

Data is auto-populated based on data entered in Tables A, A2, C, and D

<b>Jurisdiction</b>	Redondo Beach	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	11
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		62
<b>Total Units</b>		<b>85</b>

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	12	0	0
Single-family Detached	63	60	46
2 to 4 units per structure	0	0	0
5+ units per structure	393	0	0
Accessory Dwelling Unit	51	25	22
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>519</b>	<b>85</b>	<b>68</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	65	85

Not Indicated as Infill	0	0
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<b>Housing Applications Summary</b>		
Total Housing Applications Submitted:		109
Number of Proposed Units in All Applications Received:		203
Total Housing Units Approved:		203
Total Housing Units Disapproved:		0

<b>Use of SB 423 Streamlining Provisions - Applications</b>		
Number of SB 423 Streamlining Applications		0
Number of SB 423 Streamlining Applications Approved		0

<b>Units Constructed - SB 423 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

<b>Ministerial and Discretionary Applications</b>	<b># of</b>	<b>Units</b>
Ministerial	109	203
Discretionary	0	0

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	18
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Redondo Beach
Reporting Year	(Jan. 1 - Dec. 31) 2025
Planning Period	6th Cycle (10/2021 - 10/2026)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R/Renderer/O-Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVE D Units by Project	Please select state streamlining provision's the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65409(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Date Entry Below							0	28	0	0	0	16	0	0	0	7	152	203	203	0								
	4155011020	2015 CURTIS AVE		PDSCC2024-168	ADU	R	1/3/2025										2	2	2		NONE	No	No	N/A	Approved	Ministerial		
	7503018002	403 N GERTRUDA AVE		PADR2025-1983	ADU	R	1/16/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4153001009	2608 VAL AVE		PDSCC2024-188	ADU	R	1/17/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4159020002	503 GREEN LN		PDSCC2025-2011	ADU	R	1/21/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7504021058	1126 VINCENT PARK		PDSCC2025-202	ADU	R	2/5/2025											1	1	1		NONE	Yes - Local	No	N/A	Approved	Ministerial	
	7509008002	232 AVENUE C		20250003	ADU	R	2/18/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4155020003	2114 BOBENSON ST		20250012	ADU	R	3/4/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4151019002	3506 MCBAN AVE		20250013	ADU	R	3/4/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156027009	1906 HARRIMAN LN		20250022	ADU	R	3/26/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4157011048	245 ROCKEFELLER LN A		20250028	ADU	R	3/27/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4151004018	2828 MAY AVE		20250052	ADU	R	3/31/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4151018004	2810 MANHATTAN BEACH BLVD		20250049	ADU	R	3/31/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7506020028	427 S JUANITA AVE		20250050	ADU	R	3/31/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7508008026	719 S BROMOWAY		20250046	ADU	R	3/31/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial	
	4160010029	1739 SPRECKELS LN		20250035	ADU	R	3/31/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7502023031	501 N PAULINA AVE		20250078	ADU	R	4/10/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156014002	1930 ROCKEFELLER LN		20250107	ADU	R	4/21/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4151003011	3108 VAL AVE		20250109	ADU	R	4/22/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4159029009	2517 RALSTON LN		20250122	ADU	R	4/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7510020037	1028 AVENUE H		20250123	ADU	R	4/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4160016020	1642 Y HAYMEYER LN		20250180	ADU	R	5/27/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4159008027	2219 BELLMONT LN		20250185	ADU	R	5/28/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7510018010	1209 S IRENA AVE		20250218	ADU	R	6/16/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4158019019	2503 ARMOUR LN		20250224	ADU	R	6/19/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4158030007	2503 184TH ST		20250244	ADU	R	6/25/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156003016	102 VANDERBILT LN		20250256	ADU	R	6/30/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4158030501	1101 HIGH LN		20250259	ADU	R	7/2/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4153010068	2423 CURTIS AVE		20250262	ADU	R	7/3/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7509003028	221 AVENUE B		20250274	ADU	R	7/8/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4160010039	1704 CARLSON LN		20250282	ADU	R	7/14/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4151007029	3006 JOHNSTON AVE		20250312	ADU	R	7/29/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156010017	2007 ROCKEFELLER LN		20250315	ADU	R	8/4/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156003008	1902 FLAGLER LN		20250317	ADU	R	8/4/2025											3	3	3		NONE	No	No	N/A	Pending	Ministerial	
	4155006030	2020 GRAHAM AVE		20250327	ADU	R	8/6/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial	
	7504012025	812 Spencer Street		20250341	ADU	R	8/13/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7506080004	523 GARNETT ST		20250357	ADU	R	8/28/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7504012025	116 N HELBERTA AVE		20250368	ADU	R	9/4/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4153027019	2615 GATES AVE		20250369	ADU	R	9/8/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial	
	7510019050	1469 S IRENA AVE		20250371	ADU	R	9/9/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156017007	2108 GRANT AVE UNIT A		20250372	ADU	R	9/9/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4157011002	2320 CARNEGIE LN		20250385	ADU	R	9/22/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial	
	7505007021	108 N BROADWAY APT 0002		20250422	ADU	R	10/9/2025											6	6	6		NONE	Yes - Local	No	N/A	Approved	Ministerial	
	7508017029	605 ELURIA AVE		20250435	ADU	R	10/16/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7508023023	532 S FRANCISCO AVE		20250438	ADU	R	10/20/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7502023030	503 N PAULINA AVE		20250439	ADU	R	10/20/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial	



4161004007	1814 PULLMAN LN	20250505	SFD	O												2		2		NONE	No	No	N/A	Pending	Ministerial
7509025008	714 AVENUE D	20250511	SFD	O	12/13/2025											1		1		NONE	No	No	N/A	Approved	Ministerial
7505007021	108 N BROADWAY APT 0002	20250422	SFD	O	12/18/2025											1		1		NONE	No	No	N/A	Approved	Ministerial
7508012013	401 S PACIFIC COAST HWY	20250074	S+	O	10/9/2025									5		3		41		AB 2011 (2022)	No	No	N/A	Approved	Ministerial
					3/13/2025													48							

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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

