

Workshop 1: Housing Element Strategies and CEQA

- Discussed initial strategies to accommodate the RHNA, such as:
 - Use leftover vacant/underutilized sites from 5th Cycle Housing Element; identify entitled projects and pipeline projects; estimate potential ADUs
 - Facilitate housing on religious institution properties
 - Housing Corridor Study
 - Downtown Revitalization and Connectivity Plan
 - Encourage ADU production
- CEQA:
 - Process
 - Topics evaluated



Commission Check-in

- Does the Planning Commission have any comments or questions on material covered so far?



Workshop 2: Torrance Strategic Plan 2021

- General community concerns re: housing (based on statistically valid survey and focus groups):
 - High price of housing
 - Need for broader range of housing products and prices to allow younger generations and service workers the ability to purchase or rent near employment
 - Increasing homelessness

Workshop 2: Torrance Strategic Plan 2021

- **Housing Goal:** Promote a diversity of housing types and affordability levels to meet the needs of a wide range of Torrance citizens.

Sub-goal 1.1: Evaluate ways to encourage and accommodate more housing choices at various price points and housing types to meet the diverse needs of Torrance residents.

Sub-goal 1.2: Address the scarcity of vacant land for housing in Torrance by exploring creative options to allow for commercial and residential infill housing in locations that are close to local-serving uses and employment, and that support alternative modes of transportation while maintaining green space considerations.

Workshop 2: Torrance Strategic Plan 2021

- **Housing Goal:** Promote a diversity of housing types and affordability levels to meet the needs of a wide range of Torrance citizens.

Sub-goal 1.3: Explore ways to work with/encourage (e.g., development standards, zoning) developers, community partners, and stakeholders to provide housing that meets the needs of the community, both in terms of housing type, such as bungalow housing, duplexes, cottage/courtyard housing, etc., and affordability.

Sub-goal 1.4: Encourage the rezoning of underused and unused commercial zoned property into residential zoning.

Workshop 2: Torrance Strategic Plan 2021

- **Housing Goal:** Promote a diversity of housing types and affordability levels to meet the needs of a wide range of Torrance citizens.

Sub-goal 1.5: Encourage additional implementation of mixed-use office and residential space through creative collaboration and exploration of partnerships with community stakeholders, including employers.



Workshop 2: Approach to Accommodate RHNAs

Since Torrance is mostly built out and does not have much vacant land, a creative approach is needed to accommodate the RHNAs while retaining the city's character and quality of life:

- Minimize impact on existing single-family neighborhoods to extent feasible
- Allow new/increased residential density along identified corridors and areas:
 - Identify locations along major corridors in Torrance that are near services, employment, transit and bicycle facilities, and parks and recreation
 - Identify areas and corridors that could benefit from opportunities for revitalization by repurposing existing underutilized or vacant commercial space
- Establish “target densities” to incentivize development
- Encourage production of ADUs

Workshop 2: Sites Inventory Discussion

- Reviewed Proposed Sites Inventory and Rationale:
 - Housing Corridors (Mixed Use & Stand-Alone Residential)
 - Residential Infill
 - Religious Institution Housing Overlay
 - Must ensure that sites that are feasible for affordable units are distributed throughout City and are located in “high resource” areas
- Presentation provided on Housing Corridor Study

Commission Check-in

- Does the Planning Commission have any comments or questions on material covered so far?



Torrance Draft Housing Element (6th Cycle) Format/Contents

- **Chapter 1: Introduction**
- **Chapter 2: Community Profile**
 - Population Characteristics
 - Household Characteristics
 - Housing Problems
 - Special Needs Groups
 - Housing Stock Characteristics
 - Affordable Housing in Torrance



Torrance Draft Housing Element (6th Cycle) Format/Contents (cont.)

- **Chapter 3: Housing Constraints**
 - Governmental Constraints
 - Non-governmental Constraints
 - Environmental Constraints
 - Infrastructure Constraints

- **Chapter 4: Housing Opportunities and Resources**
 - Future Housing Needs
 - Financial Resources
 - Administrative Resources
 - Opportunities for Energy Conservation

Torrance Draft Housing Element (6th Cycle)

Format/Contents (cont.)

■ Chapter 5: Housing Plan

- Housing Goals and Policies
- Housing Program
- Summary of Quantified Objectives

■ Appendices

- Appendix A: Outreach Efforts
- Appendix B: Review of Past Accomplishments
- Appendix C: Sites Inventory
- Appendix D: Assessment of Fair Housing

Accommodating the RHNA via the Sites Inventory (6th Cycle)

- City's RHNA for the 6th cycle is 4,939 units, assigned as follows:
 - 2,467 Very Low Income/Low Income
 - 853 Moderate Income
 - 1,619 Above Moderate Income
- City identified 5,940 sites with capacities to accommodate the City's RHNA allocation in all income categories, as follows:
 - 2,655 Very Low Income/Low Income
 - 888 Moderate Income
 - 2,397 Above Moderate Income
- **Conclusion:**
 - Identified properties in the sites inventory have the combined capacity to accommodate the City's 4,939 income-targeted housing units and meet the RHNA for the 2021-2029 planning period.
 - Provides adequate sites to accommodate the "no net loss" requirements

Housing Goals (6th Cycle)

- Section V of the HEU contains Goals, Policies, and Programs that address the identified housing needs in Torrance for the 2021-2029 cycle. The Programs are described in detail in the HEU.
- **Overall Goals:**
 1. Enhance housing opportunities for all existing and future Torrance residents.
 2. Assist in the provision of safe, decent, affordable housing to meet the needs of existing and future residents of Torrance of all income levels, including persons with low and moderate incomes.
 3. Mitigate potential governmental constraints to housing production and affordability.
 4. Maintain and improve the quality of existing housing and residential neighborhoods in Torrance.
 5. Promote equal housing opportunity for all residents, regardless of race, religion, family status, age, or physical disability.

Outline of Housing Programs (6th Cycle):

1. Adequate Sites
2. By-Right Approval (certain cases)
3. Removal of Government Constraints
4. Inclusionary Housing
5. Density Bonus
6. Accessory Dwelling Units
7. Religious Institution Housing Overlay
8. Residential and Mixed-use Corridors
9. Affordable Housing Development
10. Rental Assistance Programs
11. Special Needs Housing
12. Home Rehabilitation & Improvement
13. Preservation of Affordable Housing
14. Community Preservation
15. Reasonable Accommodation
16. Coastal Zone Replacement Housing
17. Water & Sewer Service Providers
18. Enforce Fair Housing Laws
19. Affirmatively Furthering Fair Housing

Commission Check-in

- Does the Planning Commission have any comments or questions on material covered so far?



Public Outreach (Appendix A)



- 3 Community Workshops, including Online Polling and Survey; Results
- Project Website
- 2 Focus Group sessions with Affordable Developers and Service Providers, and Market-rate Developers; Meeting Summaries Posted on Website
- Legal Notices, City Website Notices, Posted Notices in Downtown Torrance and Del Amo Mall, and on City's Digital Sign
- Email Blast, Facebook and COVID Today Workshop Promotion
- Mailing List for Workshop Notices

Next Steps:

- Public Review of Draft Housing Element: October 1 to December 15, 2021
- HCD Review of Draft Housing Element (60 days): Started October 15, 2021
- Public Review of Draft CEQA Document (30 days): Starts November 3, 2021
- Respond to HCD comments: Prior to December 15, 2021
- Finalize Housing Element and CEQA Document: Prior to December 15, 2021
- Planning Commission Review/Recommendation to City Council: December 15, 2021
- City Council adoption of Housing Element & certification of CEQA Document: January 2021

Public Comment Period



Commission Check-in

- Does the Planning Commission have any final comments or questions?



Thank you for Participating!

- If you have any questions or comments, please email them to the web address below and include "Housing Element Update" in the subject line of any correspondence:

CDDinfo@torranceca.gov

- Please check the City's website for additional information at:

<https://www.torranceca.gov/HousingElementUpdate>

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TORRANCE PLANNING COMMISSION – OCTOBER 20, 2021

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At 9:31 p.m., the meeting was adjourned to Wednesday, November 3, 2021, at 7:00 p.m.

October 20, 2021

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, October 20, 2021, in the Council Chamber at Torrance City Hall.

ROLL CALL

Present: Commissioners Anunson, Choi, Kartsonis, Pino, and Chairperson Sheikh.

Absent: Commissioners Rudolph and Tsao.

Also Present: Planning Manager Loden, Planning and Environmental Manager Martinez, Senior Planning Associate Chun, Planning Associate Joe, Community Development Director Ramirez, and Assistant City Attorney Strader.

MOTION: Commissioner Anunson moved to grant Commissioners Rudolph and Tsao an excused absence for this meeting. The motion was seconded by Commissioner Choi and passed by a 5-0 roll call vote, with Commissioners Rudolph and Tsao absent.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Community Development Director Ramirez.

3. POSTING OF THE AGENDA

Planning and Environmental Manager Martinez reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on October 15, 2021.

4. WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

Supplemental material was available for item 7A.

Planning and Environmental Manager Martinez suggested moving Item 7B out of order to ensure sufficient time for Item 7A.

MOTION: Commissioner Anunson moved to take Item 7B before Item 7A. Commissioner Kartsonis seconded the motion. The motion passed with a 5-0 roll call vote, with Commissioners Rudolph and Tsao absent.

5. ORAL COMMUNICATIONS – None.

*

Chairperson Sheikh reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES – None.

7. ADMINISTRATIVE MATTERS

Agenda Item 7B was considered out of order at this time.

7B. EXT21-00018: CONTINENTAL DEVELOPMENT CORPORATION

Planning Commission consideration for approval of a Time Extension of a previously approved Division of Lot (DIV19-00007) to allow the subdivision of one lot into two lots on property located in the H-MP Zone at 23420 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15315 – Minor Land Divisions. (Res. No. 21-061)

Recommendation: Approval.

Planning Associate Joe introduced the request.

Toni Reina, representative of Continental Development Corporation, provided a brief overview of the proposal. She conveyed that the COVID-19 pandemic was one of the reasons for the time extension request.

In response to Commissioner Choi's inquiry, Ms. Reina explained that they did not submit the application due to various challenges created by the economic impact of the pandemic such as trying to attract tenants. She specified that the division of lot map on the Staff Report was submitted and approved by the City. She confirmed that the map must be approved by Los Angeles County for the map check process.

Planning and Environmental Manager Martinez revealed that the applicant would have to file a new division of lot if the time extension was denied.

Commissioner Choi inquired about the frequency of approvals for similar situations. Mr. Martinez reported that requests for time extensions were common due to similar hardships relating to the pandemic. He detailed that the original approval was good for a maximum of a 2-year extension.

Assistant City Attorney Strader informed the Commission that denial of the extension is up to the discretion of the Commission, but not advisable due to the current economic state.

Chairperson Sheikh invited public comment, and no members of the public spoke.

MOTION: Commissioner Anunson moved to close the public hearing. The motion was seconded by Commissioner Kartsonis and passed with a unanimous vote, with Commissioners Rudolph and Tsao absent.

MOTION: Commissioner Anunson moved to concur with staff recommendation and approve EXT21-00018. The motion was seconded by Commissioner Pino with a 5-0 roll call vote.

MOTION: Commissioner Anunson moved to adopt Resolution No. 21-061. The motion was seconded by Commissioner Pino and passed with a unanimous vote.

7A. LUS21-00002 HOUSING ELEMENT UPDATE: CITY OF TORRANCE

Planning Commission will conduct a public workshop to receive input on the Public Review Draft of the Housing Element from the Planning Commission, residents, and other stakeholders regarding the 6th Regional Housing Needs Assessment (RHNA) Cycle Housing Element Update. An Environmental Assessment will be prepared for the Housing Element Update and returned with the next Draft Housing Element for review and consideration.

Recommendation: Approval.

Planning Associate Joe introduced the request.

Planning Manager Lodan distributed copies of the presentation and opened the presentation on the Housing Element Update Workshop.

Patricia Bluman, Senior Associate at CityPlace Planning, Inc., provided a brief background and overview of the project. The topics covered included summaries of the first and second Housing Element workshops, draft housing element, accommodation of the (RHNA) Regional Housing Needs Allocation, Goals and Programs, Public Outreach, and the Next Steps.

In reference to the first workshop, Ms. Bluman presented visuals on the number of units that Los Angeles County and the City of Torrance must satisfy based off State and SCAG Region requirements. Torrance must demonstrate potential satisfaction of needs for 4,939 units out of the total 813,082 units in Los Angeles County. She noted that the 6th cycle of RHNA requirements were almost 3 ½ times the amount required than the 5th cycle, which was 1,450 units. She communicated that all cities have experienced an increase.

Commissioner Anunson inquired about the magnitude difference from the State level. Ms. Bluman responded that each city had about a 2 to 4 times increased amount than the 5th cycle.

Commissioner Choi questioned the entire process. Ms. Bluman explained that evaluations are completed by cities to develop conclusions on demographics such as income and estimated cost of living. She emphasized the focus on density and density proxy, which is 30 dwelling units. Ms. Bluman summarized that even if not actually built, the city must demonstrate the potential to provide and accommodate affordable housing on qualifying sites, which fulfill the (HCD) California's Department of Housing and Community Development requirements and the specified percentages of each income category. These potential sites were labeled by income on the Housing Element map.

Ms. Bluman explained that there are some developers who specialize in low income to obtain tax credit. She added that Torrance must make sure that no net loss requirement is maintained to ensure that certain number of sites are available for certain income brackets.

Commissioners Anunson and Choi asked about the consequences of not meeting state requirements. Ms. Bluman answered that the state could penalize the City by providing disincentives like prohibition of issuing both commercial and residential building permits. She advised on compliance as it could lead to a lawsuit against the City by the state attorney general, housing advocates, or individuals. Planning Manager Lodan emphasized that although there is no strict penalty or law, grant funding is often tied to being compliant and having a certified housing element.

In response to Commissioner Kartsonis' inquiry about religious institutions, Planning Manager Loden addressed that these sites were market rate developments, and the item of topic is focused on affordable housing.

Chairperson Sheikh asked whether Torrance met the 5th RHNA cycle requirements. Planning Manager Loden answered that as of 2020, the City has built 234 of the required units, but has fallen short of the goal. Commissioner Anunson reminded the Commission that the City only had to show potential to construct, which Planning Manager Loden affirmed. Planning Manager Loden stressed the state's aggression to meeting the requirements and suggested preparing the necessary documents to maintain local control and make decisions accordingly.

Planning Manager Loden stated that the 4,939-unit requirements are for the next cycle and not additive to the 5th cycle, in response to Chairperson Sheikh's inquiry.

Commissioner Pino inquired about the inclusion of (ADUs) accessory dwelling units in the requirements and Planning Manager Loden confirmed that it would be a contributing factor to meeting the requirements.

Commissioner Choi learned that ADUs alone would only cover a portion of the requirements. Planning Manager Loden reported that the City allocated 800-units in the strategy based of the number of units tracked on applications.

Planning Manager Loden disclosed a new law that allows religious institutions to construct affordable housing on their lot. Ms. Bluman noted that some institutions across Los Angeles and California have started to pursue this route to retain the property from the effects of COVID-19 and declining church attendance. When asked by Commissioner Choi if Torrance pursued this, Planning Manager Loden stated that exact numbers were undetermined since it depends on multiple factors and only the potential capacity is calculated. Ms. Bluman added that conservative assumptions were made because HCD will be observing them.

In reference to the second workshop, Commissioner Pino challenged the method of providing affordable housing in expensive neighborhoods such as the Hillside Overlay District. Planning Manager Loden suggested some strategies to create these opportunities were by building through churches, ADUs, or junior ADUs.

Commissioner Pino inquired about ADUs categorization as affordable housing, but not as property for sale. Planning Manager Loden confirmed that ADUs are traditionally rentals and that affordable ADUs require covenants with the property owner. He predicted that junior ADUs were more affordable than larger ones due to their smaller and simplified structure. He suggested that the City could encourage these developments in the Hillside Overlay area to limit square footage.

Commissioner Pino requested clarification on the new legislation allowing homeowners to sell ADUs. Planning Manager Loden disclosed that the City is working on an ordinance that would impact the ability to divide lots and sell off new units on traditional single-family households.

In response to Commissioner Kartsonis' inquiry, Planning Manager Loden announced that target density would encourage higher density to help meet the RHNA numbers. He concluded that the City has prepared a 20% buffer of affordable units to accommodate underdevelopment.

Chairperson Sheikh and Planning Manager Loden examined that the main idea was to strategize ways to meet the requirements. Planning Manager Loden elaborated on the reason for the document. Staff identify the merits of a particular development and explain how those properties comply with the Housing Element to make an educated decision on a project, which would create opportunities to make development easier or more affordable.

Commissioner Choi wondered if any employers in Torrance provide affordable housing. Planning Manager Loden was uncertain and reported that unanswered questions will be addressed in the future.

In response to Commissioner Choi's inquiry about the housing element approval process, Planning Manager Loden detailed that staff will present a draft to the Commission and Environmental Study, then the recommendations of staff and the Commission will be presented to Council before the deadline.

In response to Commissioner Choi's concerns, Community Development Director Ramirez elaborated on the process that once the document is submitted to HCD, it is returned with comments to staff. Once the revisions are approved by HCD, the document is reviewed by the Commission for approval to the City Council, who does the final approval. The final document is then sent to HCD. Assistant City Attorney Strader communicated that this process is the state of the law.

Assistant City Attorney Strader disclosed that public opinion workshops and polls have been completed and taken into consideration by experts, in response to the concerns of the Commission.

Ms. Bluman summarized each section of the 6th cycle Housing Element.

Planning Manager Loden recounted that the document was reviewed and finalized by staff in the last 2 months.

Commissioners Choi and Kartsonis inquired about the itemized list of all the properties. Commissioner Kartsonis asked if zoning changed happened once the final version of the document is approved. Planning Manager Loden responded that an approval would not create a zoning change and that future zone changes will have to be individually processed. He indicated that the document is for the purpose of identifying sites.

In response to Chairperson Sheikh's inquiry about state and city funding on low to moderate income funds, Planning Manager Loden explained how the programs are funded through tax increments. The City purchased properties to develop affordable housing. Planning Manager Loden informed the Commission that these properties are individually managed, and tenants must continuously meet eligibility requirements.

Commissioner Kartsonis requested eligibility clarification of property types that count towards the RHNA. Ms. Bluman stated that housing must be permanent to qualify.

Ms. Bluman announced that state law requires an update to zoning codes to allow ordinances in accommodation of certain housing facilities such as supportive housing, transitional housing, single-room occupancies, and emergency shelters.

Community Development Director Ramirez expressed that the 20% buffer will help the City prepare for the unknown numbers of meeting the capacity. In response to Commissioner Choi, she emphasized that the City must only show potential to meet the requirements. She and Assistant City Attorney Strader concluded that the purpose was to demonstrate willingness to meet the RHNA numbers.

Ms. Bluman continued presenting the public outreach efforts. She concluded with the announcement of deadlines and next steps.

Planning Manager Loden revealed that the CEQA document will be presented to the Commission in a future commission meeting.

Chairperson Sheikh invited public comment.

Mark Hansen, 823 Beech Ave, shared his concerns about direction coming from an outside agency and about the lack of action on helping the homeless population. He appreciated the City's efforts. Planning Manager Loden listed some efforts that were affiliated with such concerns.

Commissioner Choi inquired about the letters of correspondence listed on the supplemental material.

Commissioner Kartsonis, Commissioner Anunson, and Chairperson Sheikh commended staff for their hard work. Commissioner Anunson and Chairperson Sheikh applauded the staff's process on developing the document.

Chairperson Sheikh wondered if staff intend to reach out to and incentivize homeowners with older properties. Planning Manager Loden relayed programs will be put into place to prepare for a smoother development process in accordance with the City's budget.

8. **HEARINGS** – None.

9. **RESOLUTIONS** – None.

10. **COMMISSION AND STAFF ORAL COMMUNICATIONS**

Chairperson Kartsonis recounted a previous item that was reviewed and denied by the Commission but approved by the City Council. He thanked the staff for their hard work.

Assistant City Attorney Strader indicated that the Commission would not have to be informed of an item's substantial change unless it directly affected them. Planning and Environmental Manager Martinez noted that it was not a common occurrence.

Planning and Environmental Manager Martinez announced that in their next meeting, the City Council will hear an item that the Commission approved.

Planning Manager Loden thanked the Commission for a thorough review of the materials and for asking questions. He informed that public comments should be directed to cddinfo@torranceca.gov or to visit the website at torranceca.gov/housingelementupdate.

Planning Manager Loden and Chairperson Sheikh appreciated Patricia Bluman and Claudia Tedford from CityPlace Planning, Inc.'s efforts. Chairperson Sheikh also gave thanks to the public for attending the meeting.

11. ADJOURNMENT

MOTION: At 9:31 p.m., Commissioner Kartsonis moved to adjourn this meeting to November 3, 2021, at 7:00 p.m. The motion was seconded by Commissioner Pino with a unanimous roll call vote, with Commissioners Rudolph and Tsao absent.

###

Approved as submitted
December 1, 2021
s/ Rebecca Poirier, City Clerk

Section 4

Focus Group summaries for the Service Providers and Affordable Developers, and the Market Rate Developers.

New attachments added for the 2nd submittal to HCD are found following the cover sheet titled “New information”

City of Torrance Housing Element Update

HOUSING ELEMENT STAKEHOLDER INTERVIEWS: Service Providers and Affordable Developers

May 19, 2021

As a part of the Housing Element update process, City staff and the consultant team conducted a stakeholder interview with service providers and affordable developers to better understand the issues and needs of lower income residents and those with special needs, and to identify constraints to development of affordable housing so that programs can be developed to address those needs and constraints. Five service providers, two affordable housing developers, an architect, and a real estate representative participated. Below is a summary of the input received.

Partnering with Religious Institutions

- Example of large project in San Jose: 250 units of affordable housing constructed on church parking lot, partner with Palo Alto Housing Authority.
- San Pedro UMC is another example: 48 units in church parking lot, including mixed-income, singles and families. Used 10/10 development, tax credits, additional investments

Homeless

- Torrance's homeless count in 2020 was 322 people, up 42%.
- More and more seniors falling into homelessness.
- Families are also suffering during the pandemic.
- Rental vacancy market is in crisis.
- Torrance Unified representative reported that homeless families are not new to Torrance. Currently have 130 homeless children that have been in Torrance 4 years or more. If children are doubled up, meaning they are currently living with others, like perhaps family members, they are not eligible for funding, and this is happening.

Development Standards in General/Entitlement Process

- Torrance development rules are set up for for-sale housing.
- Tough open space and parking standards.
- City needs to be more flexible with standards.
- Streamlining the entitlement process helps considerably.
- Get rid of CEQA or look for CEQA exemptions.
- For affordable housing to work, the development approval process must be cost-effective and efficient.

- Staff explained that the goal of the Housing Corridor Study, currently in the beginning stages, is to facilitate development and allow developers to go straight to pulling building permits, effectively eliminating the entitlement process, including CEQA.

Parking

- Developers need concessions for parking – they get that in the City of Los Angeles.
- Parking is very expensive to build, brings up the price of development overall.
- Bureaucracy demands excessive parking.
- Senior parking requirements should be max of ½ space/unit.
- Seniors often give up their cars after moving into senior housing – because they are too expensive.
- Affordable developers looking to locate next to transit.

Density

- If developer can't achieve a certain density, it's very hard to make affordable housing work.
- City needs to be more flexible with standards.
- Density – “sweet spot” for affordable housing is 1 level of podium parking, 4-5 levels of residential above: 100 du/acre at 4 stories is Type 5 construction, and at least 5 stories is type 3 construction.

Financing/Incentives/Concessions

- Torrance has historically not had subsidies for affordable housing.
- Must have close to 100 units for tax credits to apply.
- Projects need to be a little smaller, rental or mixed-income for affordable to be feasible in City.
- Question: Does Torrance have a Consolidated Plan? Affordable developers who use HUD financing weren't allowed to build in Torrance because the City didn't have a Consolidated Plan. Answer: Yes, Torrance is currently part of a regional Consolidated Plan.
- Example of City of Los Angeles, TOC program – tier system established near transit that allows for greater density, and higher density bonus concessions, including reduced parking, increased building height and additional stories, the closer a project is to transit
- One developer stated they are doing the first density bonus project in Manhattan Beach.
- The City of Carson has done several density bonus projects.
- The City of Los Angeles has special rules for 100% affordable projects.
- 100% affordable is different than mixed-income projects.
- Mixed-income has been very successful. Despite early community opposition, projects are not problematic once open and operating.

- Concessions are very important for making a project work with affordable units.
- Redevelopment used to help but is no longer available.
- City helping with installing public improvements can help make an affordable project financing work.
- City can waive or defer fees to assist.
- Fee transparency is needed so developers know what to expect up front.
- City can help facilitate affordable housing by looking at their own excess property for potential housing sites and offering it free or at reduced prices.
- When using a Housing Trust Fund, non-profits score higher if cities can offer some type of assistance, such as city land and city funds. Helps with getting tax credits.

Miscellaneous Feedback

- Political will in Torrance is tough.
- City needs to change its mindset and get on board with helping solve the housing crisis.
- 100% low-income senior project in Rancho Palos Verdes is nice project. No one would be able to tell by looking at the project that it is affordable.
- Stigma associated with low income housing needs removed.
- Some developers are keeping an eye on vacant commercial properties that might have potential to transform into residential development. Would like to see them change to mixed-use or residential only.
- Question about Torrance opposing inclusionary housing ordinance. City staff provided more explanation on the City's position.
- Affordable family housing is a severe need.
- Pet ownership should be allowed in all affordable housing and is required if the pet is an emotional support animal.

City of Torrance

Housing Element Update

HOUSING ELEMENT STAKEHOLDER INTERVIEWS: Market Rate Developers

May 19, 2021

As a part of the Housing Element update process, City staff and the consultant team conducted a stakeholder interview with market rate developers to understand their issues and concerns regarding development of housing in Torrance, and to identify constraints to development as is required by Housing Element law so that programs can be developed to address those constraints. Four developers attended in person, and one submitted written comments. Below is a summary of the input received.

Development Standards in General / Entitlement Process

- The recently initiated Housing Corridor Study will help with process and timing. No entitlement risk will help with financing.
- The more density the City allows, the better.
- Streamlining the process helps, as does reduced parking requirements.
- Torrance is very easy to work with. Example of project – had a good planner that moved the project through the process and helped come up with workable solutions.
- Torrance has the strictest parking requirements compared to other cities. Couldn't reach the allowed density because of parking requirements. Three spaces per unit is too much.
- Open space requirements are high.
- Example of project in Torrance that was zoned for 39 du/ac. Ended up with 13 du/ac because of parking and open space requirements.
- Tandem parking should be considered.
- Example provided of a project where bike parking fulfilled part of the parking requirement.
- Hard to make projects of under 20 du/ac work.
- The faster a project makes it through approvals, the less risk for the developer.
- The existing maximum floor area ratio (FAR) of 0.6:1 is stifling developers' ability to build. All the 0.6 FAR does is make developers build less units on their sites. Look at Carson and how great they have done lately. Their FAR is 1.5.
- Torrance need to zone a lot of properties to R-4 with no FAR.

Financing / Incentives / Concessions

- Affordable housing projects present a challenge for acquiring funding. Example – tax credit projects.
- Density bonus is helpful.
- When you change zoning to allow certain types of housing, the sellers raise their prices.
- Challenge is seller's expectation of land value and what a developer can pay, and with building costs so high right now, it raises the cost for building affordable housing too high to make it pencil out.
- Incentives from the City can include relief on fees, relief on parking requirements, higher density.
- Developers need certainty without so many variables, such as cost of raw land, cost to complete projects in a timely manner.
- Developers also have to get a property owner to continue to work with them through the process. Can be hard to do with a long entitlement process.

Miscellaneous Feedback

- 100% affordable not looked on favorably by neighbors.
- Staff provided the example of some developers building ADUs as part of single-family residential developments.
- Sellers not usually willing to sell for affordable housing.
- Religious institution example is 2 acres carved out of existing church site of 4 acres for housing, too large for what church campus needs in Torrance.
- When City Council is on the same page as Planning, process is easier.
- Sellers often have unrealistic expectations about land cost and development timing.
- The City needs to add a substantial residential component around the Del Amo mall to revive the area.

New Information

Added: April 2022

Focus Group Meeting Summary
Torrance 6th Cycle Housing Element
February 16, 2022
2:30 pm

The virtual session started at 2:30 pm with a total of 12 participants, representing market rate developers, developers of mixed-income and affordable housing, and service providers. City staff introduced themselves, and the consultant team. A short presentation was provided that summarized the key Housing Element Programs and Actions in the Draft Housing Element. Participants were asked to provide feedback regarding the proposed programs and actions, and to provide any other suggestions on programs and/or actions for the 2nd submittal of the Draft Housing Element that would enhance opportunities to provide housing for households across all income categories and those with special needs. The following is a summary of the input received:

Certainty for the development community is key

- Updating the General Plan, Land Use Map and Zoning helps developers reduce risk.
- Clear density bonus rules in the Zoning Ordinance are very helpful. Used example of the City of Los Angeles published density bonus rules.

What constrains the development of housing?

- CEQA is a constraint. CEQA takes time and money, both of which are deterrents to the development of housing.
- Bureaucracy is a constraint to development. When a city's development review/permitting process is slow, it can cost a developer to lose funding, such as low-income tax credit (LIHTC) financing. Time and money again.
- Requiring retail as part of mixed-use development is tough, especially in today's economic climate. Too much commercial is a constraint.
- Rules imposed by the Fire Department can be a constraint. Sometimes rules are imposed that are stricter than what the code requires and/or are not identified early in the process.
- FAR rules reduce density that can be achieved.
- Senior projects that are designed in accordance with the City's senior citizen housing development standards, with smaller units and reduced parking standards, can only be used for seniors. There is a strong demand for the same type of development by young singles and couples, but with current restrictions, developers cannot build them for the younger demographic.

Development standards need to be relaxed

- FAR
- Setbacks along busy corridors should be allowed to be closer to the roadway. Makes the corridor more to scale, and creates a more vibrant and walkable cityscape. For example, the HBCSP requires a 100' setback from the Hawthorne Boulevard ROW, which is a significant constraint.
- Reduced parking standards
- Reduced open space requirements
- Flexibility is key

- Look at sliding scale for concessions for development of housing, e.g., smaller units with reduced parking if in walkable area/neighborhood, near transit, etc.

If the City pursues Inclusionary Housing

- Many cities require developers to provide the identical size housing product for someone paying considerably less than full market rate.
- Would like to be able to reduce the square footage somewhat for those paying less to make it more attractive for developers.
- If requirements are reduced, developers could build more mixed-income housing.
- Developers cannot afford to build housing for the extremely low-income group because the income is so low, persons are almost homeless.

Housing for those with developmental disabilities

- Representative from Hope Housing ,who assists with providing housing for those with developmental disabilities, explained there is a large need for this type of housing.
- Suggested the City could help them with: the purchase of homes, rehab assistance, providing HOME HUD funding, and/or Mainstream vouchers.
- Expressed an interest in partnering with the City to help meet need.

Suggestions for additional sites for the Housing Element

- Suggested the City include sites developers are looking at for housing projects in the Sites Inventory of the Draft Housing Element. They were encouraged to provide potential sites to City staff.
- Suggested including all the religious institutions in the City. His firm is currently building 3 projects on church sites. Said the proposed Religious Institution Housing Overlay Zone (RIH-OZ) is a good program.
- Suggested building housing along busy commercial corridors that are walkable and near jobs
- Suggested using parking lots of hotels
- Suggested looking at underutilized sites in Industrial zones, empty school sites, Sears at Del Amo Mall, vacant and unused retail spaces. Due to the built-out nature of Torrance, the majority of new development has to go on already developed sites. The age of properties in Torrance, declining retail, and general underutilization make many developed sites appropriate for residential and mixed-use development.

Section 5

Mailing Lists

New attachments added for the 2nd submittal to HCD are found following the cover sheet titled “New information”

organization	address	city
Salvation Army "His House Family Services"	20830 S. Vermont Avenue	Torrance, CA 90502
Rebuilding Together South Bay Los Angeles	P.O. Box 6367	Torrance, CA 90504
Kenny Nickelson Memorial Foundation for Homeless Veterans and Children Inc.	P.O. Box 3098	Manhattan Beach, CA 90266
LA County Deptment of Children and Family Services	2325 Crenshaw Boulevard	Torrance, CA 90501
Social Vocational Services (SVS)	2441 W. 205th St, Ste C-100	Torrance, CA 90501
Catholic Charities LA	1530 James M Wood Blvd #1112,	Los Angeles, CA 90015
Catholic Charities	123 E. 14th Street	Long Beach, CA 908013
Disabled Resource Center	2750 E. Spring Street, Ste #100	Long Beach, CA 90806
Focal Point on Aging	1339 Post Avenue	Torrance, CA 9501
The Arc -- South Bay	1735 W Rosecrans Ave,	Gardena, CA 90249-3023
South Bay Senior	2510 W. 237 th Street, Suite 204	Torrance, CA 90505
Torrance Unified School District --Foster Youth and Homeless Liaison	2335 Plaza Del Amo	Torrance, CA 90501
Harbor Regional Center	21231 Hawthorne Blvd.	Torrance, CA 90503
Access Community Housing, inc	222 N Sepulveda Blvd #2000,	El Segundo, CA 90245
Episodes International	3480 Torrance Blvd., Suite 100	Torrance, CA 90503
Home Instead Senior Care Veterans Salute Program	3625 Del Amo Blvd UNIT 105,	Torrance, CA 90503
Walteria Senior Citizens Center	3855 W. 242nd Street,	Torrance, CA 90505
Tillim Senior Citizens Center	3612 W. Artesia Boulevard,	Torrance, CA 90504
Bartlett Senior Citizen's Center	1318 Cravens avenue	Torrance, CA 90501
Shelter Partnership	520 S. Grand Avenue #695	Los Angeles CA 90071
Harbor Interfaith Shelter	670 W. 9th St.	San Pedro, CA 90731
House of Yahweh	4046 Marine Avenue,	Lawndale, CA 90260
Mission Beacon Light	525 Broad Ave,	Wilmington, CA 90744
Pacific Gateway Workforce investment network	3447 Atlantic Ave.	Long Beach CA 90807
home ownership for personal empowerment (HOPE, Inc)	21231 Hawthorne Blvd,	Torrance, CA 90503
habitat for humanity of greater los angeles	18600 Crenshaw Blvd.	Torrance CA 90504
easter seals torrance	1740 W. Carson Street	Torrance, CA 90505
gratitude retreat foundation	3535 Lemita Blvd	Torrance, CA 90505
gratitude retreat foundation	18411 Crenshaw Blvd #350	Torrance CA 90504
South Bay Family Promise	2930 El Dorado Street	Torrance CA 90503
LINC Housing	3590 Elm Ave,	Long Beach, CA 90807
META Housing	11150 W Olympic Blvd Suite #620	Los Angeles, CA 90064
MAR ventures	721 N Douglas St,	El Segundo, CA 90245
AMCAL Housing	30141 Agoura Road, Suite 100,	Agoura Hills, CA 91301

Abode Communities	1149 S. Hill Street, Ste 700	Los Angeles, CA 90015
American Communities		
national Community Renaissance	9421 Haven Ave,	Rancho Cucamonga, CA 91730
Related California	333 South Grand Avenue Suite 4450	Los Angeles, CA 90071
witheem malcolm	2251 W 190th St,	Torrance, CA 90504
Board of realtors	22833 Arlington Avenue	Torrance, CA 90501
Hart Community Homes	208 n lemon st	fullerton CA 92832
Century Housing Corporation	1000 Corporate Pointe	Culver City, CA 90230
Adobe Communities	1149 S. Hill Street, Ste 700	Los Angeles, CA 90015
Jamboree Housing Corporation	17701 Cowan Ave, Suite 200	Irvine, CA 92614
Housing Corporation of America	6330 Variel Avenue Suite 201	Woodland Hills, CA 91367
Doty-Burton Associates	3787 Worsham Avenue	Long Beach, CA 90808
A Community of Friends	3701 Wilshire Boulevard, Suite 700	Los Angeles, CA 90010
Century Pacific Equity Corporation	10100 Santa Monica Blvd Ste 300	Los Angeles, CA, 90067-4107
CitiHousing Real Estate Services	11432 South Street #244,	Cerritos, CA 90703-6611
Coalition for Economic Survival	14320 Ventura Blvd. - PMB 537	Sherman Oaks, CA 91423
FAME Housing Corporation	1968 W. Adams Blvd., Los Angeles, CA 90018	
Hope - Net	760 S. Westmoreland Ave.	Los Angeles, CA 90005
Korean Youth & Community Center, Inc.. (KYCC)	680 S. Wilton Place	Los Angeles, CA 90005
LINC Community Development Corporation	same as Linc Housing- see above	
Menorah Housing Foundation	10991 W. Pico Blvd.	Los Angeles, CA 90064
Poker Flats II LLC	not found (KJ)	
Winnetka King, LLC	not found (KJ)	
Foundation for Quality	not found (KJ)	
Community Rehabilitation Services, Inc	not found (KJ)	
Veteran Aid.org	none	
Home and Community	not found	
BROOKS + SCARPA California	3929 W. 139th Street	Hawthorne, CA 90250
Flyaway Homes	2116 Arlington Avenue, Suite 100	Los Angeles, CA 90018
LifeArk	831 Meridian St.	Duarte, CA 91010
United Dwelling	150 E. 57th Street	Los Angeles, CA 90011

RNLA (Restore Neighborhoods LA, Inc.)	315 West 9th St #503	Los Angeles, CA 90015
Skidrow Housing Trust	1317 E. 7th Street	Los Angeles, CA 90021
Brilliant Corners	527 W 7th Street	Los Angeles, CA 90014
La Mas	2806 Clearwater Street,	Los Angeles, CA 90039
Venice Community Housing	200 Lincoln Blvd.	Venice, CA 90291
Volunteers of America LA	3600 Wilshire Blvd, Suite 1500	Los Angeles CA 90010
Community Corporation of Santa Monica	1423 2ND ST. SUITE B	SANTA MONICA, CA 90401
Coalition for Responsible Community Development	3101 S. Grand Ave.	Los Angeles, CA 90007
Clifford Beers Housing	11739 Victory Blvd	Los Angeles, CA 91606
PATHVentures		
Weingart Center	501 E 6th Street	Los Angeles, CA 90021
GenesisLA	801 S. GRAND AVE., STE. 775	LOS ANGELES, CA 90017
Daylight Community Development		

RMG Housing	<i>329 Pacific Coast Highway</i>	Hermosa Beach CA 90254
RxLA		
Many Mansions	1259 E. Thousand Oaks Blvd.	Thousand Oaks, CA 9

CONTACT	ORGANIZATION	ADDRESS	
Pastor Dean Mayeda	Nova Community Church	4345 Emerald Street	Torrance CA 90503
Pastor Dr. William (Bill) Hurst	First Lutheran Church and School	2900 West Carson Street	Torrance CA 90503
Vicar Erin Armstrong	First Lutheran Church and School	2900 West Carson Street	Torrance CA 90503
Pastor Milton Herring	Living Word Christian Church	18119 S. Prairie Avenue	Torrance CA 90504
Pastor Cinda Herring	Living Word Christian Church	18119 S. Prairie Avenue	Torrance CA 90504
Minister Jhonny Saavedra (+5)	Cristo Para Las Naciones	700 Maple Avenue	Torrance CA 90503
Pastor Sang Boo	Good Community Church of Torrance	19950 Mariner Avenue	Torrance CA 90503
Sr. Pastor Paul Kim	Good Community Church of Torrance	19950 Mariner Avenue	Torrance CA 90503
Eric Anderson	First Baptist Church of Walteria	3711 Newton Street	Torrance CA 90505
Sr. Warden Thomas Winfrey	Christ Our Savior Anglican Church	1108 Sartori Avenue, #220	Torrance CA 90501
Daniel Park	Blessed South Bay Church	24817 Western Avenue	Lomita CA 90717
Kevin Leathers	Crenshaw Baptist Church	18749 Crenshaw Boulevard	Torrance CA 90504
Nick Rasmussen	Family Promise of the South Bay	2930 El Dorado Street	Torrance CA 90503
Pastor Ken Johnson	Resurrection Lutheran Church & School	330 Palos Verdes Boulevard	Redondo Beach, CA 90277
Monsignor Mike Meyers	St. James Parish	124 N Pacific Coast Highway	Redondo Beach, CA 90277
Rev. Mark Ger	Bread of Life Church	2780 Lomita Boulevard	Torrance CA 90505
Rev. Daniel Low	Bread of Life Church	2780 Lomita Boulevard	Torrance CA 90505
Rev. Wilson Lee	Bread of Life Church	2780 Lomita Boulevard	Torrance CA 90505
Pastor Glen Moore	Torrance New Life Church	2300 Sepulveda Boulevard	Torrance CA 90501
Senior Pastor Bill Schwartz	South Bay Christian Community	2549 W. 190th Street	Torrance CA 90504
Pastor Gary Shiohana	South Bay Community Church	2549 W 190th Street	Torrance CA 90504
Rabbi Didi Thomas	Temple Emet	2051 W. 236th Street	Torrance CA 90501
Manuel Lares	Behavioral Health Services, Inc.	2510 W 237th Street, #204	Torrance CA 90505
Dr. Rogers Govender	Behavioral Health Services, Inc.	2510 W 237th Street, #204	Torrance CA 90505
Reverend Hùng Tran	Nativity Catholic Church	1447 Engracia Avenue	Torrance CA 90501
Keeley Gilmore	Department of Mental Health- LAC	1000 W Carson St,	Torrance, CA 90502
Dr. Tim Morey	Life Covenant Church	2390 Crenshaw Blvd. #213	Torrance CA 90501
Pastor Bill MacPhee	The River Church of the South Bay	3525 Lomita Blvd.	Torrance CA 90505
Opal Booth	United Evangelist Association	2008 W Carson St # 207	Torrance CA 90501
Linda Cruz	United Evangelist Association	2008 W Carson St # 207	Torrance CA 90501
Josh Wicker	Torrance Church of Nazarene	700 Maple Ave,	Torrance, CA 90503
Pastor Julian Birkenstock	Karros Ministries		
Steven Fietz	Fire Christian Church of Torrance	2930 El Dorado Street	Torrance, CA 90503
Pastor Joel V. Petermann	Zion Lutheran Church	1001 W 223rd St	Torrance, CA 90502

Beacon Light Mission & Doors of Hope Women's Shelter

Tiffany Rashel	(guest of Dr. Rogers)		
Lionel Pieterse	(guest of Dr. Rogers)		

company	Address 1	City
lennar homes	12103 Summer Ln,	Whittier, CA 90602
don wilson builders	23705 Crenshaw Blvd STE 200	Torrance, CA 90510
anastasi development company	511 Torrance Blvd 2nd Floor	Redondo Beach, CA 9027
The olson company	3010 Old Ranch Parkway, Suite 100	Seal Beach, CA 90740-2751
witheem malcolm	2251 W 190th St	Torrance, CA 90504
cambridge Pacific Ventures		
mark vasey	1983 190 th street	Torrance CA 90504
tony ashai	9744 Wilshire Boulevard #305	Beverly Hills CA 90212
doug maupin	23505 Crenshaw Blvd #208	Torrance CA 90505
Derek Empey, ReyLenn Properties LLC	444 S. Cedros Ave. #180	Solana Beach, CA 92075
city ventures	2000 Avenue of the Stars 9th floor South	Los Angeles, CA 90067
Cyrus Paykan	11444 Acacia Avenue	Hawthorne, CA 90250
MAR ventures	721 N Douglas St,	EI Segundo, CA 90245

Diana Coronado Building Industry Association BIA

Watt Companies 2716 Ocean Park Boulevard Suite 2025

INTRACORP SW, LLC Christopher Piers 895 Dove St, Suite 400

Storm Bird Storm Properties 23223 Normandie Ave

Derek ReyLenn ReyLenn Properties L 444 S. Cedros Avenue, Suite 180

Santa Monica, CA 90405

Newport Beach CA 92660

Torrance, CA 90501

Solana Beach, CA 92075

Mailing List
Affordable Housing Advocates

Organization

Salvation Army "His House Family Services"

Rebuilding Together South Bay Los Angeles

Kenny Nickelson Memorial Foundation for
Homeless Veterans and Children Inc.

