



## Kim's Recent Sales

### IN ESCROW



**3750 Vigilance Drive, RPV**  
4 bed | 3 bath | 3,318 SF  
Listed for \$2,979,000  
*Representing Seller*

### IN ESCROW



**2006 Warfield Ave, #A, Redondo Beach**  
3 bed | 3 bath | 1,876 SF  
Listed for \$1,125,000  
*Representing Seller*

### JUST SOLD



**512 Brooks Ave. #3, Venice**  
3 bed | 3 bath | 2,356 SF  
**Sold for \$1,930,000**  
*Represented Seller*

### JUST SOLD



**5010 Pso Del Pavon, Torrance**  
4 bed | 3 bath | 2,291 SF  
Listed \$1,649,000 | **Sold \$1,700,000**  
*Represented Seller*

### JUST SOLD



**4277 W. 166th St., Lawndale**  
3 bed | 2 bath | 1,173 SF  
Listed \$849,000 | **Sold \$950,000**  
*Represented Seller*

### JUST SOLD



**10848 Walnut St. #4, Los Alamitos**  
2 bed | 3 bath | 1,160 SF  
Listed \$599,000 | **Sold \$620,000**  
*Represented Seller*

### JUST SOLD



**3220 Merrill Dr. #28, Torrance**  
3 bed | 2 bath | 1,243 SF  
Listed \$585,000 | **Sold \$616,000**  
*Represented Seller*

### JUST SOLD



**959 5th St. #B, Hermosa Beach**  
4 bed | 5 bath | 2,450 SF  
**Sold for \$2,397,000**  
*Represented Buyer*

### JUST SOLD



**21921 Marjorie Ave., Torrance**  
3 bed | 2 bath | 1,695 SF  
**Sold for \$1,170,000**  
*Represented Buyer*

### JUST SOLD



**2623 Huntington Ln #1, Redondo Beach**  
3 bed | 3 bath | 1,678 SF  
**Sold for \$1,100,000**  
*Represented Buyer*

### JUST SOLD



**2052 261st Street, Lomita**  
5 bed | 3 bath | 2,676 SF  
**Sold for \$1,069,000**  
*Represented Buyer*

### JUST SOLD



**1301 Westmont Dr. #167, San Pedro**  
2 bed | 3 bath | 1,429 SF  
**Sold for \$650,000**  
*Represented Buyer*



**Kimberly Doner**  
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## We Love Hearing From Our Clients

"We recently worked with Kim to sell an investment property. The property had been a rental for many years and needed work. Kim was extremely knowledgeable about the improvements we needed to make in order to get the greatest return on our investment. She coordinated everything with the repair crew and also recommended a wonderful staging company. Kim and her associates were professional, quick to respond, and made the whole experience as stress-free as possible. In the end, the property looked amazing! We received multiple offers and it sold quickly for more than the asking price. We are extremely happy with Kim's services and will definitely use her for any future real estate transactions."

~Seller of 3220 Merrill Drive

THE SOUTH BAY JUNIOR WOMEN'S CLUB PRESENTS  
**FALL PROGRESSIVE BOUTIQUE**  
SATURDAY, 11/6 FROM 9AM-1PM



SBJWC is partnering with local small businesses for a morning of outdoor shopping at several Southwood homes. The fun starts at 21430 Evalyn Ave, Torrance, 90503 where shoppers will be given a list of the other residences. Proceeds benefit local small business, scholarships, and local non-profits. Donate 1 non-perishable food item to receive an extra raffle ticket. Food donations will go to the Volunteer Center. All COVID-19 health protocols will be observed.

## Southwood Real Estate Happenings

Status	Address	Beds	Baths	Sq Ft	Price
Active	4931 Cathann St.	3	2	1,830	\$1,050,000
Active	21639 Howard Ave.	3	2	1,602	\$1,279,000
Pending	21634 Linda Dr.	3	2	1,175	\$999,000
Pending	21718 Ladeene Ave.	4	2	2,010	\$1,299,998
Pending	5617 Ruby Pl.	4	4	2,799	\$1,995,000
Pending	21501 Linda Dr.	3	2	1,162	\$950,000
Pending	21634 Palos Verdes Bl.	3	2	1,162	\$988,888
Pending	5207 Steveann St.	3	2	1,524	\$1,095,000
Pending	21209 Palos Verdes Bl.	3	2	1,155	\$1,050,000
Pending	21702 Talisman St.	4	4	2,475	\$1,495,000
Pending	5500 Beran St.	4	3	2,146	\$1,698,000
Closed	4405 Sepulveda Bl.	3	2	1,155	\$890,000
Closed	4202 Torrance Bl.	3	2	1,380	\$915,000

## SB-9: "The Talk of The Town"

### Multiple Housing Development Within a Single Family Residence Zone

What you need to know...

- Will allow an urban lot split for a housing development of a maximum of 2 residential units within a single-family residential zone if it meets the list of SB-9 criteria.
- You may be reading about 4 units now replacing single family lots and that's because it's in conjunction with existing ADU law, so if you can split 1 residential lot into 2 lots with SB-9, you can then build an ADU on each of the 2 lots which would be 1 unit and 1 ADU on each lot, 2 units on each parcel of the split lot, for a total of 4 units.
- Criteria include but are not limited to the following:
  - Proposed development would not require demolition or alteration of housing subject to low income
  - Proposed development would not require demolition of more than 25% of existing exterior structural walls, except as provided
  - Proposed development is not located within historic district or designated as a landmark
- Applicant for urban lot split must sign an affidavit stating that they intend to occupy one of the housing units as their principal residence for a minimum of 3 years from the date the split is approved.
- Expiration date for an approved or conditionally approved tentative map for an urban lot split is extended by SB-9.
- There are restrictions as to how the proposed development can be built, such as the size and location of the proposed development.

Questions? Give me a call or send me an email.

## Have you been? Want to Win?



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on Instagram & private message me for a chance to win a \$50 gift card to Tigre's Fuego. Freshly made tacos and ceviches. 1223 S. Pacific Coast Highway, Redondo Beach.



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