fire Hazard Reduction

A. Preventative Fire Control

Fire hazards can be minimized through two primary methods. The first method involves the reduction of actual fire starts. Preventative fire control, as it is termed, emphasizes maximum safety in the design, maintenance, and use of structures. Implementation of these proper safety measures can effectively remove the possibility of fire by preventing it from starting in the first place.

- 1) The following state and local codes are applicable to fire prevention:

- a) Uniform Fire Code (UFC)

This code is intended to set forth the minimum provisions necessary to safeguard life, health, property and public welfare by regulating the storage, use and handling of dangerous and hazardous materials, substances, devices and processes, to maintain buildings and certain equipment, and to maintain adequate egress. The applicable provisions of this code are used and enforced by the City of Redondo Beach Building and Safety Department and City of Redondo Beach Fire Department.

- b) Uniform Building Code (UBC)

This code is dedicated to the development of higher quality building construction methods and standards and the assurance of greater safety to the public by uniformity in building laws. The code is founded on broad based performance principles that make possible the use of new materials and new construction systems. The applicable provisions of this code are also used and enforced by the City of Redondo Beach Building and Safety Department and City of Redondo Beach Fire Department.

- c) California Administrative Code; Title 19 (State Fire Code):

This code provides a wide array of standards, guidelines, and regulations for fire prevention and fire safety relative to the contents and assembly of various products and operation of certain facilities and activities, including: General fire and panic safety standards, Canvas tents and structures of similar flammable material, Fire extinguishers, Fire alarm systems and devices, Flammability standards for children's clothing, Fireworks, Wearing apparel (minimum fire safety standards), Flame

retardant chemicals, fabrics and application concerns, Standardization of threaded fittings on fire equipment, Explosives, Transportation of flammable liquids in cargo tanks on highways, Portable internal combustion engine-driven pumps.

d) Redondo Beach Codes and Ordinances:

The local municipal code contains a number of sections, ordinances, or policies related to fire prevention, fire protection, and fire safety. The primary ordinances and policies include:

-Fire Alarm Systems (Sec. 3-4.106, Article 1, Chapter 3, Title 10), requiring that all buildings (including residential, commercial, or industrial) include appropriate and adequate smoke and heat detection (alarm) mechanisms or systems. This requirement is enforced and regulated through the local Fire Department's participation in the design review and plan check process of new construction and renovations and through the inspection of existing facilities.

-Fire Extinguishing Systems (Sec. 9-1.05, Chapter 1, Title 9), requiring that all new structures (including residential, commercial, and industrial) [except for commercial structures totaling less than 500 square feet] include an adequate modern automatic sprinkler system for fire protection.

In addition to being required in all new structures, any commercial or industrial structural renovation exceeding 50 percent of the existing floor area and any residential addition exceeding either 50 percent of the existing floor area or 1,000 square feet, must be accompanied by the installation of an adequate modern sprinkler system throughout the entire structure. This requirement is enforced and regulated through the local Fire Department's participation in the design review and plan check process of new construction and renovations and through the inspection of existing facilities.

-Oil well and oil storage regulations (Chapter 11, Title 4), setting forth specific standards and regulations and for the construction, operation, and maintenance of oil well and oil storage facilities throughout the community. This requirement is also monitored and enforced through the local Fire Department's participation in the design review process and through their inspection of existing facilities.

2) Supplemental Measures for Safeguarding Life and Property

a) Adequate Exit Facilities

Although there is gradual acceptance of the importance of adequate exit facilities, fire casualty statistics show that there are still many buildings, particularly residential occupancies, where exit facilities are inadequate. If there has been proper planning for the prompt use of the avenues of escape in the event of emergency, and if these avenues of escape are maintained readily available, then the danger of loss of life is largely eliminated. An exception should be noted in the case of especially hazardous occupancies where flash fires or explosions may cause casualties, no matter how adequate the egress facilities.

b) Automatic Sprinkler Protection

Automatic sprinkler protection is a particularly important factor in safeguarding life from fire. Records of the National Fire Protection Association show that the loss of life by fire in buildings equipped with automatic sprinklers has been almost negligible. The few deaths that have occurred have been under unusual circumstances where the sprinkler system was shut off for some reason, where the fire was confined to clothing and did not generate enough heat to fuse sprinklers, or where the fatal burns were due to flash fires or explosions.