LA County Deptment of Children and Family
Services

Social Vocational Services (SVS)

Catholic Charities LA

Catholic Charities

Disabled Resource Center

Focal Point on Aging

The Arc -- South Bay

South Bay Senior

Torrance Unified School District –Foster Youth
and Homeless Liaison

Harbor Regional Center

Access Community Housing, inc

Episodes International

Home Instead Senior Care Veterans Salute
Program

Walteria Senior Citizens Center

Tillim Senior Citizens Center

Bartlett Senior Citizen's Center

Shelter Partnership

Harbor Interfaith Shelter

House of Yahweh

Mission Beacon Light

Pacific Gateway Workforce investment network

Home Ownership for Personal Empowerment
(HOPE, Inc)

Habitat for Humanity of Greater Los Angeles

Easter Seals Torrance

Gratitude Retreat Foundation
South Bay Family Promise
LINC Housing
META Housing
MAR ventures
AMCAL Housing
Abode Communities
Amercian Communities
National Community Renaissance
Related California
Withee Malcolm
Board of Realtors
Hart Community Homes
Century Housing Corporation
Adobe Communities
Jamboree Housing Corporation
Housing Corporation of America
Doty-Burton Associates
A Community of Friends
Century Pacific Equity Corporation
CitiHousing Real Estate Services
Coalition for Economic Survival
FAME Housing Corporation
Hope - Net
Korean Youth & Community Center, Inc..
(KYCC)
LINC Community Development Corporation
Menorah Housing Foundation
Poker Flats II LLC
Winnetka King, LLC
Foundation for Quality
Community Rehabilitation Services, Inc
Veteran Aid.org

Veteran Aid.org
Home and Community
BROOKS + SCARPA California

Flyaway Homes
LifeArk
United Dwelling
RNLA (Restore Neighborhoods LA, Inc.)
Skidrow Housing Trust
Brilliant Corners
La Mas
Venice Community Housing
Volunteers of America LA
Community Corporation of Santa Monica
Coalition for Responsible Community
Development
Clifford Beers Housing
PATHVentures
Weingart Center
GenesisLA
Daylight Community Development
RMG Housing
RxLA
Many Mansions

Mailing List – Market Rate Housing Developers

Company

Lennar Homes
Don Wilson Builders
Anastasi Development Company
The Olson Company
Withee Malcolm
Cambridge Pacific Ventures
Mark Vasey
Tony Ashai
Doug Maupin
Derek Empey, ReyLenn Properties LLC
City Ventures
Cyrus Paykan
MAR Ventures
Diana Coronado Building Industry Association BIA
Watt Companies
INTRACORP SW, LLC Christopher Pierson | VP, Acquisitions
Storm Bird Storm Properties
Derek Reylen, Reylen Properties LLC
Related California

Mailing List
Churches and Faith-based Organizations

ORGANIZATION
Nova Community Church
First Lutheran Church and School
Living Word Christian Church
Cristo Para Las Naciones
Good Community Church of Torrance
First Baptist Church of Walteria
Christ Our Savior Anglican Church
Blessed South Bay Church
Crenshaw Baptist Church
Family Promise of the South Bay
Resurrection Lutheran Church & School
St. James Parish
Bread of Life Church
Torrance New Life Church
South Bay Christian Community
South Bay Community Church
Temple Emet
Behavioral Health Services, Inc.
Nativity Catholic Church
Department of Mental Health- LAC
Life Covenant Church
The River Church of the South Bay
United Evangelist Association
Torrance Church of Nazarene
Karros Ministries
Fire Christian Church of Torrance
Zion Lutheran Church

ADDITIONS FROM PLANNING COMMISSION

ADOPTION HEARING

May 18, 2022

CITY OF TORRANCE PLANNING COMMISSION AGENDA

Wednesday, May 18, 2022
Via Teleconference or Other Electronic Means



CHAIR: CALL MEETING TO ORDER

Tonight, the Planning Commission is conducting this Planning Commission Meeting under a National, State and City – State of Emergency.

Pursuant to Assembly Bill 361 members of the Planning Commission and staff will participate in this meeting via teleconference or other electronic means.



AGENDA

1. Call Meeting To Order
 - Roll Call
2. Flag Salute

2

CHAIR: CAN I GET A ROLL CALL PLEASE

STAFF: ROLL CALL

CHAIR: Commissioner _____
would you lead us in the flag salute?

FLAG SALUTE



3



AGENDA

3. Report on Posting of Agenda

- May 13, 2022

4. Announcement of Withdrawn, Deferred, and/or Supplemental Items

4

CHAIR: CAN I HAVE THE REPORT OF THE POSTING OF THE AGENDA?

STAFF: MR. CHAIRMAN, THE AGENDA WAS POSTED ON THE PUBLIC NOTICE BOARD AT 3031 TORRANCE BLVD ON May 13, 2022.

CHAIR: ARE THERE ANY WITHDRAWN, DEFERRED AND/OR SUPPLEMENTAL ITEMS?

STAFF: (Will respond and request item 8A to be continued to a date certain of 5/4/22)



AGENDA

5. Oral Communications from the Public #1

- Limited to a 15 Minute Period;
- Use “Raise your Hand” feature if you would like to speak.
Press *9 if you are using a phone.

5

CHAIR: This portion of the meeting is reserved for comment on items not on the agenda. Under the Ralph M. Brown Act, the Planning Commission cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under Orals are limited to Oral Communications #1 and no longer than 3 minutes per speaker. To participate, please use the “Raise Your Hand” feature when prompted. If you are using a touchtone phone, please press *9 (star 9) to raise your hand. Your comments to the Planning Commission meeting will be recorded as part of the Planning Commission meeting. By staying online and making public comment during the Planning Commission meeting, you are agreeing to have your audio recorded.

IS THERE ANYONE FROM THE PUBLIC WHO WISHES TO SPEAK?

STAFF: WILL RESPOND AND/OR STATE: “(NAME) YOU ARE NOW UNMUTED” IF ANYONE FROM THE PUBLIC WISHES TO SPEAK
(STAFF WILL TIME SPEAKERS AND MUTE THEM AT 3-MINUTES)



Announcement by Chairman Sheikh

6

Before the meeting begins, there are a few matters of general information I would like to explain:

1. The meeting will be conducted in an informal manner:

- Formal rules of evidence, such as those used in a court of law, will not apply
- Everyone with an interest in the matter will be heard
- Our decision will be based on the evidence presented; including, the staff report, any pictures or drawings presented by staff, oral testimony heard tonight, any written or graphic material presented during the meeting, and each Commissioner's personal observations upon viewing the site.

2. If you wish to address an item before the Commission, you are asked to keep your remarks pertinent to the case before us, refrain from making personal remarks about the other people involved, and refrain from

repeating comments or observations already made. Repetition of evidence usually is neither necessary nor helpful to the matter.

Tonight's proceedings are being recorded. The minute secretary will prepare minutes based upon notes taken during the meeting and the contents of the recording. Therefore, when you speak to the Commission you are asked to:

- Use the "Raise your Hand" feature;
- Although not required, you may provide your name and address for the record;

3. Zone Changes, Variances and General Plan Amendments go to the City Council automatically for a decision. Everything else is final with this Commission unless appealed to the City Council.

Appeals may be filed any time within 15 calendar days after our decision is made by going to the City Clerk's office, filling out the application, and paying the necessary fee. Matters appealed to the City Council generally are heard by the Council within 45 days.

4. The matters to be considered by the Commission tonight will be heard in the following manner:

- Staff will present the matter by reading a short description of the case and will respond to questions posed by Commissioners.
- The applicant, or proponent, will then be asked to come forward and make any presentation he or she may wish to make and to respond to Commission inquiries.
- Anyone interested in the matter will be asked to raise your hand and when instructed present his or her remarks and respond to any questions the Commission may have.
- The proponent will be invited to make any closing comments and respond to further questions by the Commission.
- At the conclusion of the presentation of evidence, the Commission will discuss the matter publicly and will vote upon their decision.

STAFF MEMBERS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT, FIRE DEPARTMENT, BUILDING & SAFETY DIVISION AND ENGINEERING DIVISION AS WELL AS THE CITY ATTORNEY'S OFFICE ARE ON HAND TO RESPOND TO QUESTIONS FROM THE COMMISSION REGARDING TONIGHT'S CASES.

THAT CONCLUDES MY COMMENTS. MAY WE HAVE THE NEXT SLIDE PLEASE.

AGENDA

6. Consent Calendar

A. None

7. Administrative Matters

- None

8. Hearings

- 8A

7

CHAIR: ARE THERE MINUTES FOR APPROVAL?

STAFF: None

CHAIR: Administrative Matters?

STAFF: NONE

CHAIR: HEARINGS?

STAFF: Yes,

THEY HAVE BEEN CONTINUED/POSTPONED??

CHAIR: CAN I HAVE THE NEXT ITEM ON THE AGENDA PLEASE?



AGENDA

8. Hearings

B. Consideration of LUS21-00002, EAS21-00003, HOUSING ELEMENT UPDATE: CITY OF TORRANCE

Planning Commission consideration of the 6th Cycle (2021-2029) City of Torrance Housing Element Update and the Initial Study/Negative Declaration that was prepared for the document, which determines that the proposed project would not result in significant adverse environmental impacts and that a Negative Declaration should be adopted. The City's General Plan Housing Element is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community.

8

CHAIR: IS THE APPLICANT PRESENT?

STAFF: YES CHAIRMAN, WE HAVE A PRESENTATION PREPARED

(APPLICANT NAME) YOU ARE NOW UNMUTTED, WOULD YOU PLEASE STATE YOUR NAME FOR THE RECORD. THE APPLICANT

CHAIR: (APPLICANT NAME) PLEASE DESCRIBE YOUR PROJECT

APPLICANT: (TURN TO SPEAK)

CHAIR: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(YES/NO)

CHAIR: IS THERE ANYONE FROM THE PUBLIC WHO WISHES TO SPEAK ON THIS ITEM?

PLEASE RAISE YOUR HAND

STAFF: (STAFF WILL RESPOND, IF ANYONE WISHES TO SPEAK AND WILL UNMUTE THE MEMBER OF THE PUBLIC) YOU ARE NOW UNMUTTED, WOULD YOU PLEASE STATE YOUR NAME FOR THE RECORD?

CHAIR: (ALLOW MEMBER OF PUBLIC TO SPEAK, IF NO SPEAKERS REQUEST A MOTION TO CLOSE PUBLIC HEARING)



City of Torrance

Housing Element Update

Planning Commission
Wednesday, May 18, 2022
6:30 p.m.

STAFF: Good Evening, I am Gregg Ladan with the Community Development Department. Tonight we will be initiating the process for updating the City of Torrance Housing Element. Briefly, the Housing Element allows a city to plan for housing related needs in the city. As part of our presentation tonight we will be going into more detail later.

Next Slide Please

The Team

City Staff

Michelle Ramirez, Community Development Director
Gregg Loden, Planning Manager
Carolyn Chun, Senior Planning Associate
Kevin Joe, Planning Associate



CityPlace Planning, Inc.

Claudia Tedford, Principal
Patricia Bluman, Senior Associate



Veronica Tam and Associates, Inc.

Veronica Tam, Principal



Summit Environmental Group, Inc.

Leslea Meyerhoff, Principal



10

STAFF:

The Team working on this update includes both city staff and our consultants:

City Staff

Gregg Loden, Planning Manager
Carolyn Chun, Senior Planning Associate
Kevin Joe, Planning Associate
CityPlace Planning, Inc.
Claudia Tedford, Principal
Patricia Bluman, Senior Associate
Veronica Tam and Associates, Inc.
Veronica Tam, Principal
Summit Environmental Group, Inc.
Leslea Meyerhoff, Principal

At this point I will turn the meeting over to Veronica Tam to discuss the agenda and begin the presentation

10

What is the Housing Element?

- One of the 7 mandated elements of the General Plan
- Subject to detailed statutory requirements rather than guidelines—most regulated element of the General Plan
- Must be updated every 8 years per State law
- Reviewed for compliance by State Department of Housing and Community Development (HCD)



11

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

What is the Housing Element?

- Plan for meeting each jurisdiction's share of regional housing needs (Regional Housing Needs Allocation or RHNA) as determined by State law
- Provides an assessment of the City's housing needs and how best to accommodate the housing needs
- The City "plans for" housing so that developers can build projects consistent with the City's General Plan, zoning ordinance, and other plans and programs



12

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Housing Element Requirements

- Demonstrate that the jurisdiction can accommodate its RHNA as mandated by State law
- Facilitate increased housing production to meet demand
- Improve the safety, quality, and condition of existing housing
- Facilitate the development of housing for all income levels and household types
- Promote fair housing choice for all (AFFH)



13

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

RHNA for 6th Cycle

State (HCD):
Assesses total number of housing units needed statewide; assigns each region their share

SCAG Region:
1,341,827 units
SCAG then allocates units to each jurisdiction in the region

Los Angeles County:
813,082 units

City of Torrance:
4,939 units

14

CONSULTANT:

Sites Inventory Overview

- Each jurisdiction must identify available vacant and/or underutilized properties to accommodate its RHNA by income category
- For lower income housing, site must meet certain requirements to be deemed adequate
- Allowable “credits” toward RHNA:
 - Already entitled and pipeline projects
 - Accessory dwelling units



15

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Torrance Required RHNA by Income Category

Income Category	% of Area Median Income (AMI) ¹	Income Range	6 th Cycle RHNA ² (2021-2029)	
			# of Units	% of Total
Very Low ³	Up to 50%	Up to \$38,650	1,621	33%
Low	51 - 80%	\$38,651 - \$61,840	846	17%
Moderate	81 – 120%	\$61,841 - \$92,760	853	17%
Above Moderate	Above 120%	Above \$92,760	1,619	33%
Total:			4,939	100%

¹AMI = Area Median Income, based on the HCD 2020 State income limits for Los Angeles County:
\$77,300 for a 4-person household

²SCAG Final RHNA Allocation Plan (adopted by SCAG Regional Council on March 4, 2021)

³Includes "Extremely Low," which is up to 30% of AMI

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CONSULTANT:

Adequacy of Sites to Meet RHNA by Income Category

Income	RHNA		Entitled/ Pending Permits	Pipeline Projects	ADUs	Sites Inventory Capacity	Total	% Surplus
Very Low ¹ (<50% AMI)	1,621	2,467	—	28	288	3,094 ^{2,3}	3,410 ²	38.2%
Low (51-80% AMI)	846							
Moderate (81%-120% AMI)	853	—	—	29	1,210 ⁴	1,239	45.3%	
Above Moderate (>120% AMI)	1,619	195	401	163	2,167 ²	2,926 ²	80.7%	
Total	4,939	195	429	480	6,471	7,575	53.4%	

¹Includes Extremely Low and Very Low.

²Mixed Income is assumed at 80% above moderate income and 20% lower income; the mixed income total has been divided among and added to their respective above-moderate & lower income categories.

³32.2% of lower-income RHNA is provided by the Sites Inventory

⁴Approximately 45% of moderate-income RHNA is provided by the Sites Inventory

17

CONSULTANT:

Process to Date

- 3 Planning Commission Workshops
(April 28, 2020, July 28, 2021, & October 20, 2021)
- 1st Submittal to HCD October 15, 2021 (Housing Element dated October 1, 2021)
- HCD Response December 14, 2021
- Revised version made available to public on April 11, 2022
- 2nd Submittal version made available to public on May 9, 2022
- 2nd Submittal to HCD on May 17, 2022



18

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Contents of Housing Element

- **Section 1: Introduction**
 - Background information, data sources
 - Includes summary of public outreach
- **Section 2: Community Profile**
 - Population characteristics
 - Special needs groups
 - Housing problems, housing stock characteristics
 - Affordable housing



19

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Contents of Housing Element

- **Section 3: Housing Constraints**
 - Governmental
 - Non-governmental
 - Environmental
 - Infrastructure
- **Section 4: Housing Opportunities & Resources**
 - Future Housing Needs (Entitled/pipeline, ADUs, sites)
 - Financial & administrative resources
 - Opportunities for energy conservation



20

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Contents of Housing Element

- **Section 5: Housing Plan**
 - Goals and policies
 - Housing programs, including actions and timeframes
- **Appendices**



21

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Summary of Revisions between 1st and 2nd Submittal to HCD

- Updates were made to address HCD and public comments
- **Section 1: Introduction**
 - Outreach methods used were updated and expanded.
Review process updated.



22

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Summary of Revisions between 1st and 2nd Submittal to HCD

- **Section 2: Community Profile**

- Data and evaluation of housing needs expanded
 - Inventory of at-risk units clarified

- **Section 3: Housing Constraints**

- Various constraints were added, clarified, and expanded per HCD comments
 - Impact of dissolution of Redevelopment Agencies and other State constraints were added



23

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Summary of Revisions between 1st and 2nd Submittal to HCD

■ **Section 4: Housing Opportunities and Resources**

- Number of estimated ADUs to be constructed was reduced from 600 to 480 (per HCD comments)
- Realistic capacity assumptions for Sites Inventory were clarified and expanded; examples were provided
- Sampling of 15 entitled and constructed projects was prepared (details in a new Appendix E)
- Conclusions from Feasibility Study of building prototypes and pro forma fiscal analysis for the Housing Corridor Study were provided
- Sites Inventory was updated to reflect deletions & additions & figures were revised
- Outreach to property owners on Sites Inventory was discussed



24

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Summary of Revisions between 1st and 2nd Submittal to HCD

■ Section 5: Housing Plan

- Several policies were added to address HCD and/or public input
- Many programs and objectives were expanded or added to address HCD and/or public input
- Time frames for objectives were revised consistent with AB 1398, which took effect January 1, 2022



25

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Summary of Revisions between 1st and 2nd Submittal to HCD

- **Appendix A: Outreach Efforts**
 - All new noticing the City did, comment letters received, and summaries of additional outreach were added
- **Appendix B: Review of Past Accomplishments**
 - No change



26

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Summary of Revisions between 1st and 2nd Submittal to HCD

■ Appendix C: Sites Inventory

- Expanded to include additional information for each site, including criteria for selection
- Sites were deleted that did not meet criteria or per property owner request
- Sites were added based on public interest and identification of additional opportunities based on HCD criteria
- Revised figures were provided



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STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Summary of Revisions between 1st and 2nd Submittal to HCD

- **Appendix D: Affirmatively Furthering Fair Housing (AFFH)**
 - Expanded evaluation of AFFH data per direction from HCD
 - Provided additional information regarding actions to affirmatively further fair housing (AFFH)
 - Summary of fair housing issues was added
 - Data and figures were revised to reflect revisions to Sites Inventory



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STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Summary of Revisions between 1st and 2nd Submittal to HCD

- **Appendix E: Sampling of Entitled & Constructed Projects (NEW)**
 - Provides details of projects discussed earlier
- **Appendix F: Correspondence from Providers of Affordable Housing (NEW)**
 - Letters received from providers of affordable housing in Torrance stating that they plan to remain affordable for the next 10 years



29

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Summary of Revisions between 1st and 2nd Submittal to HCD

- **Appendix G: Response to Public Comments (NEW)**

- All public comments that were received were summarized in a table and each was responded to



30

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CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

California Environmental Quality Act (CEQA)

- Environmental compliance to support Housing Element Update
- Not a project-specific or construction-level CEQA review
- Draft Initial Study and Negative Declaration prepared by City
- 30-Day public review conducted Nov. 1 – Nov. 30, 2021
- Housing Element adoption would not create significant impacts
- Additional CEQA for future proposed construction projects



31

STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Next Steps

- City Council adoption of Housing Element & certification of CEQA Document on June 14, 2022
- HCD responds to 2nd Submittal mid-July
- City Manager authorized to make minor revisions to address HCD comments for certification



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STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.

Recommendation:

- The Community Development Department recommends that the Planning Commission conduct a public hearing to receive comments from the public, provide staff their comments on the draft Housing Element and adopt a RESOLUTION recommending that the City Council adopt the draft Housing Element Update and a Negative Declaration.



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STAFF: ARE THERE ANY FINAL COMMENTS OR QUESTIONS FROM THE COMMISSION?

CHAIRMAN: ARE THERE ANY QUESTIONS FROM THE COMMISSION?

(QUESTIONS)

CHAIRMAN: THIS CONCLUDES COMMISSION COMMENTS AND QUESTIONS, STAFF PLEASE CONTINUE.



Planning Commission Discussion and Voting Period for Agenda Item:

8B. LUS21-00002, EAS21-00003

Staff Recommendation:

The Community Development Department recommends that the Planning Commission adopt a RESOLUTION recommending that the City Council adopt the draft Housing Element Update and a Negative Declaration.

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- DISCUSSION
- WAIT FOR MOTION – FIRST AND SECOND

CHAIR: ROLL CALL

STAFF: (ROLL CALL AND ANNOUNCE VOTE)

CHAIR: IS THERE A RESOLUTION?

STAFF: YES, (ALLOW STAFF TO INTRODUCE RESO)

- WAIT FOR MOTION – FIRST AND SECOND

CHAIR: ROLL CALL

STAFF: (ROLL CALL AND ANNOUNCE VOTE)

CHAIR: STAFF, CAN I HAVE THE NEXT ITEM ON THE AGENDA PLEASE



AGENDA

9. Resolutions

- None

10. Commission and Staff Oral Communications

11. Adjournment

A. Adjournment of Planning Commission Meeting to Wednesday,
June 1, 2022, at 6:30pm

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CHAIR: ARE THERE ANY RESOLUTIONS?

STAFF: NONE

CHAIR: ARE THERE ANY COMMISSIONER OR STAFF ORAL COMMUNICATIONS? IF SO,
PLEASE RAISE YOUR HAND AND I WILL CALL ON YOU.

CHAIR: MOTION TO ADJOURN TO JUNE 1, 2022

STAFF: ROLL CALL AND ANNOUNCE VOTE

On May 5, 2022, at 5:10 PM, Chun, Carolyn <CChun@torranceca.gov> wrote:

Good Afternoon!

The City of Torrance is reaching out to you today due to your interest in the City's Housing Element Update. The Draft Housing Element has been posted on the City's Housing Element webpage at the following link:

<https://www.torranceca.gov/our-city/community-development/housing-element-update>

Should you have comments or questions on the Draft feel free to email staff at CDDInfo@TorranceCA.Gov or you may call 310-618-5990. Please include "Housing Element Update" in the subject line of any correspondence.

Thank you
Gregg Loden
Planning Manager

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE CITY OF TORRANCE PLANNING COMMISSION AT 6:30 P.M., MAY 18, 2022 VIA TELECONFERENCE OR OTHER ELECTRONIC MEANS, ON THE FOLLOWING MATTERS:

LUS21-00002, EAS21-00003 HOUSING ELEMENT UPDATE: CITY OF TORRANCE: Conduct a Public Hearing to make recommendations to the City Council regarding the adoption of the 6th Cycle (2021-2029) City of Torrance Housing Element Update and the Initial Study/Negative Declaration that was prepared for the document, which determines that the proposed project would not result in significant adverse environmental impacts and that a Negative Declaration should be adopted. The City's General Plan Housing Element is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community.

Material can be reviewed in person at the Permit Center in the Community Development Department at 3031 Torrance Boulevard, Torrance, CA 90503. The agenda will be posted on the Public Notice Board at 3031 Torrance Boulevard and online at <https://www.torranceca.gov/our-city/community-development/planning-planning-commission/notice-of-public-hearing>. All persons interested in any of the above matters are requested to submit their comments to the Community Development Department, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503 or via e-mail to PlanningCommission@TorranceCA.Gov.

Pursuant to Assembly Bill 361, members of the Planning Commission and staff will participate in this meeting via teleconference or other electronic means.

MEMBERS OF THE PUBLIC MAY VIEW AND PARTICIPATE IN THE HEARING via Zoom at: <https://zoom.us> or (720) 707-2699 and using the following credentials:
Meeting ID: 899 6580 1969
Passcode: 873491

MEMBERS OF THE PUBLIC MAY PARTICIPATE BEFORE THE HEARING by emailing PlanningCommission@TorranceCA.Gov and write "Public Comment" in the subject line. In the body of the email, include the item number "12A" and/or title of this item with your comments. All comments emailed by 2:00 p.m. on the date of the meeting will be included as a "Supplemental" and uploaded to <https://www.torranceca.gov/our-city/community-development/planning-/planning-commission/notice-of-public-hearing>. Comments received after 2:00 p.m. will be uploaded the following day to the previously noted web address.

If you challenge any of the above matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk, prior to the public hearing and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 310.618.5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at 310.618.2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

For further information, contact the PLANNING DIVISION of the Community Development Department at 310.618.5990.

Published: May 6, 2022

MICHELLE G. RAMIREZ
Community Development Director

Chun, Carolyn

Contact Group Name: Housing Element interest list

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Supplemental #1 to Agenda Item No. 8A

To: Members of the Planning Commission
From: Long Range Planning Division
Date: May 18, 2022
Subject: LUS21-00002, EAS21-00003

Correspondence was received after the staff report for this item was prepared and is attached herewith for your consideration.

Prepared by,


Kevin Joe, AICP
Planning Associate

Respectfully submitted,


Gregg Loden, AICP
Planning Manager

Attachment:
1. Correspondence

From: Dennis Piotrowski <[REDACTED]>
Sent: Wednesday, May 18, 2022 10:22 AM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: Housing Element Update, public comment

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

Dear Torrance City Staff, City Council, and Planning Commission,

I'm writing in response to the "Public Review Draft Housing element 5/9/22."

As a long-term Torrance resident, I am pleased that City staff responded in this draft that "one of the goals of this effort is to preserve the City's single-family neighborhoods and follow what the City understands to be resident's desires to retain the character of the City of Torrance."

Please do all that you can to challenge (and mitigate the impacts of) harmful state legislation that is and will negatively impact our single-family home neighborhoods, homes that we have worked hard for all of our lives.

Thank you,
Dennis Piotrowski
Torrance resident

ATTACHMENT 1



Cox, Castle & Nicholson LLP

Andrew K. Fogg

File No. 088988

April 28, 2022

VIA E-MAIL

Mr. Gregg Lodan, Ms. Carolyn Chun & Mr. Kevin Joe
City of Torrance
Planning Department
3031 Torrance Blvd.
Torrance, CA 90503
CDDInfo@TorranceCA.Gov

Re: Torrance General Plan Housing Element Update - 21515 Western Avenue

Dear Ms. Chun and Messrs. Lodan and Joe:

We write on behalf of our client, Rexford Industrial Realty (“Rexford”) to object to the potential rezoning of the property commonly known as 21515 Western Avenue, APN 7355-031-054 (the “Property”) discussed for the first time in the City’s Housing Element (2021-2029) Public Review Draft dated April 11, 2022. As explained below, the Property is not appropriate as a potential housing site, and Rexford requests that the City remove this site from the Sites Inventory Appendix in the draft Housing Element.

As an initial matter, we would like to express Rexford’s disappointment with the process relating to the City’s proposal to add the Property to the City’s draft Housing Element Sites Inventory Appendix. This change was made without any consultation with or notice to Rexford, the Property owner. This is surprising because Rexford has been engaged in detailed conversations with the City for nearly a year regarding the potential redevelopment of the site consistent with the existing zoning. For your reference, enclosed is a detailed chronology of Rexford’s conversations with the City leading up to, and immediately following, Rexford’s acquisition of the Property. The potential for including the Property as a potential housing site was never raised by the City during any of these meetings. As described in the attached, these activities included the submission of a Preliminary Site Plan Review, meetings with City staff regarding the Preliminary Site Plan Review, and the filing of a current pending application for the proposed redevelopment project.

Additionally, the draft Housing Element Sites Inventory Appendix mischaracterizes the status of the use of the Property by stating that the Property is a potential opportunity site because it is a “vacant grocery store.” This ignores the fact that the Property was leased, at significantly below-market rental rates, from August 2021 through April 2022 (and may in the near future be leased again) to a warehouse user for the purpose of assembling and warehousing

Mr. Gregg Loden, Ms. Carolyn Chun & Mr. Kevin Joe
April 28, 2022
Page 2

COVID test kits, as well as a drive through COVID testing site, which provided a tremendous benefit to the community at large during a difficult time that presented serious logistical challenges across the region.

Further, the identification of the Property as a potential housing site makes no sense given its context. The Property is located in the eastern portion of the City, west of Western Avenue, south of 213th Street, north of West Carson Street, and east of Mullin Avenue. The Property is located in the City's I-BP General Plan land use category and is zoned M2 – Heavy Manufacturing.¹ The Property is completely surrounded on all sides within the City with lands that have identical I-BP and M2 zoning. There are no other properties located in the City proximate to the Property that are zoned for residential uses – the nearest residential use in the City is more than 1000 feet from the Property. Introducing new residential uses in an existing industrial zone has the potential to create use conflicts that are confusing and inefficient, at best, and are detrimental and contrary to public policy, at worst. By contrast, the pending development redevelopment project application would facilitate the Property being redeveloped with uses that complement, rather than conflict with, surrounding development in the City.

Finally, we would like to bring to your attention that the Property is part of a larger development plan known as the Torrance Center II Project. The Torrance Center II Project is a 36-acre planned industrial business park that was approved originally in the mid to late 1980s. The entire Torrance Center II Project area is subject to recorded CC&Rs, which were approved by the City's Redevelopment Agency and recorded against all properties within the project area on July 15, 1988 as Document Number 88-1116926 and, as amended and restated, on August 2, 1989 as Document Number 89-1238617. The CC&Rs include a comprehensive set of Design Guidelines that limit and control all development within the project area. The Design Guidelines describe the Torrance Center II Project as follows:

Torrance Center is a 36-acre, mixed-use business park located in the City of Torrance Industrial Redevelopment Project. The site is bounded by Western Avenue, Carson Street, 213th Street and Border and Bow Avenue. Proposed uses for the site are office, light industrial, research and development, and commercial. Commercial uses include a retail center, hotel and restaurants.

(Design Guidelines, P.1). Notably, residential uses are not permitted under the Design Guidelines or the CC&Rs. There is no process for developing a residential development on the Property without securing the approval of all of the industrial users located in the Torrance Center II Project development. As such, it would likely be impossible to develop any project if the City were to change the zoning as contemplated because any residential use would be precluded under the CC&Rs and any non-residential use would be inconsistent with the proposed

¹ The Housing Element incorrectly identifies the Property's existing zoning as M1 when it is, in fact, M2.

Mr. Gregg Lodan, Ms. Carolyn Chun & Mr. Kevin Joe
April 28, 2022
Page 3

zoning. Eliminating all ability to use the Property could constitute a taking and has the potential to create significant exposure for the City.

For all of these reasons, we respectfully ask that the Property be removed from the Sites Inventory and that the existing General Plan and zoning classification be maintained. We are available to answer any questions that you may have. Thank you for your time and attention to this matter.

Sincerely,

A large black rectangular redaction box covering several lines of text.

Andrew K. Fogg

AKF

Enclosure

cc: Mr. Aram Chaparyan, City Manager
 Mr. Danny Santana, Assistant City Manager
 Ms. Michelle Ramirez, Community Development Director
 David Lanzer Esq., Rexford General Counsel

Attachment 1

**Chronology of Events Regarding
Proposed Redevelopment of Property**

- Seller Offering Memo dated April 2021
- Purchase Agreement signed 6/23/21 – for Rexford purchase of site from seller for industrial development
- Meeting with City 6/23/21 – City: Danny Santana, Director of Community Development (prior to promotion to Assistant City Manager) and Oscar Martinez, Planning Manager with Rexford: (Patrick Schlehuber, Steve Masura, Felix Vollrath, Daniel Murphy); Discussed proposed industrial/warehouse project; In summary, Danny Santana relayed the following information in regard to the proposed project, which he believed to be feasible given the subject's M-2 (Heavy Manufacturing) zoning with the following suggestions:
 - Building needs to be high image, with a large office component
 - Building loading must be protected from the street and neighboring residential by architectural features or landscaping
 - Parking requirements have been relaxed in the I-BP (Industrial Business Park) General Plan designation to encourage developments similar to this project
 - At a high level, they do not see any major issues related to the CC&Rs that would prevent our development plans
 - Exterior aesthetics will be a key feature they will look for in site-plan review
 - It was also discussed that the City's Downtown Torrance plan document refers to the subject site to be considered in a potential "Gateway Mixed Use District", and that since Rexford would be only developing the site for industrial use per the existing zoning that the City would not recommend including this site in any housing opportunity inventory.
- Close of Escrow 10/12/21
- Preliminary Site Plan Review application submittal to City 12/2/21 for new industrial development
- Preliminary Site Plan Review meeting held with City to review City comments 12/20/21; the City's comments included some minor recommended changes to the design and included fairly typical comments from the Public Works Department and Police Department, and there was reference to some standards from the CC&Rs.
- Meeting with City 1/24/22 – City: Danny Santana, Assistant City Manager; Michelle Ramirez, Community Development Director; Oscar Martinez, Planning Manager; Fran

Mr. Gregg Loden, Ms. Carolyn Chun & Mr. Kevin Joe
April 28, 2022
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Fulton, Economic Development Manager; Kevin Joe, Assistant Planner - Rexford (Patrick Schlehuber , Steve Masura, Felix Vollrath, Daniel Murphy, Ben Martin, Erin Thrash, Bruce Herbkersman, Nicole Morse (Rexford's Land Use Consultant)); Discussed proposed project and Preliminary Site Plan submitted to City. Danny Santana and staff again generally indicated support of the project reiterating the comments from the 6/23/21 meeting.

- Full application for entitlements for Site Plan Review and CUP submittal to City 4/20/22 - the final plans submitted were modified to address the City's concerns for high quality design and architectural treatment, options in parking layouts to allow for tenant flexibility for additional office and/or manufacturing space, and maintaining existing large setbacks and mature trees.

088988\14868692v3

From: Manuela Tobias [REDACTED]
Sent: Tuesday, May 17, 2022 2:03 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: CalMatters question: Housing Element

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

Hi,

My name is Manuela Tobias, I'm a reporter writing about California housing for CalMatters. I'm based in Sacramento and mainly cover the Capitol. I'm working on a story about the Housing Element/RHNA and am surveying a few cities about their practices. Was wondering if you could help me answer a few questions about Torrance's process for a potential statewide story?

Did your city contract out preparation of the Housing Element?

Who is the contractor?

Who else bid for the job?

Thanks so much for your help.

Best,
Manuela

--
Manuela Tobias
Housing Reporter

CAL MATTERS

www.calmatters.org

[REDACTED]

Supplemental #2 to Agenda Item No. 8A

To: Members of the Planning Commission
From: Long Range Planning Division
Date: May 18, 2022
Subject: LUS21-00002, EAS21-00003

Additional correspondence was received after the staff report for this item was prepared and is attached herewith for your consideration.

Prepared by,



Kevin Joe, AICP
Planning Associate

Respectfully submitted,



Gregg Loden, AICP
Planning Manager

Attachment:

1. Correspondence

From: [REDACTED]
Sent: Wednesday, May 18, 2022 3:22 PM
To: Chun, Carolyn <CChun@TorranceCA.gov>
Subject: Re: Housing Element #6

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.
Good Day Carolyn,

Thank you for taking the time and directing me to where my comments.

In the original letter I tried to point out that the actual population growth of Torrance is sufficiently less than the predicted growth rate as stated in Housing Element #6. The growth rate is the driving force behind Housing Element #6 to justify additional growth. The inaccuracy of Housing Element #6 population predicts should be taken in consideration when attempting to determine how many units should be constructed. Building 617 units a year to accommodate a population growth rate of 163 people per year does not compute. I agree with Chris Drieke that RHNA estimates are greatly overestimated.

From Original Email

The City of Torrance Population and Housing Growth from 1940-2030 Table H-2 predicted that the period of 2010 would see a 5% increase in growth and the period of 2020 would see a 7% increase in growth. The actual data for the from 2010-2020 was 0.07% not even close to the predicted 7%. Yet, the state is mandating through Housing Element #6 that 4939 households need to be constructed.

The TMW statement was very informative. In 2009 a bill SBx7-7 passed requiring retail water agencies to reduce potable water demand by 20% by 2020. TMW 2020 target was 142 GPCD and we achieved a potable water demand of 121 GPCD which was 15% less than required. While I think we still have more work to conserve the City of Torrance should take a lot of pride in hitting those types of numbers.

Torrance Municipal Water did a good job in their draft response in explaining where cities potable water supply will be coming from and time will tell.

Likewise, the Sewer System draft response showed that the department has used foresight and taken the necessary steps to make sure the system works flawlessly.

I agree with the analysis that the wet and dry public utilities and infrastructure are in place and available for housing opportunities. I just wonder how much you are going to change the original feel of Torrance by over building. To many households casing to few people.

Thank You
Mark Hansen

Is Dan Walker behind Housing Element #6?

On Tuesday, May 17, 2022, 11:28:27 AM PDT, Chun, Carolyn <cchun@torranceca.gov> wrote:

Hi Mark,

Your comments, in the Housing Element document, start on page 549 (page 29 of appendix G) here's the link. <https://www.torranceca.gov/home/showpublisheddocument/74100/637877125086170000>

ATTACHMENT 1

The Planning Commission meeting will be held Virtually on Wednesday, May 18.

Here's a link to the PC agenda with the Zoom and telephonic meeting info.

<https://www.torranceca.gov/home/showpublisheddocument/74274/637880486226730000>

MEMBERS OF THE PUBLIC MAY VIEW AND PARTICIPATE IN THE HEARING via Zoom at:
<https://zoom.us> or (720) 707-2699 and using the following credentials: Meeting ID: 899 6580 1969
Passcode: 873491

CAROLYN CHUN

Senior Planning Associate –Office of the Community Development Department

City of Torrance | 3031 Torrance Boulevard | Torrance CA 90503 | 310 618 5869 | 310 618 5829 fax |
CChun@TorranceCA.Gov | www.TorranceCA.Gov | www.TorranceCA.Gov/SocialMedia |
www.TorranceCA.Gov/COVID19 |

From: [REDACTED]
Sent: Monday, May 16, 2022 1:52 PM
To: Chun, Carolyn <CChun@TorranceCA.gov>
Subject: Housing Element #6

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

Good Day Carolyn,

Could you please direct me to where my concerns about Housing Element #6 are recorded?

I checked the workshop and others meeting notes were individuals made comments and stated concerns, but I could not locate my points.

Is the Planning Commission meeting this coming week open to in person attendance?

Thank You

Mark Hansen

ADDITIONS FROM CITY COUNCIL

ADOPTION HEARING

June 14, 2022

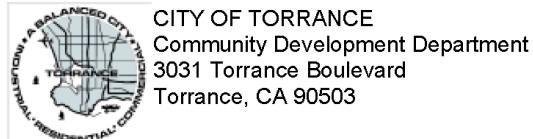
Good Afternoon!

The City of Torrance is reaching out to you today due to your interest in the City's Housing Element Update. The Draft Housing Element has been posted on the City's Housing Element webpage at the following link:

<https://www.torranceca.gov/our-city/community-development/housing-element-update>

The Draft Housing Element Update will be reviewed by the City Council on Tuesday, June 14, 2022, Please see the notice below for more information.

Thank you
Gregg Loden
Planning Manager



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council appoints the day of **June 14, 2022** at the hour of **6:30 p.m.**, for a public hearing regarding **the Housing Element Update**: Conduct Public Hearing on Land Use Study 21-00002 and Adopt RESOLUTION Approving Housing Element Update for the 6th RHNA Cycle (2021-2029) and Adopt a Negative Declaration (EAS21-00003) that was prepared for the document, which determines that the proposed project would not result in significant adverse environmental impacts and that a Negative Declaration should be adopted. The City's General Plan Housing Element is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Manager's Office at (310) 618-5880. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title ii]

Direct questions or concerns to the City Council at (310) 618-2801, the City Manager at (310) 618-5880, or an individual department head prior to submission to the City Council. Parties will be notified if the complaint will be included on a subsequent agenda.

Pursuant to Assembly Bill 361, the City Council and staff will participate in this meeting via teleconference or other electronic means. **The Council Chamber is closed to the public in the interest of maintaining appropriate social**

distancing and in order to reduce the risk of spreading COVID-19. The public can view the meeting and participate in the meeting as outlined below.

MEMBERS OF THE PUBLIC MAY VIEW THE MEETING via CitiCABLE Channel 3 (Spectrum) and Channel 31 (Frontier), streaming online at www.TorranceCA.Gov, Facebook @ City of Torrance CA Government, and YouTube Channel TorranceCitiCABLE.

MEMBERS OF THE PUBLIC MAY PARTICIPATE BEFORE THE HEARING by email to CouncilMeetingPublicComment@TorranceCA.Gov and write "Public Comment" in the subject line. In the body of the email include the title of this item "HOUSING ELEMENT UPDATE". All comments received by 2:00 p.m. on Tuesday, June 14, 2022 will be included as "Supplemental" on the City's website prior to the meeting. Comments received after 2:00 p.m., but prior to the end of the meeting, will be added to the record and will be available on the City webpage the following day.

MEMBERS OF THE PUBLIC MAY PARTICIPATE DURING THE HEARING by telephone at (310) 618-2404.

For further information, contact the COMPREHENSIVE PLANNING DIVISION of the Community Development Department at (310) 618-5990.

Published: June 3, 2022

REBECCA POIRIER
CITY CLERK



CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

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Published: June 3, 2022

REBECCA POIRIER
CITY CLERK

CAROLYN CHUN

Senior Planning Associate -Office of the Community Development Department
City of Torrance | 3031 Torrance Boulevard | Torrance CA 90503 | 310.618.5869 | 310.618.5829 fax
| CChun@TorranceCA.Gov | www.TorranceCA.Gov | www.TorranceCA.Gov/SocialMedia | www.TorranceCA.Gov/COVID19 |

Sent: Wednesday, June 8, 2022 3:39 PM

To: Council Meeting Public Comment <CouncilMeetingPublicComment@TorranceCA.gov>

Cc: Chun, Carolyn <CChun@TorranceCA.gov>; Loden, Gregg <GLODAN@TorranceCA.gov>

Subject: Public Comment From Doug Maupin, Developer

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

HOUSING ELEMENT UPDATE

To The Torrance City Council

Ms / Sirs I have been a developer in The South Bay and specifically in the City of Torrance for over 30 years.

I have, through many partnerships bought land, entitled land, and either built and or sold entitled projects to Public Development companies.

My projects have totaled over 800 residential units, built-in Torrance.

I'm happy the city is considering the changes to the General Plan and updating the Housing element.

In the past, the hardest impediments to a successful development have been the following.

1. The FAR
2. The parking ratios and Guest parking
3. The open space and how it's calculated

Another impediment to housing was the No Growth Era where almost 0 housing was allowed.

FAR R-3 Land was supposedly zone 1 unit per 1600 sq ft of land. But 1600 sq ft X .06 FAR = 960 sq ft of living area Not enough to be practical

So almost every r-3 development in the last 25 years was built to about a 65% density. Which Made these units VERY Expensive.

Parking The Zoning imposed 3 cars for a 3 bedroom unit + one guest for every 4 units Also Very expensive for the Builder and the eventual Home Buyer.

Open space was also a Hard Number to reach, as some had to be on Grade and directly accessible for each unit.

I With the Watt Companies built a 45 unit Senior housing development on Torrance Blvd and Amie next to 100 Unit condo we entitled

We had dozens and dozens of single people and young couples who wanted to buy. But we had to turn them down because they needed to be 55 years old to occupy what was designated senior housing.

Promote the density bonus now available for senior housing to allow non-age restricted projects to take place in the appropriate locations.

I believe you should eliminate the FAR to make it 1.5 to one in the R-3 zone and cut back parking to a max of 2 cars per unit and less for one-bedroom units Reduce open space requirements and increase height limits.

