

WELCOME!

Welcome to the City of Rancho Palos Verdes' Virtual Open House to learn more about the various programs that will implement the goals and policies of the City's Housing Element, as required by State law. While the Housing Element identifies 23 distinct programs, this Virtual Open House focuses on 3 important programs, as listed below and described on subsequent boards.

- ✓ **MIXED-USE OVERLAY DISTRICT (MUOD)**
- ✓ **RESIDENTIAL OVERLAY DISTRICT (ROD)**
- ✓ **and REZONING**



WHAT IS A HOUSING ELEMENT?

A Housing Element is a mandatory chapter of the City's General Plan, which requires cities to "adequately plan to meet existing and projected housing needs of all economic segments of the community." Every 8 years (or cycles), the City updates the Housing Element to demonstrate how it will meet housing needs. This Housing Element covers the 6th Cycle for years 2021-2029. California's Department of Housing and Community Development (HCD) reviews the Housing Element for compliance with State law across 5 major components:

- Evaluation of Accomplishments
- Housing Needs Assessment/Assessment of Fair Housing
- Evaluation of Constraints to Housing
- Housing Sites Inventory (to accommodate the City's legally mandated share of the regional housing needs: "Regional Housing Needs Allocation" or "RHNA")
- Implementation Programs



WHY IS THE CITY REQUIRED TO PREPARE AND ADOPT ONE?

All cities and counties in California are required to do their part to meet statewide housing needs. CA Government Code (Section 65580 et. Seq.) requires that every General Plan include a Housing Element. The Housing Element provides the mechanism for the City to accommodate its legally mandated RHNA obligation for households at all income levels.

The Housing Element establishes the City's specific commitments to accommodate its RHNA by maintaining and expanding the capacity for housing for all socio-economic groups; removing governmental constraints; and affirmatively furthering fair housing.



2021
2029

WHAT DOES A HOUSING ELEMENT DO?

The Housing Element contains analysis of local housing needs and constraints and outlines goals and programs to promote:

- **Housing Production:** Identifies the sites available to accommodate the City's RHNA, particularly affordable housing
- **Housing Preservation:** Includes policies and programs to protect and maintain housing
- **Affirmatively Further Fair Housing:** Includes policies and programs to foster an inclusive community that provides equal access to opportunity
- **Housing for All:** Promotes housing for all income levels and special-needs populations

WHAT GOALS AND PROGRAMS ARE INCLUDED IN THE CITY'S HOUSING ELEMENT?

The Housing Element contains 23 programs outlining specific actions that the City will implement to work toward its 5 broad housing-related goals:

- Goal 1: Housing Supply
- Goal 2: Fair Housing and Equal Opportunity
- Goal 3: Address Governmental Constraints
- Goal 4: Maintenance of the Housing Stock
- Goal 5: Energy Conservation

WHAT IS THE TIMING OF THE PROGRAMS?

Programs must be implemented during the 6th Cycle Housing Element Planning Period, from 2021 to 2029, in order to support housing production and other goals. Due to the time required to plan, review, approve, permit, and construct housing, many programs must be implemented well before 2029.

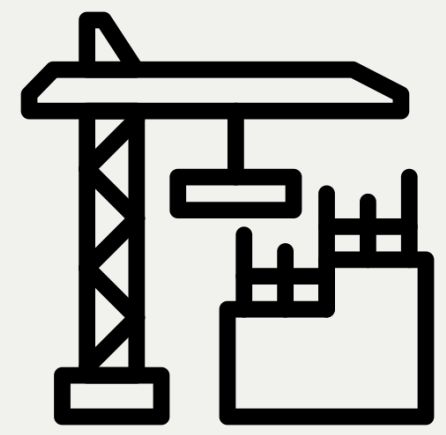
The rezoning of properties necessary to fully accommodate the City's RHNA at all income levels must be completed as soon as possible because full Housing Element compliance is contingent upon completion of necessary rezonings. The City is currently in the process of evaluating rezoning options to accommodate its RHNA, which includes the preparation of a Mixed Use Overlay District (MOUD), a Residential Overlay District (ROD) and a rezoning of selected sites.



WHAT IS THE MIXED-USE OVERLAY DISTRICT (MUOD)?

The **Mixed-Use Overlay District (MUOD)** is a new zoning designation identified as one of various implementation programs in the City's Housing Element for the 6th Cycle (2021-2029). The MUOD allows a property owner to develop residential-only or a mix of uses (residential with another use, e.g., commercial) on the same parcel, where otherwise the parcel is limited to uses associated with the underlying zoning designation.

