



Housing.....

Housing Densities

«On the Ground»

Concilmember Nils Nehrenheim

2021 RHNA housing allocation &
2021 Housing element

Notes Outreach meeting

August 19, 2009

Carson- John Signo
Redondo Beach- Aaron Jones
Lawndale- Pery Banner:

Simon: Begins by explaining new SCAG process and methodology. Expresses SCAG interest to work with cities and answer questions they have. We would like you to review current land use information for 2008, general plan and zoning. We based it on what you provided us but we can fix it if you spot any mistakes.

Rep Carson: you would like us to review the data? Can you please tell us where you obtained the data?

Simon: We developed using a top down process looking at economic trends and population growth. We then apply it to the SCAG region and try to keep it consistent with the data. The new number was derived from regional forecast and assessed regional trend by economic and population forecast but we adjusted it because economic trends have been changing. We expect a decrease by a given percent and that will most likely affect city wide growth. But city growth will depend mostly on current development, it could be that your numbers increased or decreased and that could shift the projection.

Rep Carson: Has anybody checked these records?

Rep Redondo Beach: We are using our current housing element numbers and the numbers look really close.

Simon: Shows how projections are different from 2004 but how they have similar trends but different patters. Employment is yet to be updated.

We are at early stage of developing growth forecast. I don't see any sudden change based on current numbers and expect them to remain the same.

SBCOG: What is the trend projection?

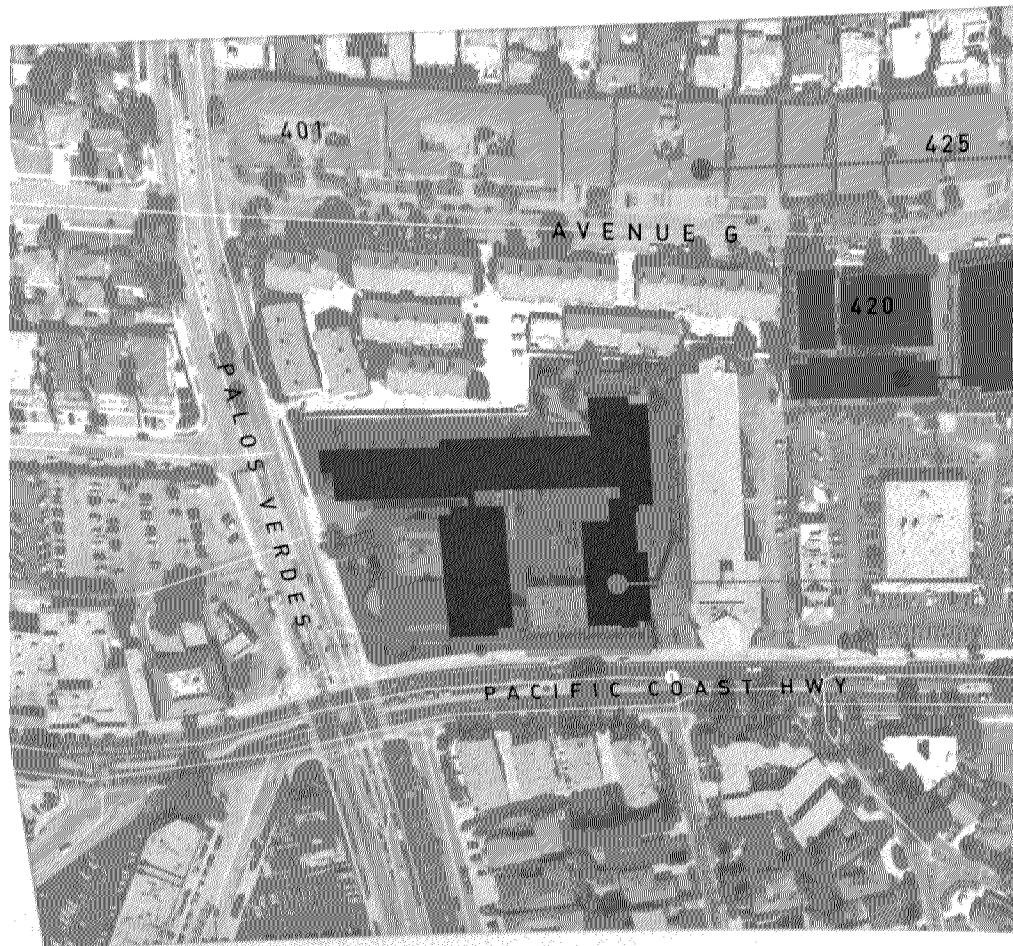
Simon: We identified that in the letter included with the packet. The trend projection may be consistent with previous projections. We try to extrapolate constantly. We didn't look at GP capacity. We developed trend base line inside SCAG as a reference forecast.