II believe about 1000 seniors a year Graduate from Torrance High schools and when they return from college, get into other Careers, and try to move back to Torrance there are VERY FEW good options for them.

Fewer Rules More density are the Key success in creating the needed housing for this City,

Best Regards Doug Maupin

June 14, 2022

Dear City Council members,

We have been informed by the City's Community Development Department that Torrance's Housing Element is in the process of being updated.

As long-time stakeholders in the City of Torrance, we welcome the opportunity to participate in this discussion by providing feedback that will assist future development in addressing the City's long term housing needs.

We (Old Town Redlands, LLC) purchased a property at 20505-20555 Hawthorne Blvd in 2008. Two years later we acquired an adjoining parcel of vacant land. The combined site is approximately 4 1/2 acres in size and is located on the South-West corner of Hawthorne Blvd. & Spencer Avenue. The property has the "Promenade" designation in the Hawthorne Blvd Corridor Specific Plan. Other than the car wash and a small sales office for Hertz, the site is undeveloped.

Our objective when we purchased these properties was to wait for the long-term leases to expire which would then allow us the opportunity to develop a new project on this rather large (and essentially undeveloped) property located in the Hawthorne Blvd. corridor. That opportunity will finally present itself in approximately 2 years' time.

As you are considering changes to the existing zoning, we would like to share with you how the changes proposed in the draft Housing Element compare to other properties we own in the region, specifically, as it relates to residential development. We believe you will find this very informative.

The manner in which the draft Housing Element has been crafted essentially dictates density based on the permissible FAR, which (in this case) currently stands at 0.6. The proposed changes would bump the FAR to 1.0 - provided the new development had a mixed-use component. While this is a welcome and much needed boost to the FAR, it falls woefully short of what would be required to make a residential development financially feasible on this property.

To put this into context, if the proposed 1.0 FAR is adopted (as currently proposed in the draft Housing Element), that would translate to a residential project with a maximum density of approximately 105 residential units.

By way of comparison, we also own a 14,000 sq ft commercial property on Melrose Ave., in the City of Los Angeles. Current zoning would permit a 53-unit apartment project on that parcel. If the Torrance site had the same zoning, that would enable us to bring 742 residential units to the community.

While we understand that level of density may not be the best fit for Torrance, we thought it helpful to illustrate just how constraining the proposed zoning is towards any meaningful redevelopment. To get to the point, we strongly believe a compromise somewhere in-between the two zoning densities described above, would be required to have any consequential impact in addressing Torrance's housing needs.

We therefore would like to suggest that the City considers allowing greater density of housing in larger projects along the Hawthorne corridor, as this area has excellent transport hubs and a residential component would be a great addition to the commercial activities along the Boulevard. Not to do so would be short sighted, and squandering what we should all agree, is a very limited resource.

Further, this would give the city of Torrance an opportunity to provide new market rate, moderate & low-income housing and address the state requirements for these product types.

We are available to discuss this further and would be happy to provide some preliminary conceptual ideas to illustrate how the density can be designed to accommodate the City's housing goals, whilst maintaining the character that is Torrance.

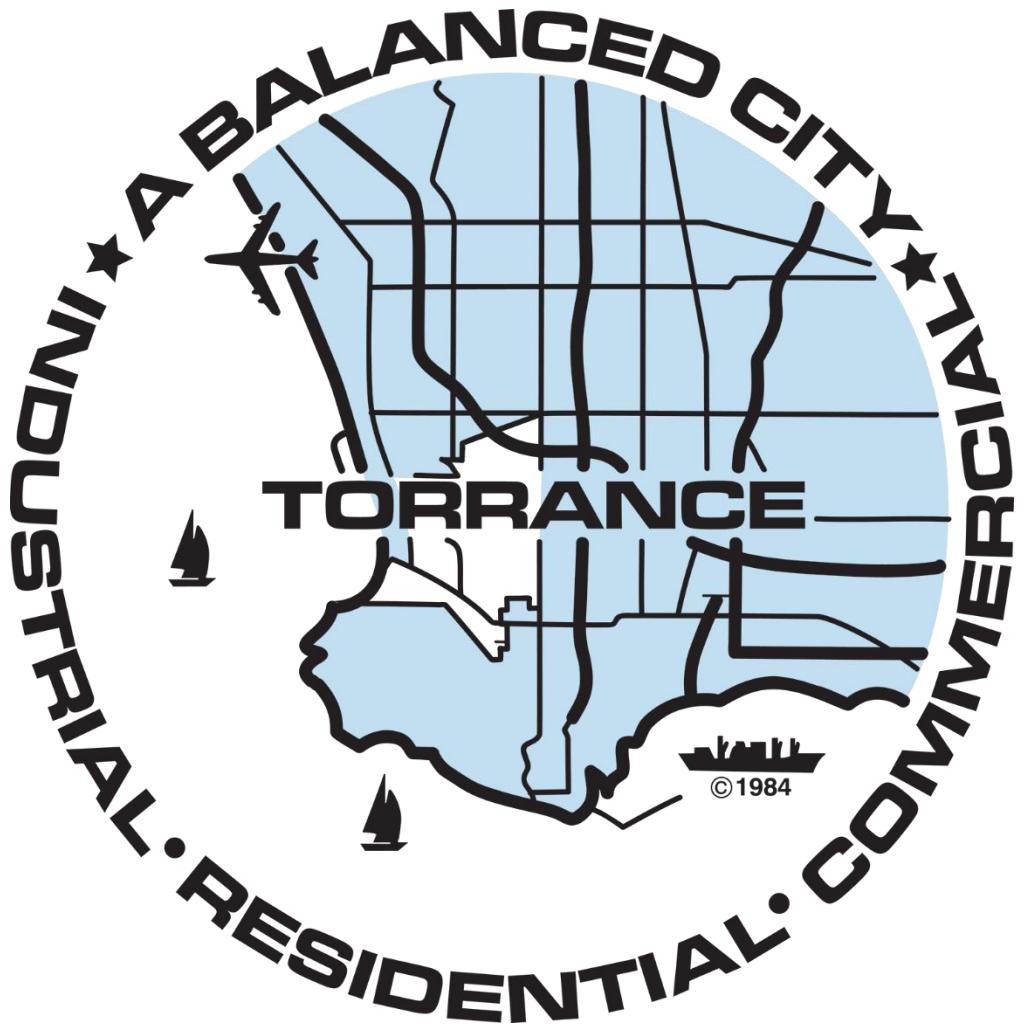
Regards,



John Rohan
Manager
Old Town Redlands, LLC
johndrohan@gmail.com



Keith Hagaman
Manager
Old Town Redlands, LLC
k.hagaman@hotmail.com



City of Torrance

**6th Cycle Housing
Element Update**

City Council

Tuesday, June 14, 2022
6:30 p.m.

The Team

City Staff

Michelle Ramirez, Community Development Director

Gregg Lodan, Planning Manager

Carolyn Chun, Senior Planning Associate

Kevin Joe, Planning Associate



CityPlace Planning, Inc.

Claudia Tedford, Principal

Patricia Bluman, Senior Associate



Turning policy into place

Veronica Tam and Associates, Inc.

Veronica Tam, Principal



Summit Environmental Group, Inc.

Leslea Meyerhoff, Principal



What is the Housing Element?

- One of 7 mandated elements of the General Plan
- Subject to detailed State statutory requirements rather than guidelines—most regulated element of the General Plan
- Must be updated every 8 years per State law
- Reviewed for compliance by State Department of Housing and Community Development (HCD)



What is the Housing Element?

- Plan for each jurisdiction to meet its share of regional housing needs (Regional Housing Needs Allocation or RHNA), as determined by State law
- Provides an assessment of each jurisdiction's housing needs and how best to accommodate them
- Jurisdictions "plan for" housing so that developers can build projects consistent the General Plan, zoning ordinance, and other plans and programs



Housing Element Requirements

- Demonstrate that each jurisdiction can accommodate its RHNA as mandated by State law
- Facilitate increased housing production to meet demand
- Improve safety, quality, and condition of existing housing
- Facilitate development of housing for all income levels and household types
- Promote fair housing choice for all (AFFH)



Contents of Housing Element

- Section 1: Introduction
- Section 2: Community Profile
- Section 3: Housing Constraints
- Section 4: Housing Opportunities & Resources
- Section 5: Housing Plan
- Appendices



RHNA for 6th Cycle

State (HCD):
Assesses total number of housing units needed statewide; assigns each region their share

SCAG Region:

1,341,827 units

SCAG then allocates units to each jurisdiction in the region

Los Angeles County:
813,082 units

City of Torrance:
4,939 units

Torrance Required RHNAs by Income Category

Income Category	% of Area Median Income (AMI) ¹	Income Range	6 th Cycle RHNAs ² (2021-2029)	
			# of Units	% of Total
Very Low ³	Up to 50%	Up to \$38,650	1,621	33%
Low	51 - 80%	\$38,651 - \$61,840	846	17%
Moderate	81 – 120%	\$61,841 - \$92,760	853	17%
Above Moderate	Above 120%	Above \$92,760	1,619	33%
Total:			4,939	100%

¹AMI = Area Median Income, based on the HCD 2020 State income limits for Los Angeles County: \$77,300 for a 4-person household

²SCAG Final RHNAs Allocation Plan (adopted by SCAG Regional Council on March 4, 2021)

³Includes “Extremely Low,” which is up to 30% of AMI

Requirements to Accommodate RHNA

- **Sites Inventory** – each jurisdiction must identify available vacant and underutilized properties to accommodate RHNA for each income category
- **“No Net Loss” Law** – Requires sufficient adequate sites to be available at all times throughout entire RHNA planning period
- **Fair Housing Requirements** – Sites feasible for affordable units must distributed throughout City and must be located in “high resource” areas



Approach to Accommodate RHNA

- Meet community needs and reflect public input
- Minimize impact on existing neighborhoods to the extent feasible
- Identify locations along/near major transportation corridors that are near services, employment, transit/bicycle facilities, and parks and recreation
- Identify non-residential areas and corridors that could benefit from opportunities for revitalization via housing



Strategy to Accommodate RHNA

1. Start with leftover vacant/underutilized sites from 5th Cycle Housing Element that still meet new criteria
2. Identify entitled and “pipeline” projects
3. Estimate potential accessory dwelling units (ADUs) based on recent trends and incentives (2018, 2019, & 2020)



Strategy to Accommodate RHNA

4. Identify additional opportunities, such as:
 - A. Housing Corridor Study (underway)
 - B. Downtown Revitalization & Connectivity Plan
 - C. Facilitate housing on religious institution properties (builds on AB 1851 for affordable housing or other housing)
 - D. Other Sites / Corridors / Areas



Adequacy of Sites to Meet RHNA by Income Category

Income	RHNA		Entitled/ Pending Permits	Pipeline Projects	ADUs	Sites Inventory Capacity	Total	% Surplus
Very Low ¹ (<50% AMI)	1,621	2,467	---	28	288	3,094 ^{2,3}	3,410 ²	38.2%
Low (51-80% AMI)	846		---	28	288	3,094 ^{2,3}	3,410 ²	38.2%
Moderate (81%-120% AMI)	853		---	---	29	1,210 ⁴	1,239	45.3%
Above Moderate (>120% AMI)	1,619		195	401	163	2,167 ²	2,926 ²	80.7%
Total	4,939		195	429	480	6,471	7,575	53.4%

¹Includes Extremely Low and Very Low.

² Mixed Income is assumed at 80% above moderate income and 20% lower income; the mixed income total has been divided among and added to their respective above-moderate & lower income categories.

³ 32.2% of lower-income RHNA is provided by the Sites Inventory

⁴ Approximately 45% of moderate-income RHNA is provided by the Sites Inventory

Process to Date

- 3 Planning Commission Workshops
(April 28, 2020, July 28, 2021, & October 20, 2021)
- 1st Submittal to HCD October 15, 2021 (Housing Element dated October 1, 2021)
- HCD Response December 14, 2021
- Revised Housing Element for 2nd submittal to HCD;
made it available to public on April 11, 2022



Key Changes for 2nd Submittal

- Expanded population and housing data and evaluation of housing needs
- Updated housing constraints and clarified processing and permit procedures
- Updated list of entitled and pipeline projects
- Revised estimated number of ADUs per input from HCD
- Expanded discussion of Sites inventory, including rationale for sites and realistic capacity assumptions



Key Changes for 2nd Submittal

- Revised Sites Inventory to delete certain sites and add new sites based on public interest and identification of additional opportunities
- Provided additional information regarding actions to affirmatively further fair housing (AFFH) and expanded evaluation of AFFH data
- Expanded list of objectives/actions to implement programs in Housing Plan



Process to Date, continued

- Revised the April 11, 2022 version of draft Housing Element; made it available to public on May 9, 2022
- Planning Commission considered and made recommendation for City Council to adopt 6th Cycle Housing Element at public hearing on May 17, 2022
- 2nd Submittal made to HCD on May 18, 2022



California Environmental Quality Act (CEQA)

- Environmental compliance to support Housing Element Update
- Not a project-specific or construction-level CEQA review
- Draft Initial Study and Negative Declaration prepared by City
- 30-Day public review conducted Nov. 1 – Nov. 30, 2021



California Environmental Quality Act (CEQA)

- Finding that adoption of 6th Cycle Housing Element would not create significant impacts
- Additional CEQA for future proposed construction projects



Next Steps

- HCD responds to 2nd Submittal mid-July
- Resolution authorizes the City Manager to make minor revisions to address HCD comments for certification



APPENDIX B: REVIEW OF PAST ACCOMPLISHMENTS

APPENDIX B:

REVIEW OF PAST ACCOMPLISHMENTS

Government Code Section 65588(a) requires each jurisdiction to review its Housing Element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county or city and county in implementation of the housing element.

This section documents the City's achievements under the 2013-2021 (5th Cycle) Housing Element with respect to the actions and objectives contained therein. This section describes the relative success of the City's efforts to implement the 5th Cycle programs, and contains recommendations for program retention, revision, deletion or addition to address current and projected needs and state requirements for the 2021-2029 planning period.

Table B-1 summarizes the City's progress regarding the 5th Cycle RHNA for new construction, rehabilitation, and conservation/preservation. Table B-2 provides a review of the Program accomplishments for the 5th Cycle Housing Element.

Table B-1: Objectives and Accomplishments

Income Category	RHNA Objective	New Construction		Rehabilitation		Conservation/Preservation	
		Objective	Accomplishment	Objective	Accomplishment	Objective	Accomplishment
Extremely Low	190	190	0	262	43	28	0
Very Low	190	190	0		31	29	0
Low	227	227	0	263	106	57	0
Moderate	243	243	5	--	--	--	--
Above Moderate	600	600	297	--	--	--	--
Total	1,450	1,450	302	525	180	114	0

B.1 EFFECTIVENESS IN ADDRESSING SPECIAL NEEDS

The City of Torrance continues to provide technical assistance and information to both housing developers that serve populations with special needs, as well as individuals and households within those populations. The City provides financial assistance via various rental assistance programs, and also distributes information about available funding via its website and public counter.

The City also adopted an emergency shelter ordinance in 2013, to bring its zoning code into compliance with state law. This ordinance permitted in the M-2 Heavy Manufacturing Zone. In June of 2021, the

CHAPTER 6: Housing Element

City approved the first homeless shelter of its own, a temporary community of 40 tiny homes to be placed in the parking lot to the rear of the Torrance Superior Courthouse. At the January 25, 2022, City Council meeting, the City awarded a product and services agreement to Pallet SPC for the purchase and assembly of the temporary housing units and accessory units. The City plans to continue to search for a site within the M-2 zone where the use is allowed, should such a site become available.

The City also has a Homeless Plan, which was made available on the City's website in July 2021. As the City's initial homeless response guiding document, it outlines several approaches that can be developed and achieved over the next three years, with regular check points to evaluate effectiveness.

Table B-2: Review of Past Program Accomplishments

Goal and Associated Programs	Accomplishments	
Providing New Housing Opportunities		
Program 1: Adequate Sites	<p>Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Provide technical assistance and information on available City-owned parcels for lower-income developments housing providers. Encourage and facilitate lot consolidation, and as funding permits, use lot consolidation incentives to help achieve full use of limited land resources. Promote larger residential developments that can facilitate a wide range of housing types and affordability levels.</p>	<p>Ongoing: The City implements the Land Use Element of General Plan & maintains an inventory of sites available for higher density and mixed-use development. An inventory of vacant residential land is available. The City also works with developers on lot consolidation and parcel assembly to facilitate residential development.</p> <p>Continued Appropriateness: This program will be continued and updated in the 6th Cycle Housing Element.</p>
Housing to Meet the Needs of All Income Levels		
Program 2: Mixed Use Development	<p>Continue to allow residential development either as a component of a mixed-use development or as a separate development in appropriate areas.</p>	<p>Ongoing: The City continues to encourage multi-family residential units as part of mixed-use development where appropriate. Several mixed-use developments have been approved within Torrance during the 5th Cycle.</p> <p>Continued Appropriateness: This program will be continued and updated in the 6th Cycle Housing Element. New mixed-use overlays and other revisions to facilitate mixed-use are proposed.</p>
Program 3: Affordable Housing Development	<p>Continue to provide regulatory incentives to private developers to increase the supply of affordable housing, including reduced parking where feasible and appropriate. Offer local non-profit developers and agencies technical assistance and information on City funding sources, incentives, and development opportunities. Facilitate rental projects for lower-income renters, seniors, and persons with disabilities.</p>	<p>Ongoing: The City will continue to provide technical assistance and information to developers. The City has approved developments for senior housing during the 5th Cycle.</p> <p>Continued Appropriateness: This program will be continued and updated in the 6th Cycle Housing Element. Development standards are proposed to be revised and land use designations and revisions to the Zoning Code and Map are proposed to facilitate the accommodation of the City's RHNA.</p>
Program 4: Rental Assistance Programs	<p>Support efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers, and direct eligible households to the program by providing information and referrals to landlords regarding participation in the Housing Choice Voucher Program. Continue to provide rental assistance to senior as feasible.</p>	<p>Ongoing: The City provided assistance to 600 households and distributed 100% of rental assistance funds during 2021. Provided rental assistance to 10 veterans through HUD's VASH voucher program and applied for 10 additional vouchers. City secured 33 emergency housing vouchers, targeted to those experiencing or at-risk for homelessness. City provides pamphlets at public counter for first-time home</p>

		buyers. City also has a dedicated webpage regarding its Section 8 Rental Housing Program.
Removal of Government Constraints		
Program 5: Land Use Code Housing Types	Update land use code to accurately reflect residential uses that are permitted & conditionally permitted in all zones.	<p>Ongoing: This program was proposed to be conducted as part of the comprehensive Zoning Code update. Due to budgetary constraints, the comprehensive Zoning Code update has been postponed.</p> <p>Continued Appropriateness: This program will be continued in the 6th Cycle Housing Element. If the comprehensive Zoning Code update is not able to be funded during the 6th Cycle, the City will prepare a focused update to implement this program.</p>
Program 6: Extremely Low Income and Special Needs Housing	Amend the Land Use Code to facilitate housing opportunities for extremely low-income persons by addressing provisions for transitional housing, supportive housing, SRO housing, and emergency shelters. Evaluate provisions regarding development of residential care facilities and licensed and unlicensed group homes in the City to ensure that specific conditions and restrictions do not unduly constrain development.	<p>Ongoing: The City adopted an emergency shelter ordinance in 2013. City's first temporary emergency shelter was approved in June 2021. Construction is expected in early 2022.</p> <p>Continued Appropriateness: This program will be continued in the 6th Cycle Housing Element to adopt ordinances for transitional housing, supportive housing, and SRO housing, and to implement provisions residential care facilities and licensed and unlicensed group homes in the City to ensure that specific conditions and restrictions do not unduly constrain development.</p>
Program 7: Water and Sewer Service Providers	Deliver the Torrance Housing Element to all providers of sewer and water service within the City of Torrance.	<p>Completed.</p> <p>Continued Appropriateness: This program will be continued in the 6th Cycle Housing Element in compliance with state law.</p>
Program 8: Multi-Family Provisions	Identify modifications to development standards and permit requirements to remove constraints on multi-family development.	<p>Ongoing: This program was proposed to be conducted as part of the comprehensive Zoning Code update. Due to budgetary constraints, the comprehensive Zoning Code update has been postponed.</p> <p>Continued Appropriateness: This program will be continued in the 6th Cycle Housing Element. If the comprehensive Zoning Code update is not able to be funded during the 6th</p>

		Cycle, the City will prepare a focused update to implement this program.
Conserve, Preserve, and Improve the Housing Stock		
Program 9: Home Rehabilitation and Improvement Programs	Provide low or no interest loans to qualified households to rehabilitate housing units and home repairs for senior & disabled residents.	<p>Ongoing: The City will continue to administer these programs as funding allows.</p> <p>Continued Appropriateness: This program will be continued in the 6th Cycle Housing Element.</p>
Program 10: Preservation of Affordable Rental Housing	Preserve affordable units at risk of converting to market rents by consulting annually with property owners of affordable housing, offering technical assistance to affordable housing owners with at-risk units and contacting qualified entities to inform them of opportunities to acquire and continue affordability of at-risk units.	<p>Ongoing: The City continues to consult with the property owners of these at-risk units to gauge the likelihood of conversion & seek to find a qualified entity to acquire properties to maintain affordability. None of the affordable rental units are considered at-risk for the period between 2021 and 2031.</p> <p>Continued Appropriateness: This program will be continued in the 6th Cycle Housing Element.</p>
Promote Equal Housing Opportunity		
Program 11: Reasonable Accommodation	Create a process for making requests for reasonable accommodation and provide information to residents on reasonable accommodation procedures via public counters and the City website.	<p>Ongoing: The City has adopted a procedure to allow requests for reasonable accommodations using a simple form available at the public counter or by request. Requests for reasonable accommodations may not be appealed by residents of adjacent properties.</p> <p>Continued Appropriateness: During the 6th Cycle Housing Element, the City will adopt an ordinance in the Zoning Code to formalize the City's existing procedure.</p>
Program 12: Land Use Code Definitions	Revise the definition of family to be flexible for a variety of household types consistent with State and Federal Law.	<p>Completed.</p> <p>Continued Appropriateness: This program is completed and is no longer necessary to be continued.</p>
Program 13: Enforce Fair Housing Laws	Educate and promote fair housing protections to participants of the rental assistance program.	<p>Ongoing: The City will continue to enforce and abide by fair housing laws, increase awareness of fair housing protections & provide assistance to victims of housing discrimination.</p> <p>Continued Appropriateness: This program will be continued in the 6th Cycle Housing Element.</p>

APPENDIX C: SITES INVENTORY

APPENDIX C: Sites Inventory

Table C-1—SITES INVENTORY

3RD Submittal

CRITERIA LEGEND (Please see Section 4.1.2.4 for details)

1. **Developer or property owner interest to develop/redevelop the site.** Properties with expressed interest in development are assumed not to have impediments to development. No further criteria are necessary.
2. **Vacant lot, parking lot, or open storage that includes only minor existing improvements on site.** Vacant properties, parking lots, or those with limited improvements are assumed not to have impediments to development. No further criteria are necessary.
3. **Sites that meet a minimum of 2 of the following criteria:**
 - a. Site is included in the Housing Corridor Study
 - b. City-owned site
 - c. Land value is greater than improvement value (LV>IV), when adjusted for current assessment values
 - d. Structure was built before 1992 (and therefore over 30 years old)
 - e. Site is in disrepair and/or has had ongoing Code violations
 - f. Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots
 - g. If residential, the site can accommodate an increase in the number of dwelling units (based on allowable or proposed density)
 - h. Identified for new Religious Institution Housing Overlay Zone (RIH-OZ)
 - i. There is or has been an ongoing presence of vacancies

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Criteria		
				Land Use Designation	Zoning	Land Use Designation	Zoning							Criteria per Criteria Legend	Additional Information/Comments	
Apple Avenue	7	7359-016-005	2401 Apple Ave	R-MD	R3	R-MD	R3	Above Moderate	0.20	23.25	1	yes		SFR 3 units	3.c., 3.d., 3.g.	
Apple Avenue	17	7359-016-002	2409 Apple Ave	R-MD	R3	R-MD	R3	Above Moderate	0.19	23.25	3	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Apple Avenue	54	7359-015-011	2623 Apple Ave	R-MD	R3	R-MD	R3	Above Moderate	0.11	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Apple Avenue	80	7359-016-006	2325 Apple Ave	R-MD	R3	R-MD	R3	Above Moderate	0.20	23.25	3	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Apple Avenue	108	7359-015-010	2617 Apple Ave	R-MD	R3	R-MD	R3	Above Moderate	0.12	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Apple Avenue	132	7359-015-005	2611 Apple Ave	R-MD	R3	R-MD	R3	Above Moderate	0.18	23.25	3	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Apple Avenue	235	7359-016-004	2103 Lincoln Ave	R-MD	R3	R-MD	R3	Above Moderate	0.19	23.25	3	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Apple Avenue	301	7359-016-001	2405 Apple Ave	R-MD	R3	R-MD	R3	Above Moderate	0.19	23.25	3	yes		SFR 1 unit	3.c., 3.d., 3.g.	

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Crenshaw_MU-1	450	7371-009-051	23804 Crenshaw Blvd	C-GEN	C-5	C-GEN	C-5 (R/MU-OZ)	Lower	0.88	33	29	no		Commercial building (1-story)	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Crenshaw_MU-1	451	7374-006-037	23900 Crenshaw Blvd	C-GEN	C-5	C-GEN	C-5 (R/MU-OZ)	Moderate	0.40	33	13	no	Lot size	Commercial building (1-story)	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential Site is directly north of a new residential development in the City of Lomita being constructed on property formerly zoned and used for light industrial and general commercial
Crenshaw_RP	8	7370-007-032	22930 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Lower	0.55	33	18	no		Office building (2-story)	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	11	7370-020-022	23210 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Moderate	0.27	33	9	no		Office building (2-story)	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	21	7370-007-062	22910 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Moderate	0.27	33	9	no		Office building (1-story)	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	58	7370-020-058	23150 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Moderate	0.21	33	6	no		Medical office building (2-story)	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	62	7370-006-050	22850 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Lower	0.55	33	18	no		Office building	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	152	7370-006-051	22700 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Lower	0.55	33	18	no		Office building	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	194	7371-001-011	23314 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Moderate	0.23	33	7	no		Office building (2-story)	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	276	7370-019-053	23000 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Lower	0.55	33	18	no		Office building (2-story)	3.c., 3.d., 3. i.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	278	7370-007-061	22920 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Moderate	0.14	33	4	no		Office building (2-story)	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	344	7370-020-059	23110 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Moderate	0.34	33	11	no		Office building (1-story)	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Crenshaw_RP	397	7370-019-020	23026 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Lower	0.55	33	18	no		Office building (1-story)	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	412	7370-020-021	23224 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Moderate	0.27	33	9	no		Office building (1-story)	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	422	7370-007-060	22924 Crenshaw Blvd.	R-OF	RP	R-OF	RP	Moderate	0.14	33	4	no		Office building (1-story)	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	444	7371-005-100	2480 236th St	R-OF	RP	R-OF	RP	Moderate	0.13	33	4	no		Office in converted SFR unit	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	445	7371-005-099	2481 236th Pl	R-OF	RP	R-OF	RP	Moderate	0.13	33	4	no		Office in converted SFR unit	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	446	7371-006-108	2480 236th Pl	R-OF	RP	R-OF	RP	Moderate	0.13	33	4	no		Office in converted SFR unit	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	447	7371-006-107	23632 Crenshaw Blvd	R-OF	RP	R-OF	RP	Moderate	0.12	33	3	no		Office in converted SFR unit	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	448	7371-008-045	23730 Crenshaw Blvd	R-OF	RP	R-OF	RP	Moderate	0.14	33	4	no		Office in converted SFR unit	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Crenshaw_RP	449	7371-008-072	2481 238th St	R-OF	RP	R-OF	RP	Moderate	0.13	33	4	no		Hair studio in converted SFR unit	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Downtown	37	7355-022-903	Marcelina Ave	C-CTR	DRP	C-CTR	DRP	Moderate	0.14	36	5	yes	Lot size	City-owned parking lot	2. 3.b., 3.c.	City-owned parking lot. Downtown Revitalization Plan identifies need for housing
Downtown	43	7355-022-902	Cravens Ave	C-CTR	DRP	C-CTR	DRP	Moderate	0.16	36	5	yes	Lot size	City-owned parking lot	2. 3.b., 3.c.	City-owned parking lot. Downtown Revitalization Plan identifies need for housing
Downtown	165	7355-027-144	1256 Sartori Ave	C-CTR	DRP	C-CTR	DRP	Moderate	0.35	36	12	yes	Lot size	Parking lot	2. 3.c.,	Public interest in residential. Parking lot. Downtown Revitalization Plan identifies need for housing
Downtown	175	7355-024-047	1610 Cravens Ave	C-CTR	DRP	C-CTR	DRP	Moderate	0.33	36	11	yes		Commercial/L-I building - unoccupied, and parking area	3.c., 3.d., 3.i.	Downtown Revitalization Plan identifies need for housing
Downtown	211	7355-024-021	1614 Cravens Ave	C-CTR	DRP	C-CTR	DRP	Moderate	0.09	36	3	yes	Lot size	Small commercial bldg. 1/2 unoccupied	3.c., 3.d.	Downtown Revitalization Plan identifies need for housing

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Downtown	244	7355-022-017	1529 Cravens Ave	C-CTR	DRP	C-CTR	DRP	Moderate	0.29	36	10	yes	Lot size	Small commercial office/parking area	3.c., 3.d.	Downtown Revitalization Plan identifies need for housing
Downtown	295	7355-024-026	1424 Marcelina Ave	C-CTR	DRP	C-CTR	DRP	Moderate	0.10	36	3	yes	Lot size	Small commercial/office building	3.c., 3.d.	Downtown Revitalization Plan identifies need for housing
Downtown	393	7355-024-025	1430 Marcelina Ave	C-CTR	DRP	C-CTR	DRP	Moderate	0.29	36	10	yes	Lot size	Large parking lot	3.c., 3.d.	Downtown Revitalization Plan identifies need for housing
Downtown	406	7355-026-900	Post Ave	C-CTR	DRP	C-CTR	DRP	Moderate	0.21	36	7	yes	Lot size	City-owned parking lot	2. 3.b., 3.d.	City-owned parking lot Downtown Revitalization Plan identifies need for housing
Downtown	425	7355-026-016	1324 Post Ave	C-CTR	DRP	C-CTR	DRP	Moderate	0.32	36	11	yes	Lot size	Parking lot	2. 3.b., 3.d.	Parking lot. Downtown Revitalization Plan identifies need for housing
Downtown	465	7355-023-030	1925 CARSON ST	C-CTR	DRP	C-CTR	DRP	Moderate	0.27	36	7	no		Restaurant	1. 3.c., 3.d.	Public interest in residential. Revitalization Plan identifies need for housing
Downtown	466	7355-023-031	1951 CARSON ST	C-CTR	DRP	C-CTR	DRP	Moderate	0.14	36	5	no		Dance studio	1. 3.c., 3.d.	Public interest in residential. Revitalization Plan identifies need for housing
Downtown	467	7355-023-029	1931 CARSON ST	C-CTR	DRP	C-CTR	DRP	Moderate	0.25	36	9	no		surface parking lot	1., 2. 3.c., 3.d.	Public interest in residential. Parking lot. Revitalization Plan identifies need for housing
Downtown	468	7355-023-027	S. OF GRAMERCY AVE/CRAVENS AVE	C-CTR	DRP	C-CTR	DRP	Moderate	0.14	36	5	no		surface parking	1., 2. 3.c., 3.d.	Public interest in residential. Parking lot. Downtown Revitalization Plan identifies need for housing
Downtown	469	7355-028-014	1831 213TH st	C-CTR	DRP	C-CTR	DRP	Moderate	0.21	36	7	no		Car wash	1. 3.c., 3.d.	Public interest in residential. Car wash; adjacent to parcel owned by same owner (Site 470); directly south of residential condo development
Downtown	470	7355-028-008	N of CORNER OF 213 TH/BORDER	C-CTR	DRP	C-CTR	DRP	Moderate	0.11	36	3	no		Car wash	1. 3.c., 3.d.	Public interest in residential. Car wash; adjacent to parcel owned by same owner (Site 446); directly south of residential condo development
Downtown	472	7355-024-009	1639 CABRILLO AVE	C-CTR	DRP	C-CTR	DRP	Moderate	0.12	36	4	no		Commercial on ground floor and hotel on upper floors	1. 3.c., 3.d.	Public interest in residential. Revitalization Plan identifies need for housing
Downtown	473	7355-003-015	1646 CABRILLO AVE	C-CTR	DRP	C-CTR	DRP	Moderate	0.2	36	6	no		Mixed use/commercial ground floor; hotel on upper floor	1. 3.c., 3.d	Public interest in residential. Revitalization Plan identifies need for housing

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Downtown	474	7355-003-016	1644 CABRILLO AVE	C-CTR	DRP	C-CTR	DRP	Moderate	0.09	36	3	no		Parking	1., 2. 3.c., 3.d.	Public interest in residential. Parking lot. Revitalization Plan identifies need for housing
Downtown	499	7355-027-91	1956 TORRANCE BLVD	C-CTR	DRP	C-CTR	DRP	Lower	0.06	36	2	no		City-owned parking lot		Even though this site is less than ½ acre, the City is in discussion with an affordable housing developer to construct up to 20 affordable units on this site.
Flag Lots	85	7374-009-041	2354 239th St.	R-LO	R1	R-LO	R1	Above Moderate	0.27	6.8	0	no		SFR	3.c., 3.d., 3.g.	Potential flag lot subdivision like others in area
Flag Lots	240	7371-027-049	2265 239th St.	R-LO	R1	R-LO	R1	Above Moderate	0.45	6.8	2	no		SFR	3.c., 3.d., 3.g.	Potential flag lot subdivision like others in area
Flag Lots	271	7374-009-040	2356 239th St.	R-LO	R1	R-LO	R1	Above Moderate	0.30	6.8	1	no		SFR	3.c., 3.d., 3.g.	Potential flag lot subdivision like others in area
Flag Lots	289	7374-009-096	2332 239th St.	R-LO	R1	R-LO	R1	Above Moderate	0.27	6.8	0	no		SFR	3.c., 3.d., 3.g.	Potential flag lot subdivision like others in area
Flag Lots	357	7374-009-101	2322 239th St.	R-LO	R1	R-LO	R1	Above Moderate	0.33	6.8	1	no		SFR	3.d., 3.g.	Potential flag lot subdivision like others in area
Flag Lots	415	7371-027-038	2279 239th St.	R-LO	R1	R-LO	R1	Above Moderate	0.45	6.8	2	no		SFR	3.c., 3.d., 3.g.	Potential flag lot subdivision like others in area
Gramercy Avenue	44	7357-005-010	2439 Gramercy Ave	R-MD	R-3-3	R-MD	R-3-3	Moderate	0.15	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Gramercy Avenue	66	7357-012-023	2404 Gramercy Ave	R-MD	R-3-3	R-MD	R-3-3	Moderate	0.13	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Gramercy Avenue	124	7357-005-008	2431 Gramercy Ave	R-MD	R-3-3	R-MD	R-3-3	Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Gramercy Avenue	130	7357-005-011	2443 Gramercy Ave	R-MD	R-3-3	R-MD	R-3-3	Moderate	0.23	23.25	4	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Gramercy Avenue	143	7357-012-016	2432 Gramercy Ave	R-MD	R-3-3	R-MD	R-3-3	Moderate	0.15	23.25	1	yes		SFR 2 units	3.c., 3.d., 3.g.	
Gramercy Avenue	188	7357-012-022	2408 Gramercy Ave	R-MD	R-3-3	R-MD	R-3-3	Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Gramercy Avenue	207	7357-012-017	2428 Gramercy Ave	R-MD	R-3-3	R-MD	R-3-3	Moderate	0.13	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Gramercy Avenue	315	7357-012-014	2440 Gramercy Ave	R-MD	R-3-3	R-MD	R-3-3	Moderate	0.27	23.25	5	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Gramercy Avenue	386	7357-012-021	2412 Gramercy Ave	R-MD	R-3-3	R-MD	R-3-3	Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Gramercy Avenue	408	7357-005-009	2435 Gramercy Ave	R-MD	R-3-3	R-MD	R-3-3	Moderate	0.11	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Gramercy Avenue	433	7357-012-015	2436 Gramercy Ave	R-MD	R-3-3	R-MD	R-3-3	Moderate	0.15	23.25	1	yes		SFR 2 units	3.c., 3.d., 3.g.	
HBCSP	6	4085-015-049	4234 Artesia Blvd.	C-GEN	H-NT	C-GEN	H-NT	Moderate	0.33	33	8	no		Commercial (1-story)	3.c., 3.d.	Program to reduce development standards an incentive for MU
HBCSP	10	7534-012-018	3760 242nd St.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.16	33	3	no		Restaurant	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	29	7534-020-028	24474 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.08	33	1	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	31	7534-012-013	24211 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.07	33	1	no		Commercial (1-story)	3.c., 3.d., 3.j.*	Identified trend for MU in WT District
HBCSP	46	7534-013-017	24218 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.14	33	3	no		Commercial (1-story)	3.c., 3.d., 3.j.*	Identified trend for MU in WT District
HBCSP	51	7534-013-020	24212 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.14	33	3	no		Commercial - Walteria Liquor (1-story)	3.c., 3.d., 3.j.*	Identified trend for MU in WT District
HBCSP	56	7534-019-012	24418 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.24	33	5	no		Commercial (1-story)	3.c., 3.d., 3.j.*	Identified trend for MU in WT District
HBCSP	57	7534-013-025	24222 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.07	33	1	no		Commercial (2-story)	3.c., 3.d., 3.j.*	Identified trend for MU in WT District
HBCSP	73	7534-014-029	24238 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.13	33	3	no		Commercial (2-story)	3.c., 3.d., 3.j.*	Identified trend for MU in WT District
HBCSP	76	4085-015-050	4232 Artesia Blvd.	C-GEN	H-NT	C-GEN	H-NT	Moderate	0.33	33	8	no		Commercial (1-story)	3.c., 3.d.	Program to reduce development standards an incentive for MU
HBCSP	89	7378-003-121	3655 Lomita Blvd	C-GEN	H-MP	C-GEN	H-MP	Lower	2.45	33	60	yes		Office Building	3.c., 3.d.	Program to reduce development standards an incentive for MU
HBCSP	109	7534-014-021	24242 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.07	33	1	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	113	7534-013-012	24230 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.07	33	1	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	118	7534-020-018	24454 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.08	33	1	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	119	7534-012-002	24245 Hawthorne Blvd.	C-Gen	H-WT	C-GEN	H-WT	Moderate	0.29	33	7	no		Commercial (1- & 2-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	126	7534-012-033	24217 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.15	33	3	no		Commercial (2-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	145	4085-015-039	4240 Artesia Blvd.	C-GEN	H-NT	C-GEN	H-NT	Lower	0.65	33	16	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	148	7534-019-016	24430 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.20	33	4	no		Commercial office (2-story)	3.c., 3.d.	Identified trend for MU in WT District

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
HBCSP	153	7534-019-015	24428 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.08	33	1	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	174	4085-015-044	4310 Artesia Blvd.	C-GEN	H-NT	C-GEN	H-NT	Lower	0.98	33	24	no		Commercial (1-story) (1963)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	187	7534-021-001	24401 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.31	33	7	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	206	7534-012-012	24213 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.15	33	3	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	210	7534-014-019	24250 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.14	33	3	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	218	7534-021-038	24449 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.15	33	2	no		Mixed use (commercial + 1 unit) (2-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	225	7534-019-013	24424 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.08	33	0	no		Mixed use (commercial + 1 unit (2-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	232	7534-021-016	24423 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.15	33	3	no		Commercial (1-story front & 2-story rear)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	242	7366-019-183	S/W Corner-Fashion Way/Madrona	C-CTR	H-DA1	C-CTR	H-DA1	Mixed (assumes 85% above-moderate/20% lower-income)	6.64	36	238 (190 above/48 lower)	no		Vacant building and parking lot	1., 2. 3.c., 3.d.	Identified trend for & existing interest for housing in Del Amo districts
HBCSP	274	7534-012-035	No Address (Parking Lot)	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.11	33	2	no		Parking lot	2 3.d.	Identified trend in WT for MU
HBCSP	279	7352-001-002	19040 Hawthorne Blvd.	C-GEN	H-PR	C-GEN	H-PR	Lower	1.73	33	42	no		Auto service use	3.c., 3.d.	Identified trend for and existing interest for MU in the PR District Program to reduce development standards an incentive for MU
HBCSP	282	7534-014-033	24262 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.44	33	10	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	283	7534-012-019	3768 242nd St.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.16	33	3	no		Commercial (2-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	287	7534-020-016	24448 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.08	33	1	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	291	7534-013-028	24214 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.07	33	1	no		Commercial (2-story) (1984)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	292	4085-015-048	17490 Hawthorne Blvd.	C-GEN	H-NT	C-GEN	H-NT	Lower	5.92	33	146	no		Commercial shopping center	3.c., 3.d.	Program to reduce development standards an incentive for MU
HBCSP	294	7534-020-027	24460 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.16	33	3	no		Commercial 1- and 2-story)	3.c., 3.d.	Identified trend for MU in WT District

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
HBCSP	296	7534-013-024	24222 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.07	33	1	no		Parking lot	2. 3.c., 3.d.	Identified trend for MU in WT District
HBCSP	302	7534-012-009	24221 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.15	33	3	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	309	7534-019-014	No Address (Parking Lot)	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.08	33	0	no		Mixed use (commercial + 1 unit (1-story))	3.c., 3.d., 3.g.	Identified trend for MU in WT District
HBCSP	316	7534-013-027	24216 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.07	33	1	no		Commercial (2-story) (1962)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	322	7534-013-026	24202 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.25	33	6	no		Commercial - Hawthorne Market (2-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	323	7534-014-020	24244 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.07	33	1	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	333	7534-021-019	24411 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.15	33	3	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	338	7366-019-182	21515 Madrona Ave	C-CTR	H-DA1	C-CTR	H-DA1	Mixed (assumes 85% above-moderate/20% lower-income)	7.32	36	263 (210 above/53 lower)	no		Parking lot @ Del Amo Mall	1., 2. 3.d.	Public interest in residential. Identified trend for & existing interest for housing in Del Amo districts
HBCSP	340	7534-012-034	24207 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.15	33	3	no		Commercial (2-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	354	7534-012-043	24239 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Lower	0.65	33	16	no		Commercial (2-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	356	7534-020-017	24450 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.08	33	1	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	372	7534-013-023	24226 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.17	33	4	no		Commercial (2-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	373	7534-019-021	24400 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Lower	0.59	33	14	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	374	7534-013-011	24232 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.07	33	1	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	378	7534-012-017	24203 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.08	33	2	no		Commercial hair salon (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	382	7534-012-016	24205 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.08	33	1	no		Commercial hair salon (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	392	7534-021-017	24421 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.14	33	1	no		Mixed use (Commercial plus 2 units) (2-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	411	7534-020-011	Hawthorne Blvd	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.20	33	4	no		Parking lot for adjacent office building	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	413	7534-021-042	24415 Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.22	33	5	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	419	4085-015-043	4212 Artesia Blvd.	C-GEN	H-NT	C-GEN	H-NT	Lower	1.00	33	24	no		Commercial (1-story)	3.c., 3.d.	Program to reduce setback an incentive for MU