**Table A2**  
**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement											5	6
1					2	3	4											5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	38	9	0	22	0	3	447		519
	4155011020	2015 CURTIS AVE		PDSCC2024-1678	ADU	R						2						2/18/2025	2
	7503018002	403 N GERTRUDA AVE		PADR2025-1983	ADU	R						1						2/1/2025	1
	4153001009	2608 VAIL AVE		PDSCC2024-1888	ADU	R						1						1/17/2025	1
	4159020002	503 GREEN LN		PDSCC2025-2011	ADU	R						1						2/12/2025	1
	7504021058	1126 VINCENT PARK		PDSCC2025-2032	ADU	R						1						2/6/2025	1
	7509008002	232 AVENUE C		20250003	ADU	R						1						3/31/2025	1
	4155002003	2118 ROBINSON ST		20250012	ADU	R						1						3/31/2025	1
	4151019002	3506 MCBAIN AVE		20250013	ADU	R						1						3/31/2025	1
	4156027009	1906 HARRIMAN LN		20250022	ADU	R							1					3/31/2025	1
	4157011049	2305 ROCKEFELLER LN A		20250026	ADU	R							1					3/27/2025	1
	4151004018	2826 MAY AVE		20250052	ADU	R							1					3/31/2025	1
	4151018004	2610 MANHATTAN BEACH BLVD		20250049	ADU	R							1					3/31/2025	1
	7506026028	427 S JUANITA AVE		20250050	ADU	R							1					3/31/2025	1
	7508008026	719 S BROADWAY		20250046	ADU	R							2					3/31/2025	2
	4160010029	1739 SPRECKELS LN		20250035	ADU	R							1					3/31/2025	1
	7502023031	501 N PAULINA AVE		20250078	ADU	R							1					4/15/2025	1
	4156014002	1920 ROCKEFELLER LN		20250107	ADU	R							1					5/8/2025	1
	4151003011	3108 VAIL AVE		20250109	ADU	R							1					5/15/2025	1
	4158029009	2517 RALSTON LN		20250122	ADU	R							1					5/20/2025	1
	7510020037	1026 AVENUE H		20250123	ADU	R							1					5/21/2025	1
	4160016020	1642 HAVEMEYER LN		20250180	ADU	R							1					5/29/2025	1
	4159008027	2219 BELMONT LN		20250185	ADU	R							1					6/18/2025	1
	7510018010	1209 S IRENA AVE		20250218	ADU	R							1					7/3/2025	1
	4158019019	2503 ARMOUR LN		20250224	ADU	R							1					7/18/2025	1
	4158030007	2503 184TH ST		20250244	ADU	R							1					7/3/2025	1
	4158003016	1921 VANDERBILT LN		20250256	ADU	R							1					7/7/2025	1
	4158005001	1101 HIGH LN		20250259	ADU	R							1					9/22/2025	1
	4153010068	2423 CURTIS AVE		20250262	ADU	R							1					7/23/2025	1
	7509003028	221 AVENUE B		20250274	ADU	R							1					7/28/2025	1
	4160010039	1704 CARLSON LN		20250282	ADU	R								1				7/18/2025	1
	4151007029	3205 JOHNSTON AVE		20250312	ADU	R								1				11/6/2025	1

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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

4156010017	2007 ROCKEFELLER LN	20250315	ADU	R											1	8/11/2025	1	
4155006030	2020 GRAHAM AVE	20250327	ADU	R												2	8/27/2025	2
7504012025	812 Spencer Street	20250341	ADU	R												1	8/25/2025	1
7506006004	523 GARNET ST	20250357	ADU	R												1	9/25/2025	1
7504012025	116 N HELBERTA AVE	20250368	ADU	R												1	9/8/2025	1
4153027019	2615 GATES AVE	20250369	ADU	R												2	10/20/2025	2
7510019050	1469 S IRENA AVE	20250371	ADU	R												1	9/15/2025	1
4156017007	2108 GRANT AVE UNIT A	20250372	ADU	R												1	10/16/2025	1
4157011002	2320 CARNEGIE LN	20250385	ADU	R												2	10/1/2025	2
7508017029	602 ELVIRA AVE	20250435	ADU	R												1	11/6/2025	1
7508023023	532 S FRANCISCA AVE	20250438	ADU	R												1	12/3/2025	1
4151020015	2806 MCBAIN AVE	20250440	ADU	R												1	11/17/2025	1
7508005006	519 S CATALINA AVE	20250452	ADU	R												1	11/10/2025	1
4158023014	2513 FISK LN	20250480	ADU	R												1	12/3/2025	1
7510010010	309 AVENUE H APT 000A	20250508	ADU	R												1	12/16/2025	1
4082009013	2700 CARNEGIE LN	20250287	SFA	O												3	12/19/2025	3
7511008020	1604 ESPLANADE	20250088	SFA	O												2	5/9/2025	2
4156009009	2106 CARNEGIE LN	20250186	SFA	O												3	10/10/2025	3
4153019006	2512 NELSON AVE	20250237	SFA	O												3	8/7/2025	3
7507003018	410 S GERTRUDA AVE	20250356	SFA	O												1	9/15/2025	1
4150022054	2004 ERNEST AVE	20250155	SFD	O												4	8/5/2025	4
4156025018	2111 CLARK LN	PDSCC2024-1949	SFD	O												2	3/17/2025	2
7502020014	604 N PAULINA AVE	PDSCC2025-1978	SFD	O												1	2/26/2025	1
4159012005	1914 Belmont	PDSCC2025-1984	SFD	O												2	3/17/2025	2
4159029001	2215 HALL CT	PDSCC2024-1929	SFD	O												1	3/13/2025	1
4155027028	2001 MATHEWS AVE	PDSCC2025-2039	SFD	O												1	2/14/2025	1
7507001009	555 S HELBERTA AVE	20250008	SFD	O												1	3/31/2025	1
7508020006	409 S GUADALUPE AVE	20250014	SFD	O												2	3/31/2025	2
4150009025	2217 BATAAN RD	20250018	SFD	O												2	5/8/2025	2
4156030020	2115 MarshallField	PDSCC2024-1955	SFD	O												2	4/1/2025	2
4155010022	2121 CURTIS AVE	20250031	SFD	O												2	5/28/2025	2
7510011010	318 AVENUE F	20250036	SFD	O												1	3/31/2025	1
7510012007	336 AVENUE E	20250103	SFD	O												1	6/25/2025	1
7506015010	225 S JUANITA AVE	20250106	SFD	O												2	7/17/2025	2
4157030014	2303 MARSHALLFIELD LN	20250120	SFD	O												2	6/16/2025	2
7509029023	1059 AVENUE C	20250126	SFD	O												1	6/9/2025	1
4150016034	3201 VAIL AVE	20250136	SFD	O												1	5/12/2025	1
4153010068	2503 Phelan Ln	20250157	SFD	O												1	5/28/2025	1
4160016019	1644 HAVEMEYER LN	20250158	SFD	O												1	5/20/2025	1
4160016018	1646 HAVEMEYER LN	20250159	SFD	O												1	5/20/2025	1
4159009013	2202 BELMONT LN	20250169	SFD	O												1	6/5/2025	1
4161001017	1811 CLARK LN	20250179	SFD	O												2	11/25/2025	2
4153010030	2413 CURTIS AVE	20250182	SFD	O												2	7/8/2025	2
7507009014	526 S HELBERTA AVE	20250215	SFD	O												1	8/1/2025	1
7504013040	201 N JUANITA AVE	20250234	SFD	O												1	7/3/2025	1
4157021022	2223 HARRIMAN LN	20250248	SFD	O												2	10/14/2025	2
4158030007	2503 184TH ST	20250280	SFD	O												1	7/28/2025	1

