corrugated metal pipe was used, is recommended to monitor for unusual changes in structural integrity.

Street System

The City of Beverly Hills is located along the densely developed Wilshire Corridor and is regionally placed in the middle of a variety of regional traffic generators that include Westwood, the University of California, Los Angeles (UCLA), Century City, Los Angeles International Airport (LAX), and Culver City to the west and West Hollywood, the Wilshire Miracle Mile, and downtown Los Angeles to the east. There are only two major facilities that provide regional transportation service for through traffic to bypass the City of Beverly Hills: the I-405 freeway in the north-south direction and the I-10 freeway in the east-west direction. This results in the use of many of the roadways in the City being used by through traffic to get to and from the various activity centers in the area.

The City of Beverly Hills promotes walking as a viable means of transportation. Recently, upgrades in urban design and pedestrian amenities have been completed in the Business Triangle, including mid-block signalized crosswalks and widened sidewalks. The Business District also features some diagonal pedestrian intersection crossings (with an exclusive pedestrian crossing phase) and an ordinance limiting ground floor street frontage of businesses not considered to be pedestrian-friendly. The City's pedestrian facilities include sidewalks, stairs, pedestrian promenades, and paths in the City's parks.

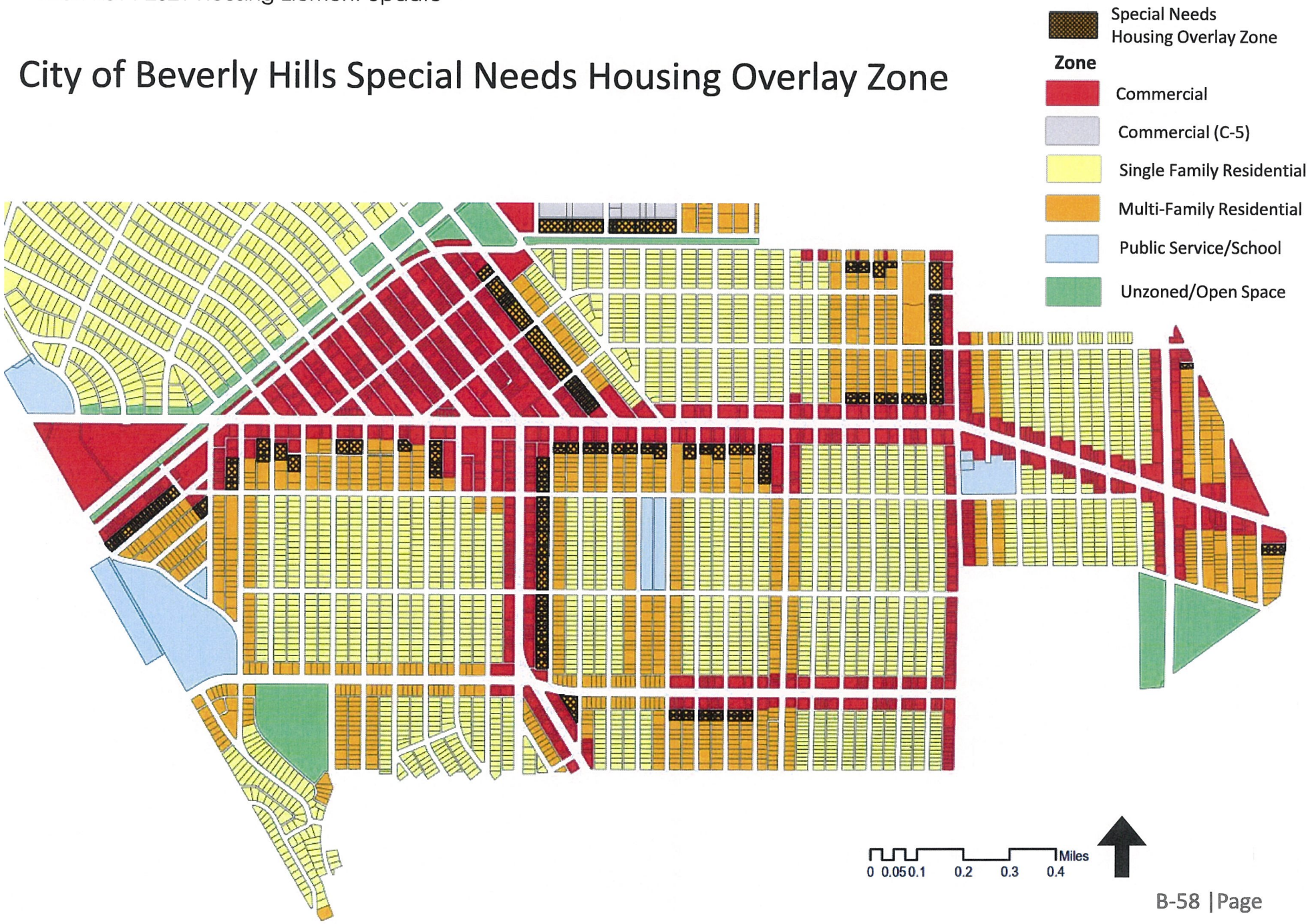
Four separate transit agencies provide bus service in the City of Beverly Hills. The Los Angeles County Metropolitan Transportation Authority (Metro or MTA) operates the majority of the fixed-route bus transit service, with sixteen bus lines within the City. The City of Santa Monica Big Blue Bus (SM), the Antelope Valley Transit Authority (AV), and the Los Angeles Department of Transportation (LADOT) also provide limited transit routes within and through the City.

As part of the General Plan update in 2010, the City conducted an examination of existing traffic volume/capacity conditions in Beverly Hills.[10] According to the report, up to fourteen of the intersections thirty-five intersections analyzed were operating at LOS E or LOS F during the weekday AM peak hour. The City will be comprehensively evaluating and updating existing policies and programs to relieve traffic congestion including examining policies to encourage transit uses, pedestrian and bicycle access and construction of infill development as it updates its mobility and bicycle master plans.

...

[10] Ibid.

City of Beverly Hills Special Needs Housing Overlay Zone



Appendix C: Housing Resources

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An important component of the Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs allocation (RHNA). This "Housing Resources" section describes the resources available for development, rehabilitation, and preservation of housing in Beverly Hills including land available for new housing construction, and financial and administrative resources that the City can use to facilitate housing production and housing-related services. The final part of this section is an overview of energy conservation and green building resources available to the City and its residents.

