CITY OF RANCHO PALOS VERDES

Community Development Department

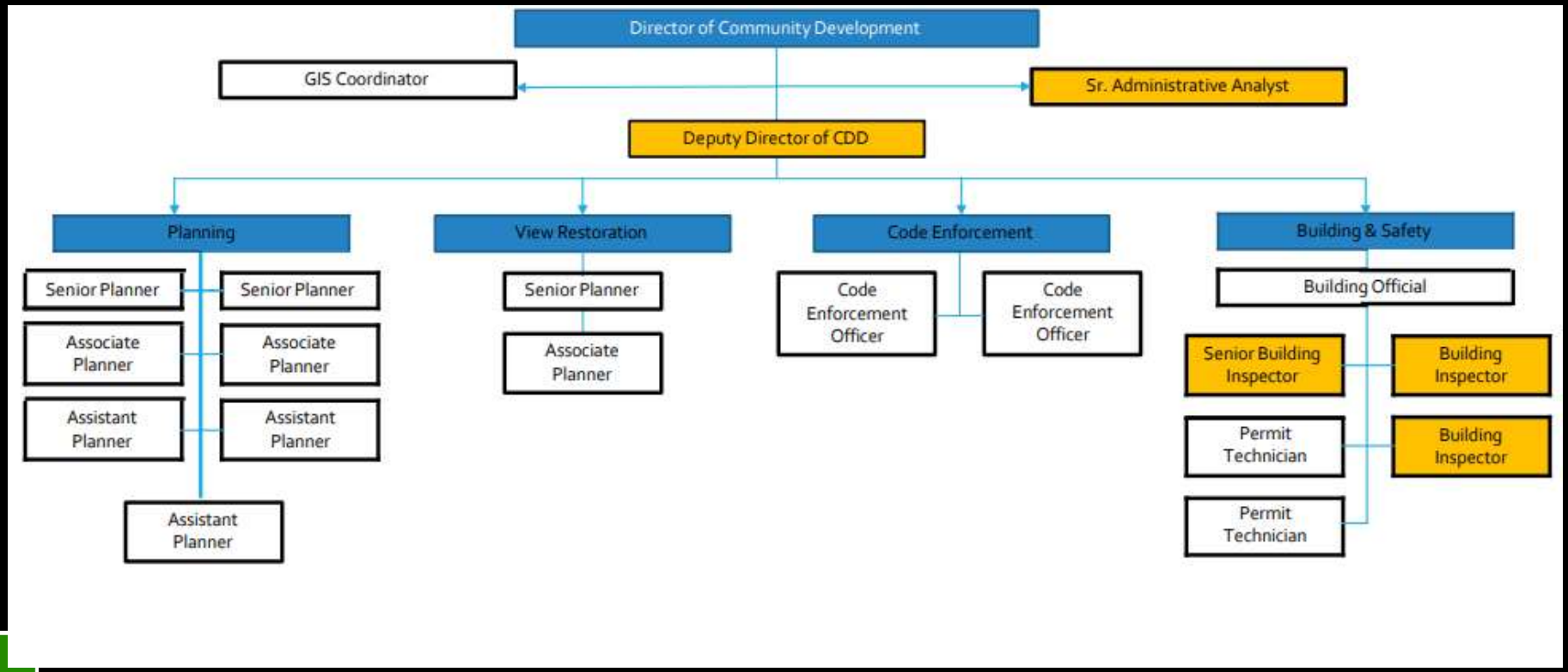
PRESENTATION TO
RANCHO PALOS VERDES
COUNCIL OF HOMEOWNERS
ASSOCIATIONS

April 15, 2026

Brandy Forbes
Director
Department of Community Development
City of Rancho Palos Verdes

