



**Rancho Palos Verdes Housing Element Update  
Community Survey Summary Report**

**(THIS PAGE INTENTIONALLY LEFT BLANK)**

## Table of Contents

1. Study Session Overview .....	5
2. Outreach and Notification .....	5
2.1 Social Media .....	5
3. Public Comments .....	6
4. Meeting Summary .....	6

## Tables

Table 1 Social Media Post .....	6
---------------------------------	---

## Appendices

Appendix A: Community Survey

Appendix B: Social Media Posts

Appendix C: Mail In Survey Responses

Appendix D: Survey Comments

**(THIS PAGE INTENTIONALLY LEFT BLANK)**

---

## **1. Community Survey Overview**

The City of Rancho Palos Verdes (RPV) will be updating their Housing Element in the City's General Plan. The adopted Housing Element covers the planning period from October 2013 through October 2021. Staff is currently implementing the respective actions and programs for the current planning cycle. The next housing cycle (6th Cycle) will cover the planning period from October 2021 through October 2029. The 6th Cycle Housing Element and associated environmental document(s) will be reviewed for compliance with State law and shall be adopted by the City Council with a goal in mind of Fall 2021. The Housing Element of the General Plan is intended to provide the city with a comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community.

On August 25, 2021 Rancho Palos Verdes published an online survey through the SurveyMonkey platform. A downloadable version of the survey was also published on the Rancho Palos Verdes Housing Element webpage. The surveys provided an opportunity for community members to answer questions about the Housing Element Update and share their feedback with the City of Rancho Palos Verdes.

A total of 695 responses were obtained through the SurveyMonkey platform. Three individuals completed the survey and returned their results to the City via mail. The City also received four general comments from individuals regarding the community survey and Housing Element Update.

Rancho Palos Verdes Community Survey can be referenced in Appendix A.

## **2. Outreach and Notification**

Stakeholders were invited to take the community survey through a range of outreach methods outlined below.

### **2.1 Social Media**

Social media posts were published to promote the Rancho Palos Verdes' Housing Element Update survey. These posts were developed by MBI Media and the City of Rancho Palos Verdes. Subsequently, these posts were published on Rancho Palos Verdes social media accounts. The posts included information on the survey location and the date the survey would close. Table 1 includes a schedule of the social media posts made by Rancho Palos Verdes.

Table 1 Social Media Posts

Agency	Account	Published Date
RPV	Facebook	September 6, 2021 September 9, 2021 September 13, 2021 September 17, 2021 September 20, 2021 September 23, 2021 September 24, 2021 September 30, 2021 October 2, 2021
RPV	Instagram	September 6, 2021 September 9, 2021 September 13, 2021 September 17, 2021 September 20, 2021 September 23, 2021 September 24, 2021 September 30, 2021 October 2, 2021
RPV	Twitter	September 6, 2021 September 9, 2021 September 13, 2021 September 17, 2021 September 20, 2021 September 23, 2021 September 24, 2021 September 30, 2021 October 2, 2021
RPV	Nextdoor	September 2, 2021 September 9, 2021 September 17, 2021 September 23, 2021 September 24, 2021 September 30, 2021

Rancho Palos Verdes social media posts listed in Table 1 can be referenced in Appendix B.

### 3. Public Comments

The City received general comments from four individuals regarding the survey and Housing Element Update.

### 4. Community Survey Summary

On August 25, 2021, Rancho Palos Verdes published an online and printable survey for the Housing Update. The survey questions were written and published to allow Rancho Palos Verdes property owners, tenants, business, and community leaders the opportunity to provide

feedback on the Housing Update process. The results from the survey will assist the City in developing the Housing Element of the General Plan.

- Of the 695 unique online community survey responses obtained, 681 live in the City of Rancho Palos Verdes.
  - 492 of these respondents have lived in Rancho Palos Verdes for more than 16 years and 658 own their current home in the City.
  - 68.24% of the respondents were 55 or older.
  - 56.68% of respondents identified as Caucasian, while 8.59% identified as multiracial and 7.82% identified as East Asian.
- 12.82% of respondents stated that their housing costs represent more than 30% of their household income.
- When asked if the City of Rancho Palos Verdes has an adequate supply of multifamily housing 87.83% of respondents selected yes, there is an adequate supply of multifamily housing in the City.
  - Only 10.39% of respondents own more than one residential property in Rancho Palos Verdes.
- When asked what the City's focus as part of the Housing Element Update process should be, individuals selected:
  - 83.16% selected Maintain existing housing
  - 18.89% selected Increase availability of housing options for seniors
  - 16.25% selected Redevelop underutilized parcels in commercial areas to include higher density
  - 15.52% selected Incentivize and encourage the development of vertical, mixed-use units in Commercial Zones
- When asked what areas in the City are appropriate for new Housing, 48.05% selected In commercial areas (as part of a new mixed-use developments), 36.90% selected on vacant lots and 22.58% selected in commercial areas (as new developments).
- Respondents were asked to rank the biggest challenges to increased housing in Rancho Palos Verdes. High cost of land was selected most frequently, followed by public opposition, and low supply of vacant land.
  - 22.38% of respondents selected that home prices in Rancho Palos Verdes are preventing them from becoming a first-time homeowner.
- When respondents were asked if they would support residential density increases, 25.25% selected yes, in or near commercial areas, or in multifamily residential zones. 3% selected yes, anywhere within the City, and 71.70% selected no, I would not support any density increases.
  - 91.62% of respondents selected no, they do not support allowing properties currently zoned for single-family residences to be developed with multiple dwelling units.

**(THIS PAGE LEFT INTENTIONALLY BLANK)**



## **APPENDICES**

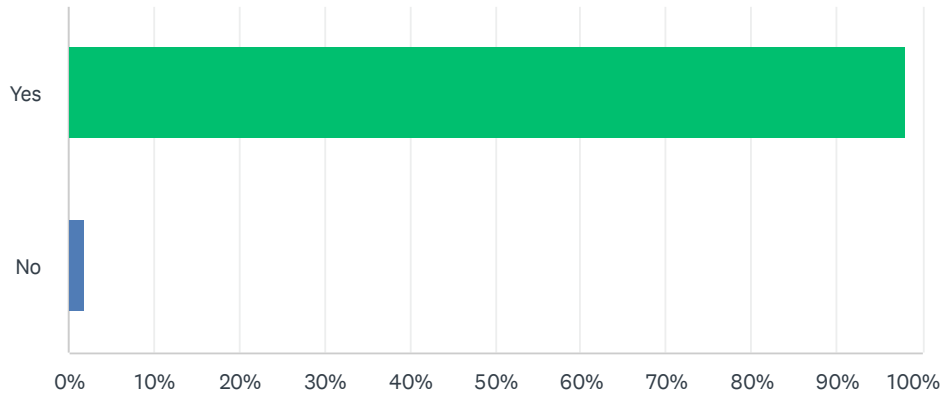
---

## **Appendix A: Community Survey**

**(THIS PAGE INTENTIONALLY LEFT BLANK)**

## Q1 Do you live in the City of Rancho Palos Verdes?

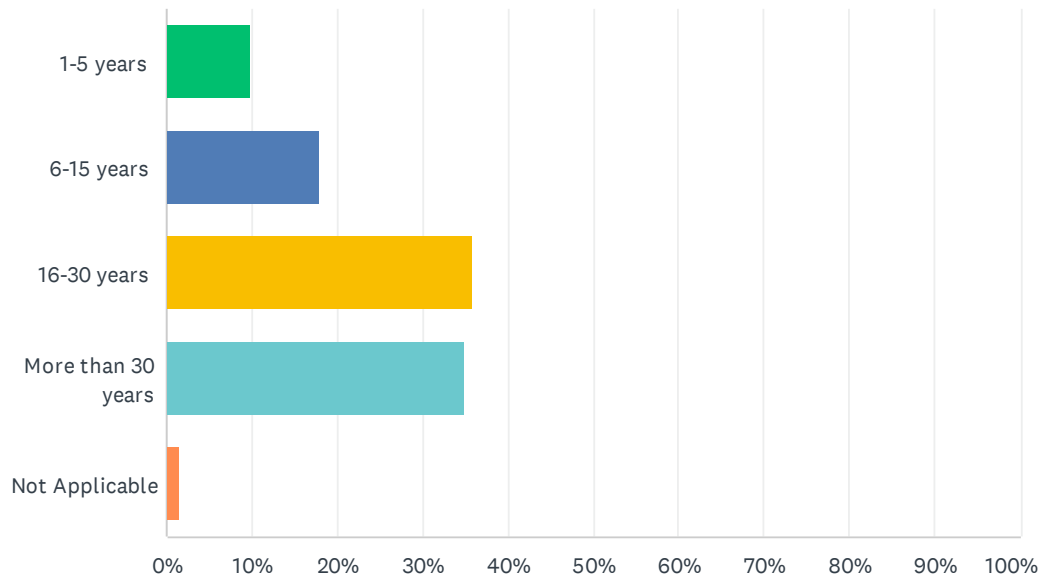
Answered: 694 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	98.13%	681
No	1.87%	13
TOTAL		694

## Q2 How long have you lived in Rancho Palos Verdes?

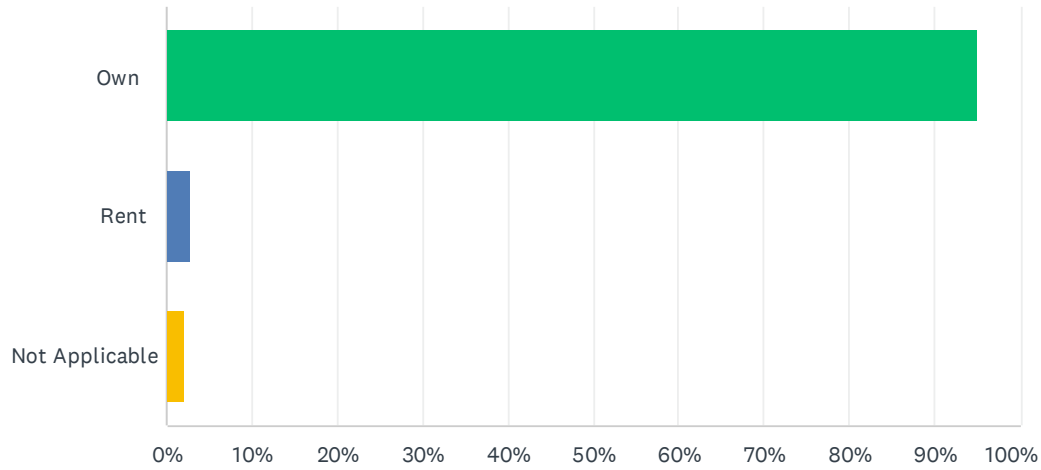
Answered: 694 Skipped: 1



ANSWER CHOICES	RESPONSES	
1-5 years	9.80%	68
6-15 years	17.87%	124
16-30 years	35.88%	249
More than 30 years	35.01%	243
Not Applicable	1.44%	10
TOTAL		694

### Q3 Do you currently own or rent your home in Rancho Palos Verdes?

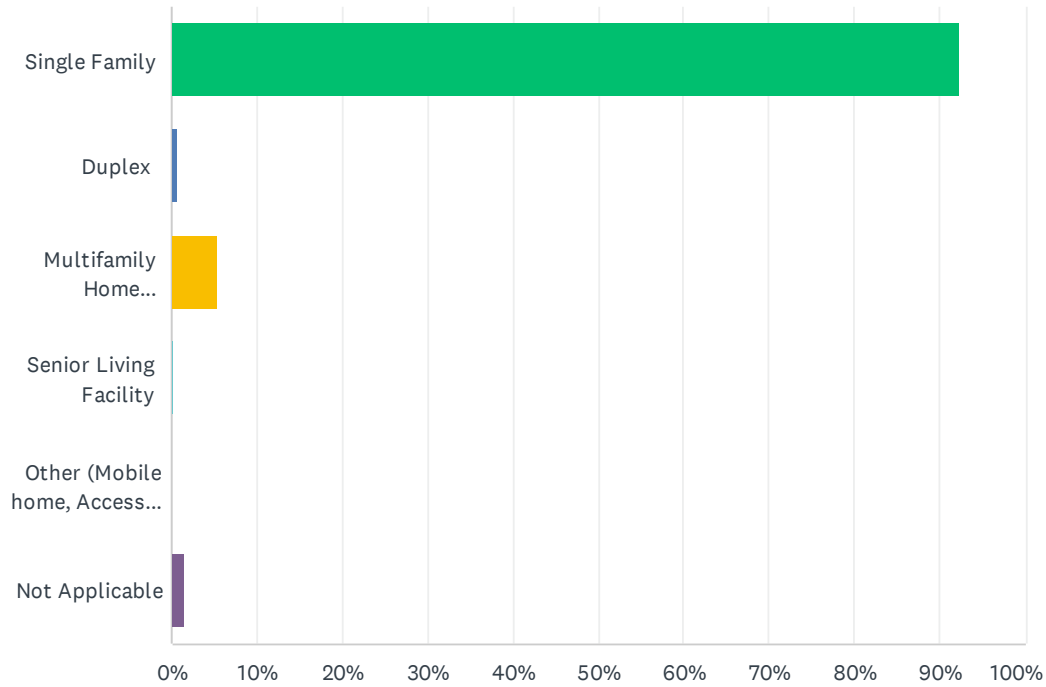
Answered: 692 Skipped: 3



ANSWER CHOICES	RESPONSES	
Own	95.09%	658
Rent	2.75%	19
Not Applicable	2.17%	15
TOTAL		692

## Q4 Select the type of housing that best describes your current home in Rancho Palos Verdes:

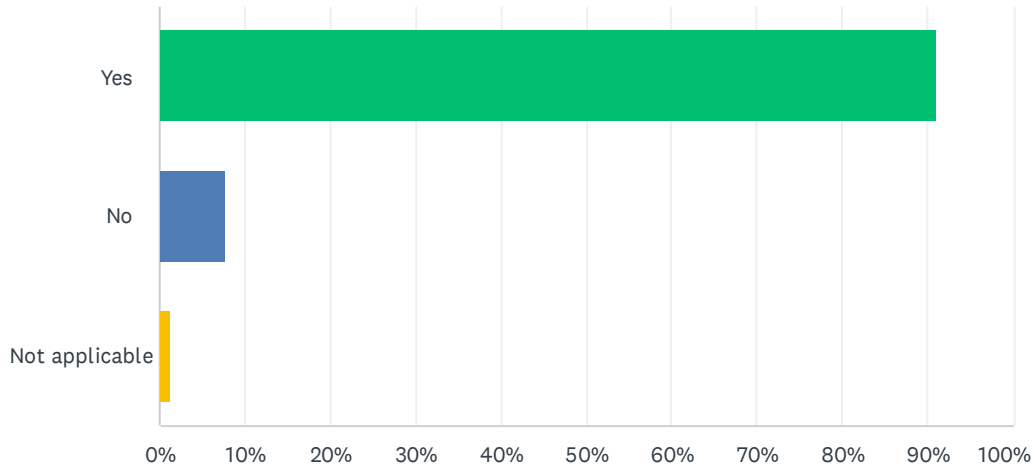
Answered: 693 Skipped: 2



ANSWER CHOICES	RESPONSES	
Single Family	92.35%	640
Duplex	0.58%	4
Multifamily Home (Apartment/Condominium)	5.34%	37
Senior Living Facility	0.29%	2
Other (Mobile home, Accessory Dwelling Unit, Guest House, etc.)	0.00%	0
Not Applicable	1.44%	10
<b>TOTAL</b>		<b>693</b>

## Q5 Are you satisfied with your current housing condition in Rancho Palos Verdes?

Answered: 691 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	91.03%	629
No	7.67%	53
Not applicable	1.30%	9
TOTAL		691

#	IF NO, PLEASE EXPLAIN:	DATE
1	Homeowner's Association creates a hostile environment without any oversight from the government to fair dealing.	10/3/2021 12:05 PM
2	People don't pick up after their pets and trash is not being put away at the dumpsters	10/1/2021 11:51 AM
3	Too much development, too much traffic schools rankings are falling	9/30/2021 1:41 PM
4	We are on septic, the city will not bring main sewer line here.	9/29/2021 1:57 AM
5	Too many new housing development	9/27/2021 12:45 PM
6	Concerned about higher density and more traffic	9/27/2021 11:44 AM
7	the repairs is very slow from the managment of the apartment	9/25/2021 11:05 PM
8	Need more affordable housing	9/25/2021 11:27 AM
9	I'm in Portuguese Bend and city continues to ignore our water runoff issues	9/25/2021 10:17 AM
10	need to build my oversized lot into another unit for a rental	9/25/2021 8:52 AM
11	We would like to buy a home. We did not plan to rent for this long.	9/24/2021 5:22 PM
12	Too Many new housing developments	9/24/2021 11:47 AM
13	Townhome managed by inept HOA.	9/24/2021 9:08 AM
14	We are becoming a concrete jungle instead of a more rural neighborhood.	9/23/2021 2:00 PM
15	too much congestion	9/19/2021 3:10 PM



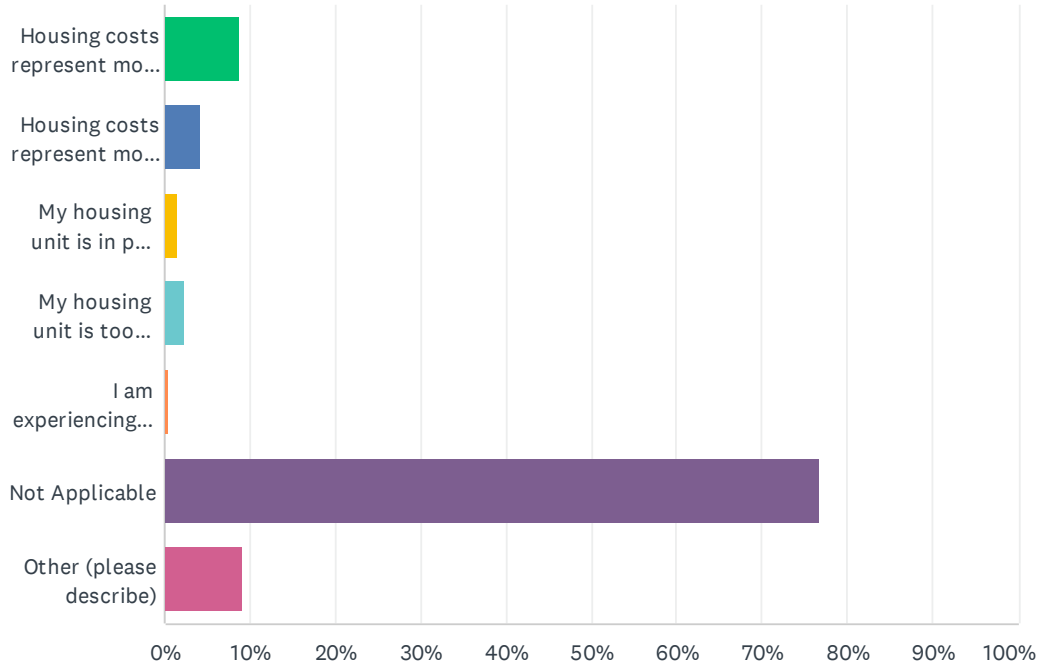
## City of Rancho Palos Verdes 6th Housing Element Survey

16	The City's View Ordinance needs to be amended and updated.	9/19/2021 12:22 AM
17	Concern about housing density along the Western Corridor.	9/18/2021 8:28 AM
18	Too much building on every inch of open land, stop it.	9/17/2021 3:28 PM
19	Need to keep more open space	9/17/2021 12:39 PM
20	ADUs are creating a problem with more disruptive rentals with airbnb	9/17/2021 12:25 PM
21	We live in a small single family home. We need a larger home and have been looking in the area for two years, but have been unable to purchase a home due to price and low inventory.	9/17/2021 9:15 AM
22	Except the homeless issue	9/14/2021 5:52 AM
23	Would very much like to own a home in the city	9/13/2021 3:24 PM
24	The City is not controlling the coyote population which is endangering the residents and their pets.	9/12/2021 1:42 PM
25	TOO NOISY!!!	9/10/2021 9:54 AM
26	HOA Dues are too high	9/9/2021 11:16 PM
27	Would like a yard	9/9/2021 9:08 PM
28	Not enough funding spent on improvements to the eastern section. Little thought given to overcrowding on Western Avenue. Little if any landscaping improvements made to center dividers.	9/9/2021 8:54 PM
29	I would like a bigger house but can't afford it.	9/9/2021 6:00 PM
30	Schools starting to decline. crime starting to increase.	9/9/2021 2:19 PM
31	Too many new housing developments	9/9/2021 1:22 PM
32	They are building too much in areas near my home. Streets are overcrowded. it takes too long to drive across town most times of the day and there isn't enough open space	9/6/2021 8:20 PM
33	I can't afford a more expensive house in RPV!!!	9/2/2021 9:36 PM
34	Too many new developments.	9/2/2021 10:19 AM
35	No, too much mansionization of homes and congestion on streets	9/2/2021 10:11 AM
36	Infrastructure roads have not been improved widened to handle the already heavy traffic	8/29/2021 10:05 AM
37	Too crowded, too dense	8/28/2021 12:35 AM
38	Condominium complex under renovation continually	8/26/2021 5:29 PM
39	Lack of affordable options	8/26/2021 2:12 PM
40	too much traffic, too many McMansions, not enough open space	8/26/2021 2:11 PM
41	Pretty satisfied, but would like to see more brush clearing (especially in the many canyons) and controlled fires to reduce fire risk. Also would like to make it less restrictive to add on to our houses, such as build decks, ADUs, etc to our own properties.	8/26/2021 2:02 PM
42	See #6	8/26/2021 1:35 PM
43	Too much traffic	8/26/2021 1:21 PM
44	Too crowded, too much traffic	8/26/2021 1:16 PM
45	rent becoming unaffordable	8/26/2021 1:13 PM
46	the city does not allow ADU in view properties by prohibiting front yard ADU where the backyard ADU will block the view from the primary residence	8/26/2021 1:12 PM
47	Crime is increasing, schools are getting worse, traffic congestion is getting worse, water restrictions, trails and beaches are inundated with people, city is funding concerts, fairs, etc with tax dollars	8/26/2021 10:30 AM



## Q6 Are you currently experiencing any type of housing problems in Rancho Palos Verdes? Please check all that apply:

Answered: 624 Skipped: 71



ANSWER CHOICES		RESPONSES	
Housing costs represent more than 30 percent of my income (combined with the income of other household members)		8.65%	54
Housing costs represent more than 50 percent of my income (combined with the income of other household members)		4.17%	26
My housing unit is in poor condition		1.44%	9
My housing unit is too small for the size of my household		2.24%	14
I am experiencing housing discrimination, please explain in response to Question 16		0.48%	3
Not Applicable		76.76%	479
Other (please describe)		9.13%	57
Total Respondents: 624			

#	OTHER (PLEASE DESCRIBE)	DATE
1	The homeowner's association is hostile and forcing me out of my home.	10/3/2021 12:05 PM
2	None of the above.	10/2/2021 2:12 PM
3	City is proposing a multi-dwelling housing in Miraleste Plaza and the immediate neighborhood was ill-informed of this option / plan. This is frustrating and not recommended for this quieter area that falls under PV Estates Art Jury. Impacts: increased traffic on narrow side streets, extra cars parking on the narrow street, the commercial area offers convenience to the neighborhood, right across from Fire station which added density may cause concern, reduction in home values in the area. There is already an apartment building and multi-unit dwelling in the area.	10/1/2021 5:06 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

4	We have paid off our mortgage	9/30/2021 10:52 PM
5	The only housing problem is the proposed housing project for Miraleste Plaza	9/29/2021 10:11 PM
6	No we do not Have any issues with her housing and do not want apartment buildings in our small quiet neighborhood	9/29/2021 8:18 PM
7	City makes us cut trees when we need permits but don't make anyone else cut their trees that block our views	9/29/2021 1:57 AM
8	No problems	9/24/2021 12:40 PM
9	We have an ADU thrown up behind my house that has been touted as lower income housing. \$3,000 a month for 1,000 sf is considered low income? Nope. That's greed and has increased traffic, noise and I see a house instead of trees from my backyard. Stop ADUs now.	9/24/2021 9:19 AM
10	There is too much housing. The hill is becoming overpopulated.	9/23/2021 2:16 PM
11	Property taxes seem too high	9/23/2021 1:28 PM
12	Our home represents our life savings. We are concerned about threats to property values.	9/23/2021 1:13 PM
13	I am not happy about the projects the city is approving in my community.	9/21/2021 10:32 AM
14	The city trying to build on every single inch of land here.	9/21/2021 10:16 AM
15	Neighbors over grown trees	9/19/2021 5:32 PM
16	My house could use repair and upgrades.	9/19/2021 3:43 PM
17	Increased crime and little to no enforcement from city/sheriff	9/18/2021 10:17 PM
18	curb & street in need of repair for the past 3 years!	9/18/2021 9:24 AM
19	Mostly just issues with property tax being incredibly high!	9/17/2021 3:41 PM
20	See answer to #5	9/17/2021 12:25 PM
21	Poor water pressure (from the street), high cost of internet with poor service no alternatives, deteriorating postal service.	9/17/2021 10:17 AM
22	I love where I live!	9/17/2021 9:52 AM
23	Old housing code doesn't allow for fire prevention from unit to unit in the attic area	9/17/2021 9:29 AM
24	Land movement	9/17/2021 9:16 AM
25	no	9/15/2021 5:38 PM
26	Construction noise from adjacent condo neighbors	9/15/2021 8:37 AM
27	TOO NOISY!!!	9/10/2021 9:54 AM
28	Utilities are extremely expensive.	9/10/2021 9:14 AM
29	HOA Dues are too high	9/9/2021 11:16 PM
30	Property taxes	9/9/2021 2:19 PM
31	mice	9/9/2021 1:17 PM
32	Property taxes are too high and keep rising.	9/9/2021 1:13 PM
33	Area along Western Ave is over crowded, congested, and inadequate for increased cars and added housing in the San Pedro city limits	9/7/2021 3:50 PM
34	Are too many people parking across my house.	9/6/2021 10:56 PM
35	Housing is perfect	9/6/2021 8:05 PM
36	Our streets experience more traffic as a result of a clinical business established on our street.	9/3/2021 11:17 AM
37	no problems - leave RPV as is -	9/2/2021 4:39 PM
38	A neighbor purchased the home across the street and wanted to add a large roof deck. We had	9/2/2021 2:36 PM

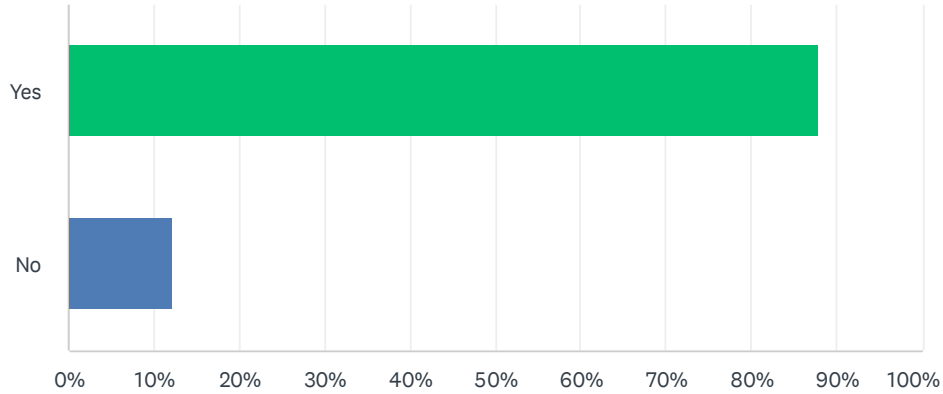
## City of Rancho Palos Verdes 6th Housing Element Survey

to go to the City Council to reverse the planning commissions decision which had approved the roof deck.