EDITED

A. Sites Inventory

The State requires jurisdictions to identify sites for the development of housing within the planning period. The State also requires jurisdictions to inventory those sites and demonstrate that the sites identified are sufficient to accommodate the jurisdictions share of the regional housing need for all income levels (Regional Housing Need Allocation). Land suitable for residential development includes:

State Potential Housing Site Categories

- Vacant land zoned for residential use
- Vacant land zoned for nonresidential use that allows residential use
- Underutilized residential sites capable of being developed with more residential units
- Sites zoned for nonresidential use that can be redeveloped for residential use

~~When the City released its draft housing element on November 19, 2010 the housing inventory included the following three inventories:~~

~~Housing Site Categories Included in The Beverly Hills' Housing Element~~

- ~~Vacant residential land~~
- ~~Rezoned nonresidential land~~
- ~~Underutilized residential sites~~

~~The City's original sites inventory took into consideration all parcels which had a potential for redevelopment during the planning cycle (2006-2013). Based on review of past development trends, the City feels that single-lot, and multiple-lot housing projects are common enough to consider both in the housing inventory. However, doing so would not address the State's concern that the City's housing sites inventory did not include project sites at a density sufficient enough to support affordable housing projects. The State indicated that "assisted housing developments utilizing State or federal financial resources typically include 50-80 units" in a letter dated January 21, 2011.~~

~~To address the State's concern that adequate large sites for housing exist in the City, the housing inventory was revised to:~~

In order to address past State concerns that adequate large sites for housing exist in the City, the City designed the housing sites inventory to:

City's Housing Sites Inventory

- Identify and include only sites consisting of two or more parcels.
- Calculate residential unit density as 85-percent of allowable zoning density based on the number of parcels that can be assembled ~~(the initial inventory calculated densities only at the lower zoning density for single lot redevelopment).~~.
- Identify existing uses on each site (only properties with four or fewer units were considered).
- Visually display properties that can be assembled, and includes calculations for total acres and units.

How the City developed its housing sites inventory and the process taken is presented in the following section.

1. Data Sources and Baseline Information

1. **Base Information** for all properties in the Multi-Family Residential areas of the City was gathered on March 25, 2009. Any land use changes that occurred from January 1, 2009 to January 1, 2010 were updated in the dataset based on the City's building records; therefore building information for all Multi-Family Residential areas in the City is current in the survey as of January 1, 2010. Data was updated again in March, 2013, based on the City's building records.

   i. **Data** was provided by Realquest. Realquest is a third-party information provider. Realquest's data is derived from the Los Angeles County Assessor's Office, and is updated monthly.

   Realquest's building information included the following:

   a) Assessor's Parcel Number (APN)
   b) Address
   c) Size of parcel (square feet)
   d) Date of original construction/ Date of major renovation
   e) Number of units

   ii. **Base Parcel Map** of all properties in the City was provided by the Los Angeles County Assessor's Office. The parcel map obtained is current to January 1, 2009.

   The Real Quest data was linked to the map as follows:

   a) The Realquest data was successfully linked, by APN, to the Los Angeles County Assessor's Office data in ESRI's ArcGIS software with no mismatches.

b) The lack of mismatches indicates that the APN's, and therefore, the Realquest data was accurately matched to its respective property on the County's parcel map (ESRI Shapefile format).

2. **General Plan/ Zoning Information Added** to the base information data using ESRI's ArcGIS. The general plan and zoning information included:

General Plan Density (Residential Units/ Acre, maximum building height.)

a) MFR, High-Density (50 du/ac, 60 feet)
b) MFR, Medium-Density (45 du/ac, 60 feet)
c) MFR, Low-Medium (40 du/ac, 40 feet)
d) MFR, Low (40 du/ac, 30 feet)
e) MFR, Very Low (22 du/ac, 33-45 feet)

Zoning Density (Residential Units/ Square Foot). Only R-4 zoned properties were considered. Zoning unit density for properties were calculated based on the following criteria:

Zoning Density Category (BHMC: 10-3-2801)

A. Within 170 feet of Single-family Residential Properties:

Street Width[1] of Project Site (feet)	Density (Units / Square Feet)
Less than 60'[2]	1/ 1,700
60'to 120'	1/ 1,450
120'or greater	1/ 1,200

B. Fronting on Streets less than 34 feet in width:

Street Width of Project Site (feet)	Density (Units / Square Feet)
Less than 60'	1/ 1,500
60'to 120'	1/ 1,200
120'or greater	1/ 1,000

C. All others

Street Width of Project Site (feet)	Density (Units / Square Feet)
Less than 60'	1/ 1,300
60'to 120'	1/ 1,100
120'or greater	1/ 900

[1] **Street Widths.** Zoning Unit Density is calculated based on the width of the street. The definition for Street Width is given in the Subdivision Ordinance of the Beverly Hills Municipal Code (BHMC 10-2-101: Words Defined) as "the distance between property lines".

[2] **Typical Multi-family lots are 55'-60' in width.** A project site less than 60' in width is a single lot, a project site between 60' and 120' is a two lot site, and project sites greater than 120' are three-plus lot sites.

2. Identification of Housing Sites

All R-4 multi-family properties in the City were inventoried. The results of the survey are presented in the tables following this section, which is arranged by the State category of housing site type (vacant, rezoned, and underutilized). Properties were identified as potential housing sites only if they met the following criteria:

- **Table C-1 Vacant Properties –** All vacant R-4 properties are included. The city has a total of ~~13~~2 vacant parcels. These properties are unique in that no demolition would be required in advance of redevelopment.
- **Table C-2 Rezoned Properties –** All nonresidential zoned properties that were rezoned to residential uses are included in this chart. One of these projects includes affordable units (10% of entitled units, moderate). Three other projects include money for the City's future affordable housing trust fund ($4.85 Mil.).

- **Table C-3 Underutilized Properties –** Underutilized multi-family properties were identified that met the following criteria:
    - **Zoned R-4 Multi-family Residential –** Only R-4 zoned properties were included in the survey
    - **Unit Potential –** The above properties were further refined by extracting only properties that were under-built by at least 25-percent
    - **Existing Units on Site –** The above properties were further refined by extracting only properties with four or fewer units
    - **Age of existing structure –** The above properties were further refined by extracting only properties that were constructed more than 45 years ago
    - **Quality of upkeep –** The above properties were further refined by extracting only properties that were maintained in a poor condition based on visual surveys using the following criteria:
        - **High** – property is maintained in excellent condition, buildings are freshly painted, all windows appear to be functioning, balconies and staircases are not leaning, and there doesn't appear to be any maintenance needs.
        - **Medium** – property is maintained in an acceptable condition, paint is acceptable, windows are functioning, balconies and staircases are not leaning, there doesn't appear to be any maintenance needs.
        - **Low** – property is not being maintained well, paint is flaking, windows may not be functioning, balconies and staircases have a noticeable lean, the buildings are in need of maintenance.