bforbes@rpvca.gov

Community Development Organizational Chart

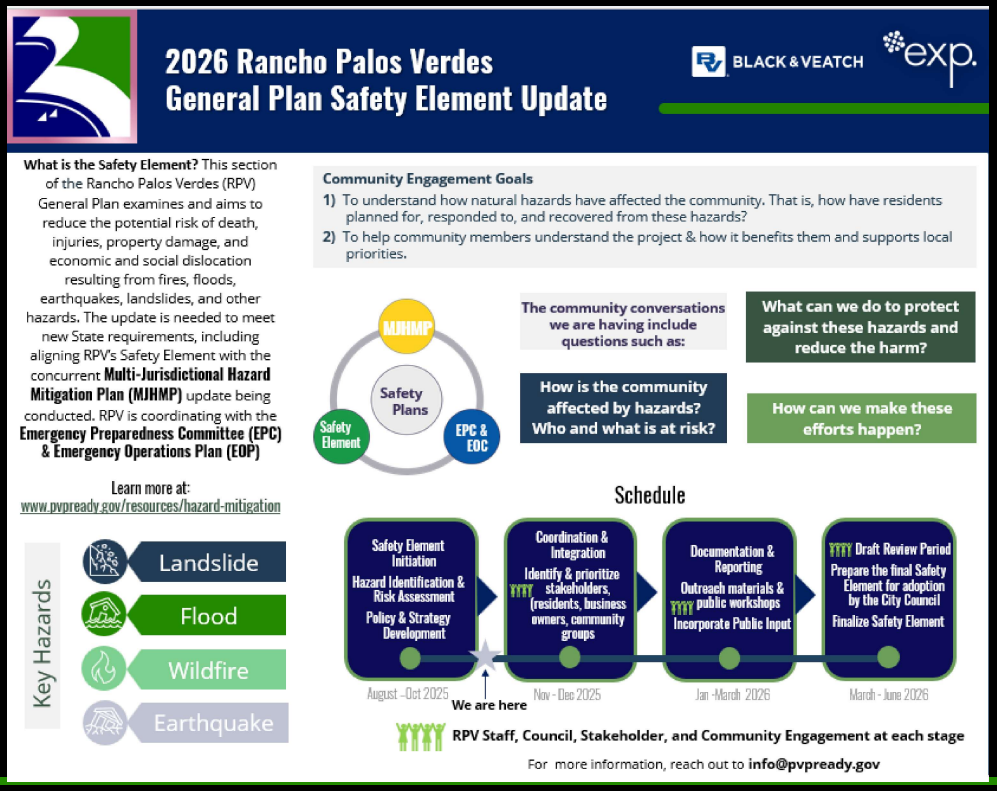


Community Development – Current Projects

- General Plan Updates and Implementation:
  - Safety Element Update
  - Conservation and Open Space Element Update
  - Implementation of Housing Element Program
- Arterial Fences & Walls
- Western Avenue Storefront Improvement Program

Community Development – Current Projects

Safety Element Update



Community Development – Current Projects

Conservation and Open Space Element Update

The update must include plans and an action program addressing specified issues, including climate resilience and other co-benefits of open space.

- Prepare Conservation and Open Space Element Amendment
- Community Engagement
- Preparation of Environmental Documents
- Planning Commission and City Council public hearings



Community Development – Current Projects

Arterial Fences & Walls

- Windshield survey of fence & wall conditions along major arterial streets
  - Hawthorne Blvd.
  - Crenshaw Blvd.
  - Western Ave.

- Develop design recommendations for walls based on unique neighborhood characteristics







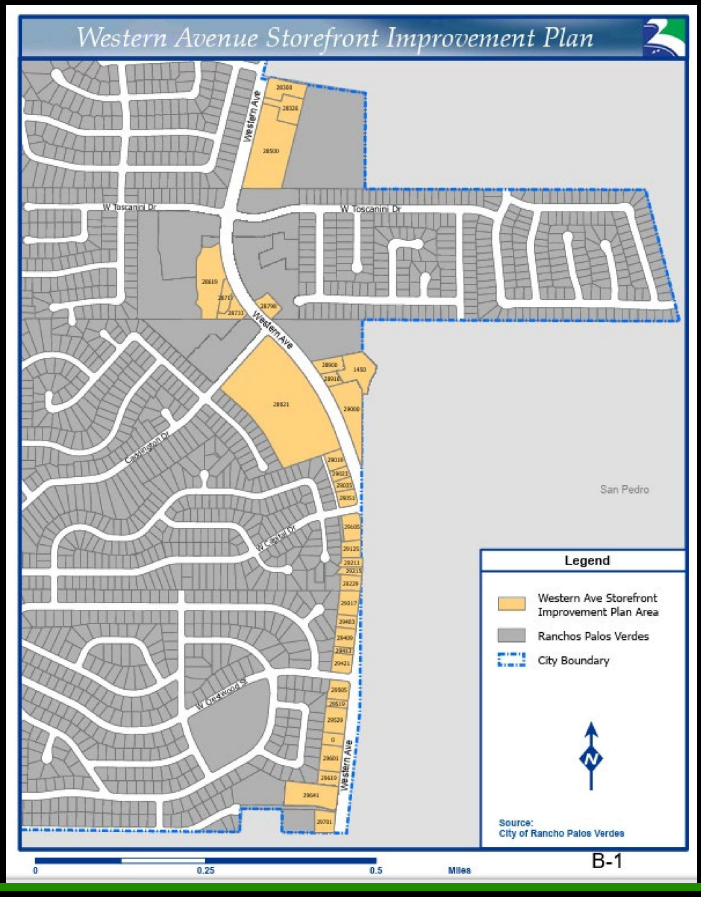
Community Development – Current Projects