WHAT DOES THE MUOD DO?



MUOD IS NOT A DEVELOPMENT PROJECT

The MUOD is a new zoning designation that allows mixed-use or residential-only projects on select parcels identified as ideal locations for such developments. The MUOD in and of itself does not mandate any development – now or in the future.

MUOD DOES NOT CHANGE A PARCEL'S EXISTING UNDERLYING ZONING

As an overlay zone, the MUOD applies an additional layer of zoning regulations that provides the property owner with more options for how the property can be developed. This means that the property can continue operating as it does today and propose redevelopment/improvements within the current regulations of the underlying zoning designation; or it can opt to utilize the MUOD to develop a new residential-only or mixed-use project.



MUOD PROMOTES ECONOMIC DEVELOPMENT

The MUOD aims to stimulate the economy and provide benefits to the community by creating economically feasible opportunities to redevelop an area. The MUOD is anticipated to help revitalize the City's commercial corridors and neighborhoods, and improve the quality of life for residents and visitors alike as a place to live, work, and play.



MUOD DOES NOT APPLY UNIVERSALLY TO ANY PARCEL

Parcels identified for inclusion in the MUOD represent a subset of parcels citywide that are zoned for non-residential uses or that are zoned for residential, but contain non-residential uses. These have been identified as viable sites for residential development based on objective, data-driven criteria.

WHAT IS MIXED-USE?

Mixed-use developments include more than one type of use on the same parcel such as a combination of commercial and residential uses, either developed horizontally (side-by-side) or vertically (one on top of another).

The most typical mixed-use developments we see today consist of retail or office uses on the ground floor with housing above. This configuration is called a vertical mixed-use development. Other types of mixed-use developments contain a mix of uses on the same parcels, but within separate buildings. This configuration is called a horizontal mixed-use development.

WHAT BUILDING TYPES WILL BE ALLOWED IN THE MUOD?

TOWNHOMES

INDIVIDUAL DWELLING UNITS PLACED SIDE-BY-SIDE.



MULTIPLEX

BUILDING WITH 4- TO 8- DWELLING UNITS.



STACKED FLATS

BUILDING WITH STACKED DWELLING UNITS WHERE GROUND FLOOR MAY BE COMMERCIAL.



GARDEN UNITS

INDIVIDUAL DWELLING UNITS ARRANGED AROUND A GARDEN/COURTYARD.



LIVE-WORK*

INDIVIDUAL DWELLING UNITS WITH GROUND FLOOR COMMERCIAL/WORKING FLEX SPACE.



*BEING CONSIDERED AS A POTENTIAL USE; TO BE CONFIRMED LATER.

WHAT ARE THE BENEFITS OF MIXED-USE?



Clustering homes in close proximity to various amenities (e.g., retail, grocery, office, entertainment, etc.) reduces the need to drive and **minimizes greenhouse gas emission.**



Leads to more **efficient use** of scarce land resources.



Creates more vibrant, **walkable streets and communities.**



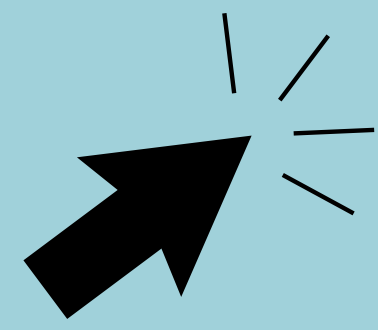
Provides a **variety of homes** suitable to residents of varying ages, abilities, and incomes.



Minimizes the average **cost of construction** of individual homes leading to more affordable housing options.



HOW WERE PARCELS IDENTIFIED FOR THE MUOD?



Parcels in the MUOD were identified using an **OBJECTIVE, DATA-DRIVEN METHODOLOGY** that screened and ranked all non-residential parcels in the city. Using a tiered scoring system, parcels were ranked according to their ability to meet criteria across four topics:



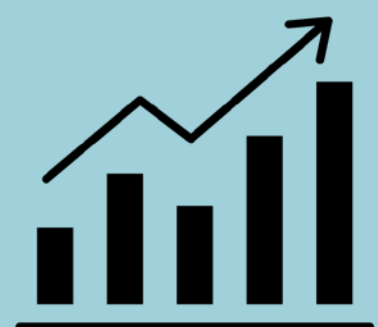
TIER 1: ADJACENCY TO AMENITIES

Within ¼-mile of Schools, Open Space, and Dining/Retail Amenities.



