

**CITY OF
PALOS VERDES ESTATES**

**HOUSING ELEMENT
2013-2021**

January 2014

Acknowledgements

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I. INTRODUCTION

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). The Element is to consist of an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing. It is also required to identify adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the community (§65583).

Guidelines adopted by the Department of Housing and Community Development (HCD) are also to be considered in the preparation of the Element (§65585). Periodic review of the Element is required to evaluate (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, (2) its effectiveness in attaining the City's housing goals and objectives and (3) the progress of its implementation (§65588).

A. Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the California Department of Housing and Community Development (HCD) to review local housing elements for compliance with state law and to report its written findings to the local government.

As mandated by state law, the planning period for this Housing Element extends from 2013 to 2021¹. This Element identifies strategies and programs that focus on: 1) providing diversity in housing opportunities and 2) maintenance and preservation of the housing stock.

The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III);
- A review of potential constraints, both governmental and non-governmental, to meeting the City's housing needs (Chapter IV); and
- A Housing Action Plan for the 2013-2021 planning period, including housing goals, policies and programs (Chapter V).

¹ The projection timeframe for the Regional Housing Needs Assessment process is 7.8 years from January 2014 through October 2021.

- A review of the City's accomplishments and progress in implementing the previous Housing Element (Appendix A).

B. Public Participation

Section 65583(c)(5) of the *Government Code* states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

City residents had several opportunities to recommend strategies, review, and comment on the Housing Element. A public study session was held jointly by the City Council and Planning Commission on November 19, 2013. Following review by HCD, public hearings were held by the Planning Commission and City Council on January 21, 2014 and January 28, 2014 respectively. All meeting notices were posted on the City's website, and notification was published in the local newspaper in advance of the meetings. Copies of the draft Element were made available for review at City Hall and were posted on the City website. These service providers included organizations that represent the housing interest groups.

Additional information regarding the public involvement process are discussed in Appendix C.

C. Consistency with Other Elements of the General Plan

The City's General Plan sets forth broad policy guidance in the areas of land use, circulation, conservation, recreation, open space, housing, scenic highways, seismic safety, safety and noise. The various General Plan elements provide a consistent set of policies and programs intended to preserve and enhance the quality of life, while accommodating growth and change in a proactive manner. For example, residential development capacities established in the Land Use Element and constraints to development identified in the Conservation, Open Space and Seismic Safety Elements are reflected in the Housing Element. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. As the General Plan is amended from time to time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

Senate Bill (SB) 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

II. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG), and other relevant data sources.

A. Population Characteristics

1. Population Growth Trends

The City of Palos Verdes Estates has grown slowly since 1990 (Table II-1 and Figure II-1). This contrasts dramatically with Los Angeles County, which grew by 7.4% between 1990 and 2000, and 4.6% between 2000 and 2013. As an essentially built-out city, there have been few opportunities for substantial growth during the last 30 years, except through infill.

Table II-1
Population Trends, 1990-2013 –
Palos Verdes Estates vs. Los Angeles County

	1990	2000	2013	Growth 1990-2000	Growth 2000-2013
Palos Verdes Estates	13,152	13,340	13,589	1.4%	1.9%
Los Angeles County	8,863,164	9,519,330	9,958,091	7.4%	4.6%

Source: U.S. Census, California Dept. of Finance Table E-5 (2013)

Figure II-1
Population Growth

Sources: US Census 1990, 2000; California Department of Finance Table E-1(2013)

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-2 provides a comparison of the city's and county's population by age group in 2010. This table shows that the age distribution of the city's population is significantly older than Los Angeles County as a whole. It is especially noteworthy that approximately 23% of the city's population is over age 65, whereas only 11% of Los Angeles county's population is over age 65. An aging population has implications regarding the type and size of future housing needs, as well as accessibility.

Table II-2
Age Distribution –
Palos Verdes Estates vs. Los Angeles County

Age Group	Palos Verdes Estates		Los Angeles County	
	Persons	%	Persons	%
Under 5 years	475	4%	645,793	7%
5 to 9 years	821	6%	633,690	6%
10 to 14 years	1,101	8%	678,845	7%
15 to 19 years	965	7%	753,630	8%
20 to 24 years	339	3%	752,788	8%
25 to 29 years	282	2%	759,602	8%
30 to 34 years	234	2%	716,129	7%
35 to 39 years	416	3%	715,635	7%
40 to 44 years	855	6%	714,691	7%
45 to 49 years	1,253	9%	706,742	7%
50 to 54 years	1,278	10%	662,205	7%
55 to 59 years	1,129	8%	560,920	6%
60 to 64 years	1,042	8%	452,236	5%
65 to 69 years	969	7%	323,287	3%
70 to 74 years	713	5%	245,183	2%
75 to 79 years	599	4%	192,881	2%
80 to 84 years	526	4%	152,722	2%
85 years and over	441	3%	151,626	2%
Total	13,438	100%	9,818,605	100%
Median age	49.9		34.8	

Source: 2010 Census, Table DP-1

3. Race and Ethnicity

The racial and ethnic composition of the city differs from the county in that a much lower proportion of city residents are Hispanic/Latino or other racial minorities. Approximately 73% of city residents are non-Hispanic white, contrasted with 28% for the county as a whole. The percentage of Hispanics residing in the city, at 4.7%, is significantly lower than the county's Hispanic population of almost 48%. Asians, at approximately 17%, represent the largest minority group (Table II-3).

Table II-3
Race/Ethnicity –
Palos Verdes Estates vs. Los Angeles County

Racial/Ethnic Group	Palos Verdes Estates		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	12,807	95.3%	5,130,716	52.3%
-White	9,868	73.4%	2,728,321	27.8%
-Black or African American	156	1.2%	815,086	8.3%
-American Indian/Alaska Native	14	0.1%	18,886	0.2%
-Asian	2,306	17.2%	1,325,671	13.5%
-Native Hawaiian/Pacific Islander	8	0.1%	22,464	0.2%
-Other races or 2+ races	455	3.4%	220,288	2.2%
Hispanic or Latino (any race)	631	4.7%	4,687,889	47.7%
Total	13,438	100%	9,818,605	100%

Source: 2010 Census, Table DP-1

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Palos Verdes Estates had 5,066 households as reported in the 2010 Census. Table II-4 provides a comparison of households by type for the city and Los Angeles County as a whole. Family households in 2010 comprised approximately 81% of all households in the City, compared to 68% for the county. Although non-family households are a small proportion of the city's households, the city's average household size is still somewhat lower than Los Angeles County as a whole (2.65 persons per household city vs. 2.98 persons per household county).

Table II-4
Household Composition –
Palos Verdes Estates vs. Los Angeles County

Household Type	Palos Verdes Estates		LA County	
	Households	%	Households	%
Family households:	4,083	80.6%	2,194,080	67.7%
Husband-wife family	3,649	72.0%	1,480,665	45.7%
With own children under 18 years	1,428	28.2%	721,804	22.3%
Male householder, no wife present	138	2.7%	216,368	6.7%
With own children under 18 years	59	1.2%	92,161	2.8%
Female householder, no husband present	296	5.8%	497,047	15.3%
With own children under 18 years	130	2.6%	239,012	7.4%
Non-family households:	983	19.4%	1,047,124	32.3%
Householder living alone	848	16.7%	784,928	24.2%
Households with individuals under 18 years	1,686	33.3%	1,220,021	37.6%
Households with individuals 65 years and over	2,175	42.9%	790,386	24.4%
Total households	5,066	100%	3,241,204	100%
Average household size	2.65		2.98	

Source: 2010 Census, Table DP-1

2. Housing Tenure and Vacancy

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. It reveals a high level of homeownership in the city, almost double the county's proportion of homeownership.

**Table II-5
Household Tenure and Vacancy–
Palos Verdes Estates vs. Los Angeles County**

Housing Type	Palos Verdes Estates		LA County	
	Units	%	Units	%
Occupied housing units	5,066	95.9%	3,241,204	94.1%
Owner-occupied housing units	4,496	85.1%	1,544,749	44.8%
Average household size of owner-occupied units	2.66		3.16	
Renter-occupied housing units	570	10.8%	1,696,455	49.2%
Average household size of renter-occupied units	2.57		2.81	
Vacant housing units	217	4.1%	203,872	5.9%
For rent	34	0.6%	104,960	3.0%
Rented, not occupied	3	0.1%	4,994	0.1%
For sale only	30	0.6%	26,808	0.8%
Sold, not occupied	23	0.4%	6,726	0.2%
For seasonal, recreational, or occasional use	51	1.0%	19,099	0.6%
All other vacants	76	1.4%	41,285	1.2%
Homeowner vacancy rate (%)	0.7		1.7	
Rental vacancy rate (%)	5.6		5.8	
Total housing units	5,283	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table II-6 summarizes overcrowding for Palos Verdes Estates based on recent Census data.

**Table II-6
Overcrowding –
Palos Verdes Estates vs. Los Angeles County**

Occupants per Room	Palos Verdes Estates		LA County	
	Units	%	Units	%
Owner occupied units	4,480	100%	1,552,091	100%
1.01 to 1.50	0	0.0%	71,920	4.6%
1.51 to 2.00	0	0.0%	17,241	1.1%
2.01 or more	0	0.0%	4,877	0.3%
Renter occupied units	504	100%	1,665,798	100%
1.01 to 1.50	0	0.0%	163,166	9.8%
1.51 to 2.00	0	0.0%	86,760	5.2%
2.01 or more	0	0.0%	43,489	2.6%

Source: Census 2006-2010 ACS, Table B25014

Based on U.S. Census standards, Palos Verdes Estates residents live in significantly less crowded housing conditions than the rest of Los Angeles County. According to recent Census data, no overcrowded units were reported in the city. This compares to about 18% of renter-occupied units and 6% of owner-occupied units in Los Angeles County that were considered overcrowded.

4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census data, the median household income in Palos Verdes Estates was over \$186,000, over 3 times the median income for Los Angeles County as a whole (Table II-7).

Table II-7
Median Household Income –
Palos Verdes Estates and Los Angeles County

Jurisdiction	Median Income	% of County Median Income
Palos Verdes Estates	186,651	336%
Los Angeles County	55,476	100%

Source: U.S. Census, 2006-2010 ACS, Table DP-3

5. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-8 displays recent HUD estimates for overpayment for renter and owner households in Palos Verdes Estates. Approximately 81% of lower-income renters and 68% of lower-income owners reported overpayment.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

**Table II-8
Overpayment by Income Category**

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	185		35	
Households overpaying	170	91.9%	35	100.0%
Very low households	170		50	
Households overpaying	100	58.8%	30	60.0%
Low households	145		20	
Households overpaying	70	48.3%	20	100.0%
Subtotal: All lower-income households	500		105	
Subtotal: Households overpaying	340	68.0%	85	81.0%
Moderate households	315		25	
Households overpaying	165	52.4%	0	0.0%
Above moderate households	3,610		365	
Households overpaying	1,035	28.7%	55	15.1%

Source: HUD CHAS, based on the 2006-2010 ACS

Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely-low-income is defined as households with income less than 30% of area median income. The 2013 area median income for Los Angeles County was \$64,800 (see Table II-15). For extremely-low-income households, this results in an income of \$25,600 or less for a four-person household. Households with extremely-low-income have a variety of housing situations and needs, such as overpayment and overcrowding.

Recent Census estimates published by SCAG reported that approximately 147 extremely-low-income households resided in Palos Verdes Estates, representing about 3% of all households.

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income share of regional housing need of 4 units. As a result, the City has a projected need for 2 extremely-low-income units in this planning period (see Table II-20). The resources and programs to address this need are the same as for low-income households in general and are discussed throughout the Housing Element, and particularly Chapter V, Housing Action Plan. The needs of extremely-low-income households overlap extensively with other special needs groups, and further analysis and discussion of special needs households can also be found in Chapter IV, Constraints, Section A.1.c. Special Needs Housing. Programs to address the needs of extremely-low-income households and persons with special needs are described in Chapter V (Housing Plan) and include Program 3 (Mixed Use), Program 5 (Streamline the Development Process), Program 8 (Density Bonus), Program 9 (Shared Housing), and Program 11 (Emergency Shelters, Transitional/Supportive Housing, Community Care Facilities, SROs, Agricultural Employee Housing and Reasonable Accommodation).

C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-9 shows that the city had a workforce of 5,647 persons, or 53% of the working-age population, according to recent Census data. By contrast, Los Angeles County had over 65% of its working-age population in the labor force.

**Table II-9
Labor Force –
Palos Verdes Estates vs. Los Angeles County**

Labor Force Status	Palos Verdes Estates		LA County	
	Persons	%	Persons	%
Population 16 years and over	10,630	100%	7,602,252	100%
In labor force	5,647	53.1%	4,959,167	65.2%
Civilian labor force	5,647	53.1%	4,953,791	65.2%
Employed	5,470	51.5%	4,522,917	59.5%
Unemployed	177	1.7%	430,874	5.7%
Armed Forces	0	0.0%	5,376	0.1%
Not in labor force	4,983	46.9%	2,643,085	34.8%

Source: Census 2006-2010 ACS, Table DP3

Approximately 65% of the city’s working residents were employed in management and professional occupations, while 26% were in sales or related fields (Table II-10). A low percentage of workers (under 5%) were employed in service related occupations such as waiters, waitresses, and beauticians. Employment in the natural resources, construction, maintenance, production, transportation and material moving fields constituted about 5% of the workforce.

**Table II-10
Employment by Occupation**

Occupation	Palos Verdes Estates	
	Persons	%
Civilian employed population 16 years and over	5,470	100%
Management, business, science, and arts occupations	3,530	64.5%
Service occupations	262	4.8%
Sales and office occupations	1,419	25.9%
Natural resources, construction, and maintenance occupations	144	2.6%
Production, transportation, and material moving occupations	115	2.1%

Source: U.S. Census 2006-2010 ACS, Table DP3

2. Projected Job Growth

Table II-11 shows projected job growth by industry for the Los Angeles-Long Beach-Glendale MSA for the period 2010-2020. The greatest number of new jobs projected to be produced in Los Angeles County over the next few years will be among the lower-wage occupations. Because a high proportion of new jobs created will be low-wage jobs, there will be a growing demand for units affordable to low-income persons, typically far below the average home price of the area.