- **Potential to Assemble Properties –** The above properties were further refined by extracting only properties where at least two properties meeting all of the above criteria were located side by side.

The process followed to identify underutilized sites described above is representing in the following diagram:

Flow Chart Depicting the Identification of Under Utilized Housing Sites

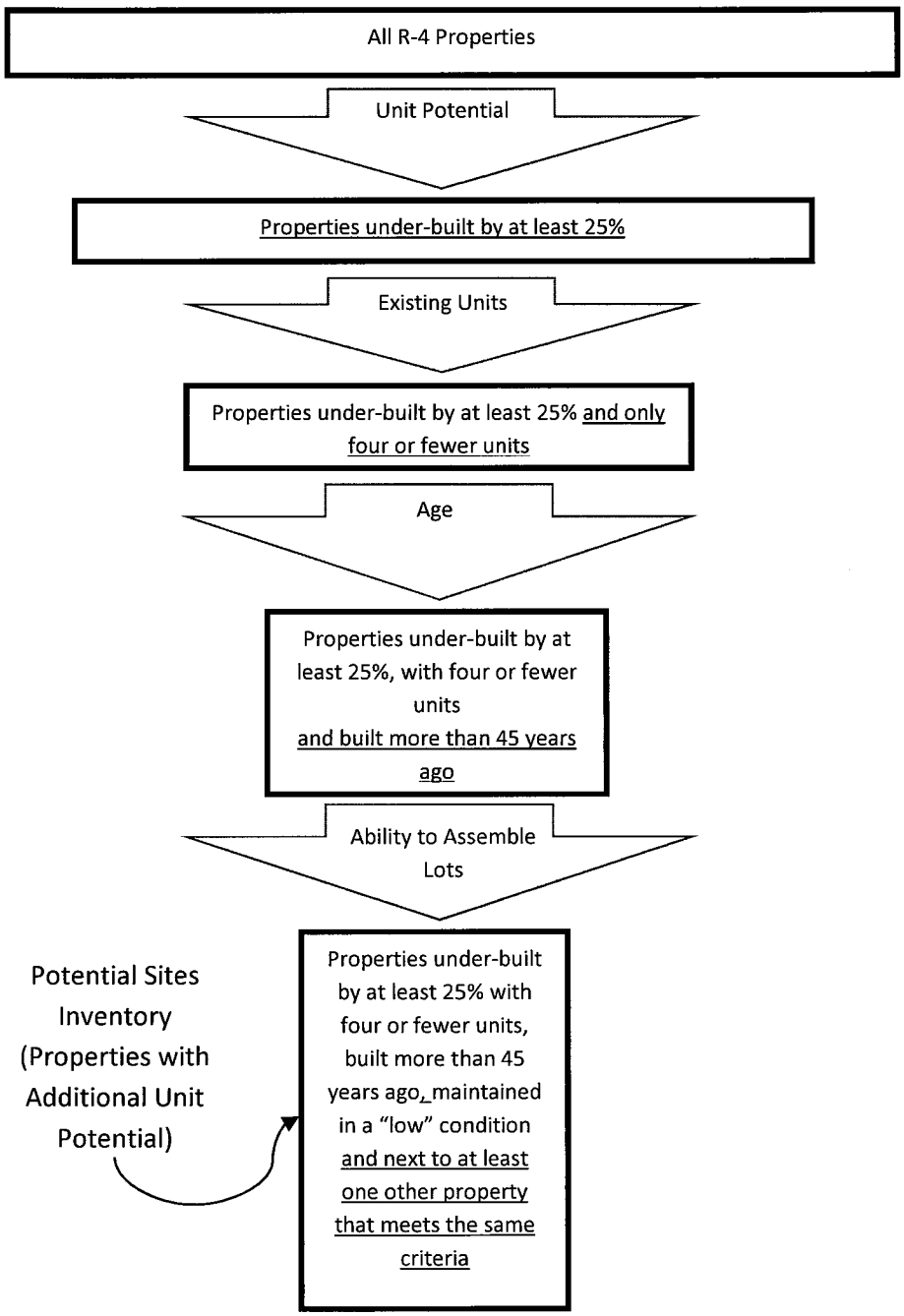

Table C-1	Potential Sites Inventory – VACANT PROPERTIES (Zoned R-4)				
AIN	Acres	General Plan	General Plan Density (Units/Ac)	Zoning Density Category	Unit Potential (*85% of Zoning Density*)
~~4342035013~~ ~~4342035014~~ ~~4342035015~~ ~~4342035016~~ ~~4342035017~~ ~~4342035018~~ ~~4342035019~~ ~~4342035020~~	~~0.70~~	~~MFR Hi Density~~	~~50~~	~~C~~	~~30~~
~~4331023033~~ ~~4331023034~~	~~0.28~~	~~MFR Med Density~~	~~45~~	~~B~~	~~9~~
~~4333016059~~	~~0.45~~	~~MFR Low Density~~	~~40~~	~~A~~	~~17~~
4343003004	0.17	MFR Low-Med	40	A	4
4331015023	0.14	MFR Low-Med	40	A	3
~~4332004037~~ ~~4332004038~~	~~0.30~~	~~MFR Med Density~~	~~45~~	~~C~~	~~11~~
Totals	**~~2.04~~.28**	**~~6~~ 2 Sites**			**~~74~~ 7 Units (85% of Zoning Density)**

Table C-2	Potential Sites Inventory – REZONED PROPERTIES (Rezoned between 2005 – 2013)				
AIN	Acres	General Plan Land Use Designation	Density (Units/Ac)	Zoning Designation	Units Entitled
4327028001	8.88	Beverly Hilton Specific Plan (9876 Wilshire)	12	Beverly Hilton Specific Plan	110
4343013031	1.47	SP Mixed Use (402 Beverly)	17	Beverly Gardens Specific Plan	25^
4327028002	7.62	9900 Wilshire Specific Plan (9900 Wilshire)	31	9900 Wilshire Specific Plan	235
4333018032 4333018033 4333018034	0.60	Mixed Use #2 (8600 Wilshire)	39	M-PD-3	23
4331018023 4331018024 4331018025	1.0	Mixed Use (9200 Wilshire)	58	M-PD-4	54
4334014045	0.39	Commercial	93	C-3(AR) Adaptive Reuse Overlay	36^^
Totals	**19.96**	**5 Sites**			**483 Units (61 Units Constructed 422 Units entitled)**

^ Beverly Gardens Specific Plan has been constructed
^^ Conversion of an existing office building to residential apartments, completed