39	parcel sizes are too small in RPV. Too close to neighbors.	9/2/2021 2:32 PM
40	concern about cost of fire insurance and major infrastructure repairs	9/2/2021 12:11 PM
41	We are not experiencing any problems	9/2/2021 10:32 AM
42	Bad traffic	8/28/2021 9:26 AM
43	Concerned about state removal of local zoning control. Opposed to adding affordable housing or more density.	8/27/2021 7:39 PM
44	Small driveway and garage and multiple drivers in household. Not enough parking.	8/27/2021 1:21 PM
45	Property taxes are forcing me to move to another state	8/26/2021 9:31 PM
46	Not aware that we need supplements "units" built on private property. The state of Calif. got Billins of \$'s from the Feds - have them build affordable or cheap housing in rural areas outside the Los Angeles megapolis..	8/26/2021 8:22 PM
47	Very Poor Neighborhood Compatibility studies by the City.	8/26/2021 5:24 PM
48	This is not the City's concern.	8/26/2021 5:02 PM
49	Sidewalks are not being kept free of debris and overgrowth and become a hazard when walking. Often have to go into the street to avoid overgrown weeds from hillside onto walkway.	8/26/2021 1:59 PM
50	We do not want increased density. There are not any problems with where we live. we love our quiet single family home neighborhood. Life is not meant to be the exact same experience for everyone. We've worked really hard to live where we are.	8/26/2021 1:31 PM
51	Too many multifamily dwellings	8/26/2021 1:29 PM
52	I am experiencing city desire to force me to spend money on NEW rule.	8/26/2021 1:28 PM
53	no	8/26/2021 1:28 PM
54	My home is paid for. I have no mortgage.	8/26/2021 1:16 PM
55	NONE	8/26/2021 1:13 PM
56	City is forbidding our building an ADU in the front yard.	8/26/2021 1:12 PM
57	City is wasting my tax dollars. Taxes could easily be lower	8/26/2021 10:30 AM

## Q7 Do you believe the City of Rancho Palos Verdes has an adequate supply of multifamily housing?

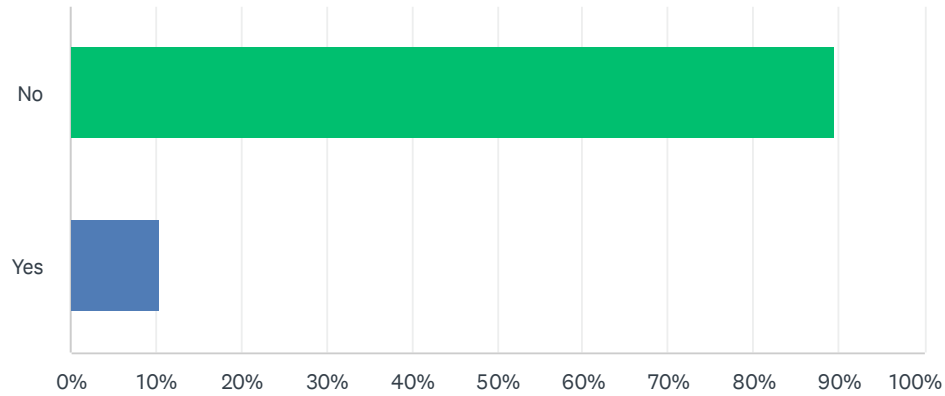
Answered: 682 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	87.83%	599
No	12.17%	83
TOTAL		682

## Q8 Do you own other residential (other than your primary residence) or commercial properties in Rancho Palos Verdes?

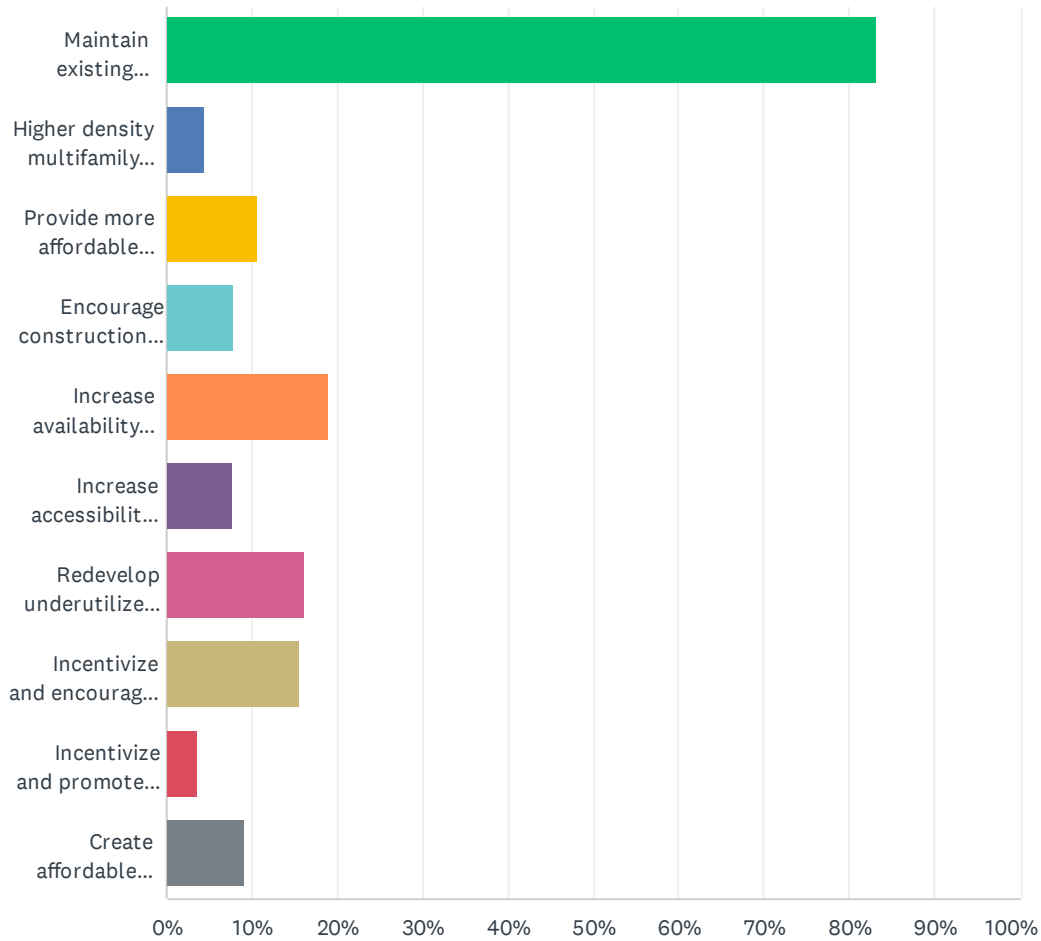
Answered: 693 Skipped: 2



ANSWER CHOICES	RESPONSES	
No	89.61%	621
Yes	10.39%	72
TOTAL		693

## Q9 What should be the City's focus as part of the Housing Element Update process? Select all that apply:

Answered: 683 Skipped: 12



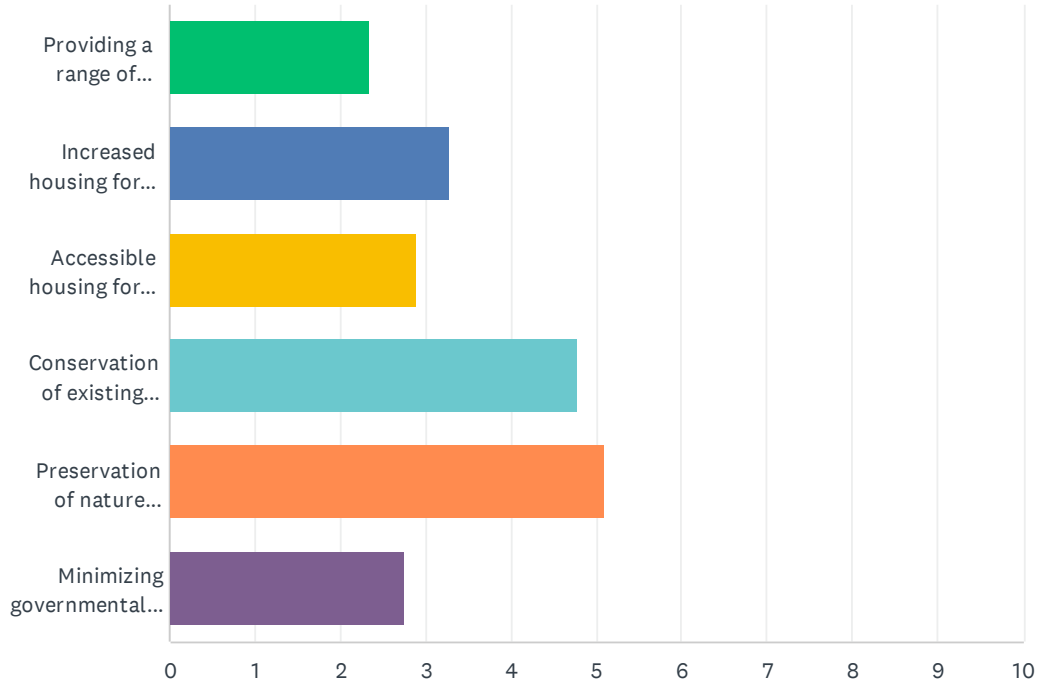


# City of Rancho Palos Verdes 6th Housing Element Survey

ANSWER CHOICES	RESPONSES	
Maintain existing housing	83.16%	568
Higher density multifamily housing, such as apartments	4.54%	31
Provide more affordable housing options	10.69%	73
Encourage construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) on all family lots	7.91%	54
Increase availability of housing options for seniors	18.89%	129
Increase accessibility of housing for persons with disabilities and/or special needs	7.76%	53
Redevelop underutilized parcels in commercial areas to include higher density housing	16.25%	111
Incentivize and encourage the development of vertical, mixed-use units in Commercial Zones	15.52%	106
Incentivize and promote deed-restricted affordable units	3.66%	25
Create affordable housing policies and programs that address equity (fairness) and equality (sameness)	9.22%	63
Total Respondents: 683		

## Q10 Rank the following housing priorities by importance, with 1 being the highest priority and 6 being the lowest:

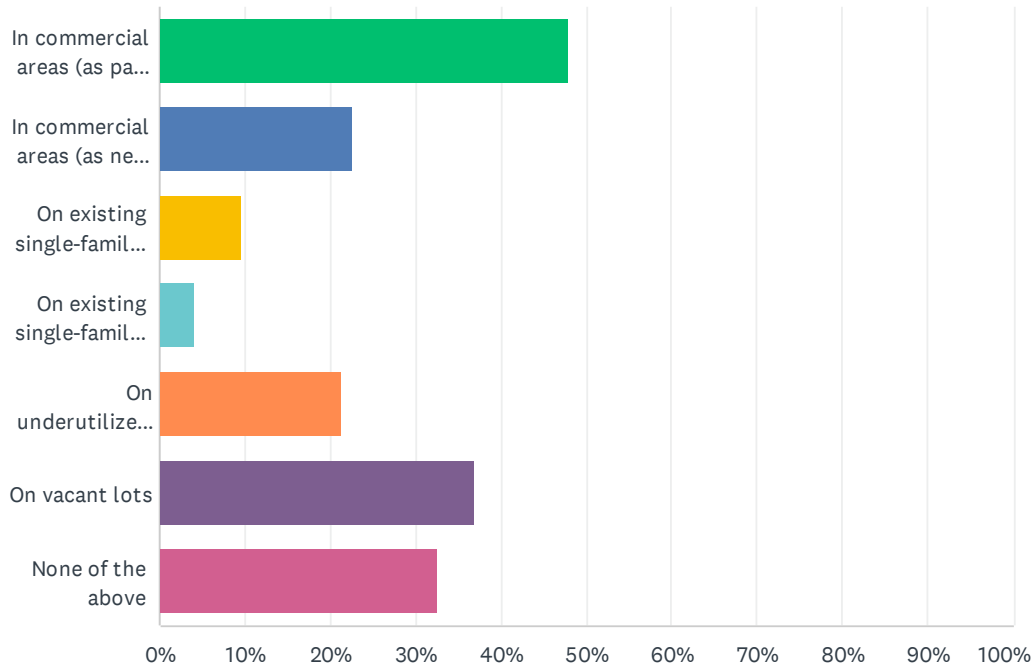
Answered: 685 Skipped: 10



	1	2	3	4	5	6	TOTAL	SCORE
Providing a range of affordable housing opportunities	7.53% 46	6.38% 39	7.86% 48	10.80% 66	25.86% 158	41.57% 254	611	2.34
Increased housing for seniors	3.54% 22	9.02% 56	30.43% 189	33.49% 208	17.39% 108	6.12% 38	621	3.29
Accessible housing for people with disabilities and/or special needs	1.79% 11	4.23% 26	20.81% 128	35.45% 218	29.43% 181	8.29% 51	615	2.89
Conservation of existing housing stock	33.33% 219	40.33% 265	11.87% 78	4.87% 32	5.02% 33	4.57% 30	657	4.78
Preservation of nature preserve and open space areas	47.66% 316	32.58% 216	9.50% 63	4.98% 33	3.17% 21	2.11% 14	663	5.10
Minimizing governmental constraints to development or maintenance of housing	9.87% 63	8.31% 53	19.91% 127	7.52% 48	16.93% 108	37.46% 239	638	2.74

## Q11 What areas in the City are appropriate for new Housing? Select all that apply:

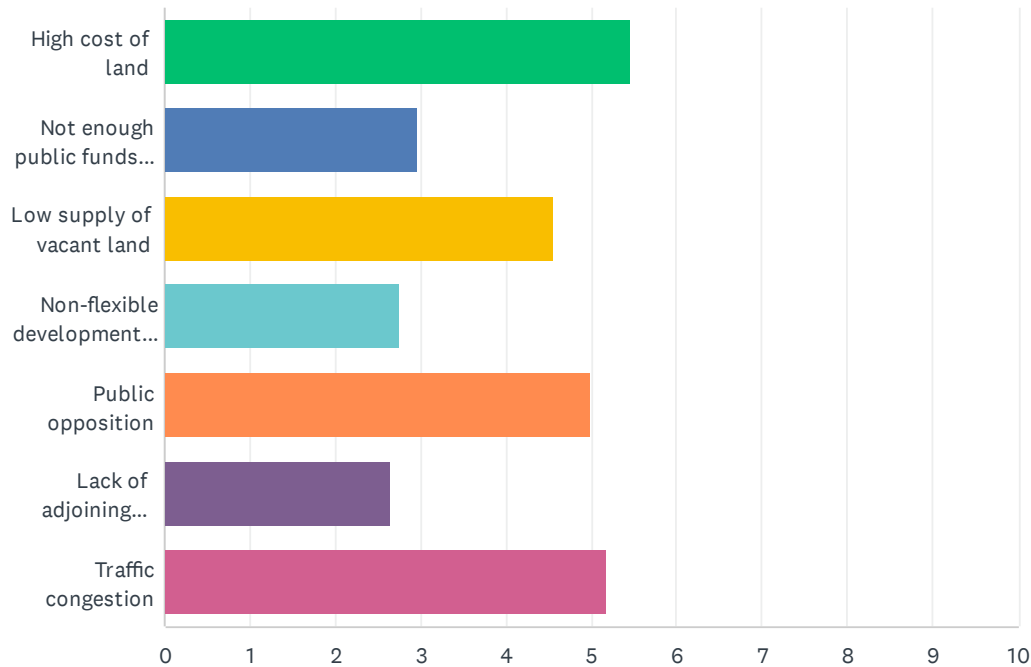
Answered: 691 Skipped: 4



ANSWER CHOICES	RESPONSES	
In commercial areas (as part of a new mixed-use developments)	48.05%	332
In commercial areas (as new home developments)	22.58%	156
On existing single-family properties as ADUs and/or JADUs	9.70%	67
On existing single-family properties as duplexes or triplexes	4.05%	28
On underutilized lots, where additional development could be accommodated	21.27%	147
On vacant lots	36.90%	255
None of the above	32.56%	225
Total Respondents: 691		

## Q12 Rank what you consider the biggest challenges to increased housing in Rancho Palos Verdes, with 1 being the most challenging and 7 being the least challenging:

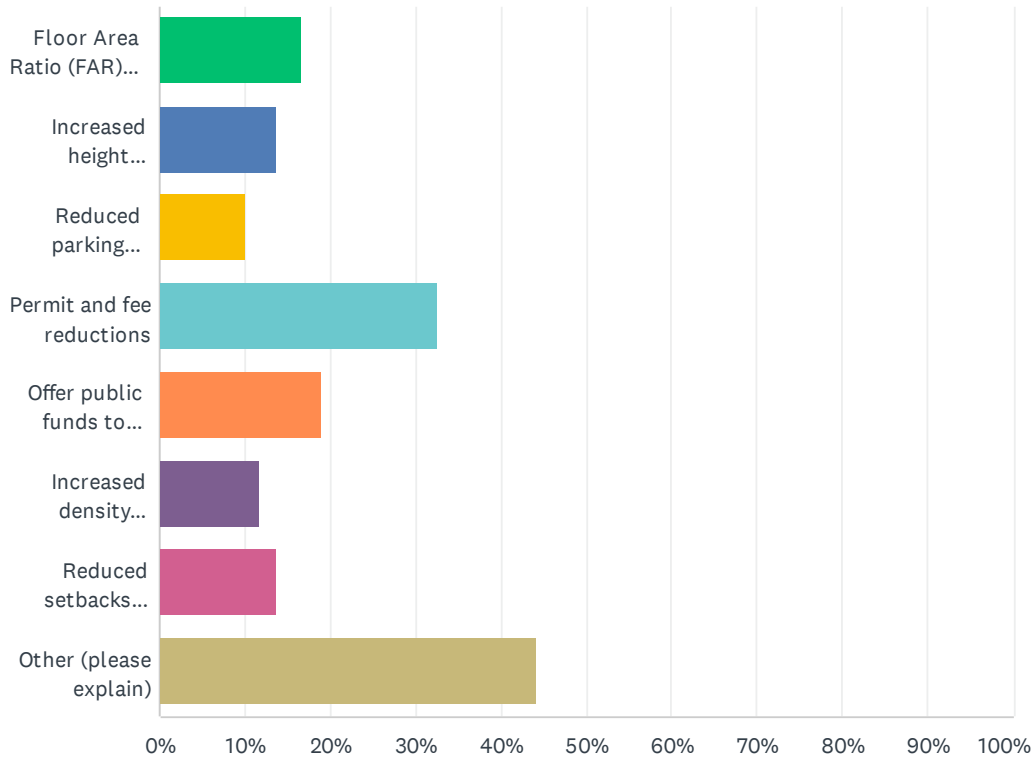
Answered: 660 Skipped: 35



	1	2	3	4	5	6	7	TOTAL	SCORE
High cost of land	31.08% 179	26.04% 150	19.44% 112	12.50% 72	5.38% 31	2.43% 14	3.13% 18	576	5.45
Not enough public funds to subsidize development of affordable housing	3.15% 17	7.04% 38	11.48% 62	13.70% 74	17.96% 97	19.07% 103	27.59% 149	540	2.96
Low supply of vacant land	11.85% 68	18.47% 106	25.78% 148	19.86% 114	10.80% 62	8.01% 46	5.23% 30	574	4.56
Non-flexible development standards or fees	0.74% 4	2.96% 16	7.41% 40	17.96% 97	21.85% 118	28.33% 153	20.74% 112	540	2.75
Public opposition	21.54% 129	25.71% 154	18.03% 108	12.69% 76	12.52% 75	5.68% 34	3.84% 23	599	4.99
Lack of adjoining parcels that could be consolidated into larger parcels for redevelopment	0.91% 5	3.08% 17	5.98% 33	15.40% 85	22.28% 123	28.08% 155	24.28% 134	552	2.64
Traffic congestion	39.59% 251	20.35% 129	11.51% 73	6.31% 40	4.73% 30	5.68% 36	11.83% 75	634	5.19

# Q13 What types of incentives would the City offer to encourage development of more housing? Select all that apply:

Answered: 527 Skipped: 168



ANSWER CHOICES		RESPONSES	
Floor Area Ratio (FAR) Bonus (Increased square footage allowances)		16.70%	88
Increased height allowances (taller structures)		13.66%	72
Reduced parking requirements		10.06%	53
Permit and fee reductions		32.64%	172
Offer public funds to subsidize the development of affordable housing to help address fair housing		18.98%	100
Increased density allowances (i.e., allow increased dwelling units per acre)		11.76%	62
Reduced setbacks requirements		13.66%	72
Other (please explain)		44.21%	233
Total Respondents: 527			

#	OTHER (PLEASE EXPLAIN)	DATE
1	Stop propaganda against people with lower incomes. Low income in Los Angeles is literally middle income in other areas of this country. There is a snobbish attitude that affordable housing means vagrants and crime and that wealthy people are not criminals or drunks or thieves. Affordable housing is in fact the only housing that most people can afford. This area/Los Angeles is not the norm and must understand that affordable units mean a healthy society free from people living in poverty or on the street.	10/3/2021 12:05 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

2	No more development	10/2/2021 5:41 PM
3	Do not want to encourage development	10/2/2021 5:02 PM
4	None of the above	10/2/2021 2:12 PM
5	No need for more housing	10/2/2021 10:02 AM
6	None. No high-density in residential.	10/2/2021 8:35 AM
7	No incentives required. Higher density housing reduces property values	10/1/2021 8:52 PM
8	I don't want more housing!	10/1/2021 6:52 PM
9	None	10/1/2021 5:06 PM
10	I oppose more housing	10/1/2021 10:49 AM
11	We dont need more housing. Thats why we moved here.	9/30/2021 7:38 PM
12	Traffic abatement	9/30/2021 6:45 PM
13	Rancho Palos Verdes should be left the way it is	9/30/2021 6:00 PM
14	None stop developing don't need more housing people need to go live elsewhere	9/30/2021 1:41 PM
15	none	9/30/2021 11:52 AM
16	None of the above	9/30/2021 11:39 AM
17	none	9/29/2021 10:11 PM
18	None. We shouldn't expand housing	9/29/2021 8:43 PM
19	Keep our city rural. This is what we have paid for to live here	9/29/2021 8:18 PM
20	None. We should only be building on single family home and then on existing or vacant land and not parkland.	9/29/2021 1:55 PM
21	NONE. This area hold its value because we aren't building on top of each other. This isn't a major metropolitan area . This is a suburb. That is the purpose our community serves to its residents who work very hard to move here. The city owe a certain amount of priority preservation of current housing conditions to its residents.	9/29/2021 11:44 AM
22	I do not support development of more housing in RPV	9/29/2021 10:52 AM
23	none of the above	9/29/2021 10:49 AM
24	We don't want more housing! Too congested already!!!	9/29/2021 1:57 AM
25	No more density!!!!	9/28/2021 6:32 PM
26	No more development fight potential lawsuits	9/28/2021 5:45 PM
27	match upgrading of infrastructure to increases in density. Traffic in the area is dependent on severely limited routes, most of which are one lane in each direction.	9/28/2021 3:03 PM
28	The City does not need to encourage housing development.	9/28/2021 1:40 PM
29	We do not want this!	9/28/2021 11:55 AM
30	None - We live here because we don't want dense housing	9/27/2021 8:39 PM
31	Not certain	9/27/2021 8:26 PM
32	This is horrible	9/27/2021 4:46 PM
33	We strongly oppose development of more housing in RPV	9/27/2021 12:45 PM
34	How about none of the above. Build outward not in developed areas	9/27/2021 11:44 AM
35	No incentives	9/27/2021 5:35 AM
36	None	9/26/2021 5:47 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

