

City of Rancho Palos Verdes

HOUSING ELEMENT

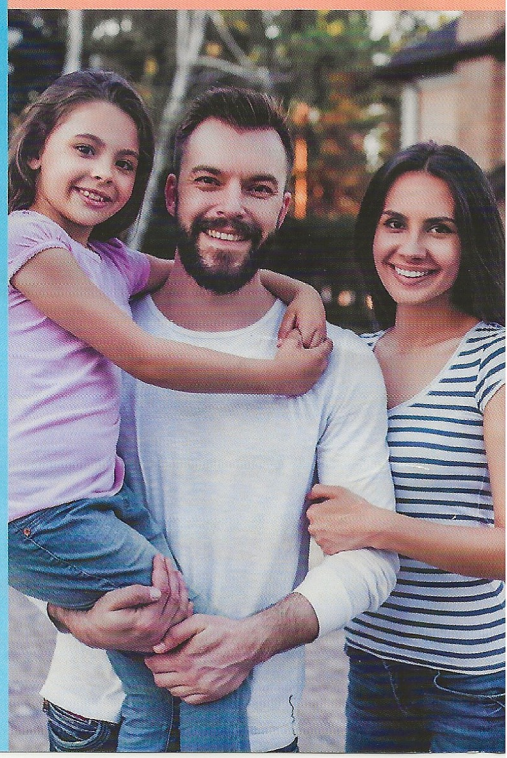
All cities in California are required to adopt a comprehensive General Plan to guide land use planning decisions. A key part of a General Plan is the Housing Element, which has been a mandatory portion of local general plans in California since 1969. A Housing Element, which is required to be updated every eight years, provides an analysis of a community's housing needs for all income levels and strategies to respond to provide for those housing needs. The State Department of Housing and Community Development (HCD) determines how many housing units are needed in each region of California, and through the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines each city's housing requirement.

On April 16, 2024, the Rancho Palos Verdes City Council adopted the City's 2021-2029 Housing Element and associated implementation strategies, including a Mixed-Use Overlay District (MUOD), Residential Overlay District (ROD), and the rezoning of two residential properties to a higher density. The Housing Sites Inventory of the City's Housing Element identifies 31 properties throughout the City that would meet the City's RHNA allocation to zone for 647 new housing units throughout the City across various income levels through 2029 via the implementation strategies. Please see Housing Site Maps for more details.

The MOUD facilitates the development of residential-only or mixed-use development on selected properties along the City's commercial corridors such as Western Avenue and Hawthorne Boulevard. The ROD focuses on residential only or residential with limited non-residential uses on selected institutionally zoned properties along Palos Verdes Drive South. The properties that were rezoned to a higher multi-family density included vacant lots located on the south-east corner of Palos Verdes Drive South and Clipper Road and Montemalaga Drive between Basswood Avenue and the City's boundary with the City of Palos Verdes Estates.

Please visit the City's website: rpvca.gov/housingelement for more information about the Housing Element including access to a map of the housing sites.

For questions, please contact, Senior Planner, Jessica Bobbett at (310) 544-5224 or via email at jbobbett@rpvca.gov.