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
								40.6	733	1815	1082	977	725
Prefix "North"													
ALMONT													
Eastside of Street													
4335022014	Quadruplex	MFR Medium Density	45	R-4	B	1935	0.13						
4335022015	Duplex	MFR Medium Density	45	R-4	B	1926	0.13						
4335022016	Quadruplex	MFR Medium Density	45	R-4	B	1931	0.13						
4335022017	Duplex	MFR Medium Density	45	R-4	B	1942	0.13	0.53	12	24	12	12	8
4335029018	Triplex	MFR Medium Density	45	R-4	B	1928	0.13						
4335029019	Single Family Home	MFR Medium Density	45	R-4	B	1948	0.13	0.26	4	12	8	6	5
4335029023	Single Family Home	MFR Medium Density	45	R-4	B	1939	0.13						
4335029024	Quadruplex	MFR Medium Density	45	R-4	B	1927	0.13	0.26	5	12	7	5	4
Westside of Street													
4335023006	Duplex	MFR Low-Medium	40	R-4	A	1930	0.13						
4335023007	Duplex	MFR Low-Medium	40	R-4	A	1925	0.13						
4335023008	Duplex	MFR Low-Medium	40	R-4	A	1931	0.13	0.39	6	15	9	12	9
ARNAZ													
Eastside of Street													
4334010043	Duplex	MFR Low Density	40	R-4	C	1938	0.15						
4334010044	Duplex	MFR Low Density	40	R-4	C	1929	0.15						
4334010045	Duplex	MFR Low Density	40	R-4	C	1934	0.15						
4334010046	Quadruplex	MFR Low Density	40	R-4	C	1927	0.15						
4334010047	Duplex	MFR Low Density	40	R-4	C	1934	0.15						
4334010048	Duplex	MFR Low Density	40	R-4	C	1948	0.15						
4334010049	Quadruplex	MFR Low Density	40	R-4	C	1930	0.15						
4334010050	Quadruplex	MFR Low Density	40	R-4	C	1928	0.15						
4334010051	Quadruplex	MFR Low Density	40	R-4	C	1937	0.15	1.34	26	54	28	40	30

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
4334010053	Quadruplex	MFR Low Density	40	R-4	C	1926	0.15						
4334010054	Duplex	MFR Low Density	40	R-4	C	1935	0.15	0.30	6	12	6	7	5
Westside of Street													
4334008029	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4334008030	Duplex	MFR High Density	50	R-4	C	1927	0.15						
4334008031	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4334008032	Duplex	MFR High Density	50	R-4	C	1933	0.15						
4334008033	Duplex	MFR High Density	50	R-4	C	1934	0.14						
4334008034	Quadruplex	MFR High Density	50	R-4	C	1927	0.16						
4334008035	Duplex	MFR High Density	50	R-4	C	1929	0.15	1.04	16	50	34	35	27
CLARK													
Eastside of Street													
4334003031	Triplex	MFR Medium Density	45	R-4	C	1933	0.14						
4334003032	Duplex	MFR Medium Density	45	R-4	C	1934	0.14	0.28	5	12	7	7	5
4334004037	Quadruplex	MFR Medium Density	45	R-4	C	1928	0.15						
4334004041	Duplex	MFR Medium Density	45	R-4	C	1926	0.14						
4334004042	Quadruplex	MFR Medium Density	45	R-4	C	1941	0.14	0.28	6	12	6	6	4
Westside of Street													
4335029047	Duplex	MFR Medium Density	45	R-4	B	1928	0.13						
4335029048	Duplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335029049	Duplex	MFR Medium Density	45	R-4	B	1934	0.13						
4335029050	Duplex	MFR Medium Density	45	R-4	B	1934	0.13	0.53	8	24	16	18	14
DOHENY													
Westside of Street													
4335006024	Quadruplex	MFR High Density	50	R-4	C	1938	0.16						
4335006037	Triplex	MFR High Density	50	R-4	C	1935	0.16	0.32	6	16	10	7	5

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
GALE													
Westside of Street													
4334022074	Duplex	MFR High Density	50	R-4	C	1932	0.15						
4334022075	Duplex	MFR High Density	50	R-4	C	1935	0.12	0.27	4	13	9	7	5
HAMILTON													
Eastside of Street													
4334022051	Duplex	MFR High Density	50	R-4	C	1926	0.15						
4334022052	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4334022053	Duplex	MFR High Density	50	R-4	C	1940	0.15						
4334022054	Triplex	MFR High Density	50	R-4	C	1939	0.15	0.60	9	28	19	21	17
Westside of Street													
4334021068	Triplex	MFR High Density	50	R-4	C	1946	0.15						
4334021069	Quadruplex	MFR High Density	50	R-4	C	1950	0.15						
4334021070	Duplex	MFR High Density	50	R-4	C	1937	0.15	0.45	9	21	12	14	11
LA PEER													
Eastside of Street													
4335021016	Duplex	MFR Medium Density	45	R-4	B	1932	0.13						
4335021017	Quadruplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335021018	Triplex	MFR Medium Density	45	R-4	B	1940	0.13						
4335021019	Duplex	MFR Medium Density	45	R-4	B	1933	0.13						
4335021020	Duplex	MFR Medium Density	45	R-4	B	1934	0.13	0.66	13	30	17	16	12
4335029077	Duplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335029078	Quadruplex	MFR Medium Density	45	R-4	B	1924	0.13						
4335029079	Duplex	MFR Medium Density	45	R-4	B	1934	0.13	0.39	8	18	10	10	7
4335029081	Duplex	MFR Medium Density	45	R-4	B	1935	0.13						
4335029082	Triplex	MFR Medium Density	45	R-4	B	1928	0.13						
4335029083	Duplex	MFR Medium Density	45	R-4	B	1948	0.13						
4335029084	Duplex	MFR Medium Density	45	R-4	B	1932	0.13	0.53	9	24	15	15	11