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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

7506012022	218 S HELBERTA AVE	20250289	SFD	O													2	9/23/2025	2
4160002006	1822 HAVEMEYER LN	20250295	SFD	O													2	10/16/2025	2
7508021020	416 S FRANCISCA AVE	20250305	SFD	O													1	9/8/2025	1
4158005002	1103 HIGH LN	20250311	SFD	O													1	11/6/2025	1
4156018021	2019 HUNTINGTON LN	20250319	SFD	O													2	9/16/2025	2
7504011002	103 N HELBERTA AVE	20250334	SFD	O													2	11/6/2025	2
4161014022	1224 HARPER AVE	20250348	SFD	O													3	9/10/2025	3
7507022029	1021 CAMINO REAL	20250351	SFD	O													1	9/11/2025	1
4155028005	1926 NELSON AVE	20250361	SFD	O													2	12/5/2025	2
4153002011	2307 VOORHEES AVE	20250384	SFD	O													2	11/6/2025	2
7503005006	709 N IRENA AVE	20250413	SFD	O													2	11/10/2025	2
4156026025	2023 CLARK LN	20250445	SFD	O													1	11/5/2025	1
7509018037	653 AVE C #A	20250471	SFD	O													1	12/4/2025	1
4082018010	1815 HAWTHORNE BLVD	20250068	5+	O						35							315	8/21/2025	



<b>Jurisdiction</b>	Redondo Beach
<b>Reporting Year</b>	2025 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	10/15/2021 - 10/15/2029 6th Cycle

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

Summary - New Construction, E																				
Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits														
1				2	3	7													8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below							0	0	0	0	0	4	0	11	0	8	62		85	
	4155011020	2015 CURTIS AVE		PDSCC2024-1678	ADU	R						2						11/7/2025	2	
	4151003011	3108 VAIL AVE		20250109	ADU	R										1		6/5/2025	1	
	4159008027	2219 BELMONT LN		20250185	ADU	R										1		11/24/2025	1	
	7510018010	1209 S IRENA AVE		20250218	ADU	R										1		11/18/2025	1	
	7508023023	532 S FRANCISCA AVE		20250438	ADU	R											1	7/17/2025	1	
	4156025018	2111 CLARK LN		PDSCC2024-1949	SFD	O											2	8/5/2025	2	
	7502020014	604 N PAULINA AVE		PDSCC2025-1978	SFD	O											1	12/9/2025	1	
	4159012005	1914 Belmont		PDSCC2025-1984	SFD	O											2	5/19/2025	2	
	4150009025	2217 BATAAN RD		20250018	SFD	O											2	9/6/2025	2	
	4156030020	2115 MarshallField		PDSCC2024-1955	SFD	O											2	12/2/2025	2	
	4153010030	2413 CURTIS AVE		20250182	SFD	O											2	10/2/2025	2	
	4156018021	2019 HUNTINGTON LN		20250319	SFD	O											2	12/18/2025	2	
	7506004023	106 S HELBERTA AVE		141963	SFD	O											2	8/25/2025	2	
	7506025028	813 PEARL ST		2500065	SFD	O											1	10/1/2025	1	
	4150019061	2021 ERNEST AVE		138132	SFD	O											1	3/4/2025	1	
	7503024014	524 N HELBERTA AVE		138200	SFD	O											1	6/30/2025	1	
	7510017017	1204 S GERTRUDA AVE		138284	SFD	O											1	9/23/2025	1	
	7506014011	203 S JUANITA AVE		138660	SFD	O											1	4/2/2025	1	
	4160001011	1802 SPEYER LN		138960	SFD	O											2	11/3/2025	2	
	4153015010	2500 PHELAN LN		139224	SFD	O											1	3/14/2025	1	
	7507001004	607 SAPPHERE ST		138819	SFD	O											1	6/12/2025	1	
	7502025005	520 N LUCIA AVE		139367	SFD	O											2	1/16/2025	2	
	7507016007	812 PEARL ST		139177	SFD	O											1	6/26/2025	1	
	4153015039	2501 CURTIS AVE		139225	SFD	O											1	3/14/2025	1	
	7508009004	627 S BROADWAY		139461	SFD	O											2	1/9/2025	2	
	7502025005	520 N LUCIA AVE		139366	SFD	O											1	1/16/2025	1	
	4156025071	1304 BLOSSOM LN prev. 2100 Harriman		140536	SFD	O											1	3/6/2025	1	
	4162031006	1626 GOODMAN AVE		139647	SFD	O											1	9/2/2025	1	
	4159007019	2113 BELMONT LN		139871	SFD	O											2	8/25/2025	2	
	4156025012	2100 HARRIMAN LN		140535	SFD	O											1	3/6/2025	1	
	4162031047	1624 goodman		139645	SFD	O											1	9/2/2025	1	
	7509025029	1308 S IRENA AVE		140166	SFD	O											1	5/21/2025	1	
	4157019016	2307 HUNTINGTON LN		141180	SFD	O											2	10/13/2025	2	



