# PLANNING COMMISSION WORKSHOP #2

## *RESIDENTIAL SUBCOMMITTEE*

March 9, 2005

## MEETING OBJECTIVES

- Review key residential development facts
- Discuss current issues and perceptions
- Identify stable neighborhoods
- Identify areas where change may occur over the life of the General Plan
- Receive community input

## RESIDENTIAL DEVELOPMENT FACTS

- Torrance Demographics
- Density
- Floor-Area Ratio
- Accessory Units ("granny flats")
- Impact on schools
- Trip generation

# Torrance Demographics

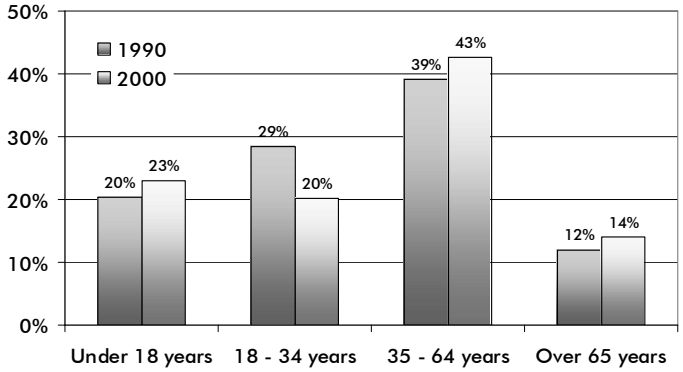
# AGE

- Torrance has a large working-age population
- Torrance's population is older than the county's

Median Age, 2000

City of Torrance: 38.7 years

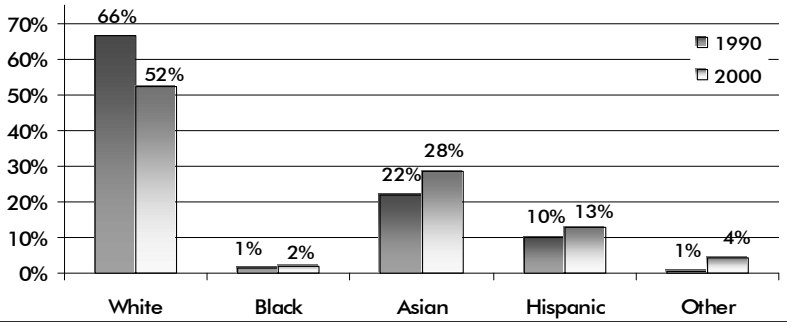
Los Angeles County: 32 years




Sources: Stanley R. Hoffman Associates, Census 2000

# RACE AND ETHNICITY

- Torrance's population is primarily White (52%)
- Asians (28.4%) and Hispanics (12.8%) are the next largest groups
- Torrance has become more diverse since 1990




Sources: Stanley R. Hoffman Associates, Census 2000

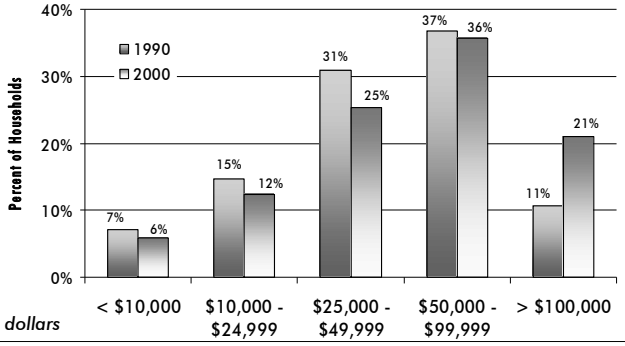
# HOUSEHOLD INCOME

- Torrance household incomes are generally higher than the county median
- Households with annual incomes of $100,000 or more increased between 1990 and 2000

Median Household Income, 2000

City of Torrance: $63,600

Los Angeles County: $47,500




*All figures are in 2004 constant dollars*

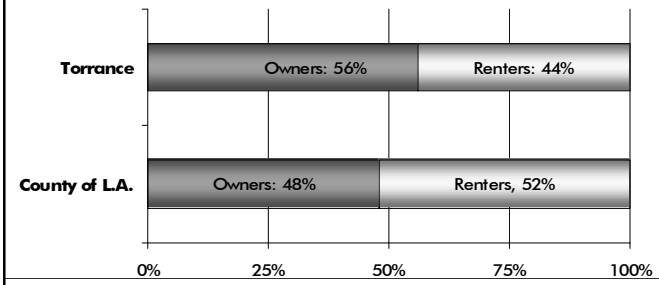
Source: Stanley R. Hoffman Associates, Census 2000