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
Westside of Street													
4335019022	Quadruplex	MFR Medium Density	45	R-4	B	1927	0.13						
4335019023	Duplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335019024	Duplex	MFR Medium Density	45	R-4	B	1940	0.13	0.39	8	18	10	10	7
4335022003	Duplex	MFR Medium Density	45	R-4	B	1935	0.13						
4335022004	Duplex	MFR Medium Density	45	R-4	B	1933	0.13						
4335022005	Duplex	MFR Medium Density	45	R-4	B	1936	0.13	0.39	6	18	12	12	9
4335029005	Duplex	MFR Medium Density	45	R-4	B	1926	0.13						
4335029006	Duplex	MFR Medium Density	45	R-4	B	1940	0.13						
4335029007	Single Family Home	MFR Medium Density	45	R-4	B	1954	0.13	0.39	5	18	13	13	10
MAPLE Eastside of Street													
4342033001	Quadruplex	MFR High Density	50	R-4	C	1937	0.16						
4342033002	Quadruplex	MFR High Density	50	R-4	C	1937	0.17	0.33	8	16	8	6	4
OAKHURST Westside of Street													
4342002022	Single Family Home	MFR High Density	50	R-4	C	1924	0.06						
4342002023	Single Family Home	MFR High Density	50	R-4	C	1924	0.06						
4342002024	Single Family Home	MFR High Density	50	R-4	C	1924	0.08	0.19	3	10	7	7	6
SWALL Eastside of Street													
4335029064	Quadruplex	MFR Medium Density	45	R-4	C	1929	0.13						
4335029065	Duplex	MFR Medium Density	45	R-4	C	1930	0.13						
4335029066	Duplex	MFR Medium Density	45	R-4	C	1930	0.15	0.41	8	19	11	13	10

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
Westside of Street													
4335021002	Triplex	MFR Medium Density	45	R-4	C	1926	0.13						
4335021003	Triplex	MFR Medium Density	45	R-4	C	1953	0.13						
4335021004	Triplex	MFR Medium Density	45	R-4	C	1954	0.13						
4335021005	Duplex	MFR Medium Density	45	R-4	C	1927	0.13						
4335021006	Duplex	MFR Medium Density	45	R-4	C	1925	0.13	0.66	13	30	17	20	15
4335029068	Quadruplex	MFR Medium Density	45	R-4	C	1931	0.13						
4335029069	Duplex	MFR Medium Density	45	R-4	C	1957	0.13	0.26	6	12	6	8	6
Prefix "South"													
ARNAZ Eastside of Street													
4333016001	Duplex	MFR Low Density	40	R-4	A	1934	0.13						
4333016002	Duplex	MFR Low Density	40	R-4	A	1938	0.11						
4333016028	Quadruplex	MFR Low Density	40	R-4	A	1940	0.15	0.40	8	16	8	7	5
4333016020	Duplex	MFR Low Density	40	R-4	A	1934	0.15						
4333016021	Quadruplex	MFR Low Density	40	R-4	A	1940	0.15						
4333016022	Quadruplex	MFR Low Density	40	R-4	A	1928	0.15	0.45	10	18	8	7	4
Westside of Street													
4333016034	Duplex	MFR High Density	50	R-4	C	1945	0.15						
4333016035	Duplex	MFR High Density	50	R-4	C	1929	0.15						
4333016038	Duplex	MFR High Density	50	R-4	C	1933	0.15						
4333016039	Triplex	MFR High Density	50	R-4	C	1931	0.15						
4333016040	Quadruplex	MFR High Density	50	R-4	C	1928	0.15						
4333016041	Quadruplex	MFR High Density	50	R-4	C	1929	0.15						
4333016057	Duplex	MFR High Density	50	R-4	C	1935	0.15	1.04	19	49	30	32	24

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
BEDFORD													
Eastside of Street													
4328021014	Quadruplex	MFR High Density	50	R-4x2	C	1940	0.18						
4328021015	Duplex	MFR High Density	50	R-4x2	C	1949	0.18	0.35	6	18	12	9	7
4330015007	Duplex	MFR Low-Medium	40	R-4x1	A	1936	0.15						
4330015008	Duplex	MFR Low-Medium	40	R-4x1	A	1933	0.15						
4330015009	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015010	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015011	Duplex	MFR Low-Medium	40	R-4x1	A	1935	0.15						
4330015012	Duplex	MFR Low-Medium	40	R-4x1	A	1932	0.15						
4330015013	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015014	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015015	Duplex	MFR Low-Medium	40	R-4x1	A	1931	0.15						
4330015016	Duplex	MFR Low-Medium	40	R-4x1	A	1938	0.15						
4330015017	Duplex	MFR Low-Medium	40	R-4x1	A	1936	0.15	1.61	22	66	44	37	28
Westside of Street													
4328020010	Quadruplex	MFR High Density	50	R-4x2	C	1936	0.15						
4328020020	Quadruplex	MFR High Density	50	R-4x2	C	1929	0.18	0.32	8	16	8	6	4
4330011031	Duplex	MFR High Density	50	R-4x1	C	1927	0.15						
4330011032	Duplex	MFR High Density	50	R-4x1	C	1935	0.15	0.29	4	14	10	8	6
4330011036	Duplex	MFR High Density	50	R-4x1	C	1949	0.15						
4330011037	Duplex	MFR High Density	50	R-4x1	C	1929	0.15						
4330011038	Duplex	MFR High Density	50	R-4x1	C	1935	0.15						
4330011039	Duplex	MFR High Density	50	R-4x1	C	1950	0.15						
4330011040	Duplex	MFR High Density	50	R-4x1	C	1934	0.15						
4330011041	Duplex	MFR High Density	50	R-4x1	C	1930	0.15						
4330011044	Duplex	MFR High Density	50	R-4x1	C	1929	0.15						
4330011052	Duplex	MFR High Density	50	R-4x1	C	1947	0.15	1.17	16	56	40	41	32

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
CAMDEN													
Westside of Street													
4328026010	Single Family	MFR High Density	50	R-4x2	C	1957	0.15						
4328026017	Triplex	MFR High Density	50	R-4x2	C	1938	0.18						
4328026018	Quadruplex	MFR High Density	50	R-4x2	C	1953	0.18	0.50	8	25	17	17	13
DOHENY													
Eastside of Street													
4332006019	Triplex	MFR Low-Medium	40	R-4	A	1940	0.13						
4332006020	Duplex	MFR Low-Medium	40	R-4	A	1936	0.13						
4332006021	Duplex	MFR Low-Medium	40	R-4	A	1936	0.13	0.39	7	15	8	8	6
4332006024	Single Family	MFR Low-Medium	40	R-4	A	0	0.13						
4332006025	Duplex	MFR Low-Medium	40	R-4	A	1937	0.13	0.26	3	10	7	6	5
Westside of Street													
4331021001	Duplex	MFR Low-Medium	40	R-4	A	1929	0.14						
4331021002	Duplex	MFR Low-Medium	40	R-4	A	1936	0.13	0.27	4	11	7	5	4
4331022007	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14						
4331022008	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14						
4331022009	Duplex	MFR Low-Medium	40	R-4	A	1933	0.14	0.42	6	18	12	10	8
ELM													
Eastside of Street													
4331013040	Single Family	MFR Medium Density	45	R-4	B	1948	0.14						
4331013041	Quadruplex	MFR Medium Density	45	R-4	B	1929	0.14	0.28	5	12	7	6	4
Westside of Street													
4331010001	Duplex	MFR Low-Medium	40	R-4	A	1936	0.17						
4331010002	Duplex	MFR Low-Medium	40	R-4	A	1960	0.16	0.32	4	13	9	6	5
GALE													
Eastside of Street													
4333030033	Duplex	MFR High Density	50	R-4	C	1926	0.15						
4333030027	Quadruplex	MFR High Density	50	R-4	C	1952	0.15	0.30	6	14	8	7	5