Table II-11
2010-2020 Industry Employment Projections –
Los Angeles-Long Beach-Glendale Metropolitan Statistical Area

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2010	2020	Jobs	Percent
	Total Employment	4,246,700	4,904,300	657,600	15.5
	Self-Employment (A)	337,500	366,900	29,400	8.7
	Unpaid Family Workers (B)	3,300	3,400	100	3.0
	Private Household Workers (C)	126,600	163,300	36,700	29.0
	Total Farm	6,200	5,800	-400	-6.5
	Total Nonfarm	3,773,100	4,364,900	591,800	15.7
1133,21	Mining and Logging	4,100	4,500	400	9.8
23	Construction	104,500	129,600	25,100	24.0
31-33	Manufacturing	373,200	362,500	-10,700	-2.9
22,42-49	Trade, Transportation, and Utilities	739,800	887,700	147,900	20.0
51	Information	191,500	211,700	20,200	10.5
52-53	Financial Activities	209,500	231,300	21,800	10.4
54-56	Professional and Business Services	527,500	640,600	113,100	21.4
61-62	Educational Services, Health Care and Social Assistance	522,000	660,000	138,000	26.4
71-72	Leisure and Hospitality	384,800	480,000	95,200	24.7
81	Other Services (excludes 814-Private Household Workers)	136,700	150,700	14,000	10.2
	Government	579,600	606,300	26,700	4.6
	Federal Government (D)	51,600	43,900	-7,700	-14.9
	State and Local Government	528,000	562,400	34,400	6.5
	State Government	80,700	88,100	7,400	9.2
	Local Government	447,300	474,300	27,000	6.0

Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2011 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.

Industry detail may not add up to totals due to independent rounding.

Notes: (A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.

(B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.

(C) Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.

(D) Temporary U.S. Census workers are included in the base and projected year employment numbers.

3. Jobs-Housing Balance

A regional balance of jobs to housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become overheated, requiring households to pay a larger percentage of their income for housing. In addition, a tight housing market can result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas. Conversely, a lack of jobs can also result in longer commutes, particularly for low-wage service workers. The current jobs-housing objective within the SCAG region is one new housing unit for every 1.5 jobs.²

According to recent Census data, about 94% of employed Palos Verdes Estates residents worked in Los Angeles County, but only 15.5% of workers were employed within the city limits (Table II-12).

Table II-12
Job Location for Palos Verdes Estates Residents

Workplace Location	%
Worked in state of residence	98.6%
Worked in county of residence	93.5%
Worked in place of residence	15.5%
Worked outside county of residence	5.1%
Worked outside state of residence	1.4%

Source: Census 2006-2010 ACS, Table S0801

D. Housing Stock Characteristics

This section reviews the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

The housing stock in Palos Verdes Estates is comprised mostly of single-family homes, which make up 94% of all units. Multi-family and mobile homes comprise the remaining 6%. Table II-13 provides a breakdown of the housing stock by type along with growth trends for the city compared to the county as a whole for the period 2000-2012. Between 2000 and 2012, there have been 92 housing units added to the city's housing stock. The reported reduction in multi-family units may be due to condominium conversions.

² SCAG Regional Comprehensive Plan, Land Use & Housing Chapter

Table II-13
Housing by Type –
Palos Verdes Estates and Los Angeles County

Structure Type	2000		2012		Growth	
	Units	%	Units	%	Units	%
Palos Verdes Estates						
Single-family	4,820	93%	4,955	94%	135	146.7%
Multi-family	382	7%	327	6%	-55	-59.8%
Mobile homes	0	0.0%	12	0.2%	12	13.0%
Total units	5,202	100%	5,294	100%	92	100%
Los Angeles County						
Single-family	1,835,024	56%	1,947,820	56%	112,796	61.6%
Multi-family	1,379,277	42%	1,447,958	42%	68,681	37.5%
Mobile homes	56,605	2%	58,314	2%	1,709	0.9%
Total units	3,270,906	100%	3,454,092	100%	183,186	100%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table II-14 shows the age distribution of the housing stock in Palos Verdes Estates compared to Los Angeles County as a whole as reported in recent Census data.

Table II-14
Age of Housing Stock by Tenure –
Palos Verdes Estates vs. Los Angeles County

Year Built	Palos Verdes Estates		LA County	
	Units	%	Units	%
Built 2005 or later	97	2%	54,241	2%
Built 2000 to 2004	113	2%	109,255	3%
Built 1990 to 1999	313	6%	208,791	6%
Built 1980 to 1989	266	5%	403,248	12%
Built 1970 to 1979	913	17%	496,376	14%
Built 1960 to 1969	1,235	23%	518,500	15%
Built 1950 to 1959	1750	33%	722,473	21%
Built 1940 to 1949	329	6%	396,035	12%
Built 1939 or earlier	262	5%	516,817	15%
Total units	5,278	100%	3,425,736	100%

Source: Census 2006-2010 ACS, Table DP-4

This table shows that about two-thirds of the housing units in Palos Verdes Estates were constructed prior to 1970. Statistics indicating that a significant portion of the housing stock is more than 30 years old would often indicate a growing need for maintenance and rehabilitation. However, the high household incomes and housing values in the city results in few properties actually falling into disrepair, and therefore the need for public assistance with maintenance and rehabilitation is considered to be very low.

3. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table II-15 shows affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$640, while the maximum affordable rent for very-low-income households is \$1,068. The maximum affordable rent for low-income households is \$1,708, while the maximum for moderate-income households is \$1,944.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-15 have been estimated based on typical conditions.

Table II-15
Income Categories and Affordable Housing Costs –
Los Angeles County

2013 County Median Income = \$64,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$25,600	\$640	--
Very Low (31-50%)	\$42,700	\$1,068	\$140,000
Low (51-80%)	\$68,300	\$1,708	\$235,000
Moderate (81-120%)	\$77,750	\$1,944	\$280,000
Above moderate (120%+)	\$77,750+	\$1,944+	\$280,000+

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

b. For-Sale Housing

Housing sales price statistics for the calendar year 2012 reported by DataQuick³ showed a median single-family home price of \$1.36 million and a median condo price of \$550,000. Due to the small number of sales in each city, these data are for the entire Palos Verdes peninsula, which includes Palos Verdes Estates. Clearly there is a large gap between market prices and what low- and moderate-income families can afford.

c. Rental Housing

An internet search for vacant rental units found apartments advertised with rents ranging from \$1,950 to \$2,600 for 2-bedroom units and up to \$10,000 per month for single-family homes. When these rents are compared to affordable housing costs (Table II-15), it is clear that low- and moderate-income households have a difficult time finding rental housing without overpaying.

E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Palos Verdes Estates residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

The most recent Census data regarding persons with disabilities was reported in the 2000 Census. In 2000, approximately 652 people between 16 and 64 years of age, or 8% of the working age population, reported a work-related disability (see Table II-16). Of those aged 65 and over, 326 persons reported a physical disability (12%). Housing opportunities for those with disabilities can be improved through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

³ <http://www.dqnews.com/Charts/Annual-Charts/LA-Times-Charts/ZIPLAT12.aspx>

**Table II-16
Persons with Disabilities by Age**

Disability by Age	Persons	Percent
Age 5 to 15 - total persons	2,010	
Sensory disability	12	0.6%
Physical disability	12	0.6%
Mental disability	71	3.5%
Self-care disability	12	0.6%
Age 16 to 64 - total persons	7,923	
Sensory disability	78	1.0%
Physical disability	111	1.4%
Mental disability	80	1.0%
Self-care disability	30	0.4%
Go-outside-the-home disability	118	1.5%
Employment disability	652	8.2%
Age 65 and over* - total persons	2,681	
Sensory disability	170	6.3%
Physical disability	326	12.2%
Mental disability	135	5.0%
Self-care disability	93	3.5%
Go-outside-the-home disability	213	7.9%

Source: 2000 Census, SF3 Tables P8 and P41

Note: Totals may exceed 100% due to multiple disabilities per person

Persons with Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Examples of developmental disabilities include cerebral palsy, epilepsy and autism. The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Harbor Regional Center (<http://www.harborrc.org/>), with offices in Torrance and Long Beach, provides services for people with developmental disabilities on the Palos Verdes Peninsula, including Palos Verdes Estates. The HRC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports, which refers to help that disabled persons may get from family, friends or others at little or no cost.

According to its latest Fact Sheet⁴ the Harbor Regional Center provides services to more than 11,000 people with developmental disabilities and their families. About 15% are between birth and 2 years of age and are served under the early intervention program. About 37% are between the age of 3 and 18 years of age, and 48% are adults over 18 years of age. Most of HRC's clients (about 83%) live at home with families. An additional 10% live in some type of licensed home in the community, and about 7% live on their own with supports.

2. Elderly

According to recent Census estimates, there were 1,836 owner households and 504 renter households in Palos Verdes Estates where the householder was 65 or older (Table II-17). Some elderly homeowners may be physically unable to maintain their homes or cope with living alone. In areas where elderly persons are living in poverty, housing needs can be addressed through smaller units,

⁴ [http://www.harborrc.org/files/uploads/aboutclientsfam_r0313_\(2\).pdf](http://www.harborrc.org/files/uploads/aboutclientsfam_r0313_(2).pdf)

second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

Table II-17
Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	2,644	59.0%	348	69.0%
65 to 74 years	944	21.1%	64	12.7%
75 to 84 years	641	14.3%	92	18.3%
85 years and over	251	5.6%	0	0.0%
Total Households	4,480	100%	504	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. According to recent Census estimates, about 60% of all owner households and 53% of renter households have only one or two members. About 8% of owner households had five or more members, while less than 6% of renters were large households (Table II-18). This distribution suggests that the need for large units with four or more bedrooms in Palos Verdes Estates is expected to be significantly less than for smaller units.

Table II-18
Household Size by Tenure

Household Size	Owner		Renter	
	Households	%	Households	%
1 person	613	13.7%	149	29.6%
2 persons	2,060	46.0%	118	23.4%
3 persons	643	14.4%	45	8.9%
4 persons	789	17.6%	163	32.3%
5 persons	308	6.9%	29	5.8%
6 persons	57	1.3%	0	0.0%
7 persons or more	10	0.2%	0	0.0%
Total Households	4,480	100%	504	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

4. Female-Headed Households

Recent Census estimates reported that about 5% of owner households and 7% of renter households were headed by a female (Table II-19). While female-headed households represent a small portion of households in Palos Verdes Estates, they can face difficult challenges dealing with work and child care responsibilities.

Table II-19
Household Type by Tenure

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	3,481	77.7%	259	51.4%
Male householder, no wife present	48	1.1%	14	2.8%
Female householder, no husband present	223	5.0%	35	6.9%
Non-family households	728	16.3%	196	38.9%
Total Households	4,480	100%	504	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

5. Farm Workers

Farm worker households are considered a special needs group due to their transient nature and the lower incomes typically earned by these households. Migrant workers, and their places of residence, are generally located in close proximity to agricultural areas providing employment. No significant agricultural activities are found in Palos Verdes Estates or in the surrounding communities.⁵ In addition, Census data published by SCAG⁶ did not identify any farm workers residing in Palos Verdes Estates.

6. Homeless Persons

The U.S. Department of Housing and Urban Development (HUD) defines the term “homeless” as the state of a person who lacks a fixed, regular, and adequate night-time residence, or a person who has a primary night time residency that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.⁷

⁵ 2005 Crop and Livestock Report, Los Angeles County Agricultural Commissioner

⁶ <http://rtpscscs.scag.ca.gov/Pages/Housing-Elements-2012.aspx>

⁷ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

Although there are myriad causes of homelessness, among the most common are:

- Substance abuse and alcohol
- Domestic violence
- Mental illness

Homelessness is a regional problem best dealt with at a regional or countywide scale. Los Angeles County's focus is to provide funding for access to mainstream resources such as income supports, health care, mental health care, substance abuse treatment programs, child care, and job training placement.⁸ These resources serve the existing homeless population, and also work toward the prevention of homelessness.

According to the 2013 Homeless Count Report⁹ by the Los Angeles Homeless Services Authority (LAHSA), it is estimated that 53,798 persons were homeless at the time of the survey. Of this population, 24% were in shelter facilities, 42% were unsheltered and 34% were estimated to be "hidden homeless." Palos Verdes Estates is located within LAHSA's Service Planning Area (SPA) 8 – South Bay. The homeless count for SPA 8 found 5,245 single adults, 551 family members, and 15 unaccompanied youth. The estimated total number of homeless persons in SPA 8 was approximately 14% lower than the previous survey in 2011. LAHSA's survey did not count the homeless population for each jurisdiction, therefore 2010 Census data is the most recent available source. As reported by SCAG¹⁰, the Census Bureau reported no homeless persons in Palos Verdes Estates.

Senate Bill (SB) 2 of 2007 requires that jurisdictions identify a zone or zones that can accommodate at least one year-round emergency shelter¹¹. Cities must quantify the need for emergency shelters and determine whether existing facilities are adequate to serve the need. If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted "by-right" (i.e., without requiring discretionary approval such as a use permit), or enter into a multi-party agreement with up to two other jurisdictions to accommodate the need. When there is no unmet need, cities may identify a zone where emergency shelters are permitted subject to a conditional use permit. Since no homeless population has been identified in Palos Verdes Estates, there is no unmet need for emergency shelter facilities and the Housing Action Plan (Chapter V) includes Program 11 to amend the Municipal Code in conformance with SB 2.

F. Assisted Housing at Risk of Conversion

State law requires that the Housing Element report assisted affordable units that are at risk of conversion to market rate housing during the next ten years. According to SCAG and the California Housing Partnership Corporation, there are no assisted units in Palos Verdes Estates.