<b>Jurisdiction</b>	Redondo Beach
<b>Reporting Year</b>	2025 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	10/15/2021 - 6th Cycle 10/15/2029

mary - New Construction, E

Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy												11	12
1					2	3	10												11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA SFD 2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
Summary Row: Start Data Entry Below							0	0	0	0	0	4	0	9	0	1	54	68		
4151003011	3108 VAIL AVE	20250109	ADU	R														11/19/2025	1	
7503015031	308 N CATALINA AVE	142426	ADU	R												1		3/24/2025	1	
4151023039	2901 BLAISDELL AVE	134627	ADU	R							1							7/9/2025	1	
4083026010	2700 184TH ST	136800	ADU	R							1							6/6/2025	1	
7511004025	209 AVENUE F #A	136533	ADU	R							1							9/18/2025	1	
4158032017	2607 183RD ST	137046	ADU	R							1							4/21/2025	1	
7510026001	400 AVENUE E	137087	ADU	R										1				6/10/2025	1	
7507024055	616 FAYE LN	137258	ADU	R										1				10/8/2025	1	
7502010068	1211 BERYL ST	139369	ADU	R										1				12/2/2025	1	
4161021021	1105 Stanford Unit B	139162	ADU	R										1				7/15/2025	1	
7502023020	523 N PAULINA AVE	139744	ADU	R										1				4/1/2025	1	
7502030041	403 N PAULINA AVE	140388	ADU	R										1				7/17/2025	1	
7502022002	628 N MARIA AVE	140576	ADU	R										1				5/8/2025	1	
4151024017	2906 PERKINS LN	139971	ADU	R										1				4/24/2025	1	
7502015043	1303 BERYL ST	140177	ADU	R												1		9/2/2025	1	
4155004011	1914 ROBINSON ST	141559	ADU	R												1		6/20/2025	1	
4155017003	2226 VOORHEES AVE	142334	ADU	R												1		12/8/2025	1	
7507016001	800 PEARL ST	142538	ADU	R												1		4/22/2025	1	
4156013020	1809 GRANT AVE	142726	ADU	R												1		4/2/2025	1	
4159005060	1916 PULLMAN LN A	142866	ADU	R												1		12/10/2025	1	
4151012025	3502 DOW AVE	2501238	ADU	R												1		7/8/2025	1	
4158009019	2209 SPEYER LN	2502136	ADU	R												1		10/22/2025	1	
4150014065	3202 GREEN LN	135260	SFD	O												2		1/2/2025	2	
7509019008	738 AVENUE B	135793	SFD	O												1		2/12/2025	1	
4150031054	2110 PLANT AVE	135050	SFD	O												1		8/7/2025	1	
7509020002	1007 S PROSPECT AVE	136099	SFD	O												2		7/22/2025	2	
4158006040	2420 IVES LN	136519	SFD	O												3		6/9/2025	3	
7509020001	1003 S PROSPECT AVE	136097	SFD	O												2		7/22/2025	2	
7509020003	1011 S PROSPECT AVE	136101	SFD	O												1		7/30/2025	1	
7510012025	341 AVENUE F	136537	SFD	O												1		6/26/2025	1	
7511004025	209 AVENUE F	136534	SFD	O												1		9/18/2025	1	
4157029029	2203 MARSHALLFIELD LN	136546	SFD	O												2		11/24/2025	2	
4162027053	1737 Goodman Ave	137988	SFD	O												1		4/2/2025	1	
4155009102	2206 GATES AVE #A	137705	SFD	O												1		10/30/2025	1	

Jurisdiction		Redondo Beach															
Reporting Year		2025 (Jan. 1 - Dec. 31)															
Planning Period		10/15/2021 - 10/15/2029 6th Cycle															
	4082005011	2604 GRANT AVE		137897	SFD	O									3	9/17/2025	3
	4162027052	1739 GOODMAN AVE		137989	SFD	O									1	4/2/2025	1
	4082009073	2701 ROCKEFELLER LN		138293	SFD	O									3	3/20/2025	3
	7510026001	400 AVENUE E		137086	SFD	O									1	6/10/2025	1
	7502020009	614 N PAULINA AVE		137962	SFD	O									1	4/29/2025	1
	4150010071	2100 DUFOUR AVE		138619	SFD	O									1	7/22/2025	1
	4151017004	2612 159TH ST		138911	SFD	O									1	8/25/2025	1
	4155012018	1904 GATES AVE		139291	SFD	O									2	8/13/2025	2
	4150010071	3310 BLOSSOM LN		138621	SFD	O									1	7/22/2025	1
	4157022008	2306 HUNTINGTON LN		139476	SFD	O									1	6/5/2025	1
	4151004002	2803 PINCKARD AVE		139840	SFD	O									1	10/2/2025	1
	4150019003	2016 FARRELL AVE		139996	SFD	O									1	11/19/2025	1
	4150009004	2224 DUFOUR AVE		139631	SFD	O									1	7/10/2025	1
	4150022026	2023 PERRY AVE		139909	SFD	O									1	6/6/2025	1
	4159011076	2006 Belmont Unit B		141147	SFD	O									2	7/10/2025	2
	4153006079	2405 Mathews Ave Units A, B, C		2500858	SFD	O									3	6/24/2025	3
	4082005070	2619 HUNTINGTON LN		2500859	SFD	O									2	7/29/2025	2
	4157029074	2205 MARSHALLFIELD LN		2500942	SFD	O									2	12/4/2025	2