Western Avenue Commercial Storefront Improvement Program

- Initial round applications fall 2024
- 50% matching grant to qualified businesses and property owners for completion of storefront improvements
- Three tiers:
  - 1. Non-architectural features (painting, signage, awnings)
  - 2. Can include structural upgrades (architectural accents, window replacement, ADA entryways)
  - 3. Multiple tenant projects

https://rpvca.gov/1780/Western-Avenue-Commercial-Storefront-Imp

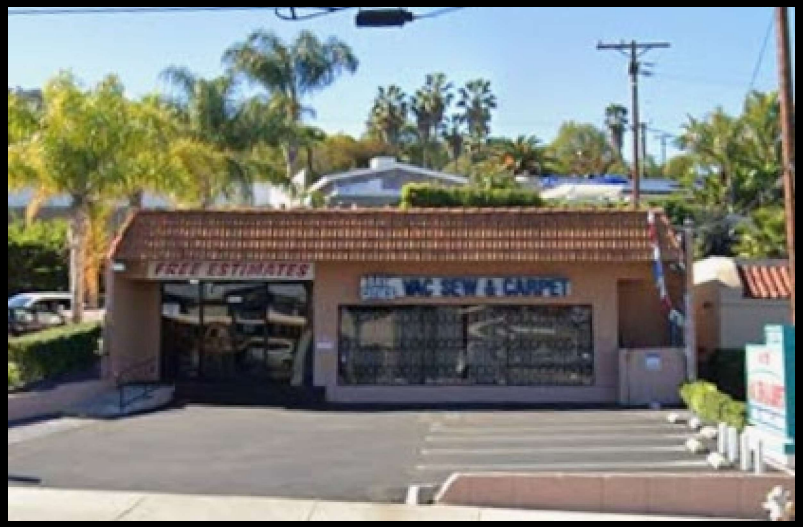
WesternStorefrontProgram@rpvca.gov



Community Development – Current Projects

Western Avenue Commercial Storefront Improvement Program

BEFORE:



AFTER:



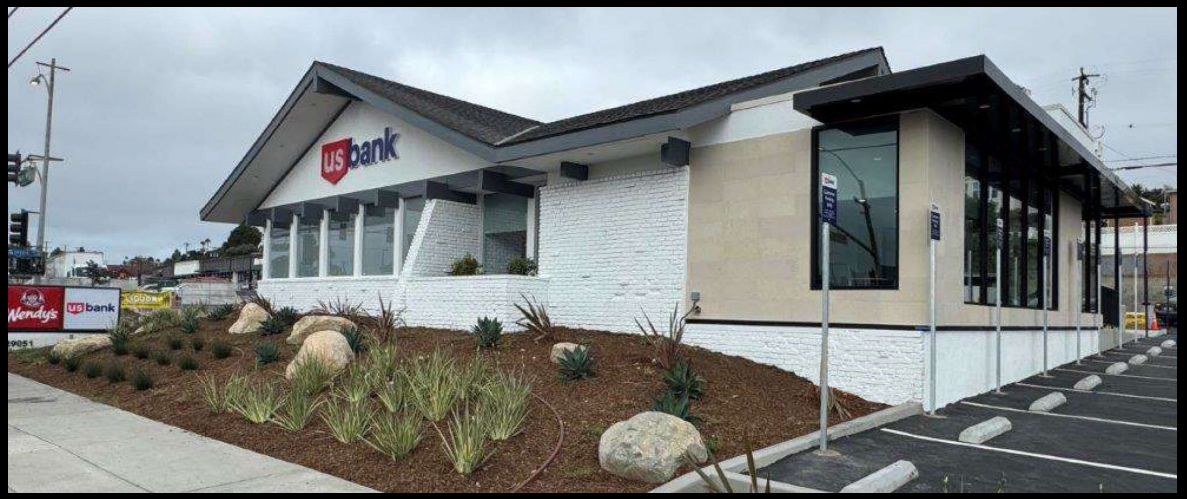
Community Development – Current Projects

Western Avenue Commercial Storefront Improvement Program

BEFORE:



