

RESOLUTION NO. R19-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALOS VERDES ESTATES, CALIFORNIA, APPROVING THE 2018 ANNUAL PROGRESS REPORT ON THE HOUSING ELEMENT OF THE CITY'S GENERAL PLAN

WHEREAS, the State of California requires non-charter cities and counties to adopt a General Plan to provide guidance and direction for development activities; and

WHEREAS, the City of Palos Verdes Estates' current Housing Element was adopted on January 28, 2014; and

WHEREAS, the Housing Element must be updated every eight years and reviewed for consistency with the State Department of Housing and Community Development; and

WHEREAS, California Government Code section 65400 mandates that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the Housing Element of the adopted General Plan and progress in its implementation utilizing forms and definitions adopted and distributed by the Department of Housing and Community Development (HCD); and

WHEREAS California Government Code section 65400 mandates that planning agencies complete HCD's forms and submit copies to their legislative bodies, the Governor's Office of Planning and Research (OPR), and HCD; and

WHEREAS, the City has prepared its 2018 Annual Progress Report, attached hereto as Exhibit A, in accordance with the Guidelines adopted by OPR.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PALOS VERDES ESTATES, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the City of Palos Verdes Estates has completed the 2018 Annual Progress Report as required by California Government Code section 65400.

SECTION 2. That the 2018 Annual Progress Report provided herein as Exhibit A is found to be consistent with the suggested content by the State Guidelines and is hereby accepted.

SECTION 3. That City staff is hereby authorized and directed to submit the 2018 Annual Progress Report to the Governor's Office of Planning and Research and the Department of Housing and Community Development.

RESOLUTION NO. R19-08


PASSED, APPROVED, AND ADOPTED this 26th DAY OF MARCH, 2019.


BETTY LIN PETERSON, MAYOR

ATTEST:


LAUREN PETTIT, CITY CLERK

APPROVED AS TO FORM:


CHRISTI HOGIN, CITY ATTORNEY

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Palos Verdes Estates
Reporting Year	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes						Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure (R=Renter, O=Owner)	5						6	7	8	9	10
							Very Low-Income Price Restricted	Very Low-Income Non Price Restricted	Low-Income Price Restricted	Low-Income Non Price Restricted	Moderate-Income Price Restricted	Moderate-Income Non Price Restricted					
Summary Row: Start Date Entry Below																	
7542-016-007		2448 Via Anacapa			SFD									43	0		
7541-033-025		1501 Espinosa Cir			SFD									1			
7541-020-017		932 Paseo La Cresta			SFD									1			
7543-005-033		1620 Via Barcelona			SFD									1			
7541-033-025		1501 Espinosa Cir			SFD									1			
7541-033-025		1505 Espinosa Cir			SFD									1			
7545-005-009		908 Via Rincon			SFD									1			
7541-014-001		1308 Paseo Del Mar			SFD									1			
7540-012-028		549 Palos Verdes Dr W			SFD									1			
7538-002-001		3621 Navajo Pl			SFD									1			
7540-030-004		725 Via Del Monte			SFD									1			
7545-017-043		1201 Granvia Allamira			SFD									1			
7541-033-025		1501 Espinosa Cir			SFD									1			
7541-033-025		1505 Espinosa Cir			SFD									1			
7540-008-002		560 Via Media			SFD									1			
7542-020-006		2640 Via Pacheco			SFD									1			
7545-007-018		905 Via Del Monte			SFD									1			Approved in 2019
7543-036-032		2824 Victoria Place			SFD									1			

Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure (R=Renter, O=Owner)	Date Application Submitted	Very Low-Income Price Restricted	Very Low-Income Non Price Restricted	Low-Income Price Restricted	Low-Income Non Price Restricted	Moderate-Income Price Restricted	Moderate-Income Non Price Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	7540-005-011	421 Via Media			SFD		3/9/2018							1	1				Approved in 2019
	7537-025-017	4072 Via Valmonte			SFD		3/9/2018							1	1				
	7543-036-010	3022 Via Borica			SFD		3/13/2018							1	1				
	7543-004-021	1356 Via Romero			SFD		3/21/2018							1	1				
	7537-019-017	4439 Via Pinzon			SFD		3/23/2018							1	1				
	7545-004-006	916 Via Del Monte			SFD		3/23/2018							1	1				
	7543-004-021	1356 Via Romero			ADU		3/26/2018					1		1	1				
	7540-025-010	709 Via Somonte			SFD		3/28/2018							1	1				
	7535-029-009	2700 Via Elevado			SFD		3/29/2018							1	1				
	7540-028-022	720 Via Del Monte			SFD		3/30/2018							1	1				Approved in 2019
	7542-020-011	700 Via Zumaya			SFD		4/5/2018							1	1				
	7537-005-009	3732 Via La Selva			SFD		4/6/2018							1	1				
	7540-014-013	720 Paseo Del Mar			SFD		4/9/2018							1	1				
	7542-001-013	735 Cloyden Rd			SFD		4/9/2018							1	1				
	7538-010-007	3021 Via La Selva			SFD		4/25/2018							1	1				
	7542-019-001	608 Avenida Mirola			SFD		4/25/2018							1	1				
	7537-034-001	4005 Via Campesina			SFD		4/27/2018							1	1				
	7538-021-021	3701 Via Valmonte			SFD		5/1/2018							1	1				
	7545-004-011	938 Via Del Monte			SFD		5/1/2018							1	1				
	7543-013-005	2613 Via Valdes			SFD		5/2/2018							1	1				Reviewed into 2019
	7545-006-013	860 Rincon Ln			SFD		5/17/2018							1	1				
	7538-009-017	101 Via Colusa			SFD		5/22/2018							1	1				
	7545-010-004	941 Via Del Monte			SFD		5/24/2018							1	1				
	7537-019-015	4429 Via Pinzon			SFD		5/31/2018							1	1				
	7541-031-019	1620 Espinosa Cir			SFD		6/8/2018							1	1				
	7540-022-016	1805 Via Arriba			SFD		6/27/2018							1	1				
	7540-023-008	629 Via Del Monte			SFD		7/16/2018							1	1				Appealed into 2019
	7541-020-017	932 Paseo La Cresta			SFD		8/3/2018							1	1				

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Price Restricted	Very Low-Income Non Price Restricted	Low-Income Price Restricted	Low-Income Non Price Restricted	Moderate-Income Price Restricted	Moderate-Income Non Price Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	7540-016-007	701 Mexico Pl			SFD		8/16/2018							1	1				Reviewed into 2019
	7541-005-028	505 Cloyden Rd			SFD		8/28/2018							1	1				
	7542-022-008	508 Via Pena			SFD		8/31/2018							1	1				
	7538-010-013	2915 Via La Selva			SFD		10/5/2018							1	1				Approved in 2019
	7542-035-003	321 Rocky Point Rd			SFD		10/16/2018							1	1				Approved in 2019
	7543-035-014	3005 Via Borica			SFD		10/30/2018							1	1				Reviewed into 2019