37	None- we don't want more housing	9/26/2021 7:48 AM
38	I don't want any more housing in PV	9/25/2021 10:17 AM
39	no more developement in RPV	9/25/2021 8:35 AM
40	None of the above	9/25/2021 5:04 AM
41	I don't want more development of housing. We have enough	9/24/2021 5:47 PM
42	We strongly oppose high density housing and especially ADUs. Single family residential neighborhoods should not be turned into multi family housing. We purchased here because we want to live in a low density single family neighborhood	9/24/2021 5:31 PM
43	No increased housing	9/24/2021 5:19 PM
44	none of the above	9/24/2021 5:17 PM
45	Why is any of the above necessary from City? Stop overbuilding and respect R1 neighborhoods!	9/24/2021 9:19 AM
46	DO NOT SUPORT ALLOWING PROPERTIES ZONED FOR SINGLE-FMILY RESIDENCES TO BE DEVELOPED WITH MULTIPLE DWELLING UNITS. MOE TRAFFIC, PEOPLE, DESTRUCTION OF HABITATS AND DWELLING CONGESTION. We d o not need more housing development. We are destroying natural habitats and environment. Social media has increased bikes, pollution, plastic, traffic congestion. We did Beach Cleanup at Abalone Cove and shocked at abudance of trash. Del Cerra is destroyed because of social media and making parking and traffic worse. People want more bike lanes and housing in preserves and natural habitats. Stop this housing developing. Western Ave. is horrible with recent Point Vista and backed up traffic. Western Ave. continues to be ignored by the city. We continue to be plagued with empty businesses, center medians that don't have grass and flowers like PVD North or Hawthorne and traffic, traffic, traffic. We have more fast foods than decent restaurants. Now homeless are coming in as WEstern looks like Tijuana. DO SOMETHING. Stop ignoring this area and stop putting attention on PVEstates. Why can't the area of Western look like PVE with maintained roads, green medians and less fast foods and low income housing. NO MORE LOW INCOME HOUSING like Western and PVDNorth. Crime has increased because Western is close to San Pedro homeless and half of drivers using PVDNorth and Western are from San Pedro using our streets as shortcuts. NO MORE HOUSING DEVELOPMENT OR ADDITIONAL HOUSING ON A SINGLE LOT!	9/24/2021 9:08 AM
47	I do not know what would be needed for ADU	9/24/2021 7:18 AM
48	The city should not be encouraging more housing	9/24/2021 4:20 AM
49	Not necessary.	9/24/2021 12:23 AM
50	We don't want more density!	9/23/2021 10:58 PM
51	None. This is a suburban area and residents like it that way.	9/23/2021 8:56 PM
52	Do want increased development	9/23/2021 7:49 PM
53	not in favor of additional development	9/23/2021 7:25 PM
54	We do not need more housing	9/23/2021 5:28 PM
55	No more housing is needed	9/23/2021 4:26 PM
56	None. Increasing the height of structures would obstruct views, having more housing would create more traffic congestion, and would be unsafe in emergencies. There are only a few main arteries off of the hill.	9/23/2021 4:18 PM
57	Don't do it	9/23/2021 3:10 PM
58	There is no reason to encourage development	9/23/2021 2:16 PM
59	No more housing unless its in the already commercial area. Keep RPV more rural.	9/23/2021 2:00 PM
60	We do not need more housing	9/23/2021 1:51 PM
61	I am against all of these ideas.	9/23/2021 1:28 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

62	None of the city's business. Stay out of it.	9/23/2021 1:25 PM
63	Don't encourage more development	9/23/2021 1:18 PM
64	NONE of the ABOVE	9/23/2021 1:17 PM
65	Encourage emigration to less populated and costly places.	9/23/2021 1:13 PM
66	not to condense so many in on area, spread around the hill	9/21/2021 2:38 PM
67	I am against the creation of too much housing up here. We do not have the infastructure to support this with our current roads on our side of the hill.	9/21/2021 10:32 AM
68	Stop more housing - keep PV how it is.	9/21/2021 10:16 AM
69	None of these is good for the city.	9/21/2021 12:44 AM
70	Only when infrastructures such as roads and power can support	9/19/2021 10:20 PM
71	I don't want to encourage this	9/19/2021 6:25 PM
72	There are thousands of square miles available for development in LA SoCal, improve traffic access, dont trash what we have now.	9/19/2021 10:11 AM
73	No incentives	9/19/2021 12:22 AM
74	Place additional housing in commercial/mixed use areas	9/18/2021 10:17 PM
75	rezone current commercial to allow for residential or mixed use	9/18/2021 2:51 PM
76	I did not pay so much in property and taxes to now have to live in a crowded community	9/18/2021 1:17 PM
77	I'd rather the city not encourage more housing	9/18/2021 12:46 PM
78	Not familiar with the answers not qualified to answer	9/18/2021 11:58 AM
79	We disagree with more housing development. Need to maintain the existing open space and preserve nature in our city.	9/18/2021 11:39 AM
80	None along the Western corridor the traffic congestion is horrendous as it is.	9/18/2021 8:28 AM
81	Do nothing	9/17/2021 6:51 PM
82	None of the above	9/17/2021 6:45 PM
83	Don't encourage development of more housing. Not at all. Maintain RPV.	9/17/2021 3:41 PM
84	We don't need more density	9/17/2021 12:25 PM
85	We don't need more housing and don't have the infrastructure to support	9/17/2021 11:55 AM
86	Find a way to first bring in a rail line to reduce traffic from future density.	9/17/2021 10:17 AM
87	Do not encourage development of more housing.	9/17/2021 9:52 AM
88	Stop development of mega mansions on over-sized lots...oversized lots that could accommodate at least two houses.	9/17/2021 9:49 AM
89	Higher density in existing neighborhoods will lead to excessive density and parking problems, like it has in neighboring cities.	9/17/2021 9:47 AM
90	None	9/17/2021 9:36 AM
91	Unsure	9/17/2021 9:29 AM
92	PV peninsula is known for its low density and the tranquility and security come with it. People move here for that. Building more condos and houses with tiny lots would destroy its beauty and force people to leave.	9/17/2021 9:17 AM
93	No incentives should be offered. No encouragement should be offered	9/16/2021 8:25 PM
94	none	9/15/2021 5:38 PM
95	All other options sound awful and neighborhood divisive	9/15/2021 3:18 PM



# City of Rancho Palos Verdes 6th Housing Element Survey

96	I am opposed to increasing housing density!	9/15/2021 11:08 AM
97	DO NOT incentivize. DO NOT build new housing!	9/15/2021 8:37 AM
98	in lieu fees to other adjoining cities where land is less expensive - similar to what the city of commerce did -	9/14/2021 8:58 AM
99	Don't want more houses	9/14/2021 5:52 AM
100	None	9/13/2021 7:32 PM
101	Use public funds to subsidize housing in adjoining cities where increased density to be acceptable and get a State waiver for those units.	9/13/2021 7:24 PM
102	leave the peninsula alone. Add condos and apt to mixed use areas, but leave the open spaces alone, the density in single family areas alone. We love it here.	9/13/2021 5:46 PM
103	None !!!!!	9/13/2021 4:24 PM
104	None	9/13/2021 3:27 PM
105	no incentives	9/13/2021 8:03 AM
106	None. With shortage of water, why would we add more housing?	9/12/2021 12:15 PM
107	None	9/12/2021 9:37 AM
108	Do not believe we need to encourage more housing	9/12/2021 8:50 AM
109	NONE!!!	9/10/2021 9:54 AM
110	None	9/10/2021 9:14 AM
111	None of the above	9/9/2021 8:41 PM
112	Not in favor of development.	9/9/2021 8:17 PM
113	I don't want any of those	9/9/2021 6:00 PM
114	we don't need more housing, more people	9/9/2021 4:17 PM
115	dont agree with building up palos verdes	9/9/2021 3:33 PM
116	Leave it alone.	9/9/2021 3:00 PM
117	none	9/9/2021 2:34 PM
118	Do not encourage the development of more house if. Especially not multi-unit housing. This is ridiculous. Single family neighborhoods must be preserved.	9/9/2021 2:28 PM
119	Keep government out of it	9/9/2021 2:19 PM
120	None	9/9/2021 1:54 PM
121	All are unsatisfactory	9/9/2021 1:49 PM
122	No incentives should be offered	9/9/2021 1:46 PM
123	I do not support more housing here	9/9/2021 1:36 PM
124	no more housing	9/9/2021 1:28 PM
125	NONE; RPV does NOT NEED any of this socialist CRAP	9/9/2021 1:18 PM
126	none	9/9/2021 1:15 PM
127	Incentivize the existing residents, i.e. lower property taxes.	9/9/2021 1:13 PM
128	Please stop adding more housing. Why don't you fix our existing traffic infrastructure first? Why add to more congestion??!	9/9/2021 1:08 PM
129	Nothing	9/9/2021 9:08 AM
130	No development	9/7/2021 3:50 PM

## City of Rancho Palos Verdes 6th Housing Element Survey

131	Each of these options mean that those who have bought homes in RPV and have worked, sacrificed and invested to live in a particular type of community, will see their investments and plans harmed and will suffer financial and other losses as the community gets more dense and less desirable.	9/7/2021 10:23 AM
132	The city is not designed for higher density housing. Traffic is bad. Make western a Freeway.	9/7/2021 9:31 AM
133	Increase variances	9/7/2021 7:01 AM
134	None	9/6/2021 10:56 PM
135	none	9/6/2021 10:06 PM
136	Allow, find ways to promote, more development of mixed use and multiple story housing in currently identified mixed use or commercial zoned areas	9/6/2021 8:35 PM
137	I'd prefer not to encourage development of more housing	9/6/2021 8:20 PM
138	More supply of water. Otherwise forgot it	9/6/2021 7:16 PM
139	None. Traffic is congested enough	9/6/2021 3:09 PM
140	Do NOT increase density or do any of these things - leave us alone. Tell Sacramento where to go.	9/6/2021 2:33 PM
141	Incentives to build eco-friendly (ie container) homes that reflect RPV feel while respecting and enhancing preservation of open spaces and native coast flora and fauna. Architectural competitions that showcase this. Make RPV model town for environmentally conscious design while providing for all incomes.	9/6/2021 1:54 PM
142	none	9/5/2021 9:35 PM
143	None stay the same	9/5/2021 5:53 PM
144	None - no need to increase housing in Palos Verdes	9/5/2021 4:22 PM
145	Do not offer incentives. In 28 yrs since moving to RPV, traffic has increased dramatically due to increased development of residential housing. Continued growth will be detrimental to quality of life in RPV and should not happen.	9/4/2021 6:03 AM
146	This is not an area that needs or would benefit from more development. It needs to to focus on better maintaining the land preserves, safety of the residents and overall quality of the area. There a lots of open lots in neighboring cities for urban development. RPV is NOT an urban area and should not be forced into one when there are so many deserted lots in the directly surrounding cities of Torrance, San Pedro, etc.	9/3/2021 5:37 PM
147	None of the above. Keep RPV as it is. Rural is good.	9/3/2021 3:56 PM
148	None, the density & traffic and other congestion is already more than City can bear and maintaining single family and open protected spaces should instead be the City's focus and priority. STOP Building and destroying single family living!!!!	9/3/2021 2:57 PM
149	none of the above	9/3/2021 10:02 AM
150	Any attempt at creating higher density would be at the detriment of the community and unsafe as we do not have proper traffic flow in and out of the area, the geography doesn't allow for higher density and this is not the area to be attempting this initiative because of public transportation, accessibility to city etc.	9/3/2021 8:19 AM
151	no incentives should be offered to developers	9/2/2021 9:36 PM
152	We want to keep the same zoning law as that are currently in effect	9/2/2021 9:33 PM
153	No more development needed	9/2/2021 7:34 PM
154	I don't want to encourage development of more housing	9/2/2021 5:34 PM
155	Do not encourage. The allure of buying here is the open space and limited apartments, condos, etc.	9/2/2021 5:08 PM
156	leave RPV alone - I hate where this is going	9/2/2021 4:39 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

157	Opposing More Housing	9/2/2021 4:16 PM
158	We do not need more low rent properties or the increased traffic it will bring	9/2/2021 4:02 PM
159	no changes are necessary	9/2/2021 2:32 PM
160	None.	9/2/2021 2:15 PM
161	No need for further development	9/2/2021 1:54 PM
162	none	9/2/2021 1:43 PM
163	We moved here to avoid density of LA. Please don't change.	9/2/2021 12:11 PM
164	None of these incentives are acceptable.	9/2/2021 11:53 AM
165	None of these. Poorly worded question - "would" should be "should"	9/2/2021 11:41 AM
166	None	9/2/2021 11:18 AM
167	None of the above. Stop trying to destroy our beautiful city.	9/2/2021 10:54 AM
168	Don't encourage it. Keep our city rural.	9/2/2021 10:53 AM
169	I don't think any of the current city requirements discourage developments.	9/2/2021 10:52 AM
170	NONE!! No more development!	9/2/2021 10:40 AM
171	We don't want more houses built no low income housing	9/2/2021 10:39 AM
172	None. RPV has no obligation to enlarge its size.	9/2/2021 10:32 AM
173	No more housing, we have enough.	9/2/2021 10:32 AM
174	N/A	9/2/2021 10:27 AM
175	We shouldn't be adding more housing	9/2/2021 10:12 AM
176	We don't need more housing	9/2/2021 10:11 AM
177	None of the above. RPV doesn't need more housing!!!	9/1/2021 10:08 AM
178	none	8/30/2021 2:39 PM
179	The whole point of living in R.P.V. is to get away from housing density. I don't think the City should be providing development incentives, when we have a traffic problem and not enough water for the homes we have now.	8/30/2021 10:41 AM
180	Protect views	8/29/2021 10:05 AM
181	commercial property redevelopment incentives	8/28/2021 4:21 PM
182	No incentives! The City is built out!	8/28/2021 9:59 AM
183	None of the above. We have enough high density housing.	8/28/2021 9:26 AM
184	Please fight this madness. There is too much housing here already and not adequate traffic flow	8/28/2021 5:44 AM
185	oppose to develop more housing	8/27/2021 8:55 PM
186	#9 was not answered because none of the answers apply. Not your fucking jurisdiction. This is not the cities responsibility or jurisdiction. Tell the state to fuck off	8/27/2021 7:43 PM
187	None. We don't want more housing! Fight the state and/or federal government in this ridiculous usurpation of local control.	8/27/2021 7:39 PM
188	don't increase. we love the existing density and is why we moved here.	8/27/2021 3:29 PM
189	None	8/27/2021 2:47 PM
190	I am not in favor of developing more housing.	8/27/2021 10:24 AM
191	None of the above belong in a community where houses already set so close together you can practically shake hands.	8/27/2021 9:45 AM

## City of Rancho Palos Verdes 6th Housing Element Survey

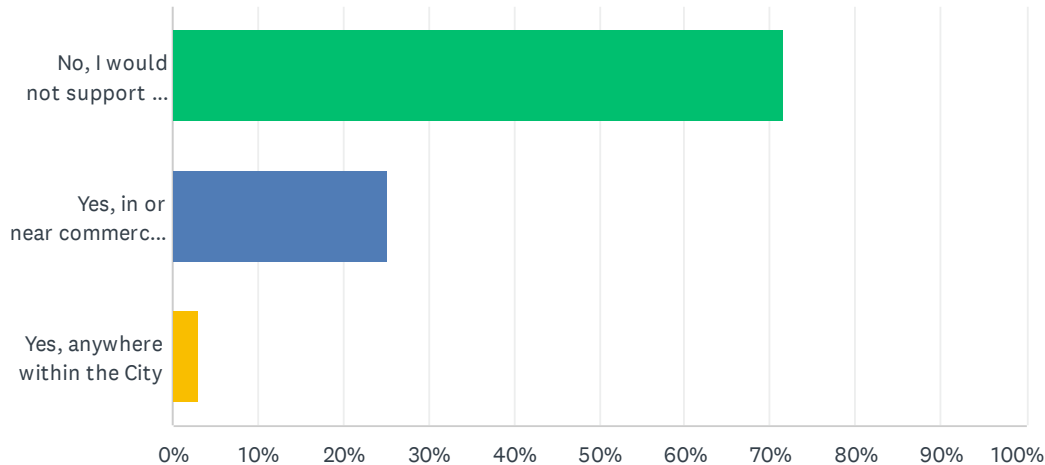
192	None of the above. Do not want additional housing!	8/27/2021 6:01 AM
193	School fee reduction, ADU construction and rental	8/26/2021 9:02 PM
194	none	8/26/2021 8:22 PM
195	None of the city's business. Stay out of it.	8/26/2021 7:38 PM
196	We don't need an increase of affordable housing. We already have too many residents in the city.	8/26/2021 5:55 PM
197	Do not think the city needs to encourage development. It will be too congested	8/26/2021 5:53 PM
198	Facilitate senior housing development for needy seniors	8/26/2021 5:50 PM
199	Nothing. Do not increase development.	8/26/2021 5:29 PM
200	City ir fov has no role in"providing" affordable or any other type of housing.	8/26/2021 5:02 PM
201	we should not allow	8/26/2021 4:13 PM
202	None - do not encourage development!	8/26/2021 3:46 PM
203	There should be no more development. Density is already too high.	8/26/2021 3:41 PM
204	distribute rhna numbers among HOA's	8/26/2021 3:30 PM
205	None of these. People who live in RPV like it the way it is. We don't want increased density.	8/26/2021 2:58 PM
206	No new development	8/26/2021 2:57 PM
207	only allow higher density in commercial buildings, repurpose empty office buildings	8/26/2021 2:55 PM
208	No incentives should be offered. We have enough housing.	8/26/2021 2:54 PM
209	No More Housing - The City Is Already Full	8/26/2021 2:47 PM
210	The City is not appropriate for multifamiy housing due to its semirural nature and the Abalone Cove landslide area.	8/26/2021 2:39 PM
211	We house to live here for the free and open space. We do want condos and more traffic up here. Period.	8/26/2021 2:28 PM
212	Do NOT do ANY of the above items! Keep our view preservation rules and all construction standards. Are you willing to reimburse us the tens of thousands of dollars we spent to adhere to these rules and re-plan/ build within the 16' height and mandatory set-back and other building code rules? We do not have the infrastructure to build all these mass-dwelling units. We are in a high-fire zone and do not have the resources to support this.	8/26/2021 2:28 PM
213	please do none of these, all would reduce out standard of living and why we choose to live here	8/26/2021 2:11 PM
214	None. No more density	8/26/2021 2:08 PM
215	I spent thousands of dollars on the permitting plan check process and ended up not doing it, it was a long and complicated process. Felt it was money lost. And also wondered how people afford to improve their homes when the cost of entry (city fees) is so high.	8/26/2021 2:02 PM
216	incentivize mixed use development in commercial zones	8/26/2021 1:55 PM
217	develop the grid and water facilities so we don't have infastructure failure	8/26/2021 1:45 PM
218	None. Traffic in RPV is bad enough with current housing	8/26/2021 1:32 PM
219	We do not support increased density. There are no incentives that could sway us.	8/26/2021 1:31 PM
220	I am not in favor of expanding housing in RPV	8/26/2021 1:29 PM
221	unknown	8/26/2021 1:28 PM
222	Make sure no view is compromised	8/26/2021 1:25 PM
223	Not needed	8/26/2021 1:22 PM

## City of Rancho Palos Verdes 6th Housing Element Survey

224	Provide a bonus for any demolished building	8/26/2021 1:21 PM
225	No incentives	8/26/2021 1:20 PM
226	Each of the foregoing is only in the context of mixed use development in commercial zones and potentially in areas zoned for multifamily development, and NOT intensification of uses in single family neighborhoods	8/26/2021 1:16 PM
227	I don't encourage more development	8/26/2021 1:16 PM
228	repurposing commercial properties	8/26/2021 1:13 PM
229	No encouragement for development	8/26/2021 1:13 PM
230	No increase in density	8/26/2021 1:12 PM
231	allow frontyard adus in view properties	8/26/2021 1:12 PM
232	There should be NO INCREASE in housing!	8/26/2021 1:09 PM
233	maintain existing requirements	8/26/2021 10:30 AM

# Q14 Would you support residential density increases in portions of the City? Please select the option that best expresses your view:

Answered: 689 Skipped: 6



ANSWER CHOICES	RESPONSES	
No, I would not support any density increases	71.70%	494
Yes, in or near commercial areas, or in multifamily residential zones only	25.25%	174
Yes, anywhere within the City	3.05%	21
<b>TOTAL</b>		<b>689</b>

#	ADDITIONAL COMMENTS	DATE
1	Parking must be opened up on the streets that have bike lanes. There is a need for parking for people to be able to live here and it can be limited to areas with multi-family units or higher density zoning.	10/3/2021 12:05 PM
2	Higher density housing will reduce property values in RPV.	10/1/2021 8:52 PM
3	I do not support Miraleste Plaza as a proposed site for added density - refer to question 6 comments.	10/1/2021 5:06 PM
4	I moved here to get away from high density	10/1/2021 5:53 AM
5	Strongly opposed to increasing density . I'm my 10 years here I have seen worsening traffic / misuse of natural trails / tide pools / concern for safety . This is not an area that any of us moved to because of having a " city " vibe which lends to high intensity housing and though I recognize the lack of housing there are other areas in S cal which are better suited than a pristine place like RPV .I value our natural resources and current neighborhoods and fervently hope it remains the way it is	9/30/2021 6:00 PM
6	I am not ok With the proposed plan putting in affordable housing in Miraleste Plaza. This is a very special place in town and we do not need more traffic. Cars will be parked all over the place that our guests of Apartment owners. This is a hilly suburb. I Don't understand why RPV cannot put anything down on Western. What about the horrible plaza were Amalfitano's was and Baskin Robbins it is extremely run down and definitely needs some revamping. People in this area do not want affordable housing here!! We work hard jobs to pay to live here if we want to integrate with the community we would live elsewhere. If affordable housing is really going to go into Miraleste Plaza then make it right. Put a coffee house or a juice bar or a small bistro restaurant below the building. Innovate the area like any other urban Development not just	9/30/2021 5:44 PM

## City of Rancho Palos Verdes 6th Housing Element Survey

housing! And realty and banks. The city of RPV needs to worry about other things like fixing up Western Avenue adding trees landscaping etc. the quality of life is seriously deteriorating... I'm talking about border RPV San Pedro on Western.