TIER 2: OUTSIDE OF LOCAL HAZARD ZONES PER THE GENERAL PLAN SAFETY ELEMENT

- Coastal sea cliff erosion zone
- Landslide areas
- Flood and inundation zones
- Liquefaction zones
- Fire hazard severity zones
- Slope hazard zones

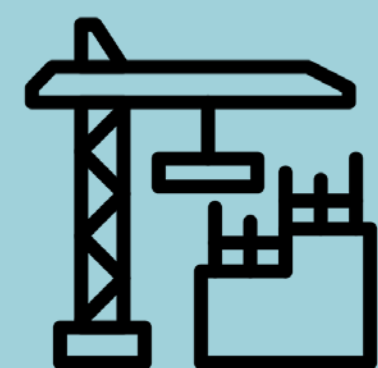


TIER 3: WITHIN STATE-RECOGNIZED OPPORTUNITY AREAS

Within Opportunity Areas, defined by Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) as areas shown by research to support positive economic, educational, and health outcomes for low-income families.



Within High-Quality Transit Areas, defined by Southern California Association of Governments (SCAG) in the 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) as areas within ½-mile from major transit stops and high-quality transit corridors.



TIER 4: PHYSICAL DEVELOPMENT FEASIBILITY

Adequate Lot Area: Target parcels that have adequate lot area for potential mixed-use development (≥0.75 acres).

WHAT IS THE PURPOSE OF THE MUOD?

The MUOD implements the City's 6th Cycle (2021-2029) Housing Element by facilitating the development of a MUOD project with residential-only and mixed-use development on select parcels that encourage:

- A compact and infill development pattern that promotes efficient use of land and infrastructure, minimizes automobile dependency, and promotes vibrant and active lifestyles;
- A compatible mix of uses including residential, commercial, and office land uses in a horizontal or vertical configuration that co-locates residents with pedestrian-oriented amenities;
- A diversity of multi-family housing types in a residential-only or mixed-use configuration to increase housing choice and affordability;
- Revitalization of the City's commercial corridors as places to live, work, and play, thereby supporting the City's economic development initiatives.

