



City of Gardena General Plan 2006



Adopted
April 25, 2006



City of Gardena General Plan 2006

April 25, 2006

City of Gardena
1700 West 162nd Street
Gardena, CA 90247-3778



Table of Contents

Gardena General Plan 2006

INTRODUCTION

1.	The City of Gardena.....	1
2.	Purpose of the General Plan.....	1
3.	Planning Area	3
4.	Supporting Documents to the General Plan	3
	Existing Conditions Report.....	3
	Environmental Impact Report	3
5.	Contents of the General Plan.....	5
	Community Development Element	5
	Community Resources Element	6
	Community Safety Element.....	6
6.	Community Participation	6
	Community Workshops.....	6
	General Plan Advisory Committee.....	6
	Website	7
7.	Vision for Gardena	7

COMMUNITY DEVELOPMENT ELEMENT

Land Use Plan

1.	Authority.....	LU-1
2.	Purpose.....	LU-1
3.	Relationship to Other Plans and Planning Tools	LU-1
	SCAG Regional Comprehensive Plan and Guide.....	LU-2
	Gardena Municipal Code	LU-2
	Specific Plans	LU-2
4.	Existing Land Use	LU-4
5.	Land Use Designation.....	LU-6
	Density and Intensity.....	LU-9
	Residential Designations	LU-10
	Non-Residential Designations.....	LU-11
	Holding Capacity Analysis.....	LU-14
6.	Goals and Policies	LU-17
	Residential Land Use	LU-17
	Non-Residential Land Use	LU-18
	Public and Institutional	LU-19



Economic Development Plan

1. Authority	ED-1
2. Purpose.....	ED-1
3. Relationship to Other Plans and Programs.....	ED-1
Rosecrans Corridor Revitalization Area	ED-1
Brownfield Project	ED-2
MicroLoan Program.....	ED-2
4. Existing Economic Conditions.....	ED-2
Retail Development.....	ED-2
Retail Sales	ED-2
Property Tax Revenues	ED-5
Employment	ED-6
5. Goals and Policies	ED-8

Community Design Plan

1. Authority	DS-1
2. Purpose.....	DS-1
3. Relationship to Other Plans and Programs.....	DS-1
Van Ness Façade Renovation Program	
Design Guidelines	DS-1
Downtown Gardena Boulevard Design Guidelines	DS-1
4. Goals and Policies	DS-2
Image and Identity.....	DS-2
Residential	DS-3
Mixed Use	DS-4
Commercial	DS-5
Industrial	DS-7
Signage.....	DS-7
Streetscape	DS-8

Circulation Plan

1. Authority	CI-1
2. Purpose.....	CI-1
3. Relationship to Other Plans and Programs.....	CI-1
Congestion Management Plan	CI-1
SCAG Regional Transportation Plan	CI-2
South Coast Air Quality Management Plan.....	CI-2
4. Gardena's Circulation System	CI-2
Regional Access	CI-2
Gardena's Roadway Network	CI-3
Truck Routes.....	CI-7
Bicycle Facilities.....	CI-7
Pedestrian Circulation.....	CI-10
Public Transportation	CI-10
Freight Railroads.....	CI-10
Level of Service Analysis	CI-10
Performance Criteria	CI-12
Existing Traffic Conditions.....	CI-13
5. Goals and Policies	CI-18



Housing Element

(Adopted in 2000)

COMMUNITY RESOURCES ELEMENT

Open Space Plan

1. Authority	OS-1
2. Purpose.....	OS-1
3. Relationship to Other Plans and Programs.....	OS-1
The Quimby Act	OS-1
Los Angeles County Proposition A.....	OS-1
Federal and State Parks and Open Space Standards	OS-2
City Municipal Code	OS-2
4. Existing Conditions	OS-2
Existing Parks and Recreation Resources.....	OS-2
5. Goals and Policies	OS-5