7	Stop bringing in people. Not everywhere has to be high density. Our city is being ruined by developers and it is losing what gives it value	9/30/2021 1:41 PM
8	ABSOLUTELY NOT	9/29/2021 1:57 AM
9	traffic routes, geography and fire danger make increases in density dangerous	9/28/2021 3:03 PM
10	None - We live here because we don't want dense housing	9/27/2021 8:39 PM
11	Renovate commercial space	9/27/2021 4:46 PM
12	We need more commercial services and options before we need more housing given the difficulty in getting off of the hill; we do not need more congestion of people trying to access services off of the hill while increasing density here	9/26/2021 11:21 AM
13	We do not need to decrease the value of our land/housing by trying to add more. We paid a lot of money for our current home for a reason	9/24/2021 5:47 PM
14	We bought here due to my husband's medical need for quiet	9/24/2021 10:51 AM
15	Protect your citizens R1 neighborhoods.	9/24/2021 9:19 AM
16	NO MORE, PROTECT OUR ENVIRONMENT AND HABITATS!	9/24/2021 9:08 AM
17	Absolutely not! Too many cars and people- STOP development	9/23/2021 10:58 PM
18	We already have a lot of congestion, especially getting on or off the hill. Minimal new development to avoid making traffic and pollution worse.f	9/23/2021 8:56 PM
19	my concern is that infrastructures are not being addressed & concentration in areas	9/21/2021 2:38 PM
20	Why would you take a place so beautiful and ruin it by making it congested.	9/21/2021 10:16 AM
21	Parking requirements should reflect the maximum number of adults who may live in a unit. Building housing without parking creates street parking nightmares, reducing the safety and beauty of our streets.	9/19/2021 3:25 PM
22	Along Western Avenue, but not in residential areas	9/18/2021 10:17 PM
23	I would petition against it	9/18/2021 1:17 PM
24	Maintain the City of RPV as it is. That's one of the positive factors. One of the benefits of living in this community. Don't get greedy and encourage more development.	9/17/2021 3:41 PM
25	The only exception would be a limited amount of mixed use along Western.	9/17/2021 12:25 PM
26	PV peninsula is known for its low density and the tranquility and security come with it. People move here for that. Building more condos and houses with tiny lots would destroy its beauty and force people to leave.	9/17/2021 9:17 AM
27	More houses and more people robs current residences of open spaces and overcrowds our schools, parks and streets	9/16/2021 8:25 PM
28	Retain and increase open space and preserves.	9/15/2021 8:37 AM
29	Do NOT even think us people on Western will be OK with that.	9/13/2021 7:24 PM
30	you could develop the run down shopping centers along western bl. Or increase density around the pen center, with housing for seniors	9/13/2021 5:46 PM
31	Though I am concerned about congestion, this seems to be the most practical way to meet state mandates.	9/12/2021 11:55 AM
32	I have always felt that east view will have the entire city's burdens dumped on it.	9/9/2021 8:54 PM
33	We don't have sufficient water resources!	9/9/2021 8:17 PM
34	it's already dense	9/9/2021 4:17 PM

## City of Rancho Palos Verdes 6th Housing Element Survey

35	Consideration of the limited traffic access is essential	9/9/2021 3:15 PM
36	Density increases will result in low performance schools, higher crime, higher pollution, more congestion	9/9/2021 2:19 PM
37	Existing residents are losing and getting nothing in return. Incentivize us with lower property taxes.	9/9/2021 1:13 PM
38	Western Ave is a zoo already too congested	9/9/2021 12:48 PM
39	Only in commercial areas and not near Western Avenue. It's already so contested and dangerous with school, work, neighborhood and business traffic.	9/7/2021 6:43 PM
40	Mother-in-law (back houses) would alleviate some issues.	9/6/2021 1:54 PM
41	Why is this a question?	9/5/2021 4:22 PM
42	Why is growth desired or necessary?	9/4/2021 6:03 AM
43	Not in high fire hazard areas or where infrastructure cannot accommodate additional development.	9/3/2021 11:39 AM
44	in areas not currently preserved	9/2/2021 9:36 PM
45	I do not support any density increase because 1- traffic increase 2- risk of land slide and erosion due to construction and more water pipes. I live near cliff and it's a big concern.	9/2/2021 6:46 PM
46	Please do no support increase denisty	9/2/2021 4:39 PM
47	Increased density leads to increased congestion, crime, lower academic performance, pollution, water consumption	9/2/2021 2:32 PM
48	We moved here to avoid density of LA. Please don't change.	9/2/2021 12:11 PM
49	Never	9/2/2021 10:54 AM
50	RPV is desirable because of low density. Only 'builders' benefit from increase density; residents do not.	9/2/2021 10:32 AM
51	Traffic conditons are getting worse. There are significant delays in driving around the hill	9/2/2021 10:11 AM
52	Only if traffic is addressed tons on building happening now on the Peninsula tons of senior housing RHE chandler development and across from Green Hills the streets need to be widened to accommodate traffic. Hate to see it happen by taking 20 minutes to go from pv drive n and crenshaw to pv drive north and east is crazy	8/29/2021 10:05 AM
53	Higher density will cause more traffic problems.	8/28/2021 9:59 AM
54	No, ai absolutely do not support density increases!	8/28/2021 5:44 AM
55	Who wrote this asinine survey? We will actively fight to take each of you out of office next term if you continue to act like weasels	8/27/2021 7:43 PM
56	So tired of all the new density - along Crestridge Rd and Silver Spur/Deep Valley. Traffic is so much worse! Can hardly drive off the hill. Just say no!!	8/27/2021 7:39 PM
57	We are a high fire danger zone area without adequate egress routes. Additional density is irresponsible. Overall LA region does not have adequate water resources and should not be permitted to increase population until water availability is corrected.	8/27/2021 1:21 PM
58	When exceptions to rules such as setback distances, or hillside building occurs, inevitably the city pays for resulting lawsuits from accidents due to being built too close to the street, or landslides on a property that should not have been built on in the first place. Maybe try limiting the mega-homes and allow everyone a reasonable personal space would also reduce the psychological stresses found when too many people crowd together.	8/27/2021 9:45 AM
59	ANYWHERE BUT EASTVIEW	8/26/2021 5:21 PM
60	The city and government in general has no business to interfere in any way with housing or decelopment. People do not have to live in EPV or the Peninsula if they cannot afford to.	8/26/2021 5:02 PM
61	Our area is crowded as is. The traffic would be nightmare.	8/26/2021 3:32 PM

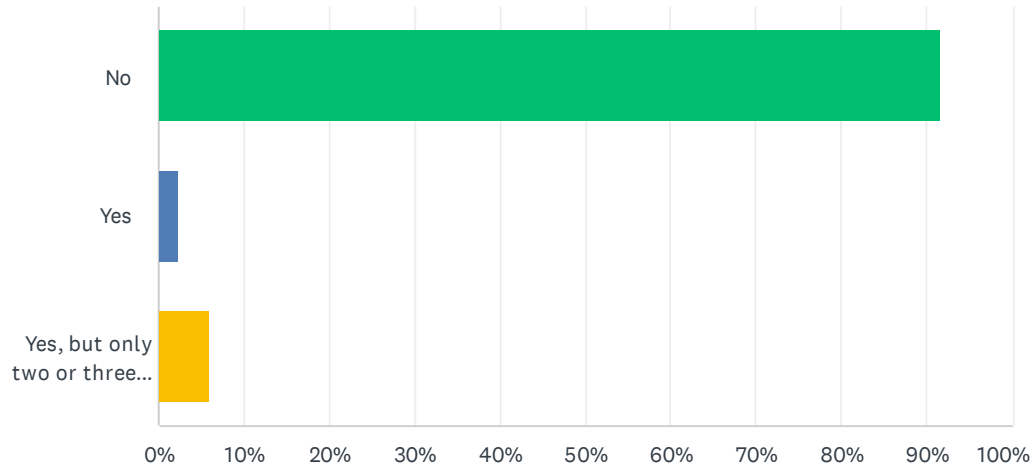


## City of Rancho Palos Verdes 6th Housing Element Survey

62	Address the traffic problems first. I can hardly get out of my Silver Spur subdivision, as is. There is inadequate egress from the hill in an emergency. This is not just a matter of preference, but of public safety.	8/26/2021 3:28 PM
63	I'm not in favor of ADUs in R1 zones.	8/26/2021 2:58 PM
64	would support limited senior housing in commercial areas in place of existing office buildings.	8/26/2021 2:55 PM
65	No! PV residents did not build/buy in Hermosa Beach. We built/bought here for the non-overdeveloped, uncrowded neighborhoods. There is plenty of that in surrounding areas. Open spaces and single family neighborhoods should NOT be eliminated by these ridiculous housing initiatives.	8/26/2021 2:28 PM
66	but if necessary, in commercial zones only	8/26/2021 2:11 PM
67	Not on public Lands. Maybe mixed use.	8/26/2021 2:02 PM
68	The biggest challenge to increased growth in RPV is government over reach. We do not support increased density. There are not any problems with where we live. We love our quiet single family home neighborhood. Life is not meant to be the exact same experience for everyone. We've worked really hard to live where we are.	8/26/2021 1:31 PM
69	History has proven that when density increases, quality of life decreases. Crime increases, school performance decreases, traffic increases, pollution increases, etc. Increasing density is not a sustainable approach.	8/26/2021 10:30 AM

# Q15 Do you support allowing properties currently zoned for single-family residences, to be developed with multiple dwelling units? Select one:

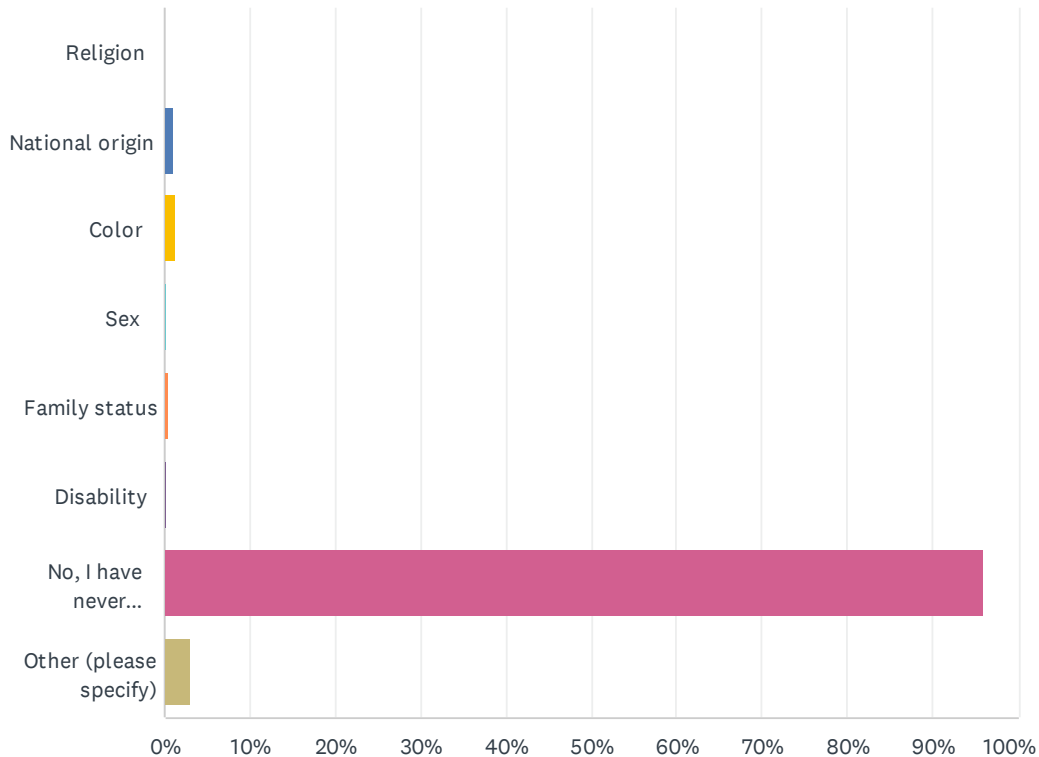
Answered: 692 Skipped: 3



ANSWER CHOICES		RESPONSES	
No		91.62%	634
Yes		2.31%	16
Yes, but only two or three additional units		6.07%	42
TOTAL			692

## Q16 Have you experienced housing discrimination when either buying or renting housing in Rancho Palos Verdes? If yes, please select any of the discrimination types that apply:

Answered: 676 Skipped: 19



ANSWER CHOICES	RESPONSES	
Religion	0.00%	0
National origin	1.04%	7
Color	1.33%	9
Sex	0.15%	1
Family status	0.44%	3
Disability	0.15%	1
No, I have never experienced housing discrimination in Rancho Palos Verdes.	96.01%	649
Other (please specify)	2.96%	20
Total Respondents: 676		

#	OTHER (PLEASE SPECIFY)	DATE
1	Income level discrimination on a daily basis. New housing that is affordable must be done without Homeowner's Associations. These developments must be limited moving forward, they segregate people from meeting their neighbors and box off the free flow of our community. And	10/3/2021 12:05 PM

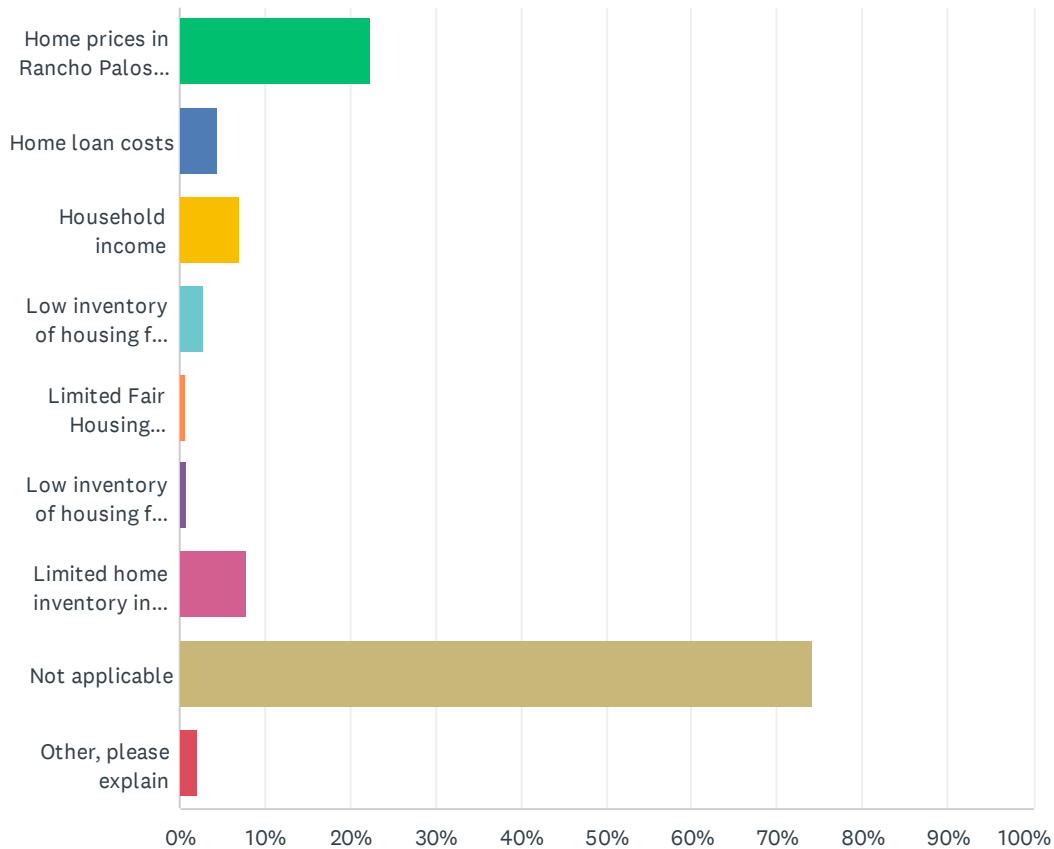
## City of Rancho Palos Verdes 6th Housing Element Survey

the City services are turning their backs on people living within these communities even though they are tax payers.

2	Yes, by the city and state that wants to change the dynamics of current neighborhoods with multi-unit builds.	9/29/2021 11:44 AM
3	After we bought our home prices increased . Our realtor tried to force us out as she had another offer. It required an attorney	9/24/2021 1:33 PM
4	This is what lawyers are panting to get their hands on - a discrimination case & easy money. Why is our City involved in this. Our neighborhood is integrated & is great. With this question, are suggesting we are not?	9/24/2021 9:19 AM
5	the other discrimination is poverty	9/14/2021 8:58 AM
6	Rpv requires a permit for everything. Too much government overreach	9/9/2021 2:19 PM
7	not sure	9/9/2021 1:24 PM
8	A very long time ago	9/3/2021 8:23 PM
9	Race - there is a distinction from "National origin." I would know, I'm a Federal Officer.	9/3/2021 4:54 PM
10	I cannot purchase a house I cannot afford	9/2/2021 9:36 PM
11	too many homes in RPV are owned by non USA citizens	9/2/2021 2:32 PM
12	You have no spine at City Hall. The vast majority of residents oppose Sacramento dictating policy for our city. E we will vote every one of you out of office if you don't fight this	8/27/2021 7:43 PM
13	Not applicable	8/27/2021 2:25 PM
14	I do't have enough money to buy where I want !!!!!!!	8/26/2021 7:38 PM
15	A long time ago - color	8/26/2021 5:04 PM
16	none of your business. Government must not interfere in the Constitutional right of free association.	8/26/2021 5:02 PM
17	YES - prefer not to elaborate	8/26/2021 3:46 PM
18	Not recently, but many years ago when discriminatory practices were written into the by-laws	8/26/2021 3:28 PM
19	In the late 60's my father was prohibited from buying land to build a home because of our ethnicity	8/26/2021 2:14 PM
20	No, and this is one of the most diverse areas in the nation.	8/26/2021 1:31 PM

# Q17 If you wish to become a first-time homeowner in the City of Rancho Palos Verdes, what issues are preventing you from purchasing at this time? Select all that apply:

Answered: 630 Skipped: 65



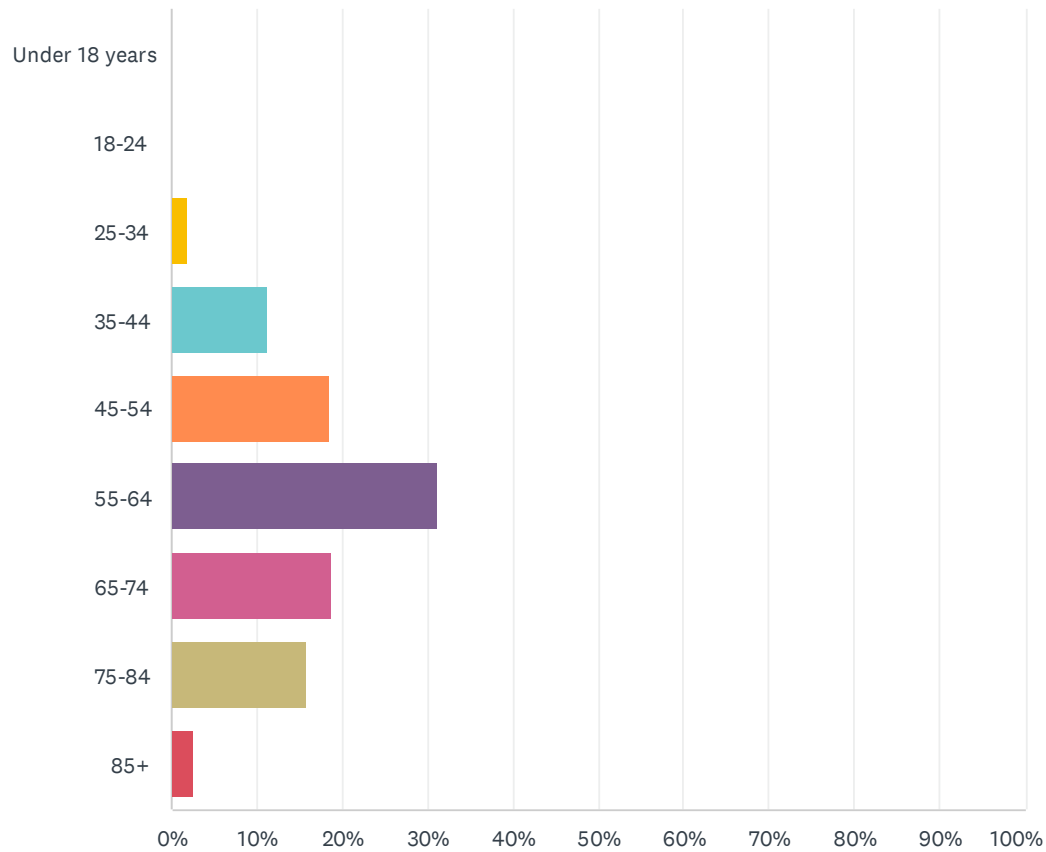
ANSWER CHOICES	RESPONSES	
Home prices in Rancho Palos Verdes	22.38%	141
Home loan costs	4.44%	28
Household income	7.14%	45
Low inventory of housing for seniors	2.70%	17
Limited Fair Housing Services to address discrimination and fraud	0.63%	4
Low inventory of housing for persons with disabilities	0.79%	5
Limited home inventory in Rancho Palos Verdes	7.94%	50
Not applicable	74.29%	468
Other, please explain	2.22%	14
Total Respondents: 630		

# City of Rancho Palos Verdes 6th Housing Element Survey

#	OTHER, PLEASE EXPLAIN	DATE
1	If you can't afford it go live elsewhere or wait until there's a home available	9/30/2021 1:41 PM
2	Although housing prices are high it is because of the demand for a community like RPV. The real threat is those who have work hard to struggle to save and sacrifice to become a resident, the threat of state property tax increasing threatens its conventional homeowners. Home-owning takes responsibility with that responsibility people value their community like ours.	9/29/2021 11:44 AM
3	The only issue anyone would face is if it's out of their price range. It's out of their price range for a reason if they don't make enough money to buy in this area, they need to choose a different area	9/24/2021 5:47 PM
4	I already own a home in RPV	9/23/2021 4:34 PM
5	NA - low inventory is what makes this area so desirable.	9/21/2021 10:16 AM
6	None. I am recent first time home buyer in Palos Verdes.	9/19/2021 3:41 PM
7	Not applicable to me.	9/17/2021 9:49 AM
8	I already own a home but can't afford to move to a bigger home.	9/9/2021 6:00 PM
9	finding a house with USA citizens as neighbors	9/2/2021 2:32 PM
10	Already own a house	9/2/2021 1:54 PM
11	I am a proud home owner who resides in Rancho Palos Verdes .	8/28/2021 9:26 AM
12	You better not back down on this. Screw Sacramento and their idiotic policies. Show some guts for once. It would be a first	8/27/2021 7:43 PM
13	if you mean the first time someone owns a home it's in RPV? That's not a reasonable expectation.	8/26/2021 3:30 PM
14	TAXES, lack of inventory, lack of resources to live here	8/26/2021 1:45 PM

## Q18 What is your age? Please select from the options below.

Answered: 529    Skipped: 166



ANSWER CHOICES	RESPONSES	
Under 18 years	0.00%	0
18-24	0.00%	0
25-34	1.89%	10
35-44	11.34%	60
45-54	18.53%	98
55-64	31.19%	165
65-74	18.71%	99
75-84	15.88%	84
85+	2.46%	13
<b>TOTAL</b>		<b>529</b>

## Q19 In addition to yourself, how many other people share your dwelling unit with you:

Answered: 509 Skipped: 186

ANSWER CHOICES	RESPONSES	
Additional persons under 18 years (enter "0" if you live alone)	63.85%	325
Additional persons aged 18 and over (enter "0" if you live alone)	90.37%	460

#	ADDITIONAL PERSONS UNDER 18 YEARS (ENTER "0" IF YOU LIVE ALONE)	DATE
1	1	10/3/2021 1:41 PM
2	0	10/3/2021 12:05 PM
3	0	10/2/2021 10:16 PM
4	1	10/2/2021 7:50 PM
5	3	10/2/2021 5:41 PM
6	2	10/2/2021 8:35 AM
7	1	10/2/2021 7:14 AM
8	2	10/1/2021 6:52 PM
9	1	10/1/2021 11:51 AM
10	1	10/1/2021 10:49 AM
11	1	10/1/2021 7:24 AM
12	2	10/1/2021 6:08 AM
13	0	10/1/2021 5:53 AM
14	one	9/30/2021 10:52 PM
15	0	9/30/2021 8:34 PM
16	2	9/30/2021 7:38 PM
17	3	9/30/2021 6:45 PM
18	2	9/30/2021 6:23 PM
19	3	9/30/2021 6:00 PM
20	2	9/30/2021 5:44 PM
21	2	9/30/2021 1:41 PM
22	1	9/30/2021 1:33 PM
23	0	9/30/2021 11:39 AM
24	1	9/30/2021 9:54 AM
25	2	9/30/2021 9:33 AM
26	2	9/30/2021 8:41 AM
27	2	9/29/2021 10:11 PM
28	2	9/29/2021 8:43 PM



# City of Rancho Palos Verdes 6th Housing Element Survey

29	2	9/29/2021 8:41 PM
30	1	9/29/2021 8:41 PM
31	2	9/29/2021 8:03 PM
32	2	9/29/2021 7:39 PM
33	2	9/29/2021 7:07 PM
34	0	9/29/2021 4:05 PM
35	3	9/29/2021 3:50 PM
36	1	9/29/2021 3:47 PM
37	4	9/29/2021 11:44 AM
38	2	9/29/2021 10:52 AM
39	0	9/29/2021 10:39 AM
40	0	9/29/2021 8:32 AM
41	4	9/28/2021 8:23 PM
42	2	9/28/2021 5:45 PM
43	0	9/28/2021 3:03 PM
44	1	9/27/2021 9:48 PM
45	2	9/27/2021 8:22 PM
46	1	9/27/2021 7:51 PM
47	2	9/27/2021 7:40 PM
48	3	9/27/2021 12:45 PM
49	1	9/27/2021 12:05 PM
50	1	9/26/2021 11:53 PM
51	0	9/26/2021 5:53 PM
52	3	9/26/2021 4:15 PM
53	0	9/26/2021 1:59 PM
54	0	9/26/2021 9:00 AM
55	0	9/26/2021 7:48 AM
56	1	9/25/2021 11:20 PM
57	1	9/25/2021 11:05 PM
58	0	9/25/2021 6:24 PM
59	1	9/25/2021 11:28 AM
60	0	9/25/2021 10:51 AM
61	2	9/25/2021 9:49 AM
62	0	9/25/2021 8:52 AM
63	1	9/24/2021 11:30 PM
64	0	9/24/2021 9:22 PM
65	0	9/24/2021 9:22 PM
66	0	9/24/2021 5:38 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