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
HBCSP	423	7534-020-025	3735 Newton St./Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Moderate	0.22	33	5	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	435	7366-019-133	22100 Hawthorne Blvd.	C-CTR	H-DA1	C-CTR	H-DA1	Above Moderate	21.11	36	760	no		Sears property	1. 3.c., 3.d.	Public interest in residential. Identified trend for & existing interest for housing in Del Amo districts
HBCSP	452	7524-008-028	20555 Hawthorne Blvd	C-GEN	H-PR	C-GEN	H-PR	Mixed (assumes 80% above-moderate/20% lower-income)	3.53	33	87 (70 above/17 lower)	no		Car rental (Hertz)	3.c., 3.d.	Identified trend for and existing interest for MU in the PR District Program to reduce development standards an incentive for MU
HBCSP	453	7524-020-048	Hawthorne Blvd	C-GEN	H-PR	C-GEN	H-PR	Moderate	0.25	33	6	no		Car rental (Enterprise)	3.c., 3.d.	Identified trend for and existing interest for MU in the PR District Program to reduce development standards an incentive for MU
HBCSP	454	7524-020-047	20617 Hawthorne Blvd	C-GEN	H-PR	C-GEN	H-PR	Moderate	0.20	33	4	no		Car rental (Enterprise)	3.c., 3.d.	Identified trend for and existing interest for MU in the PR District Program to reduce development standards an incentive for MU
HBCSP	455	7524-020-025	20625 Hawthorne Blvd	C-GEN	H-PR	C-GEN	H-PR	Moderate	0.23	33	5	no		Car rental (Enterprise)	3.c., 3.d.	Identified trend for and existing interest for MU in the PR District Program to reduce development standards an incentive for MU
HBCSP	456	7524-020-024	20627 Hawthorne Blvd	C-GEN	H-PR	C-GEN	H-PR	Moderate	0.34	33	8	no		Body shop	3.c., 3.d.	Identified trend for and existing interest for MU in the PR District Lack of site amenities. Program to reduce development standards an incentive for MU
HBCSP	457	7524-020-023	20703 Hawthorne Blvd	C-GEN	H-PR	C-GEN	H-PR	Moderate	0.34	33	8	no		Auto collision	3.c., 3.d.	Lack of site amenities. Program to reduce development standards an incentive for MU
HBCSP	458	7524-020-022	20705 Hawthorne Blvd	C-GEN	H-PR	C-GEN	H-PR	Moderate	0.48	33	11	no		Industrially assessed use, minimal improvements	3.c., 3.d.	Poor site condition, underutilized. Program to

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
																reduce development standards an incentive for MU
HBCSP	462	7368-021-043	3735 Newton St./Hawthorne Blvd.	C-GEN	H-WT	C-GEN	H-WT	Mixed (assumes 85% above-moderate/20% lower-income)	4.48	33	110 (88 above/22 lower)	no		Commercial (1-story)	3.c., 3.d.	Identified trend for MU in WT District
HBCSP	463	7378-009-072	3825 Pacific Coast Hwy	C-GEN	H-P/PCH	C-GEN	H-P/PCH	Moderate	0.72	33	17	no		Vacant lot	1., 2., 3.d.	Public interest in residential. Vacant. Program to add MU to H-P/PCH an incentive
HBCSP	477	7524-014-110	3475 TORRANCE BLVD	C-CTR	H-DA2	C-CTR	H-DA2	Lower	1.23	36	33	no		Office building	1. 3.c., 3.d.	Public interest in residential. Identified trend for & existing interest for housing in Del Amo districts
HBCSP	482	7524-010-021	3730 SPENCER ST	C-GEN	H-PR	C-GEN	H-PR	Moderate	0.46	33	11	no		Vacant auto repair	1. 3.c., 3.d., 3.i.	Public interest in residential. Identified trend for & existing interest for housing in PR district Program to reduce development standards an incentive for MU
HBCSP	483	7524-010-023	20502 HAWTHORNE BLVD	C-GEN	H-PR	C-GEN	H-PR	Moderate	0.21	33	5	no		Commercial (CA Home Fitness)	3.c., 3.d.	Identified trend for & existing interest for housing in PR district Program to reduce development standards an incentive for MU
HBCSP	484	7524-010-020	20522 HAWTHORNE BLVD	C-GEN	H-PR	C-GEN	H-PR	Lower	0.61	33	15	no		Commercial (Budget Car Rental)	3.c., 3.d.	Identified trend for & existing interest for housing in PR district Program to reduce development standards an incentive for MU
HBCSP	489	7366-019-101	3610 TORRANCE BLVD	C-CTR	H-DA1	C-CTR	H-DA1	Lower	4.03	36	108	no		Retail building	1. 3.c., 3.d.	Public interest in residential. Identified trend for & existing interest for housing in Del Amo districts
HBCSP	490	7524-014-117	3535 TORRANCE BLVD	C-CTR	H-DA2	C-CTR	H-DA2	Lower	1.14	33	28	no		Commercial center	3.c., 3.d.	Identified trend for & existing interest for housing in Del Amo districts
HBCSP	491	7366-019-123	3405 CARSON ST	C-CTR	H-DA1	C-CTR	H-DA1	Mixed (assumes 85% above-moderate/20% lower-income)	1.92	36	51 (41 above/10 lower)	no		Restaurant	1. 3.c., 3.d.	Public interest in residential. Identified trend for & existing interest for housing in Del Amo districts

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
HBCSP	493	7524-015-081	20901 HAWTHORNE BLVD	C-GEN	H-PR	C-GEN	H-PR	Above Moderate	1.48	33	36	no		Commercial-retail	1. 3.c., 3.d.	Public interest in residential. Identified trend for & existing interest for housing in PR district Program to reduce development standards an incentive for MU
HBCSP	494	7524-015-082	20821 HAWTHORNE BLVD	C-GEN	H-PR	C-GEN	H-PR	Lower	0.88	33	21	no		Commercial-medical	1. 3.c., 3.d.	Public interest in residential. Identified trend for & existing interest for housing in PR district Program to reduce development standards an incentive for MU
HCS_Border	9	7357-024-006	1741 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.14	33	4	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	13	7357-022-011	2121 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.19	33	6	no	Added new overlay zone	Commercial-office building	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	19	7355-029-018	1511 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.09	36	2	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	24	7357-022-005	2023 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	MFR	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	35	7357-022-020	2012 Cabrillo Ave	R-MD	R3	R-MD	R3(R/MU-OZ)	Moderate	0.16	23.25	3	no	Added new overlay zone	Parking lot for religious institution	2. 3.a., 3.c.	Implementation of HCS an incentive for recycling
HCS_Border	36	7355-029-901	1316 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	2	no	Added new overlay zone	City-owned building	3.a., 3.b., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	41	7355-029-027	1420 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.20	36	6	no	Added new overlay zone	Commercial-auto service	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	49	7357-023-008	1913 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	3	no	Added new overlay zone	Commercial-office building	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	52	7357-024-008	Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.14	33	4	no	Added new overlay zone	Parking lot for industrial building	1, 2, 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	53	7357-024-004	1731 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.14	33	3	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	60	7355-029-013	Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.11	36	3	no	Added new overlay zone	Surface parking for auto paint and body shop	2., 3.a., 3.c.	Implementation of HCS an incentive for recycling
HCS_Border	61	7355-030-021	1612 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.19	36	6	no	Added new overlay zone	Commercial-store	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	65	7355-029-012	1415 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.12	36	3	no	Added new overlay zone	Commercial-auto service	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
HCS_Border	67	7357-023-007	1907 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.32	33	9	no	Added new overlay zone	Commercial-office building	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	70	7357-022-021	2006 Cabrillo Ave	R-MD	R3	R-MD	R3(R/MU-OZ)	Moderate	0.35	23.25	8	no	Added new overlay zone	religious institution	3.a., 3.c., 3.d., 3.h.	Implementation of HCS an incentive for recycling
HCS_Border	71	7357-023-005	1823 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	Commercial+1 du	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	82	7357-023-010	1923 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.19	33	5	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing+1du	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	83	7357-023-002	1809 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	86	7355-030-006	Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	3	no	Added new overlay zone	Vacant industrial Property	3.a., 3.c., 3.i.	Implementation of HCS an incentive for recycling
HCS_Border	87	7355-029-038	1503 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.35	36	12	no	Added new overlay zone	Industrial-warehouse	1. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	91	7357-023-015	1904 Cabrillo Ave	R-MD	R3	R-MD	R3(R/MU-OZ)	Moderate	0.16	23.25	2	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	95	7357-022-002	1800 220th St	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	5	no	Added new overlay zone	vacant land	2. 3.a., 3.c.	Implementation of HCS an incentive for recycling
HCS_Border	98	7357-021-021	1865 Plaza Del Amo	R-OF	R3	R-OF	R3(R/MU-OZ)	Moderate	0.52	33	17	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	
HCS_Border	101	7357-022-001	SW Corner Of W220th/Border	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.19	33	6	no	Added new overlay zone	vacant land	2. 3.a., 3.c.	Implementation of HCS an incentive for recycling
HCS_Border	104	7357-024-023	1870 Carson St	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.64	36	22	no	Added new overlay zone	shopping center	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	105	7355-030-005	1619 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	3	no	Added new overlay zone	Parking/outdoor storage	2., 3.a., 3.c.	Implementation of HCS an incentive for recycling
HCS_Border	111	7355-030-015	1646 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.20	36	7	no	Added new overlay zone	mixed-use commercial, hotel above	1. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	114	7357-022-009	2113 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	116	7357-022-003	2013 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	MFR-1 du	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	117	7357-022-008	2107 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	120	7357-023-001	1801 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.19	33	5	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	125	7355-030-003	1611 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	2	no	Added new overlay zone	Commercial-auto service	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
HCS_Border	129	7355-030-012	Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	3	no	Added new overlay zone	Vacant land	2. 3.a., 3.c.	Implementation of HCS an incentive for recycling
HCS_Border	133	7357-022-004	2019 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	SFR	3.a., 3.c., 3.d., 3.g.	
HCS_Border	147	7355-029-019	1513 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	2	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	149	7355-029-044	1408 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.32	36	11	no	Added new overlay zone	Commercial-auto service	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	150	7355-029-041	1424 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.19	36	6	no	Added new overlay zone	Commercial-store	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	158	7357-022-007	2029 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	161	7357-023-017	1824 Cabrillo Ave	R-MD	R3	R-MD	R3(R/MU-OZ)	Moderate	0.16	23.25	1	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	163	7355-030-022	1610 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.09	36	3	no	Added new overlay zone	Commercial-store	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	166	7357-023-006	1829 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	168	7355-030-007	Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	3	no	Added new overlay zone	Vacant industrial Property	2. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	173	7357-021-023	2305 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.48	33	15	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	176	7357-021-024	2326 Cabrillo Ave	R-MD	R3	R-MD	R3(R/MU-OZ)	Moderate	0.91	23.25	20	no	Added new overlay zone	Masonic Temple	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	190	7357-022-010	2117 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	192	7357-024-009	1870 218th St	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.22	33	5	no	Added new overlay zone	MFR-2 units	1. 3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	203	7355-029-042	1518 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.37	36	13	no	Added new overlay zone	Commercial-store	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	205	7357-024-024	1724 Cabrillo Ave	R-MD	C1	R-MD	C1(R/MU-OZ)	Moderate	0.43	23.25	9	no	Added new overlay zone	Motel	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	209	7357-024-012	1746 Cabrillo Ave	R-MD	C1	R-MD	C1(R/MU-OZ)	Moderate	0.14	23.25	2	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	221	7355-030-008	Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	3	no	Added new overlay zone	Vacant industrial Property	2. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	233	7355-030-010	1635 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.19	36	7	no	Added new overlay zone	Vacant industrial Property	2. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria		
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments	
HCS_Border	234	7355-029-020	Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.19	36	6	no	Added new overlay zone	Parking lot	2. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	245	7355-029-039	1328 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.23	36	8	no	Added new overlay zone	auto paint and body shop	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	248	7357-024-022	1880 Carson St	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.44	36	15	no	Added new overlay zone	Commercial-store	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	257	7357-023-011	1924 Cabrillo Ave	R-MD	R3	R-MD	R3(R/MU-OZ)	Moderate	0.19	23.25	2	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling	
HCS_Border	258	7355-029-900	1312 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.09	36	3	no	Added new overlay zone	City-owned lot	2. 3.a., 3.b., 3.c., 3.d.,	Implementation of HCS an incentive for recycling	
HCS_Border	259	7357-024-007	1745 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.14	33	3	no	Added new overlay zone	Commercial-store	3.a., 3.c., 3.d.	Public interest in residential. Implementation of HCS an incentive for recycling	
HCS_Border	269	7357-021-010	2323 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.28	33	9	no	Added new overlay zone	Commercial-office building	1. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	281	7355-029-902	1320 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.08	36	2	no	Added new overlay zone	City-owned lot	2. 3.a., 3.b., 3.c., 3.d.,	Implementation of HCS an incentive for recycling	
HCS_Border	293	7355-029-003	1405 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.13	36	3	no	Added new overlay zone	auto paint and body shop	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	299	7355-030-009	Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	3	no	Added new overlay zone	Vacant industrial Property	2. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	300	7357-023-003	1813 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	3	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	312	7355-030-004	1617 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.20	36	6	no	Added new overlay zone	Commercial-office building	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	313	7357-021-020	2207 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.32	33	9	no	Added new overlay zone	City-owned lot	3.a., 3.b., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	317	7355-030-011	1641 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	3	no	Added new overlay zone	auto paint and body shop	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	318	7355-030-024	1600 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.20	36	7	no	Added new overlay zone	Vacant industrial Property	2. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	331	7355-029-028	1420 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.09	36	3	no	Added new overlay zone	City-owned lot	3.a., 3.b., 3.c., 3.d	Implementation of HCS an incentive for recycling	
HCS_Border	336	7357-024-020	1725 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.29	33	9	no	Added new overlay zone	auto paint and body shop	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Border	339	7357-022-016	2100 Cabrillo Ave	R-MD	R3	R-MD	R3(R/MU-OZ)	Moderate	0.16	23.25	1	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling	

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
HCS_Border	345	7357-024-010	1754 Cabrillo Ave	R-MD	C1	R-MD	C1(R/MU-OZ)	Moderate	0.20	23.25	1	no	Added new overlay zone	Mixed use	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	347	7355-030-016	Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.09	36	3	no	Added new overlay zone	Vacant land	2. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	349	7355-030-002	1609 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	2	no	Added new overlay zone	Industrial	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	355	7357-023-016	1830 Cabrillo Ave	R-MD	R3	R-MD	R3(R/MU-OZ)	Moderate	0.16	23.25	2	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	358	7355-030-001	1603 Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.21	36	6	no	Added new overlay zone	Commercial-service shop	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	370	7355-030-025	1875 Carson St	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.21	36	7	no	Added new overlay zone	Commercial-service shop	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	371	7357-024-015	1732 Cabrillo Ave	R-MD	C1	R-MD	C1(R/MU-OZ)	Moderate	0.14	23.25	2	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	388	7355-029-010	1324 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.10	36	2	no	Added new overlay zone	Commercial-service shop	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	396	7357-021-004	2217 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	Commercial	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	398	7355-029-014	Border Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.08	36	2	no	Added new overlay zone	Parking lot	2. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	399	7357-024-005	1737 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.14	33	4	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	403	7357-021-003	2213 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	404	7357-021-013	2230 Cabrillo Ave	R-MD	R3	R-MD	R3(R/MU-OZ)	Moderate	0.25	23.25	5	no	Added new overlay zone	religious institution	3.a., 3.c., 3.d., 3.h.	Implementation of HCS an incentive for recycling
HCS_Border	407	7357-023-014	1908 Cabrillo Ave	R-MD	R3	R-MD	R3(R/MU-OZ)	Moderate	0.16	23.25	1	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	417	7357-021-009	2317 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	SFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	424	7357-022-018	2022 Cabrillo Ave	R-MD	R3	R-MD	R3(R/MU-OZ)	Moderate	0.16	23.25	1	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	426	7357-023-004	Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	5	no	Added new overlay zone	Vacant land	2. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	434	7357-022-006	2027 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	4	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Border	439	7357-023-009	1917 Border Ave	R-OF	M1	R-OF	M1(R/MU-OZ)	Moderate	0.16	33	2	no	Added new overlay zone	MFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Border	441	7355-029-024	1504 Cabrillo Ave	C-CTR	DRP	C-CTR	DPR(R/MU-OZ)	Moderate	0.19	36	5	no	Added new overlay zone	Commercial-store	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
HCS_Gramercy	4	4094-009-039	2008 166th St	R-LM	M1	R-LM	M1(R/MU-OZ)	Above moderate	0.13	13.5	1	no	Added new overlay zone	SFR	3.a., 3.c., 3.d., 3.g.	Implementation of HCS an incentive for recycling
HCS_Gramercy	23	4094-009-012	16809 Gramercy Pl	R-LM	M1	R-LM	M1(R/MU-OZ)	Above moderate	0.72	13.5	9	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Gramercy	38	4094-009-062	2016 166th St	R-LM	M1	R-LM	M1(R/MU-OZ)	Above moderate	0.60	13.5	8	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Gramercy	47	4094-009-015	16709 Gramercy Pl	R-LM	M1	R-LM	M1(R/MU-OZ)	Above moderate	0.72	13.5	9	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Gramercy	93	4094-009-045	2044 166th St	R-LM	M1	R-LM	M1(R/MU-OZ)	Above moderate	0.37	13.5	3	no	Added new overlay zone	Commercial-office building	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Gramercy	123	4094-009-037	Gramercy Pl	R-LM	M1	R-LM	M1(R/MU-OZ)	Above moderate	0.41	13.5	5	no	Added new overlay zone	Industrial-parking lot	2. 3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Gramercy	127	4094-009-016	16659 Gramercy Pl	R-LM	M1	R-LM	M1(R/MU-OZ)	Above moderate	0.69	13.5	9	no	Added new overlay zone	Industrial	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Gramercy	191	4094-009-007	16639 Gramercy Pl	R-LM	M1	R-LM	M1(R/MU-OZ)	Above moderate	0.93	13.5	12	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Gramercy	239	4094-009-067	16619 Gramercy Pl	R-LM	M1	R-MD	M1(R/MU-OZ)	Above moderate	0.40	23.25	8	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Gramercy	261	4094-009-014	16719 Gramercy Pl	R-LM	M1	R-LM	M1(R/MU-OZ)	Above moderate	0.71	13.5	9	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Gramercy	306	4094-019-037	16933 Gramercy Pl	R-LO	M1	R-MD	M1(R/MU-OZ)	Above moderate	0.48	23.25	11	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Gramercy	364	4094-009-068	16649 Gramercy Pl	R-LM	M1	R-MD	M1(R/MU-OZ)	Above moderate	0.71	23.25	16	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Implementation of HCS an incentive for recycling
HCS_Lomita-Madison	183	7377-004-051	3521 Lomita Blvd	I-BP	M1-PP	R-MH	M1-PP(R/MU-OZ)	Lower	8.32	33	274	no	Added new overlay zone	light industrial business park	1. 3.a., 3.c., 3.d.	Public interest in residential. Implementation of HCS an incentive for recycling
HCS_Maricopa	14	7352-010-002	612 Maple Ave	I-LT	M2	R-MD	M2(R/MU-OZ)	Moderate	2.26	23.25	52	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Trend for previous residential development on Maricopa. Implementation of HCS an incentive for recycling
HCS_Maricopa	75	7352-011-020	2515 Maricopa St	I-LT	M2/P1	R-MD	M2/P1(R/MU-OZ)	Moderate	1.27	23.25	29	no	Added new overlay zone	Industrial-public storage/mini-warehouse	3.a., 3.c., 3.d.	Trend for previous residential development on Maricopa. Implementation of HCS an incentive for recycling

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use		Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning							Criteria per Criteria Legend	Additional Information/Comments		
HCS_Maricopa	180	7352-011-021	2645 Maricopa St	I-LT	M2/P1	R-LM	M2/P1(R/MU-OZ)	Above moderate	2.71	13.5	36	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Trend for previous residential development on Maricopa. Implementation of HCS an incentive for recycling	
HCS_Maricopa	184	7352-010-001	700 Maple Ave	I-LT	M2/P1	R-LM	M2/P1(R/MU-OZ)	Above moderate	2.08	13.5	28	no	Added new overlay zone	religious institution	3.a., 3.c., 3.d., 3.h.	Trend for previous residential development on Maricopa. Implementation of HCS an incentive for recycling	
HCS_Maricopa	238	7352-011-143	625 Alaska Ave	I-LT	M2/P1	R-LM	M2/P1(R/MU-OZ)	Above moderate	2.97	13.5	38	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Trend for previous residential development on Maricopa. Implementation of HCS an incentive for recycling	
HCS_Maricopa	328	7352-011-019	2535 Maricopa St	I-LT	M2/P1	R-MH	M2/P1(R/MU-OZ)	Mixed	9.14	33	301	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Trend for previous residential development on Maricopa. Implementation of HCS an incentive for recycling	
HCS_Maricopa	381	7352-011-003	2727 Maricopa St	I-LT	M2/P1	R-LM	M2/P1(R/MU-OZ)	Above moderate	4.29	13.5	57	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Trend for previous residential development on Maricopa. Implementation of HCS an incentive for recycling	
HCS_Maricopa	440	7352-010-003	615 Hawaii Ave	I-LT	M2	R-MD	M2(R/MU-OZ)	Above moderate	1.50	23.25	34	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Trend for previous residential development on Maricopa. Implementation of HCS an incentive for recycling	
HCS_Maricopa	459	7352-002-911	Crenshaw Blvd	I-HVY	M2	R-MH	M2(R/MU-OZ)	Lower	1.99	33	65	no	Added new overlay zone	Vacant land, City owned, next to transit	2. 3.a., 3.b., 3.c., 3.d.	Implementation of HCS an incentive for recycling	
HCS_Prairie Area	185	4084-008-018	18129 Prairie Ave	C-GEN	C5	R-LM	C5(R/MU-OZ)	Moderate	0.39	13.5	2	no	Added new overlay zone	Vacant restaurant & 2 dwelling units	3.a., 3.c., 3.d., 3.g.	Identified trend for housing on Prairie. Implementation of HCS an incentive for recycling	
HCS_Prairie Area	405	4084-008-019	4015 182nd St	C-GEN	C5	R-LM	C5(R/MU-OZ)	Moderate	0.33	13.5	4	no	Added new overlay zone	Liquor store, vape/smoke shop, bicycle shop	3.a., 3.c., 3.d.	Identified trend for housing on Prairie. Implementation of HCS an incentive for recycling	
HCS_Spencer	26	7524-006-039	4215 Spencer St	R-LM	ML(M1-PP)	R-MD	ML(M1-PP)(R/MU-OZ)	Moderate	0.20	23.25	4	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling	
HCS_Spencer	27	7524-006-057	4227 Spencer St	R-LM	ML(M1-PP)	R-MD	ML(M1-PP)(R/MU-OZ)	Moderate	0.60	23.25	13	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling	
HCS_Spencer	121	7524-006-064	4209 Spencer St	R-LM	ML(M1-PP)	R-MD	ML(M1-PP)(R/MU-OZ)	Moderate	0.20	23.25	4	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling	

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
HCS_Spencer	159	7524-006-042	4203 Spencer St	R-LM	ML(M1-PP) (R/MU-OZ)	R-MD	ML(M1-PP) (R/MU-OZ)	Moderate	0.20	23.25	4	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Spencer	162	7524-006-029	20433 Earl St	R-LM	ML(M1-PP) (R/MU-OZ)	R-MD	ML(M1-PP) (R/MU-OZ)	Above Moderate	0.27	23.25	5	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Spencer	179	7524-006-038	4221 Spencer St	R-LM	ML(M1-PP) (R/MU-OZ)	R-MD	ML(M1-PP) (R/MU-OZ)	Moderate	0.20	23.25	4	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Spencer	182	7524-006-025	20433 Earl St	R-LM	ML(M1-PP) (R/MU-OZ)	R-MD	ML(M1-PP) (R/MU-OZ)	Above Moderate	0.27	23.25	6	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Spencer	305	7524-006-058	20441 Earl St	R-LM	ML(M1-PP) (R/MU-OZ)	R-MD	ML(M1-PP) (R/MU-OZ)	Above Moderate	0.27	23.25	6	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Spencer	379	7524-006-046	20445 Earl St	R-LM	ML(M1-PP) (R/MU-OZ)	R-MD	ML(M1-PP) (R/MU-OZ)	Above Moderate	0.27	23.25	6	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Spencer	395	7524-006-088	20427 Earl St	R-LM	ML(M1-PP) (R/MU-OZ)	R-MD	ML(M1-PP) (R/MU-OZ)	Above Moderate	0.45	23.25	10	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Western_N	40	7357-030-003	22501 Western Ave	I-BP	M1	R-MH	M1(R/MU-OZ)	Lower	0.68	33	22	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Western_N	97	7357-030-005	22597 Western Ave	I-BP	M1	R-MH	M1(R/MU-OZ)	Lower	0.52	33	17	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Western_N	102	7357-030-018	22501 Western Ave	I-BP	M1	R-MH	M1(R/MU-OZ)	Lower	1.04	33	34	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Western_N	367	7357-030-004	22593 Western Ave	I-BP	M1	R-MH	M1(R/MU-OZ)	Moderate	0.27	33	9	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Western_S	84	7357-037-021	22717 Western Ave	I-BP	M1	R-MD	M1(R/MU-OZ)	Moderate	0.26	23.25	6	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Western_S	136	7357-037-016	22707 Western Ave	I-BP	M1	R-MD	M1(R/MU-OZ)	Moderate	0.26	23.25	6	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Western_S	164	7357-037-019	22701 Western Ave	I-BP	M1	R-MD	M1(R/MU-OZ)	Lower	0.58	23.25	13	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
																of HCS an incentive for recycling
HCS_Western_S	265	7357-037-013	22625 Western Ave	I-BP	M1	R-MD	M1(R/MU-OZ)	Lower	1.76	23.25	40	no	Added new overlay zone	Industrial-warehouse/distribution	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
HCS_Western_S	376	7357-037-020	22771 Western Ave	I-BP	M1	R-MD	M1(R/MU-OZ)	Moderate	0.22	23.25	5	no	Added new overlay zone	Industrial-Light manufacturing/machine shop/printing	3.a., 3.c., 3.d.	Identified trend for housing in East Victor. Implementation of HCS an incentive for recycling
Other_RP	137	7371-021-003	23536 Arlington Ave.	R-OF	RP	R-OF	RP	Moderate	0.15	33	3	no		Industrial-warehouse/distribution	3.c., 3.d.	Program to increase in density & allowing stand-alone residential provides incentives
Other_RP	138	7371-021-072	2175 236th St.	R-OF	RP	R-OF	RP	Moderate	0.12	33	3	no		Commercial-office building w/1 SFR	3.c., 3.d., 3.g.	Program to increase in density & allowing stand-alone residential provides incentives
Other_RP	199	7371-018-073	2173 237th St.	R-OF	RP	R-OF	RP	Moderate	0.20	33	5	no		SFR (1 unit existing)	3.c., 3.d., 3.g.	Program to increase in density & allowing stand-alone residential provides incentives
Other_RP	255	7371-018-074	2165 237th St.	R-OF	RP	R-OF	RP	Moderate	0.14	33	3	no		SFR (1 unit existing)	3.c., 3.d., 3.g.	Program to increase in density & allowing stand-alone residential provides incentives
Redondo Beach Blvd	290	4067-013-001	2500 Redondo Beach Blvd	C-GEN	C-3PP	C-GEN	C-3PP(R/MU-OZ)	Moderate	13.64	33	450	yes	Corrections to land use designations and zoning (clean-up)	Old drive in/open air swap meet	2. 3.c., 3.d.	R/MU-OZ provides incentive for recycling to MU &/or residential
Redondo Beach Blvd	380	4067-012-001	2700 Redondo Beach Blvd	R-OF	C-2PP	R-OF	C-2PP (R/MU-OZ)	Lower	0.64	33	21	yes	Correction	parking lot	2. 3.c., 3.d.	R/MU-OZ provides incentive for recycling to MU &/or residential
Redondo Beach Blvd	431	4067-012-014	Redondo Beach Blvd	C-GEN	C-3PP	C-GEN	C-3PP (R/MU-OZ)	Above moderate	0.30	33	9	yes	Correction	Old drive in/open air swap meet	2. 3.c., 3.d.	R/MU-OZ provides incentive for recycling to MU &/or residential
Redondo Beach Blvd	460	4092-001-904	Redondo Beach Blvd	PBLC		PBLC/R-HI	R4 or R5 or PBLC/R/M U-OZ	Lower	2.00	45	90	no	Correction	El Camino College parking lot	2., 3.c., 3.d.	Program to redesignate/rezone provides incentive for recycling to MU &/or residential
Religious Institution	33	7519-025-049	21100 Victor St.	R-MH	R3	R-MH	R3 (RIH-OZ)	Lower	2.44	23.25	14	no	Correction	Lutheran Church of the Good Shepherd	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	63	7370-002-002	2300 Sepulveda Blvd	C-GEN	C3/P1	C-GEN	C3/P1 (RIH-OZ)	Lower	0.46	23.25	2	no	Correction	Torrance New Life Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	88	7359-010-012	1900 Crenshaw Blvd.	C-GEN	M2	C-GEN	M2 (RIH-OZ)	Lower	2.88	23.25	16	no	Correction	Torrance First Presbyterian	3.c., 3.d., 3.h.	opportunity to add MFR to religious site

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Religious Institution	94	7514-023-030	330 Palos Verdes Blvd	R-MD	R3 (Hillside Overlay)	R-MD	R3 (Hillside Overlay) (RIH-OZ)	Lower	1.87	23.25	10	no	Correction	Resurrection Lutheran Church & Riviera Hall Lutheran School	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	106	7371-020-016	2051 236th St	R-LO	R1	R-LO	R1 (RIH-OZ)	Lower	0.40	23.25	2	no	Correction	Temple Emet	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	131	4087-016-033	16831 Ainsworth Ave.	PBLC	R3/C2	PBLC	R3/C2 (RIH-OZ)	Lower	4.34	23.25	25	no	Correction	St. Catherine Laboure	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	146	7370-010-009	2150 Sepulveda Blvd	C-GEN	C3	C-GEN	C3 (RIH-OZ)	Lower	0.92	23.25	5	no	Correction	South Bay Christian Community	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	177	7524-015-104	3611 Torrance Blvd	C-CTR	H-DA2	C-CTR	H-DA2 (RIH-OZ)	Lower	1.60	23.25	9	no	Correction	St. Abraam Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	193	7547-003-015	3646 Newton St.	R-MD	R3	R-MD	R-MD (RIH-OZ)	Lower	0.88	23.25	5	no	Correction	Walteria United Methodist Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	216	7528-005-009	22605 Kent Ave.	R-MD	R3	R-MD	R3 (RIH-OZ)	Lower	3.17	23.25	18	no	Correction	Church of Jesus Christ of Latter Day Saints	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	231	7371-020-032	2059 236th St	R-LO	R1	R-LO	R-1 (RIH-OZ)	Lower	0.21	23.25	0	no	Correction	South Bay New Life Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	241	7534-006-012	4000 Pacific Coast Highway	C-GEN	C2	C-GEN	C2 (RIH-OZ)	Lower	2.62	23.25	15	no	Correction	Calvary Church of Torrance	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	254	7511-021-004	375 Palos Verdes Blvd	R-MD	R3 (Hillside Overlay)	R-MD	R3 (Hillside Overlay) (RIH-OZ)	Lower	1.63	23.25	9	yes	Correction	Riviera United Methodist Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	311	4088-006-027	17910 Prairie Ave.	PBLC	R3	PBLC	R3 (RIH-OZ)	Lower	3.68	23.25	21	no	Correction	Ascension Lutheran Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	314	4085-032-008	18015 Prairie Ave.	R-LO	A1	R-LO	A1 (RIH-OZ)	Lower	0.84	23.25	4	no	Correction	Faith Christian Assembly	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	332	7359-023-038	2900 Carson St.	R-LM	R2	R-LM	R2 (RIH-OZ)	Lower	3.38	23.25	19	no	Correction	First Evangelical Lutheran Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	353	7524-006-001	4527 Spencer St	R-MH	R3	R-MH	R3 (RIH-OZ)	Lower	0.44	23.25	2	no	Correction	Anza Baptist Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	361	4096-009-067	2115 182nd St	C-GEN	C3/P1	C-GEN	C3/P1 (RIH-OZ)	Lower	1.33	23.25	7	no	Correction	Faith United Methodist	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	366	7519-026-040	4915 Emerald St./20730 Victor St.	R-LO	R1	R-LO	R1 (RIH-OZ)	Lower	1.58	23.25	9	no	Correction	Baycities South Bay Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	369	7524-007-035	4345 Emerald Ave.	R-LM	ML(M1-PP)	R-LM	ML(M1-PP) (RIH-OZ)	Lower	4.33	23.25	25	no	Correction	Nova Community Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	391	7514-005-005	6122 Pacific Coast Highway	R-MD	R3	R-MD	R3 (RIH-OZ)	Lower	0.73	23.25	4	no	Correction	Redondo Beach Church of Christ)	3.c., 3.d., 3.h.	opportunity to add MFR to religious site

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Religious Institution	400	7362-014-011	2930 El Dorado St.	R-LO	R1	R-LO	R1 (RIH-OZ)	Lower	1.70	23.25	9	no	Correction	First Christian Church of Torrance	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	420	7371-020-041	2077 236th St	R-LO	R1	R-LO	R1 (RIH-OZ)	Lower	0.80	23.25	4	no	Correction	South Bay New Life Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	492	7527-021-006	4565 SHARYNNE LN	R-LO	A-1	R-LO	A-1 (RIH-OZ)	Lower	1.67	23.25	8	No		Evangelical Formosan Church	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Religious Institution	495	7377-013-001	2701 237TH ST	I-LT	M1-PP	I-LT	I-LT (RIH-OZ)	Lower	4.38	23.25	25	no		The 103 Saints Korean Catholic Center	3.c., 3.d., 3.h.	opportunity to add MFR to religious site
Santa Fe Avenue	3	7359-013-031	2116 Santa Fe Ave	R-MD	R3	R-MD	R3	Above moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Santa Fe Avenue	42	7359-013-033	2124 Santa Fe Ave	R-MD	R3	R-MD	R3	Above moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Santa Fe Avenue	154	7359-013-051	2130 Santa Fe Ave	R-MD	R3	R-MD	R3	Above moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Santa Fe Avenue	167	7359-013-032	2120 Santa Fe Ave	R-MD	R3	R-MD	R3	Above moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	15	7357-011-011	2424 Andreo Ave	R-MD	R-3-3	R-MD	R-3-3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	16	7524-014-017	21027 Madrona Ave	R-MH	R3	R-MH	R3	Above Moderate	0.17	33	4	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	18	7357-011-023	2435 Cabrillo Ave	R-MD	R3	R-MD	R3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	45	7378-003-091	3630 230th St	R-MD	R3	R-MD	R3	Above Moderate	0.17	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	48	7357-007-008	2757 Gramercy Ave	R-MD	R3	R-MD	R3	Above Moderate	0.16	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	55	4087-013-021	3606 172nd St	R-MD	R3	R-MD	R3	Above moderate	0.13	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	59	7357-011-008	2412 Andreo Ave	R-MD	R-3-3	R-MD	R-3-3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	64	4092-005-014	3535 168th St	R-MD	R3	R-MD	R3	Above moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	77	4089-024-012	3615 190th St	R-MD	R3	R-MD	R3	Above moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	81	4089-020-001	3511 190th St	R-MD	R3	R-MD	R3	Above moderate	0.13	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	90	7357-011-022	2431 Cabrillo Ave	R-MD	R3	R-MD	R3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	103	4089-020-002	18923 Cerise Ave	R-MD	R3	R-MD	R3	Above moderate	0.13	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	139	4092-005-016	3547 168th St	R-MD	R3	R-MD	R3	Above moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Scattered Sites	140	7514-006-001	100 Vista Del Parque	R-MD	R3	R-MD	R3	Above Moderate	0.16	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	142	4092-019-014	17022 Yukon Ave	R-MH	R3	R-MH	R3	Above moderate	0.12	33	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	144	7357-010-011	2420 Cabrillo Ave	R-MD	R3	R-MD	R3	Above Moderate	0.13	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	155	4092-005-070	3553 168th St	R-MD	R3	R-MD	R3	Above moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	156	4095-020-027	2700 182nd St	R-MD	RP	R-MD	RP	Above moderate	0.18	23.25	4	yes		Office Building		Site underutilized based on allowable density
Scattered Sites	157	7378-003-093	3616 230th St	R-MD	R3	R-MD	R3	Above Moderate	0.17	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	169	7357-011-020	2423 Cabrillo Ave	R-MD	R3	R-MD	R3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	170	4089-025-014	18919 Cranbrook Ave	R-MD	R3	R-MD	R3	Above moderate	0.12	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	200	7357-011-012	2428 Andreo Ave	R-MD	R-3-3	R-MD	R-3-3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	201	4096-001-053	18655 Western Ave	C-GEN	C2	C-GEN	C2(R/MU-OZ)	Lower	1.31	33	43	yes	Correction	Vacant industrial building	3.c., 3.d., 3.i., 3.j.*	*Trend for residential on Western. Program for R/MU-OZ an incentive for residential
Scattered Sites	204	4087-013-022	3602 172nd St	R-MD	R3	R-MD	R3	Above moderate	0.13	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Scattered Sites	212	4089-020-018	3519 190th St	R-MD	R3	R-MD	R3	Above moderate	0.13	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Scattered Sites	213	7357-011-021	2427 Cabrillo Ave	R-MD	R3	R-MD	R3	Above Moderate	0.13	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	
Scattered Sites	214	7524-014-018	21101 Madrona Ave	R-MH	R3	R-MH	R3	Above Moderate	0.17	33	4	yes		MFR-2 units	3.c., 3.d., 3.g.	
Scattered Sites	223	7359-009-017	2255 Jefferson St.	I-BP	M2	R-MD	R3	Lower	2.38	23.25	55	no		Industrial-warehouse/distribution		GP/rezoning program an incentive for residential
Scattered Sites	228	4089-018-013	18924 Cerise Ave	R-MD	R3	R-MD	R3	Above moderate	0.13	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	Program to reconsider/revise development standards an incentive
Scattered Sites	249	7357-011-018	2415 Cabrillo Ave	R-MD	R3	R-MD	R3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Program to reconsider/revise development standards an incentive
Scattered Sites	253	4087-012-022	3616 171st St	R-MD	R3	R-MD	R3	Above moderate	0.12	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	Program to reconsider/revise development standards an incentive

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Scattered Sites	256	4087-013-020	3610 172nd St	R-MD	R3	R-MD	R3	Above moderate	0.13	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Program to reconsider/review development standards as incentive
Scattered Sites	270	7378-003-120	3640 230th St	R-MD	R3	R-MD	R3	Above Moderate	0.17	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Program to reconsider/review development standards as incentive
Scattered Sites	272	7378-003-096	23012 Samuel St	R-MD	R3	R-MD	R3	Above Moderate	0.18	23.25	3	yes		SFR 1 unit	3.c., 3.d., 3.g.	Program to reconsider/review development standards as incentive
Scattered Sites	273	4092-005-018	3559 168th St	R-MD	R3	R-MD	R3	Above moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Program to reconsider/review development standards as incentive
Scattered Sites	275	7524-013-064	3520 Emerald St	R-MH	R3	R-MH	R4	Lower	2.41	33	79	yes	Correction	Religious institution	3.c., 3.d.	Program to rezone consistent with GP as incentive
Scattered Sites	277	4087-012-023	3610 171st St	R-MD	R3	R-MD	R3	Above moderate	0.12	23.25	1	yes		SFR 1 unit		
Scattered Sites	280	4092-019-013	17016 Yukon Ave	R-MH	R3	R-MH	R-4	Above moderate	0.12	33	2	yes		SFR 1 unit		Program to rezone consistent with GP as incentive
Scattered Sites	284	4096-001-054	18715 Western Ave	C-GEN	C2	C-GEN	C2(R/MU-OZ)	Lower	2.15	33	71	yes	Correction	Small scale nursery	3.c., 3.d., 3.f., 3.j.*	*Trend for residential on Western. Program for R/MU-OZ as incentive for residential
Scattered Sites	308	7378-003-090	3634 230th St	R-MD	R3	R-MD	R3	Above Moderate	0.17	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	319	4089-025-012	3635 190th St	R-MD	R3	R-MD	R3	Above moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	320	4087-012-021	3622 171st St	R-MD	R3	R-MD	R3	Above moderate	0.12	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	325	4089-025-011	18918 Kornblum Ave	R-MD	R3	R-MD	R3	Above moderate	0.12	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	327	7378-003-095	3604 230th St	R-MD	R3	R-MD	R3	Above Moderate	0.16	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	329	7357-011-024	2439 Cabrillo Ave	R-MD	R3	R-MD	R3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	330	4089-024-011	18918 Cranbrook Ave	R-MD	R3	R-MD	R3	Above moderate	0.12	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	335	4089-020-017	18924 Patronella Ave	R-MD	R3	R-MD	R3	Above moderate	0.13	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	348	7378-003-092	3624 230th St	R-MD	R3	R-MD	R3	Above Moderate	0.17	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	350	7524-014-019	21105 Madrona Ave	R-MH	R3	R-MH	R3	Moderate	0.16	33	4	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Scattered Sites	360	4089-018-014	3445 190th St	R-MD	R3	R-MD	R3	Above moderate	0.13	23.25	1	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	362	7357-011-042	2443 Cabrillo Ave	R-MD	R3	R-MD	R3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	363	7357-007-009	2765 Gramercy Ave	R-MD	R3	R-MD	R3	Above Moderate	0.30	23.25	6	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	368	7357-010-010	2416 Cabrillo Ave	R-MD	R3	R-MD	R3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	377	4089-024-013	18923 Yukon Ave	R-MD	C2	R-MD	(R/MU-OZ)	Above moderate	0.14	23.25	2	yes	Correction	SFR 1 unit	3.c., 3.d., 3.g.	Program for R/MU-OZ an incentive for residential
Scattered Sites	394	7357-011-019	2419 Cabrillo Ave	R-MD	R3	R-MD	R3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	416	4092-005-015	3541 168th St	R-MD	R3	R-MD	R3	Above moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	418	7378-003-094	3610 230th St	R-MD	R3	R-MD	R3	Above Moderate	0.17	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	421	7357-011-009	2416 Andreo Ave	R-MD	R-3-3	R-MD	R-3-3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	428	4087-007-022	3638 168th St	R-MH	R3	R-MH	R3	Above moderate	0.20	33	5	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	432	7357-011-007	2408 Andreo Ave	R-MD	R-3-3	R-MD	R-3-3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	436	7359-039-006	1780 Oak St.	R-MD	PD	R-MD	PD	Lower	1.12	23.25	26	no		Commercial gym/event rental	3.c., 3.d.	Site underutilized based on allowable density
Scattered Sites	437	4087-012-002	3605 172nd St	R-MD	R3	R-MD	R3	Above Moderate	0.14	23.25	2	yes		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density
Scattered Sites	443	4089-024-014	18919 Yukon Ave	R-MD	C2	R-MD	C2(R/MU-OZ)	Above Moderate	0.12	23.25	1	yes	Correction	SFR 1 unit	3.c., 3.d., 3.g.	Program for R/MU-OZ an incentive for residential
Scattered Sites	461	4094-017-037	17010 Van Ness Ave	R-LO	R-1	R-LO	R-1	Above Moderate	0.71	6.8	5	no		SFR 1 unit	3.c., 3.d., 3.g.	Site underutilized based on allowable density. Potential for lot subdivision potential, portion of lot contains vacant dairy building
Scattered Sites	471	7535-004-004	3110 PACIFIC COAST HIGHWAY	C-GEN	C2	C-GEN	C2(R/MU-OZ)	Lower	1.63	33	53	no		shopping center	1. 3.c., 3.d., 3.g.	Public interest in residential. Program for R/MU-OZ an incentive
Scattered Sites	476	7359-028-233	2325 CRENSHAW BLVD	C-GEN	PD	C-GEN	PD(R/MU-OZ)	Lower	5.5	33	181	No		Office building (Park Del Amo PD)	1. 3.c., 3.d.	Public interest in residential. Program for R/MU-OZ an incentive
Scattered Sites	478	4089-028-025	3709 190th ST	C-GEN	R1/C1-PP	C-GEN	C2(R/MU-OZ)	Lower	0.56	33	18	No		Commercial/store	1. 3.c., 3.d.	Public interest in residential. Program for R/MU-OZ an incentive