G. Low and Moderate Income Housing in the Coastal Zone

Section 65590 of the California Government Codes provides for the preservation and production of low- and moderate-income housing in the Coastal Zone. Section 65590 requires the inclusion of low- or moderate-income housing in new residential development in the Coastal Zone where feasible. It

⁸ Los Angeles County Housing and Community Development Consolidated Plan, page 5-21

⁹ <http://documents.lahsa.org/planning/homelesscount/2013/HC13-Results-by-SPA-and-SD.pdf> (8/27/2013)

¹⁰ <http://rtpscs.scag.ca.gov/Pages/Housing-Elements-2012.aspx>

¹¹ Government Code Sec. 65583(a)(4)

also contains requirements for replacement of low- and moderate-income housing within the Coastal Zone with such housing is demolished or converted to other uses.

Government Code Section 65590(b)(3) states that replacement housing must be provided only where feasible if the local jurisdiction has less than 50 acres, in aggregate, of privately-owned, vacant land which is available for residential use. The City of Palos Verdes Estates currently has well below 50 acres of vacant land available for residential use citywide, and less than 5 acres is in the Coastal Zone.

In accordance with Government Code Section 65588(c) housing elements must take into account any low- or moderate-income housing provided or required pursuant to Section 65590. Section 65588(d) provides a framework for the analysis.

The City has not lost any low- or moderate-income dwellings to demolition. Because new housing in the Coastal Zone consists only of development or redevelopment of single-family lots, it is not feasible to require inclusionary units and none have been required. Thus, no low- or moderate-income housing units have been provided or lost pursuant to Section 65590.

H. Future Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the “5th cycle” planning period from January 2014 to October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county’s income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2. 2014-2021 Palos Verdes Estates New Housing Needs

The Southern California Association of Governments (SCAG) determined the RHNA growth needs for each city within the SCAG region, plus the unincorporated areas. The total housing growth need for the City of Palos Verdes Estates during the 2006-2014 planning period is 16 units. This total is distributed by income category as shown in Table II-20.

Table II-20
Regional Housing Growth Needs 2014-2021

Very Low*	Low	Moderate	Above Moderate	Total
4	3	3	6	16

Source: SCAG 2012

*50% of the very-low need is assigned to the extremely-low-income category pursuant to Government Code §65583(a)(1)

Note: The RHNA projection period is 1/1/2014 – 10/31/2021

It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.

A discussion of the City's land resources to accommodate this growth need is provided in Chapter III.

III. RESOURCES AND OPPORTUNITIES

A. Sites for Residential Development

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” The City’s inventory of sites with potential for residential development is provided in Appendix B and summarized in Table III-1.

Affordability Assumptions

In 2004 state Housing Element law was amended¹² to clarify the requirements for the land inventory analysis, and established a “default density” for each jurisdiction. The default density is the density that is assumed to be sufficient to facilitate the production of lower-income housing. The default density for Palos Verdes Estates is 20 units/acre. Since the City allows multi-family residential development at 24.9 units/acre and mixed-use development in the Commercial zone with no density limit, those sites are considered to be suitable for lower-income housing. However, it must be recognized that affordable housing requires two things: 1) a suitable site with appropriate land use regulations, and 2) a willing developer with access to public subsidies to make the project financially feasible. The small number of vacant sites, very high land costs, and limited public subsidies makes affordable housing development in areas like Palos Verdes Estates extremely challenging.

Single-Family Sites

Only about 42 vacant residential lots currently exist in the city. This vacant land typically consists of individual single-family (R-1) lots in developed neighborhoods, and there are few locations where even two vacant sites are contiguous. Vacant sites are generally difficult to develop due to topography. The few lots that are large enough to present an opportunity for further subdivision are very steeply sloped, rendering it impractical to construct additional units. At the same time, some of the lots presenting the greatest development challenge also provide spectacular views, inducing potential residents to make the investment needed for massive grading or other modifications of the lot. Thus, they are only suitable for single-family housing. Infrastructure exists to serve these lots, though three of the lots lack direct street access and would require an easement across adjacent lots. Due to terrain and isolated location, none of the vacant lots is suitable for multi-family development.

Multi-Family Sites

Two areas in Palos Verdes Estates allow multi-family development – Lunada Bay and Malaga Cove (see Figures III-1, III-2 and III-3). The R-M zoning for these areas is consistent with the private deed restrictions enforced by the Homes Association, and no additional land can be redesignated for multi-family use without approval of the Association. Within these two areas, all sites are developed at or above the maximum allowable number of units except for five lots which are located on Via Campesina, Via Pinale, and Palos Verdes Drive West. These lots could accommodate 22 dwelling units if existing development were demolished and replaced at the maximum permitted density of 24.9 units/acre (Table III-2). Three of these five underutilized lots (representing 13 of the 22 total units) are

¹² HCD memo of June 9, 2005 on AB 2348

rental apartments while two are condo projects. Apartments are considered to have a greater likelihood of redevelopment because they are investment properties with profit-motivated owners. These three properties currently contain 8 units, therefore the potential replacement with 13 units represents an increase of 63%, a substantial incentive for redevelopment. Multi-family development is permitted by-right in the R-M district, and adequate streets, sewer, and water infrastructure exist to serve these properties.

Commercial and Mixed-Use Sites

A total of approximately 8.5 acres of land is zoned for commercial use at Lunada Bay and Malaga Cove. Mixed-use development is permitted in these areas, and could accommodate affordable housing. The Zoning Code allows mixed commercial/residential use by use permit. There is no minimum commercial portion or density limit on the residential component of a mixed-use development other than conformance with the applicable standards such as the height limit of 35 feet and two stories (which does not include parking garages), lot coverage, setbacks, parking, landscaping, etc. Development at the “default density” of 20 units/acre is feasible under these regulations. Table III-3 contains an inventory of commercial sites that allow mixed-use development. This table shows that the three sites at Lunada Bay could accommodate 50 multi-family units, while the five sites at Malaga Cove could accommodate 117 units, assuming a density of 20 units/acre. Several of the parcels are developed with single-story buildings, and therefore are significantly underutilized.

Other Undeveloped Areas

The only other significant undeveloped areas that are buildable or have potential for redevelopment are in public or quasi-public use. This includes public open space, schools, and churches. Should such uses be abandoned, residential use of the sites could be considered, to the extent this can be accomplished within existing deed restrictions.

The City contains approximately 849 acres of open space, including the 130-acre shoreline preserve, park sites and greenbelt pathways, the golf course, and play areas. These areas are deed restricted and, for areas in the Coastal Zone, designed to enhance preservation and/or access to coastal resources, consistent with the California Coastal Act.

As shown in Table III-1 below, the City’s inventory of vacant and underutilized sites can accommodate the RHNA allocation in all income categories.

**Table III-1
Land Inventory Summary**

	Income Category		
	VL/L	Mod	Above
Vacant Single-Family lots			42
Underutilized Multi-Family sites	13		
Underutilized Commercial/Mixed-Use sites	167		
Subtotal	180		42
RHNA (2014-2021)	7	3	6
Adequate Sites?	Yes	Yes*	Yes

Source: City of Palos Verdes Estates Planning Department, 2013
*Reflects a surplus of VL/L sites

B. Unaccommodated Need from the Prior Planning Period

Under Section 65584.09 of the *Government Code*, if a city failed to identify or make available adequate sites to accommodate its RHNA allocation during the prior planning period, then during the first year of the new planning period the city must zone or rezone adequate sites to accommodate the unaccommodated portion of the prior regional housing need allocation. The unaccommodated allocation shall be in addition to the City's RHNA allocation for the new planning period.

The 4th cycle RHNA allocation for Palos Verdes Estates was 72 units, distributed among income categories as follows:

Very low income	19 units
Low income	12 units
Moderate income	13 units
Above moderate income	28 units

The City's inventory of potential sites for residential development has not substantially changed since the 4th planning period, and the inventory exceeded the prior RHNA allocation for all income levels. Therefore, no unaccommodated need exists from the prior period.

**Figure III-1
Palos Verdes Estates Land Use Diagram**

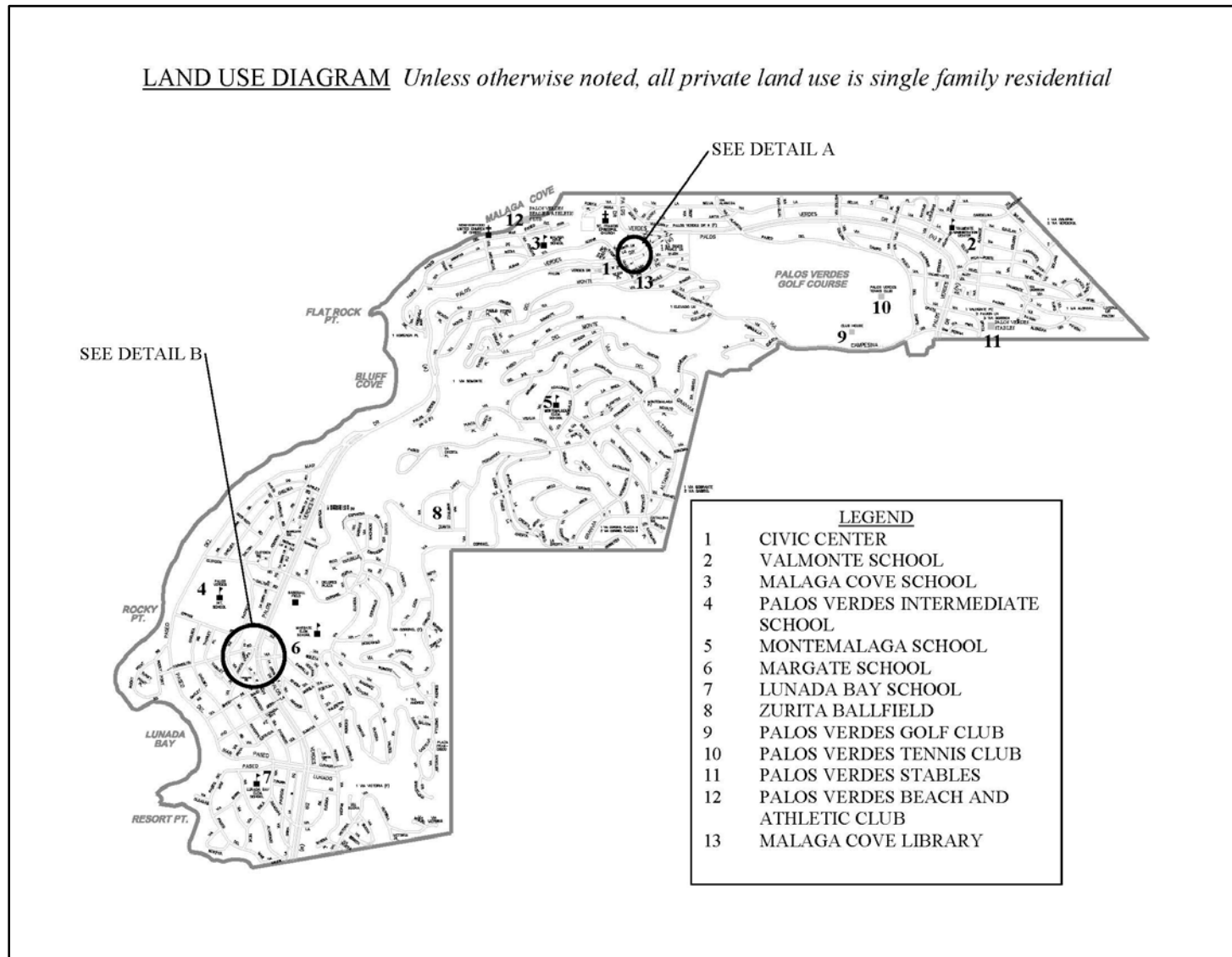
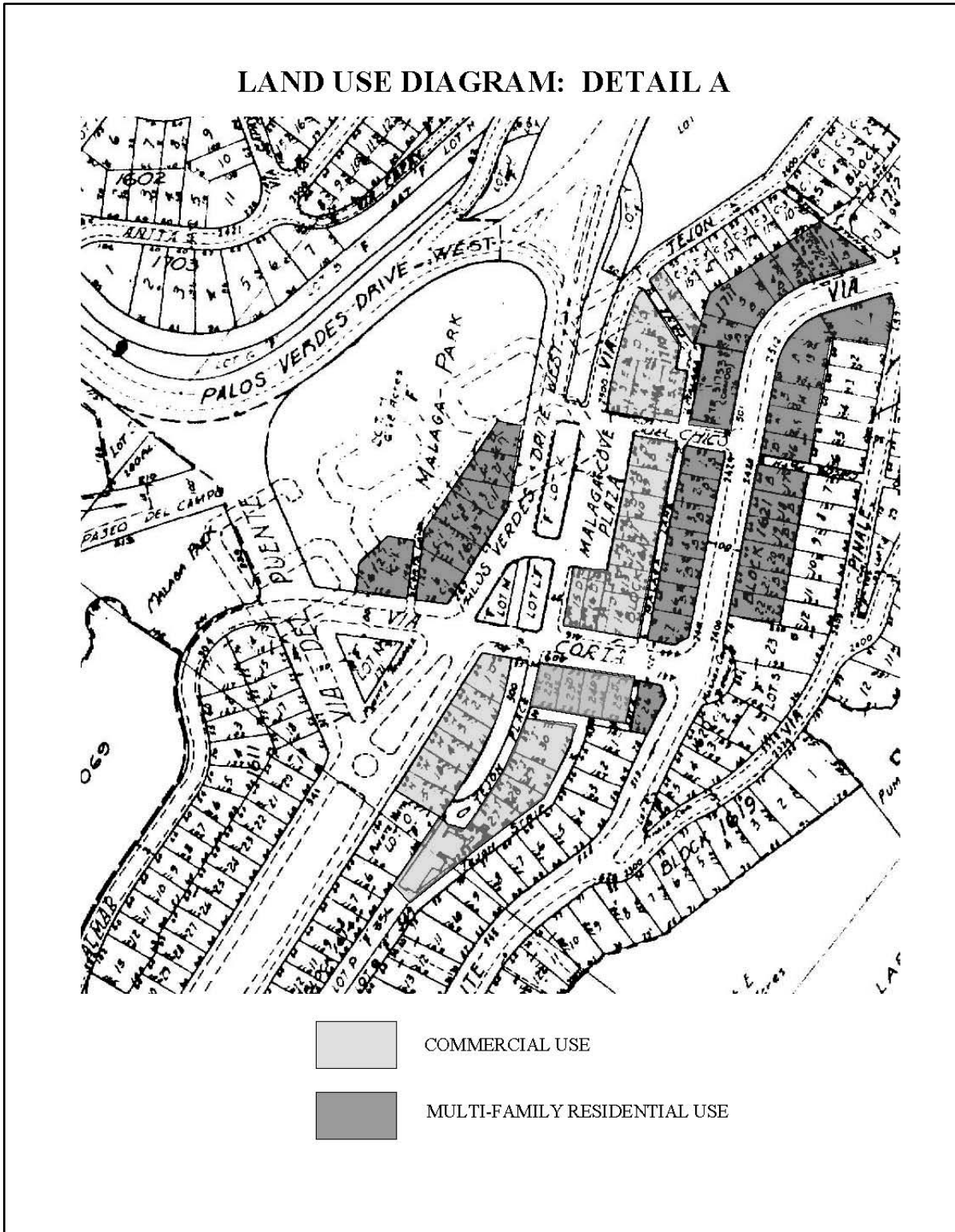
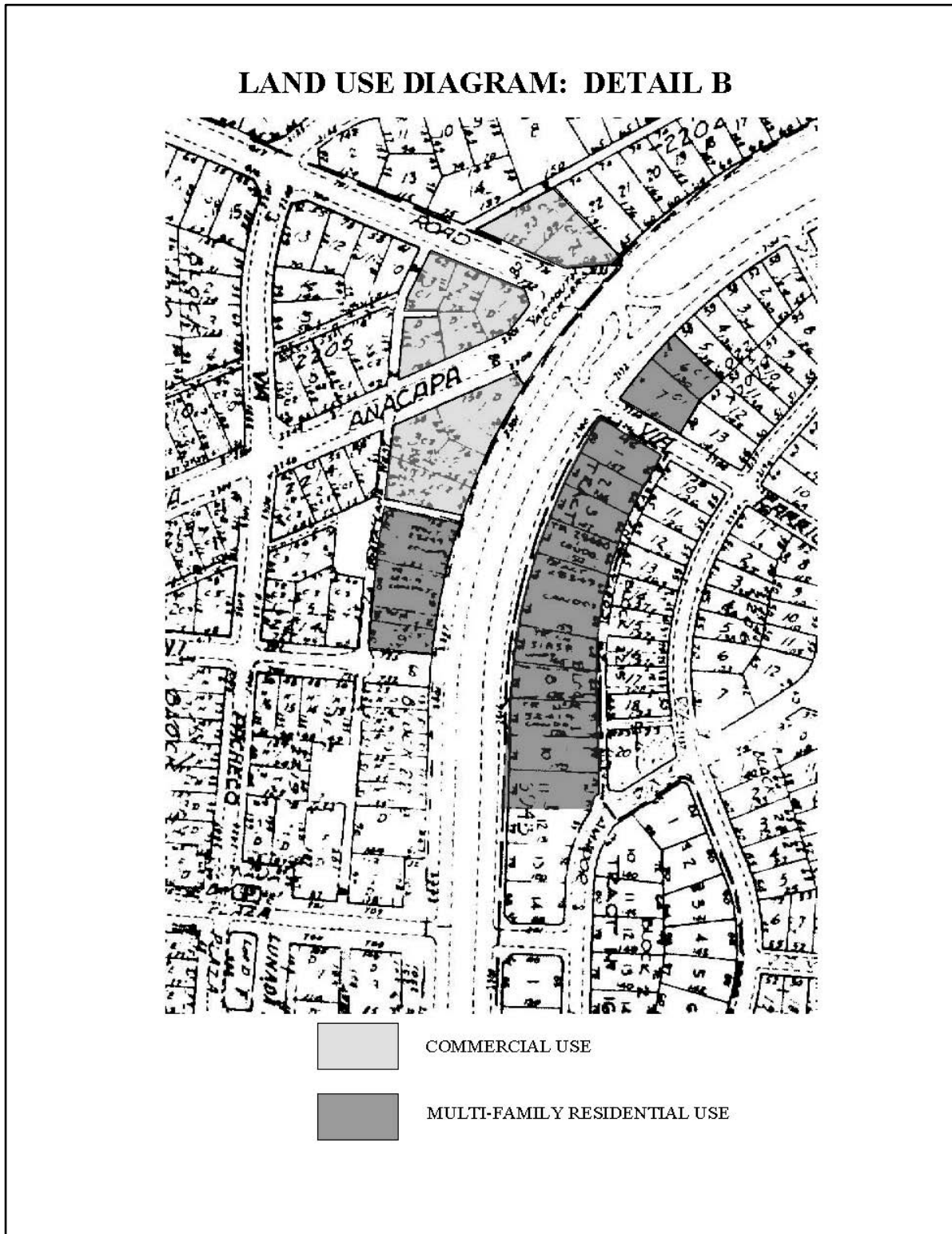