67	0	9/24/2021 5:25 PM
68	3	9/24/2021 5:22 PM
69	1	9/24/2021 5:19 PM
70	1	9/24/2021 5:17 PM
71	0	9/24/2021 1:33 PM
72	0	9/24/2021 12:40 PM
73	1	9/24/2021 11:47 AM
74	2	9/24/2021 11:46 AM
75	0	9/24/2021 11:29 AM
76	1	9/24/2021 9:38 AM
77	0	9/24/2021 9:25 AM
78	0	9/24/2021 9:08 AM
79	1	9/24/2021 12:23 AM
80	2	9/23/2021 11:14 PM
81	3	9/23/2021 10:58 PM
82	1	9/23/2021 8:56 PM
83	2	9/23/2021 6:10 PM
84	0	9/23/2021 6:03 PM
85	1	9/23/2021 5:59 PM
86	3	9/23/2021 5:28 PM
87	0	9/23/2021 4:36 PM
88	0	9/23/2021 4:34 PM
89	2	9/23/2021 4:26 PM
90	2	9/23/2021 4:19 PM
91	1	9/23/2021 4:18 PM
92	1	9/23/2021 4:14 PM
93	4	9/23/2021 2:56 PM
94	0	9/23/2021 2:31 PM
95	0	9/23/2021 2:16 PM
96	0	9/23/2021 2:04 PM
97	0	9/23/2021 1:55 PM
98	1	9/23/2021 1:25 PM
99	2	9/23/2021 1:19 PM
100	2	9/23/2021 1:18 PM
101	0	9/23/2021 1:17 PM
102	2	9/23/2021 1:14 PM
103	1	9/23/2021 1:09 PM
104	1	9/23/2021 2:30 AM

# City of Rancho Palos Verdes 6th Housing Element Survey

105	1	9/22/2021 5:21 PM
106	2	9/21/2021 9:21 PM
107	2	9/21/2021 5:32 PM
108	1	9/21/2021 5:16 PM
109	0	9/21/2021 2:46 PM
110	3	9/21/2021 12:08 PM
111	2	9/21/2021 10:16 AM
112	2	9/21/2021 12:44 AM
113	2	9/20/2021 8:29 PM
114	3	9/20/2021 1:22 PM
115	0	9/20/2021 11:19 AM
116	1	9/20/2021 10:21 AM
117	0	9/19/2021 11:16 PM
118	1	9/19/2021 8:02 PM
119	0	9/19/2021 5:58 PM
120	0	9/19/2021 5:32 PM
121	1	9/19/2021 4:52 PM
122	0	9/19/2021 3:41 PM
123	3	9/19/2021 3:29 PM
124	1	9/19/2021 3:25 PM
125	1	9/19/2021 3:12 PM
126	0	9/19/2021 3:10 PM
127	0	9/19/2021 10:11 AM
128	0	9/18/2021 10:17 PM
129	0	9/18/2021 7:56 PM
130	2	9/18/2021 7:18 PM
131	1	9/18/2021 2:51 PM
132	3	9/18/2021 1:17 PM
133	0	9/18/2021 12:46 PM
134	2	9/18/2021 11:58 AM
135	2	9/18/2021 11:22 AM
136	2	9/18/2021 8:07 AM
137	0	9/17/2021 6:51 PM
138	2	9/17/2021 6:28 PM
139	2	9/17/2021 3:41 PM
140	0	9/17/2021 3:28 PM
141	2	9/17/2021 1:10 PM
142	3	9/17/2021 12:09 PM

## City of Rancho Palos Verdes 6th Housing Element Survey

143	2	9/17/2021 10:03 AM
144	0	9/17/2021 9:52 AM
145	0	9/17/2021 9:36 AM
146	0	9/17/2021 9:29 AM
147	3	9/17/2021 9:21 AM
148	2	9/17/2021 9:17 AM
149	0	9/17/2021 9:16 AM
150	0	9/17/2021 9:16 AM
151	4	9/17/2021 9:15 AM
152	1	9/15/2021 11:08 AM
153	1	9/14/2021 5:52 AM
154	2	9/14/2021 1:51 AM
155	2	9/13/2021 10:11 PM
156	0	9/13/2021 10:01 PM
157	2	9/13/2021 8:57 PM
158	0	9/13/2021 7:32 PM
159	0	9/13/2021 7:24 PM
160	4	9/13/2021 5:46 PM
161	1	9/13/2021 4:24 PM
162	0	9/13/2021 3:24 PM
163	2	9/13/2021 2:41 PM
164	0	9/13/2021 2:18 PM
165	0	9/13/2021 1:59 PM
166	2	9/13/2021 9:25 AM
167	2	9/12/2021 3:00 PM
168	1	9/12/2021 1:42 PM
169	0	9/12/2021 11:55 AM
170	2	9/12/2021 8:50 AM
171	1	9/10/2021 2:26 PM
172	0	9/10/2021 10:33 AM
173	0	9/9/2021 11:16 PM
174	3	9/9/2021 10:34 PM
175	2	9/9/2021 9:08 PM
176	0	9/9/2021 8:17 PM
177	2	9/9/2021 3:40 PM
178	1	9/9/2021 3:39 PM
179	0	9/9/2021 3:15 PM
180	1	9/9/2021 3:00 PM

## City of Rancho Palos Verdes 6th Housing Element Survey

181	3	9/9/2021 2:46 PM
182	0	9/9/2021 1:46 PM
183	0	9/9/2021 1:46 PM
184	none	9/9/2021 1:37 PM
185	0	9/9/2021 1:35 PM
186	1	9/9/2021 1:22 PM
187	0	9/9/2021 1:18 PM
188	0	9/9/2021 1:17 PM
189	2	9/9/2021 11:14 AM
190	1	9/8/2021 11:08 PM
191	0	9/8/2021 7:24 PM
192	3	9/7/2021 6:43 PM
193	0	9/7/2021 6:02 PM
194	0	9/7/2021 4:51 PM
195	1	9/7/2021 3:58 PM
196	1	9/7/2021 12:00 PM
197	1	9/7/2021 10:45 AM
198	0	9/7/2021 9:58 AM
199	0	9/7/2021 9:31 AM
200	1	9/7/2021 9:27 AM
201	3	9/7/2021 8:12 AM
202	2	9/7/2021 7:39 AM
203	4	9/7/2021 7:33 AM
204	1	9/7/2021 6:53 AM
205	0	9/7/2021 5:51 AM
206	1	9/6/2021 11:39 PM
207	0	9/6/2021 10:06 PM
208	3	9/6/2021 8:53 PM
209	1	9/6/2021 8:51 PM
210	2	9/6/2021 8:34 PM
211	3	9/6/2021 8:32 PM
212	1	9/6/2021 8:20 PM
213	1	9/6/2021 8:17 PM
214	2	9/6/2021 7:52 PM
215	3	9/6/2021 7:25 PM
216	0	9/6/2021 7:16 PM
217	0	9/6/2021 4:05 PM
218	1	9/5/2021 5:53 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

219	12	9/4/2021 5:33 PM
220	0	9/4/2021 12:47 PM
221	0	9/4/2021 5:46 AM
222	0	9/3/2021 4:54 PM
223	0	9/3/2021 3:56 PM
224	1	9/3/2021 2:57 PM
225	3	9/3/2021 1:06 PM
226	0	9/3/2021 8:19 AM
227	2	9/3/2021 6:10 AM
228	1	9/2/2021 10:05 PM
229	2	9/2/2021 9:33 PM
230	1	9/2/2021 9:05 PM
231	1	9/2/2021 7:34 PM
232	2	9/2/2021 6:46 PM
233	2	9/2/2021 6:09 PM
234	0	9/2/2021 5:34 PM
235	0	9/2/2021 5:30 PM
236	2	9/2/2021 5:08 PM
237	1	9/2/2021 4:16 PM
238	0	9/2/2021 4:02 PM
239	1	9/2/2021 2:21 PM
240	0	9/2/2021 2:15 PM
241	1	9/2/2021 1:54 PM
242	2	9/2/2021 1:43 PM
243	1	9/2/2021 1:12 PM
244	1	9/2/2021 12:54 PM
245	0	9/2/2021 12:10 PM
246	4	9/2/2021 11:51 AM
247	1	9/2/2021 11:18 AM
248	0	9/2/2021 11:06 AM
249	1	9/2/2021 10:58 AM
250	0	9/2/2021 10:55 AM
251	1	9/2/2021 10:55 AM
252	0	9/2/2021 10:53 AM
253	1	9/2/2021 10:39 AM
254	3	9/2/2021 10:35 AM
255	0	9/2/2021 10:33 AM
256	2	9/2/2021 10:32 AM

# City of Rancho Palos Verdes 6th Housing Element Survey

257	0	9/2/2021 10:28 AM
258	1	9/2/2021 10:27 AM
259	0	9/2/2021 10:21 AM
260	3	9/2/2021 10:18 AM
261	2	9/2/2021 10:12 AM
262	None	9/1/2021 10:08 AM
263	2	8/31/2021 11:12 PM
264	0	8/31/2021 8:03 PM
265	0	8/30/2021 7:02 PM
266	0	8/28/2021 4:21 PM
267	0	8/28/2021 9:59 AM
268	1	8/28/2021 5:44 AM
269	0	8/28/2021 12:35 AM
270	1	8/27/2021 2:25 PM
271	1	8/27/2021 1:38 PM
272	2	8/27/2021 1:21 PM
273	0	8/27/2021 10:27 AM
274	1	8/27/2021 10:13 AM
275	1	8/27/2021 9:45 AM
276	2	8/27/2021 9:17 AM
277	2	8/27/2021 7:00 AM
278	2	8/26/2021 11:04 PM
279	0	8/26/2021 7:42 PM
280	1	8/26/2021 7:38 PM
281	6	8/26/2021 6:41 PM
282	0	8/26/2021 5:53 PM
283	0	8/26/2021 5:50 PM
284	0	8/26/2021 5:29 PM
285	0	8/26/2021 5:26 PM
286	0	8/26/2021 5:21 PM
287	3	8/26/2021 5:06 PM
288	1	8/26/2021 5:02 PM
289	2	8/26/2021 5:00 PM
290	0	8/26/2021 4:19 PM
291	1	8/26/2021 4:14 PM
292	0	8/26/2021 3:51 PM
293	1	8/26/2021 3:46 PM
294	1	8/26/2021 3:40 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

295	0	8/26/2021 3:35 PM
296	2	8/26/2021 3:32 PM
297	0	8/26/2021 3:30 PM
298	2	8/26/2021 2:58 PM
299	2	8/26/2021 2:54 PM
300	0	8/26/2021 2:42 PM
301	0	8/26/2021 2:41 PM
302	0	8/26/2021 2:39 PM
303	0	8/26/2021 2:21 PM
304	0	8/26/2021 2:16 PM
305	0	8/26/2021 2:12 PM
306	0	8/26/2021 2:05 PM
307	2	8/26/2021 2:02 PM
308	0	8/26/2021 1:59 PM
309	0	8/26/2021 1:51 PM
310	0	8/26/2021 1:35 PM
311	3	8/26/2021 1:29 PM
312	0	8/26/2021 1:28 PM
313	0	8/26/2021 1:25 PM
314	1	8/26/2021 1:22 PM
315	0	8/26/2021 1:21 PM
316	0	8/26/2021 1:20 PM
317	2	8/26/2021 1:16 PM
318	1	8/26/2021 1:16 PM
319	1	8/26/2021 1:13 PM
320	3	8/26/2021 1:12 PM
321	1	8/26/2021 1:09 PM
322	2	8/26/2021 1:05 PM
323	0	8/26/2021 9:54 AM
324	2	8/26/2021 9:33 AM
325	0	8/25/2021 8:15 PM
#	ADDITIONAL PERSONS AGED 18 AND OVER (ENTER "0" IF YOU LIVE ALONE)	DATE
1	1	10/3/2021 1:41 PM
2	2	10/2/2021 10:16 PM
3	1	10/2/2021 7:50 PM
4	1	10/2/2021 5:41 PM
5	1	10/2/2021 5:02 PM
6	1	10/2/2021 9:27 AM



# City of Rancho Palos Verdes 6th Housing Element Survey

7	1	10/2/2021 8:35 AM
8	2	10/1/2021 6:52 PM
9	1	10/1/2021 5:06 PM
10	1	10/1/2021 11:51 AM
11	1	10/1/2021 10:49 AM
12	2	10/1/2021 8:46 AM
13	0	10/1/2021 7:24 AM
14	1	10/1/2021 6:08 AM
15	0	10/1/2021 5:53 AM
16	1	10/1/2021 12:01 AM
17	1	9/30/2021 7:38 PM
18	1	9/30/2021 7:17 PM
19	1	9/30/2021 6:45 PM
20	1	9/30/2021 6:23 PM
21	1	9/30/2021 5:44 PM
22	3	9/30/2021 1:41 PM
23	1	9/30/2021 11:39 AM
24	1	9/30/2021 10:57 AM
25	3	9/30/2021 9:54 AM
26	1	9/30/2021 9:33 AM
27	1	9/30/2021 8:41 AM
28	1	9/29/2021 10:11 PM
29	1	9/29/2021 8:43 PM
30	1	9/29/2021 8:41 PM
31	1	9/29/2021 8:41 PM
32	2	9/29/2021 8:18 PM
33	2	9/29/2021 8:03 PM
34	3	9/29/2021 7:42 PM
35	1	9/29/2021 7:39 PM
36	1	9/29/2021 4:05 PM
37	3	9/29/2021 3:55 PM
38	1	9/29/2021 3:50 PM
39	1	9/29/2021 3:47 PM
40	2	9/29/2021 3:40 PM
41	1	9/29/2021 11:44 AM
42	1	9/29/2021 10:52 AM
43	1	9/29/2021 10:49 AM
44	1	9/29/2021 10:39 AM

# City of Rancho Palos Verdes 6th Housing Element Survey

45	1	9/29/2021 8:32 AM
46	2	9/28/2021 10:08 PM
47	2	9/28/2021 8:23 PM
48	1	9/28/2021 5:45 PM
49	1	9/28/2021 3:18 PM
50	2	9/28/2021 3:03 PM
51	1	9/28/2021 1:40 PM
52	1	9/28/2021 11:12 AM
53	1	9/28/2021 9:50 AM
54	1	9/27/2021 9:48 PM
55	2	9/27/2021 9:47 PM
56	1	9/27/2021 9:03 PM
57	1	9/27/2021 8:22 PM
58	1	9/27/2021 8:01 PM
59	1	9/27/2021 7:51 PM
60	1	9/27/2021 7:40 PM
61	2	9/27/2021 4:46 PM
62	1	9/27/2021 12:45 PM
63	1	9/27/2021 12:05 PM
64	6	9/27/2021 10:10 AM
65	5	9/26/2021 11:53 PM
66	1	9/26/2021 5:53 PM
67	1	9/26/2021 1:59 PM
68	0	9/26/2021 9:00 AM
69	2	9/26/2021 7:48 AM
70	1	9/25/2021 11:20 PM
71	3	9/25/2021 11:05 PM
72	1	9/25/2021 6:24 PM
73	1	9/25/2021 5:32 PM
74	1	9/25/2021 11:28 AM
75	1	9/25/2021 11:27 AM
76	0	9/25/2021 10:51 AM
77	0	9/25/2021 8:52 AM
78	1	9/25/2021 8:35 AM
79	1	9/25/2021 7:37 AM
80	1	9/24/2021 11:56 PM
81	2	9/24/2021 11:30 PM
82	1	9/24/2021 9:22 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

83	1	9/24/2021 7:09 PM
84	One	9/24/2021 6:19 PM
85	5	9/24/2021 5:47 PM
86	O	9/24/2021 5:38 PM
87	1	9/24/2021 5:25 PM
88	1	9/24/2021 5:22 PM
89	0	9/24/2021 5:19 PM
90	O	9/24/2021 1:33 PM
91	1	9/24/2021 12:40 PM
92	2	9/24/2021 11:47 AM
93	1	9/24/2021 11:46 AM
94	4	9/24/2021 10:57 AM
95	1	9/24/2021 9:38 AM
96	1	9/24/2021 9:25 AM
97	0	9/24/2021 9:08 AM
98	1	9/24/2021 6:10 AM
99	1	9/24/2021 4:20 AM
100	2	9/23/2021 11:14 PM
101	1	9/23/2021 10:58 PM
102	1	9/23/2021 8:56 PM
103	5	9/23/2021 7:49 PM
104	3	9/23/2021 6:17 PM
105	2	9/23/2021 6:10 PM
106	0	9/23/2021 6:03 PM
107	2	9/23/2021 5:59 PM
108	1	9/23/2021 5:42 PM
109	1	9/23/2021 5:31 PM
110	1	9/23/2021 5:31 PM
111	1	9/23/2021 4:37 PM
112	1	9/23/2021 4:36 PM
113	1	9/23/2021 4:34 PM
114	1	9/23/2021 4:26 PM
115	1	9/23/2021 4:19 PM
116	1	9/23/2021 4:18 PM
117	2	9/23/2021 4:03 PM
118	1	9/23/2021 3:28 PM
119	1	9/23/2021 3:28 PM
120	1	9/23/2021 2:56 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

121	1	9/23/2021 2:31 PM
122	1	9/23/2021 2:16 PM
123	0	9/23/2021 2:04 PM
124	1	9/23/2021 2:00 PM
125	1	9/23/2021 1:55 PM
126	2	9/23/2021 1:19 PM
127	3	9/23/2021 1:18 PM
128	1	9/23/2021 1:17 PM
129	1	9/23/2021 1:14 PM
130	1	9/23/2021 1:13 PM
131	1	9/23/2021 1:09 PM
132	1	9/23/2021 10:13 AM
133	2	9/22/2021 5:21 PM
134	1	9/22/2021 5:17 PM
135	2	9/22/2021 2:41 PM
136	1	9/22/2021 11:15 AM
137	1	9/21/2021 9:21 PM
138	0	9/21/2021 5:32 PM
139	4	9/21/2021 5:16 PM
140	1	9/21/2021 5:04 PM
141	1	9/21/2021 2:46 PM
142	1	9/21/2021 2:38 PM
143	1	9/21/2021 1:17 PM
144	2	9/21/2021 12:08 PM
145	1	9/21/2021 10:16 AM
146	3	9/21/2021 12:44 AM
147	1	9/20/2021 8:29 PM
148	1	9/20/2021 6:28 PM
149	2	9/20/2021 12:54 PM
150	2	9/20/2021 11:19 AM
151	3	9/20/2021 10:21 AM
152	2	9/20/2021 7:32 AM
153	1	9/19/2021 8:02 PM
154	1	9/19/2021 5:58 PM
155	3	9/19/2021 5:32 PM
156	0	9/19/2021 4:28 PM
157	1	9/19/2021 3:41 PM
158	1	9/19/2021 3:29 PM

## City of Rancho Palos Verdes 6th Housing Element Survey

159	2	9/19/2021 3:25 PM
160	0	9/19/2021 3:10 PM
161	1	9/19/2021 10:11 AM
162	0	9/18/2021 10:17 PM
163	2	9/18/2021 7:56 PM
164	1	9/18/2021 7:18 PM
165	1	9/18/2021 2:51 PM
166	1	9/18/2021 1:17 PM
167	2	9/18/2021 12:46 PM
168	2	9/18/2021 11:58 AM
169	2	9/18/2021 11:22 AM
170	1	9/18/2021 10:10 AM
171	3	9/18/2021 9:54 AM
172	1	9/18/2021 9:24 AM
173	1	9/18/2021 8:28 AM
174	1	9/18/2021 8:07 AM
175	0	9/17/2021 6:51 PM
176	2	9/17/2021 6:45 PM
177	1	9/17/2021 6:28 PM
178	1	9/17/2021 6:22 PM
179	1	9/17/2021 5:22 PM
180	2	9/17/2021 3:41 PM
181	4	9/17/2021 3:28 PM
182	1	9/17/2021 1:19 PM
183	1	9/17/2021 1:10 PM
184	1	9/17/2021 12:09 PM
185	1	9/17/2021 11:37 AM
186	0	9/17/2021 10:51 AM
187	3	9/17/2021 10:17 AM
188	1	9/17/2021 10:03 AM
189	1	9/17/2021 9:57 AM
190	1	9/17/2021 9:52 AM
191	2	9/17/2021 9:52 AM
192	2	9/17/2021 9:48 AM
193	3	9/17/2021 9:47 AM
194	1	9/17/2021 9:36 AM
195	1	9/17/2021 9:29 AM
196	1	9/17/2021 9:21 AM

## City of Rancho Palos Verdes 6th Housing Element Survey

197	1	9/17/2021 9:17 AM
198	1	9/17/2021 9:16 AM
199	1	9/17/2021 9:16 AM
200	1	9/17/2021 9:15 AM
201	2	9/16/2021 8:25 PM
202	1	9/15/2021 8:37 AM
203	0	9/14/2021 8:58 AM
204	2	9/14/2021 1:51 AM
205	1	9/13/2021 10:11 PM
206	3	9/13/2021 10:01 PM
207	1	9/13/2021 8:57 PM
208	1	9/13/2021 8:55 PM
209	1	9/13/2021 7:32 PM
210	1	9/13/2021 7:24 PM
211	5	9/13/2021 4:24 PM
212	1	9/13/2021 3:27 PM
213	1	9/13/2021 3:24 PM
214	0	9/13/2021 2:18 PM
215	5	9/13/2021 1:59 PM
216	1	9/13/2021 8:03 AM
217	1	9/12/2021 7:39 PM
218	1	9/12/2021 3:00 PM
219	4	9/12/2021 1:42 PM
220	1	9/12/2021 12:34 PM
221	1	9/12/2021 11:55 AM
222	2	9/12/2021 9:54 AM
223	1	9/12/2021 8:50 AM
224	1	9/11/2021 7:00 PM
225	2	9/11/2021 12:56 PM
226	1	9/10/2021 2:26 PM
227	0	9/10/2021 10:33 AM
228	2	9/10/2021 9:54 AM
229	2	9/10/2021 12:26 AM
230	2	9/9/2021 11:16 PM
231	1	9/9/2021 10:34 PM
232	1	9/9/2021 9:08 PM
233	1	9/9/2021 8:54 PM
234	1	9/9/2021 8:17 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

235	1	9/9/2021 6:10 PM
236	3	9/9/2021 4:18 PM
237	1	9/9/2021 4:17 PM
238	0	9/9/2021 3:40 PM
239	1	9/9/2021 3:39 PM
240	0	9/9/2021 3:15 PM
241	1	9/9/2021 3:03 PM
242	2	9/9/2021 3:00 PM
243	1	9/9/2021 2:57 PM
244	1	9/9/2021 2:46 PM
245	2	9/9/2021 2:32 PM
246	1	9/9/2021 2:25 PM
247	1	9/9/2021 1:54 PM
248	1	9/9/2021 1:46 PM
249	0	9/9/2021 1:46 PM
250	1	9/9/2021 1:42 PM
251	one	9/9/2021 1:37 PM
252	2	9/9/2021 1:36 PM
253	1	9/9/2021 1:35 PM
254	3	9/9/2021 1:31 PM
255	2	9/9/2021 1:25 PM
256	3	9/9/2021 1:22 PM
257	1	9/9/2021 1:18 PM
258	1	9/9/2021 1:17 PM
259	1	9/9/2021 1:17 PM
260	1	9/9/2021 1:15 PM
261	2	9/9/2021 1:13 PM
262	1	9/9/2021 1:11 PM
263	1	9/9/2021 1:07 PM
264	One	9/9/2021 12:48 PM
265	1	9/8/2021 7:24 PM
266	1	9/8/2021 7:01 PM
267	1	9/8/2021 4:26 PM
268	1	9/7/2021 6:43 PM
269	1	9/7/2021 6:02 PM
270	0	9/7/2021 4:51 PM
271	1	9/7/2021 10:11 AM
272	2	9/7/2021 10:04 AM

# City of Rancho Palos Verdes 6th Housing Element Survey

273	1	9/7/2021 9:58 AM
274	3	9/7/2021 9:31 AM
275	1	9/7/2021 9:27 AM
276	1	9/7/2021 7:39 AM
277	2	9/7/2021 7:33 AM
278	1	9/7/2021 7:01 AM
279	3	9/7/2021 6:53 AM
280	3	9/7/2021 5:51 AM
281	1	9/7/2021 2:41 AM
282	2	9/6/2021 11:39 PM
283	1	9/6/2021 10:56 PM
284	1	9/6/2021 10:20 PM
285	2	9/6/2021 10:06 PM
286	1	9/6/2021 8:57 PM
287	4	9/6/2021 8:53 PM
288	1	9/6/2021 8:51 PM
289	2	9/6/2021 8:34 PM
290	2	9/6/2021 8:20 PM
291	5	9/6/2021 8:17 PM
292	4	9/6/2021 8:05 PM
293	2	9/6/2021 7:52 PM
294	3	9/6/2021 7:16 PM
295	1	9/6/2021 4:05 PM
296	2	9/6/2021 3:09 PM
297	1	9/6/2021 1:54 PM
298	4	9/5/2021 9:35 PM
299	3	9/5/2021 5:53 PM
300	2	9/4/2021 5:53 PM
301	2	9/4/2021 5:33 PM
302	1	9/4/2021 12:47 PM
303	2	9/4/2021 6:40 AM
304	2	9/4/2021 5:46 AM
305	1	9/3/2021 8:23 PM
306	1	9/3/2021 6:33 PM
307	1	9/3/2021 4:54 PM
308	0	9/3/2021 3:56 PM
309	0	9/3/2021 2:57 PM
310	1	9/3/2021 1:34 PM