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
4333030037	Duplex	MFR High Density	50	R-4	C	1935	0.15						
4333030038	Duplex	MFR High Density	50	R-4	C	1926	0.15	0.30	4	14	10	9	7
4333030046	Quadruplex	MFR High Density	50	R-4	C	1930	0.19						
4333030014	Quadruplex	MFR High Density	50	R-4	C	1965	0.16	0.35	8	17	9	7	5
Westside of Street													
4333029003	Triplex	MFR High Density	50	R-4	C	1947	0.13						
4333029004	Duplex	MFR High Density	50	R-4	C	1935	0.13						
4333029005	Duplex	MFR High Density	50	R-4	C	1934	0.15						
4333029006	Quadruplex	MFR High Density	50	R-4	C	1926	0.15	0.57	11	28	17	17	13
4333029012	Quadruplex	MFR High Density	50	R-4	C	1935	0.15						
4333029013	Triplex	MFR High Density	50	R-4	C	1939	0.15	0.30	7	14	7	8	6
HAMILTON													
Eastside of Street													
4333029021	Duplex	MFR High Density	50	R-4	C	1935	0.12						
4333029022	Triplex	MFR High Density	50	R-4	C	1941	0.12	0.24	5	12	7	5	4
Westside of Street													
4333028009	Duplex	MFR High Density	50	R-4	C	1938	0.12						
4333028010	Duplex	MFR High Density	50	R-4	C	1935	0.12	0.24	4	12	8	6	5
4333028012	Duplex	MFR High Density	50	R-4	C	1936	0.12						
4333028013	Duplex	MFR High Density	50	R-4	C	1936	0.12	0.24	4	12	8	6	5
LASKY													
Eastside of Street													
4328006019	Quadruplex	MFR High Density	50	R-4	C	1935	0.15						
4328006020	Triplex	MFR High Density	50	R-4	C	1936	0.15	0.31	7	16	9	6	4
4328006022	Quadruplex	MFR High Density	50	R-4	C	1930	0.15						
4328007011	Triplex	MFR High Density	50	R-4	C	1933	0.15						
4328007012	Duplex	MFR High Density	50	R-4	C	1926	0.15						
4328007013	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4328007014	Quadruplex	MFR High Density	50	R-4	C	1936	0.15	0.77	15	40	25	23	17

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
MAPLE													
Westside of Street													
4330034005	Duplex	MFR Medium Density	45	R-4	B	1946	0.14						
4330034006	Duplex	MFR Medium Density	45	R-4	B	1934	0.14	0.28	4	12	8	7	5
4330034008	Duplex	MFR Medium Density	45	R-4	B	1937	0.14						
4330034009	Quadruplex	MFR Medium Density	45	R-4	B	1930	0.14						
4330034010	Quadruplex	MFR Medium Density	45	R-4	B	1937	0.14	0.42	10	18	8	9	6
OAKHURST													
Eastside of Street													
4332004023	Duplex	MFR Medium Density	45	R-4	B	1926	0.12						
4332004024	Duplex	MFR Medium Density	45	R-4	B	1936	0.12	0.24	4	10	6	5	4
Westside of Street													
4332003007	Duplex	MFR Medium Density	45	R-4	B	1934	0.14						
4332003008	Triplex	MFR Medium Density	45	R-4	B	1949	0.14	0.28	5	12	7	6	4
PALM													
Eastside of Street													
4332003016	Duplex	MFR Medium Density	45	R-4	B	1940	0.19						
4332003017	Duplex	MFR Medium Density	45	R-4	B	1928	0.14						
4332003018	Single Family Home	MFR Medium Density	45	R-4	B	1926	0.14						
4332003021	Duplex	MFR Medium Density	45	R-4	B	1926	0.14						
4332003032	Duplex	MFR Medium Density	45	R-4	B	1933	0.14	0.75	9	33	24	11	8
REEVES													
Eastside of Street													
4331002027	Duplex	MFR Medium Density	45	R-4	B	1934	0.14						
4331002028	Quadruplex	MFR Medium Density	45	R-4	B	1959	0.14						
4331002029	Duplex	MFR Medium Density	45	R-4	B	1935	0.14	0.42	8	18	10	11	8
4331005027	Duplex	MFR Medium Density	45	R-4	B	1940	0.14						
4331005028	Quadruplex	MFR Medium Density	45	R-4	B	1929	0.14						
4331005029	Duplex	MFR Medium Density	45	R-4	B	1934	0.14	0.42	8	18	10	11	8

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
Westside of Street													
4331004003	Quadruplex	MFR Medium Density	45	R-4	B	1928	0.14						
4331004004	Single Family Home	MFR Medium Density	45	R-4	B	1941	0.14						
4331004005	Duplex	MFR Medium Density	45	R-4	B	1942	0.14						
4331004006	Quadruplex	MFR Medium Density	45	R-4	B	1929	0.14						
4331004007	Duplex	MFR Medium Density	45	R-4	B	1934	0.14						
4331004008	Duplex	MFR Medium Density	45	R-4	B	1959	0.14	0.84	15	36	21	22	16
REXFORD													
Eastside of Street													
4330034022	Duplex	MFR Low-Medium	40	R-4	B	1938	0.14						
4330034023	Duplex	MFR Low-Medium	40	R-4	B	1932	0.14	0.28	4	12	8	7	5
4331014022	Duplex	MFR Low-Medium	40	R-4	A	1928	0.14						
4331014023	Duplex	MFR Low-Medium	40	R-4	A	1932	0.14						
4331014024	Duplex	MFR Low-Medium	40	R-4	A	1955	0.14						
4331014039	Quadruplex	MFR Low-Medium	40	R-4	A	1927	0.14	0.56	10	24	14	11	8
4331014029	Quadruplex	MFR Low-Medium	40	R-4	A	1929	0.14						
4331014030	Duplex	MFR Low-Medium	40	R-4	A	1926	0.14						
4331014031	Duplex	MFR Low-Medium	40	R-4	A	1929	0.14	0.42	8	18	10	8	6
4331014034	Quadruplex	MFR Low-Medium	40	R-4	A	1946	0.14						
4331014035	Duplex	MFR Low-Medium	40	R-4	A	1931	0.14						
4331014036	Quadruplex	MFR Low-Medium	40	R-4	A	1931	0.14						
4331014037	Triplex	MFR Low-Medium	40	R-4	A	1931	0.14	0.56	13	24	11	8	5
Westside of Street													
4330033007	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4330033008	Duplex	MFR Low-Medium	40	R-4	A	1927	0.14						
4330033009	Quadruplex	MFR Low-Medium	40	R-4	A	1929	0.14						
4330033010	Quadruplex	MFR Low-Medium	40	R-4	A	1929	0.14	0.56	14	24	10	7	4