Figure III-2
Malaga Cove Land Use Diagram



**Figure III-3
Lunada Bay Land Use Diagram**



**Table III-2
Multi-Family Sites Inventory**

Site APN	GP/Zoning	Parcel Size	Existing Use	Max. Units	Potential New Units
Lunada Bay					
7542-015-036	R-M	15912.0 S.F.	12 Condos	9	0
7542-015-022	R-M	11108.0 S.F.	8 Apartments	6	0
7542-015-049	R-M	10668.0 S.F.	9 Condos	6	0
7543-021-016	R-M	8364.0 S.F.	2 Condos	4	4
7543-021-007	R-M	13247.0 S.F.	12 Apartments	7	0
7543-023-055	R-M	11452.0 S.F.	9 Condos	6	0
7543-023-064	R-M	20652.0 S.F.	18 Condos	11	0
7543-023-018	R-M	10711.0 S.F.	8 Condos	6	0
7543-023-027	R-M	21240.0 S.F.	18 Condos	12	0
7543-023-045	R-M	11247.0 S.F.	8 Condos	6	0
7543-023-015	R-M	24468.0 S.F.	24 Apartments	13	0
7543-023-010	R-M	13316.0 S.F.	11 Apartments	7	0
7543-023-011	R-M	13177.0 S.F.	8 Apartments	7	0
Subtotal – Lunada Bay					4
Malaga Cove					
7539-016-015	R-M	6778.0 S.F.	5 Apartments	3	0
7539-017-007	R-M	6582.0 S.F.	3 Apartments	3	0
7539-017-006	R-M	6177.0 S.F.	8 Apartments	3	0
7539-017-019	R-M	6159.0 S.F.	3 Condos	3	0
7539-017-004	R-M	6172.0 S.F.	7 Apartments	3	0
7539-017-017	R-M	12336.0 S.F.	13 Apartments	7	0
7539-017-001	R-M	6935.0 S.F.	6 Apartments	3	0
7539-018-033	R-M	16723.0 S.F.	21 Condos	9	0
7539-018-068	R-M	21379.0 S.F.	18 Condos	12	0
7539-018-055	R-M	11670.0 S.F.	12 Condos	6	0
7539-018-027	R-M	6765.0 S.F.	5 Condos	3	0
7539-018-006	R-M	9113.0 S.F.	8 Apartments	5	0
7539-021-010	R-M	9209.0 S.F.	3 Apartments	5	5
7539-021-012	R-M	9605.0 S.F.	3 Condos	5	5
7539-021-007	R-M	14397.0 S.F.	11 Apartments	8	0
7539-022-019	R-M	7192.0 S.F.	2 Apartments	4	4
7539-022-013	R-M	7192.0 S.F.	4 Apartments	4	0
7539-022-014	R-M	7192.0 S.F.	5 Apartments	4	0
7539-022-015	R-M	7192.0 S.F.	3 Apartments	4	4
7539-022-016	R-M	7192.0 S.F.	4 Apartments	4	0
7539-022-017	R-M	7192.0 S.F.	4 Apartments	4	0
7539-008-001	R-M	14710.0 S.F.	18 Apartments	8	0

Site APN	GP/Zoning	Parcel Size	Existing Use	Max. Units	Potential New Units
7539-008-008	R-M	19476.0 S.F.	12 Apartments	11	0
7539-008-009	R-M	10803.0 S.F.	6 Apartments	6	0
7539-008-004	R-M	8006.0 S.F.	9 Apartments	4	0
7539-008-003	R-M	8490.0 S.F.	6 Apartments	4	0
7539-008-002	R-M	6046.0 S.F.	6 Apartments	3	0
Subtotal – Malaga Cove					18
Total Units					22

**Table III-3
Commercial/Mixed-Use Sites Inventory**

Site #	Site (APN)	General Plan/ Zoning	Parcel Size	Existing Use	Existing Floor Area	Existing FAR	Units by Income Category		
							VL/L	Mod	Upper
Lunada Bay									
Site 1	7542-003-023	C	12,027	Gas Station	1,050				
	7542-003-026	C	14,340	Office/Retail	11,290				
	Subtotal		26,367		12,340	0.47	12		
Site 2	7542-013-018	C	9,148	Market/Cafe	7,434				
	7542-013-019	C	6,386	Retail/Cafe	2,604				
	7542-013-020	C	8,011	Office/Retail	11,150				
	7542-013-022	C	9,187	Office/Retail	4,377				
	7542-013-021	C	6,717	Office/Retail	4,026				
	Subtotal		39,449		29,591	0.75	18		
Site 3	7542-015-900	C	14,183	Public Park	0				
	7542-015-025	C	29,555	Office/Retail/Restaurant	36,478				
	Subtotal		43,738		36,478	0.83	20		
TOTALS-LUNADA BAY			2.52 acres				50		
Malaga Cove									
Site 1	7539-015-900	C	76,230	City Hall/Parking	16,293				
	7539-015-901	C	16,122	Public Park	0				
	Subtotal		92,352		16,293	0.18	42		
Site 2	7539-016-904	C	12,197	Parking	0				
	7539-016-018	C	18,300	Office/Restaurant	7,936				
	7539-016-019	C	11,330	Office	7,514				
	Subtotal		41,827		15,450	0.37	19		
Site 3	7539-016-011	C	5,763	Office	5,445				
	7539-016-012	C	5,772	Office	2,934				
	7539-016-013	C	5,763	Office	8,560				

Site #	Site (APN)	General Plan/ Zoning	Parcel Size	Existing Use	Existing Floor Area	Existing FAR	Units by Income Category		
							VL/L	Mod	Upper
	7539-016-014	C	5,580	Office	4,387				
	Subtotal		22,878		21,326	0.93	10		
Site 4	7539-017-016	C	6,983	Office/Retail	12,114				
	7539-017-015	C	5,672	Office	12,573				
	7539-017-014	C	9,017	Office/Cafe	3,301				
	7539-017-013	C	5,820	Outdoor Patio	0				
	7539-017-012	C	5,776	Market/Office	8,444				
	7539-017-011	C	5,772	Office	12,072				
	7539-017-010	C	5,746	Office	7,080				
	7539-017-009	C	5,872	Office	4,800				
	7539-017-008	C	7,653	Office	9,828				
		Subtotal		58,311		70,212	1.20	26	
Site 5	7539-018-023	C	20,469	Office/Retail	15,435				
	7539-018-002	C	8,320	Office	13,863				
	7539-018-001	C	7,780	Office/Retail	15,639				
	7539-018-021	C	4,783	Office	4,746				
	7539-018-022	C	2,692	Office	2,705				
		Subtotal		44,044		52,388	1.19	20	
TOTALS - MALAGA COVE			5.96 acres				117		

Figure III-4
Malaga Cove Commercial / Multi-Family District



Source: Google Maps, 2013

Figure III-5
Lunada Bay Commercial / Multi-Family District



Source: Google Maps, 2013

C. Energy Conservation Opportunities

State law (*Government Code* §65583(a)(7)) requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from depletable sources (Title 24 of the *California Administrative Code*). These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation programs including audits of home energy use to reduce electricity consumption, refrigerator rebates, appliance repair and weatherization assistance to qualified low income households, buyer's guides for appliances and incentives, by the Gas Company, to switch from electric to gas appliances. Direct assistance to low-income households is provided by the Gas Company through the California Alternate Rates for Energy (CARE) Program and by SCE through its Energy Management Assistance Program.

Both companies have programs to encourage energy conservation in new construction. SCE's energy rebate program applies to residential developers as well as individual customers. SCE also offers an Energy STAR new home program, and Sustainable Communities Program offering design assistance and financial incentives for sustainable housing development projects. The Gas Company's Energy Advanced Home Program is offered to residential developers who install energy-efficient gas appliances that exceed California energy standards by at least 15%.

Some of the most readily available measures for conserving energy in new residential development, as well as in other homes, are described below.

Insulation and Weatherproofing

A significant portion of the homes in Palos Verdes Estates were built prior to 1970, when there was little concern for the use of electricity, oil and natural gas for heating purposes. To conserve the heat generated by older heating units and minimize the heat loss ratio, these homes can be insulated in the attic space and exterior walls. Windows and exterior doors can be fitted with airtight devices, caulking or other means to maximize heating and cooling efforts.

Solar Energy and Natural Lighting

Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights. Skylights can be easily installed at reasonable expense in existing houses, thereby substantially reducing electricity costs and energy consumption.

Solar energy is a practical, cost effective, and environmentally sound way to heat and cool a home. In California, with its plentiful year-round sunshine, the potential uses of solar energy are numerous. With proper building designs, this resource provides for cooling in the summer and heating in the winter; it can also heat water for domestic use and swimming pools and can generate electricity.

Unlike oil or natural gas, solar energy is an unlimited resource. Once a solar energy system is installed, the only additional costs are for the maintenance or replacement of the system itself. The user is not subject to unpredictable fuel price increases. Moreover, solar energy can be utilized without any serious safety or environmental concerns.

Solar heating and cooling systems are of three general types: passive, active, or a combination of both. In passive solar systems, the building structure itself is designed to collect the sun's energy, then store and circulate the resulting heat, similar to a green house. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and constructed with dense materials such as concrete or adobe to better absorb the heat. Properly placed windows and overhanging eaves also contribute to keeping a house cool.