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Scattered Sites	479	4087-021-017	3977 171st St	C-GEN	C2	C-GEN	C2(R/MU-OZ)	Moderate	0.19	33	6	No		Commercial (auto repair)	1 3.c., 3.d.	Public interest in residential. Program for R/MU-OZ an incentive
Scattered Sites	480	4087-021-018	3977 171st ST	C-GEN	C2	C-GEN	C2(R/MU-OZ)	Moderate	0.12	33	3	No		Commercial (auto repair)	1., 3.c., 3.d.	Public interest in residential. Program for R/MU-OZ an incentive
Scattered Sites	481	4087-021-016	3977 171ST ST	C-GEN	C2	C-GEN	C2(R/MU-OZ)	Moderate	0.23	33	7	No		Commercial (auto repair)	1., 3.c., 3.d.	Public interest in residential. Program for R/MU-OZ an incentive
Scattered Sites	485	7524-003-041	4011 SPENCER ST	BP	ML(M1-PP)	R-MD	R3	Lower	2.26	23.25	52	no		RV storage yard	1., 3.c., 3.d.	Public interest in residential. Program for GP/zoning an incentive for residential
Scattered Sites	486	7373-019-064	2427 Pacific Coast Hwy	C-GEN	C2	C-GEN	C2(R/MU-OZ)	Lower	0.42	33	13	No		Preschool	1., 3.c., 3.d.	Public interest in residential.
Scattered Sites	487	7373-019-063	2439 Pacific Coast Hwy	C-GEN	C2	C-GEN	C2(R/MU-OZ)	Lower	0.5	33	16	No		Restaurant	1., 3.c., 3.d.	Public interest in residential.
Scattered Sites	488	7524-027-028	4501 TORRANCE BLVD	C-GEN	C3	C-GEN	C2(R/MU-OZ)	Lower	1.07	33	35	No		Shopping center	1., 3.c., 3.d.	Public interest in residential.
Scattered Sites	497	4096-016-027	17905 S WESTERN AVE	C-GEN	ML	C-GEN	C2(R/MU-OZ)	Moderate	0.18	33	5	No		Restaurant	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	12	7379-001-015	2780 Sepulveda Blvd	C-GEN	C2	C-GEN	C-2 (R/MU OVERLAY)	Moderate	0.22	33	7	no	Correction	Commercial-service	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	28	7379-001-012	2732 Sepulveda Blvd	C-GEN	C2	C-GEN	C-2 (MU OVERLAY)	Moderate	0.19	33	6	no	Correction	Commercial-store (part of shopping center)	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	134	7379-001-010	2720 Sepulveda Blvd	C-GEN	C2	C-GEN	C-2 (R/MU OVERLAY)	Moderate	0.19	33	6	no	Correction	Small commercial center	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	217	7359-012-004	2407 Sepulveda Blvd	C-GEN	M2	C-GEN	C-2 (R/MU OVERLAY)	Lower	0.85	33	28	no	Correction	Building supply	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	222	7379-001-039	2770 Sepulveda Blvd	C-GEN	C2	C-GEN	C-2 (R/MU OVERLAY)	Moderate	0.19	33	6	no	Correction	Shopping center (portion)	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	224	7379-001-004	2606 Sepulveda Blvd	C-GEN	C2	C-GEN	C-2 (R/MU OVERLAY)	Lower	0.78	33	25	no	Correction	Furniture store	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	263	7379-001-040	2738 Sepulveda Blvd	C-GEN	C2	C-GEN	C-2 (R/MU OVERLAY)	Moderate	0.76	33	25	no	Correction	Shopping center (portion)	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Sepulveda East of Maple	267	7370-002-019	2340 Sepulveda Blvd	C-GEN	C3	C-GEN	C-3 (R/MU OVERLAY)	Above Moderate	0.28	33	9	no	Correction	Office building	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	285	7379-001-001	2630 Sepulveda Blvd	C-GEN	C2	C-GEN	C-2 (R/MU OVERLAY)	Above Moderate	0.19	33	6	no	Correction	Commercial building	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	303	7379-001-011	2724 Sepulveda Blvd	C-Gen	C2	C-Gen	C-2 (R/MU OVERLAY)	Moderate	0.19	33	6	no	Correction	Small commercial center (portion)	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	343	7379-001-013	2734 Sepulveda Blvd	C-GEN	C2	C-GEN	C-2 (R/MU OVERLAY)	Moderate	0.19	33	6	no	Correction	Commercial-restaurant	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	387	7379-001-037	2700 Sepulveda Blvd	C-GEN	C2	C-GEN	C-2 (R/MU OVERLAY)	Moderate	0.97	33	32	no	Correction	Commercial-store (Ethan Allen Furniture)	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	390	7370-002-018	2350 Sepulveda Blvd	C-GEN	C3	C-GEN	C-3 (R/MU OVERLAY)	Moderate	0.66	33	21	no	Correction	Shopping center	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	410	7379-001-002	2722 Sepulveda Blvd	C-GEN	C2	C-GEN	C-2 (R/MU OVERLAY)	Moderate	0.19	33	6	no	Correction	Small commercial center (portion)	3.c., 3.d.	R/MU-OZ program provides incentive for recycling to MU &/or residential
Sepulveda East of Maple	496	4096-016-028	2880 Sepulveda Blvd.	C-GEN	C3-PP	C-GEN	C3-PP(R/MU-OZ)	Lower	0.99	33	32	no		Vacant restaurant	3.c., 3.d., 3.i.	Vacant building. R/MU-OZ program provides incentive for recycling to MU &/or residential
Vacant Sites	2	7547-002-011	Hawthorne Blvd	R-LO	A1	R-LO	A1	Above moderate	1.70	6.8	11	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	25	7547-002-007	Hawthorne Blvd	R-LO	A1	R-LO	A1	Above moderate	0.03	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	50	7531-016-049	Via El Chico	R-LO	R1	R-LO	R1	Above moderate	0.10	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	68	7519-023-026	4605 Torrance Blvd	C-GEN	C3	C-GEN	C-3 (R/MU OVERLAY)	Lower	0.52	33	17	yes	Correction	vacant (parking for commercial center)	2., 3.c., 3.d.	Vacant. Program for R/MU-OZ an incentive for residential
Vacant Sites	69	7547-001-009	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.28	6.8	1	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	74	7524-008-063	Spencer St	R-LM	ML(C4)	C-GEN+HBCSP-MU	H-PR	Mixed (Assumes 80% above-moderate/20% below moderate)	0.85	33	28 (22 above/6 lower)	yes		vacant (portion of adjacent auto lot)	2., 3.c., 3.d.	vacant
Vacant Sites	79	7547-002-010	Hawthorne Blvd	R-LO	A1	R-LO	A1	Above moderate	0.07	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Vacant Sites	110	7547-001-019	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.32	6.8	2	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	115	7547-001-024	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.23	6.8	1	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	178	7547-001-021	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.31	6.8	2	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	195	7547-001-014	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.09	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	202	7531-016-047	Via El Chico	R-LO	R1	R-LO	R1	Above moderate	0.05	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	226	7547-001-008	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.28	6.8	1	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	227	7547-002-006	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.01	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	236	7516-001-007	Torrance Blvd	C-GEN	C2	C-GEN	C2	Above Moderate	0.10	33	3	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	237	7547-001-015	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.06	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	243	7547-002-005	Hawthorne Blvd	R-LO	A1	R-LO	A1	Above moderate	18.07	6.8	122	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	246	7547-001-025	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.14	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	251	7547-001-018	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.69	6.8	4	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	252	4096-002-027	2150 Artesia Blvd	C-GEN	C2	C-GEN	C2	Above Moderate	0.35	33	11	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	286	7547-001-026	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.12	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	288	4084-008-058	Hickman Dr	R-LM	R2	R-LM	R2	Above moderate	0.21	13.5	2	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	298	7547-002-008	Hawthorne Blvd	R-LO	A1	R-LO	A1	Above moderate	0.05	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	321	7547-001-020	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.32	6.8	2	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	352	7520-001-008	Beryl St	C-GEN	C3	C-GEN	C3	Above moderate	0.18	33	5	yes	Lot size	vacant	2., 3.c., 3.d.	vacant
Vacant Sites	359	7547-001-028	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.04	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	383	7532-009-901	Vista Largo	R-LO	R1	R-LO	R1	Above moderate	0.59	6.8	4	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	384	4084-008-059	Hickman Dr	R-LM	R2	R-LM	R2	Above moderate	0.21	13.5	2	yes		vacant	2., 3.c., 3.d.	vacant

Figure C-1: Sites Inventory Grid Map

	Site Number	Assessor Parcel Number (APN)	Situs Address	Current		6 th Cycle Proposed		Assumed Income Level	Acres	6 th Cycle Target Density	Net Realistic Capacity	Carry-over from 5th Cycle	Reason for Change (deletion, revision, etc.)	Existing Use	Criteria	
				Land Use Designation	Zoning	Land Use Designation	Zoning								Criteria per Criteria Legend	Additional Information/Comments
Vacant Sites	385	4096-018-006	N/A	C-GEN	CR	C-GEN	CR	Lower	0.13	33	4	yes	Parcel Deleted By Assessor	---		---
Vacant Sites	414	7371-021-022	Arlington	R-OF	RP	R-OF	RP	Above Moderate	0.34	33	11	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	429	7547-001-007	Via Valmonte	R-LO	A1	R-LO	A1	Above moderate	0.40	6.8	2	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	430	7531-016-048	Via El Chico	R-LO	R1	R-LO	R1	Above moderate	0.07	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant
Vacant Sites	438	7547-002-009	Hawthorne Blvd	R-LO	A1	R-LO	A1	Above moderate	0.06	6.8	0	yes		vacant	2., 3.c., 3.d.	vacant

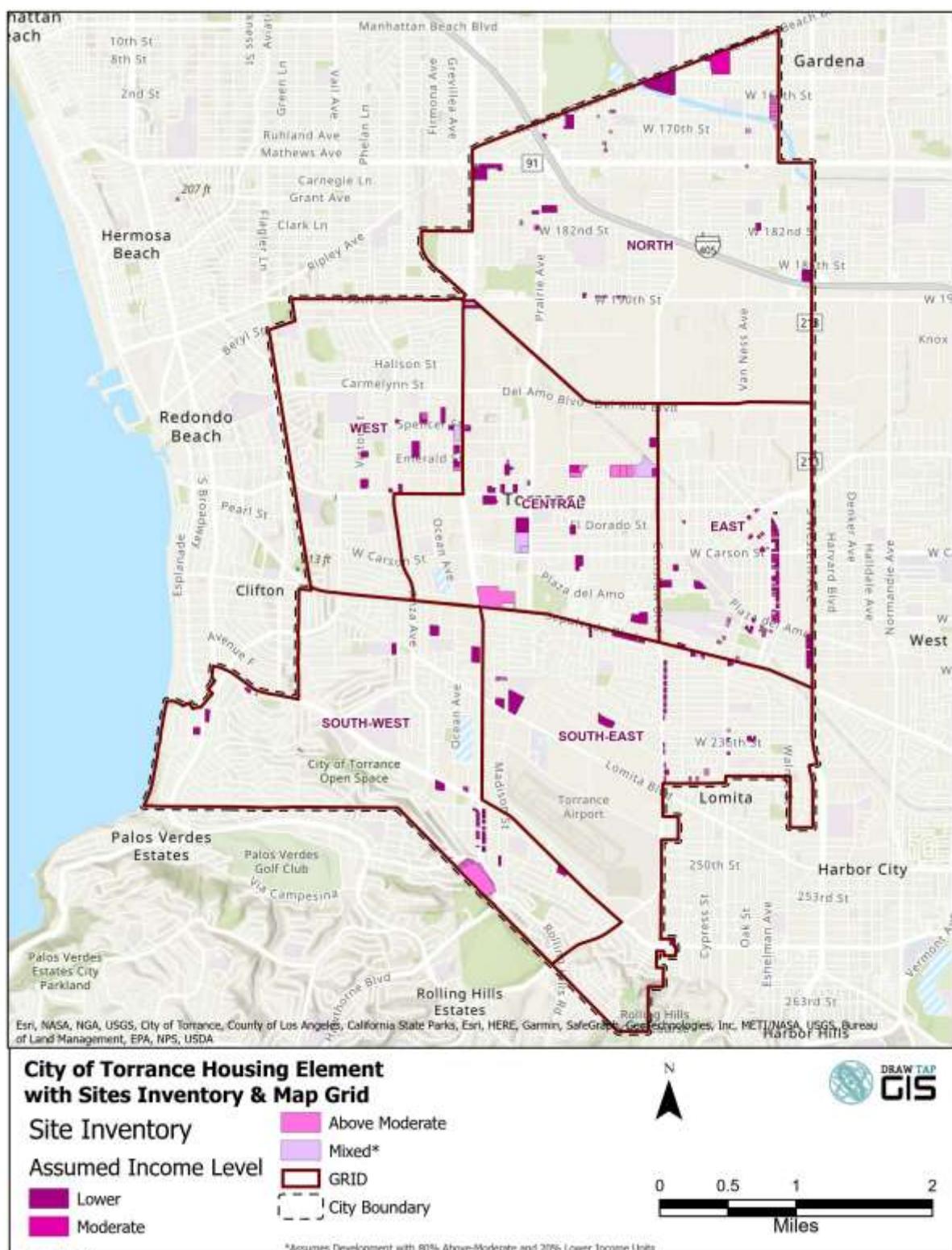


Figure C-1: Sites Inventory Grid Map

Figure C-2: Sites Inventory Grid North

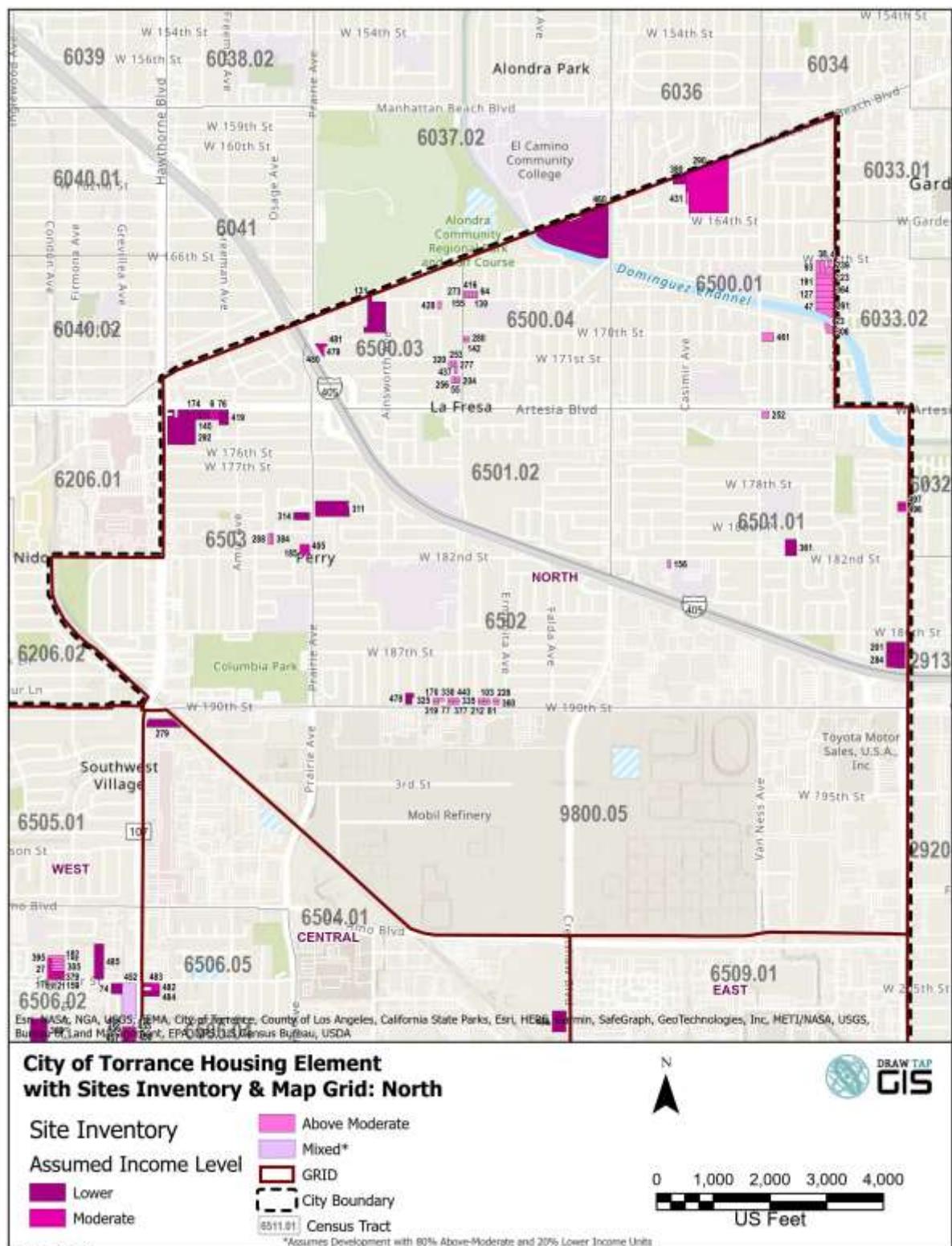


Figure C-1: Sites Inventory Grid Map

Figure C-3: Sites Inventory Grid West

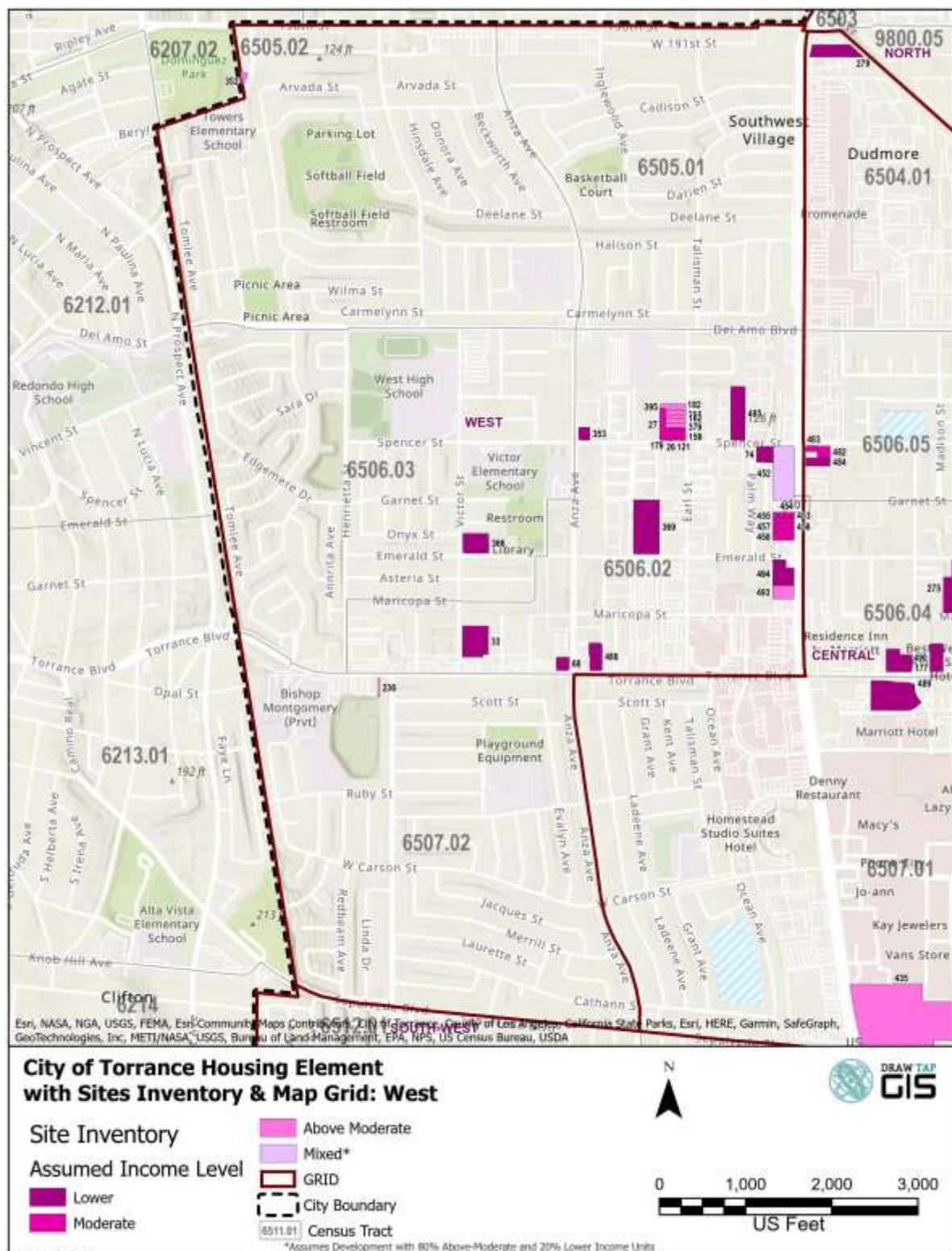


Figure C-1: Sites Inventory Grid Map

Figure C-4: Sites Inventory Grid West Inset

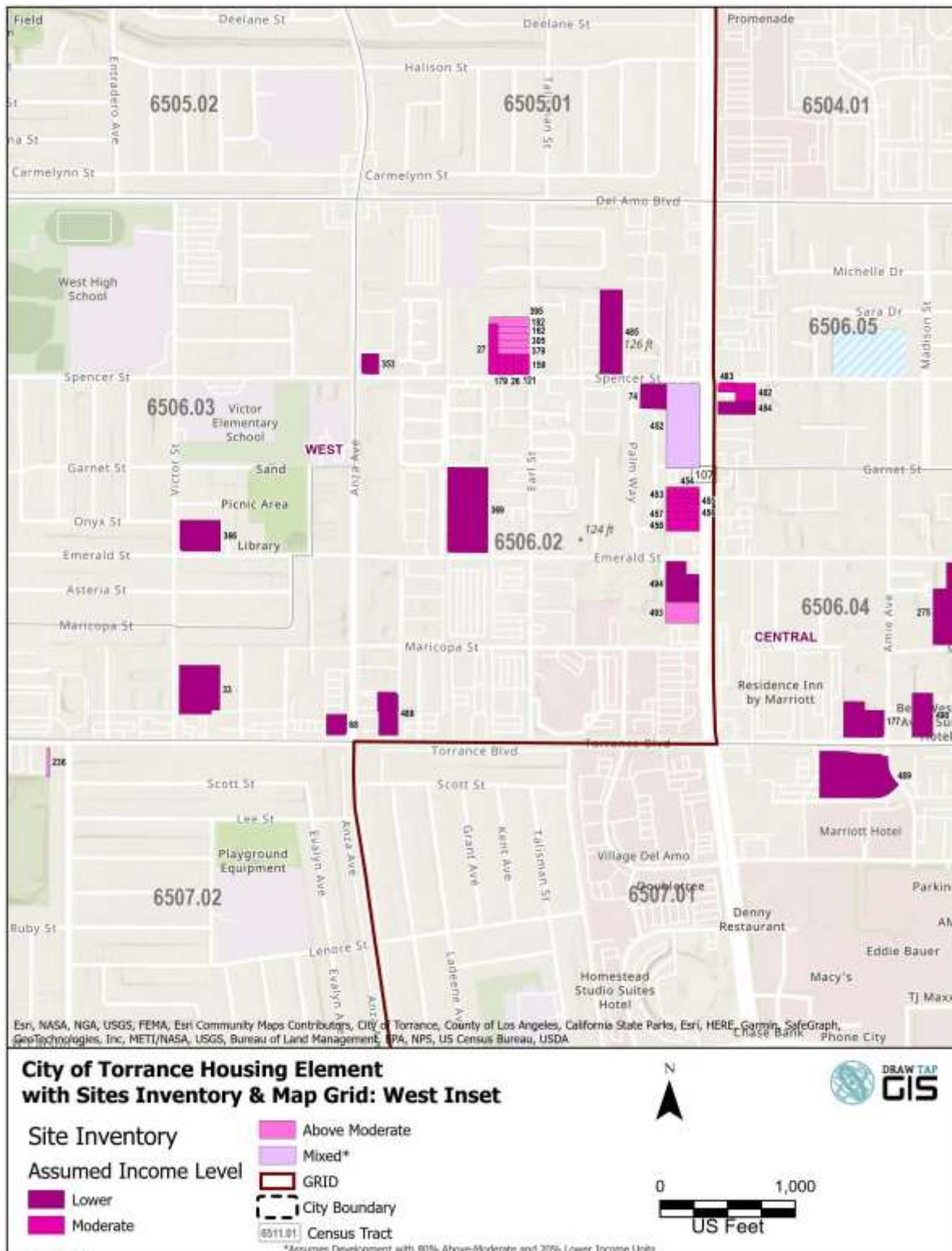


Figure C-1: Sites Inventory Grid Map

Figure C-5: Sites Inventory Grid Central

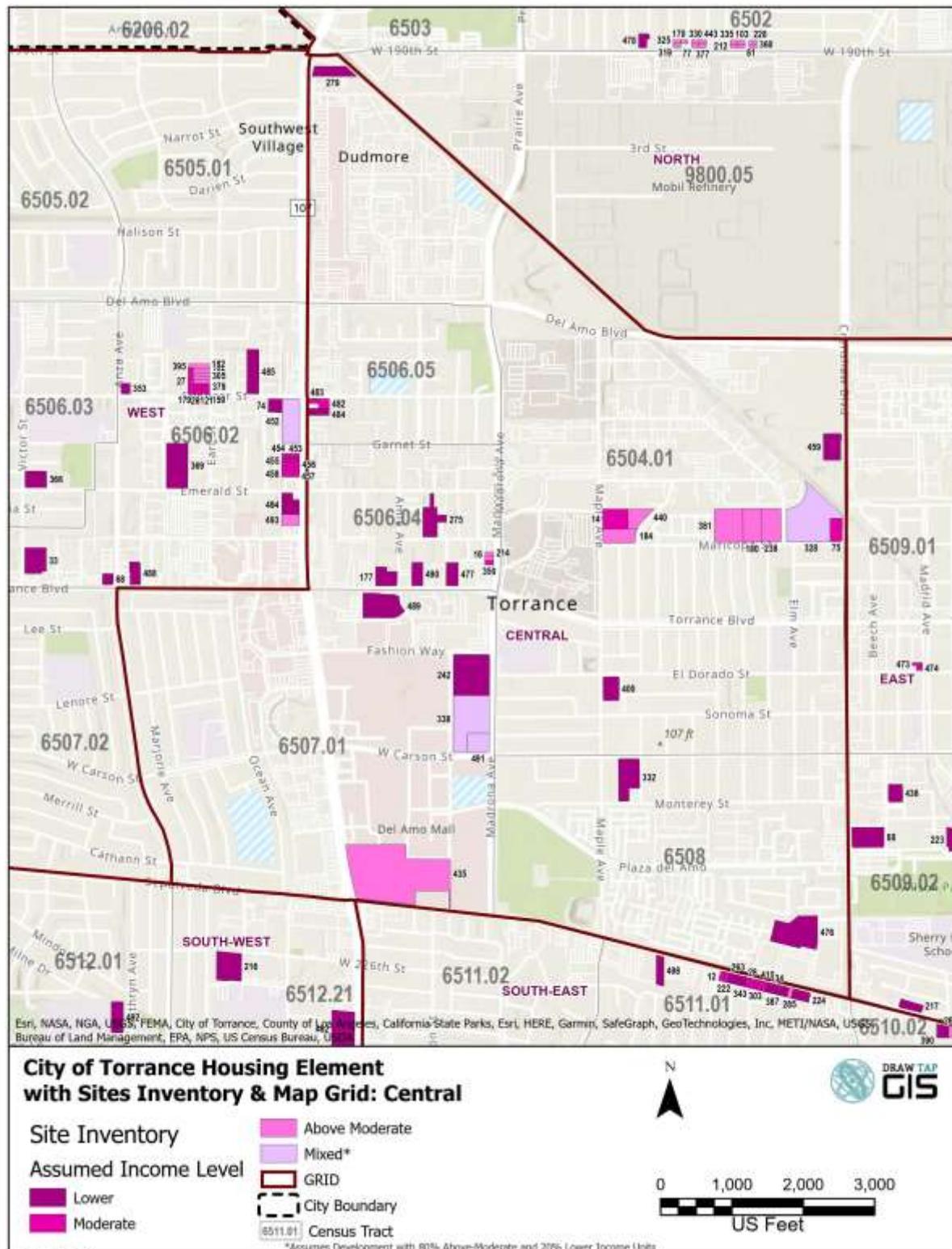


Figure C-1: Sites Inventory Grid Map

Figure C-6: Sites Inventory Grid East

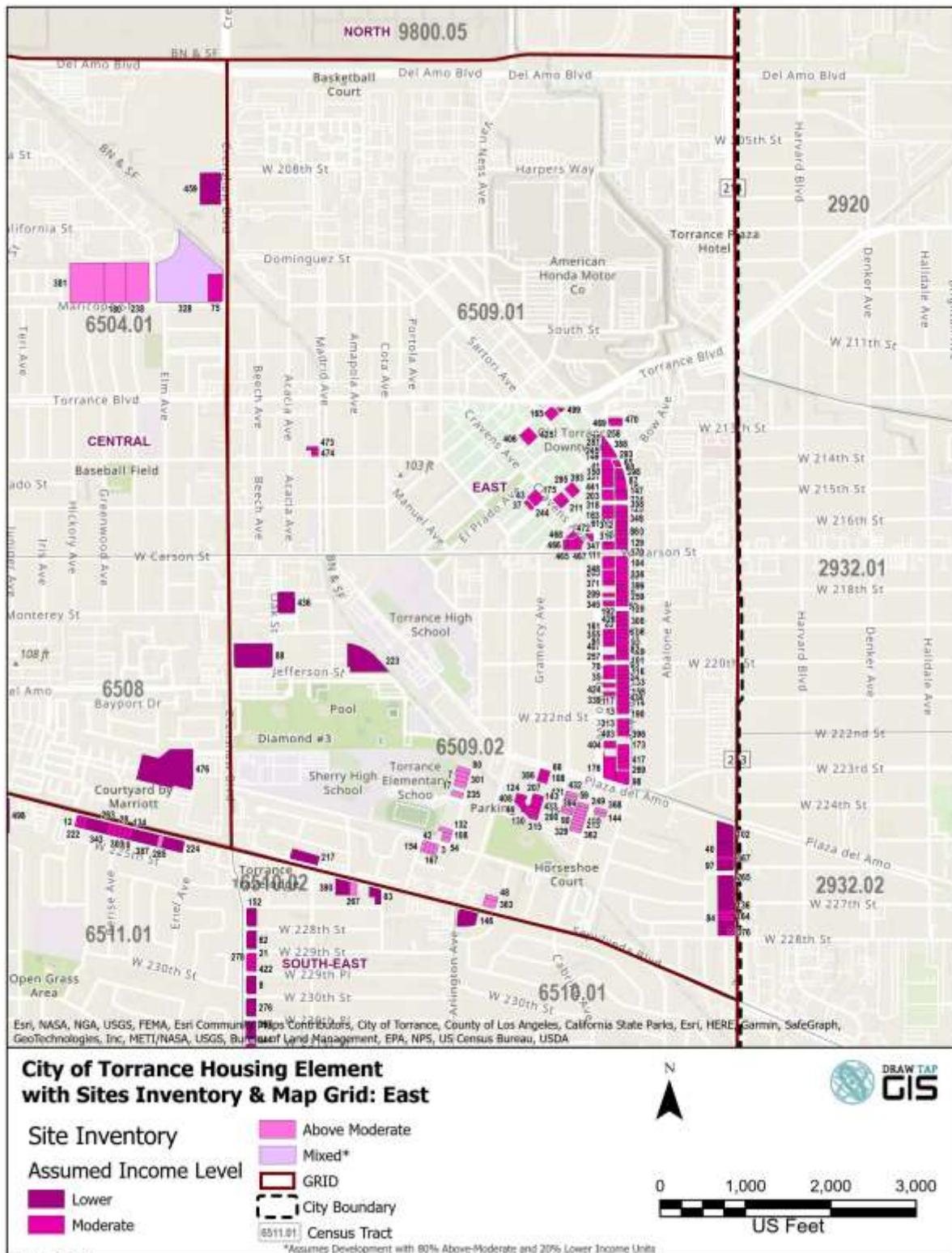


Figure C-1: Sites Inventory Grid Map

Figure C-7: Sites Inventory Grid East Inset

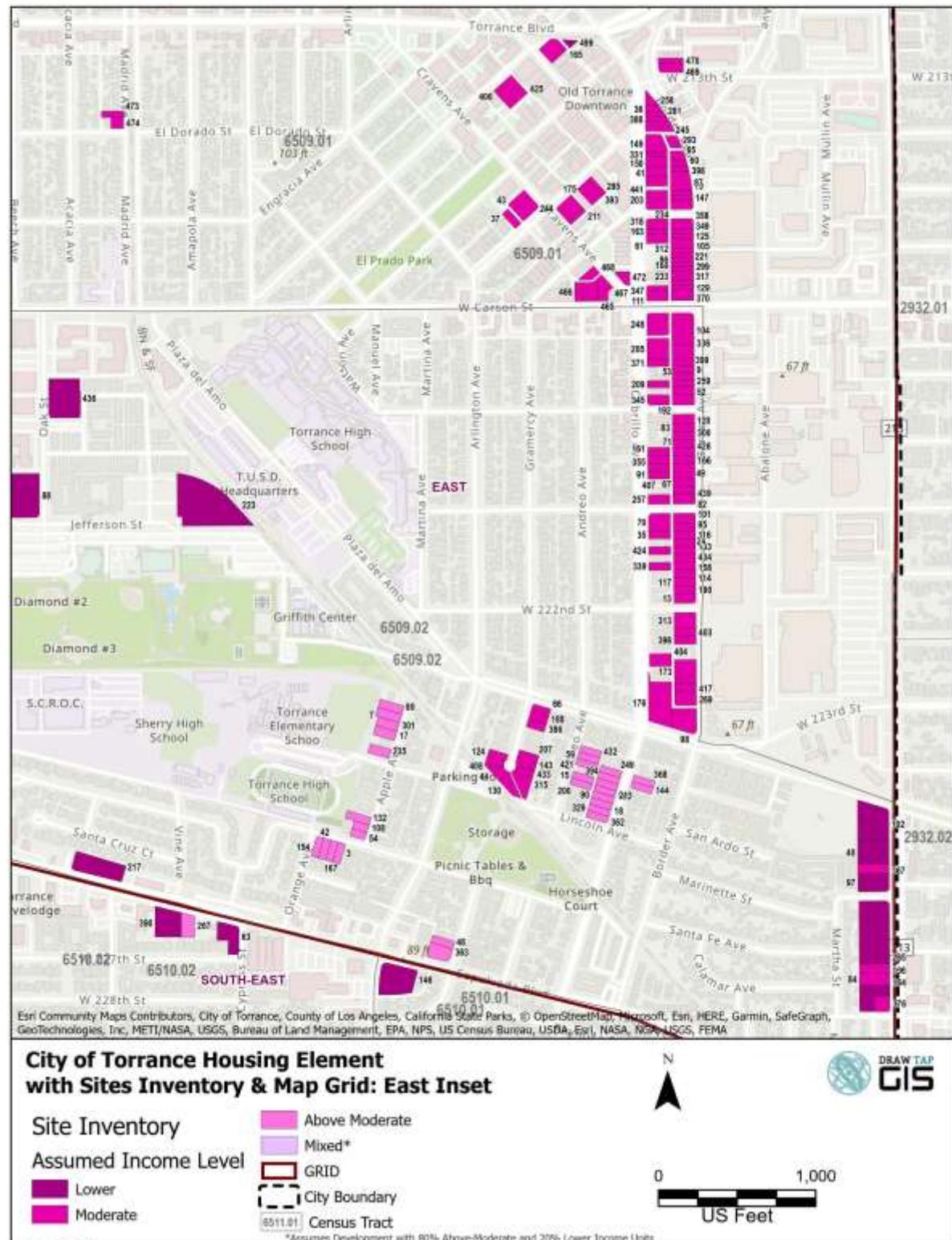


Figure C-1: Sites Inventory Grid Map

Figure C-8: Sites Inventory Grid Southwest

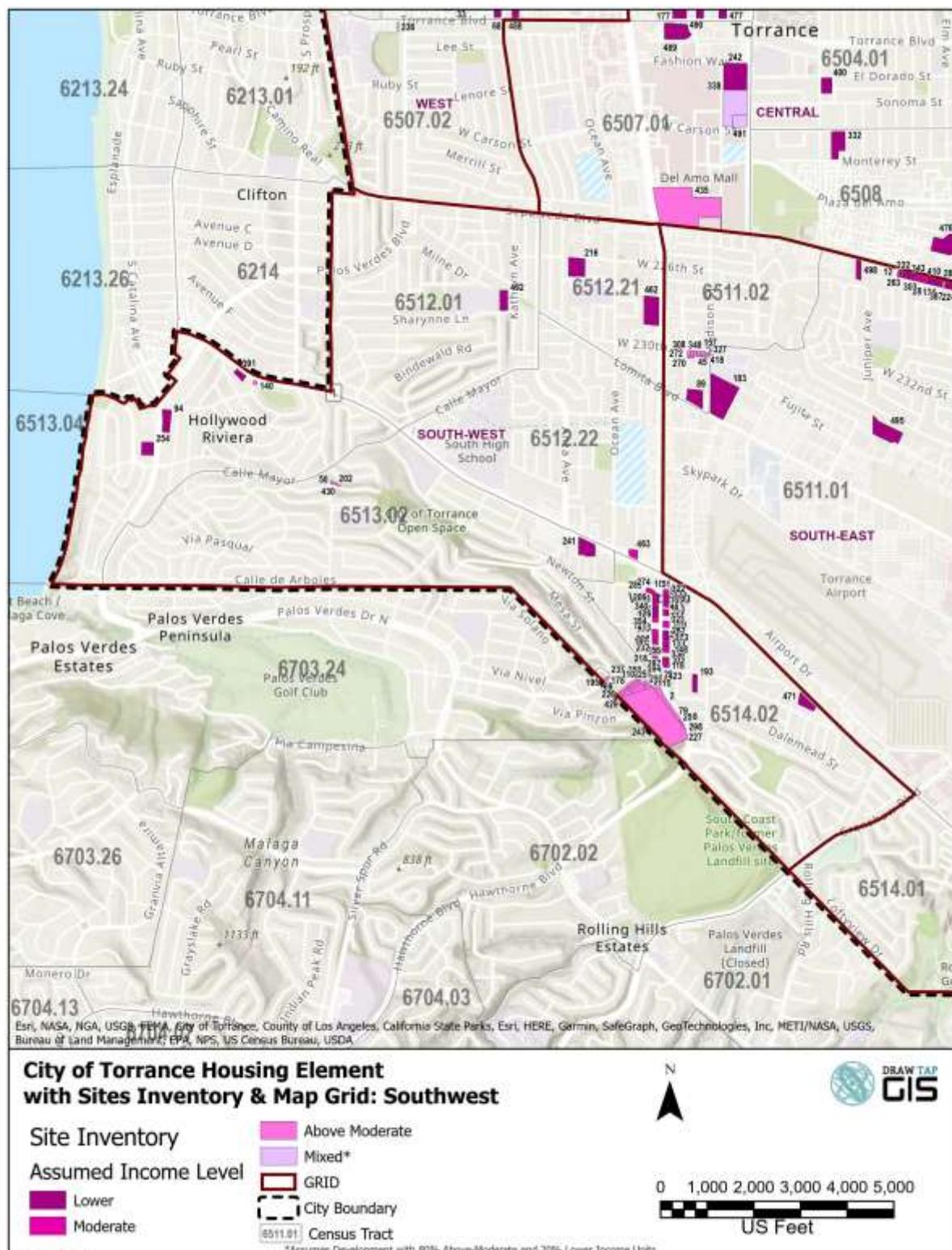


Figure C-1: Sites Inventory Grid Map

Figure C-9: Sites Inventory Grid Southwest Inset

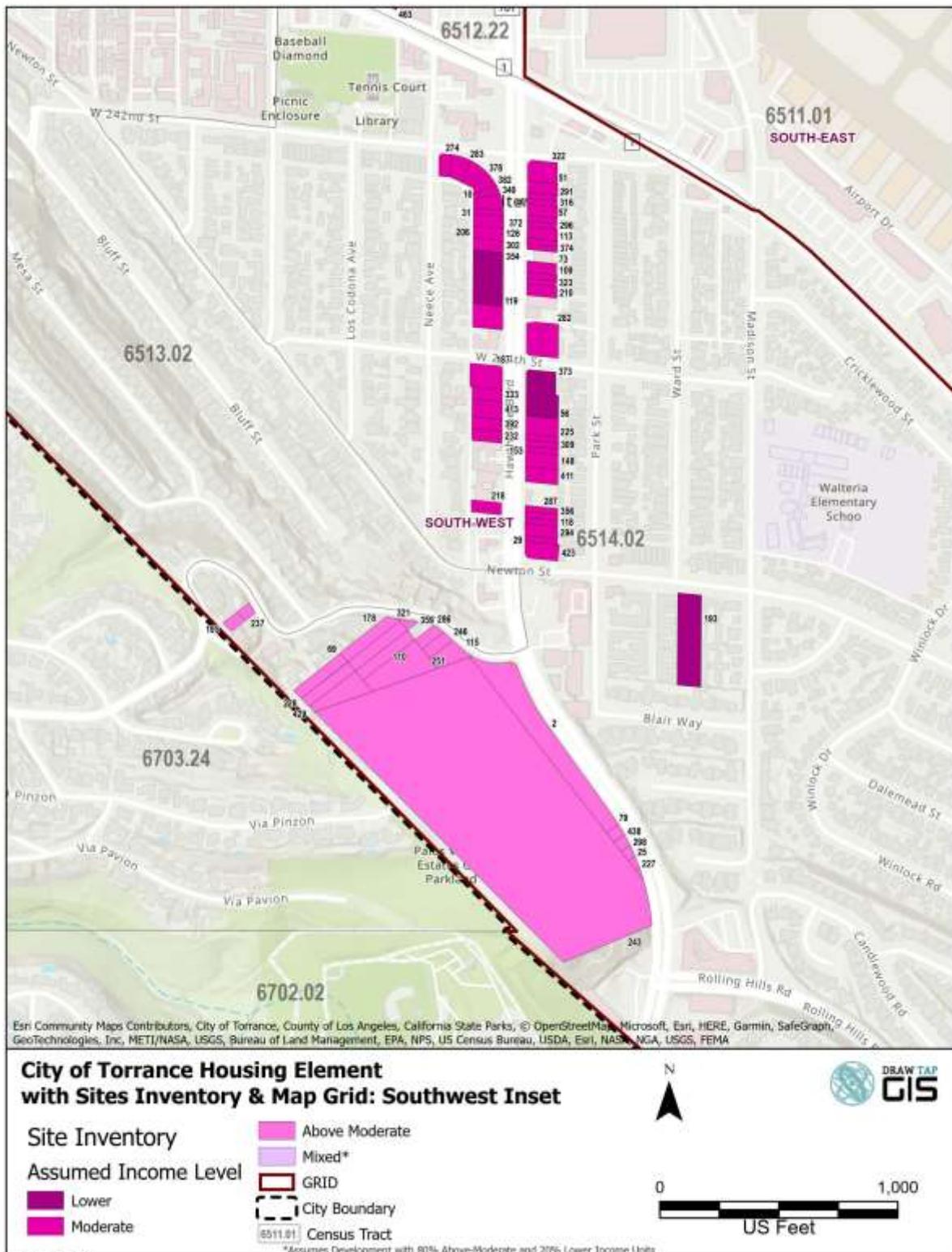
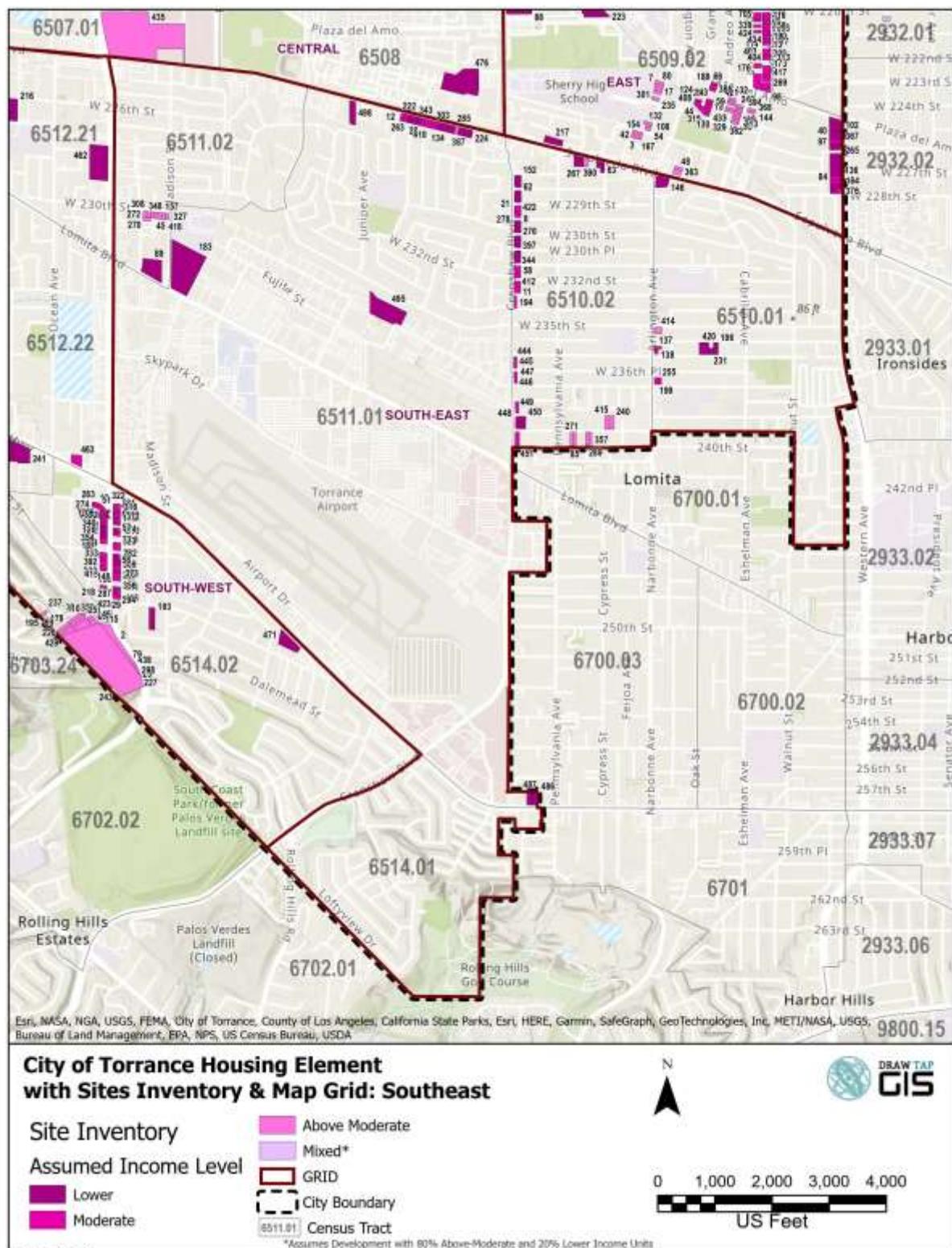


Figure C-1: Sites Inventory Grid Map

Figure C-10: Sites Inventory Grid Southeast



APPENDIX D: ASSESSMENT OF FAIR HOUSING

APPENDIX D. ASSESSMENT OF FAIR HOUSING

D.1 INTRODUCTION AND SUMMARY OF AB 686

In 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 jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, racially/ethnically concentrated areas of poverty, disparities in access to opportunities and disproportionate housing needs;
- 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 U.S. Department of Housing and Urban Development (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.