Each city grows, two historic elements are historic extrapolation and county growth. In 2004 we had a higher expectation of growth. This can be explained by city historical trends and the other is by county growth. We simply try to extrapolate historical trends and county trends to allocate growth. When we developed 2004 forecast it was trend from 1990 and on. Four types of projections were made. This time we will begin with local input and treat it as a potential SCS. The gap is due to the general plan effort and it can be used as basis for credit. The gap will be between GP and conceptual land use scenario. It is opposite of how we did things in 2004.

How Redondo got RHNA'd

RHNA Comparison

City:	Population:	Relative Population (Redondo being 1.0)	SCAG Allotment	What the allotment should be (based Redondo Allocation)	Allocation Adjustments (Redondo being zero)	Percentage Redondo was over allocated	Population Density	Population Density relative to Redondo	Equalize Redondo Allotment from SCAG	Allotment per Density, Redondo being Zero
Redondo Beach	67,815	100.00%	1397	1397.00	0.00	0.00%	10,790	100.00%	0.00%	0.00
Torrance	147,478	217.47%	1450	3038.07	1588.07	109.52%	7,180	66.54%	33.46%	-520.39
Santa Monica	92,472	136.36%	1674	1904.94	230.94	13.80%	11,194	103.74%	-3.74%	-224.69
San Clemente	65,040	95.91%	581	1339.83	758.83	130.61%	3,690	34.20%	65.80%	-103.25
El Segundo	16,924	24.96%	69	348.64	279.64	405.27%	3,055	28.31%	71.69%	326.54
Manhattan Beach	35,726	52.68%	38	735.96	697.96	1836.74%	9,083	84.18%	15.82%	1137.99
Hermosa Beach	19,801	29.20%	2	407.90	405.90	20295.19%	13,846	128.32%	-28.32%	1790.67
Lomita	20,596	30.37%	47	424.28	377.28	802.73%	10,863	100.68%	-0.68%	1359.45
RPV	42,448	62.59%	31	874.44	843.44	2720.76%	3,107	28.80%	71.20%	371.27
Culver Cuty	39,210	26.59%	185	385.51	200.51	108.38%	7,701	107.26%	-7.26%	1370.22



DENSITY

Multiple-family residential units on the north side of Avenue G (addresses 401 through 425) have an average density of 50.12 DU / AC. The maximum density through these addresses is 66.67 DU / AC.

50.12 DU / AC

Multiple-family residential units along the south side of Avenue G (addresses 420 through 530) have an average density of 57.71 dwelling units per acre (DU / AC). The maximum density through these addresses is 66.10 DU / AC.

57.71 DU / AC

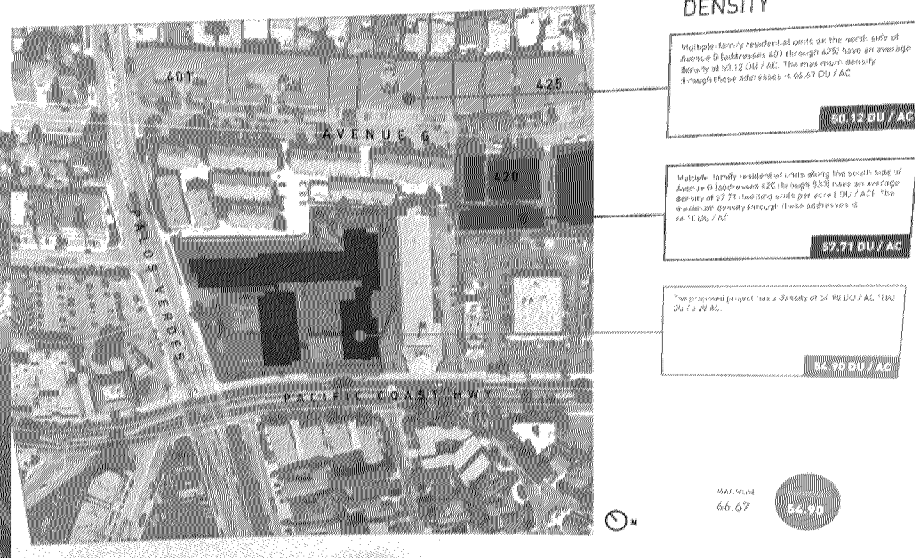
The proposed project has a density of 54.90 DU / AC (180 DU / 3.28 AC).