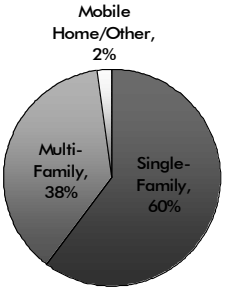
# HOUSING TENURE AND TYPE

Between 1990 and 2000:

- Tenure (owners/renters) remained stable
- Torrance's housing stock increased by 1.9%
- The County's housing stock increased by 3.4%

Tenure



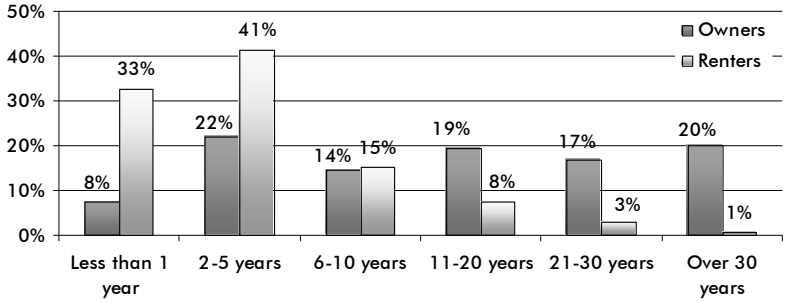

Housing Type

***Figures are for 2000***

Sources: Stanley R. Hoffman Associates, Census 2000

# TERM OF RESIDENCE

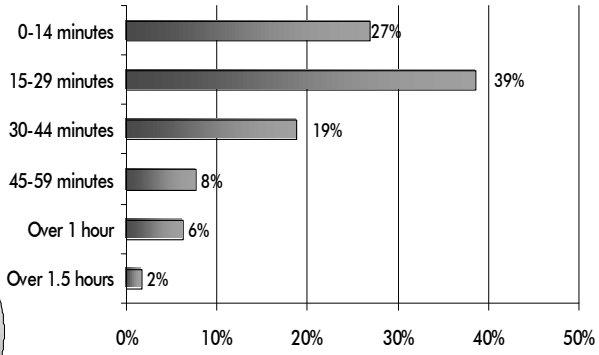
- Most of Torrance's homeowners have lived in their current residence for 11 or more years (as of 2000)
- Almost ¾ of the City's renters have lived in their current residence for 5 or fewer years



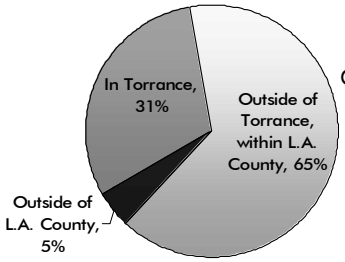

Source: Census 2000

# WORKPLACE AND COMMUTE

## Commute Time to Work




## Workplace Location




Source: Census 2000

## OTHER FACTS

- City residents age 25 years and older are more educated than residents countywide
- City residents predominantly work in Management and Professional occupations
- About 6.4% of Torrance's population was living in poverty in 2000
  - About 17.6% percent of the countywide population was living in poverty

## OTHER FACTS

- Torrance's housing stock is aging
  - 71.5% of units were built prior to 1970
- Median housing prices increased nearly 62% between 1992 ($338,967) and 2004 ($550,250) (in constant 2004 dollars)
- SCAG projections suggest that Torrance will grow slowly over the next 20 years
  - About 0.7 percent annual population growth
  - Employment may grow faster than population

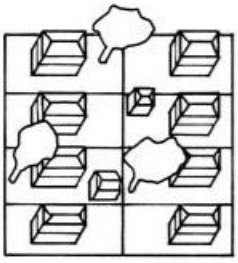
# Density and FAR

## DENSITY AND FAR

- **Density** describes residential land uses in terms of dwelling units per acre of land (du/ac)
- Other measures are used to describe the extent of development on a parcel or lot
  - total building square footage
  - building height
  - floor-area ratio
  - percent of lot coverage