# City of Rancho Palos Verdes 6th Housing Element Survey

311	1	9/3/2021 1:06 PM
312	2	9/3/2021 12:04 PM
313	1	9/3/2021 11:39 AM
314	2	9/3/2021 11:17 AM
315	1	9/3/2021 10:02 AM
316	1	9/2/2021 10:05 PM
317	2	9/2/2021 7:34 PM
318	2	9/2/2021 6:49 PM
319	1	9/2/2021 6:46 PM
320	1	9/2/2021 6:09 PM
321	1	9/2/2021 5:34 PM
322	1	9/2/2021 5:30 PM
323	1	9/2/2021 4:39 PM
324	1	9/2/2021 4:16 PM
325	1	9/2/2021 4:02 PM
326	1	9/2/2021 3:14 PM
327	2	9/2/2021 2:32 PM
328	1	9/2/2021 2:18 PM
329	1	9/2/2021 2:15 PM
330	2	9/2/2021 1:59 PM
331	1	9/2/2021 1:54 PM
332	1	9/2/2021 1:50 PM
333	1	9/2/2021 1:43 PM
334	2	9/2/2021 1:12 PM
335	1	9/2/2021 12:58 PM
336	1	9/2/2021 12:54 PM
337	2	9/2/2021 12:11 PM
338	3	9/2/2021 12:10 PM
339	4	9/2/2021 11:51 AM
340	2	9/2/2021 11:18 AM
341	1	9/2/2021 11:16 AM
342	1	9/2/2021 11:06 AM
343	2	9/2/2021 10:58 AM
344	1	9/2/2021 10:55 AM
345	1	9/2/2021 10:55 AM
346	0	9/2/2021 10:53 AM
347	1	9/2/2021 10:52 AM
348	1	9/2/2021 10:42 AM

# City of Rancho Palos Verdes 6th Housing Element Survey

349	1	9/2/2021 10:39 AM
350	1	9/2/2021 10:35 AM
351	1	9/2/2021 10:33 AM
352	0	9/2/2021 10:32 AM
353	1	9/2/2021 10:32 AM
354	2	9/2/2021 10:27 AM
355	1	9/2/2021 10:26 AM
356	0	9/2/2021 10:21 AM
357	3	9/2/2021 10:19 AM
358	4	9/2/2021 10:19 AM
359	1	9/2/2021 10:18 AM
360	1	9/2/2021 10:14 AM
361	1	9/2/2021 10:12 AM
362	1	9/1/2021 10:08 AM
363	1	8/31/2021 11:12 PM
364	1	8/31/2021 8:03 PM
365	1	8/31/2021 11:55 AM
366	1	8/30/2021 7:02 PM
367	1	8/30/2021 2:39 PM
368	1	8/29/2021 4:13 PM
369	1	8/29/2021 1:56 PM
370	2	8/28/2021 4:21 PM
371	1	8/28/2021 9:59 AM
372	1	8/28/2021 9:26 AM
373	1	8/28/2021 5:44 AM
374	1	8/28/2021 5:31 AM
375	1	8/28/2021 12:35 AM
376	1	8/27/2021 2:25 PM
377	1	8/27/2021 1:38 PM
378	1	8/27/2021 1:21 PM
379	1	8/27/2021 10:27 AM
380	1	8/27/2021 10:13 AM
381	1	8/27/2021 9:41 AM
382	1	8/27/2021 9:17 AM
383	1	8/27/2021 8:31 AM
384	1	8/27/2021 7:00 AM
385	1	8/27/2021 6:01 AM
386	1	8/26/2021 11:04 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

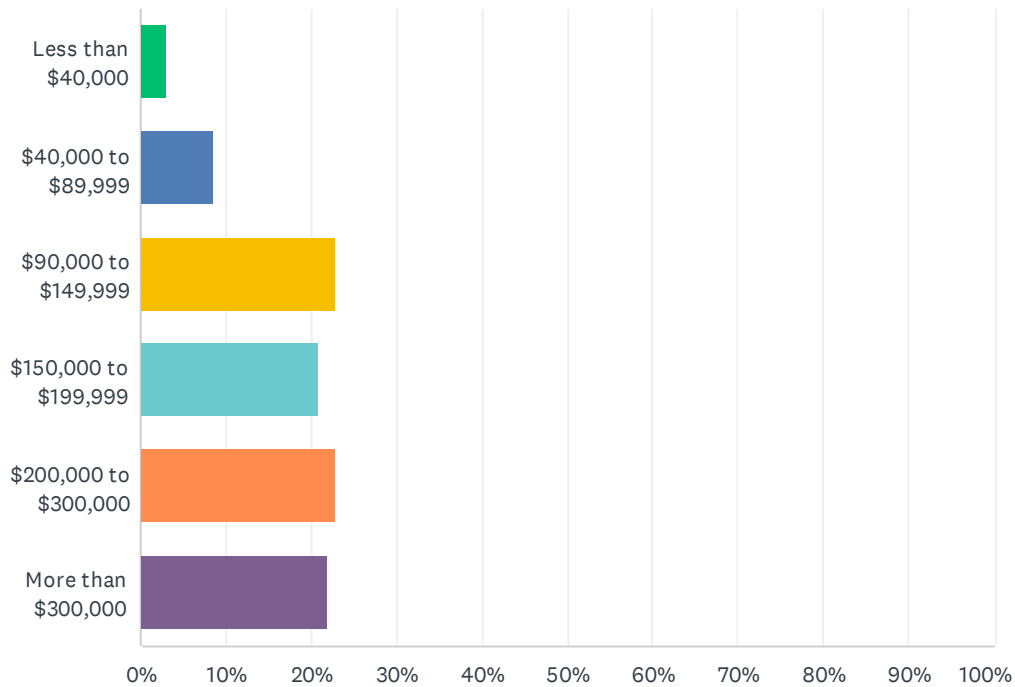
387	1	8/26/2021 8:40 PM
388	2	8/26/2021 7:42 PM
389	2	8/26/2021 7:39 PM
390	2	8/26/2021 6:41 PM
391	1	8/26/2021 5:55 PM
392	0	8/26/2021 5:53 PM
393	0	8/26/2021 5:50 PM
394	0	8/26/2021 5:29 PM
395	1	8/26/2021 5:28 PM
396	1	8/26/2021 5:26 PM
397	1	8/26/2021 5:24 PM
398	0	8/26/2021 5:21 PM
399	1	8/26/2021 5:06 PM
400	2	8/26/2021 5:04 PM
401	1	8/26/2021 5:02 PM
402	2	8/26/2021 5:00 PM
403	1	8/26/2021 4:29 PM
404	0	8/26/2021 4:19 PM
405	1	8/26/2021 4:14 PM
406	1	8/26/2021 3:58 PM
407	1	8/26/2021 3:46 PM
408	2	8/26/2021 3:41 PM
409	2	8/26/2021 3:40 PM
410	0	8/26/2021 3:35 PM
411	2	8/26/2021 3:33 PM
412	1	8/26/2021 3:32 PM
413	1	8/26/2021 3:30 PM
414	2	8/26/2021 3:23 PM
415	1	8/26/2021 3:13 PM
416	1	8/26/2021 2:58 PM
417	1	8/26/2021 2:57 PM
418	1	8/26/2021 2:55 PM
419	1	8/26/2021 2:54 PM
420	1	8/26/2021 2:50 PM
421	1	8/26/2021 2:42 PM
422	0	8/26/2021 2:41 PM
423	1	8/26/2021 2:39 PM
424	0	8/26/2021 2:39 PM

# City of Rancho Palos Verdes 6th Housing Element Survey

425	1	8/26/2021 2:28 PM
426	1	8/26/2021 2:27 PM
427	1	8/26/2021 2:25 PM
428	0	8/26/2021 2:21 PM
429	3	8/26/2021 2:16 PM
430	0	8/26/2021 2:12 PM
431	2	8/26/2021 2:11 PM
432	1	8/26/2021 2:08 PM
433	1	8/26/2021 2:05 PM
434	2	8/26/2021 2:05 PM
435	1	8/26/2021 2:02 PM
436	1	8/26/2021 1:59 PM
437	0	8/26/2021 1:59 PM
438	1	8/26/2021 1:55 PM
439	1	8/26/2021 1:55 PM
440	2	8/26/2021 1:51 PM
441	1	8/26/2021 1:45 PM
442	1	8/26/2021 1:44 PM
443	0	8/26/2021 1:35 PM
444	2	8/26/2021 1:34 PM
445	1	8/26/2021 1:32 PM
446	1	8/26/2021 1:29 PM
447	One	8/26/2021 1:29 PM
448	0	8/26/2021 1:28 PM
449	1	8/26/2021 1:25 PM
450	0	8/26/2021 1:24 PM
451	1	8/26/2021 1:21 PM
452	1	8/26/2021 1:20 PM
453	1	8/26/2021 1:16 PM
454	1	8/26/2021 1:13 PM
455	1	8/26/2021 1:12 PM
456	3	8/26/2021 1:12 PM
457	1	8/26/2021 1:05 PM
458	0	8/26/2021 9:54 AM
459	1	8/26/2021 9:33 AM
460	1	8/25/2021 8:15 PM

## Q20 What is your total household income (per year)?

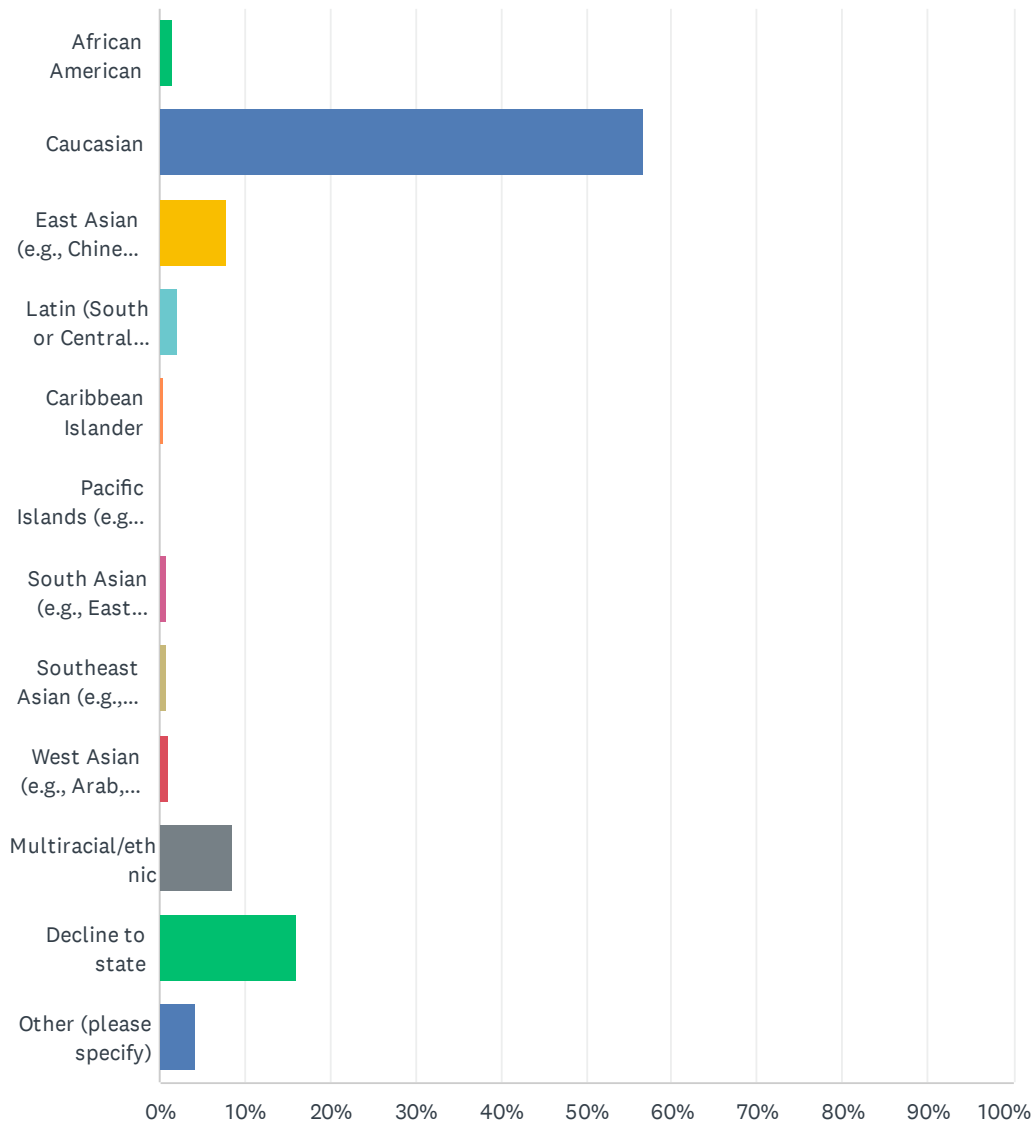
Answered: 430    Skipped: 265



ANSWER CHOICES	RESPONSES	
Less than \$40,000	3.02%	13
\$40,000 to \$89,999	8.60%	37
\$90,000 to \$149,999	22.79%	98
\$150,000 to \$199,999	20.93%	90
\$200,000 to \$300,000	22.79%	98
More than \$300,000	21.86%	94
<b>TOTAL</b>		<b>430</b>

## Q21 Please indicate the group below which best applies to you:

Answered: 524 Skipped: 171



## City of Rancho Palos Verdes 6th Housing Element Survey

ANSWER CHOICES	RESPONSES	
African American	1.53%	8
Caucasian	56.68%	297
East Asian (e.g., Chinese, Japanese, Korean)	7.82%	41
Latin (South or Central American)	2.10%	11
Caribbean Islander	0.38%	2
Pacific Islands (e.g., Fijian, Polynesian)	0.00%	0
South Asian (e.g., East Indian, Pakistani, Sri Lankan, Bangladeshi)	0.76%	4
Southeast Asian (e.g., Burmese, Cambodian, Filipino, Laotian, Malaysian, Thai, Vietnamese)	0.76%	4
West Asian (e.g., Arab, Armenian, Iranian, Israeli, Lebanese, Palestinian, Syrian, Turkish)	1.15%	6
Multiracial/ethnic	8.59%	45
Decline to state	16.03%	84
Other (please specify)	4.20%	22
TOTAL		524

#	OTHER (PLEASE SPECIFY)	DATE
1	American	9/30/2021 5:44 PM
2	Grew up on a farm in Iowa! Moved to LA in 1978. Bought in PV 1993! Worked hard to get to a nice quiet neighborhood in a big city!	9/29/2021 8:18 PM
3	US American	9/29/2021 11:44 AM
4	American of Mexican descent	9/21/2021 2:38 PM
5	Mexican American	9/20/2021 6:28 PM
6	Mexican	9/19/2021 6:25 PM
7	Not applicable	9/17/2021 6:51 PM
8	north african - Berber	9/14/2021 8:58 AM
9	American	9/13/2021 7:24 PM
10	Hispanic	9/9/2021 8:17 PM
11	Mexican, which is not located in south or central America	9/9/2021 1:17 PM
12	Human	9/9/2021 1:15 PM
13	My race does not define me.	9/9/2021 1:13 PM
14	North African	9/5/2021 5:53 PM
15	Mexican-American. (Wow, how did you exclude us from Latino? Mexico is part of North America.)	9/2/2021 12:11 PM
16	This is not relevant to this survey.	8/27/2021 7:43 PM
17	German	8/27/2021 9:41 AM
18	It is racist to ask this question. Race does not matter	8/26/2021 7:38 PM
19	East Asian / Caucasian	8/26/2021 5:04 PM
20	human race	8/26/2021 1:45 PM

## City of Rancho Palos Verdes 6th Housing Element Survey

21	mixed household of caucasian & japanese	8/26/2021 1:31 PM
22	American born Chinese	8/26/2021 1:22 PM



---


## **Appendix B: Social Media Posts**

**(THIS PAGE INTENTIONALLY LEFT BLANK)**



## Housing Element Update Social Media Survey Posts

Date Posted	Platform	Posts
09/06/2021	Facebook	 <p>City of Rancho Palos Verdes, CA September 6 at 1:00 PM · 🌐</p> <p>📢 The City wants to hear your input on the future of housing development in Rancho Palos Verdes! 📢</p> <p>🔗 Take the Housing Element Survey by September 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></p> <p>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <p><b>6th Housing Element Survey</b></p> <p>Share your thoughts on housing development in RPV at: <b><a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></b></p> <p>👍 Like    💬 Comment    ➦ Share</p>
09/09/2021	Facebook	 <p>City of Rancho Palos Verdes, CA September 9 at 1:00 PM · 🌐</p> <p>📢 The City wants to hear your input on the future of housing development in Rancho Palos Verdes! 📢</p> <p>🔗 Take the Housing Element Survey by September 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></p> <p>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <p><b>6th Housing Element Survey</b></p> <p>Share your thoughts on housing development in RPV at: <b><a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></b></p> <p>👍 Like    💬 Comment    ➦ Share</p>

## Housing Element Update Social Media Survey Posts

09/13/2021	Facebook	<div><div><div><div><div><span></span></div><div>City of Rancho Palos Verdes, CA</div></div><div><div><span><span></span></span></div><div>September 13 at 9:02 AM · 🌐</div></div></div><div><div><div><span></span></div><div>📢 The City wants to hear your input on the future of housing development in Rancho Palos Verdes! 🗳️</div></div><div><div><span></span></div><div>🔗 Take the Housing Element Survey by September 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></div></div><div><div><span></span></div><div>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</div></div></div></div><div><p>Share your thoughts on housing development in RPV at: <b><a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></b></p><div><span>👍 Like</span> <span>💬 Comment</span> <span>➦ Share</span></div></div></div>
09/17/2021	Facebook	<div><div><div><div><div><span></span></div><div>City of Rancho Palos Verdes, CA</div></div><div><div><span><span></span></span></div><div>September 17 at 9:03 AM · 🌐</div></div></div><div><div><div><span></span></div><div>📢 There's one week left to take the Housing Element Survey! 🗳️</div></div><div><div><span></span></div><div>🔗 Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by September 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></div></div><div><div><span></span></div><div>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</div></div></div></div><div><p>Share your thoughts on housing development in RPV at: <b><a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></b></p><div><span>👍 Like</span> <span>💬 Comment</span> <span>➦ Share</span></div></div></div>

## Housing Element Update Social Media Survey Posts

09/20/2021	Facebook	<div><div><div><div><div><span></span></div><div>City of Rancho Palos Verdes, CA</div></div><div><div><span></span></div><div>September 20 at 9:02 AM · 🌐</div></div></div><div><div><div>🔔</div><div>There's only a few days left to take the Housing Element Survey! 📄</div></div><div><div>🔗</div><div>Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by September 24 at <a href="https://surveymonkeys.com/r/rpvhousing">surveymonkeys.com/r/rpvhousing</a></div></div><div><div>✉️</div><div>You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</div></div></div></div><div><p>The graphic features the City of Rancho Palos Verdes logo at the top, followed by the text "6th Housing Element Survey". Below this is a photograph of a modern, multi-story residential building with palm trees in the foreground. At the bottom, a dark blue banner contains the text "Share your thoughts on housing development in RPV at: <a href="https://surveymonkeys.com/r/rpvhousing">surveymonkeys.com/r/rpvhousing</a>".</p></div><div><div>👍 Like</div><div>💬 Comment</div><div>➦ Share</div></div></div>
09/23/2021	Facebook	<div><div><div><div><div><span></span></div><div>City of Rancho Palos Verdes, CA</div></div><div><div><span></span></div><div>September 23 at 1:01 PM · 🌐</div></div></div><div><div><div>🔔</div><div>LAST CHANCE: Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by 4 p.m. tomorrow, September 24 at <a href="https://surveymonkeys.com/r/rpvhousing">surveymonkeys.com/r/rpvhousing</a></div></div><div><div>✉️</div><div>You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</div></div></div></div><div><p>The graphic features the City of Rancho Palos Verdes logo at the top, followed by the text "6th Housing Element Survey". Below this is a photograph of a modern, multi-story residential building with palm trees in the foreground. At the bottom, a dark blue banner contains the text "Share your thoughts on housing development in RPV at: <a href="https://surveymonkeys.com/r/rpvhousing">surveymonkeys.com/r/rpvhousing</a>".</p></div><div><div>👍 Like</div><div>💬 Comment</div><div>➦ Share</div></div></div>

## Housing Element Update Social Media Survey Posts

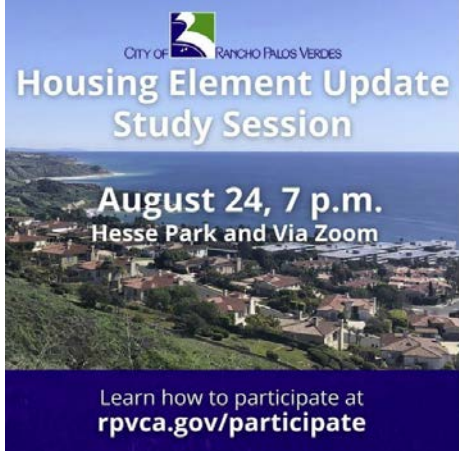
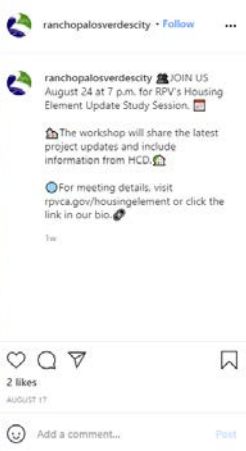



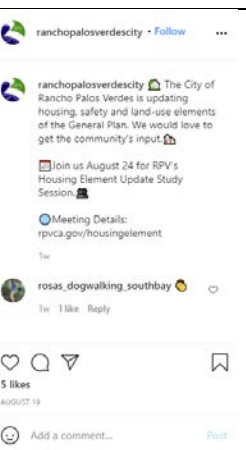
09/24/2021	Facebook	<p>City of Rancho Palos Verdes, CA September 24 at 5:00 PM · 🌐</p> <p>🔔 <b>DEADLINE EXTENDED!</b> Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by October 3 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a> 🌐</p> <p>📧 You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <p><b>6th Housing Element Survey</b> <b>EXTENDED</b></p> <p>Share your thoughts on housing development in RPV at: <b><a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></b></p> <p>👍 Like    💬 Comment    ➦ Share</p>
09/30/2021	Facebook	<p>City of Rancho Palos Verdes, CA September 30 at 9:30 AM · 🌐</p> <p>🔔 There's only a few days left to take the Housing Element Survey!</p> <p>Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by October 3 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a> 🌐</p> <p>📧 You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <p><b>6th Housing Element Survey</b></p> <p>Share your thoughts on housing development in RPV at: <b><a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></b></p> <p>👍 Like    💬 Comment    ➦ Share</p>

## Housing Element Update Social Media Survey Posts

10/02/2021	Facebook	<div><div><div><div>CITY OF <b>RANCHO PALOS VERDES</b></div></div><div><b>6th Housing Element Survey</b></div><div></div><div>Share your thoughts on housing development in RPV at: <b><a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></b></div></div><div><div><div> <b>ranchopalosverdescity</b> • Following ...</div><div><div> <b>ranchopalosverdescity</b> 🗣️ <b>LAST CHANCE:</b> Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by 4 p.m. tomorrow, October 3 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a> or the link in our bio. 📎</div><div> You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</div><div>4d</div></div><div><div>   </div><div><b>2 likes</b> 4 DAYS AGO</div><div><div> Add a comment...</div><div>Post</div></div></div></div></div></div>
------------	----------	--


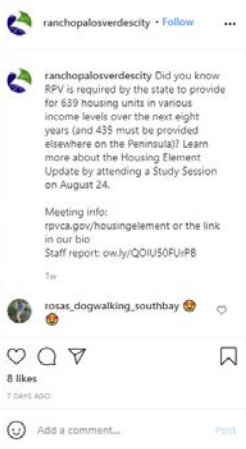


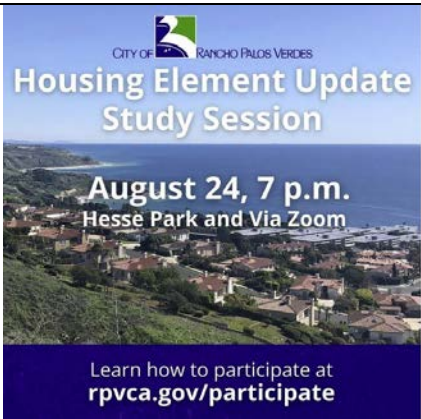
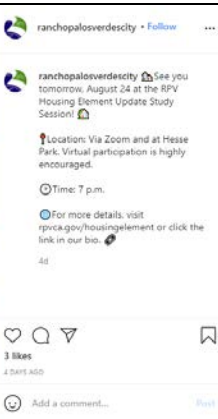