3) Fire-Resistant Construction

Fire-resistant or so called fireproof construction is an important life-safety measure. It should be noted, however, that severe fires may occur within the contents of fire-resistive buildings, and that highly combustible decorations and interior finish materials may more than off-set the value of noncombustible structural materials.

4) Enclosure Of Vertical Openings

Measures for restricting the spread of fire in buildings are major elements in life safety. Most important is the enclosure of stairways, elevator shafts, and other vertical openings through floors. Thousands of lives have been lost due to the rapid upward spread of fire and smoke through unprotected vertical openings.

5) Education/Awareness About Fire Situations

Inadequate planning for a fire emergency is frequently responsible for fire deaths. A substantial percentage of the lives lost annually in dwelling fires

occurs because families have not taken the time to be sure that each member knows how to escape in case of fire. Escape plans include locating alternative escape routes, arranging for removal of infants and incapacitated persons, training in how to call the fire department, instructing baby sitters, and holding family fire drills.

B. Response Fire Control

The second method of fire hazard reduction emphasizes the effective response aspect of fire control. Effective response can be assisted by providing necessary access and water in adequate amounts and pressures. The following matters are relevant to effective response fire control:

1) Water Supply

The most reliable type of water system is one in which water is collected in impounding reservoirs and fed to the area by gravity flow. It is reliable because the need for and chance of malfunction of pumps is eliminated. Such a system, however, is possible in only a few geographic areas because of the terrain. Most areas take their water from lower lying areas (rivers, lakes, or wells) and pump it to higher elevated areas (through pressurized water mains).

This type of system is also considered to be highly reliable if sufficient storage in reservoirs is provided to be available in case of failure of any essential part of the water system, and if pumps and piping are provided in duplicate (see the Utilities Section of this document for additional information and detail regarding the local water system).

This is the type of water supply system existing in the City of Redondo Beach, which includes cross-connecting mains organized in a grid system, supplied by a combination of storage tanks, wells, and a pressurized pumping system.

The amount of water required by an area includes three major types: 1) Domestic use; 2) Industrial use; and 3) Fire service use (usually less than 1% of the total use). When items a and b are added together, the average national daily consumption is approximately 140 gallons per capita. The maximum daily consumption (in summer) is approximately 210 gallons per person. In order to be considered effective, the local water system should be able to provide all the water required for maximum daily consumption in addition to the required fire flow. This factor necessitates that the storage reservoirs be large enough to store this amount of water and the water mains be large enough to deliver it effectively.

The local water main system (operated and maintained by the California Water Service Company) is divided into several geographic zones. Each zone is separated from flowing into its neighboring zones by closed gate valves. Ideally, each zone should be supplied by its own reservoir tank, although in some cases, one reservoir tank may supply more than one zone.

Since the elevation of one storage reservoir may be different than the other reservoirs, the pressure in the mains which it supplies may be different than the pressure in the mains supplied by the other reservoirs.

In case of a large fire in a zone where the pressure is too low, the water company can improve the water supply in that zone by opening certain gate valves, introducing water from a neighboring pressure zone.

2) Paramedic Program

The Redondo Beach Fire Department was one of the first cities to maintain and operate a paramedic program. This program provides immediate emergency medical aid to the citizens of the City of Redondo Beach. The program is also assumes a major role in cases of major disaster situations in reducing the loss of life and treating injuries.

3) Response Times

As has been previously detailed, the Redondo Beach Fire Department has excellent response times throughout the entire community. This factor is a significant advantage in the ability of the Department to adequately and successfully response to fires and fire-related emergencies.

4.5.6 General Local Emergency Preparedness

A. Emergency Operations Plan

Most of the information previously outlined and presented relative to fire hazards deals with preventative measures, or those measures which should be taken into account prior to a fire or other disaster occurring. There are certain guidelines which should be set up and adhered to at the time of a fire or fire-related emergency. This would also include post emergency situations.

The City of Redondo Beach has completed and maintains a local Emergency Operations Plan to assist in saving lives and protecting public health and welfare in emergency situations. The plan provides for the readiness, mobilization, coordination and employment of important public and private resources to meet essential needs. The objectives are to save lives and property damage, to protect and assist the public in the emergency, and to facilitate recovery after the emergency.

This Emergency Operations Plan applies to many varied emergency situations, ranging from major accidents and natural disasters to a hostile nuclear attack. It provides for the alignment, coordination and direction of existing municipal agencies, supplemented by community and other resources when necessary. The plan is necessarily broad, providing the framework and flexibility for varied actions in a wide range of emergency situations. It does not apply to day-to-day operations, support or assistance in relatively minor emergencies, or conditions resulting from a labor controversy.