Jurisdiction		Redondo Beach												
Reporting Year		(Jan. 1 - Dec. 31)												
Planning Period		10/15/2021 - 10/15/2023												
6th Cycle														
4082018010	1815 HAWTHORNE BLVD	20250068	5+	O	NONE	No	Y	Other	DB	SCAG PERCENTAGES	0.0%	Development Standards Modification	Yes	Height: Approved at 89 feet, 6 inches, where 60 feet is typically required by the Regional Commercial (CR) zone. Number of Stories: Approved for 8 stories, where the code requires a maximum of 4 stories. Outdoor Living Space: Approved for 110 out of 350 units to not provide the required 200 square feet of private outdoor living space. Private Storage Space: Approved for studio and one-bedroom units to not include the required 400 cubic feet of private storage space per unit.
4157019016	2307 HUNTINGTON LN	141180	SFD	O	NONE	No	Y				1	Destroyed	O	
7510018008	1205 S IRENA AVE	141388	SFD	O	NONE	No	Y							
7509021018	705 AVENUE D	142416	SFD	O	NONE	No	Y							
4150018016	2107 ERNEST AVE	142440	SFD	O	NONE	No	Y				1	Demolished	O	
4160020038	1625 LOMAX LN	141107	SFD	O	NONE	No	Y							
7505010036	122 N PACIFIC COAST HWY	20250075	5+	O	NONE	No	Y	Other	DB	SCAG PERCENTAGES	0.0%	Development Standards Modification	Yes	Side Setback (RH-2 Zone): Approved at 4 feet, 8 inches on the western property line, where 15 feet is required. Front Setback (R-3 Zone): Approved at 8 feet on the western property line, where 14 feet is required. Side Setback (R-3 Zone): Approved at 5 feet, 2 inches on the southern property line, where 7 feet is required. Open Space (RH-2 Zone): Approved at approximately 164 square feet per unit, where 200 square feet is required. Open Space (R-3 Zone): Approved at approximately 164 square feet per unit.
7503031022	220 N CATALINA AVE	142843	SFD	O	NONE	No	Y						7	
4161008001	1708 PULLMAN LN	142879	SFD	O	NONE	No	Y				1	Demolished	O	
4160020040	1629 LOMAX LN	141333	SFD	O	NONE	No	Y							
7503022011	621 N JUANITA AVE	141773	SFD	O	NONE	No	Y				2	Demolished	O	
7503024009	517 N IRENA AVE	142033	SFD	O	NONE	No	Y							
4158029021	2504 W 185TH ST	142129	SFD	O	NONE	No	Y				1	Demolished	O	
4160020015	1827 LOMAX LN	141330	SFD	O	NONE	No	Y							
4157005016	2205 GARNEGIE LN	141730	SFD	O	NONE	No	Y				2	Demolished	O	
4082001043	2705 VANDERBILT LN	142542	SFD	O	NONE	No	Y							
4161009001	1007 HARKNESS LN	145883	SFD	O	NONE	No	Y							
7506025028	815 PERAL ST	250064	ADU	R	NONE	No	Y			SCAG PERCENTAGES				
7510015015	1249 S GERTRUDA AVE	250083	ADU	R	NONE	No	Y			SCAG PERCENTAGES				
7506006020	103 S GUADALUPE AVE	2500540	ADU	R	NONE	No	Y			SCAG PERCENTAGES				
7510017011	1211 S HELBERTA AVE	137932	ADU	R	NONE	No	Y			SCAG PERCENTAGES				
4157027059	2323 CLARK LN	139186	ADU	R	NONE	No	Y			SCAG PERCENTAGES				
4155020215	2109 GRAHAM AVE	140386	ADU	R	NONE	No	Y			SCAG PERCENTAGES				
7502030027	431 N PAULINA AVE #A	141384	ADU	R	NONE	No	Y			SCAG PERCENTAGES				
7502023011	508 N MARIA AVE	141800	ADU	R	NONE	No	Y			SCAG PERCENTAGES				
4158013007	2410 ALVORD LN A	141311	ADU	R	NONE	No	Y			SCAG PERCENTAGES				
7510021019	1314 S HELBERTA AVE	142583	ADU	R	NONE	No	Y			SCAG PERCENTAGES				
4158026006	2611 RALSTON LN #A	141293	ADU	R	NONE	No	Y			SCAG PERCENTAGES				
7502030009	420 N MARIA AVE	141897	ADU	R	NONE	No	Y			SCAG PERCENTAGES				



<b>Jurisdiction</b>	Redondo Beach	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	936	-	-	-	-	-	-	-	-	-	-	24	912
	Non-Deed Restricted		-	-	6	8	6	4	-	-	-	-	-	-
Low	Deed Restricted	508	-	-	-	-	-	-	-	-	-	-	71	437
	Non-Deed Restricted		7	3	15	21	14	11	-	-	-	-	-	-
Moderate	Deed Restricted	490	-	-	-	-	-	-	-	-	-	-	15	475
	Non-Deed Restricted		-	-	2	3	2	8	-	-	-	-	-	-
Above Moderate		556	31	15	220	125	92	62	-	-	-	-	545	11
Total RHNA		2,490												
Total Units			38	18	243	157	114	85	-	-	-	-	655	1,835

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).





**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1 Name of Program	2 Objective	3 Projected Completion Date in Housing Element	4 Applicable Cycle	5 Status of Program Implementation	6 Program Implementation Details	7 Quantified Outcomes: Category	8 Quantified Outcomes: Count	9 Supporting Documents
Program 1: Mobility	<p>Provide services to 10 lower income (including extremely low income) Redondo Beach homeowners each year for a total of 80 households.</p> <p>Promote program to residents through brochures at public counters and information on City website, and proactively through City's quarterly newsletters.</p> <p>Pursue State funds available for housing rehabilitation programs, including acquisition/rehabilitation.</p>	10/14/2029	6th Cycle	Continuous	This program is ongoing. In 2025 ? grants were awarded.	Households	45	<p>The City's Housing Division in the Community Services Department manages this program. The City's current program manager is Imelda Delgado.</p> <p><a href="https://cms2.revize.com/revize/redondbeach.ca/departments/community_services/community_development_block_grant.php">https://cms2.revize.com/revize/redondbeach.ca/departments/community_services/community_development_block_grant.php</a></p>
Program 2: Preservation of Affordable Housing	<p>Proactively engage the property owner and property manager of the Seasons Senior Apartments in 2022 (three year prior to potential eligibility for conversion) to provide education and ensure their understanding of their obligations under preservation law.</p> <p>Monitor the status of Seaside Villa and Seasons Senior Apartments annually.</p> <p>Ensure residents are notified by the property owner once a Notice of Intent to opt out of low income use is filed. Pursuant to new State law, notices must be sent out by property owners three years, one year, and six months prior to opting out.</p> <p>Contact nonprofit affordable housing providers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation options if a Notice of Intent to opt out of low income use is filed.</p> <p>Support funding applications by qualified nonprofit affordable housing providers to pursue funding at the State and federal levels for preserving existing affordable housing.</p>	10/14/2029	6th Cycle	Continuous	All existing affordable housing developments are managed as necessary.	Units	50	<p>The City's Housing Division in the Community Services Department manages this program. The City's current program manager is Imelda Delgado.</p>
Program 3: Inclusionary Housing	<p>Pursue adoption of an inclusionary housing program by 2022.</p>	10/14/2029	6th Cycle	In Progress	Inclusionary housing remains a program the current City Council is interested in pursuing.	Other	1	None.

