

Existing

Distribution by Zip Code

	Portions of 90277 in Redondo Beach	Portions of 90278 in Redondo Beach
Total Acres (including ROW)	Approx. 1,739 ac (44%)	Approx. 2,234 ac (56%)
Existing DU	14,140 du (47%)	16,194 (53%)
Existing Housing Density (Existing DU / Total Acres)	8.1 du/ac	7.3 du/ac
Occupancy Rate	95%	95%
Avg. Persons Per Household (PPH)	2.01	2.51
Existing Population (Existing DU * Occupancy Rate * PPH)	27,000 ppl	38,615 ppl
Existing Population Density (Existing Population / Total Acres)	15.5 ppl/ac	17.2 ppl/ac
Remaining Growth Capacity in Existing Neighborhoods (R-1A, R-2 & R-3 zones)	Approx. 210 du (24%)	Approx. 674 du (76%)

Existing

Distribution by District

	District 1	District 2	District 3*	District 4	District 5
Total Acres (including ROW)	824 ac	801 ac	742 ac	653 ac	953 ac
Existing DU	6,938 du	6,456 du	5,322 du	6,036 du	5,581 du
Gross Housing Density (Existing DU / Total Acres)	8.4	8.1	7.2	9.2	5.9
Occupancy Rate	95%	95%	95%	95%	95%
Avg. Persons Per Household (PPH)	2.01	2.01	2.44*	2.51	2.51
Existing Population (Existing DU * Occupancy Rate * PPH)	13,248	12,328	12,336	14,393	13,308
Existing Population Density (Projected Population / Total Acres)	16.1	15.4	16.6	22.0	14.0

*District 3 Spans both zip codes.

For units in 90277, a PPH factor of 2.01 was applied,

For units in 90278, a PPH factor of 2.51 was applied.

Current GP

Distribution by Zip Code

	Portions of 90277 in Redondo Beach	Portions of 90278 in Redondo Beach
Total Acres (including ROW)	Approx. 1,739 ac (44%)	Approx. 2,234 ac (56%)
Projected DU (Capacity Under Current GP)	13,100 du (40%)	17,610 du (60%)
Projected Housing Density (Projected DU / Total Acres)	7.5 du/ac	7.8 du/ac
Occupancy Rate	95%	95%
Avg. Persons Per Household (PPH)	2.01	2.51
Projected Population (Projected DU * Occupancy Rate * PPH)	25,015 ppl	41,991 ppl
Projected Population Density (Projected Population / Total Acres)	14.4 ppl/ac	18.8 ppl/ac

*Does not account for existing non-conforming uses

Recommended GP

Distribution by Zip Code

	Portions of 90277 in Redondo Beach	Portions of 90278 in Redondo Beach
Total Acres (including ROW)	Approx. 1,739 ac (44%)	Approx. 2,234 ac (56%)
Projected DU (Capacity Under Recommended GP)	13,056 du (41%)	18,857 du (59%)
Projected Housing Density (Projected DU / Total Acres)	7.5 du/ac	8.4 du/ac
Occupancy Rate	95%	95%
Avg. Persons Per Household (PPH)	2.01	2.51
Projected Population (Projected DU * Occupancy Rate * PPH)	24,930 ppl	44,965 ppl
Projected Population Density (Projected Population / Total Acres)	14.3 ppl/ac	20.1 ppl/ac

*Does not account for existing non-conforming uses