Active systems collect and store solar energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system.

Although passive systems maximize use of the sun's energy and are less costly to install, active systems have greater potential for both cooling and heating a home and providing hot water. This may mean lower energy costs for residents presently dependent on conventional fuels. The City encourages the use of passive solar systems in new residential construction to improve the energy efficiency of housing units.

South Bay Energy Saving Center

In addition to state-mandated Title 24 requirements, Palos Verdes Estates is participating in a coalition to collaboratively tackle the issue of energy conservation.¹³ The South Bay Energy Saving Center (SBESC¹⁴) is educating residents, business owners, and public agencies about the energy conservation programs and incentives available in the community and how to incorporate more energy-saving practices into everyday life. Established through funding from the California Public Utilities Commission, the SBESC includes the 15 cities that comprise the South Bay Cities Council of Governments (SBCCOG), and is associated with Southern California Edison and Southern California Gas Company. Member cities include Carson, El Segundo, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, Torrance, and the Harbor City and San Pedro communities of Los Angeles.

The distribution of water brooms to business owners is one of the Center's most successful projects to date. Targeted mainly to restaurant owners, the water brooms can be used instead of a hose and nozzle or a power washer. Using a combination of air and water pressure, the brooms are water efficient and clean dust, dirt, food spills, leaves, litter, sawdust, and bird droppings from concrete, asphalt, or any other hard surface. So far, the Center has distributed over 400 water brooms. SBESC estimates that each broom can save 50,000 gallons of water annually.

The Center also hosted a community lamp exchange in which about 2,000 residents exchanged their traditional lamps for compact fluorescent light bulbs, free of charge. Edison donated the fluorescent lamps and residents were invited to exchange up to 10 household lamps apiece.

¹³ http://www.imakenews.com/priorityfocus/e_article001104271.cfm?x=bcHNgMg.b7M8B89t

¹⁴ www.sbesc.com

Water Conservation

Simple water conservation techniques can save a family thousands of gallons of water per year, plus many dollars in water and associated energy consumption costs. It is now possible to obtain plumbing products that reduce water waste by restricting the volume of water flow from faucets, showerheads, and toilets. The use of plant materials, in residential landscaping, that are well adapted to the climate in the Palos Verdes Peninsula can also measurably contribute to water conservation by reducing the need for irrigation.

A household can save water by fixing dripping faucets and using water more conservatively. In addition, such conservation practices save on gas and electricity needed to heat water and the sewage system facilities needed to treat it. By encouraging residents to conserve water and install water saving devices, the City can greatly reduce its water consumption needs and expenses.

The City Council also passed a water efficient landscape ordinance (Municipal Code Chapter 18.50) in 2010. This ordinance requires stringent water efficiency standards for landscaping installations of over 2,500 square feet for non-residential projects and over 5,000 square feet for residential installations.

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IV. CONSTRAINTS

A. Governmental Constraints

1. Land Use Plans and Regulations

a. California Coastal Act

A portion of the city is located in the Coastal Zone. The California Coastal Act mandates preservation of coastal bluffs, public access to the shoreline, coastal views, and ecologically sensitive areas. In addition to broad policy, the Coastal Commission has also established “stringline” development standards in many areas in order to preserve views. This can act as a constraint upon development. In addition, Coastal Commission permit procedures are time-consuming and complex. Because the City has an adopted Local Coastal Program (LCP) implementation program, development is facilitated by the reduced need to process projects through the Coastal Commission. City decisions may still be appealed to the Coastal Commission, however.

b. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the city’s zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The General Plan provides for two categories of residential density, Single-Family Residential and Multiple-Family Residential. Multiple-Family Residential areas are also governed by the Palos Verdes Estates Specific Development Plan, which establishes a maximum density of one dwelling unit for each 1,750 square feet of lot area, equating to 24.9 units per acre, the same density as specified under the Zoning Code. Multi-family dwellings are permitted by-right in the R-M Zoning District.

c. Zoning Designations and Development Standards

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

The Plan also regulates minimum dwelling unit size. Minimum ground floor area for dwellings in the R-1 District is 1,200 square feet and minimum unit size in the R-M District is as follows:

1 bedroom	750 sq.ft.
2 bedrooms	950 sq.ft.
3 bedrooms	1050 sq.ft.
Additional Bedrooms	+100 sq.ft.

These minimum sizes are not inordinately large, and are smaller than typical dwellings constructed elsewhere in the region in recent years. However, to the extent that demand existed for very high density, small residential units these limits could act as a constraint on the delivery of housing.

The City height limit accommodates three stories, which can accommodate multi-family development at allowable densities.

The City's zoning regulations specify a maximum lot coverage of 30 percent for single-family lots, 60 percent for interior multi-family lots, and 70 percent for multi-family lots located on a corner. This is consistent with existing deed restrictions. The Code also stipulates that setbacks shall be consistent with covenants of record. These generally provide for minimum side yards of five to ten feet, and minimum rear yards of 12 to 20 feet, depending on the height of the building. These requirements are not unusually restrictive, reflective of typical setbacks required in many suburban communities, and do not pose a constraint on development.

The Zoning Code also restricts maximum floor area of a single-family residence to the lesser of 30 percent of lot area plus 1,750 square feet or 50 percent of lot area. This serves to maintain the character of existing neighborhoods and prevent extremely costly, overly large homes, or “mansionization”.

Zoning for Multi-Family Housing – The allowable density within the Multi-Family (R-M) zoning district is 24.9 dwelling units per acre. With the provision of a density bonus for affordable housing, as provided under *Government Code* Section 65915, this would allow densities up to 33 units per acre depending on the proportion of affordable housing provided. State law establishes a “default density” of 20 units per acre for small cities in the Los Angeles metropolitan area. This refers to the density that is deemed suitable to facilitate development of lower-income housing. Since the City’s allowable multi-family density is greater than the default density, it is not considered a constraint to affordable housing development.

Two areas in the City allow commercial development – Lunada Bay and Malaga Cove. Commercial/residential mixed-use development is permitted in these areas, and could accommodate development of affordable housing. The City's Zoning Code allows mixed commercial/residential use upon the approval of a use permit. The Code does not limit the maximum density for mixed use, although development in commercial areas is limited to 35 feet and two stories, excluding parking garages, and is limited to 80 percent lot coverage. These standards can accommodate development at the default density of 20 units/acre.

Allowable residential uses under the Zoning Code are summarized in Table IV-1.

**Table IV-1
Permitted Residential Development by Zone**

Housing Type	R-1	R-M	C
Single-Family Detached	P	P	C ¹
Single-Family Attached	X	P	C ¹
Multi-Family	X	P	C ¹
Mixed Use	X	X	C ¹
Manufactured Housing	X	C	X
Mobilehome Park	X	C	X
Second Units	P	X	
Communal Housing ²	C	C	C

P = permitted C = conditionally permitted X = not permitted

1. In combination with commercial use

2. The Municipal Code defines *communal housing* as “housing for nonfamily groups with common kitchen and dining facilities but without medical, psychiatric, or other care. Communal housing includes boarding houses, lodging houses, dormitories, communes, and religious homes.”

d. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, persons needing emergency shelter or transitional living arrangements. Many of these groups also fall under the category of extremely-low-income households. The City’s provisions for these housing types are discussed below.

Community Care Facilities

Community care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. Under state law, state-licensed community care facilities that serve six or fewer persons must be treated as a single-family residential use. The Municipal Code allows “communal housing” with no limit on the number of occupants in all residential zones subject to a conditional use permit. The Code does not define or regulate “community care facility” or “residential care facility.” Program 11 includes a commitment to initiate an amendment to the Code to provide definitions and regulations for community care facilities and residential care facilities consistent with state law.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act require local governments to allow reasonable accommodation (i.e. modifications or exceptions) in their zoning laws and other land use regulations when necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Palos Verdes Estates incorporate accessibility standards contained in Title 24 of the California Administrative Code. For example, apartment complexes of three or more units and condominium complexes of four or more units must be designed to accessibility standards.

- Definition of “family”. According to Municipal Code Section 17.08.190 “*Family*” is defined as an individual or two or more persons living together as a single household in a dwelling unit. This definition is consistent with state law and does not pose a constraint to housing for persons with special needs.
- Separation requirements. No separation requirements are established in the Municipal Code for group homes or care facilities.
- Site planning requirements. The site planning requirements for communal housing are no different than for other residential uses in the same zone.
- Parking standards. Parking requirements for communal housing are calculated in the same manner as for other residential uses in the same zone.

Emergency Shelters

Senate Bill 2 of 2007 strengthened the planning requirements for emergency shelters¹⁵. Each local government is required to identify a zone or zones to accommodate at least one year-round emergency shelter. When a city does not have sufficient emergency shelter capacity to accommodate its shelter need, zoning regulations must allow emergency shelter facilities by-right. Additional zones may be established where emergency shelters are permitted subject to a conditional use permit.

As discussed in Chapter II, the latest Census data reported no homeless persons in Palos Verdes Estates, and there is no demand for emergency shelters in the city. The Municipal Code does not provide a definition for emergency shelters, however such facilities may be permitted under the regulations for *communal housing* subject to a conditional use permit. In conformance with state law, Housing Action Plan (Chapter V) includes Program 11 to initiate an amendment to the Code to establish a definition and regulations for emergency shelters and allow emergency shelters by-right in the commercial (C) zone subject to appropriate development standards consistent with state law. The C zone encompasses approximately 8.5 acres with approximately 32 parcels ranging in size from 2,700 square feet to approximately 1.5 acre, and has vacant or underutilized buildings that could accommodate an emergency shelter.

Transitional and Supportive Housing

“*Transitional housing*” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. [Government Code Sec. 65582(h)]

“*Supportive housing*” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. [Government Code Sec. 65582(f)]

“*Target population*” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5

¹⁵ Government Code Sec. 65583(a)(4)

(commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. [Government Code Sec. 65582(g)]

Under state law, transitional and supportive housing must be permitted as residential uses subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone. The Municipal Code does not contain definitions or regulations for these uses, therefore the Housing Action Plan (Chapter V) includes Program 11 to initiate an amendment to the Code to establish regulations for these uses consistent with state law.

Single Room Occupancy

Single room occupancy (SRO) facilities are small studio-type units, typically reserved for lower-income residents or senior citizens. The Municipal Code does not currently provide a definition or regulations for SROs, therefore Program 11 in the Housing Plan includes a commitment to establish standards and procedures to facilitate the production of SROs.

Agricultural Employee Housing

Pursuant to the state Employee Housing Act¹⁶, Program 11 proposes an amendment to the Municipal Code to allow farmworker housing with up to 12 units or 36 beds as a permitted use in any zone where agriculture is a permitted use, and housing providing accommodations for up to six employees as a single-family residential use.

e. Off-Street Parking Requirements

The City’s parking requirements for residential uses summarized in Table IV-2. Within the Overlay District, senior housing is required to provide only one space per unit and three parking spaces for every four units for guest and employee parking. Senior housing parking requirements may be adjusted for individual projects based on an approved parking study. In order to minimize potential constraints on small affordable housing units, Program 8 includes a commitment to process a Code amendment to allow reduced parking when affordable units are provided.

**Table IV-2
Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Single-Family	2 spaces in a garage
Multiple-Family	2 covered spaces per 1-bedroom unit plus ½ covered space per additional bedroom, not to exceed 3 spaces per unit ¼ guest space per unit

Source: Palos Verdes Estates Zoning Ordinance, 2013

¹⁶ Health and Safety Code Section 17021.5 and 17021.6

f. Second Units

The City of Palos Verdes Estates currently provides for the establishment second dwelling units on lots occupied by a single-family dwelling. Second units are permitted by-right unless some aspect of the project requires discretionary review (such as an over-height wall) and may not exceed 30 percent of the floor area of the existing dwelling if attached, or 700 square feet if detached, and must be located on a lot at least 15,000 square feet in area. The second dwelling unit may not be sold separately from the primary dwelling. While the size limit precludes second units for large families, the size restriction would also act to ensure that the second unit remained modest and affordable and would be well suited to seniors.

g. Density Bonus

Under State law (SB 1818 of 2004), local jurisdictions must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households, or senior housing. Chapter 18.68 of the Municipal Code establishes regulations and procedures consistent with state law.

h. Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions. Further, state law requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the 2010 California Building, Plumbing, Mechanical, Fire and Electrical Codes. These are considered to be the minimum necessary to protect the public's health, safety and welfare. No additional regulations have been imposed by the City that would unnecessarily add to housing costs.

2. Development Processing Procedures**a. Residential Permit Processing**

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

Where no discretionary review is required, plan check for processing of building permits is generally four to six weeks, depending on work load. For discretionary permits such as conditional use permits or variances for projects not meeting basic standards, there is an initial internal review period of 30 days. If all application materials are in order, the application is then forwarded for a 21-day public review and noticing period. These time frames are typical of those for cities in the region.

One aspect of the approval process that can add additional time to project development is the requirement for neighborhood compatibility findings. A finding of neighborhood compatibility must

be obtained from the Planning Commission or City Council for the following developments on single-family residential property:

1. Any new structure of 1,000 square feet or more of gross floor area;
2. Addition of 1,000 square feet or more of gross floor area to any existing structure;
3. Additions of gross floor area in the form of a second story whether in whole or in part to any existing structure;
4. Addition to an existing building of a second story deck or balcony 80 or more square feet in area and/or projecting more than six feet from the existing building;
5. Addition to an existing building of a second story deck or balcony which is located in a required side yard;
6. Addition of a mezzanine, whether in whole or in part, to any existing building or structure, that changes the exterior of the building or structure; or
7. Any increase in the roof ridge elevation of any portion of an existing building, unless the increase is only a result of utilizing an alternate roofing material.

Applicants for multi-family development fitting the same criteria must obtain a Site Plan Permit, subject to the following findings:

1. The use or project proposed is consistent with the General Plan;
2. The use or project is consistent with any specific plan;
3. The use, activity, or improvements proposed by the application is consistent with the provisions of this title and Title 18 of the Code;
4. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act and Chapter 17.10 of the Code;
5. The neighborhood compatibility requirements of Chapter 18.36 have been satisfied;
6. The art jury of the Palos Verdes Home Association has completed its architectural review and has approved the project; and
7. The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

Applicants for a finding of neighborhood compatibility are required to confer with staff to review the process and likelihood of success. Applicants are provided with a packet detailing typical conditions of approval and relevant policy, such as the Silhouette Policy.