<p><b>Program 4: Housing Choice Voucher (Section 8)</b></p>	<p>Continue to provide Housing Choice Voucher to extremely low and very low income households with the goal of increasing assistance to 633 households annually, consistent with the Housing Authority Five-Year Plan.</p> <p>Increase outreach and education on the State's new Source of Income protections as required by SB 329 and SB 222. Both bills require all landlords to accept Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH), and other forms of public assistance as legitimate sources of income for rent payments.</p> <p>By 2023, develop a fact sheet on Source of Income Protection to be included in ADU application packet, with the goal of facilitating the use of HCVs for 20 ADU units over eight years.</p> <p>Annually, evaluate payment standards to ensure that consideration is given regarding local market conditions and rent reasonableness in an effort to increase voucher utilization.</p>	<p>10/14/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Currently the waiting list is at 917 applicants for the program. The current number of participants is at 455.</p>	<p>Households</p>	<p>455</p>	<p>Here is a link to the Housing Authority's Administrative Plan for the Housing Choice Voucher Program.</p> <p><a href="https://redondo.org/departments/community_services/housing/housing_choice_voucher_program/administrative_plan_.php">https://redondo.org/departments/community_services/housing/housing_choice_voucher_program/administrative_plan_.php</a></p>
<p><b>Program 5: Response to Homelessness</b></p>	<p>Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs.</p> <p>Before April 2024, evaluate the need and financial feasibility of continuing the Responses to Homelessness program.</p>	<p>10/14/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City's "Response to Homelessness" program continues to provide multiple services in support of the City's homeless population. With CDBG funding the program serves to transition the City's homeless population to permanent supportive housing.</p>	<p>Other</p>	<p>1</p>	<p>The City Attorney's Office manages this program. Here is a link to the Homeless Program information.</p> <p><a href="https://www.redondo.org/departments/city_attorney/enhanced_response_to_homelessness_program.php">https://www.redondo.org/departments/city_attorney/enhanced_response_to_homelessness_program.php</a></p>

<p><b>Program 6: Affordable Housing Development</b></p>	<p>Continue to promote the availability of incentives for affordable housing development on the City website with the goal of facilitating the development of 100 lower income units over eight years.</p> <p>At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. Coordinate discussions between affordable housing developers and church properties to promote affordable housing onsite.</p> <p>Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development. Annually check the websites of HUD, State HCD, and Los Angeles County Development Authority (LACDA) for potential funding sources and apply for eligible programs.</p> <p>Facilitate the development of 300 housing units affordable to lower income households through incentives, project conditions, development agreements, and/or other mechanisms. Target affordable housing in Census Tracts impacted by high displacement risks and cost burden.</p> <p>By the end of 2023, create policies to support the creation of new affordable housing opportunities through the conversion of existing poor performing motel properties to Single Room Occupancy (SRO)</p>	<p>10/14/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The development of affordable housing continues to be a priority for the City. Multiple recent amendments to the City's Zoning Ordinance as part of the implementation of the City's Housing Element were completed in November of 2024 that provide incentives through administrative/ministerial processes with a projects inclusion of additional affordable units.</p>	<p>Other</p>	<p>1</p>	<p>A link to the Ordinance amendments implementing the City's Housing Element is provided. <a href="https://ecode360.com/RE4995/laws/LF2236044.pdf">https://ecode360.com/RE4995/laws/LF2236044.pdf</a></p> <p>Additionally a link is provided to a document that summarizes all the Zoning Ordinance Amendments required by the HE. <a href="https://cms2.revize.com/revize/redonobeachca/Community%20Development/Documents/Community%20Development/PLANredondo/Zoning/Zoning_PublicReviewDraft_DescriptionOfChanges_July2024.pdf?t=202602182036130&amp;t=202602182036130">https://cms2.revize.com/revize/redonobeachca/Community%20Development/Documents/Community%20Development/PLANredondo/Zoning/Zoning_PublicReviewDraft_DescriptionOfChanges_July2024.pdf?t=202602182036130&amp;t=202602182036130</a></p>
<p><b>Program 7: Green Task Force</b></p>	<p>Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed use developments</p>	<p>10/14/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City's Building Division is managing the processing and promotion of Green Building development in the City. As an example, solar permits are now issued over the website exclusively in order to streamline and incentivize the development of more solar projects.</p>	<p>Other</p>	<p>1</p>	<p>Here is a Link to the City's Building Division which outlines some Green Building incentives.</p> <p><a href="https://www.redondo.org/departments/community_development/building_and_safety/index.php">https://www.redondo.org/departments/community_development/building_and_safety/index.php</a></p>
<p><b>Program 8: Residential Sites Inventory and Monitoring of No Net LossFor the 6th cycle Housing Element</b></p>	<p><del>Adopt the recommended Land Use Plan that provides increased residential development capacity by November 2022. Specifically, ensure that the updated General Plan offer adequate capacity for at least 1,924 units, with 1,395 lower income units to be accommodated through the Residential Overlays that establish a minimum density of 20 units per acre and a maximum density of 55 units per acre.</del></p> <p>Update the Zoning Ordinance by November 2023 to implement the updated General Plan. Specifically for the North Tech, South of Transit Center, South Bay Marketplace Residential, and FedEx Overlays establish development standards and regulations that would facilitate a combination of different scenarios to allow achievement of the anticipated number of units.</p> <p>Specifically, policies and zoning development standards will be developed to facilitate:</p> <ul style="list-style-type: none"> <li>• Subdividing, if necessary, of the parking areas as developable parcels</li> <li>• Clustering of densities on portions of the parking areas</li> <li>• Shared access to existing structures</li> </ul> <p>Amend, if necessary, the Harbor/Civic Center Specific Plan by November 2023 to ensure consistency in allowable density in the RH properties (increasing from 28 du/ac to 30 du/ac).</p> <p>Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites</p>	<p>10/14/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>With the approval of any project on an identified HE-Housing Site the City makes the required finding ensuring the City has remaining capacity to accommodate the City's RHNA.</p>	<p>Other</p>	<p>1</p>	<p>Here is copy of the finding recently made with the approval of HE-Housing Site.</p> <p>In accordance with Government Code Section 65863(b)(2) (No Net Loss Provisions of State Housing Element Law), the remaining sites identified in the City's Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the City's share of its regional housing need pursuant to Section 65584. The following table quantifies the remaining unmet need for the City's share of its regional housing need for each income level and the remaining capacity of sites as identified in the City's Housing Element to accommodate need by income level. As demonstrated below, the City has remaining capacity to accommodate its share of very low-income households with the development of the project as proposed.</p> <p>The table referenced illustrates that remaining capacity with the approval of this project and can be provided on request.</p>