# DENSITY

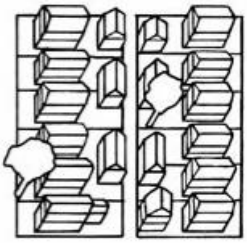
## Residential Density



**Low Density**

**(Single-family)**

**1-9 units/ net acre**



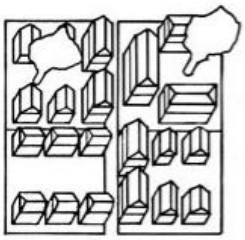
**Low-Medium Density**

**(small lot single-family, 2-family, townhouses)**

**9-18 units/ net acre**

# DENSITY

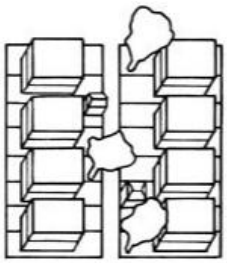
## Residential Density



**Medium Density**

**(Townhouses, low-rise apartments)**

**18-28 units/acre**



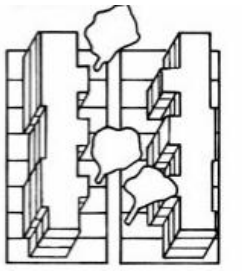
**Medium-High Density**

**(low- and medium-rise apartments)**

**28-44 units/acre**

# DENSITY

## Residential Density



**High Density**

**(medium- and high-rise apartments, senior housing)**

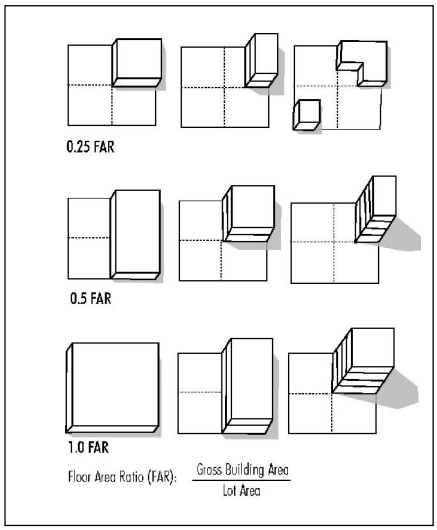
**> 44 units/acre**

# FLOOR-AREA RATIO

## Floor-Area Ratio (FAR)

**FAR is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot.**

**For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.50:1.**



# Accessory Units

## ACCESSORY UNITS

Accessory Units have many names:

- Granny Flats
- Second Dwelling Units
- Ancillary Units
- Auxiliary Units

## RELEVANT LEGISLATION

**AB 1866** (2002) amended two sections of California's Government Code to encourage creation of accessory units:

## RELEVANT LEGISLATION

**Section 65852.2 (Second Unit Law):** Local governments with an adopted accessory unit ordinance are required to ministerially consider second unit applications. Local governments without an adopted ordinance are required to ministerially consider accessory unit applications in accordance with State standards.

## RELEVANT LEGISLATION

**Section 65583.1 (a portion of Housing Element Law):** This amendment clarifies existing housing element law to allow identification of realistic capacity for accessory units in addressing a jurisdiction's share of the regional housing need.

## CITY ORDINANCE

Torrance's Accessory Unit Ordinance (TMC 92.2.10):

- Allows both attached and detached accessory units
- Prohibits units located above detached garages, unless the garage is accessed from a public alley
- Requires one accessible parking space per bedroom in the unit
- Prohibits units larger than 30% of the existing living area
- Prohibits units larger than 1,200 s.f.