Conservation Plan

1. Authority	CN-1
2. Purpose.....	CN-1
3. Relationship to Other Plans and Programs.....	CN-1
A Plan for the Gardena Willows Wetland	CN-1
National Pollutant Discharge Elimination System	CN-2
Source Recovery and Recycling Element.....	CN-2
Southern California Edison Programs.....	CN-2
Title 24, Part 6.....	CN-2
4. Goals and Policies	CN-3

COMMUNITY SAFETY ELEMENT

Public Safety Plan

1. Authority	PS-1
2. Purpose.....	PS-1
3. Relationship to Other Plans and Programs.....	PS-1
State Standardized Emergency Management System	PS-1
City of Gardena Emergency Operations Plan	PS-2
Seismic Hazard Maps	PS-2
Hazardous Waste.....	PS-2
4. Existing Conditions	PS-3
Police and Fire Protection.....	PS-3
Geologic Hazards.....	PS-5
Hazardous Waste.....	PS-5
5. Goals and Policies	PS-7
Police and Fire Protection	PS-7



Noise Plan

1. Authority	N-1
2. Purpose.....	N-1
3. Relationship to Other Plans and Programs.....	N-1
California Noise Insulation Standards	N-1
4. Gardena's Noise Environment	N-2
Noise Evaluation and Measurement	N-2
Baseline and 2025 Noise Environment	N-2
5. Goals and Policies	N-7

IMPLEMENTATION PROGRAM

Implementation Program	IMP-1
------------------------------	-------



List of Tables

I-1	State-Mandated Elements in the Gardena General Plan	Introduction-5
LU-1	Gardena Specific Plans	LU-3
LU-2	Existing Land Use	LU-4
LU-3	General Plan Land Use	LU-6
LU-4	Residential Capacity	LU-14
LU-5	Commercial, Industrial and Public Use Capacity	LU-15
LU-6	Proposed Gardena General Plan Land Use & Corresponding Zoning	LU-16
ED-1	Gardena Retail Sales Tax By Business Type, 2002	ED-3
ED-2	Comparison of Retail Sales, 2002	ED-4
ED-3	Employment Trends 1990-2000	ED-6
ED-4	Percent of Employment by Major Industry Group 2000	ED-7
CI-1	Level of Service (LOS) Definitions for Intersections	CI-11
CI-2	Performance Criteria	CI-12
CI-3	Existing (2004) Peak Hour Conditions at Study Intersections	CI-15
OS-1	Parks and Recreational Facilities in Gardena	OS-3
PS-1	LACoFD Fire Stations	PS-3
N-1	Arterial Segments Generating a CNEL in Excess of 65 dB	N-6

List of Figures

I-1	City Annexations 1930 to 2005	Introduction-2
I-2	Gardena City Limits	Introduction-4
LU-1	Existing Land Use	LU-5
LU-2	General Plan Land Use Policy Map	LU-7
LU-3	Floor Area Ratio	LU-9
LU-4	Specific Plan Areas	LU-21
ED-1	2002 Retail Sales Per Capita	ED-4
ED-2	City of Gardena Property Tax Dollar Distribution	ED-5
CI-1	Local Roadway Network	CI-5
CI-2	Roadway Cross Sections	CI-6
CI-3	Designated Truck Routes	CI-8
CI-4	Bicycle Routes	CI-9
CI-5	Roadway Segment Level of Service	CI-14
CI-6	Existing AM Peak Hour Intersection LOS	CI-16
CI-7	Existing PM Peak Hour Intersection LOS	CI-17
OS-1	Parks and Open Space Resources	OS-4
PS-1	Police and Fire Stations	PS-4
PS-2	Seismic Hazard Areas	PS-6
N-1	Noise and Land Use Compatibility	N-3
N-2	Existing CNEL Contours	N-4
N-3	Future CNEL Contours	N-5



General Plan Team

Gardena General Plan 2006

Gardena City Council

Paul K. Tanaka, Mayor
Steven C. Bradford, Mayor Pro-Tem
Ronald K. Ikejiri, Councilmember
Rachel C. Johnson, Councilmember
Oscar Medrano, Jr., Councilmember