The additional time required for the neighborhood compatibility process, including the three week public review process, could act as a constraint to large scale development. In the case of single-family development, the properties most likely to be affected would be those on which large homes are proposed.

b. Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most residential projects in Palos Verdes Estates are either Categorically Exempt or require an Initial Study and a Mitigated Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Once deemed complete, most residential projects that require a Mitigated Negative Declaration take two to three months to complete, inclusive of mandatory public review periods. Categorically Exempt developments such as second residential units require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Table IV-3 shows the estimated development fees associated with a single-family house and a 4-unit multi-family project.

**Table IV-3
Residential Development Fee Summary**

	Single-Family ¹	Multi-Family ²
School Fees (Palos Verdes Peninsula Unified School District)	\$8,910	\$4,800
County sewer connection fee	\$2,580	\$645
Neighborhood Compatibility review fee	\$1,585	\$396
Art Jury fee	\$2,900	\$1,500
Grading application & permit	\$1,340	\$424
Building plan check	\$4,256	\$2,129
Soil/geology review	\$2,042	\$510
Building permit	\$5,674	\$2,799
Plumbing/electrical/mechanical permits	\$1,750	\$875
Total Fees per Unit	\$31,037	\$14,079
Est. Development Cost Per Unit	\$1,000,000	\$400,000
Est. Fees as % of Total Cost	3%	3.5%

1. Based on one 3,000-square-foot house on a legal lot

2. Based on a 4-unit multi-family project of 1,200 square feet each on a legal lot

City road standards vary by roadway designation as provided in Table IV-4. The City's road standards are typical for cities in Los Angeles County and do not act as an unreasonable constraint to housing development.

**Table IV-4
Road Improvement Standards**

Roadway Designation	Standards
Arterial (Major and Secondary)	2 – 4 travel lanes Divided roadway Left-turn lands/pockets 60 – 80 ft road width 80 – 100 ft ROW
Collector Street	2 – 4 travel lanes Undivided roadway 32 – 52 ft road width 60 ft ROW
Local Street	2 travel lanes 36 – 40 ft road width 50 – 60 ft ROW

Source: City of Palos Verdes Estates, 2013

After the passage of Proposition 13 and its limitation on local governments’ property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City’s Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, overpasses and other public works projects to facilitate the continued build-out of the City’s General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements and maintain community standards.

B. Non-Governmental Constraints

1. Private Deed Restrictions

All land in the City of Palos Verdes Estates is subject to private deed restrictions developed at the time the master planned Palos Verdes project was established. These restrictions include allowable land uses and architectural style. Thus, the potential for subdivision or intensification of use in most areas is quite low. Only those areas currently zoned R-M may be developed with multi-family units under the deed restrictions. The restrictions do allow for the establishment of dormitories or boarding houses in

areas designated for commercial use and in a strip of residential lots adjacent to Palos Verdes Drive North in Tract No. 6887 in the northeasterly portion of the City.

Deed restrictions also apply to dedicated City open space. Thus, such areas would not be available for other uses, even if constraints posed by topography, infrastructure and other factors discussed below did not exist.

These legally binding private restrictions were established prior to City incorporation. The Palos Verdes Homes Association currently oversees compliance with the deed restrictions. The Homes Association operates independently from the City and consists of owners of property within the planned community subdivision, both inside and outside the boundaries of the City of Palos Verdes Estates. The City has no authority to alter or override the deed restrictions or the decisions of the Homes Association.

The deed restrictions establish standards for density, building height and lot coverage, which are similar to City standards. The restrictions permit mixed residential/ commercial use in commercial areas and are silent regarding second family units, although maids' quarters and guest quarters are permitted. In addition, the deed restrictions address issues related primarily to aesthetics such as exterior building materials, colors, and roof pitch. The restrictions do not dictate architectural style but specify that all buildings must have "good design".

The deed restrictions operate as a constraint to additional development due to the specific development standards, the need to include Association Art Jury review in project design time frames, and the need to satisfy the standards of those individuals that may be serving on the Art Jury at a given time.

Any changes to a site that do not specifically conform to the restrictions must gain not only the approval of the Association, but must be approved in writing by two-thirds of the owners of property within three hundred feet of the site in question. The City has no authority to modify or remove these restrictions.

If a property owner proceeds with any construction or improvements that have not been approved by the Homes Association, the Association has the right to remove such construction or improvements, and place a lien on the property. Under terms of the adopted protective restrictions, failure to conform to the restrictions could actually lead to loss of title.

2. Environmental Constraints

Topography

The City of Palos Verdes Estates is characterized by rugged terrain, with elevation changes of over 1,134 feet over the 3,038-acre city. Most remaining vacant land is steeply sloped. Construction in these areas would likely require extensive grading, sinking of caissons or pilings, or elaborate engineering solutions. Costs would vary according to site topography, site stability, the complexity of necessary engineering studies and surveys, and the physical improvements involved. City topography also renders emergency access difficult and constrains the ability to widen the city's narrow residential streets, thereby inhibiting intensification of use.

Natural Resources and Hazards

The Coastal Sage Scrub vegetative community exists on many of the open slopes in Palos Verdes Estates. This vegetation is recognized as habitat for the California gnatcatcher, a sensitive species for

which preservation efforts are underway. Thus, development entailing habitat removal would be constrained.

Significant environmental constraints are also imposed by active earthquake fault zones within the City, including the Palos Verdes Fault, Cabrillo Fault and the Newport-Inglewood Fault. Seismic risks are addressed by Public Safety Element policies.

3. Infrastructure Constraints

Roadways in Palos Verdes Estates are typically steep and winding, and unsuitable for high traffic levels. The City does not contain any major arterials, nor are there any traffic signals. Thus, significant intensification of use in most areas could not be supported by the road network, particularly in consideration of emergency access and evacuation. In a few cases, such as Palos Verdes Drive North, roadway right of way is available for extra capacity. However, in some areas right of way is as narrow as 35 feet, and in others roads abut steep banks which preclude widening. Further, little in the way of state funds is available to local governments for roadway improvement and other infrastructure. Thus, widening of narrow residential streets to handle additional traffic is neither physically nor financially feasible.

Due to access consideration, terrain, vegetation, and limited emergency access fire hazards acts as a constraint on additional development. The City has acted to reduce this threat through a ban on all shake roofs, unless they are Class A fire-rated, and by implementing an aggressive brush abatement program in and adjacent to residential areas.

Most areas of the City are served by a sanitary sewer system, and no problems currently exist due to inadequate water and sewer capacity. However, water and sewer mains were master planned to serve only the levels of development contemplated under the existing deed restrictions, which consists of single-family development on existing lots in all locations except in and adjacent to the Malaga Cove and Lunada Bay commercial districts. Thus, intensification of development beyond that provided under current planning and zoning policies in this area could require infrastructure improvements. Existing water and wastewater treatment capacity is adequate to serve the level of development identified in the Regional Housing Needs Assessment.

4. Land Costs

As a result of the limited supply of land, coupled with a strong demand for coastal property and view property, the cost of land in the City is quite high. Land prices in the Palos Verdes Estates area vary according to views obtained from the property and proximity to the shoreline. In comparison, lots in the City of Rolling Hills offering no views are advertised at \$25 to \$30 dollars a square foot. View lots in the City of Palos Verdes Estates are currently advertised at about \$80 per square foot, or \$3.5 million per acre. Thus, land cost is a major obstacle for affordable housing.

5. Construction Costs

Construction costs vary according to the type of material used, and the amenities provided. The cost for basic construction is about \$150 per square foot. However, construction prices can easily exceed \$400 to \$600 per square foot for construction providing greater amenities.

Developers may use luxury construction and build larger units to balance high land costs. This is because the land price alone will cause a dwelling to have a fairly high price. Buyers paying higher prices have expectations for greater amenities, which in turn leads to a greater increase in per unit cost.

While per-unit land cost can be reduced through higher density, other constraints such as private deed restrictions and environmental can limit potential densities.

City infrastructure costs do not normally add to construction costs. Because vacant land consists of individual vacant lots in developed areas, infrastructure is already installed. Many residential streets do not have curbs, gutters, and sidewalks, so frontage improvements are not typically an issue. However, many lots do not have large flat pads for home construction and extensive grading may be required to provide a building, thus adding significantly to the cost of development. Grading and engineering for a single lot may easily cost tens of thousands of dollars or more.

6. Cost and Availability of Financing

Palos Verdes Estates is similar to most other suburban communities in southern California with regard to private sector home financing programs. The recent crisis in the mortgage industry has affected the availability of real estate loans, although the long-term effects are unpredictable. For buyers with good credit histories, mortgages can be obtained at very favorable interest rates.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (“redlining”). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the city.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the City’s policy to uphold the law in this regard. Fair housing issues are addressed in Palos Verdes Estates through the Fair Housing Foundation, a nonprofit corporation formed to promote the enforcement of fair housing laws and to encourage an atmosphere of open housing. The Planning Department distributes information at City Hall and makes referrals to the Fair Housing Foundation as needed.

V. HOUSING PLAN

The primary focus of the Housing Element is to meet existing and anticipated housing needs and to protect existing residential neighborhoods in Palos Verdes Estates. The policies and implementation measures of the Housing Element are aimed at preserving the quality of the living environment, protecting the lower density character of the area, conserving the existing housing stock, addressing local and regional housing needs, providing for the City's share of housing for all economic groups, providing housing assistance to residents, and ensuring fair housing practices. The City's quantified objectives for the planning period are summarized in Table V-1 at the end of this chapter.

A. Goals, Policies and Programs

GOAL I. Preserve the quality of existing neighborhoods.

Policy 1. Preserve the scale of development in existing residential neighborhoods.

Policy 2. Encourage the maintenance of existing dwellings.

Program 1. Continue to enforce provisions of the Zoning Code, Neighborhood Compatibility and Specific Development Plan requirements which specify regulations for height, lot coverage, setbacks and open space.

Implementation responsibility: Planning Department

Funding: General fund.

Schedule: Continuing.

Quantified Objective: One hundred percent Code compliance

GOAL II. Provide a variety of housing opportunities for all segments of the community, including various economic segments and special needs groups.

Policy 3. Provide adequate sites for new housing consistent with the capacity of roadways, sewer lines, and other infrastructure to handle increased growth.

Program 2. Continue to allow infill in residential areas.

Development of existing vacant residential infill sites would result in the production of approximately 42 additional single family dwelling units, assuming that all sites are buildable. It is expected that detached homes would generally be affordable only by upper-income households.

Implementation responsibility: Planning Department, Building and Safety

Funding: No funding needed.

Schedule: Continuing.

Quantified Objective: 16 new housing units during the planning period.

Program 3. Encourage and facilitate mixed commercial and residential use in commercial areas.

In recent years, mixed-use housing has become increasingly attractive to consumers. Where demand exists for residential uses, this can facilitate the delivery of housing. In a mixed-use project, the provision of an accompanying commercial use can help absorb some of the fixed costs of development, thereby facilitating the production of lower-cost units. Further, existing structures can be adapted to residential use, reducing costs associated with new construction. Existing space at Malaga Cove and Lunada Bay could potentially undergo conversion. Such use is permitted under the City's Zoning Code and under the Palos Verdes Estates Protective Restrictions administered by the Homes Association. The City will facilitate mixed-use development through expedited processing, waiver of fees, or other incentives where affordable housing is provided, consistent with the minimum affordability standards provided under Government Code Section 65915. To the extent feasible, the City will encourage and facilitate the production of housing for extremely-low-income persons and persons with disabilities, including developmental disabilities.

In order to encourage the consolidation of small lots to enhance the feasibility of affordable housing development, an amendment to the Code will be initiated to provide a lot consolidation incentive that allows an additional density increase of 5% for mixed-use projects that consolidate two or more small lots less than one acre in size into a single building site of at least 1.0 acre and the minimum affordability requirements of state density bonus law are achieved.

Implementation responsibility: Planning Department, Building and Safety

Funding: General fund

Schedule: Code amendment in 2014.

Quantified Objective: 10 new units in mixed use areas.

Policy 4. Preserve existing affordable housing stock.

Program 4. Regulate the conversion or demolition of rental housing stock.

City parking requirements currently limit condominium conversion of some older units, thus acting as a deterrent to those seeking to convert this rental housing to more expensive condominium use. Condominium conversion ordinances typically relate to local rental vacancy, typically prohibiting conversions when rental vacancy rates are below 4 or 5 percent. The City rental vacancy rate is well above this level, so loss of rental housing stock to condominium conversion does not appear to be a problem at this time.

Implementation responsibility: Planning Department

Funding: None needed

Schedule: Continuing.

Quantified Objective: Preserve rental housing opportunities in 382 units.

Policy 5. Encourage the development of additional low- and moderate-income housing.

Program 5. Continue efforts to streamline the development process to the extent feasible.

City processing and fees have not been found to create a significant impediment to the development of additional housing. The City will continue to provide concurrent processing of all discretionary applications for a project, thereby streamlining the development process. Continue to process Coastal Development Permits at the local level, thereby reducing the stress of the permit process. These measures can reduce development time frames thereby reducing costs due to interest on project financing and builders' staff time. To the extent feasible, the City will encourage and facilitate the production of housing affordable to extremely-low-income persons and persons with disabilities, including developmental disabilities through the provision of incentives such as expedited processing, waiver of fees, or other incentives where affordable housing is provided, consistent with the minimum affordability standards provided under Government Code Section 65915.

Implementation responsibility: Planning Department, Building and Safety

Funding: General fund/application fees.

Schedule: Continuing.

Quantified Objective: Efficient development processing

Program 6. Continue to allow the establishment of manufactured housing on single-family residential lots not occupied by another dwelling.