## Housing Element Update Social Media Survey Posts




09/06/2021	Instagram	 <p><b>CITY OF RANCHO PALOS VERDES</b>  <b>Housing Element Update Study Session</b>  <b>August 24, 7 p.m.</b>  <b>Hesse Park and Via Zoom</b>  <b>Learn how to participate at <a href="https://rpvca.gov/participate">rpvca.gov/participate</a></b></p>	 <p><b>ranchopalosverdescity</b> • Follow ...</p> <p><b>ranchopalosverdescity</b> 📍 <b>JOIN US</b>      August 24 at 7 p.m. for RPV's Housing Element Update Study Session. 📍</p> <p>🏠 The workshop will share the latest project updates and include information from HCD. 📄</p> <p>🔗 For meeting details, visit <a href="https://rpvca.gov/housingelement">rpvca.gov/housingelement</a> or click the link in our bio. 📱</p> <p>1w</p> <p>2 likes AUGUST 17</p> <p>😊 Add a comment... <a href="#">Post</a></p>
09/09/2021	Instagram		 <p><b>ranchopalosverdescity</b> • Follow ...</p> <p><b>ranchopalosverdescity</b> 📍 What kind of housing developments do you want to see in Rancho Palos Verdes over the next eight years? 🏠</p> <p>The City is updating the Housing Element for 2021 to 2029. You can help us identify housing needs in Rancho Palos Verdes by sending your thoughts to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <p>27 likes AUGUST 18</p> <p>😊 Add a comment... <a href="#">Post</a></p>
09/13/2021	Instagram	 <p><b>CITY OF RANCHO PALOS VERDES</b>  <b>Housing Element Update Study Session</b>  <b>August 24, 7 p.m.</b>  <b>Hesse Park and Via Zoom</b>  <b>Learn how to participate at <a href="https://rpvca.gov/participate">rpvca.gov/participate</a></b></p>	 <p><b>ranchopalosverdescity</b> • Follow ...</p> <p><b>ranchopalosverdescity</b> 📍 The City of Rancho Palos Verdes is updating housing, safety and land-use elements of the General Plan. We would love to get the community's input. 📄</p> <p>📅 Join us August 24 for RPV's Housing Element Update Study Session. 📍</p> <p>🔗 Meeting Details: <a href="https://rpvca.gov/housingelement">rpvca.gov/housingelement</a></p> <p>1w</p> <p><b>rosas_dogwalking_southbay</b> 🐕 📍</p> <p>1w 1 like Reply</p> <p>5 likes AUGUST 19</p> <p>😊 Add a comment... <a href="#">Post</a></p>







## Housing Element Update Social Media Survey Posts

09/17/2021	Instagram	 <p><b>Housing Element Update</b> The City of Rancho Palos Verdes' Housing Element Update is being developed to ensure the City is prepared to meet future housing needs from 2021 to 2029.</p> <p>Learn more at: <a href="https://rpvca.gov/housingelement">rpvca.gov/housingelement</a></p>	 <p>Did you know? RPV is required by the state to provide for 639 housing units in various income levels over the next eight years (and 435 must be provided elsewhere on the Peninsula)? Learn more about the Housing Element Update by attending a Study Session on August 24.</p> <p>Meeting info: <a href="https://rpvca.gov/housingelement">rpvca.gov/housingelement</a> or the link in our bio Staff report: <a href="https://ow.ly/Q0IU50PUiP8">ow.ly/Q0IU50PUiP8</a></p> <p>8 likes 7 DAYS AGO</p>
09/20/2021	Instagram	 <p>We want to HEAR from you! 🗣️</p> <p>Visit RPV's Housing Element webpage to learn more about the 6th Housing Element Cycle Period, and share your feedback on future housing strategies 🗣️</p> <p>Visit <a href="https://rpvca.gov/housingelement">rpvca.gov/housingelement</a> or check out the link in our bio.</p>	 <p>We want to HEAR from you! 🗣️</p> <p>Visit RPV's Housing Element webpage to learn more about the 6th Housing Element Cycle Period, and share your feedback on future housing strategies 🗣️</p> <p>Visit <a href="https://rpvca.gov/housingelement">rpvca.gov/housingelement</a> or check out the link in our bio.</p> <p>21 likes 5 DAYS AGO</p>
09/23/2021	Instagram	 <p><b>Housing Element Update Study Session</b> August 24, 7 p.m. Hesse Park and Via Zoom</p> <p>Learn how to participate at <a href="https://rpvca.gov/participate">rpvca.gov/participate</a></p>	 <p>See you tomorrow, August 24 at the RPV Housing Element Update Study Session! 🗣️</p> <p>Location: Via Zoom and at Hesse Park. Virtual participation is highly encouraged.</p> <p>Time: 7 p.m.</p> <p>For more details, visit <a href="https://rpvca.gov/housingelement">rpvca.gov/housingelement</a> or click the link in our bio.</p> <p>3 likes 4 DAYS AGO</p>



## Housing Element Update Social Media Survey Posts

09/24/2021	Instagram	
09/30/2021	Instagram	
10/02/21	Instagram	

## Housing Element Update Social Media Survey Posts



09/06/2021	Twitter	<div data-bbox="548 195 993 877">  <p>Rancho Palos Verdes @CityofRPV</p> <p>💡 The City wants to hear your input on the future of housing development in Rancho Palos Verdes! 🏡</p> <p>🌐 Take the Housing Element Survey by September 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></p> <p>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p>  <p>Share your thoughts on housing development in RPV at: <b><a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></b></p> </div>
09/09/2021	Twitter	<div data-bbox="548 930 993 1623">  <p>Rancho Palos Verdes @CityofRPV</p> <p>💡 The City wants to hear your input on the future of housing development in Rancho Palos Verdes! 🏡</p> <p>🌐 Take the Housing Element Survey by September 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></p> <p>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p>  <p>Share your thoughts on housing development in RPV at: <b><a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></b></p> </div> <div data-bbox="548 1633 993 1717"> <p>1:00 PM · Sep 9, 2021 · Hootsuite Inc.</p> <p>1 Retweet</p> </div>

## Housing Element Update Social Media Survey Posts


09/13/2021	Twitter	<div data-bbox="548 195 1027 1003">  <p>Rancho Palos Verdes @CityofRPV</p> <p>👤💡 The City wants to hear your input on the future of housing development in Rancho Palos Verdes! 🏠</p> <p>🌐 Take the Housing Element Survey by September 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></p> <p>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p>  <p>9:02 AM · Sep 13, 2021 · Hootsuite Inc.</p> <p>1 Retweet</p> </div>	
09/17/2021	Twitter	<div data-bbox="548 1039 1027 1875">  <p>Rancho Palos Verdes @CityofRPV</p> <p>👤💡 There's one week left to take the Housing Element Survey! 🏠</p> <p>🌐 Share your input on the future of housing development in RPV by taking the survey by Sept 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></p> <p>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p>  <p>9:03 AM · Sep 17, 2021 · Hootsuite Inc.</p> <p>1 Like</p> </div>	





## Housing Element Update Social Media Survey Posts

09/20/2021	Twitter	 <p>Rancho Palos Verdes @CityofRPV</p> <p>There's a few days left to take the Housing Element Survey! 🏡</p> <p>Share your input on the future of housing development in RPV by taking the survey by Sept 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></p> <p>You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <p><b>6th Housing Element Survey</b></p> <p>Share your thoughts on housing development in RPV at: <b><a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></b></p> <p>9:02 AM · Sep 20, 2021 · Hootsuite Inc.</p> <p>1 Retweet</p>
09/23/2021	Twitter	 <p>Rancho Palos Verdes @CityofRPV</p> <p>LAST CHANCE: Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by 4 p.m. tomorrow, Sept 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></p> <p>You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <p><b>6th Housing Element Survey</b></p> <p>Share your thoughts on housing development in RPV at: <b><a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></b></p> <p>1:01 PM · Sep 23, 2021 · Hootsuite Inc.</p> <p>🗨️ ↻️ ❤️ 📤</p>










## Housing Element Update Social Media Survey Posts

09/24/2021	Twitter	<div><div><div><div><div><span></span></div><div>Rancho Palos Verdes</div></div><div><div>@CityofRPV</div><div>...</div></div></div></div><div><div><div><div><span></span></div><div><div>🗨️</div><div>DEADLINE EXTENDED: Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by October 3 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></div></div></div><div><div>✉️</div><div>You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</div></div></div></div><div>A graphic for the 6th Housing Element Survey. It features the City of Rancho Palos Verdes logo at the top. Below it, the text "6th Housing Element Survey" is written in white, with "EXTENDED" in large, bold, yellow letters. The background shows a modern apartment building with palm trees in front. At the bottom, a dark blue banner contains the text "Share your thoughts on housing development in RPV at: <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a>" in white.</div><div><div>5:00 PM · Sep 24, 2021 · Hootsuite Inc.</div><div><div><span></span></div><div><span></span></div><div><span></span></div><div><span></span></div></div></div></div>
09/30/2021	Twitter	<div><div><div><div><div><span></span></div><div>Rancho Palos Verdes</div></div><div><div>@CityofRPV</div><div>...</div></div></div></div><div><div><div><div><span></span></div><div><div>🗨️</div><div>There's only a few days left to take the Housing Element Survey!</div></div></div><div><div>Share your input on the future of housing development in Rancho Palos Verdes by taking the survey by October 3 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></div></div></div></div><div>A graphic for the 6th Housing Element Survey. It features the City of Rancho Palos Verdes logo at the top. Below it, the text "6th Housing Element Survey" is written in white. The background shows a modern apartment building with palm trees in front. At the bottom, a dark blue banner contains the text "Share your thoughts on housing development in RPV at: <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a>" in white.</div><div><div>9:30 AM · Sep 30, 2021 · Hootsuite Inc.</div></div></div>

## Housing Element Update Social Media Survey Posts










10/02/2021	Twitter	<div><div> <b>Rancho Palos Verdes</b> @CityofRPV</div><div>👤💡 <b>LAST CHANCE:</b> Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by 4 p.m. tomorrow, October 3 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></div><div>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</div><div><p>The graphic features the City of Rancho Palos Verdes logo at the top, followed by the title '6th Housing Element Survey' in large white text. Below the title is a photograph of a modern, multi-story apartment building with palm trees in the foreground. At the bottom, a dark blue banner contains the text 'Share your thoughts on housing development in RPV at: <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a>' in white.</p></div></div>
------------	---------	---

## Housing Element Update Social Media Survey Posts

09/02/2021	Nextdoor	 <p><b>Take the Housing Element Survey by September 24</b>          Senior Administrative Analyst Megan Barnes from City of Rancho Palos Verdes · 2 Sep</p> <p>👤💡 The City wants to hear your input on the future of housing development in Rancho Palos Verdes! 🏠</p> <p>🌐 Take the Housing Element Survey by September 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></p> <p>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <div>  <p>City of Rancho Palos Verdes 6th Housin...          Take this survey powered by surveymonkey.co...          SURVEYMONKEY.COM</p> </div> <p>2 Sep · Subscribers of City of Rancho Palos Verdes in General</p> <div> <span>THANK   1</span> <span>REPLY</span> </div> 
09/09/2021	Nextdoor	 <p><b>Take the Housing Element Survey by September 24</b>          Senior Administrative Analyst Megan Barnes from City of Rancho Palos Verdes · 9 Sep</p> <p>👤💡 The City wants to hear your input on the future of housing development in Rancho Palos Verdes! 🏠</p> <p>🌐 Take the Housing Element Survey by September 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></p> <p>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <div>  <p>City of Rancho Palos Verdes 6th Housin...          Take this survey powered by surveymonkey.co...          SURVEYMONKEY.COM</p> </div> <p>9 Sep · Subscribers of City of Rancho Palos Verdes in General</p> <div> <span>THANK</span> <span>REPLY</span> </div> 
09/17/2021	Nextdoor	 <p>👤💡 <b>There's one week left to take the Housing Element Survey!</b> 🏠          Senior Administrative Analyst Megan Barnes from City of Rancho Palos Verdes · 17 Sep</p> <p>🌐 Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by September 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a></p> <p>✉️ You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <div>  <p>City of Rancho Palos Verdes 6th Housin...          Take this survey powered by surveymonkey.co...          SURVEYMONKEY.COM</p> </div> <p>17 Sep · Subscribers of City of Rancho Palos Verdes in General</p> <div> <span>THANK</span> <span>REPLY</span> </div> 



## Housing Element Update Social Media Survey Posts

09/23/2021	Nextdoor	 <p><b>Last Chance: Take the Housing Element Survey by September 24</b>          Senior Administrative Analyst Megan Barnes from City of Rancho Palos Verdes · 23 Sep</p> <p>🔔 <b>LAST CHANCE:</b> Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by 4 p.m. tomorrow, September 24 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a> 🌐</p> <p>📧 You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <div>  <p>City of Rancho Palos Verdes 6th Housin...          Take this survey powered by surveymonkey.co...          SURVEYMONKEY.COM</p> </div> <p>Edited 24 Sep · Posted Sep 23, 2021 · Subscribers of City of Rancho Palos Verdes in General</p> <p>THANK REPLY</p> 
09/24/2021	Nextdoor	 <p><b>Deadline Extended: Take the Housing Element Survey by October 3</b>          Senior Administrative Analyst Megan Barnes from City of Rancho Palos Verdes · 24 Sep</p> <p>🔔 <b>UPDATE:</b> The deadline to take the Housing Element Survey has been extended! Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by October 3 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a> 🌐</p> <p>📧 You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <div>  <p>City of Rancho Palos Verdes 6th Housin...          Take this survey powered by surveymonkey.co...          SURVEYMONKEY.COM</p> </div> <p>Edited 24 Sep · Posted Sep 24, 2021 · Subscribers of City of Rancho Palos Verdes in General</p> <p>THANK REPLY</p> 
09/30/2021	Nextdoor	 <p><b>There's only a few days left to take the Housing Element Survey!</b>          Senior Administrative Analyst Megan Barnes from City of Rancho Palos Verdes · 30 Sep</p> <p>🔔 Share your input on the future of housing development in Rancho Palos Verdes by taking the Housing Element Survey by October 3 at <a href="https://surveymonkey.com/r/rpvhousing">surveymonkey.com/r/rpvhousing</a> 🌐</p> <p>📧 You can also share your thoughts with us by emailing them to <a href="mailto:housingelement@rpvca.gov">housingelement@rpvca.gov</a>.</p> <div>  <p>City of Rancho Palos Verdes 6th Housin...          Take this survey powered by surveymonkey.co...          SURVEYMONKEY.COM</p> </div> <p>30 Sep · Subscribers of City of Rancho Palos Verdes in General</p> <p>THANK 1 REPLY</p> 

---

## **Appendix C: Mail In Survey Responses**

**(THIS PAGE INTENTIONALLY LEFT BLANK)**



## City of Rancho Palos Verdes 6th Housing Element Survey

### Community Survey

The City of Rancho Palos Verdes is updating the Housing Element of the General Plan as required by the State of California. The purpose of the Housing Element is to assist local governments in the planning process to address current and future housing needs for the community. We invite you to participate in the Housing Element Update by answering the following questions. This survey will remain active from August 25, 2021, through 4:00 p.m. on September 24, 2021.

Completed surveys may be left with the Community Development Department, emailed to [housingelement@rpvca.gov](mailto:housingelement@rpvca.gov) or mailed to:

**City of Rancho Palos Verdes  
Attn: Octavio Silva  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275**

Please check the box that best answers each question. All responses to this survey are confidential. Survey responses will only be reported cumulatively to ensure the anonymity of all respondents.

**1. Do you live in the City of Rancho Palos Verdes?**

- ☒ Yes ☐ No

**2. How long have you lived in Rancho Palos Verdes?**

- ☐ 1 - 5 Years ☒ 16 - 30 Years  
☐ 6 - 15 Years ☐ More than 30 Years

**3. Do you currently own or rent your home in Rancho Palos Verdes?**

- ☒ Own  
☐ Rent  
☐ Not Applicable

**4. Select the type of housing that best describes your current home in Rancho Palos Verdes:**

- ☒ Single Family  
☐ Duplex  
☐ Multifamily Home (Apartment/Condominium)  
☐ Senior Living Facility  
☐ Other (Mobile home, Accessory Dwelling Unit, Guest House, etc.)  
☐ Not applicable

**5. Are you satisfied with your current housing condition in Rancho Palos Verdes?**

- ☒ Yes  
☐ No  
☐ Not applicable  
If not, please explain:

**6. Are you currently experiencing any type of housing problems in Rancho Palos Verdes? Please check all that apply:**

- ☐ Housing costs represent more than 30 percent of my income (combined with the income of other household members)  
☐ Housing costs represent more than 50 percent of my income (combined with the income of other household members)  
☐ My housing unit is in poor condition  
☐ My housing unit is too small for the size of my household  
☐ I am experiencing housing discrimination, please explain in response to Question 16  
☒ Not applicable  
☐ Other (please describe)

**7. Do you believe the City of Rancho Palos Verdes has an adequate supply of multifamily housing?**

- ☐ Yes ☐ No

**8. Do you own other residential (other than your primary residence) or commercial properties in Rancho Palos Verdes?**

- ☐ Yes ☒ No

**9. What should be the City's focus as part of the Housing Element Update process? Select all that apply:**

- ☒ Maintain existing housing
- ☐ Higher density multifamily housing, such as apartments
- ☒ Provide more affordable housing options
- ☐ Encourage construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) on all family lots
- ☐ Increase availability of housing options for seniors
- ☐ Increase accessibility of housing for persons with disabilities and/or special needs
- ☒ Redevelop underutilized parcels in commercial areas to include higher density housing
- ☒ Incentivize and encourage the development of vertical, mixed-use units in Commercial Zones
- ☒ Incentivize and promote deed-restricted affordable units
- ☒ Create affordable housing policies and programs that address equity (fairness) and equality (sameness)

**10. Rank the following housing priorities by importance, with 1 being the highest priority and 6 being the lowest:**

- 2 Providing a range of affordable housing opportunities
- 5 Increased housing for seniors
- 4 Accessible housing for people with disabilities and/or special needs
- 3 Conservation of existing housing stock
- 1 Preservation of nature preserve and open space areas
- 6 Minimizing governmental constraints to development or maintenance of housing

**11. What areas in the City are appropriate for new Housing? Select all that apply:**

- ☒ In commercial areas (as part of a new mixed-use developments)
- ☐ In commercial areas (as new home developments)
- ☒ On existing single-family properties as ADUs and/or JADUs
- ☐ On existing single-family properties as duplexes or triplexes
- ☒ On underutilized lots, where additional development could be accommodated
- ☒ On vacant lots - NOT PRESERVE!
- ☐ None of the above

**12. Rank what you consider the biggest challenges to increased housing in Rancho Palos Verdes, with 1 being the most challenging and 7 being the least challenging:**

- 4 High cost of land
- 6 Not enough public funds to subsidize development of affordable housing
- 1 Low supply of vacant land
- 7 Non-flexible development standards or fees
- 5 Public opposition
- 2 Lack of adjoining parcels that could be consolidated into larger parcels for redevelopment
- 3 Traffic congestion

**13. What types of incentives would the City offer to encourage development of more housing? Select all that apply:**

- ☐ Floor Area Ratio (FAR) Bonus (Increased square footage allowances)
- ☐ ~~Increased height allowances (taller structures)~~
- ☐ Reduced parking requirements
- ☒ Permit and fee reductions
- ☒ Offer public funds to subsidize the development of affordable housing to help address fair housing
- ☐ Increased density allowances (i.e., allow increased dwelling units per acre)
- ☐ ~~Reduced setbacks requirements~~
- ☐ Other (please explain)

**14. Would you support residential density increases in portions of the City? Please select the option that best expresses your view:**

- ☐ No, I would not support any density increases
- ☒ Yes, in or near commercial areas, or in multifamily residential zones only
- ☐ Yes, anywhere within the City
- ☐ Additional Comments

**15. Do you support allowing properties currently zoned for single-family residences, to be developed with multiple dwelling units? Select one:**

- ☐ No
- ☐ Yes
- ☒ Yes, but only two or three additional units THAT MAINTAIN HEIGHT LIMITS + SETBACKS



## City of Rancho Palos Verdes 6th Housing Element Survey

### Community Survey

The City of Rancho Palos Verdes is updating the Housing Element of the General Plan as required by the State of California. The purpose of the Housing Element is to assist local governments in the planning process to address current and future housing needs for the community. We invite you to participate in the Housing Element Update by answering the following questions. This survey will remain active from August 25, 2021, through 4:00 p.m. on September 24, 2021.

Completed surveys may be left with the Community Development Department, emailed to [housingelement@rpvca.gov](mailto:housingelement@rpvca.gov) or mailed to:

**City of Rancho Palos Verdes  
Attn: Octavio Silva  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275**

Please check the box that best answers each question. All responses to this survey are confidential. Survey responses will only be reported cumulatively to ensure the anonymity of all respondents.

**1. Do you live in the City of Rancho Palos Verdes?**

☒ Yes

☐ No

**2. How long have you lived in Rancho Palos Verdes?**

☐ 1 - 5 Years

☐ 16 - 30 Years

☐ 6 - 15 Years

☒ More than 30 Years

**3. Do you currently own or rent your home in Rancho Palos Verdes?**

☒ Own

☐ Rent

☐ Not Applicable

**4. Select the type of housing that best describes your current home in Rancho Palos Verdes:**

☐ Single Family

☒ Duplex

☐ Multifamily Home (Apartment/Condominium)

☐ Senior Living Facility

☐ Other (Mobile home, Accessory Dwelling Unit, Guest House, etc.)

☐ Not applicable

**5. Are you satisfied with your current housing condition in Rancho Palos Verdes?**

☐ Yes

☐ No

☐ Not applicable

If not, please explain:

*Best Possible*

**6. Are you currently experiencing any type of housing problems in Rancho Palos Verdes? Please check all that apply:**

☐ Housing costs represent more than 30 percent of my income (combined with the income of other household members)

☐ Housing costs represent more than 50 percent of my income (combined with the income of other household members)

☐ My housing unit is in poor condition

☐ My housing unit is too small for the size of my household

☐ I am experiencing housing discrimination, please explain in response to Question 16

☐ Not applicable

☒ Other (please describe)

*Challenging geology*

**7. Do you believe the City of Rancho Palos Verdes has an adequate supply of multifamily housing?**

☐ Yes

☐ No

*N/A*

**8. Do you own other residential (other than your primary residence) or commercial properties in Rancho Palos Verdes?**

☐ Yes

☒ No

**9. What should be the City's focus as part of the Housing Element Update process? Select all that apply:**

- ☐ Maintain existing housing
- ☐ Higher density multifamily housing, such as apartments
- ☐ Provide more affordable housing options
- ☒ Encourage construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) on all family lots
- ☐ Increase availability of housing options for seniors
- ☐ Increase accessibility of housing for persons with disabilities and/or special needs
- ☐ Redevelop underutilized parcels in commercial areas to include higher density housing
- ☒ Incentivize and encourage the development of vertical, mixed-use units in Commercial Zones
- ☐ Incentivize and promote deed-restricted affordable units
- ☐ Create affordable housing policies and programs that address equity (fairness) and equality (sameness)

**10. Rank the following housing priorities by importance, with 1 being the highest priority and 6 being the lowest:**

- ☐ Providing a range of affordable housing opportunities
- ☐ Increased housing for seniors
- ☐ Accessible housing for people with disabilities and/or special needs
- ☐ Conservation of existing housing stock
- ☐ Preservation of nature preserve and open space areas
- ☐ Minimizing governmental constraints to development or maintenance of housing

**11. What areas in the City are appropriate for new Housing? Select all that apply:**

- ☒ In commercial areas (as part of a new mixed-use developments)
- ☐ In commercial areas (as new home developments)
- ☐ On existing single-family properties as ADUs and/or JADUs
- ☐ On existing single-family properties as duplexes or triplexes
- ☐ On underutilized lots, where additional development could be accommodated
- ☐ On vacant lots
- ☐ None of the above

**12. Rank what you consider the biggest challenges to increased housing in Rancho Palos Verdes, with 1 being the most challenging and 7 being the least challenging:**

- ☐ High cost of land
- ☐ Not enough public funds to subsidize development of affordable housing
- ☐ Low supply of vacant land
- ☐ Non-flexible development standards or fees
- ☐ Public opposition
- ☐ Lack of adjoining parcels that could be consolidated into larger parcels for redevelopment
- ☒ Traffic congestion

**13. What types of incentives would the City offer to encourage development of more housing? Select all that apply:**

- ☐ Floor Area Ratio (FAR) Bonus (Increased square footage allowances)
- ☐ Increased height allowances (taller structures)
- ☐ Reduced parking requirements
- ☒ Permit and fee reductions
- ☐ Offer public funds to subsidize the development of affordable housing to help address fair housing
- ☐ Increased density allowances (i.e., allow increased dwelling units per acre)
- ☐ Reduced setbacks requirements
- ☐ Other (please explain)

**14. Would you support residential density increases in portions of the City? Please select the option that best expresses your view:**

- ☐ No, I would not support any density increases
- ☒ Yes, in or near commercial areas, or in multifamily residential zones only
- ☐ Yes, anywhere within the City
- ☐ Additional Comments

**15. Do you support allowing properties currently zoned for single-family residences, to be developed with multiple dwelling units? Select one:**

- ☐ No
- ☐ Yes
- ☒ Yes, but only two or three additional units

**16. Have you experienced housing discrimination when either buying or renting housing in Rancho Palos Verdes? If yes, please select any of the discrimination types that apply:**

- ☐ Religion
- ☐ National origin
- ☐ Color
- ☐ Sex
- ☐ Family status
- ☐ Disability
- ☒ No, I have never experienced housing discrimination in Rancho Palos Verdes
- ☐ Other (please specify)

**17. If you wish to become a first-time homeowner in the City of Rancho Palos Verdes, what issues are preventing you from purchasing at this time? Select all that apply:**

- ☐ Home prices in Rancho Palos Verdes
- ☐ Home loan costs
- ☐ Household income
- ☐ Low inventory of housing for seniors
- ☐ Limited Fair Housing Services to address discrimination and fraud
- ☐ Low inventory of housing for persons with disabilities
- ☐ Limited home inventory in Rancho Palos Verdes
- ☒ Not applicable
- ☐ Other, please explain

**Questions 18 - 22 are optional.**

**18. What is your age? Please select from the options below.**

- |   |   |                                |
|---|---|--------------------------------|
| <input type="checkbox"/> Under 18 years | <input type="checkbox"/> 35-44            | <input type="checkbox"/> 75-84 |
| <input type="checkbox"/> 18-24          | <input type="checkbox"/> 45-54            | <input type="checkbox"/> 85+   |
| <input type="checkbox"/> 25-34          | <input checked="" type="checkbox"/> 65-74 |                                |

**19. In addition to yourself, how many other people share your dwelling unit with you:**

- 5 additional persons under 18 years (enter "0" if you live alone)
- additional persons aged 18 and over (enter "0" if you live alone)

**20. What is your total household income (per year)?**

- |  |   |
|--|---|
| <input type="checkbox"/> Less than \$40,000    | <input type="checkbox"/> \$150,000 to \$199,999 |
| <input type="checkbox"/> \$40,000 to \$89,999  | <input type="checkbox"/> \$200,000 to \$300,000 |
| <input type="checkbox"/> \$90,000 to \$149,999 | <input type="checkbox"/> More than \$300,000    |

**21. Please indicate the group below which best applies to you:**

- ☐ African American
- ☐ Caucasian
- ☐ East Asian (e.g., Chinese, Japanese, Korean)
- ☐ Latin, (South or Central American)
- ☐ Caribbean Islander
- ☐ Pacific Islands (e.g., Fijian, Polynesian)
- ☐ South Asian (e.g., East Indian, Pakistani, Sri Lankan, Bangladeshi)
- ☐ Southeast Asian (e.g., Burmese, Cambodian, Filipino, Laotian, Malaysian, Thai, Vietnamese)
- ☐ West Asian (e.g., Arab, Armenian, Iranian, Israeli, Lebanese, Palestinian, Syrian, Turkish)
- ☐ Multiracial/ethnic
- ☐ Other (please specify)

☐ Decline to state

**22. Include your contact information below to be included in future Rancho Palos Verdes communication about the Housing Update.**

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_





## City of Rancho Palos Verdes 6th Housing Element Survey

### Community Survey

The City of Rancho Palos Verdes is updating the Housing Element of the General Plan as required by the State of California. The purpose of the Housing Element is to assist local governments in the planning process to address current and future housing needs for the community. We invite you to participate in the Housing Element Update by answering the following questions. This survey will remain active from August 25, 2021, through 4:00 p.m. on September 24, 2021.