Planning and Environmental Quality Commission

Bertrum M. CeDillos, Chairman
Alan Mimaki, Vice Chairman
George Inouye, Commissioner
Shannon Lawrence, Commissioner
Robert Spates, Commissioner

General Plan Advisory Committee

Victor Amenta	Debbie Imsland
Renee Anderson	Bijan Rodd
Jessie Carrara	Mina Semenza
Tasha Cerda	

Gardena City Staff

Mitchell G. Lansdell, City Manager
D. Christine Hach, Assistant City Manager
Maria Elena Marquez, City Clerk
Ingrid Tsukiyama, Treasurer
Edward W. Lee, City Attorney
William J. Priest, Assistant City Attorney
Stephen M. Fischer, Assistant City Attorney
Whit Ballenger, Transportation Director
Kelly Fujio, Recreation & Parks Director
Rodney Lyons, Police Chief
John Tripp, Acting Assistant Fire Chief, Los Angeles County

City's General Plan Staff

Kathy Ikari, Community Development Director
Jack Messerlian, Planning Administrator
Oscar Martinez, Planning Assistant
Michael McDaniel, GIS Specialist
Rachel Amato, Planning Secretary
Violet Nishihira, Administrative Secretary

Consultant Team

GRC Associates, Inc., Project Manager
David A. Price, Associates, Urban Design
Gregory Stoffel & Associates, Retail Analysis
Wieland Associates, Inc., Noise Analysis
Katz, Okitsu & Associates, Traffic Analysis
Giroux & Associates, Air Quality Analysis



Introduction

Gardena General Plan 2006

The City of Gardena

Since its incorporation in 1930, the City of Gardena has grown from a three square mile community known for its farm products to a highly developed and diverse community of six square miles and 60,000 residents. Gardena has always been and continues to be a residential community that prides itself in its diverse ethnic and cultural heritage. The City is situated in an ideal geographic location in proximity to key regional destinations, such as Downtown Los Angeles, Long Beach and Los Angeles Ports, the beach communities and Los Angeles International Airport, making Gardena an ideal location to live and work. In addition, Gardena has ready access to regional destinations via the Harbor Freeway (I-110), Century Freeway (I-105), San Diego Freeway (I-405) and the Artesia Freeway (SR-91). Figure I-1 shows areas annexed to Gardena since 1930.



While Gardena has ideal location, weather and access, the City faces numerous challenges such as, improving its urban landscape, becoming a destination rather than a