The Emergency Operations Plan establishes and puts into practice special relationships between the local government, community, and military. The plan prescribes the general organization, readiness and operational functions and task assignments of these various entities; it also includes guidance for officials and citizens of the community in these situations. When governmental and local resources clearly are inadequate, military assistance may be available to supplement and support these efforts. In grave situations, if civil government were unable to function, the governor or president could impose partial or full martial law; civil authority and the public then are subject to military rule and controls temporarily, until civil government can resume its normal functions.

B. Emergency Operations Center (EOC)

In order to carry out functions during an emergency situation, a Civil Defense and Disaster Organization has been set up. It includes all officers and employees of the City of Redondo Beach, together with registered volunteers and auxiliaries, and other persons who have been trained by proper authorities for emergency service. The emergency organization conforms in general to that of higher echelons, and reflects the performance of certain services by the County of Los Angeles.

During an emergency, the Civil Defense and Disaster Organization will be housed in the Emergency Operations Center, located below ground at the Redondo Beach Civic Center (Figure 66). The Emergency Operations Center (EOC) was designed and built to provide a protected, reliable and flexible communications system for rapid transmission of information, instruction and requests in emergencies.

The city has developed an effective municipal radio communications system, based primarily on centralized local government nets and common frequencies or links with other agencies. The city Emergency Operations Center will provide protected and improved facilities for emergency communications both intra- and inter-city. The City of Redondo Beach Fire Department has recently been given the responsibility for overseeing and managing the local emergency operations plan and emergency operations center during an emergency situation.

4.5.7 Summary of Conclusions

- The risk from uncontrolled urban fire within the City of Redondo Beach poses no significant threat due to good access to all areas of the community, a lack of large vacant areas, an adequate water supply, a modern inventory of fire fighting equipment, and the existence and maintenance of thorough local fire prevention and protection requirements.
- The City's existing facilities and practices for fire prevention and fire fighting are considered above average for cities of comparable population sizes and characteristics, according to the Commercial Risk Services Division of the Insurance Service Office, an independent, non-profit wing of the insurance industry charged with conducting and maintaining this rating system.
- Modern state and local building safety and fire safety codes and ordinances are thoroughly enforced by the City of Redondo Beach Building and Safety Department and Fire Department.
- The existing City of Redondo Beach Emergency Operations Plan establishes the community's contingency plans for responding to all types of major disasters in an effort to provide for the safety of life, public health and property.
- The City's existing underground disaster-resistant Emergency Operations Center provides assurance that coordination and communication facilities will continue to function in all emergency situations.

4.5.8 Goals, Objectives, and Policies

Goal *It shall be the goal of the City of Redondo Beach to:*

12A Reduce the level of risk of structures and people in the City of Redondo Beach from property damage, injury, and loss of life due to fire and fire-related emergencies.

Issue **GENERAL FIRE PREVENTION AND FIRE PROTECTION**

Objective *It shall be the objective of the City of Redondo Beach to:*

12.1 Endeavor to implement and monitor all possible and necessary fire prevention, fire protection, and emergency preparedness measures to adequately protect residents, employees, visitors, and structures from the risk of and impacts due to fire and fire-related emergencies.

- Policies** *It shall be the policy of the City of Redondo Beach to:*
- 12.1.1 Continue to provide and strive to upgrade an adequate, modern system of fire protection to residents, employees, and visitors to the City of Redondo Beach.
- 12.1.2 Continue to cooperate with fire, paramedic, and emergency operations personnel in adjacent municipalities and the County of Los Angeles to assist each other in carrying out the existing regional fire protection agreement.
- 12.1.3 Assess the potential impacts of future increases in development density and related circulation impacts and patterns on local fire prevention and protection efforts and emergency response times; ensuring, through the design review and plan check process, that such new development will not result in a reduction of fire protection services below acceptable levels.
- 12.1.4 Continue to support public and private programs assisting in the further reduction of potential urban fires, including: weed and brush removal and installation and maintenance of fire retardant plantings.
- 12.1.5 Continue to monitor, maintain, and upgrade the condition and operation of the local water system and supply, the distribution and operation of local fire hydrants, fire alarm boxes, and fire hose cabinets on the Municipal Pier.
- Issue** CITIZEN AWARENESS POLICIES
- Objective** *It shall be the objective of the City of Redondo Beach to:*
- 12.2 Attempt to increase and maintain general public awareness regarding potential fire hazards and fire prevention/protection efforts, and create a greater understanding and appreciation of the importance of safety planning and emergency operations.
- Policies** *It shall be the policy of the City of Redondo Beach to:*
- 12.2.1 Initiate and conduct educational programs in local primary schools using displays and demonstrations which will expose younger children to the nature and strength of fire. Such programs would tend to replace their natural curiosity with a sense of respect. Proactive parental cooperation and assistance in overall fire education programs should be encouraged.