		Affordability by Household Incomes - Building Permits								
		7							8	9
		Very Low- Income Price Restricted	Very Low- Income Non Price Restricted	Low-Income Price Restricted	Low-Income Non Price Restricted	Moderate- Income Price Restricted	Moderate- Income Non Price Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
		0	0	0	0	0	1	29		30
7545-017-043	1201 Granvia Altamira									0
7543-036-032	2824 Victoria Place									0
7540-014-013	720 Paseo Del Mar							1	12/7/2018	1
7543-036-010	3022 Via Borica									0
7541-031-019	1620 Espinosa Cir									0
7541-020-017	932 Paseo La Cresta							1	8/3/2018	1
7542-022-008	508 Via Pena									0
7542-001-013	736 Cloyden Rd									0
7540-016-007	701 Mexico Pl									0
7537-002-022	4017 Via Cardelina									0
7543-004-021	1356 Via Romero						1		3/27/2018	1
7541-018-010	1336 Palos Verdes Drive West									0
7545-017-049	2429 Via Sonoma									0
7537-012-001	4100 Via Cardelina									0
7543-013-005	2613 Via Valdes									0
7545-010-004	941 Via Del Monte									0
7545-006-006	853 Rincon Lane									0
7542-016-039	2440 Via Anacapa									0
7540-009-022	544 Via Media									0
7544-004-001	941 Via Nogales									0
7537-025-017	4072 Via Valmonte							1	3/30/2018	1
7540-009-007	525 Via Almar									0
7542-008-003	2108 Paseo Del Mar									0
7541-005-028	505 Cloyden Rd							1	9/10/2018	1
7540-022-016	1805 Via Arriba							1	12/7/2018	1
7537-019-015	4429 Via Pinzon							1	7/24/2018	1
7538-021-021	936 Via Del Monte							1	7/12/2018	1
7545-004-011	3701 Via Valmonte							1	7/31/2018	1
7537-034-001	4005 Via Campesina							1	6/7/2018	1
7538-010-007	3021 Via La Selva							1	7/10/2018	1
7542-019-001	608 Avenida Mirola							1	10/26/2018	1
7537-005-009	3732 Via La Selva							1	6/11/2018	1
7542-020-011	700 Via Zumaya							1	5/1/2018	1
7539-029-009	2700 Via Elevado							1	3/29/2018	1
7540-025-010	709 Via Somonte							1	3/28/2018	1
7537-019-017	4439 Via Pinzon							1	3/23/2018	1
7545-004-006	916 Via Del Monte							1	3/23/2018	1
7543-004-021	1356 Via Romero							1	3/21/2018	1
7545-007-018	905 Via Del Monte							1	3/9/2018	1
7540-008-002	560 Via Media							1	3/9/2018	1
7541-033-025	1505 Espinosa Cir							1	2/20/2018	1
7538-002-001	3621 Navajo Pl							1	2/9/2018	1
7540-030-004	725 Via Del Monte							1	2/9/2018	1
7541-014-001	1308 Paseo Del Mar							1	1/26/2018	1
7540-012-028	549 Palos Verdes Dr W							1	1/26/2018	1
7545-005-009	908 Via Rincon							1	1/19/2018	1
7543-005-033	1620 Via Barcelona							1	1/18/2018	1
7542-016-007	2448 Via Anacapa							1	1/4/2018	1
7541-006-002	1604 Paseo Del Mar							1	1/2/2018	1

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Palos Verdes Estates
Reporting Year	2018 (Jan. 1 - Dec. 31)

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Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
Income Level	2											Total Remaining RHNA by Income Level	
	1	2013	2014	2015	2016	2017	2018	2019	2020	2021	3		4
	RHNA Allocation by Income Level												
Very Low	Price Restricted	4					0					0	4
	Non-Price Restricted						0						
Low	Price Restricted	3					0					0	3
	Non-Price Restricted						0						
Moderate Above Moderate	Price Restricted	3					0					1	2
	Non-Price Restricted						1						
Total RHNA		16											16
Total Units 44		0	0	0	0	0	0	0	0	0	0	0	30

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Palos Verdes Estates
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
Code Compliance	100% compliance	Ongoing	Code Enforcement Officer hired in 2018, both reactively and proactively addressing code compliance concerns
Residential infill development	16 new housing units during the planning period	Ongoing	41 building permits and Certificates of Occupancy issued for new single-family homes and 4 building permits and Certificates of Occupancy issued for ADUs in 2018
Encourage and facilitate mixed commercial and residential use in commercial areas	10 new units in mixed-use areas	2014	Adopted Ordinance 14-709 implementing this program in 2014 and has maintained its 2 mixed-use nodes
Regulate the conversion or demolition of rental housing stock	Preserve rental housing opportunities in 382 units	Ongoing	The City maintains rental housing stock
Continue efforts to streamline the development process to the extent feasible	Efficient development processing	Ongoing	The City implemented SmartGov software to improve permit processing efficiency
Continue to allow the establishment of manufactured housing on single-family residential lots not occupied by another dwelling	Continue to allow manufactured housing consistent with State law	Ongoing	The City continues to allow manufactured housing consistent with State law
Continue to allow second family units	5 second family units	Ongoing	4 building permits and Certificates of Occupancy issued for ADUs in 2018