Consistent with State law, manufactured housing is permitted on single-family lots not occupied by another dwelling. Manufactured housing may result in substantial savings per square foot over conventional construction. Many of the newer pre-manufactured homes or modules are similar in appearance to site-built homes. The City may, by State law, establish appropriate guidelines regarding such factors as securing of the housing and setbacks.

All such development would be subject to architectural review and compliance with deed restrictions under existing regulations. Private deed restrictions regulating development in the Palos Verdes Planned Community do not specifically address manufactured housing. On the face of it, there is no reason manufactured housing could not meet such guidelines, assuming appropriate colors and exterior materials such as wood siding or stucco were utilized. However, all development is subject to Association review.

Implementation responsibility: Planning Department, Building and Safety

Funding: General fund/application fees.

Schedule: Continuing.

Quantified Objective: This would result in no change in total dwelling unit count.

Program 7. Continue to allow second family units

Section 65852.2 of the Government Code provides for the provision of second family units in single-family areas. The City of Palos Verdes Estates currently provides for the establishment of second dwelling units on lots occupied by a single-family dwelling. Under the Palos Verdes Estates Municipal Code as revised in 2003, the units may not exceed 30% of the floor area of the existing single-family dwelling if attached or 700 square feet if detached and must be located on a lot at least 15,000 square feet in area. The second dwelling unit may not be sold separately from the primary dwelling.

To further facilitate development of second units the City will provide an informational flyer regarding second units with other literature at the public counter.

Implementation responsibility: Planning Department, Building and Safety

Funding: General fund/building permit fees

Schedule: Ongoing

Quantified Objective: 5 second family units

Program 8. Continue to implement density bonus incentives consistent with State law.

In accordance with Government Code Section 65915, a city must provide a density bonus or other incentive when an applicant agrees to provide at least ten percent of the total units of a housing development for lower-income households; five percent of the total units of a housing development for very-low-income households; a senior citizen housing development; or ten percent of the total dwelling units in a common interest development for moderate-income households, provided that all units in the development are offered to the public for purchase. State law specifies the amount of the density bonus or incentive on a sliding scale from 20 to 35 percent depending on the proportion of units that are affordable and the affordability levels of the units provided.

The City will continue to implement the Density Bonus ordinance (Municipal Code Chapter 18.68) consistent with State law.

To minimize potential constraints on the development of affordable housing, an amendment to the Zoning Code will be processed to reduce required off-street parking for small units (studio and one-bedroom) when affordable housing is provided consistent with state density bonus law.

Implementation responsibility: Planning Department, Building and Safety

Funding: General fund

Schedule: Ongoing.

Quantified Objective: Three density bonus units.

Policy 6. Encourage means of increasing ability to afford existing housing stock.

Program 9. Encourage shared housing programs for seniors and existing one-person households.

Sharing of one housing unit by two or more roommates can render housing affordable to persons who could not otherwise afford housing individually due to the ability to share housing costs among roommates. This could be of particular benefit to disabled individuals needing occasional assistance or female headed households seeking additional security. As noted in the previous discussion of housing needs, housing affordability is a problem for very-low-income seniors residing in the city. Shared housing could be facilitated by provision of space for flyers on a bulletin board or table at City Hall or public library.

Implementation responsibility: Library/city manager's office.

Funding: General fund

Schedule: Implement in 2014

Quantified Objective: Designated space on one public bulletin board.

Policy 7. Continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, disability, national origin, or color.

Program 10. Provide a means of addressing housing discrimination.

The City will post State regulations at City Hall and at the library regarding housing discrimination together with the appropriate phone numbers to contact regarding housing discrimination problems. Provide copies of California Department of Fair Employment and Housing publications No. DFEH-157H, DFEH-159, DFEH-700-01, and DFEH-FS06-2003, which provide fact sheets and information to assist in filing housing complaints, along with contact information for DFEH.

Implementation responsibility: Planning Department, Building and Safety

Funding: General fund

Schedule: Ongoing

Quantified Objective: Address any instances of housing discrimination.

Program 11. Emergency shelters, transitional/supportive housing, community care facilities, SROs, agricultural employee housing, and reasonable accommodation for persons with disabilities.

State law requires all cities to adopt regulations for emergency shelters, transitional and supportive housing. The City will initiate an amendment to the Municipal Code to establish definitions and allow these uses consistent with Government Code Sec. 65583(a). Emergency shelters will be permitted by-right in the Commercial zone, and transitional/supportive housing will be permitted as a residential use subject only to the

same standards and procedures as apply to other residential uses of the same type in the same zone.

State law also requires cities to allow reasonable accommodation for persons with disabilities in the administration of planning and building regulations. The City will establish written procedures for the review and approval of requests for reasonable accommodation consistent with state law.

An amendment to the Municipal Code will also be initiated to establish regulations for community care facilities, residential care facilities, single-room-occupancy facilities and agricultural employee housing consistent with state law.

Implementation responsibility: Planning Department, Building and Safety

Funding: General fund

Schedule: Code amendments in 2014

Quantified Objective: Establish regulations and procedures for emergency shelters, transitional and supportive housing, community care facilities, residential care facilities, SROs, agricultural employee housing and reasonable accommodation for persons with disabilities consistent with state law.

GOAL III. Provide a safe and healthful living environment for City residents.

Policy 8. Eliminate potentially unsafe or unhealthful conditions in existing development.

Program 12. Pursue a pro-active code enforcement program for substandard dwelling units.

Title 8 of the Municipal Code constitutes the City of Palos Verdes Estates Health Code. Chapter 8 provides for abatement of substandard conditions. The City addresses substandard buildings under Municipal Code Chapter 8.36, Substandard Premises, and nuisances in general under Chapter 8.48. Chapter 8.36 addresses the following:

- Substantially deteriorated structures
- Broken windows
- Unstable landforms
- Storing inoperable vehicles
- Graffiti
- Overgrown or dead vegetation
- Partially completed building where work has ceased and permits have expired.

Chapter 8.48 addresses the following:

- Unstable landforms, improper drainage
- Partially destroyed, partially constructed or abandoned buildings
- Broken windows.

- Overgrown, dead, decayed or hazardous vegetation which may harbor vermin or obstructs vehicular sight lines
- Danger or attractive nuisance to the public;
- Accumulation of trash, debris, and other refuse
- Deteriorated parking lots or driveways
- Abandoned pools, ponds, excavations, and other holes
- Construction debris storage bins
- Livestock and other animals
- Overcrowded housing, as defined by the Uniform Housing Code
- Housing which lacks adequate ventilation, sanitation or plumbing facilities, or which constitutes a fire hazard.

Implementation responsibility: Planning Department, Building and Safety

Funding: General fund

Schedule: Ongoing

Quantified Objective: Eliminate all substandard conditions

Program 13. Continue to strictly monitor and regulate landform modifications in the City.

Landform modification is addressed through the City's grading permit process, which requires approval of a grading plan and grading permit for landform modification.

Implementation responsibility: Planning Department, Building and Safety

Funding: General fund/permit fees

Schedule: Ongoing

Quantified Objective: Permit no unsafe landform modification.

GOAL IV. Encourage the conservation of energy in new housing.

Policy 9. Reduce energy loss due to inferior construction techniques.

Program 14. Continue to require all new projects to conform to the requirements of Title 24 of the California Administrative Code.

The City has adopted the most current editions of all California Codes. Title 24 contains specific requirements for construction techniques which result in energy savings of approximately 50 percent when compared to standard techniques utilized prior to enactment of current standards. Under State law, individual jurisdictions may develop local standards which exceed the requirements of Title 24.

Implementation responsibility: Planning Department, Building and Safety

Funding: General fund/permit fees

Schedule: Ongoing

Quantified Objective: All new structures to conform to current energy conservation standards.

Policy 10. Encourage residents to conserve energy.

Program 15. Support public utility companies in their efforts to educate the public in means of energy conservation.

Local utility companies regularly circulate information regarding energy conservation to their residential customers. To support such programs, the City will allow posting of energy conservation materials on publicly owned bulletin boards, and adopt proclamations of support in order to publicize conservation efforts.

Implementation responsibility: Planning Department, Building and Safety

Funding: Minimal, general fund

Schedule: Ongoing

Quantified Objective: Not applicable

Program 16. Consider waiver of permit fees for installation of alternate energy facilities for residential use.

Solar panels may be utilized for heating homes of domestic water or may be utilized to generate electricity. While the earliest solar panels would not likely meet the architectural standards of the Homes Association, newer solar devices are less unattractive. Some systems closely resemble conventional roof shingles. These are usually most practical to install at the time a new roof is installed.

Many communities have developed sustainable building programs under which building permit and inspection fees for energy and water saving devices are waived. In order to encourage alternate energy use, the City will consider a similar fee waiver.

Implementation responsibility: Planning Department, Building and Safety

Funding: General fund

Schedule: Institute trial program in the fiscal year following adoption of this element.

Quantified Objective: Ten solar systems per year.

B. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1. The City does not have a substantial number of homes in need of rehabilitation and no significant source of housing funds, and no assisted affordable housing units. Therefore, no objectives for rehabilitation or conservation are established.

**Table V-1
Quantified Objectives (2013-2021)**

	Income Category				Totals
	V. Low	Low	Mod	Upper	
New construction*	4*	3	3	6	16
Rehabilitation					
Conservation					

*2 of these are extremely-low category pursuant to AB 2634

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Appendix A

Evaluation of the Prior Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2008 through 2013. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2013-2021 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 summarizes residential development in the city during the previous RHNA period 2006-2013.

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

**Table A-1
Housing Element Program Evaluation (2008-2013)**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
Goal I: Preserve the Quality of Existing Neighborhoods				
<i>Policy 1 Preserve the scale of development in existing residential neighborhoods.</i>				
<i>Policy 2 Encourage the maintenance of existing dwellings.</i>				
Program 1. Continue to enforce provisions of the Zoning Code, Neighborhood Compatibility and Specific Development Plan requirements which specify regulations for height, lot coverage, setbacks and open space.	Planning Department; Building & Safety	General Fund	Eliminate 100% of substandard conditions.	The City continued to enforce the Zoning Code throughout the planning period. This program will be continued.
Goal II: Provide a variety of housing opportunities for all segments of the community, including various economic segments and special needs groups.				
<i>Policy 3 Provide adequate sites for new housing consistent with the capacity of roadways, sewer lines, and other infrastructure to handle increased growth.</i>				
Program 3a. Continue to allow infill in residential areas. Development of existing vacant residential infill sites would result in the production of approximately 61 additional single family dwelling units, assuming that all sites are buildable, and 13 additional dwellings on sites designated for multi-family use, for a total of 74 dwelling units. It is expected that detached homes would generally be affordable only by upper income households, while multi-family units would be more broadly affordable, at least at the moderate income level. Department of Finance data indicate that between 2000 and 2008 an average of ten new homes per year were added in the City of Palos Verdes Estates. However, only six new homes were added for each of the past two years as the economy has slowed.	Planning Department; Building & Safety	No funding needed	48 units	The City continued to allow infill development throughout the planning period. This program will be continued and updated to reflect current conditions.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
<p>Program 3b. Provide for mixed commercial and residential use in commercial areas.</p> <p>In recent years, mixed use housing has become increasingly attractive to consumers. Where demand exists for residential uses, this can facilitate the delivery of housing. In a mixed use project, the provision of an accompanying commercial use can help absorb some of the fixed costs of development, thereby facilitating the production of lower cost units. Further, existing structures can be adapted to residential use, reducing costs associated with new construction. Existing space at Lunada Bay could potentially undergo conversion. While such use is permitted under the City's Zoning Code and under the Palos Verdes Estates Protective Restrictions administered by the Homes Association, the lack of zoning code standards or guidelines for development of the use could delay such development when a proposal is considered. Adoption of standards could provide certainty for developers proposing such development as well as highlight the potential for such use. These could include waiver of fees or other incentives where affordable housing is provided, consistent with standards provided under Government Code Section 65915.</p>	<p>Planning Department; Building & Safety</p>	<p>General Fund</p>	<p>Develop ordinance by 2009.</p> <p>14 new units in mixed-use areas.</p>	<p>No mixed-use projects were proposed during the prior planning period. This program will be continued in the new planning period.</p>
<p>Policy 4 <i>Preserve existing affordable housing stock.</i></p>				
<p>Program 4a. Regulate the conversion or demolition of rental housing stock.</p> <p>City parking requirements currently limit condominium conversion of some older units, thus acting as a deterrent to those seeking to convert this rental housing to more expensive condominium use. Condominium conversion ordinances typically relate to local rental vacancy, typically prohibiting conversions when rental vacancy rates are below 4 or 5 percent. The City rental vacancy rate is well above this level, so loss of rental housing stock to condominium conversion does not appear to be a problem at this time.</p>	<p>Planning Department</p>	<p>No funding needed</p>	<p>Preserve rental housing opportunities in 382 units.</p>	<p>No rental units were converted to condos. This program will be continued in the new planning period.</p>
<p>Policy 5 <i>Encourage the development of additional low and moderate-income housing.</i></p>				
<p>Program 5a. Continue efforts to streamline the development process to the extent feasible.</p> <p>City processing and fees have not been found to create a significant impediment to the development of additional housing. The City will continue to provide concurrent processing of all discretionary applications for a project, thereby streamlining the development process. Continue to process Coastal Development permits at the local level, thereby reducing the stress of the permit process. These measures can reduce development time frames thereby reducing costs due to interest on project financing and builders' staff time.</p>	<p>Planning Department; Building & Safety</p>	<p>General Fund / application fees</p>	<p>Efficient development processing.</p>	<p>The City continued to process development applications in an efficient manner. This program will be continued in the new planning period.</p>
<p>Program 5b. Continue to allow the establishment of manufactured housing on single family residential lots not occupied by another dwelling.</p>	<p>Planning Department;</p>	<p>General Fund / application</p>		<p>This program is standard practice and will be continued.</p>