For the purpose of HUD CPD funds (CDBG, HOME, and ESG), the County of Los Angeles (county) functions as the lead agency to receive these funds on behalf of 47 small cities (with population less than 50,000), including Torrance, and the unincorporated county areas. Collectively, this geography is known as the Urban County. Some of the data provided by HUD for the purpose of housing and community development and AFFH analysis is based on this collective Urban County geography.

D.2 Fair Housing Assessment

D.2.1 Enforcement and Outreach

Regional Trends

Torrance is part of the CDBG Urban County program, which contracts with the Housing Rights Center (HRC) for fair housing services. In FY 2019-2020, HRC received 2,038 calls for general housing inquiries and 356 calls related to fair housing inquiries. Among the 356 inquires, fair housing issues relating to disabilities (physical and mental) represented the majority (82%) of the protected classifications. Trailing behind was source of income at 5% of the inquiries.

During the FY 2019-2020, 83 fair cases were opened, with the majority being reconciled or withdrawn. Two cases were referred to litigation and three cases were referred to the Department of Fair Employment and Housing (DFEH). Among the 83 cases opened, physical disability (47%), mental disability (22%), and source of income (19%) represented the majority of the protected classes.

Annually, HRC conducts outreach and education throughout the Los Angeles Urban County. Typical activities include Public Service Announcements/media/advertisements; community presentations; literature distribution; and management trainings.

The Los Angeles County Development Authority (LACDA) policy prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex. Furthermore, the HRC, under contract with LACDA, monitors fair housing compliance for both state and federal fair housing laws.

Local Trends

Housing Element Outreach

To assist in the development of fair housing programs and recommendations within the Housing Element, the City gathered input from local service providers and affordable housing developers during two focus group sessions, as well as more general input from community members at three public workshops. The City reached out to HOAs, City Commissions, and others who work developing both affordable and market-rate housing to encourage their participation in the development of the Housing Element, as well as other agencies that assist low-income residents. The City also conducted a Housing Corridor Study, provided information about the Housing Element on its webpage, provided updates about the process at Planning Commission and City Council meetings, and promoted the Housing Element via social media and notices posted at the City information kiosk at the mall, library and Downtown information kiosk. The City Cable Station also broadcast virtual meetings related to the development and review of the Housing Element. The City also met with representatives of Abundant Housing over a Zoom session on November 15, 2021.

In addition to in-person meetings, the City has received comment letters and written communication from multiple groups and individuals focused on promoting fair and affordable housing within the City. A summary of this outreach is included in Section 1 of the Housing Element, and copies of written communication received during the development of the Housing Element are included in Appendix A.

Fair Housing Outreach

According to HUD's fair housing records, Torrance received 48 fair housing inquiries from January 2013 to March 2021, an average of approximately 5.3 inquiries per year.

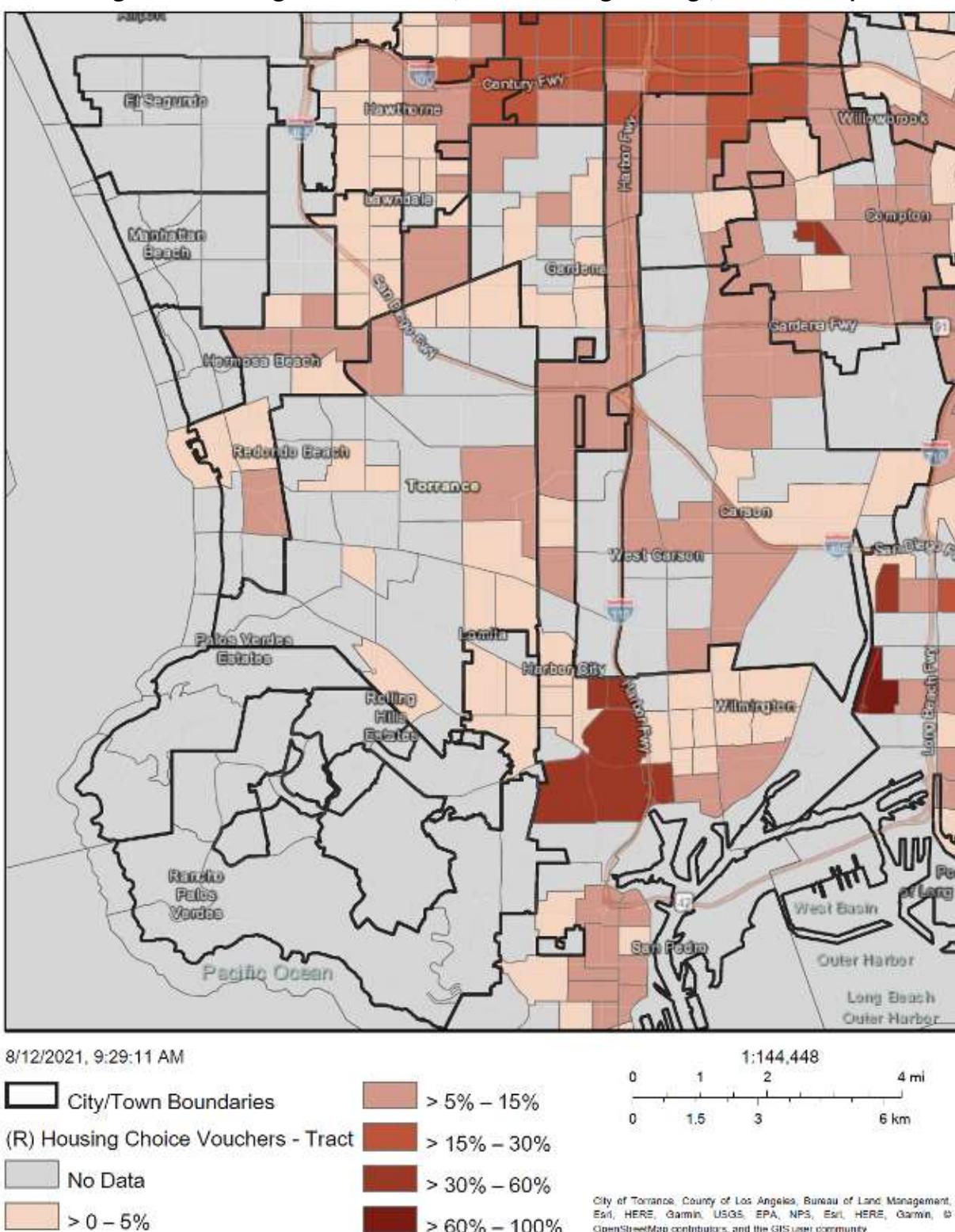
Torrance also provides information about Fair Housing and Homeless resources on its website, along with information about local housing programs. The City has a Housing Assistance Office that facilitates its Section 8 Rental Assistance Program, as well as a Home Improvement Program that provides services for disabled and senior homeowners that meet income qualifications.

Torrance has a Social Services Commission whose roles include helping to address the needs of Veterans, people experiencing homelessness, adults with developmental disabilities, and children with special needs within the city. In addition to monthly meetings, the Social Services Commission webpages include links to resources for these populations. Fair housing resources, including links to rental assistance resources and housing discrimination forms, are also located on the City's website.

For federally funded Urban County programs, Torrance has committed to complying with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq., by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status (having children under age 18), or sex.

As shown in Figure D-1, there is no data for housing choice vouchers in the majority of Torrance tracts. To protect the confidentiality of those receiving Housing Choice Voucher Program assistance, tracts containing 10 or fewer voucher holders have been omitted. The tracts with the highest percentage of renters receiving vouchers are located in the northwest and southeast areas of the city. These tracts include 227 units where renters receive vouchers, representing 5-15% of renters in these tracts. There are no public housing buildings located in Torrance.

Figure D-1: Housing Choice Vouchers, Public Housing Buildings, and FHEO Inquiries



D.2.2 Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it can demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

Regional Trends

HUD tracks racial or ethnic dissimilarity trends for the Los Angeles Urban County, which includes Torrance, and the Los Angeles County region.¹¹ 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 the Urban County and Los Angeles County from 1990 to 2020 are shown in Table D-1. Dissimilarity between non-White and White communities in the Urban County and countywide has worsened since 1990. In the Urban County and countywide, dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has worsened, while dissimilarity between Black and White communities has improved. Based on HUD's definition of the various levels of the index, segregation between Asian or Pacific Islander and White communities is moderate, while Non-White/White, Black/White, and Hispanic/White communities are highly segregated.

Table D-1: Racial/Ethnic Dissimilarity Index

	1990	2000	2010	2020
Los Angeles Urban County				
Non-White/White	53.33	53.62	53.85	55.87
Black/White	68.29	63.51	60.24	64.21
Hispanic/White	62.81	64.99	64.38	65.12
Asian or Pacific Islander/White	41.58	48.57	49.62	52.79
Los Angeles County				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Sources: U.S. Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

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

¹¹ 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.

household size, locational preferences, and mobility. Tables D-2 and D-3 show the racial/ethnic makeup of Los Angeles County, Torrance, and several surrounding cities in 2010 and 2020. As shown in these tables, the majority of Los Angeles County residents belong to a racial or ethnic minority group. Between 2010 and 2020, the number of residents belonging to a racial or ethnic minority group increased slightly from 72 percent to 74 percent.

Table D-2: 2010 Regional Race/Ethnic Groups

	Los Angeles County		Gardena		Hermosa Beach		Lomita		Palos Verdes Estates		Rancho Palos Verdes		Redondo Beach		Rolling Hills Estates		Torrance	
Race	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct
Total Hispanic or Latino	9,818,605	100%	58,829	100%	19,506	100%	20,256	100%	13,438	100%	41,643	100%	66,748	100%	8,067	100%	145,438	100%
White	4,687,889	48%	22,151	38%	1,632	8%	6,652	33%	631	5%	3,556	9%	10,142	15%	499	6%	23,440	16%
Black	2,728,321	28%	5,484	9%	15,780	81%	8,797	43%	9,868	73%	23,323	56%	43,531	65%	5,134	64%	61,591	42%
American Indian & Alaska Native	815,086	8%	14,034	24%	216	1%	964	5%	156	1%	988	2%	1,772	3%	107	1%	3,740	3%
Asian Native Hawaiian & Pacific Islander	18,886	0%	100	0%	28	0%	76	0%	14	0%	54	0%	163	0%	12	0%	304	0%
Other Two or more races	1,325,671	14%	15,149	26%	1,097	6%	2,850	14%	2,306	17%	11,998	29%	7,858	12%	1,995	25%	49,707	34%
Two or more races	22,464	0%	382	1%	43	0%	112	1%	8	0%	39	0%	177	0%	8	0%	473	0%
Two or more races	25,367	0%	174	0%	52	0%	60	0%	22	0%	92	0%	287	0%	19	0%	505	0%
Total	194,921	2%	1,355	2%	658	3%	745	4%	433	3%	1,593	4%	2,818	4%	293	4%	5,678	4%

Source: 2010 Decennial Census

Table D-3: 2020 Regional Race/Ethnic Groups

	Los Angeles County		Gardena		Hermosa Beach		Lomita		Palos Verdes Estates		Rancho Palos Verdes		Redondo Beach		Rolling Hills Estates		Torrance	
Race	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct
Total Hispanic or Latino	10,014,009	100%	61,027	100%	19,728	100%	20,921	100%	13,347	100%	42,287	100%	71,576	100%	8,280	100%	147,067	100%
White	4,804,763	48%	24,503	40%	2,064	10%	7,691	37%	1,003	8%	4,535	11%	12,497	17%	640	8%	28,080	19%
Black	2,563,609	26%	4,819	8%	14,563	74%	7,269	35%	8,544	64%	20,480	48%	40,796	57%	4,492	54%	51,913	35%
American Indian & Alaska Native	760,689	8%	13,006	21%	195	1%	1,129	5%	166	1%	1,086	3%	2,103	3%	90	1%	4,781	3%
Asian Native Hawaiian & Pacific Islander	18,453	0%	106	0%	31	0%	57	0%	16	0%	38	0%	187	0%	13	0%	235	0%
Other Two or more races	1,474,237	15%	15,813	26%	1,371	7%	3,436	16%	2,713	20%	13,424	32%	10,085	14%	2,492	30%	51,857	35%
Two or more races	20,522	0%	356	1%	20	0%	128	1%	4	0%	32	0%	183	0%	7	0%	523	0%
Two or more races	58,683	1%	364	1%	152	1%	133	1%	85	1%	301	1%	532	1%	71	1%	980	1%
Total	313,053	3%	2,060	3%	1,332	7%	1,078	5%	816	6%	2,391	6%	5,193	7%	475	6%	8,698	6%

Source: 2020 Decennial Census

The racial composition of Torrance in 2020 differs from many other nearby cities. The percentage of the population in Torrance that is White is smaller than several of the nearby coastal cities, such as Palos Verdes Estates (73% White) and Hermosa Beach (81% White), while the percentage of the population that is Asian is larger than other cities in the vicinity. Like most other cities in the area, the percentage of the population that is Black or Hispanic or Latino is lower than in Los Angeles County overall. Figures D-2 and D-3 show the racial composition in the vicinity of Torrance in 2010 and 2018.

Local Trends

In Torrance, the racial composition has not changed significantly between 2010 and 2020. Whites continue to make up the largest percentage of the population, but the Asian population in Torrance is also large (35% in 2020) and as of 2020 is nearly the same as the White population. Hispanics or Latinos are the only other significant racial or ethnic minority group in Torrance (19% in 2020), with all other groups making up less than 10 percent of the population in 2010 and 2020.

Figure D-4 and Figure D-5 compare racial or ethnic minority concentrations in 2010 and 2018. There has been an increase in racial/ethnic minority populations since 2010, particularly in the central and north parts of the city. The only part of Torrance where racial/ethnic minorities make up less than 40% of the population is in the southwest area, at the coast.

Distribution of RHNAs by Percent Racial/Ethnic Minority Concentration

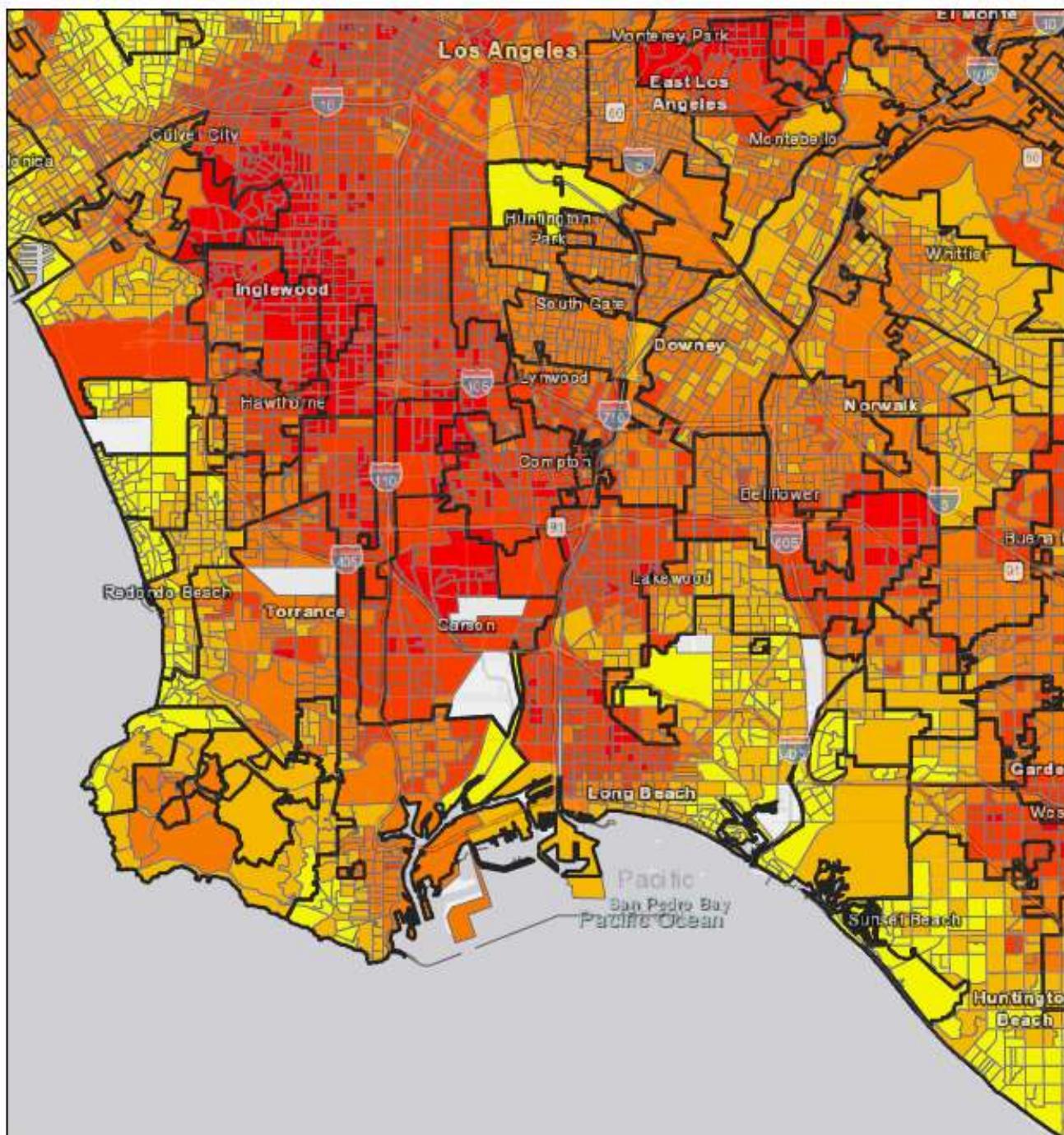
Figure D-5 also shows the sites inventory used to meet the City's 2021-2029 Regional Housing Needs Assessment (RHNAs). Table D-4 shows how RHNAs units are distributed across block groups by non-white population.

As shown in Table D-4, the majority (60.0%) of sites are located in census block groups where the non-white population is between 61 and 80 percent. This includes 65.2% of lower income units, 68.1% of moderate income units, 44.2% of above moderate units, and 55.3% of mixed-income units (mixed-income is assumed to be 80 percent above-moderate and 20 percent lower income). Areas where 41-60 percent of the population is non-white also have a high percentage of RHNAs units (32.7%), including 53.4% of above moderate income units. This roughly corresponds to the distribution of the non-white population throughout the City, where block groups with a non-white population between 61 and 80 percent make up 50 percent of the City, and block groups with a non-white population between 41 and 60 percent make up 30 percent of the City.

Table D-4: RHNAs Distribution by Percent Racial/Ethnic Minority Population

Block Group by Non-White Population		RHNAs Units by Income Level				
Non-White Population in Block Group	% of Total Block Groups	Total	Lower	Moderate	Above Moderate	Mixed
≤ 20%	0%	0.0%	0.0%	0.0%	0.0%	0.0%
21 - 40%	15%	0.5%	1.1%	0.0%	0.1%	0.0%
41 - 60%	30%	32.7%	19.9%	30.0%	53.4%	44.7%
61 - 80%	50%	60.0%	65.2%	68.1%	44.2%	55.3%
> 81%	5%	6.7%	13.8%	1.8%	2.2%	0.0%
Total	99	6,473	2710	1582	1479	702

Figure D-2: Regional Racial/Ethnic Minority Concentrations (2010)



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City/Town Boundaries

(A) Racial Demographics (2010) - Block Group

 <20%

21 - 40%

41 - 60%

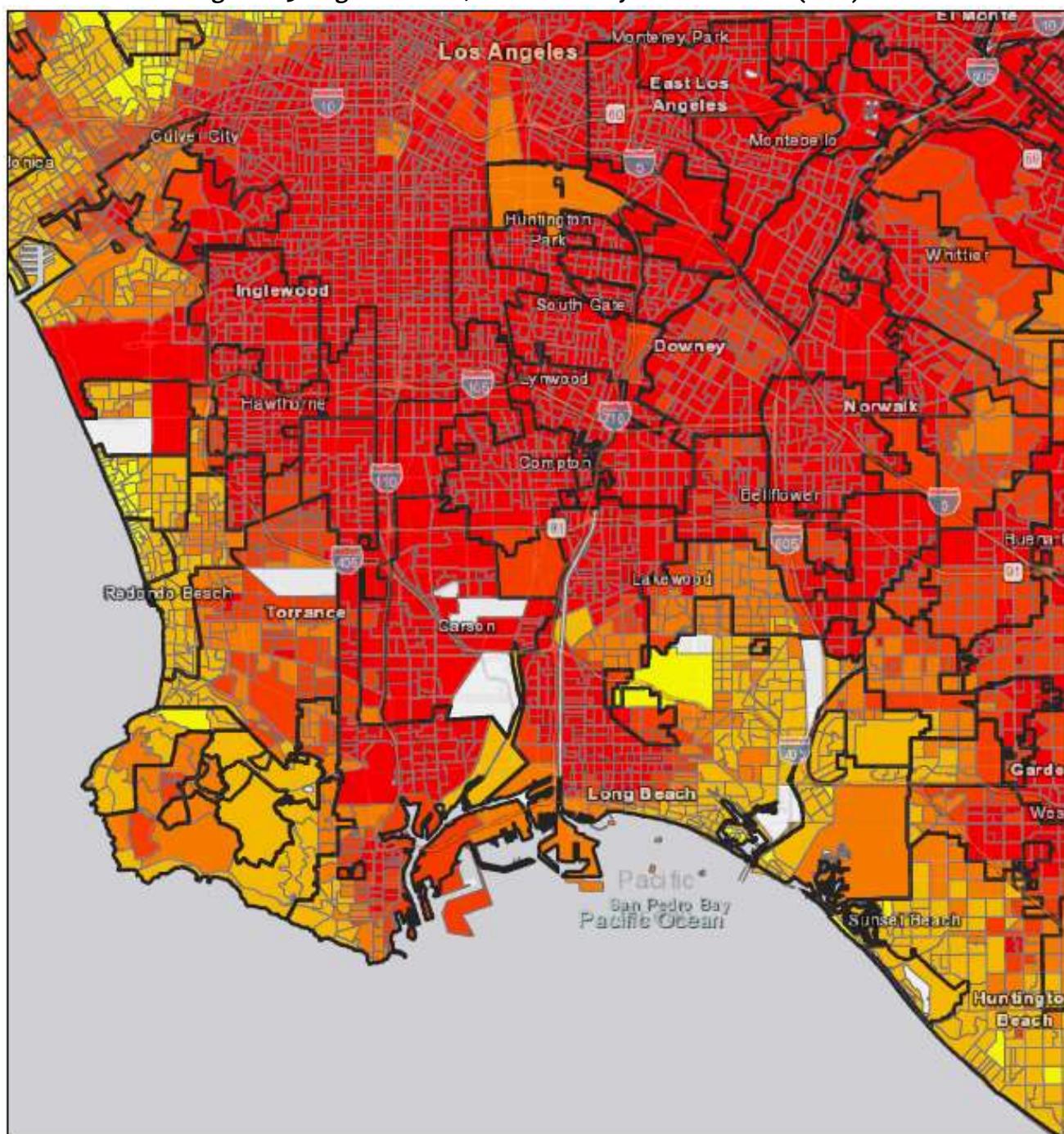
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A horizontal number line representing distance. The line has arrows at both ends. There are 10 tick marks along the line. The first tick mark is labeled "0" below it. The second tick mark is labeled "2" above it and "3.25" below it. The fourth tick mark is labeled "4" above it and "6.5" below it. The eighth tick mark is labeled "8 mi" above it and "13 km" below it.

City of Carson, City of Long Beach, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Figure D-3: Regional Racial/Ethnic Minority Concentrations (2018)



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 City/Town Boundaries

0 2 4 6.5 8 mi
0 3.25 6.5 13 km

(R) Racial Demographics (2018) - Block Group

- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%

City of Carson, City of Long Beach, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Figure D-4: Racial/Ethnic Minority Concentrations (2010)

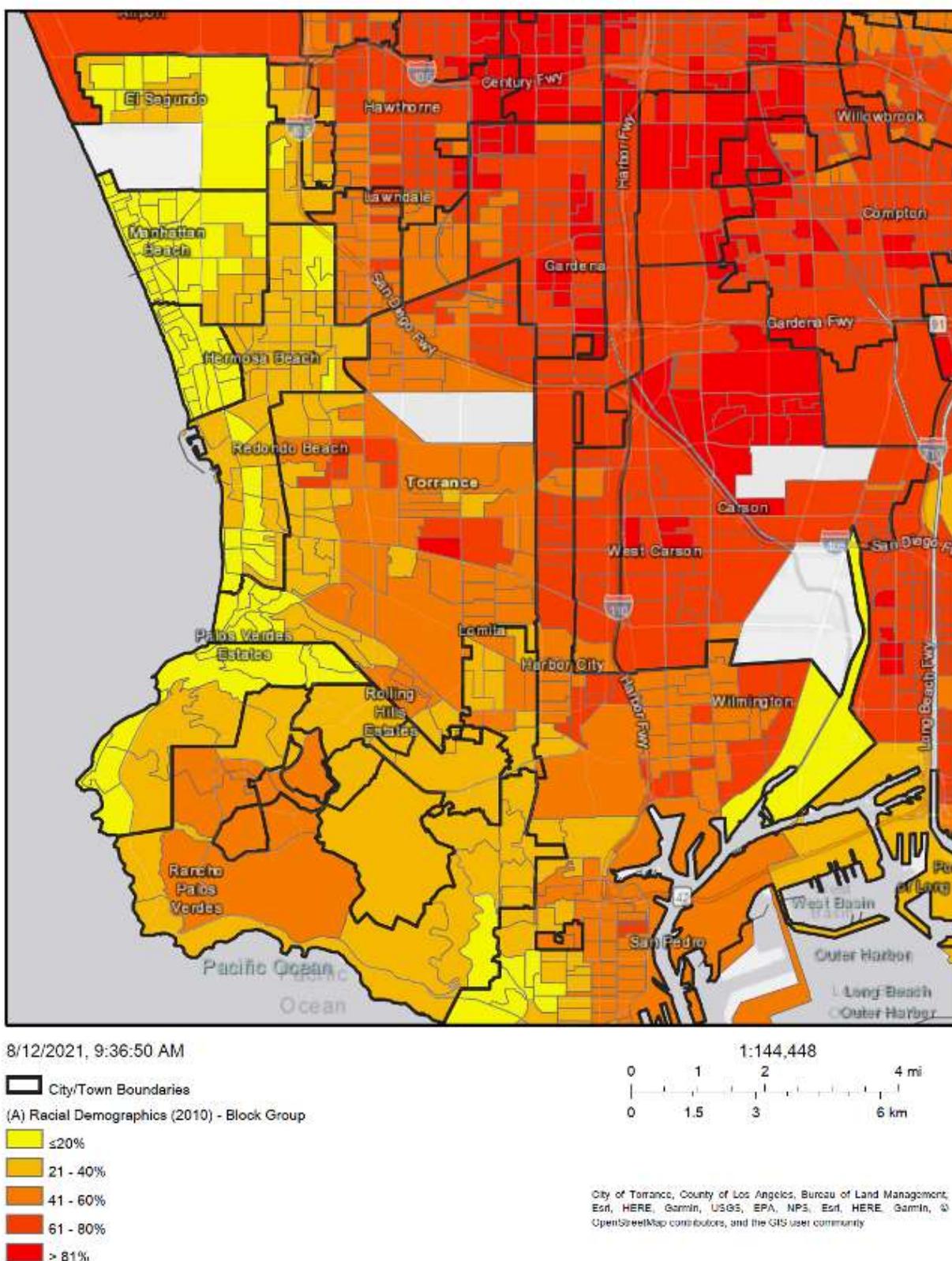
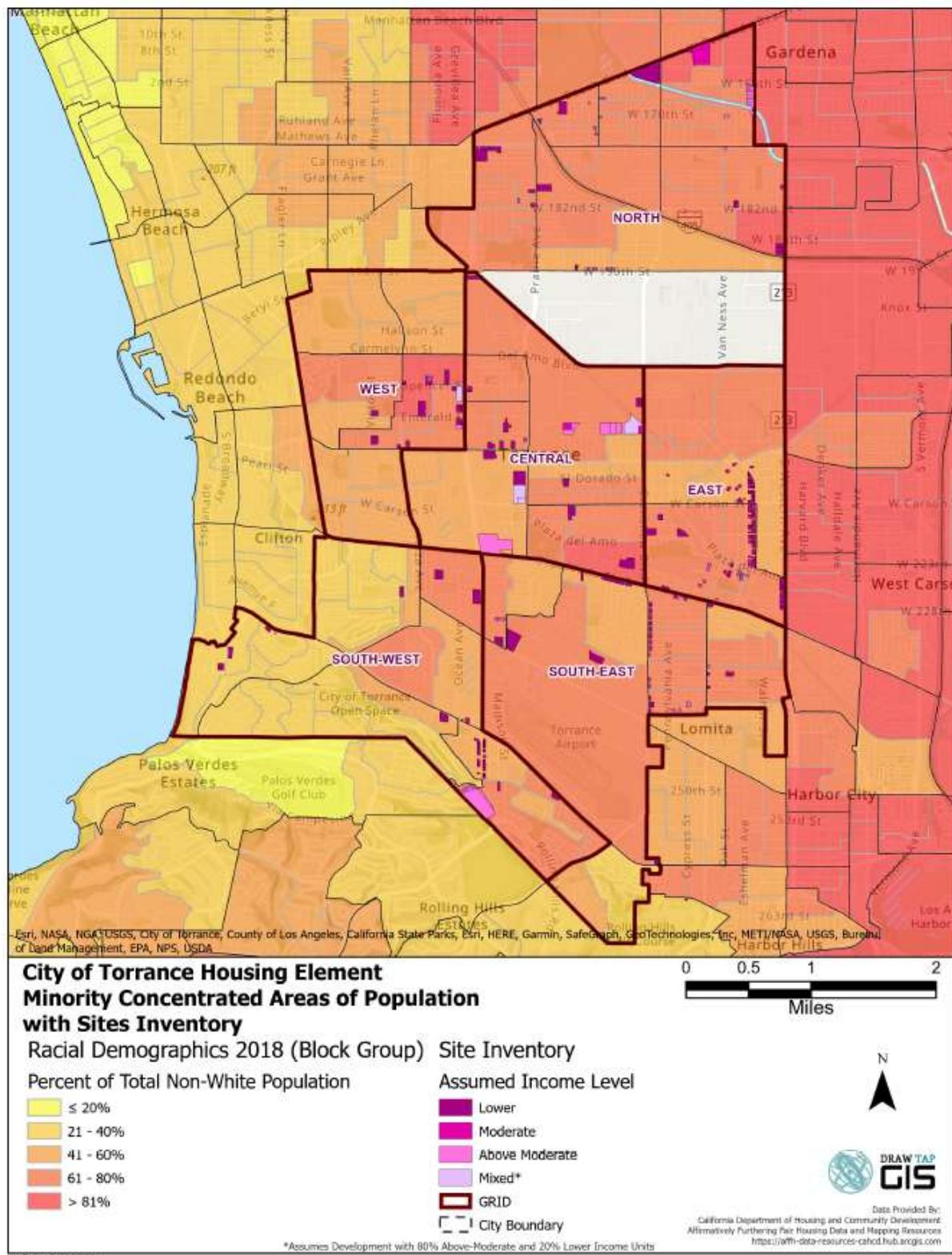


Figure D-5: Racial/Ethnic Minority Concentrations (2018)

Source: California Department of Housing and Community Development (HCD) Data Viewer, 2022.

Disability

Regional Trends

Like most cities in the vicinity, the percentage of the population of Torrance with a disability is no more than 20 percent, with many areas having a lower percentage of the population with a disability. According to 2019 ACS 5-year estimates, disabilities are very low in the younger population, but increase as the population ages. Older people in Torrance (65 or older) are far more likely to have a disability than the rest of the population, with nearly 2/3 of the population having at least one type of disability.

Overall, the percent of the population in Torrance with disabilities is similar to other regional cities, with the exception of Gardena, which has a higher percentage of people with disabilities than others in the area. Torrance's disabled population is notably lower than Los Angeles County overall, particularly people 65 years or older. In Los Angeles County generally nearly 75 percent of people 65 years or older have at least one disability, while in Torrance only about 60 percent of people 65 years or older are disabled in some way. Table D-5 shows the 2019 population with a disability in Torrance and the surrounding cities.

Regionally there are higher concentrations of people with disabilities away from the coast, particularly in central Los Angeles. Many of the locations with higher concentrations of people with disabilities also have higher percentages of racial and ethnic minority populations. Figure D-6 shows the 2019 percentage of the population with a disability in the region.

Local Trends

According to the 2015-2019 ACS, approximately 9.0% of Torrance residents experience a disability, compared to 9.9% countywide. The overall percentage of people with a disability has decreased since 2010, as compared to Los Angeles County, which had a slight increase in the percentage of people with a disability. However, the percentage of people 65 years or older with a disability has nearly doubled since 2010, and there has been an increase in the number of people over 18 with a disability as well. Table D-6 compares the 2010 and 2019 population with a disability in Los Angeles County and Torrance.

Figure D-7 and Figure D-8 compare the disabled population during the 2010-2014 ACS and 2015-2019 ACS. The disabled population is spread fairly evenly across tracts in the city, with no major concentration of people with disabilities.

Torrance has a Social Services Commission whose roles include helping to address the needs of adults with developmental disabilities and children with special needs within the city. In addition to monthly meetings, the Social Services Commission webpages include links to resources for these populations. Figure D-8 includes the City's sites inventory used to meet the 2021-2029 RHNA. While some sites are located in areas with higher concentration of people with disabilities, given the low concentration of people with disabilities in Torrance, most RHNA sites are in areas where less than 10 percent of the population has a disability.

Table D-5: 2019 Population with a Disability

	LOS ANGELES COUNTY		GARDENA		HERMOSA BEACH		LOMITA		PALOS VERDES ESTATES		RANCHO PALOS VERDES		REDONDO BEACH		ROLLING HILLS ESTATES		TORRANCE	
	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct
Population	992,719	9.9%	7,621	12.9%	1,295	6.7%	2,198	10.8%	1,131	8.4%	4,098	9.8%	4,369	6.5%	789	9.7%	12,994	9.0%
Under 5 years	3,554	0.6%	21	0.6%	78	7.0%	13	0.8%	0	0.0%	0	0.0%	20	0.4%	0	0.0%	11	0.1%
With a hearing difficulty	2,474	0.4%	0	0.0%	78	7.0%	13	0.8%	0	0.0%	0	0.0%	20	0.4%	0	0.0%	11	0.1%
With a vision difficulty	2,242	0.4%	21	0.6%	78	7.0%	0	0.0%	0	0.0%	0	0.0%	20	0.4%	0	0.0%	0	0.0%
5 to 17 years	62,051	3.9%	321	3.9%	51	2.2%	53	1.9%	64	2.7%	130	1.8%	169	1.6%	65	4.3%	779	3.7%
With a hearing difficulty	7,430	0.5%	76	0.9%	0	0.0%	0	0.0%	29	1.2%	28	0.4%	76	0.7%	0	0.0%	33	0.2%
With a vision difficulty	10,493	0.7%	78	0.9%	13	0.5%	0	0.0%	15	0.6%	10	0.1%	47	0.5%	20	1.3%	96	0.5%
18 to 64 years	466,385	13.4%	3,546	16.8%	459	6.3%	1,191	16.8%	236	8.4%	864	8.8%	2,214	9.4%	229	13.8%	5,159	10.4%
With a hearing difficulty	80,715	1.2%	697	1.8%	99	0.7%	125	1.0%	42	0.6%	161	0.7%	619	1.4%	22	0.5%	1,121	1.2%
With a vision difficulty	95,218	1.5%	1,002	2.7%	148	1.1%	173	1.4%	31	0.4%	184	0.8%	499	1.1%	62	1.5%	747	0.8%
With a cognitive difficulty	198,645	3.1%	1,275	3.4%	222	1.6%	499	4.0%	91	1.3%	325	1.4%	911	2.1%	77	1.8%	2,357	2.6%
With an ambulatory difficulty	219,273	3.4%	1,838	4.9%	122	0.9%	653	5.2%	54	0.8%	285	1.3%	1,020	2.3%	109	2.6%	2,329	2.6%
With a self-care difficulty	101,174	1.6%	683	1.8%	46	0.3%	166	1.3%	70	1.0%	151	0.7%	412	0.9%	61	1.4%	886	1.0%
With an independent living difficulty	179,055	2.8%	1,181	3.1%	95	0.7%	419	3.3%	121	1.7%	326	1.5%	858	2.0%	76	1.8%	2,244	2.5%
65 years and over	460,729	74.5%	3,733	79.7%	707	69.1%	941	61.0%	831	46.1%	3,104	56.2%	1,966	51.4%	495	45.5%	7,045	59.5%
With a hearing difficulty	162,288	12.4%	1,499	15.6%	330	13.7%	358	10.3%	388	10.7%	1,393	13.0%	878	9.9%	184	8.9%	3,147	13.0%
With a vision difficulty	88,130	6.7%	1,138	11.8%	120	5.0%	149	4.3%	92	2.5%	508	4.8%	325	3.7%	35	1.7%	1,156	4.8%
With a cognitive difficulty	138,704	10.6%	1,069	11.1%	209	8.7%	332	9.6%	177	4.9%	986	9.2%	430	4.9%	88	4.3%	1,790	7.4%
With an ambulatory difficulty	310,046	23.7%	2,128	22.1%	343	14.2%	581	16.7%	427	11.8%	1,624	15.2%	1,215	13.7%	331	16.1%	4,331	17.9%
With a self-care difficulty	152,154	11.6%	1,056	11.0%	169	7.0%	315	9.1%	104	2.9%	876	8.2%	273	3.1%	134	6.5%	1,969	8.2%
With an independent living difficulty	245,624	18.8%	1,984	20.6%	370	15.3%	385	11.1%	328	9.0%	1,372	12.8%	698	7.9%	260	12.6%	3,664	15.2%