AFTER:



Community Development – Current Projects

Western Avenue Commercial Storefront Improvement Program

BEFORE:



AFTER:

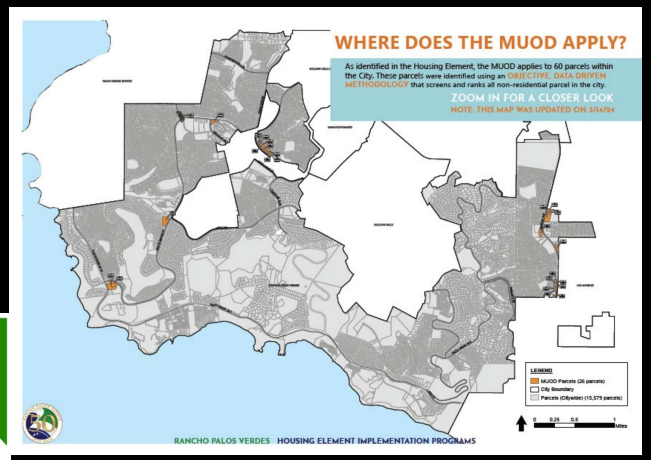


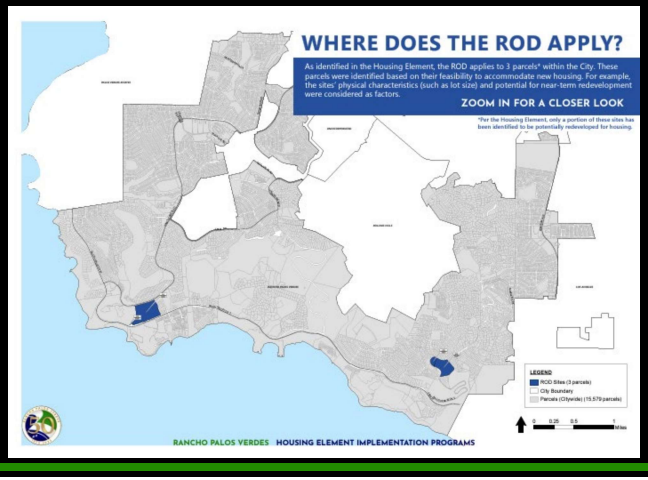


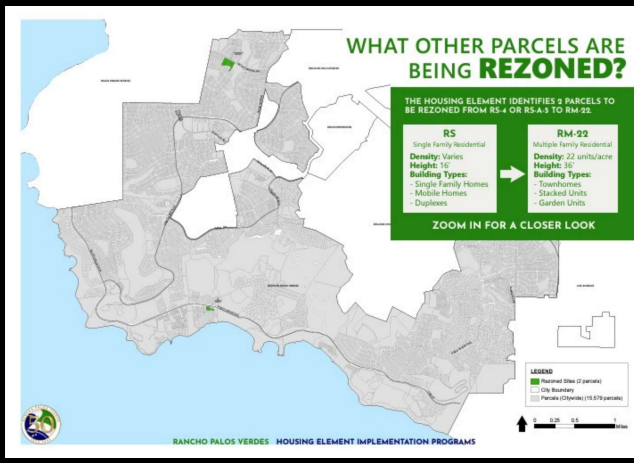


Community Development – Housing Element

- **April 16, 2024 - Housing Element and Implementing Zoning Adopted**
  - Regional Housing Needs Allocation
  - 2 Sites Rezoned, Mixed Use Overlay, Residential Overlay District
  - Cities are subject to Builders Remedy applications until State-approved Housing Element and Zoning in place







Community Development – Housing Element

- **Mixed Use Overlay District update March 3, 2026**
- **Housing Element Annual Report submitted to State by April 1, 2026 – for 2025 and overall 6th Cycle:**
  - ADUs = 16 in 2025, 62 overall
  - SB9 = 0 in 2025, 0 overall (first building permit pulled in 2026)
  - Single Family = 10 in 2025, 30 overall
  - Multi Family = 0 in 2025, 0 overall
  - **TOTAL UNITS OVERALL = 92**

ADUs	2021	2022	2023	2024	2025	TOTAL
Extremely Low	1	2	2	2	3	**10**
Very Low	0	0	0	0	0	**0**
Low	2	6	6	6	7	**27**
Moderate	0	1	1	1	1	**4**
Above Moderate	2	5	5	4	5	**21**
TOTAL	**5**	**14**	**14**	**13**	**16**	**62**

THANK YOU!