54.90 DU / AC

MAXIMUM
66.67

PROPOSED
54.90





Legado Project

- Emdee voted to approve developer proposal
- Horvath stated “from the gut” not to vote for project because the project “was not the right fit” –Voted to approve 35 DUA
- Lawsuit filed resulting in a settlement win for Redondo
- Two bus lines service this property
- No job centers



“One South”

- 100% MAXIMUM residential buildout
 - 52 residential units –two years to sell
- MINIMUM Commercial buildout
 - Available now!

Emdee and Horvath voted for project.



Typical South Redondo R1 “recycling”

- Old “bungalow style” torn down
- 3 Luxury units built – No Affordability!



Typical apartment development along the Avenues

- Three stories next to R1 / R2
- “Un”-Recyclable
- 92 DUA!



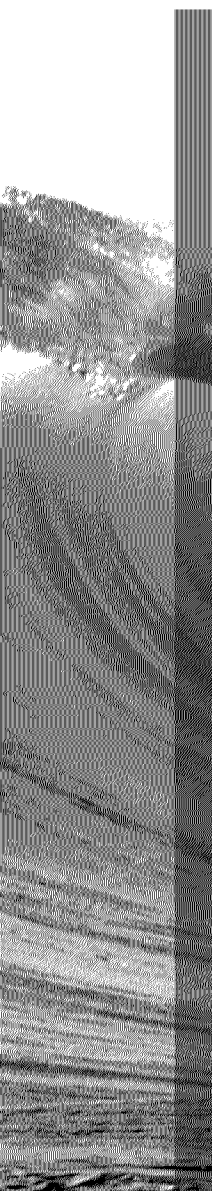
Harbor Zoning

- State mandated Park created
- Unrecyclable land
- No access to mass transit
- Extreme Parking issues

District 2 on Catalina



- Five stories of residential
- 1-2 stories of parking(at and below grade)
- 64 units = 105 DUA



Extreme density along Catalina

- 3 ½ residential stories
- Two parking stories
- 99 Apartments
- 99 DUA on 1.09 Acres

Tallest residential building in Redondo



- 10 stories of residential
- Multiple floors of parking
- 171 DUA



Esplanade Wall

- Extreme density
- Extreme parking issues
- Unable to “recycle units”
- DUA ranging from 23 DUA existing – 171 DUA historical



“Catalina Walls”

- 3-6 residential stories PLUS garage space
- Past 105+ DUA's
- Current 17.5 DUA's
- Extreme parking issues
- No access to mass transit