Source: 2015-2029 ACS 5-Year Estimates

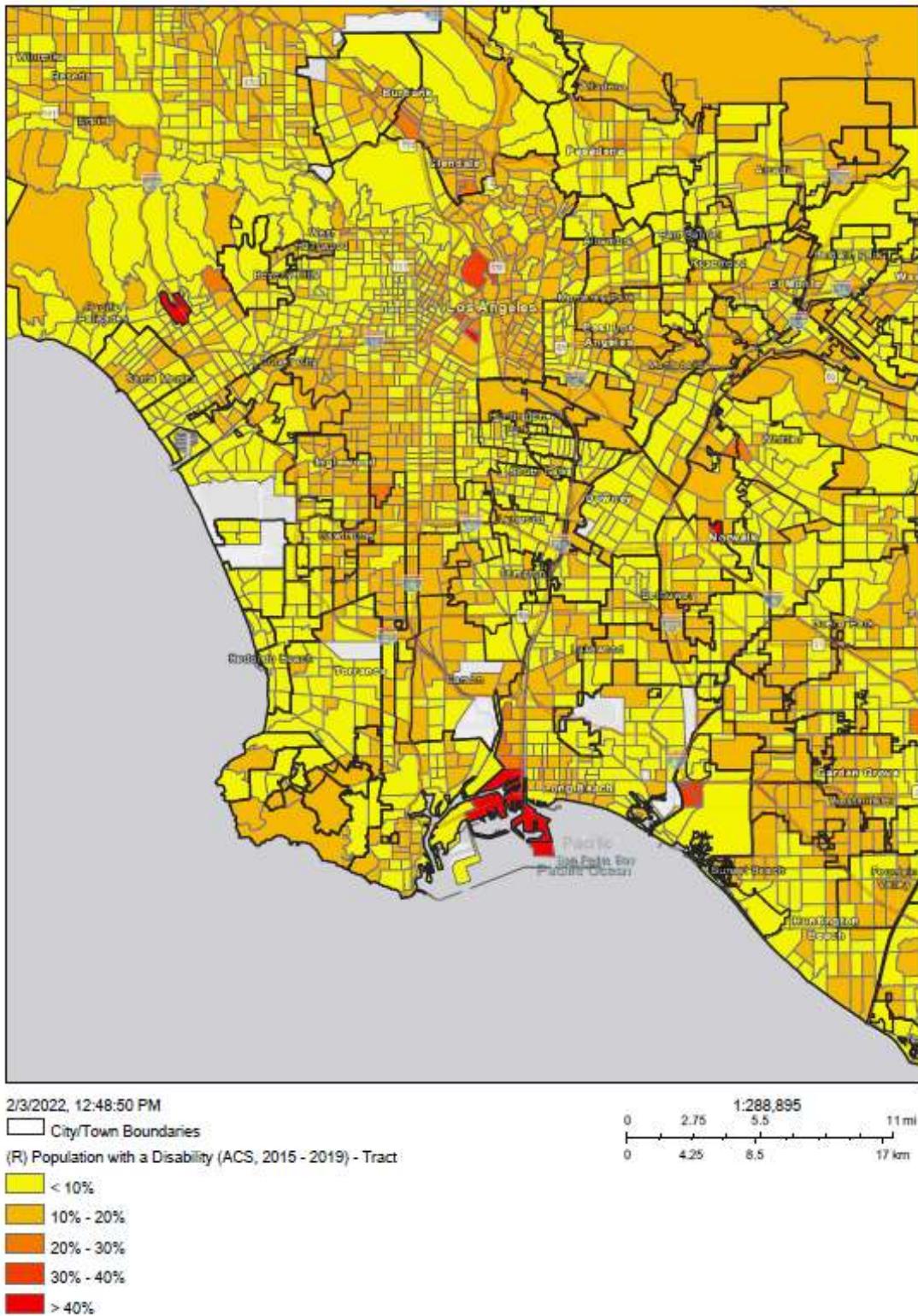
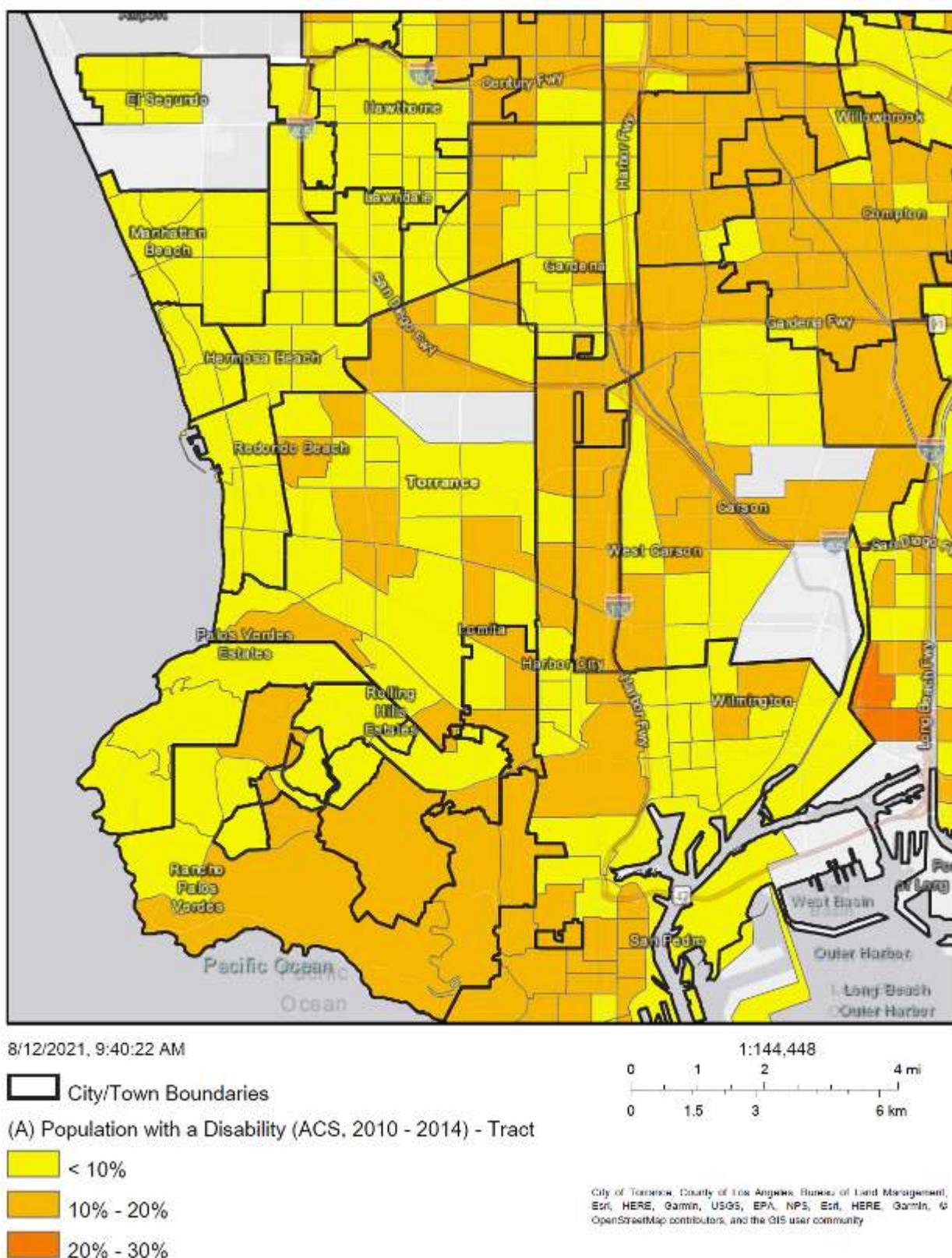
Figure D-6: Percentage of the Population with a Disability (2019)

Table D-6: 2010 and 2019 Population with a Disability

	2010						2019					
	Los Angeles County			Torrance			Los Angeles County			Torrance		
	Total	With a disability		Total	With a disability		Total	With a disability		Total	With a disability	
	Total	Pct		Total	Pct		Total	Pct		Total	Pct	
	9,755,188	904,804	9.3%	144,819	14,991	10.4%	10,012,895	992,719	9.9%	144,652	12,994	9.0%
Under 5 years	644,843	3,512	0.5%	8,044	0	0.0%	611,448	3,554	0.6%	8,792	11	0.1%
With a hearing difficulty	NA	2,779	0.4%	NA	0	0.0%	NA	2,474	0.4%	NA	11	0.1%
With a vision difficulty	NA	2,225	0.3%	NA	0	0.0%	NA	2,242	0.4%	NA	0	0.0%
5 to 17 years	1,753,870	63,017	3.6%	24,713	1,137	4.6%	1,599,642	62,051	3.9%	21,156	779	3.7%
With a hearing difficulty	NA	9,815	0.6%	NA	135	0.5%	NA	7,430	0.5%	NA	33	0.2%
With a vision difficulty	NA	12,051	0.7%	NA	68	0.3%	NA	10,493	0.7%	NA	96	0.5%
With a cognitive difficulty	NA	44,820	2.6%	NA	1,003	4.1%	NA	NA	NA	NA	NA	NA
With an ambulatory difficulty	NA	9,567	0.5%	NA	69	0.3%	NA	NA	NA	NA	NA	NA
With a self-care difficulty	NA	13,841	0.8%	NA	69	0.3%	NA	NA	NA	NA	NA	NA
18 to 64 years	6,315,320	441,188	7.0%	88,151	6,379	7.2%	6,493,258	466,385	13.4%	90,574	5,159	10.4%
With a hearing difficulty	NA	74,623	1.2%	NA	1,693	1.9%	NA	80,715	1.2%	NA	1,121	1.2%
With a vision difficulty	NA	83,337	1.3%	NA	576	0.7%	NA	95,218	1.5%	NA	747	0.8%
With a cognitive difficulty	NA	182,865	2.9%	NA	2,171	2.5%	NA	198,645	3.1%	NA	2,357	2.6%
With an ambulatory difficulty	NA	221,761	3.5%	NA	3,558	4.0%	NA	219,273	3.4%	NA	2,329	2.6%
With a self-care difficulty	NA	100,280	1.6%	NA	861	1.0%	NA	101,174	1.6%	NA	886	1.0%
With an independent living difficulty	NA	175,028	2.8%	NA	2,271	2.6%	NA	179,055	2.8%	NA	2,244	2.5%
65 years and over	1,041,155	397,087	38.1%	23,911	7,475	31.3%	1,308,547	460,729	74.5%	24,130	7,045	59.5%
With a hearing difficulty	NA	141,295	13.6%	NA	3,187	13.3%	NA	162,288	12.4%	NA	3,147	13.0%
With a vision difficulty	NA	80,236	7.7%	NA	1,267	5.3%	NA	88,130	6.7%	NA	1,156	4.8%
With a cognitive difficulty	NA	122,172	11.7%	NA	1,870	7.8%	NA	138,704	10.6%	NA	1,790	7.4%
With an ambulatory difficulty	NA	272,766	26.2%	NA	5,175	21.6%	NA	310,046	23.7%	NA	4,331	17.9%
With a self-care difficulty	NA	136,069	13.1%	NA	2,181	9.1%	NA	152,154	11.6%	NA	1,969	8.2%
With an independent living difficulty	NA	221,140	21.2%	NA	3,940	16.5%	NA	245,624	18.8%	NA	3,664	15.2%

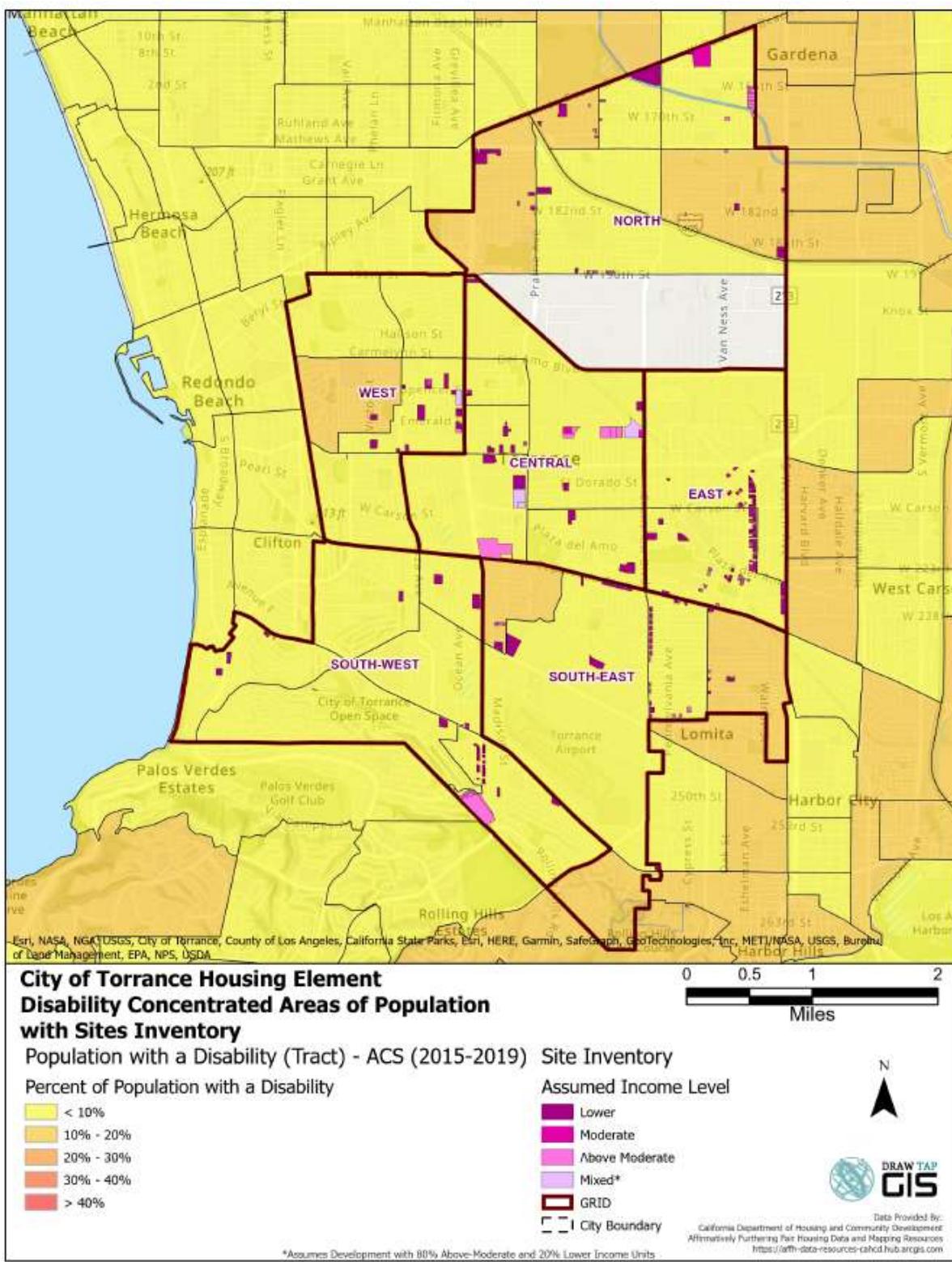
Source: 2010 Decennial Census, 2015-2029 ACS 5-Year Estimates

Figure D-7: Concentration of Persons with Disabilities (2010-2014)



Source: HCD Data Viewer, 2010-2014 American Community Survey (ACS), 2021.

Figure D-8: Concentration of Persons with Disabilities (2015-2019)



Source: HCD Data Viewer, 2015-2019 ACS, 2022.

RHNA Unit Distribution by Disability

As shown in Figure D-8, the overall percentage of the population with a disability is relatively low, so most RHNA units are located within census tracts that have few people with disabilities. Table D-7 shows the how RHNA units are distributed across census tracts by the percentage of the population with a disability. Overall, 8.9% of RHNA units are located in places where the population with a disability is between 10 and 20 percent, while all remaining units are located in areas with less than 10 percent of the population that has a disability. Throughout the City, 32 percent of tracts have a disabled population over 10 percent, while only 8.9 percent of RHNA units are located within these tracts.

Table D-7: RHNA Distribution by Disability

Tract by Disability		RHNA Units by Income Level				
Disabled Population in Tract	% of Total Tracts	Total	Lower	Moderate	Above Moderate	Mixed
< 10%	68%	91.1%	83.7%	95.6%	95.7%	100.0%
10 - 20%	32%	8.9%	16.3%	4.4%	4.3%	0.0%
20 - 30%	0%	0.0%	0.0%	0.0%	0.0%	0.0%
30 - 40%	0%	0.0%	0.0%	0.0%	0.0%	0.0%
> 40%	0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	31	6,473	2,710	1,582	1,479	702

Familial Status

Familial status is used to indicate the presence of children under the age of 18 within a household, whether or not the child is biologically related to the head of household, and regardless of the marital status of the head of households. Families 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.

Regional Trends

Table D-8 shows the number of families with children in Torrance and surrounding cities, including the percent of children in married-couple families, male-headed families, and female-headed families. In 2019, approximately 29% of Torrance households had one or more child under the age of 18, which is about the same as the percentage of households with one or more children in Los Angeles County overall (28%). While the exact percentage of children living in married-couple households has changed slightly throughout the region between 2010 and 2019, children living in married-couple households continue to make up the majority of families in Torrance and the surrounding cities.

Single-parent families are more likely to be female-headed, rather than male-headed. In Los Angeles County overall in 2010, 24 percent of families were female-headed, compared to only 8 percent male-headed. This split remains nearly the same in 2019. However, in several of the coastal cities surrounding Torrance, the percentage of single-parent households (male-headed or female-headed) is significantly lower. For instance, in 2019 Palos Verdes Estates had only 11 percent single-parent households, and Ranchos Palos Verdes had even fewer (8 percent). In contrast, in 2019 over one-quarter of the families in Gardena and Lomita were headed by a single parent. Torrance falls in between these extremes, with about 20 percent of families headed by a single male (5 percent) or female (14 percent).

Local Trends

Single parent households are also protected by fair housing law. In 2019 there were 2,984 single-parent households in the city representing 19% of all family households. 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 Torrance, 14% of family households are single female-headed households, which represents about 4.1% of total households in the City.

As shown in Figure D-9, the percent of children in married-couple households are spread fairly evenly in the city, with at least 60 percent of children living in married-couple households throughout Torrance. Conversely, in most city tracts, less than 20% of children live in single female-headed households (Figure D-10). There are areas, particularly in the central and northeast parts of the city, where there is a higher concentration of both single female-headed households and racial/ethnic minority populations (Figure D-11).

Table D-8: Families with Children (2010 and 2019)

Household Type	2010						2019							
	Total	Married-couple		Male-headed		Female-headed		Total	Married-couple		Male-headed		Female-headed	
		Total	Pct	Total	Pct	Total	Pct		Total	Pct	Total	Pct	Total	Pct
Los Angeles County														
Total households	3,217,889	1,465,486	NA	213,313	NA	491,428	NA	3,316,795	1,495,658	NA	226,505	NA	488,776	NA
With own children under 18 years	1,087,704	735,852	68%	90,266	8%	261,586	24%	937,890	639,936	68%	86,362	9%	211,592	23%
Gardena														
Total households	21,043	8,424	NA	1,481	NA	3,726	NA	20,612	9,263	NA	1,086	NA	3,438	NA
With own children under 18 years	6,351	3,906	62%	627	10%	1,818	29%	5,101	3,535	69%	295	6%	1,271	25%
Hermosa Beach														
Total households	9,389	3,185	NA	320	NA	302	NA	8,956	3,570	NA	286	NA	363	NA
With own children under 18 years	1,542	1,314	85%	113	7%	115	7%	1,751	1,390	79%	118	7%	243	14%
Lomita														
Total households	7,791	3,819	NA	410	NA	876	NA	8,062	3,615	NA	326	NA	1,097	NA
With own children under 18 years	2,485	1,876	75%	126	5%	483	19%	2,111	1,519	72%	117	6%	475	23%
Palos Verdes Estates														
Total households	4,916	3,700	NA	64	NA	294	NA	4,909	3,579	NA	244	NA	247	NA
With own children under 18 years	1,686	1,535	91%	12	1%	139	8%	1,373	1,215	88%	75	5%	83	6%
Rancho Palos Verdes														
Total households	15,044	10,556	NA	495	NA	1,063	NA	15,488	10,557	NA	264	NA	836	NA
With own children under 18 years	5,258	4,525	86%	101	2%	632	12%	4,372	4,025	92%	92	2%	255	6%
Redondo Beach														
Total households	28,540	12,334	NA	1,200	NA	2,480	NA	27,663	13,596	NA	1,173	NA	1,915	NA
With own children under 18 years	7,549	5,850	77%	503	7%	1,196	16%	7,916	6,347	80%	663	8%	906	11%
Rolling Hills Estates														
Total households	2,926	1,987	NA	86	NA	230	NA	2,920	2,185	NA	58	NA	72	NA
With own children under 18 years	952	799	84%	50	5%	103	11%	955	920	96%	14	1%	21	2%
Torrance														
Total households	55,576	29,194	NA	2,516	NA	5,900	NA	54,437	29,626	NA	2,428	NA	5,748	NA
With own children under 18 years	17,557	13,637	78%	1,012	6%	2,908	17%	15,752	12,768	81%	717	5%	2,267	14%

Source: 2010 Decennial Census, 2015-2029 ACS 5-Year Estimates

Figure D-9: Percent of Children in Married Couple Households

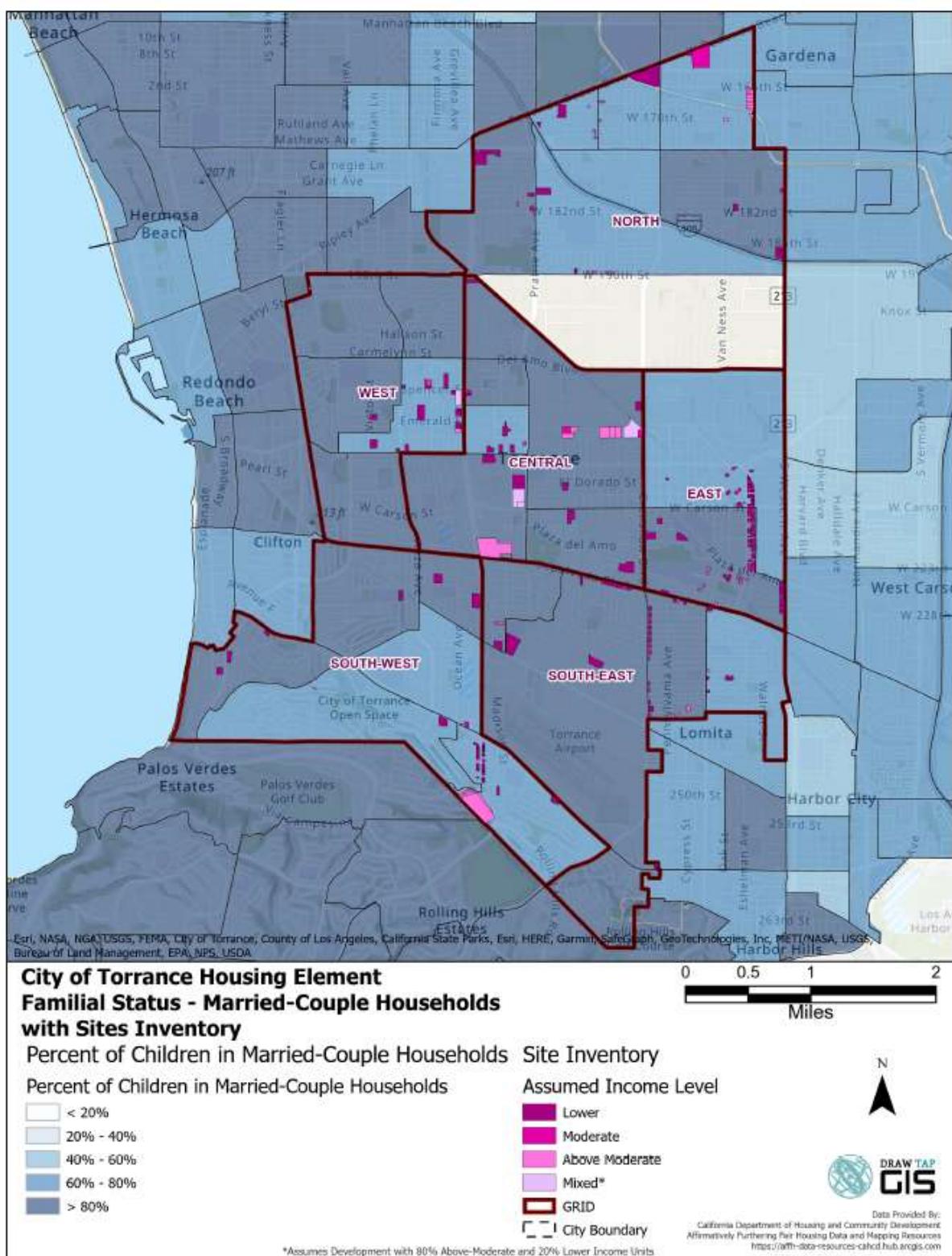
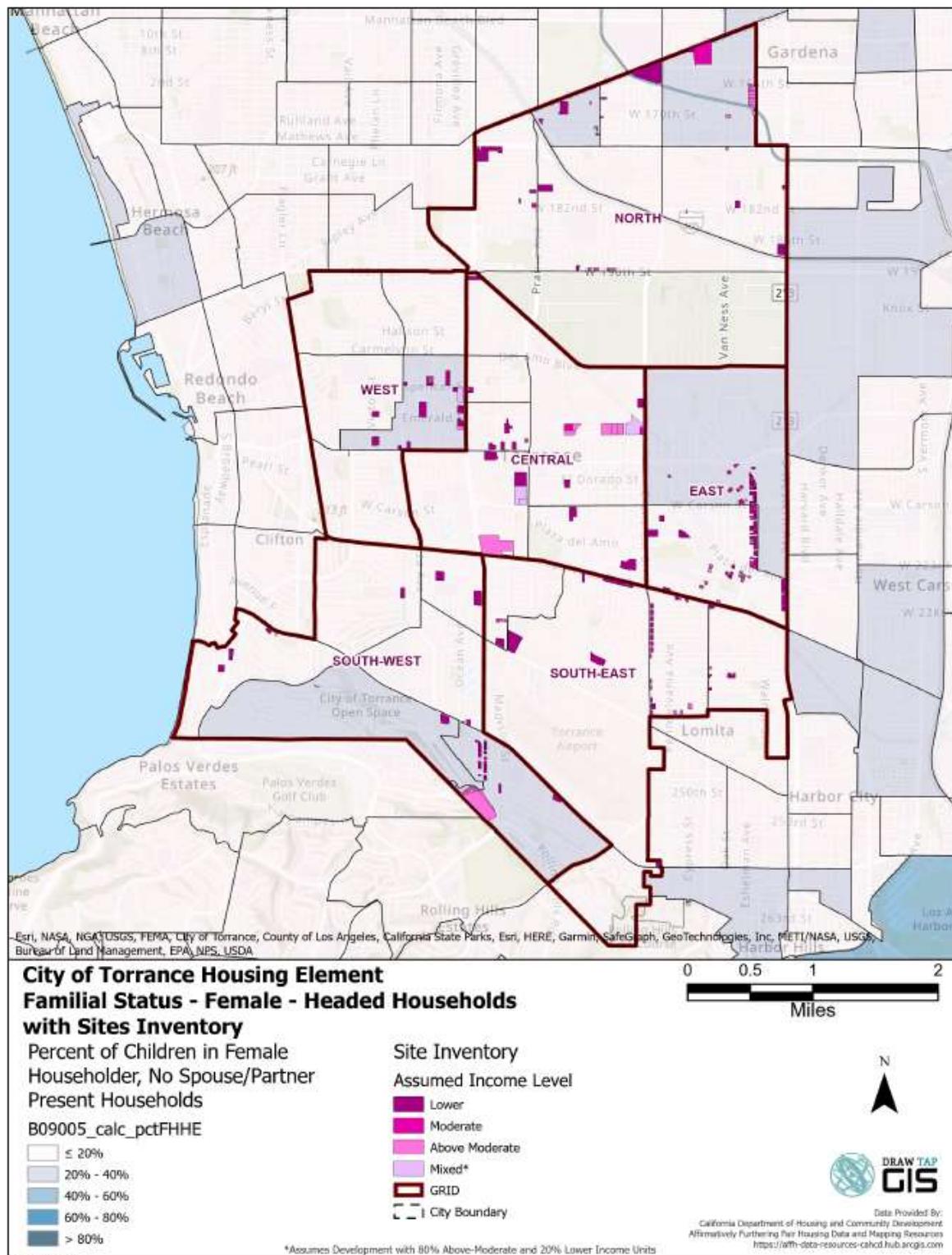
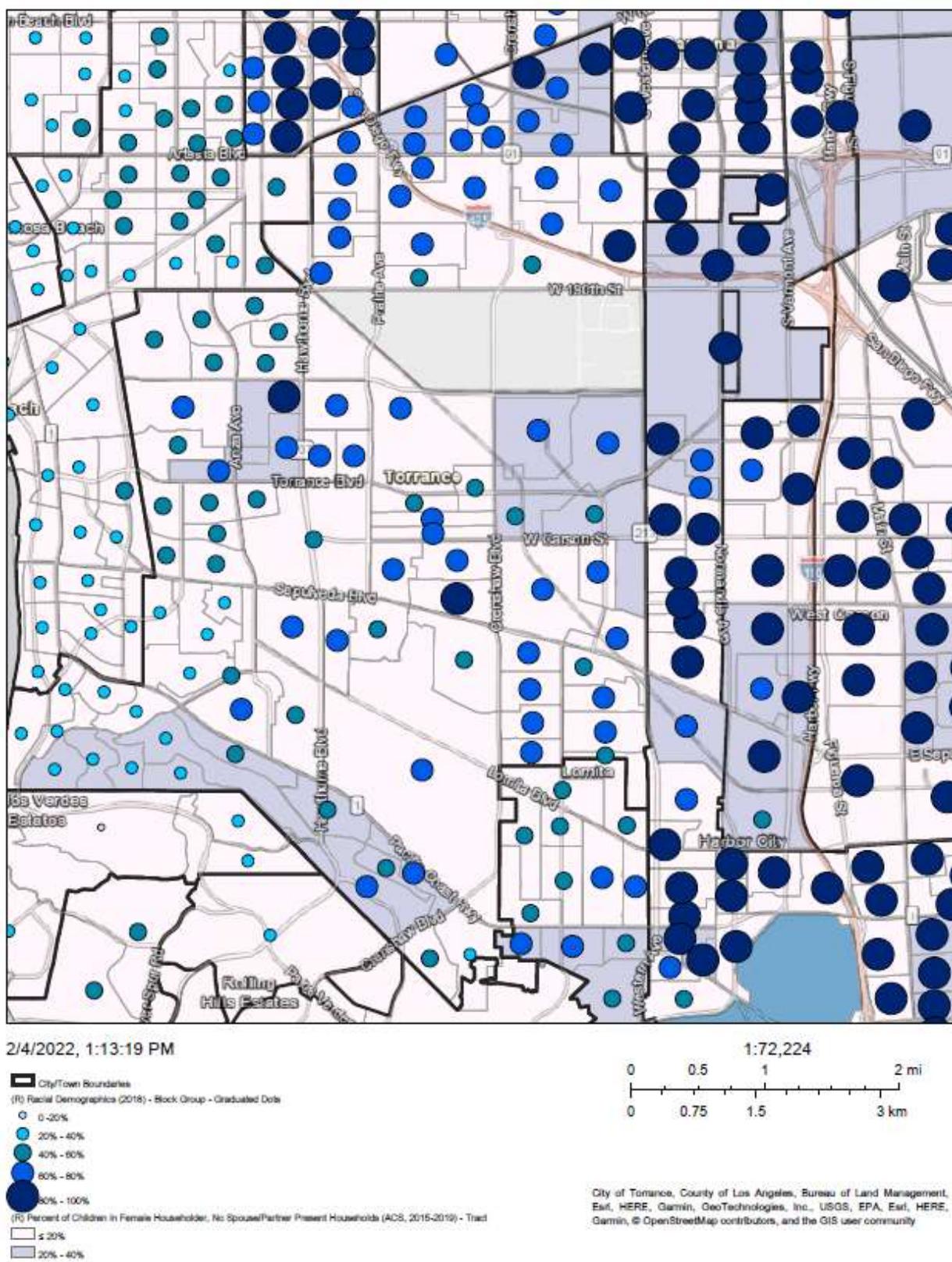


Figure D-10: Percent of Children in Female-Headed Households



Source: HCD Data Viewer, 2015-2019 ACS, 2022.

Figure D-11: Female-headed Households and Racial/Ethnic Minority Concentration



RHNA Unit Distribution by Familial Status

Tables D-9 and D-10 show the distribution of RHNA units by familial status, including the percent of children in married-couple households and the percent of children in single female-headed households. Throughout the City, most children live in married-couple households, so RHNA units are located in census tracts with higher concentrations of children in married-couple households. Over 65% of RHNA units are located in census tracts with more than 80% of children in married-couple households, including 76.6% of lower-income RHNA units, 37.6% of moderate-income RHNA units, 73.3% of above-moderate income RHNA units, and 87.6% of mixed-income RHNA units.

Table D-9: RHNA Distribution by Children in Married-Couple Households

Tract by Children in Married-Couple Households		RHNA Units by Income Level				
		Total	Lower	Moderate	Above Moderate	Mixed
Children in Married-Couple HH in Tract	% of Total Tracts					
< 20%	0%	0.0%	0.0%	0.0%	0.0%	0.0%
20 - 40%	0%	0.0%	0.0%	0.0%	0.0%	0.0%
40 - 60%	0%	0.0%	0.0%	0.0%	0.0%	0.0%
60 -80%	40%	32.5%	23.4%	62.4%	26.7%	12.4%
> 80%	60%	67.5%	76.6%	37.6%	73.3%	87.6%
Total	31	6,473	2,710	1,582	1,479	702

Most RHNA units are located in census tracts with a low concentration of children in single female-headed households, as most children do not live in these types of households. Nearly three quarters (73.5%) of RHNA units are located in census tracts with less than 20 percent of children living in single female-headed households. Over 75 percent of tracts in the City have less than 20 percent of children living in single female-headed households.

Table D-10: RHNA Distribution by Children in Single Female-Headed Households

Tract by Children in Single Female-Headed Households		RHNA Units by Income Level				
		Total	Lower	Moderate	Above Moderate	Mixed
Children in Single Female-headed HH in Tract	% of Total Tracts					
< 20%	77%	72%	83.9%	39.8%	75.7%	87.6%
20 -40%	23%	28%	16.1%	60.2%	24.3%	12.4%
40 - 60%	0%	0%	0.0%	0.0%	0.0%	0.0%
60 -80%	0%	0%	0.0%	0.0%	0.0%	0.0%
> 80%	0%	0%	0.0%	0.0%	0.0%	0.0%
Total	31	6,473	2,710	1,582	1,479	702

Income

Identifying areas of poverty and low income is important to overcome patterns of segregation. These locations often correlate with other factors such as race/ethnicity and disability status.

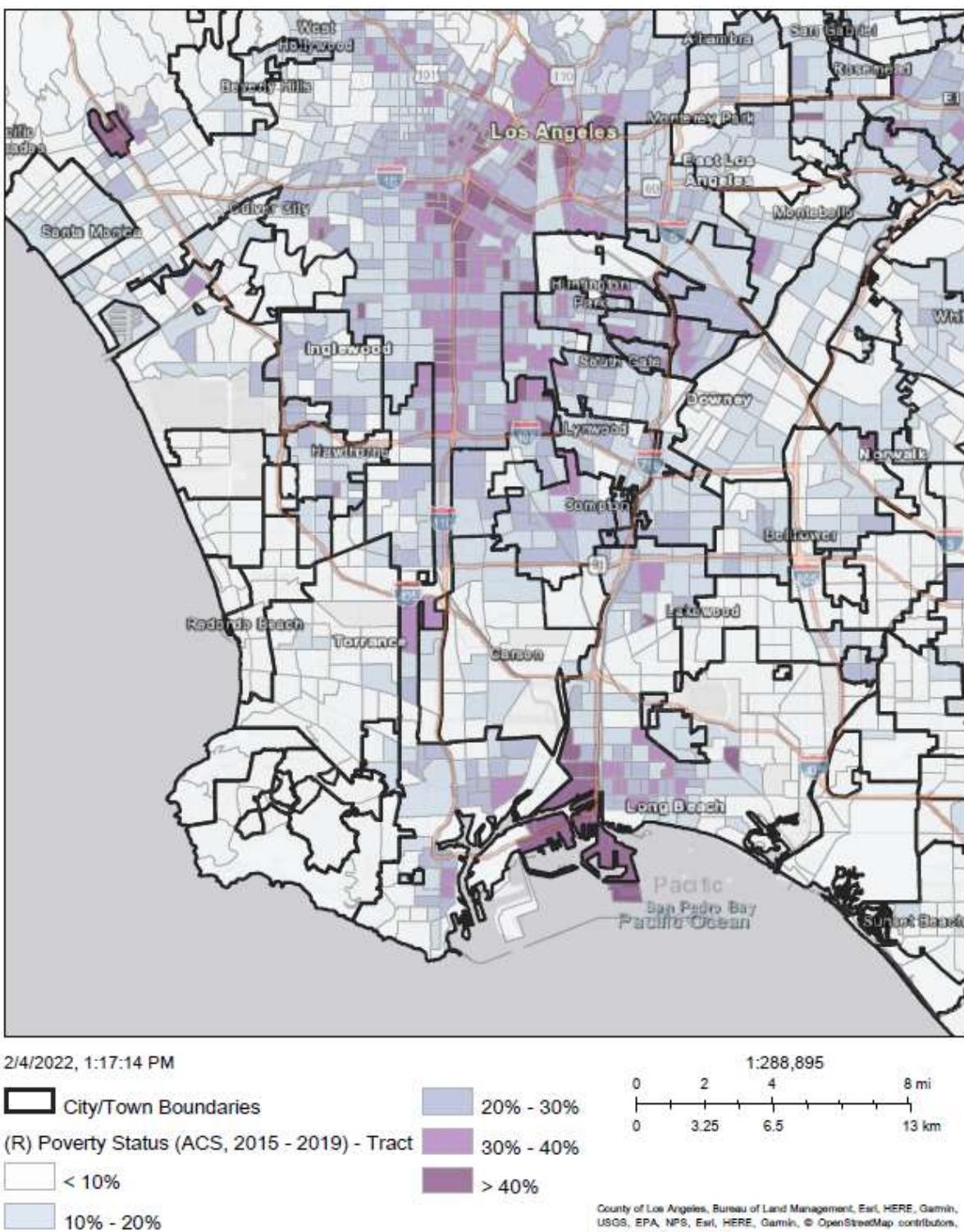
Regional Trends

In the Los Angeles region, households with lower incomes are concentrated in the central parts of the region, while coastal areas are wealthier. Figure D-12 shows the percentage of households experiencing poverty in the central Los Angeles region. As shown in the figure, coastal cities such as Torrance have generally few households experiencing poverty.

Table D-11 shows the 2019 poverty status for Los Angeles County, Torrance, and the surrounding cities. Overall, 15 percent of Los Angeles County residents have incomes below the poverty level. Children are more likely to experience poverty, while older people are slightly less likely to experience poverty. Poverty rates are higher among the Black, Other, Hispanic/Latino, and American Indian/Alaska Native populations, while the White population experiences poverty at a lower-than-typical rate.

Many of the coastal cities in the vicinity of Torrance have poverty rates significantly lower than the County generally. In Ranchos Palos Verdes, Redondo Beach, Rolling Hills Estates, and Hermosa Beach, only 5 percent of the population or less has an income level below the poverty level. Torrance has a slightly higher percentage of the population with incomes below the poverty level, but overall poverty levels are still lower in Torrance than in the County overall. As can be seen on Figure D-12, the majority of the city has a poverty rate below 10 percent, with a few areas have a poverty rate of 10-20 percent; no area of Torrance has a poverty rate that exceeds 20 percent.

Figure D-12: 2019 Regional Poverty Status



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

Table D-11: Regional Poverty Status (2019)

	Population	AGE		SEX		RACE AND HISPANIC OR LATINO ORIGIN							
		Under 18	65+	Male	Female	American Indian & Alaska Native	Asian	Native Hawaiian & Pacific Islander	Other	Two or more races	Hispanic or Latino	White	
Los Angeles County	9,928,773	2,184,080	1,308,509	4,888,596	5,040,177	799,551	71,877	1,449,582	27,126	2,097,544	393,536	4,835,446	2,593,271
Below Poverty Level	1,480,446	454,064	172,458	670,676	809,770	166,068	13,014	160,890	3,115	402,176	45,999	876,303	249,492
% Below Poverty Level	15%	21%	13%	14%	16%	21%	18%	11%	12%	19%	12%	18%	10%
Gardena	58,886	11,429	9,631	28,265	30,621	13,156	387	14,749	706	12,626	2,848	23,322	5,392
Below Poverty Level	8,071	2,188	1,261	3,792	4,279	1,813	22	1,475	0	2,349	334	3,778	770
% Below Poverty Level	14%	19%	13%	13%	14%	14%	6%	10%	0%	19%	12%	16%	14%
Hermosa Beach	19,523	3,474	2,414	10,485	9,038	189	119	1,002	0	328	1,360	1,829	15,235
Below Poverty Level	877	206	97	535	342	0	15	6	0	3	0	80	776
% Below Poverty Level	5%	6%	4%	5%	4%	0%	13%	1%	-	1%	0%	4%	5%
Lomita	20,344	4,297	3,470	9,982	10,362	1,258	170	3,305	69	2,538	1,463	6,792	8,039
Below Poverty Level	2,137	600	453	953	1,184	285	76	549	0	160	129	714	524
% Below Poverty Level	11%	14%	13%	10%	11%	23%	45%	17%	0%	6%	9%	11%	7%
Palos Verdes Estates	13,434	2,871	3,633	6,466	6,968	51	2	3,083	0	32	602	1,045	8,782
Below Poverty Level	796	142	235	405	391	6	2	333	0	2	40	122	333
% Below Poverty Level	6%	5%	7%	6%	6%	12%	100%	11%	-	6%	7%	12%	4%
Ranchos Palos Verdes	41,796	8,788	10,692	20,059	21,737	770	98	13,112	367	1,419	2,570	4,330	21,030
Below Poverty Level	1,719	152	647	588	1,131	97	9	397	0	35	115	147	963
% Below Poverty Level	4%	2%	6%	3%	5%	13%	9%	3%	0%	3%	5%	3%	5%
Redondo Beach	67,208	14,663	8,842	33,971	33,237	2,318	284	9,112	63	2,652	5,085	10,646	40,632
Below Poverty Level	2,633	378	410	1,209	1,424	209	34	234	1	258	155	458	1,567
% Below Poverty Level	4%	3%	5%	4%	4%	9%	12%	3%	2%	10%	3%	4%	4%
Rolling Hills Estates	8,158	1,892	2,057	4,017	4,141	160	6	2,359	0	253	378	831	4,471
Below Poverty Level	270	55	74	108	162	19	0	116	0	20	0	20	115
% Below Poverty Level	3%	3%	4%	3%	4%	12%	0%	5%	-	8%	0%	2%	3%
Torrance	144,593	29,825	24,130	69,899	74,694	4,099	1,031	52,308	710	9,006	10,056	26,786	54,089
Below Poverty Level	9,939	2,059	1,906	3,945	5,994	453	93	3,878	18	720	717	2,048	3,256
% Below Poverty Level	7%	7%	8%	6%	8%	11%	9%	7%	3%	8%	7%	8%	6%

Source: 2010 Decennial Census, 2015-2029 ACS 5-Year Estimates

Local Trends

The total number of people with income below poverty level in Torrance has remained relatively consistent between 2010 and 2019, with a slight decrease from 8 percent to 7 percent of the population with income below poverty level. Generally, poverty in Torrance is less than in Los Angeles County overall, but certain groups within the City experience more poverty than others. For example, the block group in the northeast corner of the city, as well as the block group north of Torrance Blvd between Hawthorne Blvd and Anza Ave both have higher concentrations of people below poverty level and children living in single female-headed households (see figures D-11 and D-13). In addition, the Black, American Indian, and Alaska Native populations have a higher percentage of people below the poverty level, while the White population is lower than the citywide average. While a slightly higher percentage of people 65 years are below the poverty level, overall, the percentage of older people in poverty in Torrance is less than in Los Angeles County overall. Table D-12 shows the poverty status in Los Angeles County and Torrance in 2010 and 2019.