- 12.2.2 Support and sponsor exhibits and presentations in secondary schools which demonstrate the more involved aspects of fire hazards and fire dynamics, (including major contributing factors to fire hazard and the relationship of fire to the natural ecology). Proactive parental cooperation and assistance in overall fire education programs should be encouraged.
- 12.2.3 Support community outreach programs that attract and train volunteers to assist fire, and civil defense personnel to perform effectively during and after a local disaster or emergency.
- 12.2.4 Develop a public information release and program to expose and familiarize the citizens of the City of Redondo Beach with the Safety Element of the General Plan.
- 12.2.5 Encourage local school districts and public agencies related to or involved with the aged, handicapped, and susceptible industries to develop educational and informational programs relative to public safety awareness.

Issue **STRUCTURAL SAFETY POLICIES**

Objective *It shall be the objective of the City of Redondo Beach to:*

- 12.3 Insure that all high occupancy structures, critical facilities, other vital emergency facilities, and local residential, commercial, and industrial structures are designed and constructed to minimize the level of risk of structural failure in a fire or emergency situation.

Policies *It shall be the policy of the City of Redondo Beach to:*

- 12.3.1 Continue to require that all developments be submitted for governmental review according to the Planning and Land Use Section of the California Government Code.
- 12.3.2 Enforce all structural and fire safety regulations of the Uniform Building Code, Uniform Fire Code, State Fire Code and appropriate provisions of the Redondo Beach Municipal Code relating to sprinkler systems, smoke detector systems, and fire alarm systems.
- 12.3.3 Continuously re-evaluate and study the need to upgrade the specific provisions of the Redondo Beach Municipal Code relating to sprinkler systems, smoke detector systems, heat detector systems, and fire alarm systems.

12.3.4 Continue the existing program and practice of inspecting local residential, commercial, and industrial structures for compliance with state and local fire laws, regulations, ordinances, and practices.

Issue **EMERGENCY OPERATION POLICIES**

Objective *It shall be the objective of the City of Redondo Beach to:*

12.4 Ensure that its Emergency Operation Plan and Emergency Operations Center are at all times in a state of updated readiness.

Policies *It shall be the policy of the City of Redondo Beach to:*

12.4.1 Update the Emergency Operations Plan every two years to keep abreast of new development in fire hazard, fire safety, and emergency conditions and procedures.

12.4.2 Continue to update and make clear to the various local governmental departments their individual responsibilities in the case of an emergency.

12.4.3 Encourage local citizens to become aware of and participate in the Emergency Operations Plan.

12.4.4 Prepare Public Safety disaster information release programs for use in emergencies.

12.4.5 Ensure that the local Emergency Operations Center is in a constant state of readiness.

4.5.9 Implementation Programs

The following presents the respective programs which shall be carried out by the City of Redondo Beach (or the indicated designee) to implement the preceding goals, objectives, and policies of the Fire Hazards Section. Each implementation program is followed by a numerical reference (in parentheses) indicating the policy or policies which it is intended to help implement. Notwithstanding the language in specific implementation measures, action by the City is subject to the availability of funding and staff.

- Provide full-time local fire prevention, fire protection, and emergency medical (paramedic) services through the City of Redondo Beach Fire Department. Continue to conduct a comprehensive review of the provision of such services (in concert with the existing operational and budgetary review process put in place by the City of Redondo Beach). Institute changes

and new procedures, as feasible, to assure the achievement of the highest level of service and safety in the community (*Policy 12.1.1*).