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
4330033012	Triplex	MFR Low-Medium	40	R-4	A	1961	0.14						
4330033013	Quadruplex	MFR Low-Medium	40	R-4	A	1927	0.14						
4330033014	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14	0.42	9	18	9	7	5
ROXBURY													
Eastside of Street													
4330011007	Duplex	MFR High Density	50	R-4x1	C	1929	0.15						
4330011008	Duplex	MFR High Density	50	R-4x1	C	1936	0.15						
4330011009	Duplex	MFR High Density	50	R-4x1	C	1932	0.15						
4330011010	Duplex	MFR High Density	50	R-4x1	C	1937	0.15						
4330011011	Duplex	MFR High Density	50	R-4x1	C	1930	0.15	0.73	10	35	25	10	7
4330011014	Duplex	MFR High Density	50	R-4x1	C	1934	0.15						
4330011018	Duplex	MFR High Density	50	R-4x1	C	1931	0.15						
4330011019	Quadruplex	MFR High Density	50	R-4x1	C	1940	0.15						
4330011047	Duplex	MFR High Density	50	R-4x1	C	1930	0.15	0.59	10	28	18	6	4
SPALDING													
Eastside of Street													
4328010019	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4328010020	Duplex	MFR Low-Medium	40	R-4	A	1930	0.15						
4328010021	Duplex	MFR Low-Medium	40	R-4	A	1933	0.15	0.45	8	18	10	9	6
4328010023	Duplex	MFR Low-Medium	40	R-4	A	1930	0.15						
4328010024	Duplex	MFR Low-Medium	40	R-4	A	1931	0.15						
4328010025	Duplex	MFR Low-Medium	40	R-4	A	1956	0.15						
4328010026	Duplex	MFR Low-Medium	40	R-4	A	1934	0.15						
4328010027	Duplex	MFR Low-Medium	40	R-4	A	1934	0.15						
4328010028	Duplex	MFR Low-Medium	40	R-4	A	1941	0.15						
4328010029	Triplex	MFR Low-Medium	40	R-4	A	1944	0.15						
4328010030	Quadruplex	MFR Low-Medium	40	R-4	A	1935	0.15						
4328010031	Quadruplex	MFR Low-Medium	40	R-4	A	1939	0.15						
4328010032	Duplex	MFR Low-Medium	40	R-4	A	1936	0.15						
4328010033	Duplex	MFR Low-Medium	40	R-4	A	1942	0.14	1.69	27	66	39	35	26

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
4328011024	Duplex	MFR Low-Medium	40	R-4	A	1934	0.14						
4328011025	Duplex	MFR Low-Medium	40	R-4	A	1934	0.17						
4328011026	Quadruplex	MFR Low-Medium	40	R-4	A	1935	0.17						
4328011027	Quadruplex	MFR Low-Medium	40	R-4	A	1935	0.17						
4328011028	Duplex	MFR Low-Medium	40	R-4	A	1930	0.17						
4328011031	Duplex	MFR Low-Medium	40	R-4	A	1934	0.14	0.96	16	40	24	19	14
4330009014	Triplex	MFR High Density	50	R-4	C	1942	0.15						
4330009015	Triplex	MFR High Density	50	R-4	C	1950	0.16						
4330009016	Triplex	MFR High Density	50	R-4	C	1944	0.15	0.46	9	24	15	14	11
Westside of Street													
4328006004	Duplex	MFR High Density	50	R-4	C	1929	0.15						
4328006005	Duplex	MFR High Density	50	R-4	C	1930	0.15						
4328006006	Quadruplex	MFR High Density	50	R-4	C	1940	0.15						
4328006007	Duplex	MFR High Density	50	R-4	C	1937	0.15	0.62	10	32	22	13	10
Prefix "West"													
OLYMPIC													
Southside of Street													
4330011001	Triplex	MFR Low-Medium	40	R-4x1	C	1934	0.15						
4330011002	Quadruplex	MFR Low-Medium	40	R-4x1	C	1937	0.13						
4330011005	Duplex	MFR Low-Medium	40	R-4x1	C	1935	0.13						
4330011050	Duplex	MFR Low-Medium	40	R-4x1	C	1937	0.13	0.53	11	26	15	15	11
4330029001	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4330029002	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4330029026	Duplex	MFR Low-Medium	40	R-4	C	1941	0.15						
4330029027	Triplex	MFR Low-Medium	40	R-4	A	1936	0.14	0.56	13	24	11	10	7
4330030001	Quadruplex	MFR Low-Medium	40	R-4	A	1946	0.14						
4330030002	Quadruplex	MFR Low-Medium	40	R-4	A	1946	0.14						
4330030003	Quadruplex	MFR Low-Medium	40	R-4	A	1934	0.15	0.42	12	18	6	4	6