Completed surveys may be left with the Community Development Department, emailed to [housingelement@rpvca.gov](mailto:housingelement@rpvca.gov) or mailed to:

**City of Rancho Palos Verdes  
Attn: Octavio Silva  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275**

Please check the box that best answers each question. All responses to this survey are confidential. Survey responses will only be reported cumulatively to ensure the anonymity of all respondents.

**1. Do you live in the City of Rancho Palos Verdes?**

☒ Yes ☐ No

**2. How long have you lived in Rancho Palos Verdes?**

☐ 1 - 5 Years ☐ 16 - 30 Years  
☐ 6 - 15 Years ☒ More than 30 Years

**3. Do you currently own or rent your home in Rancho Palos Verdes?**

☒ Own  
☐ Rent  
☐ Not Applicable

**4. Select the type of housing that best describes your current home in Rancho Palos Verdes:**

- ☒ Single Family  
☐ Duplex  
☐ Multifamily Home (Apartment/Condominium)  
☐ Senior Living Facility  
☐ Other (Mobile home, Accessory Dwelling Unit, Guest House, etc.)  
☐ Not applicable

**5. Are you satisfied with your current housing condition in Rancho Palos Verdes?**

- ☒ Yes  
☐ No  
☐ Not applicable  
If not, please explain:

**6. Are you currently experiencing any type of housing problems in Rancho Palos Verdes? Please check all that apply:**

- ☐ Housing costs represent more than 30 percent of my income (combined with the income of other household members)  
☐ Housing costs represent more than 50 percent of my income (combined with the income of other household members)  
☐ My housing unit is in poor condition  
☐ My housing unit is too small for the size of my household  
☐ I am experiencing housing discrimination, please explain in response to Question 16  
☒ Not applicable  
☐ Other (please describe)

**7. Do you believe the City of Rancho Palos Verdes has an adequate supply of multifamily housing?**

☒ Yes ☐ No

**8. Do you own other residential (other than your primary residence) or commercial properties in Rancho Palos Verdes?**

☐ Yes ☒ No



## City of Rancho Palos Verdes 6th Housing Element Survey

### Community Survey

The City of Rancho Palos Verdes is updating the Housing Element of the General Plan as required by the State of California. The purpose of the Housing Element is to assist local governments in the planning process to address current and future housing needs for the community. We invite you to participate in the Housing Element Update by answering the following questions. This survey will remain active from August 25, 2021, through 4:00 p.m. on October 3, 2021.

Completed surveys may be left with the Community Development Department, emailed to [housingelement@rpvca.gov](mailto:housingelement@rpvca.gov) or mailed to:

**City of Rancho Palos Verdes  
Attn: Octavio Silva  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275**

Please check the box that best answers each question. All responses to this survey are confidential. Survey responses will only be reported cumulatively to ensure the anonymity of all respondents.

**1. Do you live in the City of Rancho Palos Verdes?**

☒ Yes

☐ No

**2. How long have you lived in Rancho Palos Verdes?**

☐ 1 - 5 Years

☐ 16 - 30 Years

☒ 6 - 15 Years

☐ More than 30 Years

**3. Do you currently own or rent your home in Rancho Palos Verdes?**

☒ Own

☐ Rent

☐ Not Applicable

**4. Select the type of housing that best describes your current home in Rancho Palos Verdes:**

☒ Single Family

☐ Duplex

☐ Multifamily Home (Apartment/Condominium)

☐ Senior Living Facility

☐ Other (Mobile home, Accessory Dwelling Unit, Guest House, etc.)

☐ Not applicable

**5. Are you satisfied with your current housing condition in Rancho Palos Verdes?**

☒ Yes

☐ No

☐ Not applicable

If not, please explain:

**6. Are you currently experiencing any type of housing problems in Rancho Palos Verdes? Please check all that apply:**

☐ Housing costs represent more than 30 percent of my income (combined with the income of other household members)

☐ Housing costs represent more than 50 percent of my income (combined with the income of other household members)

☐ My housing unit is in poor condition

☐ My housing unit is too small for the size of my household

☐ I am experiencing housing discrimination, please explain in response to Question 16

☒ Not applicable

☐ Other (please describe)

**7. Do you believe the City of Rancho Palos Verdes has an adequate supply of multifamily housing?**

☒ Yes

☐ No

**8. Do you own other residential (other than your primary residence) or commercial properties in Rancho Palos Verdes?**

☐ Yes

☒ No

9. What should be the City's focus as part of the Housing Element Update process? Select all that apply:

- ☒ Maintain existing housing
- ☐ Higher density multifamily housing, such as apartments
- ☐ Provide more affordable housing options
- ☐ Encourage construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) on all family lots
- ☐ Increase availability of housing options for seniors
- ☐ Increase accessibility of housing for persons with disabilities and/or special needs
- ☐ Redevelop underutilized parcels in commercial areas to include higher density housing
- ☐ Incentivize and encourage the development of vertical, mixed-use units in Commercial Zones
- ☐ Incentivize and promote deed-restricted affordable units
- ☐ Create affordable housing policies and programs that address equity (fairness) and equality (sameness)

10. Rank the following housing priorities by importance, with 1 being the highest priority and 6 being the lowest:

- Providing a range of affordable housing opportunities
- 3 Increased housing for seniors
- Accessible housing for people with disabilities and/or special needs
- 2 Conservation of existing housing stock
- 1 Preservation of nature preserve and open space areas
- Minimizing governmental constraints to development or maintenance of housing

11. What areas in the City are appropriate for new Housing? Select all that apply:

- ☐ In commercial areas (as part of a new mixed-use developments)
- ☐ In commercial areas (as new home developments)
- ☐ On existing single-family properties as ADUs and/or JADUs
- ☐ On existing single-family properties as duplexes or triplexes
- ☐ On underutilized lots, where additional development could be accommodated
- ☐ On vacant lots
- ☒ None of the above

12. Rank what you consider the biggest challenges to increased housing in Rancho Palos Verdes, with 1 being the most challenging and 7 being the least challenging:

- High cost of land
- Not enough public funds to subsidize development of affordable housing
- Low supply of vacant land
- Non-flexible development standards or fees
- Public opposition
- Lack of adjoining parcels that could be consolidated into larger parcels for redevelopment
- Traffic congestion

13. What types of incentives would the City offer to encourage development of more housing? Select all that apply:

- ☐ Floor Area Ratio (FAR) Bonus (Increased square footage allowances)
- ☐ Increased height allowances (taller structures)
- ☐ Reduced parking requirements
- ☐ Permit and fee reductions
- ☐ Offer public funds to subsidize the development of affordable housing to help address fair housing
- ☐ Increased density allowances (i.e., allow increased dwelling units per acre)
- ☐ Reduced setbacks requirements
- ☐ Other (please explain)

*I do not want additional mult. family housing in RPV*

14. Would you support residential density increases in portions of the City? Please select the option that best expresses your view:

- ☒ No, I would not support any density increases
- ☐ Yes, in or near commercial areas, or in multifamily residential zones only
- ☐ Yes, anywhere within the City
- ☐ Additional Comments

15. Do you support allowing properties currently zoned for single-family residences, to be developed with multiple dwelling units? Select one:

- ☒ No
- ☐ Yes
- ☐ Yes, but only two or three additional units

**16. Have you experienced housing discrimination when either buying or renting housing in Rancho Palos Verdes? If yes, please select any of the discrimination types that apply:**

- ☐ Religion
- ☐ National origin
- ☐ Color
- ☐ Sex
- ☐ Family status
- ☐ Disability
- ☒ No, I have never experienced housing discrimination in Rancho Palos Verdes
- ☐ Other (please specify)

**17. If you wish to become a first-time homeowner in the City of Rancho Palos Verdes, what issues are preventing you from purchasing at this time? Select all that apply:**

- ☐ Home prices in Rancho Palos Verdes
- ☐ Home loan costs
- ☐ Household income
- ☐ Low inventory of housing for seniors
- ☐ Limited Fair Housing Services to address discrimination and fraud
- ☐ Low inventory of housing for persons with disabilities
- ☐ Limited home inventory in Rancho Palos Verdes
- ☒ Not applicable
- ☐ Other, please explain

**20. What is your total household income (per year)?**

- ☐ Less than \$40,000
- ☐ \$40,000 to \$89,999
- ☐ \$90,000 to \$149,999
- ☐ \$150,000 to \$199,999
- ☐ \$200,000 to \$300,000
- ☐ More than \$300,000

**21. Please indicate the group below which best applies to you:**

- ☐ African American
- ☐ Caucasian
- ☐ East Asian (e.g., Chinese, Japanese, Korean)
- ☐ Latin, (South or Central American)
- ☐ Caribbean Islander
- ☐ Pacific Islands (e.g., Fijian, Polynesian)
- ☐ South Asian (e.g., East Indian, Pakistani, Sri Lankan, Bangladeshi)
- ☐ Southeast Asian (e.g., Burmese, Cambodian, Filipino, Laotian, Malaysian, Thai, Vietnamese)
- ☐ West Asian (e.g., Arab, Armenian, Iranian, Israeli, Lebanese, Palestinian, Syrian, Turkish)
- ☐ Multiracial/ethnic
- ☐ Other (please specify)

☐ Decline to state

**22. Include your contact information below to be included in future Rancho Palos Verdes communication about the Housing Update.**

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Questions 18 - 22 are optional.**

**18. What is your age? Please select from the options below.**

- ☐ Under 18 years
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65-74
- ☐ 75-84
- ☐ 85+

**19. In addition to yourself, how many other people share your dwelling unit with you:**

- \_\_\_ additional persons under 18 years (enter "0" if you live alone)
- \_\_\_ additional persons aged 18 and over (enter "0" if you live alone)



**9. What should be the City's focus as part of the Housing Element Update process? Select all that apply:**

- ☒ Maintain existing housing
- ☐ Higher density multifamily housing, such as apartments
- ☐ Provide more affordable housing options
- ☐ Encourage construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) on all family lots
- ☒ Increase availability of housing options for seniors
- ☐ Increase accessibility of housing for persons with disabilities and/or special needs
- ☐ Redevelop underutilized parcels in commercial areas to include higher density housing
- ☐ Incentivize and encourage the development of vertical, mixed-use units in Commercial Zones
- ☐ Incentivize and promote deed-restricted affordable units
- ☐ Create affordable housing policies and programs that address equity (fairness) and equality (sameness)

**10. Rank the following housing priorities by importance, with 1 being the highest priority and 6 being the lowest:**

- 5 Providing a range of affordable housing opportunities
- 1 Increased housing for seniors
- 3 Accessible housing for people with disabilities and/or special needs
- 2 Conservation of existing housing stock
- 2 Preservation of nature preserve and open space areas
- 4 Minimizing governmental constraints to development or maintenance of housing

**11. What areas in the City are appropriate for new Housing? Select all that apply:**

- ☐ In commercial areas (as part of a new mixed-use developments)
- ☐ In commercial areas (as new home developments)
- ☐ On existing single-family properties as ADUs and/or JADUs
- ☐ On existing single-family properties as duplexes or triplexes
- ☐ On underutilized lots, where additional development could be accommodated
- ☒ On vacant lots
- ☐ None of the above

**12. Rank what you consider the biggest challenges to increased housing in Rancho Palos Verdes, with 1 being the most challenging and 7 being the least challenging:**

- 1 High cost of land
- ☐ Not enough public funds to subsidize development of affordable housing
- 1 Low supply of vacant land
- ☐ Non-flexible development standards or fees
- ☐ Public opposition
- ☐ Lack of adjoining parcels that could be consolidated into larger parcels for redevelopment
- 1 Traffic congestion

**13. What types of incentives would the City offer to encourage development of more housing? Select all that apply:**

- ☐ Floor Area Ratio (FAR) Bonus (Increased square footage allowances)
- ☐ Increased height allowances (taller structures)
- ☐ Reduced parking requirements
- ☐ Permit and fee reductions
- ☐ Offer public funds to subsidize the development of affordable housing to help address fair housing
- ☐ Increased density allowances (i.e., allow increased dwelling units per acre)
- ☐ Reduced setbacks requirements
- ☐ Other (please explain)

**14. Would you support residential density increases in portions of the City? Please select the option that best expresses your view:**

- ☒ No, I would not support any density increases
- ☐ Yes, in or near commercial areas, or in multifamily residential zones only
- ☐ Yes, anywhere within the City
- ☐ Additional Comments

**15. Do you support allowing properties currently zoned for single-family residences, to be developed with multiple dwelling units? Select one:**

- ☒ No
- ☐ Yes
- ☐ Yes, but only two or three additional units

16. Have you experienced housing discrimination when either buying or renting housing in Rancho Palos Verdes? If yes, please select any of the discrimination types that apply:

- ☐ Religion
- ☐ National origin
- ☐ Color
- ☐ Sex
- ☐ Family status
- ☐ Disability
- ☒ No, I have never experienced housing discrimination in Rancho Palos Verdes
- ☐ Other (please specify)

17. If you wish to become a first-time homeowner in the City of Rancho Palos Verdes, what issues are preventing you from purchasing at this time? Select all that apply:

- ☐ Home prices in Rancho Palos Verdes
- ☐ Home loan costs
- ☐ Household income
- ☐ Low inventory of housing for seniors
- ☐ Limited Fair Housing Services to address discrimination and fraud
- ☐ Low inventory of housing for persons with disabilities
- ☐ Limited home inventory in Rancho Palos Verdes
- ☐ Not applicable
- ☐ Other, please explain

Questions 18 - 22 are optional.

18. What is your age? Please select from the options below.

- ☐ Under 18 years
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☒ 65-74
- ☐ 75-84
- ☐ 85+

19. In addition to yourself, how many other people share your dwelling unit with you:

- 1 additional persons under 18 years (enter "0" if you live alone)
- additional persons aged 18 and over (enter "0" if you live alone)

20. What is your total household income (per year)?

- ☐ Less than \$40,000
- ☐ \$40,000 to \$89,999
- ☒ \$90,000 to \$149,999
- ☐ \$150,000 to \$199,999
- ☐ \$200,000 to \$300,000
- ☐ More than \$300,000

21. Please indicate the group below which best applies to you:

- ☐ African American
- ☒ Caucasian
- ☐ East Asian (e.g., Chinese, Japanese, Korean)
- ☐ Latin, (South or Central American)
- ☐ Caribbean Islander
- ☐ Pacific Islands (e.g., Fijian, Polynesian)
- ☐ South Asian (e.g., East Indian, Pakistani, Sri Lankan, Bangladeshi)
- ☐ Southeast Asian (e.g., Burmese, Cambodian, Filipino, Laotian, Malaysian, Thai, Vietnamese)
- ☐ West Asian (e.g., Arab, Armenian, Iranian, Israeli, Lebanese, Palestinian, Syrian, Turkish)
- ☐ Multiracial/ethnic
- ☐ Other (please specify)

☐ Decline to state

22. Include your contact information below to be included in future Rancho Palos Verdes communication about the Housing Update.

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

NOTE: AB 9 IS THE  
BEGINNING OF INCREASED CRIME,  
INCREASED DEMAND ON  
UTILITIES, GREATER TRAFFIC  
PROBLEMS;  
THIS SHOULD HAVE BEEN  
VOTED BY THE PUBLIC -  
NOT SHOWN DOWN OUR  
THROAT BY SHORT-SIGHTED  
POLITICIANS.

---

## Appendix D: Survey Comments

**(THIS PAGE INTENTIONALLY LEFT BLANK)**



**Subject: RPV Housing Element Public Survey**

**Date:** August 28, 2021 at 8:25:36 PM PDT

Dear Council Members,

I prefer to share my comments directly to the council. Regardless of City opposition to SB 9 and 10....., the plan moves forward. I'm also aware of additional related pending litigation that purports to strip the city from local control if the final draft is not State approved. (Ie a takeover ). You'll have difficult decisions before you in the coming months and I worry about these things.

The related zoning overlay plans and single family zone changes, which apparently has been deemed by some as "discriminating" age old law that now needs an update to best serve those that have been historically denied access. In any case, and with all due respect, I humbly ask for your consideration of a fair approach would be to equally split the mandated number of affordable units to be equally shared city wide. Needless to say, economic growth matters and the State and private builders will have a louder say than you. Nonetheless, I urge your support in favor of protection of private property rights to the greatest extent possible.

Finally, I am concerned of potentially negative impact should one choose to build a new unit, ADU's, granny flats etc. on their existing single family lot, many of which are elderly land owners and whom enjoy benefits of Prop. 13. I would greatly appreciate knowing the particular facts on this aspect of the issue. I hope you can help.

Thank you for your attention and I look forward to your response.

Sincerely,

Western Ave/Pontevedra Dr.  
RPV, CA. 90275

-----Original Message-----

Sent: Thursday, September 16, 2021 8:45 PM

Subject: RPV Housing Survey

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Bluntly and to the point, RPV DOES NOT HAVE A HOUSING PROBLEM!

We have just enough housing to have a beautiful, safe, livable community.

All my neighbors and myself do not want this community, which is already crowded to become another Manhattan Beach! Manhattan Beach which has no lawns, no green space, no trees on some streets and worst of all overcrowded schools. If RPV builds multi family units, are we building more schools too? Are we building more parking structures because parking lots are not big enough? Will there be enough water for everyone?

Torrance is building hundreds of Appartments on Crenshaw and Hawthorne Boulevards. Redondo is building hundreds of Appartments on PCH. There is not a housing problem, there is a people problem. Remember, don't build it and they won't come.

Sent from my iPad

**Sent:** Monday, September 6, 2021 2:37 PM

**Subject:** Fwd: Take the Housing Element Survey by September 24

**CAUTION: This email originated from outside of the City of Rancho Palos Verdes.**

Whoever prepared this survey sure had a slanted view. Further, they confused equity with equality. Equity means the same result and equality means fairness. They got it backwards which skews the answers. The survey should be redone and you should also let the community know what can or will be done with the responses. What power do we have left, anyway? What is the purpose of the survey? Will the response have any impact on the direction the City takes in developing the housing element?

Octavio Silva  
Deputy Director of Community Development  
Rancho Palos Verdes  
(via email)

September 16, 2021

Dear Mr. Silva,

We are all aware that the State-mandated requirements for modification to the Housing Element of the City's General Plan pose a significant challenge which must be met in a very short time span. Whatever decisions the City makes at this point will shape our community for years to come.

### **Western Avenue**

Our understanding of optimal "Mixed-Use" zoning is that both housing and business uses can be accommodated in a way that facilitates convenient employment and small business opportunities as well as various community amenities for the benefit of the residents and the surrounding community. Traditionally, Mixed-Use areas have commercial uses on the street level, with residences above. Mixed-Use zoning can mitigate the problems of urban sprawl by reducing commute distances. By reducing sprawl, surrounding natural landscapes can be preserved.

But simply cramming as much dense housing as possible into a few small commercial lots on a short strip of Western Avenue in the name of Mixed-Use, without considering transportation and local employment configurations, is not good Mixed-Use design.

### **Transportation**

The section of Western Avenue being considered for a zoning change has some rather limited public transit, as do other parts of Rancho Palos Verdes, including Palos Verdes Drive South and Hawthorne Boulevard. However public transit must be frequent and reliable if it is to truly be a viable alternative to the use of private vehicles.

It is likely that many residents of the proposed 639 new housing units along Western Avenue would still opt to rely on their own cars for reliable transportation, even if they are not provided parking at home. Those additional vehicles could be expected to exacerbate both the local parking shortage and the general traffic congestion on Western Avenue.

As residents of Eastview, we already anticipate that traffic on Western Avenue will soon become increasingly worse as the new housing now being constructed at Ponte Vista is sold and occupied. To claim that CalTrans is somehow going to make traffic congestion any better in the near future, especially in the face of adding yet another major housing development on Western Avenue, seems to be wishful thinking at best.

### **Neighborhood Compatibility and Public Safety**

Hulking massive buildings up to 60 feet tall with minimal setbacks would be dramatically inconsistent with the surrounding community.

Furthermore, locating family housing on busy Western Avenue would also create significant safety risks. Where would the children living in the buildings be able to play? The consultants mention Peck Park as a wonderful nearby recreational amenity. But are young children going to be tempted to dash recklessly across Highway 213 (aka Western Avenue) to get to that park?

### **RPV needs better proximity between housing and employment**

Any revisions to the Housing Element of RPV's General Plan should simultaneously consider where the primary concentrations of jobs are within the City as well as in adjacent communities. A Goal of the Housing Element should be to locate adequate housing which is convenient to local employment opportunities. Improving public transit should be part of the Plan.

Western Avenue should not be the only focus for dense housing. We suspect that the largest employers in RPV may be Terranea, Trump National, Loyola Marymount, and perhaps even the City of RPV itself. Housing, both market rate and affordable, should be located conveniently close to these major employers.

The City of RPV currently has a very unbalanced configuration of housing reflecting economic status. Wealthier residents enjoy the more coastal locations and everyone else is pushed further inland. This pattern would be reinforced if all or most of the new affordable housing is concentrated onto Western Avenue. Any new housing developments need to have specific provisions for a mix of affordable housing and market rate housing.

### **In order to plan for housing associated with work opportunities, the City should be focusing on sites near Hawthorne Boulevard as well as Western Avenue.**

The City should also be considering the Golden Cove Shopping Center and other commercial and institutional sites including the Civic Center property as possible locations for some housing. In doing so, existing restrictions regarding properties adjacent to the Nature Preserve must continue to be respected. Furthermore, in keeping with the character of the City, as much additional natural open space as possible should be maintained.

### **No housing development should be allowed in the Palos Verdes Nature Preserve.**

The Palos Verdes Nature Preserve has been established in conjunction with State and Federal Resource Agencies to protect habitat for endangered native plants and

animals. The Preserve also provides natural recreational opportunities for people. It would be totally inappropriate to consider any part of the Nature Preserve for housing.

**Conclusion**

We certainly do not oppose Mixed-Use zoning in general. However, any such plan needs to be fair, comprehensive and well-designed. Maximum density housing crammed into a narrow site on Western Avenue without realistic consideration of traffic, jobs or other social and environmental impacts would be just another iteration of bad urban planning causing future problems that are difficult to mitigate.

The need to plan for and allow 639 new units of housing in Rancho Palos Verdes is certainly a significant challenge. But it is also an opportunity to implement changes that will improve the quality of life for everyone in the city.

Sincerely,

Residents, Rancho Palos Verdes

Sent: Thursday, September 16, 2021 8:45 PM  
Subject: RPV Housing Survey

Bluntly and to the point, RPV DOES NOT HAVE A HOUSING PROBLEM!

We have just enough housing to have a beautiful, safe, livable community.

All my neighbors and myself do not want this community, which is already crowded to become another Manhattan Beach! Manhattan Beach which has no lawns, no green space, no trees on some streets and worst of all overcrowded schools. If RPV builds multi family units, are we building more schools too? Are we building more parking structures because parking lots are not big enough? Will there be enough water for everyone?

Torrance is building hundreds of Appartments on Crenshaw and Hawthorne Boulevards.

Redondo is building hundreds of Appartments on PCH. There is not a housing problem, there is a people problem.

Remember, don't build it and they won't come.