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
<p>Consistent with State law, manufactured housing is permitted on single family lots not occupied by another dwelling. Manufactured housing may result in substantial savings per square foot over conventional construction, as discussed above. Many of the newer pre-manufactured homes or modules are similar in appearance to site-built homes. The City may, by State law, establish appropriate guidelines regarding such factors as securing of the housing and setbacks.</p> <p>All such development would be subject to architectural review and compliance with deed restrictions under existing regulations. Private deed restrictions regulating development in the Palos Verdes Planned Community do not specifically address manufactured housing. On the face of it, there is no reason manufactured housing could not meet such guidelines, assuming appropriate colors and exterior materials such as wood siding or stucco were utilized. However, all development is subject to Association review.</p>	Building & Safety	fees		
<p>Program 5c.Continue to allow second family units</p> <p>Section 65852.2 of the Government Code provides for the provision of second family units in single family areas. The City of Palos Verdes Estates currently provides for the establishment of second dwelling units on lots occupied by a single family dwelling. Under the Palos Verdes Estates Municipal Code as revised in 2003, the units may not exceed thirty percent of the floor area of the existing single family dwelling if attached or 700 square feet if detached and must be located on a lot at least 15,000 square feet in area. The second dwelling unit may not be sold separately from the primary dwelling</p> <p>Until 2003, the City permitted second family units only on lots having a minimum area of 20,000 square feet and limited the units to no more than 350 square feet of floor area. The City also reduced required parking for a second unit and eliminated the requirement for a use permit. These measures were intended to facilitate the development of second units in the city. To further facilitate development of second units the City could provide an informational flyer regarding second units to be provided with other literature at the public counter.</p>	Planning Department; Building & Safety	General Fund / building permit fees	16 second units	No second units were approved in the previous planning period. This program will be continued.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
<p>Program 5d. Develop ordinance implementing density bonus provisions of State law.</p> <p>In accordance with Government Code Section 65915, a city must provide a density bonus or other incentive when an applicant agrees to provide at least ten percent of the total units of a housing development for lower income households; five percent of the total units of a housing development for very low income households; a senior citizen housing development; or ten percent of the total dwelling units in a common interest development for moderate income households, provided that all units in the development are offered to the public for purchase. The Code specifies the amount of the density bonus or incentive on a sliding scale from twenty to thirty five percent depending on the proportion of units that are affordable and the affordability levels of the units provided.</p> <p>Currently, the City of Palos Verdes Estates has no specific ordinance implementing this provision of State law. In order to facilitate future projects, it is suggested that the City develop a density bonus ordinance, including a prescribed process for implementation and develop a leaflet describing the requirements and opportunities provided under density bonus law.</p>	<p>Planning Department; Building & Safety</p>	<p>General Fund</p>	<p>Develop ordinance in 2010</p>	<p>The Density Bonus ordinance was adopted consistent with state law and its implementation will continue in the new planning period.</p>
<p><i>Policy 6. Encourage means of increasing ability to afford existing housing stock.</i></p>				
<p>Program 6. Encourage shared housing programs for seniors and existing one person households.</p> <p>Sharing of one housing unit by two or more roommates can render housing affordable to persons who could not otherwise afford housing individually due to the ability to share housing costs among roommates. This could be of particular benefit to disabled individuals needing occasional assistance or female headed households seeking additional security. As noted in the previous discussion of housing needs, housing affordability is a problem for very low income seniors residing in the city. Shared housing could be facilitated by provision of space for flyers on a bulletin board or table at City Hall or public library.</p>	<p>Library; City Manager's office</p>	<p>General Fund</p>	<p>Implement in 2009; provide designated space on one public bulletin board.</p>	<p>This program was not implemented due to staffing limitations and will be initiated in 2014.</p>
<p><i>Policy 7. Continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.</i></p>				
<p>Program 7a. Provide a means of addressing housing discrimination.</p> <p>Post State regulations at City Hall and at the library regarding housing discrimination together with the appropriate phone numbers to contact regarding housing discrimination problems. Maintain copies of California Department of Fair Employment and Housing publications No. DFEH-157H, DFEH-159, DFEH-700-01, and DFEH-FS06-2003, which provide fact sheets and information to assist in filing housing complaints. Provide contact information for DFEH.</p>	<p>Planning Department; Building & Safety</p>	<p>General Fund</p>	<p>Address any instances of housing discrimination.</p>	<p>Flyers were posted at City Hall and the library.</p>

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
Goal III: Provide a safe and healthful living environment for City residents.				
<i>Policy 8. Eliminate potentially unsafe or unhealthful conditions in existing development.</i>				
<p>Program 8a. Pursue a pro-active code enforcement program for substandard dwelling units.</p> <p>Title 8 of the Municipal Code constitutes the City of Palos Verdes Estates Health Code. Chapter 8 provides for abatement of substandard conditions. The City addresses substandard buildings under Municipal Code Chapter 8.36, Substandard Premises, and nuisances in general under Chapter 8.48. Chapter 8.36 addresses the following:</p> <ul style="list-style-type: none"> • Substantially deteriorated structures • Broken windows • Unstable landforms • Storing inoperable vehicles • Graffiti • Overgrown or dead vegetation • Partially completed building where work has ceased and permits have expired. <p>Chapter 8.48 addresses the following:</p> <ul style="list-style-type: none"> • Unstable landforms, improper drainage • Partially destroyed, partially constructed or abandoned buildings • Broken windows. • Overgrown, dead, decayed or hazardous vegetation which may harbor vermin or obstructs vehicular sight lines • Danger or attractive nuisance to the public; • Accumulation of trash, debris, and other refuse • Deteriorated parking lots or driveways • Abandoned pools, ponds, excavations, and other holes • Construction debris storage bins • Livestock and other animals • Overcrowded housing, as defined by the Uniform Housing Code • Housing which lacks adequate ventilation, sanitation or plumbing facilities, or which constitutes a fire hazard. 	<p>Planning Department; Building & Safety</p>	<p>General Fund; permit fees</p>	<p>Eliminate all substandard conditions.</p>	<p>This program was implemented and will be continued.</p>
<p>Program 8b. Continue to strictly monitor and regulate landform modifications in the City.</p>	<p>Planning Department; Building & Safety</p>	<p>General Fund; permit fees</p>	<p>Permit no unsafe landform modification.</p>	<p>This program was implemented and will be continued.</p>

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments & Future Actions
Landform modification is addressed through the City’s grading permit process which requires approval of a grading plan and grading permit for landform modification.				
Goal IV: Encourage the Conservation of Energy in New Housing				
<i>Policy 9. Reduce energy loss due to inferior construction techniques.</i>				
<p>Program 9. Continue to require all new projects to conform to the requirements of Title 24 of the California Administrative Code.</p> <p>The City has adopted the most current editions of all California Codes. Title 24 contains specific requirements for construction techniques which result in energy savings of approximately 50 percent when compared to standard techniques utilized prior to enactment of current standards. Under State law, individual jurisdictions may develop local standards which exceed the requirements of Title 24.</p>	<p>Planning Department; Building & Safety</p>	<p>General Fund; permit fees</p>	<p>All new structures to conform to current energy conservation standards.</p>	<p>The City has enforced Title 24 requirements throughout the planning period. This program will be continued.</p>
<i>Policy 10. Encourage residents to conserve energy.</i>				
<p>Program 10a. Support public utility companies in their efforts to educate the public in means of energy conservation.</p> <p>Local utility companies regularly circulate information regarding energy conservation to their residential customers. To support such programs, the City could allow posting of energy conservation materials on publicly owned bulletin boards, and adopt proclamations of support in order to publicize conservation efforts.</p>	<p>Planning Department; Building & Safety</p>	<p>General Fund</p>		<p>The City posted energy conservation flyers on City bulletin boards. This program will be continued.</p>
<p>Program 10b. Consider waiver of permit fees for installation of alternate energy facilities for residential use.</p> <p>Solar panels may be utilized for heating homes of domestic water or may be utilized to generate electricity. While the earliest solar panels would not likely meet the architectural standards of the Homes Association, newer solar devices are less unattractive. Some systems closely resemble conventional roof shingles. These are usually most practical to install at the time a new roof is installed.</p> <p>The 2000 Census showed that less than ten homes utilized solar systems for home heating, though other uses of solar may have been utilized, such as electricity generation or heating swimming pools. Many communities have developed sustainable building programs under which building permit and inspection fees for energy and water saving devices are waived. In order to encourage alternate energy use, it is suggested that the City institute a similar fee waiver.</p>	<p>Planning Department; Building & Safety</p>	<p>General Fund</p>	<p>Institute trial program in the fiscal year following adoption of this element.</p> <p>10 solar systems per year.</p>	<p>This program was not implemented but will be considered in 2014.</p>

Table A-2
Progress in Achieving Quantified Objectives (2008-2013)

Program Category	Quantified Objectives	Progress
New Construction*		
Extremely Low	9	-
Very Low	10	-
Low	12	-
Moderate	13	-
Above Moderate	40	107
Total	84	107
Rehabilitation		
Very Low	-	-
Low	-	-
Moderate	-	-
Above Moderate	-	-
Total	-	-
Conservation		
Very Low	-	-
Low	-	-
Moderate	-	-
Above Moderate	-	-
Total	-	-

*Quantified objective and progress for new construction covers the period 2006-2013 consistent with the RHNA.

Appendix B Vacant Residential Land Inventory

Site (Address/APN)	GP/Zoning	Acreage
7539-007-020 / Via Capay	SF/R-1	0.17
7539-020-001 / Via Tejon	SF/R-1	0.23
7539-020-002 / Via Tejon	SF/R-1	0.2
7539-023-019 / 2520 VIA PINALE	SF/R-1	0.13
7540-012-011 / Via Almar	SF/R-1	0.19
7540-016-008 / Mexico Place	SF/R-1	0.45
7540-022-001 / Via Del Monte	SF/R-1	0.28
7541-005-025 / Chelsea Road	SF/R-1	0.21
7541-013-022 / Margate Square	SF/R-1	0.12
7541-017-015 / 1004 PVDW	SF/R-1	0.28
7541-017-016 / PVDW	SF/R-1	0.4
7541-024-007 / Via Lopez	SF/R-1	0.65
7541-028-006 / 1700 Via Boronada	SF/R-1	0.28
7542-007-024 / Paseo Del Mar	SF/R-1	0.52
7542-019-001 / 608 Avenida Mirola	SF/R-1	0.16
7542-028-010 / 2940 Via Alvarado	SF/R-1	0.17
7543-004-004 / 1320 Via Romero	SF/R-1	0.17
7543-004-015 / Via Sanchez	SF/R-1	0.17
7543-005-033 / Via Barcelona	SF/R-1	0.42
7543-006-007 / 1252 Via Landeta	SF/R-1	0.2
7543-013-005 / Via Valdez	SF/R-1	0.21
7543-016-020 / 2545 Via Olivera	SF/R-1	0.2
7543-016-028 / Via Olivera	SF/R-1	0.15
7543-035-003 / 3008 Via Victoria	SF/R-1	0.23
7543-036-032 / Victoria Place	SF/R-1	0.41
7543-042-003 / Noya Place	SF/R-1	0.35
7543-043-006 / 2004 Muros Place	SF/R-1	0.39
7543-043-024 / Via Leon	SF/R-1	0.36
7543-044-003 / Via Coronel	SF/R-1	0.36
7543-045-024 / Via Romero	SF/R-1	0.35
7543-047-013 / Via Leon	SF/R-1	0.39
7544-015-009 / 1805 Via Coronel	SF/R-1	0.72
7544-015-011 / 1815 Via Coronel	SF/R-1	0.77
7544-016-006 / 1412 Via Fernandez	SF/R-1	1.09
7544-017-006 / Via Fernandez	SF/R-1	0.63
7544-019-009 / 1515 Lower Paseo La Cresta	SF/R-1	1.16
7544-021-003 / Paseo La Cresta and Via Cerritos	SF/R-1	1.03
7544-022-012 / Paseo La Cresta	SF/R-1	0.77
7544-022-014 / Paseo La Cresta	SF/R-1	0.81
7544-022-015 / Paseo La Cresta	SF/R-1	0.78
7545-006-013 / 860 Rincon Lane	SF/R-1	0.34
7545-010-018 / Via Acalones	SF/R-1	0.38
TOTALS	42 lots	

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Appendix C

Public Participation Summary

Section 65583(c)(5) of the *Government Code* states that “The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

City residents had several opportunities to recommend strategies, review, and comment on the draft Housing Element during its preparation and adoption. An initial public study session was held jointly by the Planning Commission and City Council on November 19, 2013. After receiving comments from HCD, a revised draft element was prepared and made available for public review. A direct mail notice of availability of the revised draft was sent to all of the organizations list in Table C-1. Prior to adoption, additional public hearings were held by the Planning Commission on January 21, 2014 and City Council on January 28, 2014.

All meeting notices were posted on the City’s website, and notification was published in the local newspaper in advance of the meetings. Copies of the draft Element were made available for review at City Hall and were posted on the City website.

Table C-1
Public Notice Distribution List
City of Palos Verdes Estates 2013-2021 Housing Element Update

Shelter Partnership 523 W. 6 th Street, Suite 616 Los Angeles CA 90014	Westside Center for Independent Living 12901 Venice Boulevard Los Angeles CA 90066	Harbor Regional Center 21231 Hawthorne Boulevard Torrance CA 90503
The Arc-South Bay 1735 Rosecrans Avenue Gardena CA 90249	Emma Hoff-Regional Community Service Coordinator Catholic Charities 123 E. 14 th Street Long Beach, CA 90813	Social Vocational Services (SVS) South Bay Independent Visions 2461 W. 208 th Street, Suite 102 Torrance CA 90501
L.A. County Department of Children and Family Services 2325 Crenshaw Boulevard Torrance CA 90501	Kenny Nickelson Memorial Foundation for Homeless Veterans and Children, Inc. P.O. Box 3098 Manhattan Beach CA 90266	Tom Baumann Rebuilding Together South Bay Los Angeles P.O. Box 6367 Torrance CA 90504
Salvation Army “His House Family Services” 20830 S. Vermont Avenue Torrance CA 90502	Salvation Army 30840 Hawthorne Blvd Rancho Palos Verdes, CA 90275	Jamboree Housing Corporation 17701 Cowan Avenue, Suite 200 Irvine, CA 92614
Peninsula Seniors 30928 Hawthorne Boulevard Rancho Palos Verdes, CA 90275		