## CITY ORDINANCE

Torrance's Accessory Unit Ordinance (TMC 92.2.10):

- Requires exterior design that is substantially compatible with that of the primary dwelling
- Requires a minimum distance of 6 feet between the primary residence and the accessory unit, unless attached by a solid roof 6 feet in width
- Requires that the property owner reside on the parcel at the time of request for an accessory unit
- Does not validate existing illegal accessory units

## ACCESSORY UNITS

Accessory units can:

- Increase affordable housing stock
- Maximize limited land resources
- Assist homeowners with supplemental incomes
- Increase the local property tax base

## ACCESSORY UNITS

Accessory units also may also impact:

- Infrastructure
- Parking demand
- Schools
- Other public services

# School Impacts

# SCHOOL IMPACTS

## Student Generation Factors

Single-Family Detached Housing Project

- 10-acre lot
- Max. 9 dwelling units /acre (Residential Low Density designation)

| School Type | Student Generation (per unit) | Student Space Demand |
|---|---|---|
| Elementary School | 0.2297 | 21 student spaces |
| Middle School | 0.1295 | 12 student spaces |
| High School | 0.1737 | 16 student spaces |

Source: *School Fee Justification Study*. David Taussig & Associates, Inc. 2004

# SCHOOL IMPACTS

## Student Generation Factors

Multi-Family Housing Project

- 10-acre lot
- Max 44 dwelling units/acre (Residential Medium-High designation)

| School Type | Student Generation (per unit) | Student Space Demand |
|---|---|---|
| Elementary School | 0.1326 | 58 student spaces |
| Middle School | 0.0757 | 33 student spaces |
| High School | 0.1021 | 45 student spaces |

Source: *School Fee Justification Study*. David Taussig & Associates, Inc. 2004

# ITE TRIP GENERATION EXAMPLE

**Assumptions:**

- 10-acre lot (435,600 sf)
- Weekday travel

## Trip Generation by Land Use:

**Residential Trip Generation:**

- Calculation yields trips per dwelling units

**Commercial and Industrial Trip Generation:**

- Calculation yields trips per 1,000 sf of floor area

**Open Space Trip Generation:**

- Calculation yields trips per acre

Source: Institute of Transportation Engineers, *Trip Generation*, 6th Edition 1997

# ITE TRIP GENERATION EXAMPLE

| Development Type | GP Land Use Category | Max Density/ FAR | Trips/ Unit* | Total Daily Trips |
|---|---|---|---|---|
| Single-Family Detached Res. | Low Density | 9 du/ac | 9.57 | 861 |
| Res. Condos/ Townhomes | Medium Density | 28 du/ac | 5.86 | 1,641 |
| Low-Rise Apt. Building | Medium-High Density | 44 du/ac | 6.59 | 2,900 |
| Shopping Center | General Commercial | 0.30 FAR | 42.92 | 5,609 |
| Business Park | Industrial-Business Park | 0.60 FAR | 6.96 | 1,819 |
| Regional Park | Public/Quasi-Public/Open Space | na | 4.57 | 46 |

*Trips/dwelling unit for residential uses, trips/1,000 sf for commercial and industrial uses, and trips/ acre for open space

Source: Institute of Transportation Engineers, *Trip Generation*, 6th Edition 1997; P&D Consultants, 2005

# Key Residential Issues and Perceptions

## ISSUES AND PERCEPTIONS

- Lack of Affordable Housing
  - Torrance lacks housing, either ownership or rental. "Affordable" per HUD means that a household pays no more than 30 percent of its gross annual income for housing.
- Lack of Workforce Housing
  - Torrance lacks housing affordable to workers with incomes at or below that of teachers and public safety workers.
- North Torrance
  - A perceived disconnect exists between North Torrance and the rest of the City.

## ISSUES AND PERCEPTIONS

- Floor-Area Ratios (FAR)
  - FARs may need to be reviewed.
- Gated Communities
  - Gates can add a 10% premium to housing prices but may damage connectivity and appearance to the rest of the neighborhood.
- Historic Preservation
  - Recognize the value of historic preservation and resolve conflicts between rehab, adaptive reuse, and property rights.

## ISSUES AND PERCEPTIONS

- Impacts on Schools
  - The City must consider the impacts of residential development on the school system.
- Infill Development
  - Construction of infill development may be hampered by current zoning regulations.
- Density and Design
  - The City should determine appropriate densities, as well as design requirements, for higher-density housing.

## ISSUES AND PERCEPTIONS

- Homeowner Associations
  - Opportunities exist to increase public participation and awareness of land use issues.
- City Service Delivery
  - Maintenance of Torrance's high level of public service delivery should be a key consideration for future development.
- Walkability
  - More pedestrian connections are desired between residential neighborhoods and commercial areas.

# Marking the Map Exercise