- Continue to participate in the regional Mutual Aid Network fire protection and emergency medical and operation agreement/pact. Continue to meet formally with adjacent local fire departments and the County of Los Angeles Fire Department to discuss, review, and coordinate regional fire prevention, fire protection, and emergency medical and operations services, and ensure their continued effective operation and performance (*Policy 12.1.2*).
- Continue to formally review and comment upon discretionary development requests submitted to the City Community Development Department to ensure that appropriate fire safety elements are included within site designs, building designs, and building/planting materials (*Policy 12.1.3*).
- City of Redondo Beach Fire Department staff shall meet, on at least an annual basis, with City Community Development Department and Department of Public Works staffs to review and discuss City-wide development and circulation patterns and projects, in order to determine the impacts of these actions on local fire prevention, fire protection, and emergency medical services. Changes suggested to such patterns and projects deemed to be necessary to improve local fire and emergency medical services and deemed to be financially and practically feasible shall be implemented (*Policy 12.1.3*).
- The City of Redondo Beach Fire Department shall work with the State Department of Transportation (CALTRANS) and the City of Redondo Beach Department of Public Works staffs to provide input and monitor weed abatement and brush trimming/clearing efforts in and around public rights of way and public properties to further reduce the potential for fire (*Policy 12.1.4*).
- City of Redondo Beach Fire Department staff shall meet, on at least an annual basis, with California Water Service Company (CWSC) and City of Redondo Beach Department of Public Works staffs to review, discuss, and critique the conditions and operation of the local water system and supply (including fire hydrants). Changes and upgrades suggested to the system and supply deemed to be necessary to improve local fire and emergency medical services and deemed to be financially and practically feasible shall be implemented (*Policy 12.1.5*).
- Establish and maintain a formal program of demonstrations and educational aids (through speaking to schools groups, field trips to fire facilities, etc.) in both the primary and secondary school systems to expose and explain fire dynamics, fire hazards, fire safety, and emergency operations to the school-aged populations. Parental involvement in or formal acknowledgement of

these events should be an integral aspect of these programs (*Policy 12.2.1, 12.2.2, 12.4.3, 12.4.4*).

- City of Redondo Beach Fire Department staff should conduct a formal local seminar and mini-training session, on at least an annual basis, to expose and familiarize the local resident population to the Safety Element of the General Plan and train volunteers to assist fire and civil defense personnel during and after a local disaster or emergency. This program should include the videotaping of a session to be played on a regular basis on the local government access cable television system, as overall program scheduling allows; written material or pamphlets should also be created for public distribution (*Policy 12.2.3, 12.2.4, 12.4.3, 12.4.4*).
- City of Redondo Beach Fire Department staff should meet with management of the local school districts and public agencies providing social services to the young, the aged, and the physically-challenged, to develop and provide programs (similar to those listed above for the overall population), to increase and improve safety, fire, and emergency operations awareness in these special populations of the community (*Policy 12.2.5, 12.4.3, 12.4.4*).
- Ensure, through the review and comment process outlined above, that discretionary development proposals submitted to and approved by the City of Redondo Beach comply with all applicable structural and fire safety regulations and requirements of the Redondo Beach Municipal Code, the Uniform Building Code, the Uniform Fire Code, and the State Fire Code (*Policy 12.3.1, 12.3.2*).
- The City of Redondo Beach Fire Department staff shall, on at least an annual basis, review the provisions of the City of Redondo Beach Municipal Code relative to fire prevention and fire protection system requirements. Changes and upgrades to the requirements shall be suggested and implemented, as necessary to improve local fire safety, and as financially practicable and feasible (*Policy 12.3.3*).
- The City of Redondo Beach Fire Department shall continue their program of local structural inspections, as staffing and budgetary conditions allow, to ensure compliance with state and local fire laws, regulations, ordinances, and practices, and to improve overall local fire safety conditions (*Policy 12.3.4*).
- The City of Redondo Beach Fire Department staff shall, on at least a biannual basis, review the provisions of the City of Redondo Beach Emergency Operations Plan. Changes and upgrades to the Plan shall be suggested and implemented, as necessary to improve local emergency response and operations, and as financially practicable and feasible. One major component of this review shall include formal meetings with all local government

departments involved in emergency response and operations, to establish and update the roles and responsibilities of these department in emergency response and operations activities, and to better inform staff-level employees of these practices (*Policy 12.4.1, 12.4.2*).

- The City of Redondo Beach Fire Department shall continue their existing practice of continually reviewing the physical and operational conditions of the Emergency Operations Center and rehearsing emergency drills involving the Center, to ensure that the facility is in a constant state of readiness and preparedness (*Policy 12.4.5*).