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
Northside of Street													
4331010015	Duplex	MFR Low-Medium	40	R-4	A	1936	0.15						
4331010016	Quadruplex	MFR Low-Medium	40	R-4	A	1951	0.14						
4331010017	Duplex	MFR Low-Medium	40	R-4	A	1940	0.14						
4331010018	Quadruplex	MFR Low-Medium	40	R-4	A	1937	0.15						
4331010019	Triplex	MFR Low-Medium	40	R-4	A	1936	0.14	0.71	15	30	15	12	8
4331011016	Duplex	MFR Low-Medium	40	R-4	A	1960	0.14						
4331011017	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14	0.42	4	14	10	9	7
No Prefix													
DURANT													
Southside of Street													
4328004011	Duplex	MFR High Density	50	R-4	C	1936	0.14						
4328004012	Triplex	MFR High Density	50	R-4	C	1937	0.14						
4328004013	Quadruplex	MFR High Density	50	R-4	C	1937	0.14						
4328004014	Quadruplex	MFR High Density	50	R-4	C	1937	0.14	0.55	13	28	15	14	10
Northside of Street													
4328002022	Duplex	MFR High Density	50	R-4	C	1940	0.13						
4328002023	Duplex	MFR High Density	50	R-4	C	1938	0.13	0.26	4	12	8	7	5
4328002028	Duplex	MFR High Density	50	R-4	C	1935	0.13						
4328002029	Triplex	MFR High Density	50	R-4	C	1940	0.10	0.23	5	11	6	5	4
ROBBINS													
Southside of Street													
4328005011	Quadruplex	MFR High Density	50	R-4	C	1938	0.16						
4328005012	Quadruplex	MFR High Density	50	R-4	C	1965	0.15	0.31	8	16	8	8	6
SMITHWOOD													
Eastside of Street													
4330027013	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.17						
4330027014	Triplex	MFR Low-Medium	40	R-4	A	1937	0.14						
4330027015	Triplex	MFR Low-Medium	40	R-4	A	1940	0.15	0.46	10	19	9	8	5
4330027018	Duplex	MFR Low-Medium	40	R-4	A	1933	0.15						
4330027020	Duplex	MFR Low-Medium	40	R-4	A	1940	0.15						
4330027021	Duplex	MFR Low-Medium	40	R-4	A	1950	0.15						
4330027022	Duplex	MFR Low-Medium	40	R-4	A	1928	0.15						
4330027023	Triplex	MFR Low-Medium	40	R-4	A	1929	0.15						
4330027024	Triplex	MFR Low-Medium	40	R-4	A	1935	0.17						
4330027026	Triplex	MFR Low-Medium	40	R-4	A	1936	0.15	1.07	17	43	26	23	17

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3. Review of R-4 Housing Development

The following section provides additional analysis and discussion of the city's potential site inventory - specifically in relation to lot assembly, redevelopment potential, unit density of past development, and development potential of emergency shelters in the city's "multi-family congregate housing for elderly and disabled persons" overlay district.

Past Multi-Family Housing Development

UPDATED TABLE C-4 Analysis of Multi-Family Housing Development
January 1, 2006 – April 1, 2013

Date	Address	Description	Number of Lots	Build/Approved Number of Units / % Built	Allowable Units (Zoning Density)	Prior Number of Units	% Built (Zoning Density)
Pipeline	450 N Palm Dr	Condominiums	4	35 / 88%	40	30	75%
Pipeline	309 S Elm Dr	Condominiums	5	30 / 100%	30	25	83%
Pipeline	9200 Wilshire Blvd	Condominiums	5	54 / 100%	54	0*	n/a
Pipeline	9900 Wilshire Blvd	Condominiums	4	235 / 100%	235	0*	n/a
Pipeline	8600 Wilshire	Condominiums	3	23 / 100%	23	0*	n/a
Pipeline	9936 Durant Dr	Condominiums	2	13 / 93%	14	11	79%
Pipeline	154 N La Peer Dr	Condominiums	3	16 / 89%	18	2	11%
Pipeline	9601 Charleville Bl	Condominiums	3	23 / 85%	27	21	78%
Pipeline	9221 Whitworth Dr	Condominiums	1	8 / 89%	9	7	78%
Pipeline	432 N Oakhurst Dr	Condominiums	4	34 / 100%	34	26	76%
2011	155 N Hamilton	Condominiums	2	13/100%	13	2	15%
2011	140 S Oakhurst Dr	Condominiums	2	11 / 92%	12	8	67%
2010	447 Doheny Dr	Condominiums	3	20/100%	20	6	30%
2010	437 N Palm Dr	Condominiums	2	13/100%	13	8	61%
2010	115 N Swall Dr	Apartments	1	3/100%	3	2	67%
2008	261 Reeves Dr	Condominiums	4	23 / 92%	25	22	88%
2007	558 Hillgreen Dr	Condominiums	2	9 / 100%	9	8	89%
2007	225 S Hamilton Dr	Condominiums	5	25 / 100%	25	7	28%
2006	201 N Crescent Dr	Senior Housing	3	80 / 100%	80	0**	0%
2006	313 Reeves Dr	Condominiums	2	10 / 83%	12	7	58%
2006	155 N Crescent Dr	Apartments	9	88 / 100%	88	0**	0%

* Property was rezoned from "Commercial – C-3" to "Residential – Mixed Use"

** Property was a parking lot prior to development as housing. Originally, property was zoned commercial; in 1980 the land was rezoned as mixed use (Multiple-family Residential-Commercial Parking Zone (RMCP) Ordinance 80-O-1759, eff 4-17-1980.

The City reviewed past multi-family development projects built or entitled between July 1, 2005 – April 1, 2013. This analysis we conducted to confirm the following:

- That the city's policies adequately incentivized assembly of lots
- That the threshold of "at least 25% underbuilt" in the city's potential sites inventory adequately represented past development potential
- That the city's projected unit density of 85% of zoning code density is consistent with past development densities.

Analysis indicates that multi-family residential development projects typically occur on at least two assembled lots. Of the ten projects that have been entitled in the city recently, only one project involves a single lot, and this particular lot is a corner lot with an alley. The adjacent property is a condominium building. Based on this review, the city's current incentives for lot assembly appear to be adequate.

Analysis also indicates that using the threshold of "at least underbuilt by 25%" adequately represents the development potential of lots in the city. In the past the city has seen redevelopment occur on properties that were built to almost 90% of the unit density allowable in the city's zoning code. The typical development site consists of two or more parcels side by side, each property having up to 4-5 units each. Based on review of past development practice, it is fair to assume that any property that is built to 75% of the zoning code density or less has a potential for redevelopment.

Lastly, this analysis indicates that assuming a unit density of 85% of zoning code density is consistent with past development densities. A separate analysis is included in the Housing Element in C-4 on page C-21. This review further confirms the findings included in that chart and write up.

Development Potential within the Multi-Family Congregate Housing for Elderly and Disabled Persons Overlay District

The redevelopment potential in the city's Multi-Family Congregate Housing for Elderly and Disabled Persons Overlay District was surveyed using the same methodology used in analyzing the redevelopment in the city's Multi-Family Residential R-4 District. The chart on the next page presents the findings of that survey. The survey suggests there are six potential housing sites of at least two side-by-side lots, and that an approximate 536 units could result if all six potential sites were developed. Additionally, the survey suggests

that there are two possible sites for development of more than 80 residential units. Additionally, existing buildings were surveyed, indicating that there are up to 60 existing units that could potentially be converted to emergency housing in the overlay zone.

The 2013~~2009~~ Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA) indicated that on any given night of the year there are up to ~~42~~ 30 homeless persons living in Beverly Hills. Based on the survey of the redevelopment potential in the Congregate Care Overlay Zone, there are adequate sites to locate an emergency shelter that would support the housing needs of the City's homeless population.