<p><b>Program 9: By-Right Approval for Projects with 20 Percent Affordable Units</b></p>	<p>Amend Zoning Ordinance to provide by-right approval pursuant to AB 1397 within one year of Housing Element adoption.</p>	<p>10/14/2029</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City has adopted all Ordinances implementing the City's Housing Element.</p>	<p>Other</p>	<p>1</p>	<p>A link to the Ordinance amendments implementing the City's Housing Element is provided.  <a href="https://ecode360.com/RE4995/laws/LF2236044.pdf">https://ecode360.com/RE4995/laws/LF2236044.pdf</a>          Additionally a link is provided to a document that summarizes all the Zoning Ordinance Amendments required by the HE.  <a href="https://cms2.revize.com/revize/redondobeach">https://cms2.revize.com/revize/redondobeach</a></p>
<p><b>Program 10: Replacement Housing Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397.</b></p>	<p>Amend Zoning Ordinance to address replacement requirement pursuant to AB 1397 within one year of Housing Element adoption.</p>	<p>10/14/2029</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>This "Program" has been implemented through the updates to the City's Zoning Ordinance as part of the HE implementation. A specific "Article" in the City's Zoning Ordinance was added.</p>	<p>Other</p>	<p>1</p>	<p>A link to the Ordinance amendments implementing the City's Housing Element is provided.  <a href="https://ecode360.com/RE4995/laws/LF2236044.pdf">https://ecode360.com/RE4995/laws/LF2236044.pdf</a>          Additionally a link is provided to a document that summarizes all the Zoning Ordinance Amendments required by the HE.  <a href="https://cms2.revize.com/revize/redondobeach">https://cms2.revize.com/revize/redondobeach</a></p>
<p><b>Program 11: Small Lot Development/Lot Consolidation This residential sites inventory for the 6th cycle</b></p>	<p>By October 2022, develop appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development and lot consolidation for affordable housing development. Incentives for lot consolidation may include:  <ul style="list-style-type: none"> <li>• Over the counter lot line adjustments if not combined with other applications; concurrent review if combined with other applications</li> <li>• Expedited review process</li> <li>• Deferral or waiver of fees for affordable housing project</li> <li>• Lot consolidation bonus (potentially in density, setbacks, or other incentives)</li> <li>• Ongoing outreach to property owners regarding lot consolidation incentives.</li> </ul>           Engage the Waterfront and Economic Development Department to facilitate communications among property owners and interested developers for lot consolidation potential and/or packaging parcels for redevelopment.</p>	<p>10/14/2029</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City has adopted all Ordinances implementing the City's Housing Element.</p>	<p>Other</p>	<p>1</p>	<p>A link to the Ordinance amendments implementing the City's Housing Element is provided.  <a href="https://ecode360.com/RE4995/laws/LF2236044.pdf">https://ecode360.com/RE4995/laws/LF2236044.pdf</a>          Additionally a link is provided to a document that summarizes all the Zoning Ordinance Amendments required by the HE.  <a href="https://cms2.revize.com/revize/redondobeach.ca/Community%20Development/Documents/Community%20Development/PLANredondo/Zoning/Zoning_PublicReviewDraft_DescriptionOfChanges_July2024.pdf?t=202602182036130&amp;t=202602182036130">https://cms2.revize.com/revize/redondobeach.ca/Community%20Development/Documents/Community%20Development/PLANredondo/Zoning/Zoning_PublicReviewDraft_DescriptionOfChanges_July2024.pdf?t=202602182036130&amp;t=202602182036130</a></p>
<p><b>Program 12: Accessory Dwelling Units (ADUs)</b></p>	<ul style="list-style-type: none"> <li>• Facilitate the development of 240 ADUs over eight years.</li> <li>• Update the Residential Design Guidelines (with ADU pre-approved plans) and develop handout materials and application form for ADU by December 2022.</li> <li>• In 2023, develop mechanisms to facilitate ADUs, especially ADUs that may be deed restricted as affordable housing. These may include reduced fees, rehabilitation assistance, or relaxed development standards as feasible and appropriate in exchange for affordability.</li> <li>• In 2023, develop a fact sheet on fair housing rights (including Source of Income protection) to facilitate the use of HCVs for ADUs, with the goal of placing 20 HCV holders in 20 ADUs over eight years.</li> <li>• In 2025, monitor the ADU development trend to ensure the City is meeting its projection goal. If necessary, the City will make adjustment to its incentives for ADU construction.</li> </ul>	<p>10/14/2029</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City has completed it's update to the Objective Residential Standards to include ADUs.</p>	<p>Units</p>	<p>23</p>	<p>Here is a link to the City's ADU information page.  <a href="https://www.redondo.org/departments/communitiy_development/planning/accessory_dwelling_unit.php">https://www.redondo.org/departments/communitiy_development/planning/accessory_dwelling_unit.php</a></p>