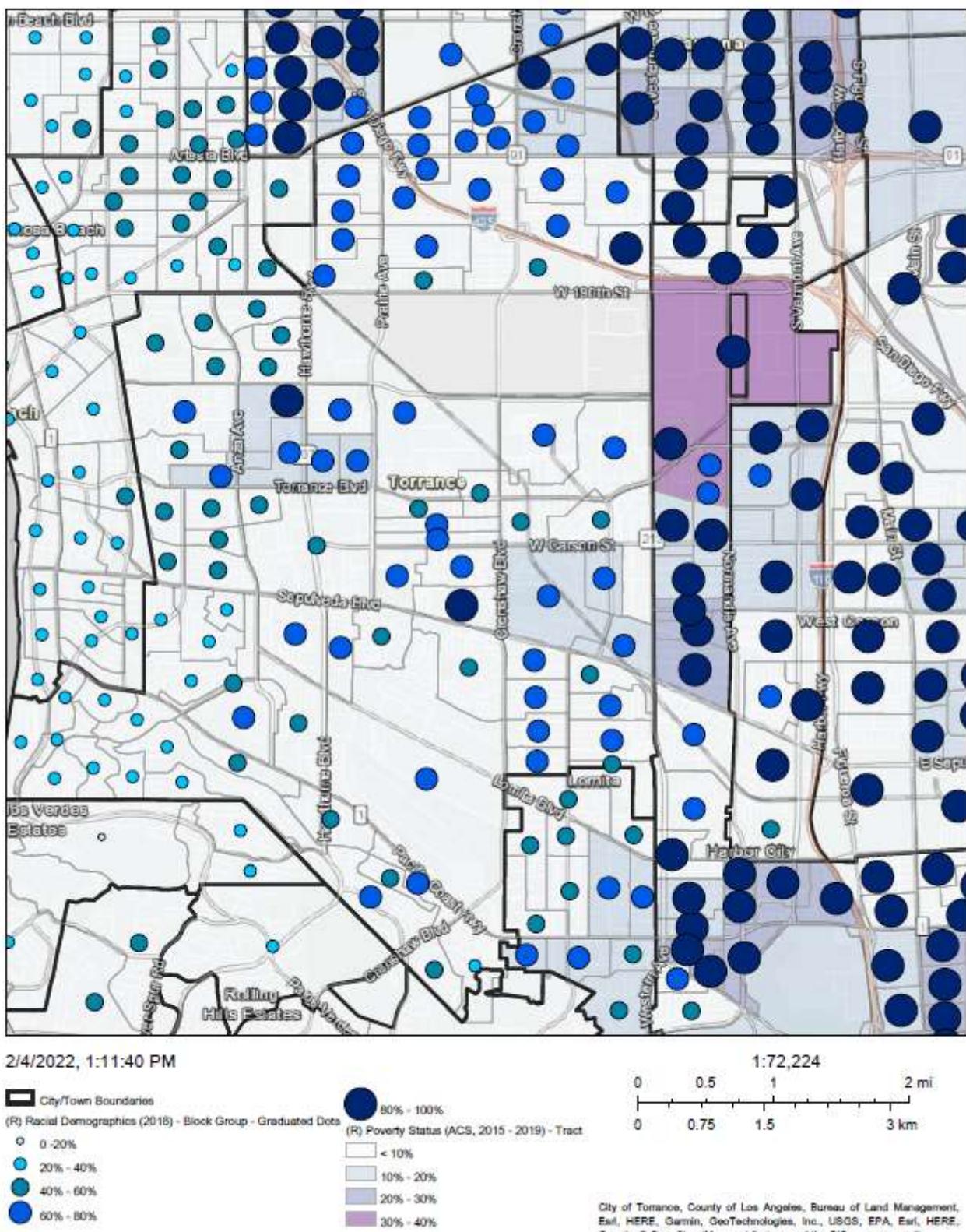
Table D-12: Poverty Status (2010 and 2019)

	2010				2019							
	LOS ANGELES COUNTY		TORRANCE		LOS ANGELES COUNTY		TORRANCE					
	Total Population	Below Poverty Level	Total Population	Below Poverty Level	Total Population	Below Poverty Level	Total Population	Below Poverty Level	Total Population	Below Poverty Level	Total Population	Below Poverty Level
	Total	Pct										
POPULATION	9,678,817	1,697,465 18%	144,823	11,745 8%	9,928,773	1,480,446 15%	144,593	9,939 7%				
AGE												
Under 18 years	2,367,269	579,151 25%	32,692	3,920 12%	2,184,080	454,064 21%	29,825	2,059 7%				
65 years and over	1,041,155	135,654 13%	23,911	1,675 7%	1,308,509	172,458 13%	24,130	1,906 8%				
SEX												
Male	4,764,325	772,821 16%	71,311	6,473 9%	4,888,596	670,676 14%	69,899	3,945 6%				
Female	4,914,492	924,644 19%	73,512	5,272 7%	5,040,177	809,770 16%	74,694	5,994 8%				
RACE												
Black	809,080	183,691 23%	NA	NA NA	799,551	166,068 21%	4,099	453 11%				
American Indian & Alaska Native	40,644	10,939 27%	NA	NA NA	71,877	13,014 18%	1,031	93 9%				
Asian	1,340,907	172,752 13%	48,383	5,044 10%	1,449,582	160,890 11%	52,308	3,878 7%				
Native Hawaiian & Pacific Islander	23,215	3,498 15%	NA	NA NA	27,126	3,115 12%	710	18 3%				
Other	1,999,996	497,306 25%	NA	NA NA	2,097,544	402,176 19%	9,006	720 8%				
Two or more races	359,352	48,476 14%	NA	NA NA	393,536	45,999 12%	10,056	717 7%				
Hispanic or Latino	4,654,635	1,049,860 23%	22,163	2,874 13%	4,835,446	876,303 18%	26,786	2,048 8%				
White	2,663,753	267,523 10%	62,887	3,046 5%	2,593,271	249,492 10%	54,089	3,256 6%				

Source: 2010 Decennial Census, 2015-2029 ACS 5-Year Estimates

As shown in Figure D-12, most of the areas within Torrance that have the highest percentages of people in poverty also have higher concentrations of racial and ethnic minorities. These areas are generally located in the eastern and central parts of the city, away from the coastal neighborhoods.

Figure D-13: Race and Poverty Status



Source: HCD Data Viewer, 2015-2019 ACS, 2021

HUD's 2013-2017 CHAS data (Table D-13) shows that 36.1 percent of Torrance residents earn 80% or less than the HUD Area Median Family Income (HAMFI) and are considered lower income, compared to 51.6 percent countywide. According to the 2015-2019 ACS, the median household income in Torrance is \$116,447, higher than \$68,044 for the county.

Table D-13: Income Level Distribution

Income Category	Torrance		Los Angeles County	
	Households	Percent	Households	Percent
<30% HAMFI	6,080	11.1%	641,055	19.5%
31-50% HAMFI	6,085	11.1%	482,070	14.6%
51-80% HAMFI	7,630	13.9%	578,285	17.5%
81-100% HAMFI	4,835	8.8%	312,595	9.5%
>100% HAMFI	30,285	55.2%	1,281,195	38.9%
Total	54,905	100.0%	3,295,200	100.0%

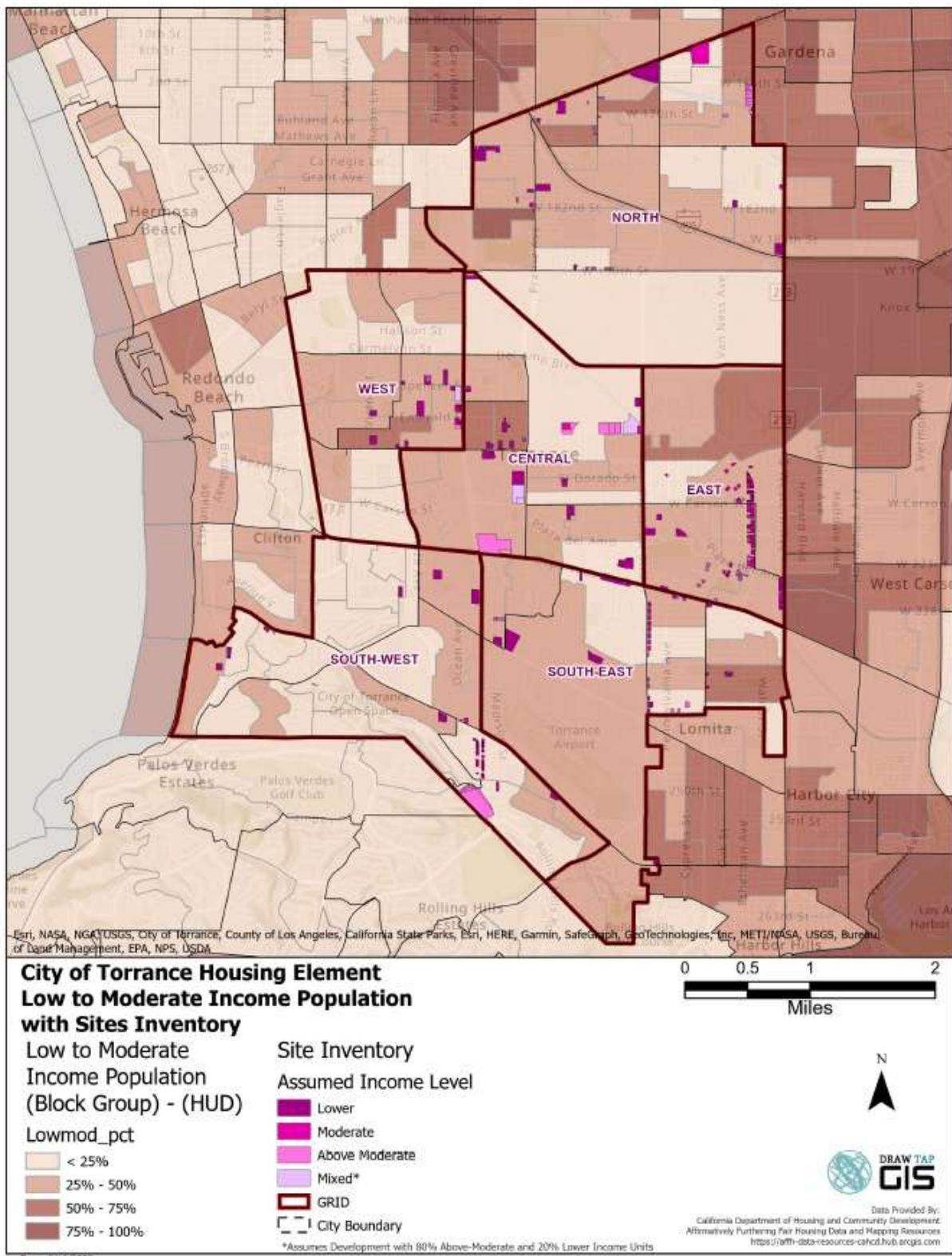
Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) Data (based on 2013-2017 American Community Survey (ACS)), 2020.

Figure D-14 shows the Lower and Moderate Income (LMI) areas in the city by census block group. HUD defines a LMI area as a census tract or block group where over 51% of the population is LMI. There are nine block groups in Torrance with LMI populations over 51%, mostly located in the central, east, and north parts of the city. In general, LMI concentration increases farther from the coastline. Overall, Torrance has a lower concentration of LMI populations compared to surrounding cities to the north and east, but a higher concentration of LMI populations than cities to the west and southwest (adjacent to the coast).

Table D-14 shows the distribution of RHNAs based on the concentration of low and moderate income population throughout the City. As shown in Table 14, most RHNAs (over 96%) are located within census tracts that have a low and moderate income population below 50 percent. This is expected, since most of the City's population (93 percent of census tracts) has higher-than-average household incomes. Nearly 65% of the RHNAs are located within census tracts that have a low and moderate income population between 25 and 50 percent, with 71.9% of lower-income RHNAs, 49.6% of moderate-income RHNAs, 71.3% of above-moderate income RHNAs, and 57.1% mixed-income RHNAs located within these areas.

Table D-14: RHNAs Distribution by Percent Low and Moderate Income Population

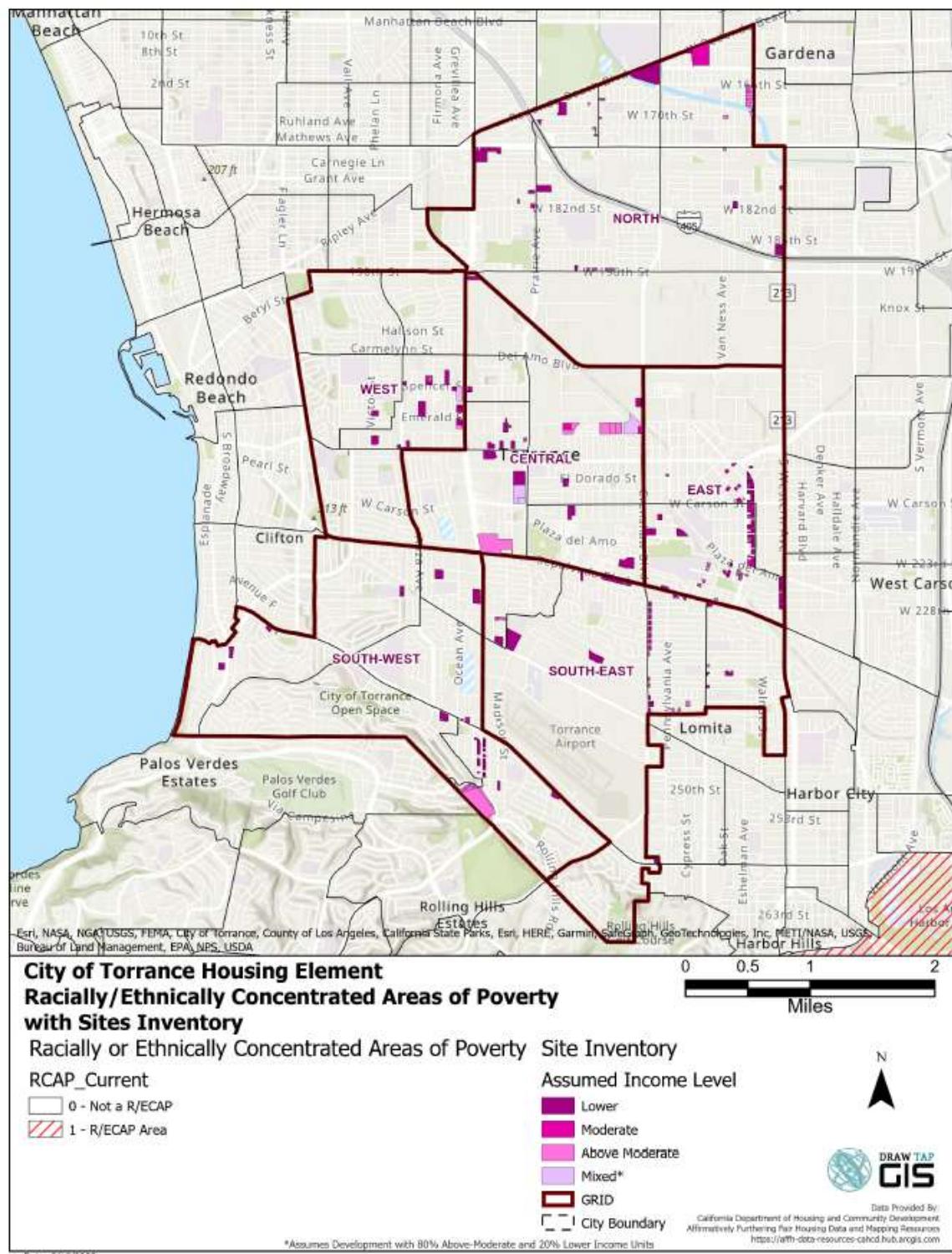
Low and Moderate Income Population	% of Total Tracts	RHNAs Units by Income Level				
		Total	Lower	Moderate	Above Moderate	Mixed
< 25%	19%	31.7%	21.2%	49.3%	26.6%	42.9%
25% - 50%	74%	64.7%	71.9%	49.6%	71.3%	57.1%
50% - 75%	6%	3.6%	6.9%	1.1%	2.0%	0.0%
< 75 – 100%	0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	31	6,473	2,710	1,582	1,479	702

Figure D-14: Concentration of LMI Households

D.2.3 Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

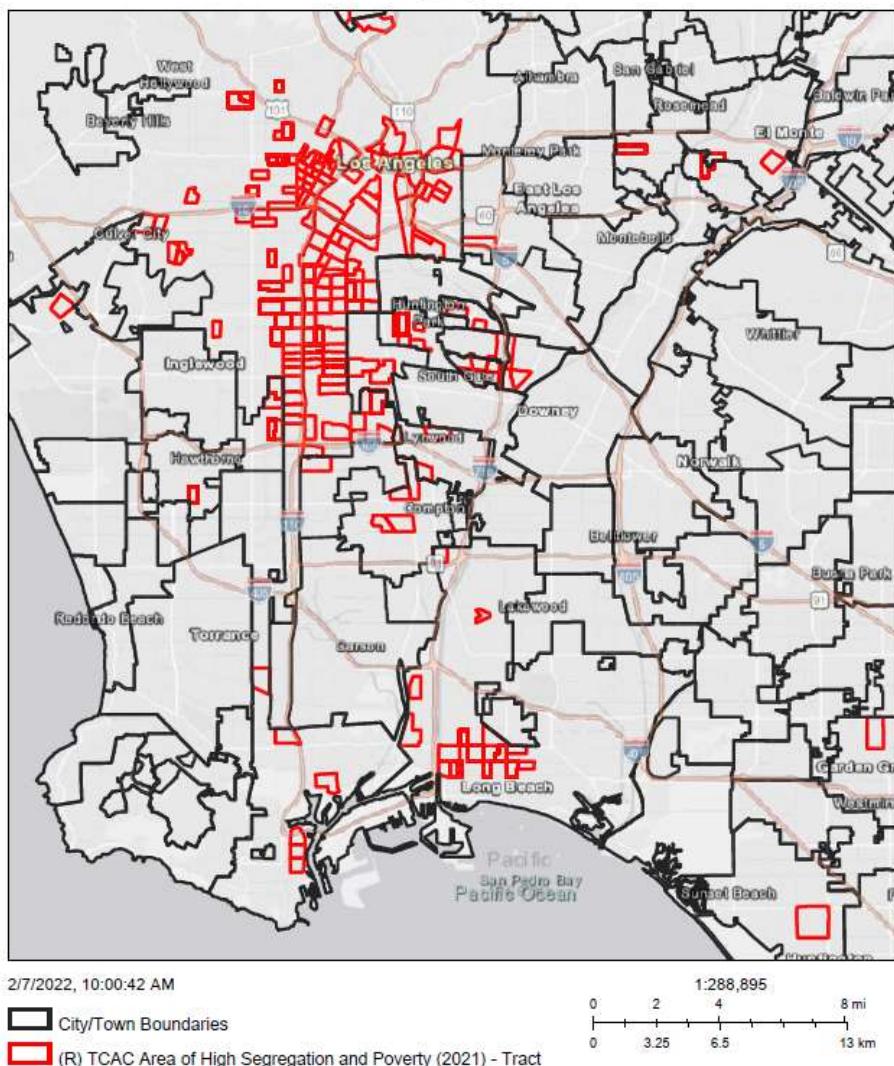
In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50%) with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. According to HCD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are no R/ECAPs in Torrance. The R/ECAPs closest to the city are located to the southeast and northeast (Figure D-15).

Figure D-15: Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

Tax Credit Allocation Committee (TCAC) Opportunity Areas

In February 2017, HCD and the California Tax Credit Allocation Committee (TCAC) convened a group of independent organizations and research centers that worked together to create an opportunity map to identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. The TCAC opportunity areas of high segregation and poverty in the region are shown outlined in red in Figure D-16. As shown in the figure, there are no TCAC areas of high segregation and poverty in the City—the entire city is identified as an area whose characteristics have been shown to support positive economic, educational, and health outcomes for low-income households. The nearest TCAC opportunity areas of high segregation and poverty are located to the east and southeast of the City.

Figure D-16: Tax Credit Allocation Committee (TCAC) Opportunity Areas



Source: HCD Data Viewer, HUD R/ECAP Database, 2021.

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

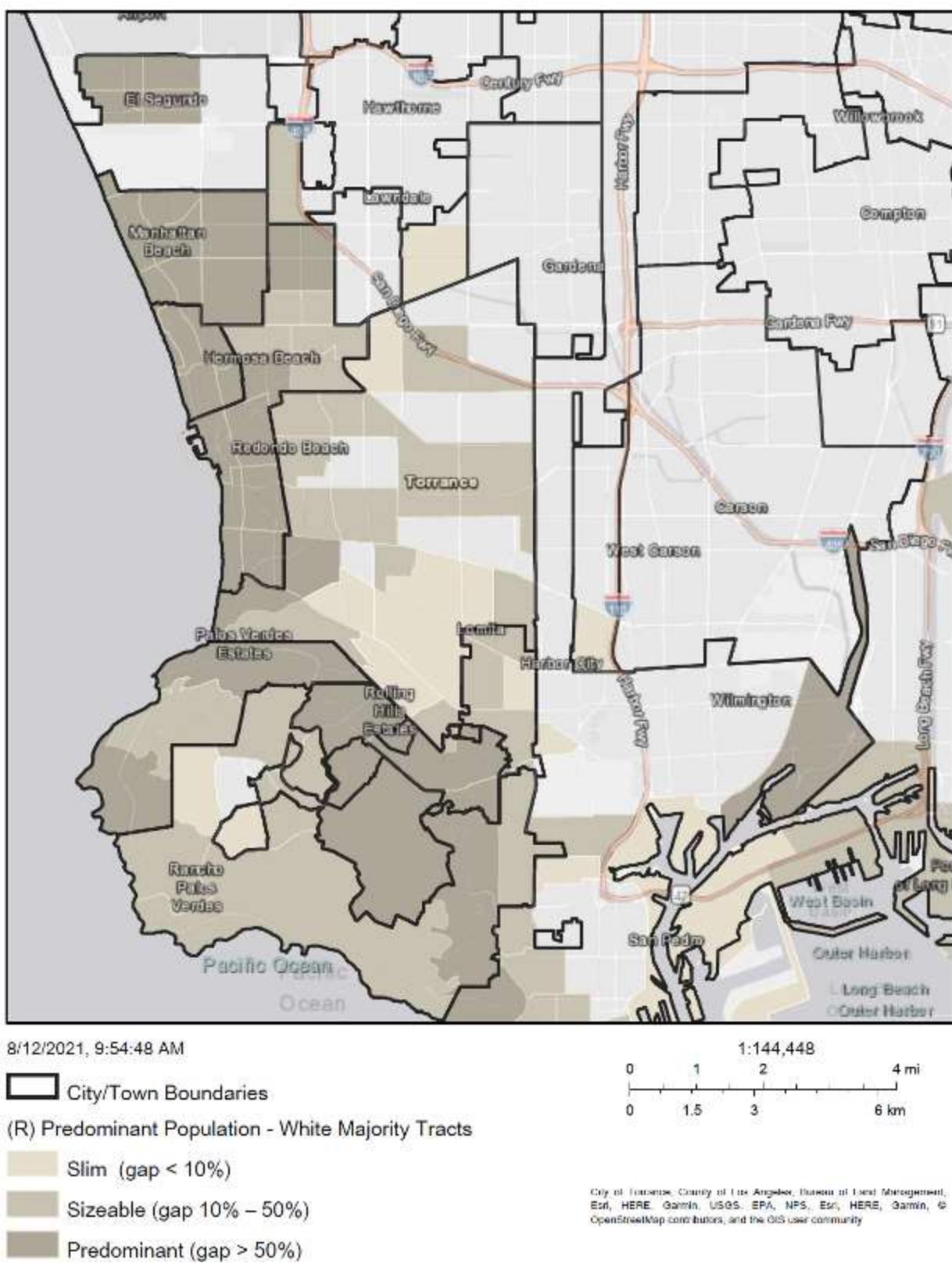
While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.¹² According to this report, 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.” Based on their research, HCD defines RCAAs as census tracts where 1) 80% or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

As shown in Figure D-17, all of Torrance is predominantly White in the area adjacent to the coast, becoming less White farther to the east and north. This is consistent with demographics in nearby cities, where the White population is also concentrated along the coastline. However, as shown in Figure D-17, there are no areas in Torrance with racial/ethnic minority concentrations below 20%. While nearly all block groups in the city have a median income greater than the state median of \$87,100, median income varies throughout the city, with no clear concentration of higher or lower median incomes (Figure D-18).

The sites used to meet the City’s 2021-2029 RHNA are shown in Figure D-17. Sites are generally spread throughout the city, but only three sites are located in the southwest part of Torrance near the coastline, where more of the population is White.

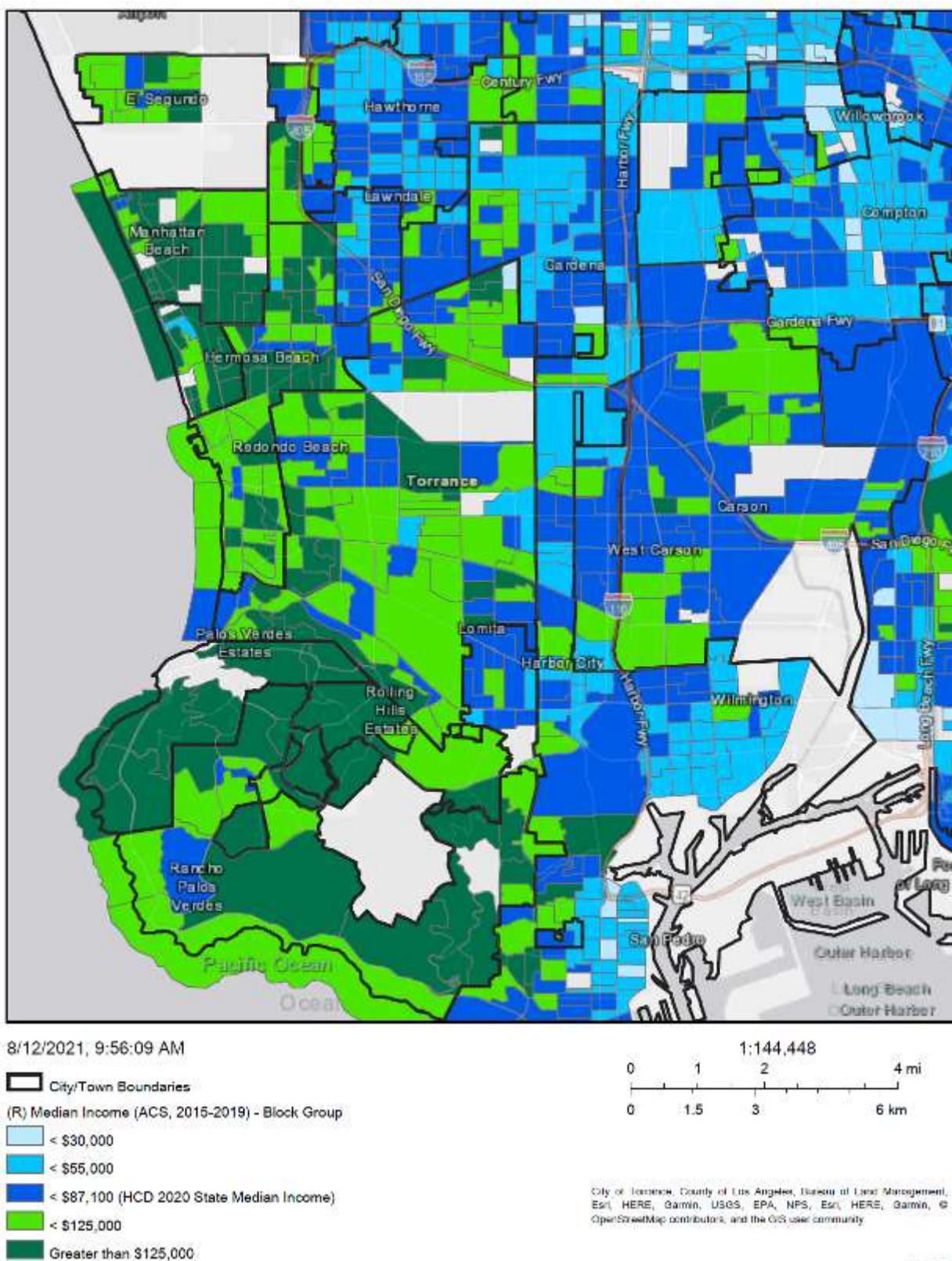
¹² Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.’ Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in *Cityscape: A Journal of Policy Development and Research* (21,1, 99-124).

Figure D-17: White Predominant Areas



Source: HCD Data Viewer, 2021.

Figure D-18: Median Income by Block Group



Source: HCD Data Viewer, 2015-2014 ACS, 2021.

D.2.4 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-15 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 the Urban County, Hispanic residents are most likely to be impacted by poverty, low labor market participation, and poor environmental quality. White residents in the Urban County and countywide are least likely to be exposed to poverty and have the highest exposure to better environmental quality. White residents also have the best access to high quality school systems and employment opportunities and have the highest labor market participation rates in both the Urban County jurisdictions and county.

Urban County residents, regardless of race or ethnicity, have less access to public transit and pay more for transportation. However, Los Angeles County residents as a whole are more exposed to poor environmental quality compared to Urban County jurisdictions.

Table D-15: HUD Opportunity Indicators

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Los Angeles Urban County							
Total Population							
White, Non-Hispanic	70.12	72.18	68.22	76.66	67.60	55.10	22.89
Black, Non-Hispanic	46.29	41.09	42.82	84.10	73.91	41.10	14.44
Hispanic	40.70	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander, Non-Hispanic	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American, Non-Hispanic	54.75	55.06	48.03	77.80	69.62	45.65	20.02
Population below federal poverty line							
White, Non-Hispanic	61.23	66.91	61.96	79.48	71.75	55.51	20.59
Black, Non-Hispanic	29.03	29.31	27.29	85.47	76.25	30.59	12.84
Hispanic	28.75	35.77	26.10	87.23	76.67	41.99	10.38
Asian or Pacific Islander, Non-Hispanic	61.63	70.67	62.58	83.88	72.41	51.16	13.30
Native American, Non-Hispanic	41.92	47.90	41.36	84.81	73.95	51.00	12.82
Los Angeles County							
Total Population							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, Non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, Non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Sources: HUD AFFH Database, 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 resource 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. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table D-16 shows the full list of indicators.

Table D-16: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the county

Sources: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, 2020.

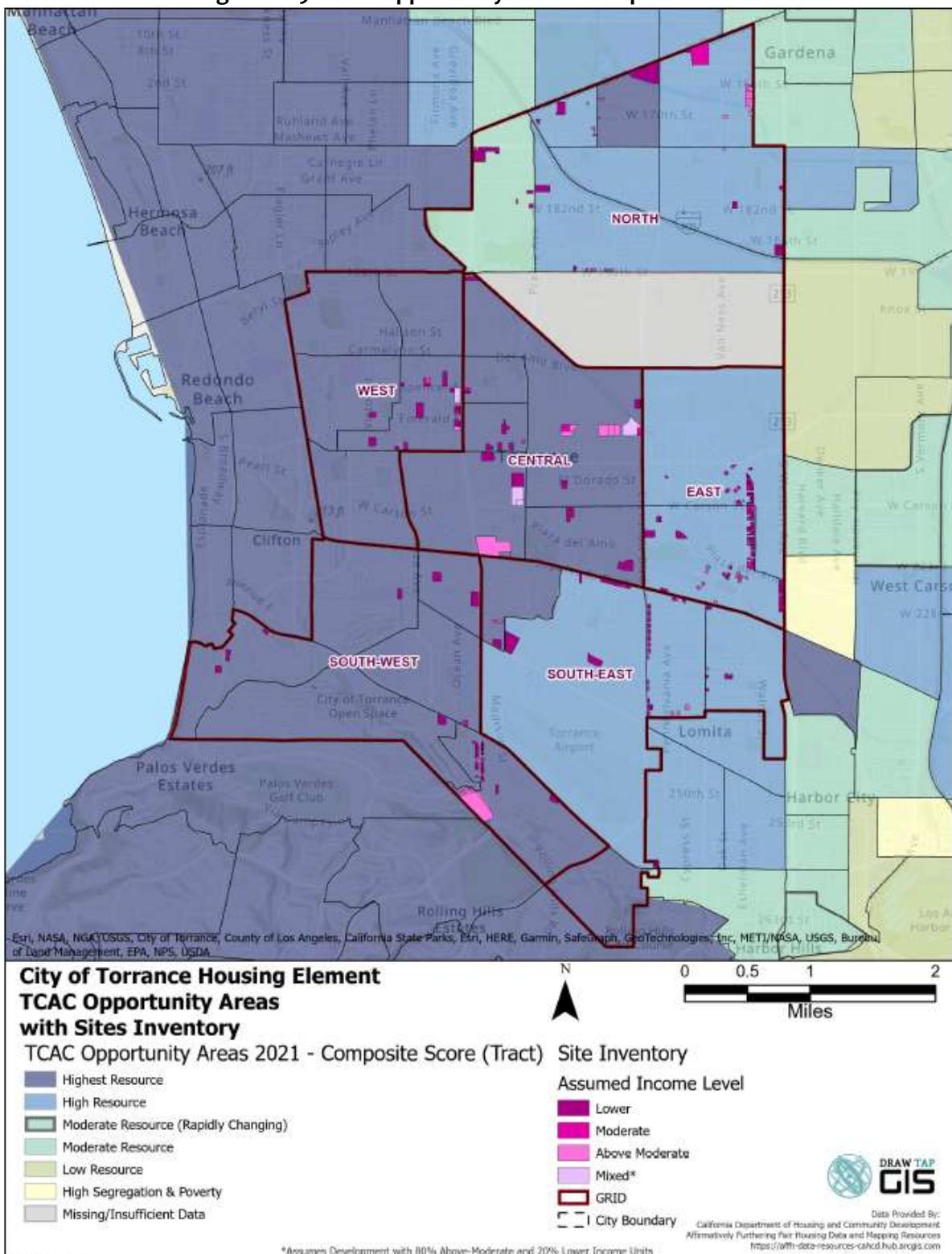
Opportunity map scores for Torrance census tracts are presented in Figure D-19. All tracts in the city are categorized as Moderate to Highest Resource, with the exception of one area that is identified as an area of high segregation and poverty—however, the entire area has industrial uses, including a 750-acre refinery and industrial and business park uses. Resource levels are higher in the west half of the city and lower in the east half. Regionally, the surrounding areas along the coastline are generally classified as Highest Resource areas, with Low Resource areas located east of the city. The economic, environmental, and education scores for Torrance are further detailed below.

Table D-17 shows the distribution of RHNAs by TCAC Opportunity Area Category. As most of the City is within a Highest or High Resource category, most RHNAs are located within one of those two categories. Over 56 percent of the RHNAs are located within the Highest Resource category, and nearly 40 percent are located within the High Resource category. Similarly, over 60 percent of census tracts in the City are within the Highest Resource category, and over 30 percent are within the High Resource category.

The City's Sites Inventory distributes lower-income units equitably and does not concentrate them in lower-resource areas. As discussed previously and shown in Table D-16, 53.2 percent of lower-income units are located in the Highest Resources areas in Torrance and 38.9 percent are located in High Resources Areas. Only 7.9 are located in Moderate Resource Areas, and none are located in Low Resource Areas or High Segregation & Poverty areas, because none exist in Torrance.

Table D-17: RHNA Distribution by TCAC Opportunity Area Category

TCAC Opportunity Area Category	% of Total Tracts	RHNA Units by Income Level				
		Total	Lower	Moderate	Above Moderate	Mixed
Highest Resource	61%	56.7%	53.2%	19.4%	82.4%	100.0%
High Resource	33%	39.6%	38.9%	79.1%	17.3%	0.0%
Moderate Resource (Rapidly Changing)	3%	3.7%	7.9%	1.5%	0.3%	0.0%
Low Resource (None in Torrance)	0%	0.0%	0.0%	0.0%	0.0%	0.0%
High Segregation & Poverty (None in Torrance)	0%	0.0%	0.0%	0.0%	0.0%	0.0%
Missing/Insufficient Data	3%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Units	31	6,473	2,710	1,582	1,479	702

Figure D-19: TCAC Opportunity Areas - Composite Scores

Source: HCD Data Viewer, TCAC Opportunity Maps, 2022

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-20, all tracts in Torrance have economic scores above 0.50, with the exception of the one tract located along the eastern boundary of the city that has an economic score of less than 0.25—however, this tract is primarily industrial uses with no residents. Figure D-20 shows a correlation between race and economic scores, with areas of the City with higher concentrations of racial/ethnic minorities having slightly lower economic scores.

Education

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. As shown in Figure D-21, all parts of Torrance have education scores above 0.50, with the exception of the one tract located along the eastern boundary of the city that has a score of less than 0.25—however, this tract is primarily industrial uses with no residents.

Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. Figure D-22 shows that about half of the tracts in Torrance have the highest environmental scores, between 0.75 and 1.0. However, many of the central and northeast tracts in the city have the lowest environmental scores (under 0.25). Environmental scores are generally better in the surrounding areas to the southwest, with areas to the east and north having low scores.

Figure D-23 shows more recent environmental data from CalEnviroScreen 4.0. As shown in the figure, environmental quality is best closer to coastal areas, while further to the east environmental quality becomes progressively worse. In Torrance, environmental quality does not reach worst (highest) scores, but there are several areas of the east and central City above the 50th percentile for poor environmental quality.

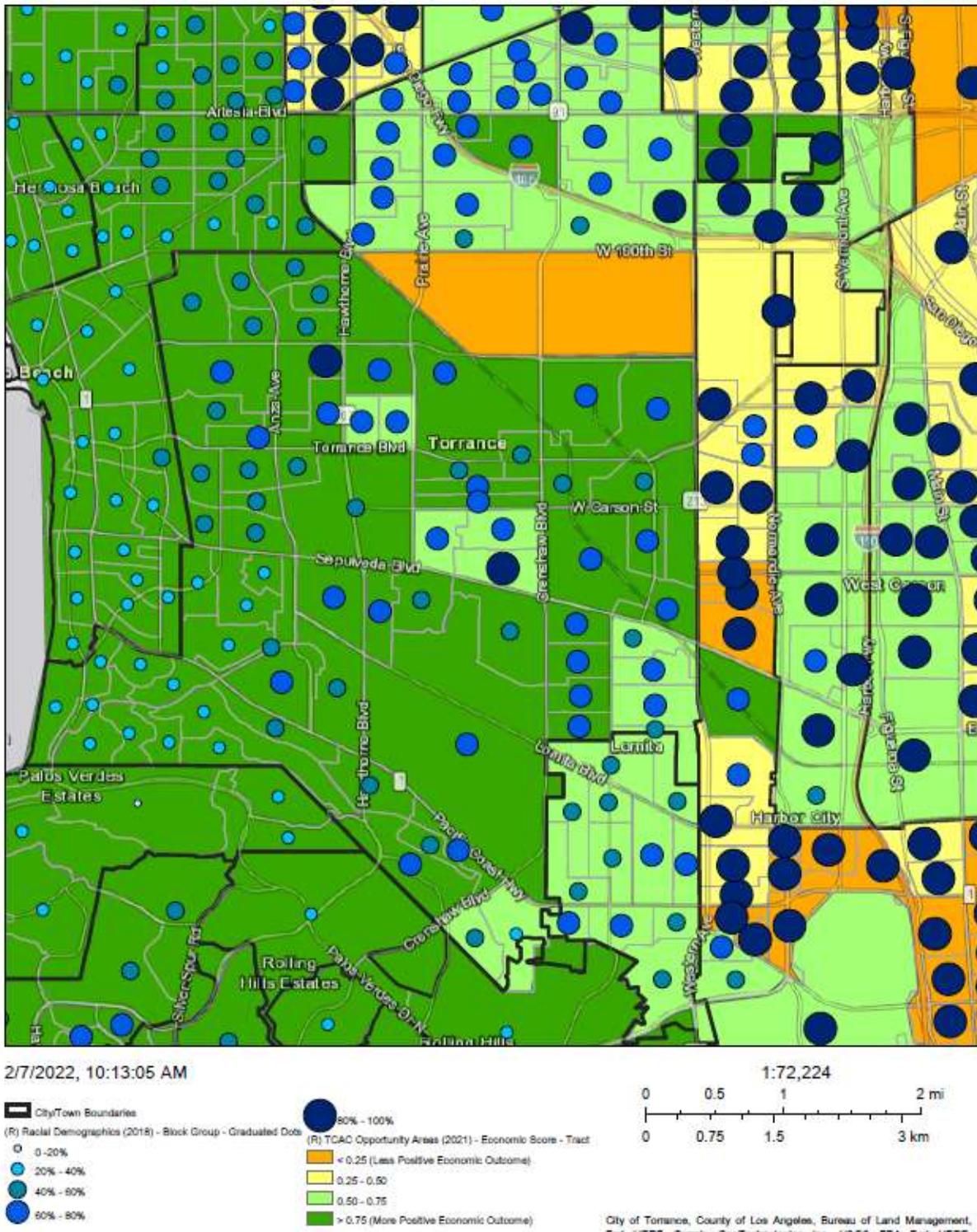
Transportation

HUD's Job Proximity Index, described previously, can be used to show transportation needs geographically. Block groups with lower jobs proximity indices are located farther from employment opportunities and have a higher need for transportation. As shown in Figure D-24, the central parts of the city have the best access to employment opportunities, while areas around the city's boundaries score increasingly poorer. All sites used to meet the City's 2021-2029 RHNA are in block groups with job proximity scores of 40 or above, and about half of the sites are in locations with the highest job proximity.

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HFTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure D-25 shows that there are limited HTAs in Torrance, with HTAs in the north-central part of Torrance, as well as along its eastern boundary.

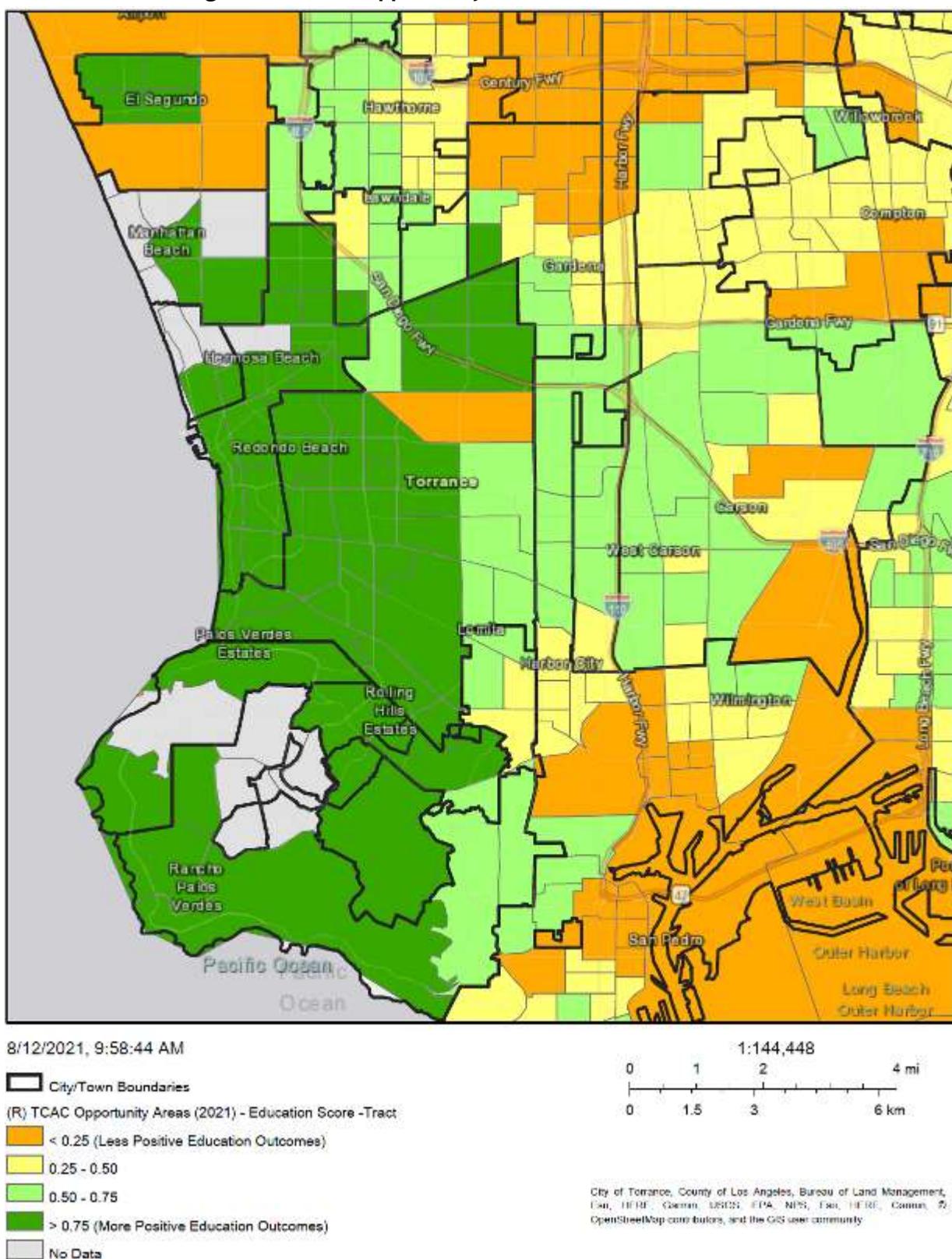
Figure D-26 shows the AllTransit Performance Score for Torrance, which rates the City at 6.1 (moderate) overall for transit access, with better transit scores within the central part of the City.

Figure D-20: TCAC Opportunity Areas - Economic Scores



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Figure D-21: TCAC Opportunity Areas - Education Scores



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021