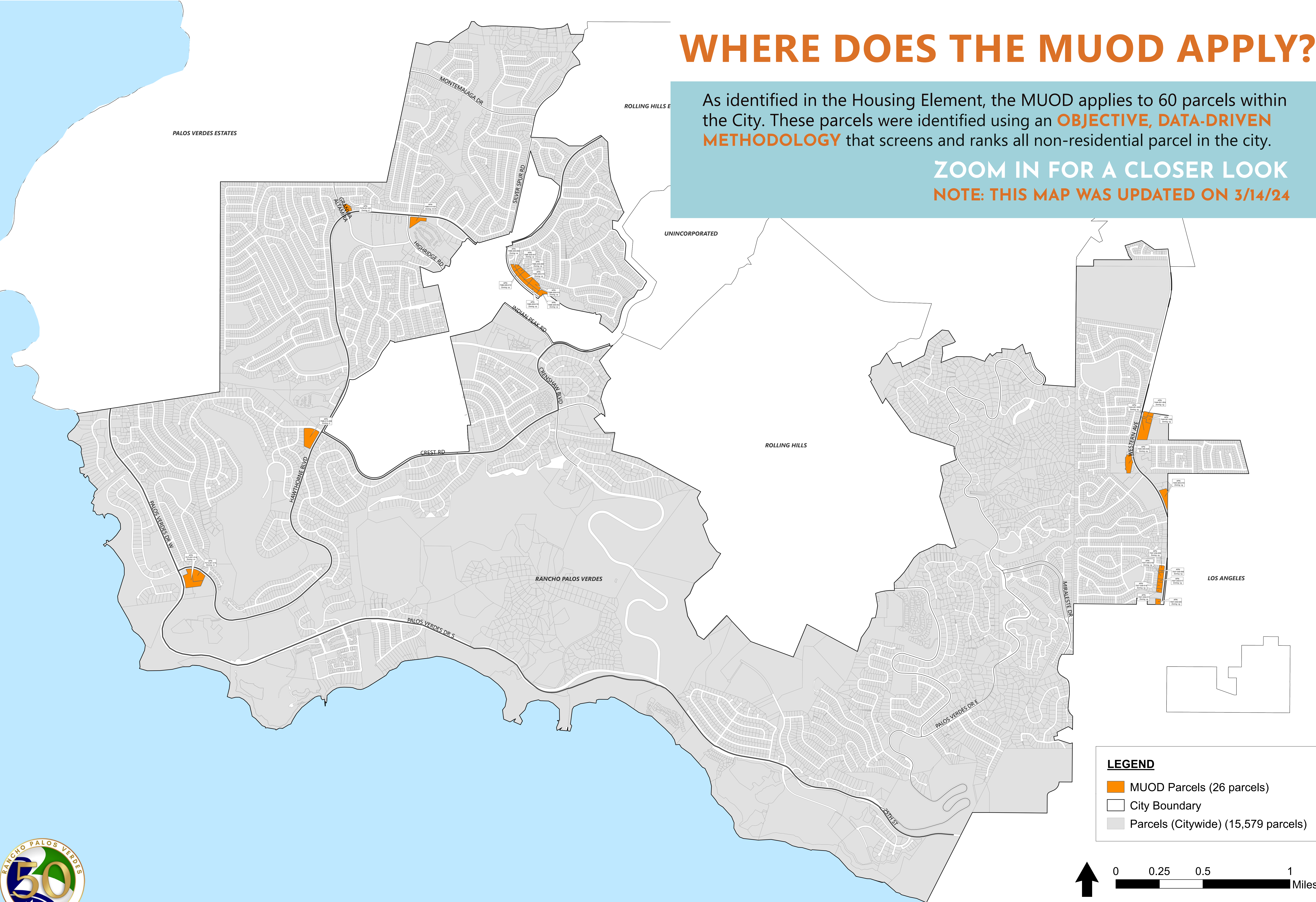


WHERE DOES THE MUOD APPLY?

As identified in the Housing Element, the MUOD applies to 60 parcels within the City. These parcels were identified using an **OBJECTIVE, DATA-DRIVEN METHODOLOGY** that screens and ranks all non-residential parcel in the city.

ZOOM IN FOR A CLOSER LOOK

NOTE: THIS MAP WAS UPDATED ON 3/14/24



WHAT IS THE RESIDENTIAL OVERLAY DISTRICT (ROD)?

The Residential Overlay District (ROD) is a new zoning designation identified as one of various implementation programs in the City's Housing Element for the 6th Cycle (2021-2029). The ROD allows a property owner to develop residential-only or residential with supporting, but limited commercial, institutional, or recreational uses on the same parcel, where otherwise the parcel is limited to uses associated with the underlying zoning designation.

EXAMPLES OF POTENTIAL BUILDING TYPES ALLOWED IN THE ROD:



WHAT DOES THE ROD DO?

ROD DOES NOT CHANGE A PARCEL'S EXISTING UNDERLYING ZONING

As an overlay zone, the ROD does not require the development of new residential. Instead, it applies an additional layer of zoning regulations that provides the property owner with more options for how the property can be developed. This means that the property can continue operating as it is today and propose redevelopment/improvements within the current regulations of the underlying zoning designation; or it can opt to utilize the ROD to develop a new residential project.

ROD IS NOT A DEVELOPMENT PROJECT

The ROD is a new zoning designation that allows residential-only or residential with supporting, but limited commercial, institutional, or recreational uses on select parcels identified as ideal locations for such developments. The ROD in and of itself does not mandate any development – now or in the future.

WHAT IS THE PURPOSE OF THE ROD?

The ROD is intended to implement the City's 6th Cycle (2021-2029) Housing Element by facilitating the development of a ROD project with residential-only or residential with supporting, but limited commercial, institutional, or recreational uses to encourage:

- An infill development pattern that is compatible with surrounding neighborhoods;
- A compatible mix of uses including residential and supporting, but limited, commercial, institutional, or recreational uses that co-locates residents with on-site amenities;
- A diversity of single- and multi-family housing types in a residential-only or mixed-use configuration to increase housing choice and affordability.