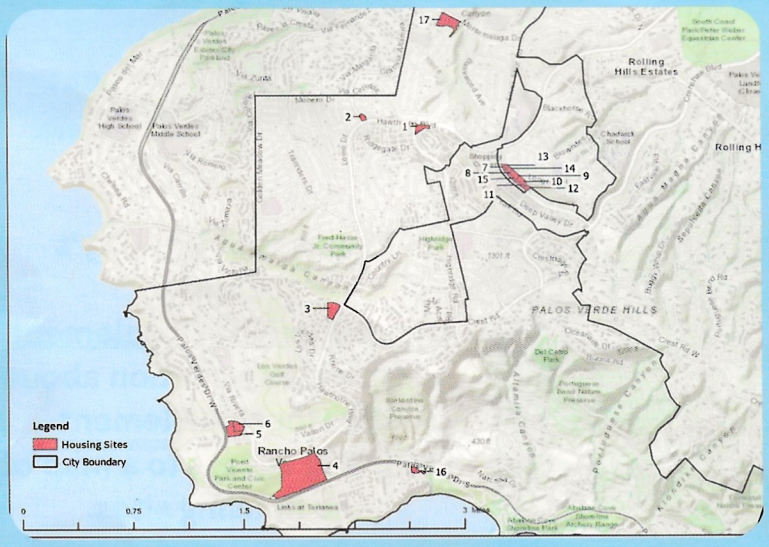


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Housing Site Maps

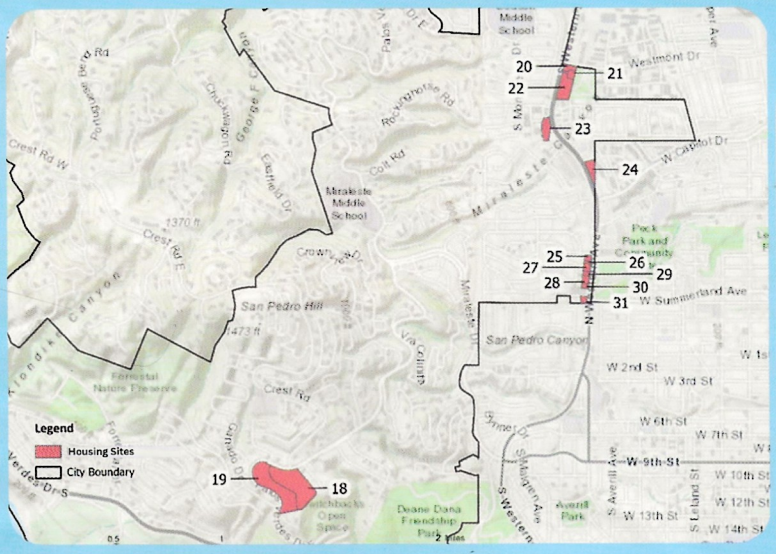


Housing Sites West



Site #	APN	Address	State Approved RHNA Suitability		
			Low Income	Moderate Income	Above Moderate Income
1	7589-014-001	27774 Hawthorne Blvd.	0	37	0
2	7578-031-031	28041 Hawthorne Blvd.	0	0	9
3	7588-015-008	30019 Hawthorne Blvd.	31	0	0
4	7573-002-014	30840 Hawthorne Blvd.	144	0	0
5	7573-001-014	31098 Hawthorne Blvd.	0	0	29
6	7573-001-015	31100 Hawthorne Blvd.	0	0	19
7	7586-028-008	430 Silver Spur Rd.	18	0	0
8	7586-028-010	450 Silver Spur Rd.	0	15	0
9	7586-028-020	500 Silver Spur Rd.	16	0	0
10	7586-028-015	550 Silver Spur Rd.	0	7	0
11	7586-028-016	550 Silver Spur Rd.	18	0	0
12	7586-028-002	27580 Silver Spur Rd.	0	0	14
13	7586-028-007	Behind 430 Silver Spur Rd	0	0	4
14	7586-028-009	Behind 450 Silver Spur Rd	0	6	0
15	7586-028-019	500 Silver Spur Rd.	30	0	0
16	7573-006-024	SE of Clipper Rd. & Palos Verdes Dr. S	0	0	14
17	7578-002-011	Betw. Montemalaga Dr. & Lightfoot P.	0	0	18

Housing Sites East



Site #	APN	Address	State Approved RHNA Suitability		
			Low Income	Moderate Income	Above Moderate Income
18	7564-024-001	West of Marymount site (vac. lot)	0	0	10
19	7564-024-002	30800 Palos Verdes Drive East	0	0	6
20	7444-001-004	28300 S. Western Ave.	13	0	0
21	7444-001-005	28326 S. Western Ave.	0	34	0
22	7444-001-003	28500 S. Western Ave.	147	0	0
23	7550-009-024	28619 S. Western Ave.	66	0	0
24	7445-005-010	29000 S. Western Ave.	0	34	0
25	7557-039-005	29505 S. Western Ave.	0	15	0
26	7557-039-006	29519 S. Western Ave.	0	0	1
27	7557-039-018	29529 S. Western Ave.	19	0	0
28	7557-039-014	29601 S. Western Ave.	19	0	0
29	7557-039-017	North of 29601 S. Western Ave.	0	0	9
30	7557-039-011	29619 S. Western Ave.	0	0	8
31	7557-039-020	29701 S. Western Ave.	0	0	10

Below is a total of the west and east housing sites:

Total	Low Income	Moderate Income	Above Moderate Income
820	521	148	151

***The total includes the 20% RHNA buffer**

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