<p><b>Program 13: Amendments to the Zoning Ordinance</b></p>	<ul style="list-style-type: none"> <li>• Complete Zoning Ordinance amendments outlined above to expand the variety of housing types and remove governmental constraints according to the following priority:</li> <li>• By the end of 2022: <ul style="list-style-type: none"> <li>- Density Bonus</li> <li>- Transitional and Supportive Housing</li> <li>- Emergency Shelter</li> <li>- Low Barrier Navigation Center</li> <li>- Employee Housing</li> <li>- Reasonable Accommodation</li> <li>- Definition of Family</li> </ul> </li> <li>• By November 2023 as part of the Zoning Ordinance update to implement the updated General Plan.</li> <li>- Affordable Housing Streamlined Approval</li> <li>- Single Room Occupancy Housing</li> <li>- Parking Requirements</li> <li>- Unlicensed Group Homes</li> <li>- Conditional Use Permit</li> <li>- Annually review the Zoning Ordinance for compliance with State law and to identify potential constraints and amend the Zoning Ordinance as necessary.</li> </ul>	10/14/2029	6th Cycle	Completed	All required amendments to the City's Zoning Ordinance implementing this program have been completed.	Other	1	<p>A link to the Ordinance amendments implementing the City's Housing Element is provided.  <a href="https://ecode360.com/RE4995/laws/LF2236044.pdf">https://ecode360.com/RE4995/laws/LF2236044.pdf</a></p> <p>Additionally a link is provided to a document that summarizes all the Zoning Ordinance Amendments required by the HE.  <a href="https://cms2.revize.com/revize/redondobeachca/Community%20Development/Documents/Community%20Development/PLANredondo/Zoning/Zoning_PublicReview/Draft_DescriptionOfChanges_July2024.pdf?t=202602182036130&amp;t=202602182036130">https://cms2.revize.com/revize/redondobeachca/Community%20Development/Documents/Community%20Development/PLANredondo/Zoning/Zoning_PublicReview/Draft_DescriptionOfChanges_July2024.pdf?t=202602182036130&amp;t=202602182036130</a></p>
<p><b>Program 14: Objective Design Standards</b></p>	<p>Develop objective design standards through the Residential Design Guidelines update by the end of 2022.</p> <p>Develop objective design standards for the four Residential Overlay districts (North Kingsdale, North Tech, 190th Street, and Industrial Flex-South of Transit Center, South Bay Marketplace, and FedEx) by October 15, 2024. The standards must accommodate development at the maximum densities allowed in each district without assuming the use of concessions, incentives, or waivers allowed pursuant to State Density Bonus Law.</p>	10/14/2029	6th Cycle	Completed	The City's Objective Residential Development Standards have been adopted.	Other	356	<p>Here is the link to the City's Objective Residential Development Standards.  <a href="https://www.redondo.org/departments/community_development/planning/residential_design_guidelines.php">https://www.redondo.org/departments/community_development/planning/residential_design_guidelines.php</a></p>
<p><b>Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)</b></p>	<p>Given the statutory requirement to encourage a variety of housing types, the City will continue its outreach and education to help the community understand the importance of the General Plan update in compliance with State law and the consequence of noncompliance.</p>	10/14/2029	6th Cycle	Completed	An ballot measure exempting the development of housing on the City's identified "Housing Element-Housing Sites" from the requirements of a vote within Measure DD was passed by the voters of Redondo Beach in November 2024.	Other	1	<p>Here is a link to the "Exceptions" section of Measure DD.  <a href="https://ecode360.com/42653206#42653206">https://ecode360.com/42653206#42653206</a></p>
<p><b>Program 16: Fee Schedule</b></p>	<p>Amend the City's fee schedule in FY 2022/2023 to waive fees for affordable units being developed as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.) The goal is to facilitate the development of 100 lower income units with fee waivers over eight years.</p>	10/14/2029	6th Cycle	In Progress	A comprehensive fee study is underway. Anticipated to be adopted in 2026.	Other	1	None.
<p><b>Program 17: Redondo Beach Unified School District (RBUSD) Coordination</b></p>	<p>Ongoing coordination with the RBUSD to facilitate communications concerning updates to the City's Land Use Plan and the matching of school facilities with student populations. Annual coordination with RBUSD regarding enrollment status and safe routes to school.</p>	10/14/2029	6th Cycle	Continuous	Ongoing coordination with RBUSD occurs with the development of any new larger residential developments.	Other	1	None.
<p><b>Program 18: Fair Housing Program</b></p>	<p>Continue to contract with a fair housing service provider to provide fair housing and tenant/landlord services. Promote fair housing awareness in City's quarterly newsletter and website.</p>	10/14/2029	6th Cycle	Continuous	The City's Housing Division manages this program and provides support for this service.	Other	1	<p>Provided here is a link to the City's "Fair Housing Programs".  <a href="https://www.redondo.org/departments/community_services/housing/fair_housing.php">https://www.redondo.org/departments/community_services/housing/fair_housing.php</a></p>

<b>Jurisdiction</b>	Redondo Beach	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table E**

**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

<b>Jurisdiction</b>	Redondo Beach	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



<b>Jurisdiction</b>	Redondo Beach	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Period</b>	6th Cycle	10/15/2021 - 10/15/2029

**NOTE:** This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						





<b>Jurisdiction</b>	Redondo Beach
<b>Reporting Period</b>	2025 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle 10/15/2021 - 10/15/2028

**ANNUAL ELEMENT PROGRESS REPORT**

**Table K  
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>	
<b>Notes</b>	





Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

<b>Completed Entitlement Issued by Affordability Summary</b>		
	<b>Income Level</b>	<b>Current Year</b>
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	38
	Non-Deed Restricted	9
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		447
<b>Total Units</b>		<b>519</b>

<b>Building Permits Issued by Affordability Summary</b>		
	<b>Income Level</b>	<b>Current Year</b>
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	11
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		62
<b>Total Units</b>		<b>85</b>

<b>Certificate of Occupancy Issued by Affordability Summary</b>		
	<b>Income Level</b>	<b>Current Year</b>
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	9
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		54
<b>Total Units</b>		<b>68</b>

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

<b>Total Award Amount</b>	\$	300,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Updating General Plan and Zoning Ordinance related to housing, SB330, RHNA Allocation	\$47,080.00	\$0.00	Completed	Local General Fund	
New sewer pipe infrastructure improvement for Legado 115-unit Mixed Use Project at Pacific Coast Hwy and Palos Verdes Blvd	\$0.00	\$0.00	Other (Please Specify in Notes)	Other	The City submitted and HCD approved a revised LEAP form for the reallocation of funds (\$179,599.00) that were awarded to the "New sewer pipe infrastructure improvement for Legado 115-unit Mixed Use Project at Pacific Coast Hwy and Palos Verdes Blvd" to support the ongoing update to the City's General Plan and Zoning Ordinance in support of housing, SF330, RHNA Allocation.  The City has adopted all the General Plan Land Use Map, Zoning Ordinance/Map, Coastal Zoning Ordinance/Map, and Local Coastal Program amendments that serve to implement the City's 6th Cycle Housing Element.
ADU Ordinance Update	\$40,000.00	\$40,000.00	Completed	Local General Fund	New ADU ordinances adopted by City Council on 1/12/2021
General Plan Environmental Impact Report	\$18,321.00	\$0.00	Completed	Local General Fund	
Administrative Costs	\$15,000.00	\$2,115.00	Completed	None	
Updating General Plan and Zoning Ordinance related to housing, SB330, RHNA Allocation	\$179,599.00	\$0.00	Completed	Other	The City submitted and HCD approved a revised LEAP form for the reallocation of funds that were awarded to the "New sewer pipe infrastructure improvement for Legado 115-unit Mixed Use Project at Pacific Coast Hwy and Palos Verdes Blvd" to support the ongoing update to the City's General Plan and Zoning Ordinance in support of housing, SB330, RHNA Allocation.  The City has adopted all the General Plan Land Use Map, Zoning Ordinance/Map, Coastal Zoning Ordinance/Map, and Local Coastal Program amendments that serve to implement the City's 6th Cycle Housing Element.