Esplanade with existing, non-conforming

- Four story residential, at grade parking levels
- Impacted Parking



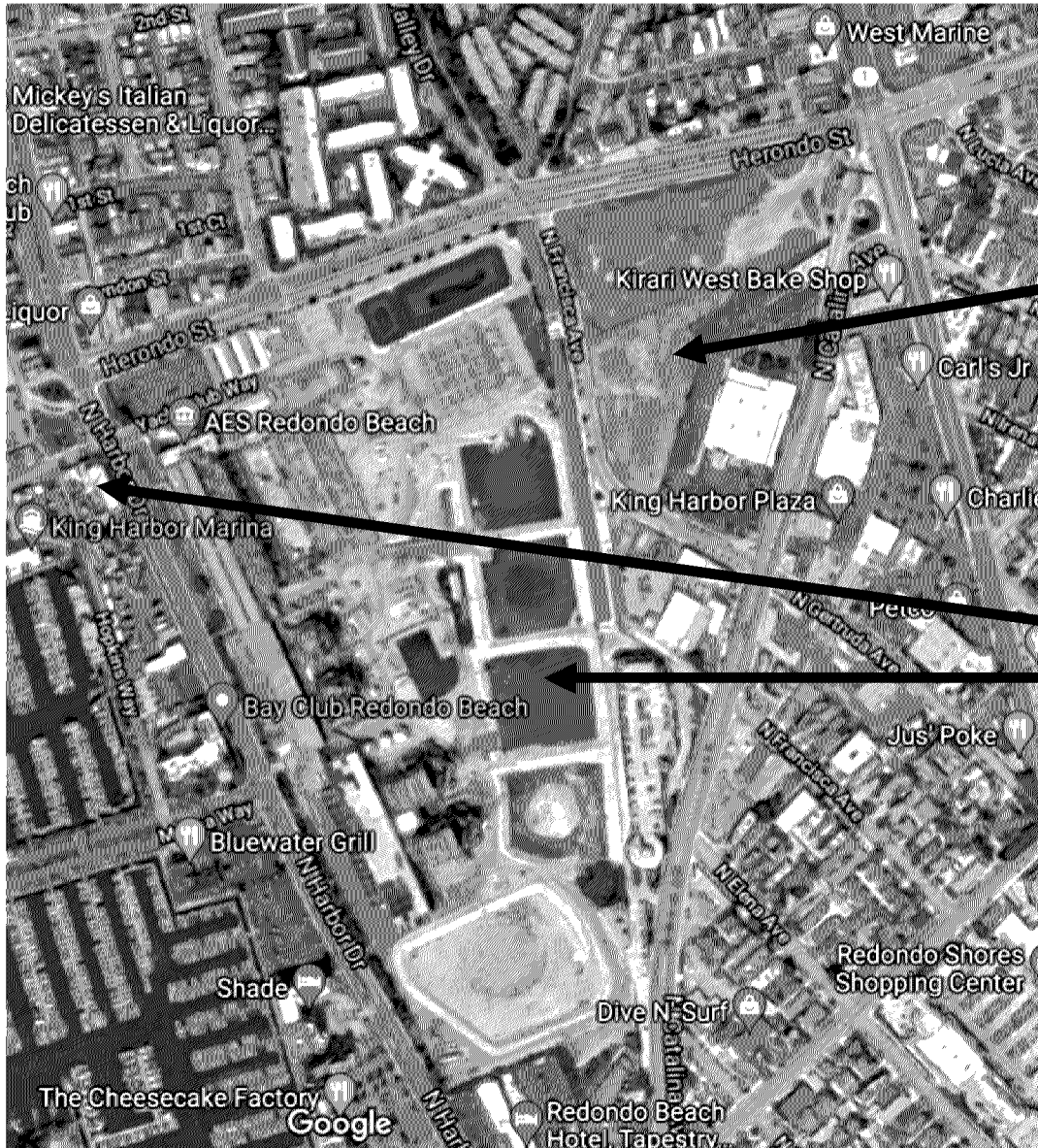
Full Block Construction

- Condos & Apartments “Un”-Recyclable



Redondo's newest affordable housing!

- 12 Net NEW units
- Two affordable
- Empty Commercial
- More failed Vertical mixed-use
- Legally Mandated affordability



“Dirt Lot” Owned by Mr. Pournamdari

Political Campaign Contributions:

- Horvath received a \$4,000 donation.
- Zoned industrial.

“AES” Site

- Toxic site requiring cleanup
- Zoned 100% park (polluted)
- Historic marsh and salt lake
- Unknown end date of powerplant operation
- Partial ownership of SCE
- Multiple Voter initiatives to say NO dense housing

Modern day zoning wants

- Direct access to mass transit
- Close to work centers
- Third bullet point here



“Modera West” – Howard Hughes

- 19 miles from Northrop
- Direct access to mass transit
- No Greenline / Railway
- ~45 DUA





Galleria Project

- Emdee and Horvath voted against 1:30am extension, fully accepting developer proposal

Following meeting community gained:

- One Extra acre of open space
- Skateboard Park
- Reduced lot splits
- \$2,000,000 upgrades for Artesia Blvd.
 - \$1,000,000 direct upgrades
 - \$1,000,000 Art upgrades

ARTesia and Riviera Village –Horizontal Mixed-use in action

Thank you Councilmember Obagi