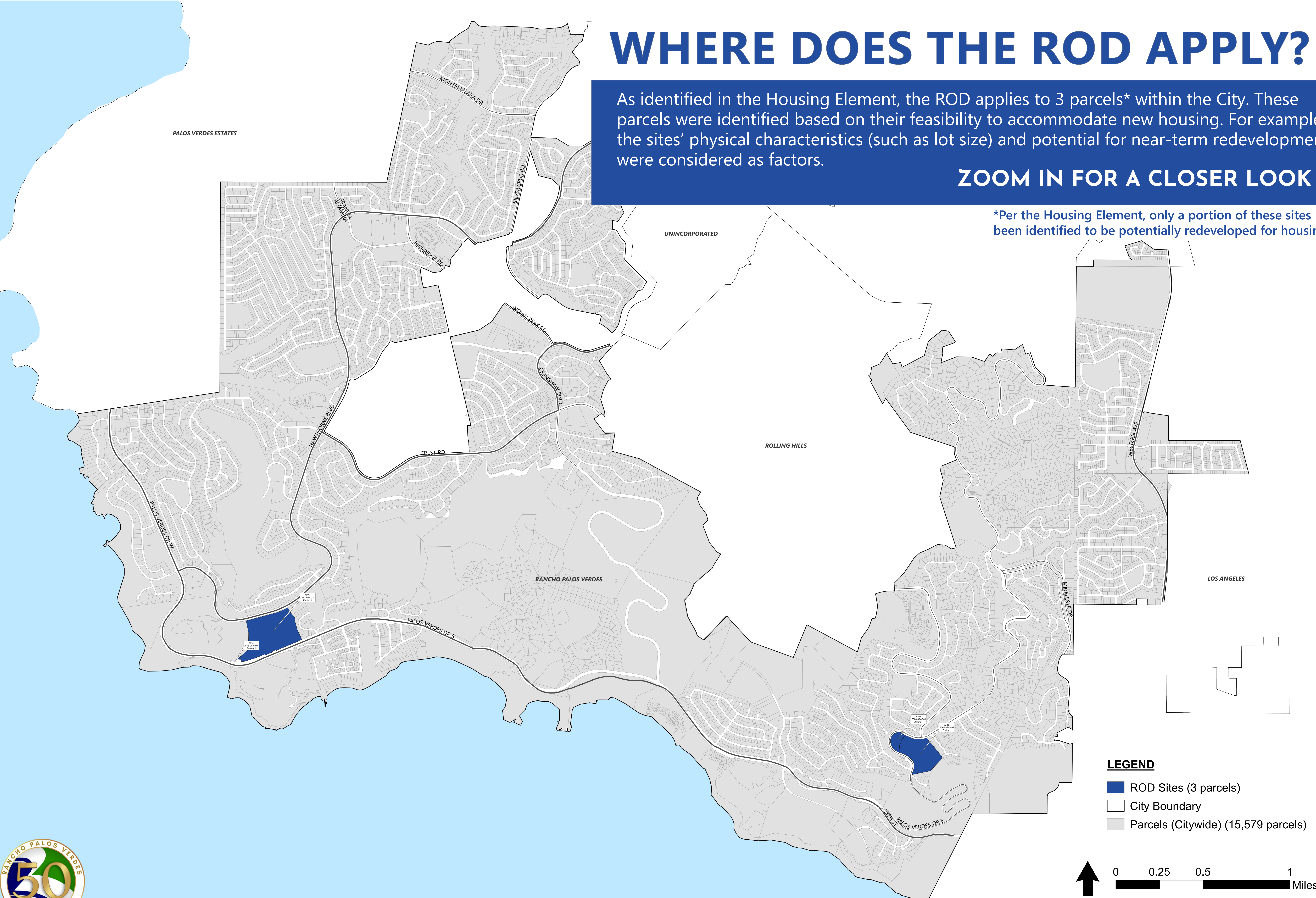


WHERE DOES THE ROD APPLY?

As identified in the Housing Element, the ROD applies to 3 parcels* within the City. These parcels were identified based on their feasibility to accommodate new housing. For example, the sites' physical characteristics (such as lot size) and potential for near-term redevelopment were considered as factors.

ZOOM IN FOR A CLOSER LOOK

*Per the Housing Element, only a portion of these sites has been identified to be potentially redeveloped for housing.



WHAT OTHER PARCELS ARE BEING REZONED?

THE HOUSING ELEMENT IDENTIFIES 2 PARCELS TO BE REZONED FROM RS-4 OR RS-A-5 TO RM-22.

RS

Single Family Residential

Density: Varies

Height: 16'

Building Types:

- Single Family Homes
- Mobile Homes
- Duplexes

RM-22

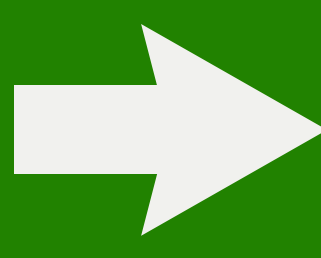
Multiple Family Residential

Density: 22 units/acre

Height: 36'

Building Types:

- Townhomes
- Stacked Units
- Garden Units



ZOOM IN FOR A CLOSER LOOK