Continue to implement density bonus incentives consistent with State law	3 density bonus units	Ongoing	Adopted Ordinance 14-709 implementing this program in 2014
Encourage shared housing programs for seniors and existing one-person households	Designated space on one public bulletin board	2014	The City works with Silvernest and the City's Senior Program, PVE-CARES (Palos Verdes Estates - Care, Assistance Resources, Education, and Socials) to organize private homeshare for seniors
Provide a means of addressing housing discrimination	Address any instances of housing discrimination	Ongoing	Flyers were posted at City Hall and the library
Emergency shelters, transitional/supportive housing, community care facilities, SROs, agricultural employee housing, and reasonable accommodation for persons with disabilities	Establish regulations and procedures for emergency shelters, transitional and supportive housing, community care facilities, residential care facilities, SROs, agricultural employee housing and reasonable accommodation for persons with disabilities consistent with state law.	2014	Adopted Ordinance 14-709 implementing this program in 2014
Pursue a pro-active code enforcement program for substandard dwelling units	Eliminate all substandard conditions	Ongoing	Code Enforcement Officer hired in 2018, both reactively and proactively addressing code compliance concerns
Continue to strictly monitor and regulate landform modifications in the City	Permit no unsafe landform modification	Ongoing	The City continues to enforce the landform modification provisions of the Municipal Code and hired Code Enforcement Officer to bring unpermitted work into compliance
Continue to require all new projects to conform to the requirements of Title 24 of the California Administrative Code	Ensure that all new structures conform to current energy conservation standards	Ongoing	The City continues to require compliance with the energy conservation provisions of Title 24
Support public utility companies in their efforts to educate the public in means of energy conservation	Allow posting of energy conservation materials on publicly owned bulletin boards, and adopt proclamations of support in order to publicize conservation efforts	Ongoing	The City continues to support energy conservation through the dissemination of public information
Consider waiver of permit fees for installation of alternate energy facilities for residential use	Installation of 10 solar panel systems per year	Institute trial program in the fiscal year following adoption of this element	12 solar panels were permitted in 2018

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Palos Verdes Estates
Reporting Year	2018 (Jan. 1 - Dec. 31)

Note: + Optional field

Cells in grey contain auto-calculation formulas

Table E						
Commercial Development Bonus Approved pursuant to GC Section 65915.7						
Project Identifier		Units Constructed as Part of Agreement			Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income ⁴	3
2	Project Name ⁺	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	4



MEMORANDUM

TO: CALIFORNIA OFFICE OF PLANNING & RESEARCH
CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM: BRIANNA RINDGE, AICP, PLANNING MANAGER, CITY OF PALOS VERDES
ESTATES, CALIFORNIA /s/

SUBJECT: 2018 ANNUAL PROGRESS REPORT ON THE HOUSING ELEMENT OF THE
GENERAL PLAN OF THE CITY OF PALOS VERDES ESTATES, CALIFORNIA

DATE: MARCH 28, 2019

To whom it may concern,

On March 28, 2019, the City of Palos Verdes Estates, California sent an email serving as the official submittal of the City's 2018 Housing Element Annual Progress Report (APR) to both the State Department of Housing & Community Development (HCD) and the State Office of Planning & Research (OPR). The email contained two attachments in addition to this memo:

- 1) Filled-in Excel forms distributed by the State; and
- 2) Data adopted by the Palos Verdes Estates City Council in PDF: Note that the column titles have been renamed from utilizing the term "Deed Restricted" to the term "Price Restricted" (shown in red). The City understands the intent of the columns. Over concern that utilization of the term "Deed Restricted" is misleading as all properties within our city are deed restricted, but no deed restrictions relate to income, Council adopted the APR with this change. This has been provided in PDF as the cells are locked for editing by the State within the Excel form.

Please contact me at the email or phone number listed below if HCD and/or OPR has a response regarding the verbiage.

Thank you,

Brianna Rindge, AICP
Planning Manager
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274
Direct: (310) 750-9811
brindge@pvestates.org