

RESOLUTION NO. 6499

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA,
CALIFORNIA AMENDING THE LAND USE PLAN OF THE GARDENA
GENERAL PLAN TO ALLOW INCREASED FLOOR AREA RATIOS IN
THE COMMERCIAL AND INDUSTRIAL LAND USE DESIGNATIONS**

WHEREAS, the City's existing zoning provisions for hotels were adopted in 1990 to combat the then proliferation of hotels/motels on small narrow lots within the City that lacked amenities and led to high vacancy rates, cut-rate prices, and deleterious effects; and

WHEREAS, since that time, only one new hotel has been approved in the City; and

WHEREAS, hotels can be an important source of revenue for a city through transient occupancy taxes; and

WHEREAS, Gardena is situated to be in a position to capitalize on a demand for new hotel spaces due to its proximity to SoFi Stadium, Hollywood Park, Dignity Health Sports Park (formerly "Stub Hub"), and other attractions; and

WHEREAS, during the past year, developers have indicated that the City's development standards have been an impediment to new hotel development; and

WHEREAS, at the City Council meeting on July 14, 2020, the City Council gave direction to staff to implement changes; and

WHEREAS, the revised standards require a change to the maximum floor area ratio ("FAR") allowed under the General Commercial and Industrial land use designations of the Land Use Plan and respective zones; and

WHEREAS, the City Council desires to allow increases in the FAR and to make other changes to the Zoning Code; and

WHEREAS, in accordance with SB 18 and AB 52 requiring Tribal Consultation for General Plan amendments and projects subject to CEQA, the City sent out letters to those Native American Tribes identified by the California Native American Heritage Commission; and

WHEREAS, in response to the Tribal Consultation letters the City only received one response, from the Gabrieleno Band of Mission Indians – Kizh Nation, requesting consultation for future projects; and

WHEREAS, on October 13, 2020 the City Council approved a consultant agreement with De Novo Planning Group, Inc. ("De Novo") to conduct the environmental review on the proposed change in development standards, including the changes to the Land Use Plan; and

WHEREAS, De Novo prepared an Initial Study and Mitigated Negative Declaration on the proposed changes to the General Plan and zoning which was reviewed by staff and circulated for a 20-day public review period from January 14, 2021 to February 3, 2021; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the General Plan Amendment and this Ordinance, along with the Initial Study/Mitigated Negative Declaration, on February 16, 2021 at which time it considered all evidence presented, both written and oral; and

WHEREAS, at the close of the public hearing the Planning Commission adopted a Resolution recommending approval of the Initial Study/Mitigated Negative Declaration, the General Plan Amendment and the Ordinance with minor amendments; and

WHEREAS, on March 9, 2021 the City Council held a duly noticed public hearing on the Initial Study/Mitigated Negative Declaration, General Plan Amendment and Zone Change amendments, at which time it considered all evidence presented, both written and oral; and

WHEREAS, prior to adopting this Resolution the City Council adopted Resolution No. 6498, adopting the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS.

A. The City Council finds that adopting the changes to the General Plan represents good planning practices as it will allow for the development of high-quality hotels in the City which will provide economic benefits to the City and improve the City's tax base.

B. The General Plan Amendment is internally consistent with the following elements of the General Plan:

1. Land Use Goal 3: Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.

- Land Use Policy 3.1: Require adequate off-street parking, internal circulation and loading spaces for commercial developments.

- Land Use Policy 3.4: Attract commercial and industrial uses that minimize adverse impacts no surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.

- Land Use Policy 3.5: Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking and the full range of customer amenities.

2. Economic Development Goal 1: Promote a growing and diverse business community that provides jobs, goods and services for the local and regional market, and maintains a sound tax base for the City.

3. Economic Development Goal 3: Attract desirable businesses to locate in the City.

- Economic Development Policy 3.3: Maintain a multidisciplinary proactive approach to improve the City's image as a desirable business location.

The proposed changes will encourage the development of new hotels which will improve the image and vitality of the City. Studies have been conducted to ensure that there is adequate off-street parking and adequate space for internal circulation. New hotels will provide revenue to the City and create new employment opportunities for residents and those in surrounding communities.

4. Circulation Goal 1: Promote a safe and efficient circulation system that benefits residents and businesses, and integrates with the greater Los Angeles/South Bay transportation system.

- Circulation Policy 1.1: Prioritize long-term sustainability for the City of Gardena, in alignment with regional and state goals, by promoting infill development, reduced reliance on single-occupancy vehicle trips, and improved multi-modal transportation networks, with the goal of reducing air pollution and greenhouse gas emissions, thereby improving the health and quality of life for residents.

The proposed changes will encourage the development of new hotels along arterials and major corridors which provides better access to transit options. Only seven of the proposed sites do not screen out of a VMT analysis and transportation demand management mitigation measures will be imposed on any development on those sites. The changes will also allow visitors to stay overnight in the Los Angeles area rather than travelling from distant areas and creating unneeded VMT. Alternative transportation is more abundantly provided in the Gardena area as opposed to more remote areas as the majority of the city is considered a high quality transit area (HQTa) as defined by the Southern California Association of Governments (SCAG).

5. Public Safety Goal 2: Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards.

- Public Safety Policy 2.3: Require compliance with seismic safety standards in the [Uniform] Building Code.

- Public Safety Policy 2.4: Require geotechnical studies for all new development projects located in an Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.

Site specific geotechnical studies are required for any development in the City.

6. Public Safety Goal 3: Protect public health, safety and the environment from exposure to hazardous materials and other dangers.

If construction of a new amenity hotel requires demolition of an older building, an asbestos survey will be conducted to determine the presence or absence of asbestos. Asbestos removal must be performed by a State certified asbestos containment contractor. Paint which is separated from building materials is required to be evaluated for lead, and if found, disposed of by a qualified Lead Specialist.

SECTION 2. The City Council hereby approves the following changes to the descriptions for Non-Residential Designations of the Land Use Plan (see Exhibit A).

General Commercial

(Maximum Permitted FAR: 0.5 in general; up to 2.75 for specific uses described in the Zoning Code)

The General Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. Its corresponding zoning are Business and Professional Office (C-P), General Commercial (C-3), Heavy Commercial (C-4) and Parking (P). Higher FARs of up to 2.75 may be allowed under the Zoning Code for specific uses or zones.

Industrial

(Maximum Permitted FAR: 1.0 in general; up to 2.00 for specific uses)

The Industrial land use designation allows for a wide variety of clean and environmentally friendly industries, technology-related uses and supporting facilities, and business parks. Most of the Industrial land use designation is located in the northern portion of the City, and is implemented by the Industrial (M-1) and General Industrial (M-2) zones. Higher FARs of up to 2.00 may be allowed under the Zoning Code for specific uses or zones.

SECTION 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this resolution, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 4. This Resolution shall take effect on the thirty-first day after passage.

SECTION 5. Certification. The City Clerk shall certify the passage of this Resolution.

PASSED, APPROVED AND ADOPTED this 9th day of March, 2021.


TASHA CERDA, Mayor

ATTEST:


for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:


LISA E. KRANITZ, Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6499** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **9th day of March, 2021**, and that the same was so passed and adopted by the following roll call vote:

AYES: MAYOR PRO TEM HENDERSON AND COUNCIL MEMBERS TANAKA,
 KASKANIAN, FRANCIS, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for _____
City Clerk of the City of Gardena, California