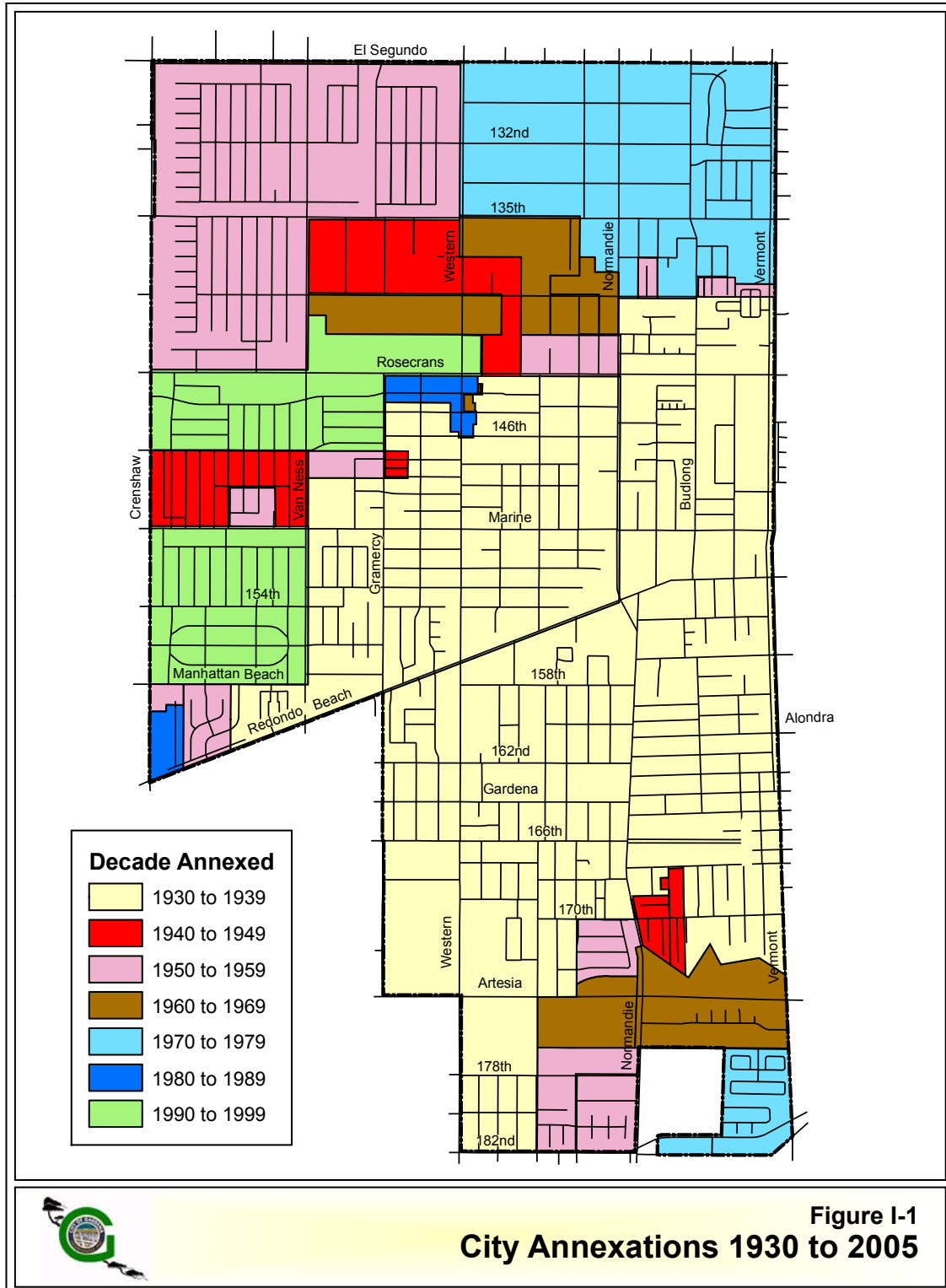
drive-thru city, securing economic stability and strength, improving its aging infrastructure, providing adequate housing for all income levels and continuing to provide its residents, businesses and visitors with the best public services available. Thus, the Gardena General Plan 2006 (“General Plan”) development process provides the City the opportunity to reaffirm the community’s vision for the future and reconsider the assumptions and facts that have guided development and investment decisions in the City.

Purpose of the General Plan

Every city and county in California is required by State law to prepare and maintain a comprehensive planning document called a general plan. The general plan is the long-range “blueprint” for a jurisdiction and guides development decisions, identifies long-term objectives for the next 15-20 years and contains policies and actions to help achieve community goals over that period of time. The general plan addresses all aspects of development and community enhancement.

The general plan serves to:

- Articulate a 15-20 year vision for the future growth of the City;
- Identify the City’s land use, circulation, housing, environmental, economic, and social goals, policies and actions; and
- Provide direction in the planning and evaluation of future development and resource allocation decisions.





This General Plan will provide direction to the administrative and legislative functions within the City and help provide guidance to effectively determine desired development and revitalization. In addition, the General Plan will aid in prioritizing needed projects in the City.

Planning Area

California State law requires that all general plans cover the area within the boundaries of the adopting city or county and “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” In addition, each city should consider its sphere of influence adopted by the Local Agency Formation Commission (LAFCO) into the planning area.

Gardena’s sphere of influence once included the unincorporated community of El Camino Village which was shared with the cities of Hawthorne and Lawndale. In September 2005, LAFCO removed El Camino Village from Gardena’s sphere of influence. Therefore, the planning area for this General Plan encompasses only the area within the boundary lines of the City of Gardena that includes 3,749 acres or approximately 5.9 square miles of land. Figure I-2 illustrates the boundaries of the City of Gardena.

Supporting Documents to the General Plan

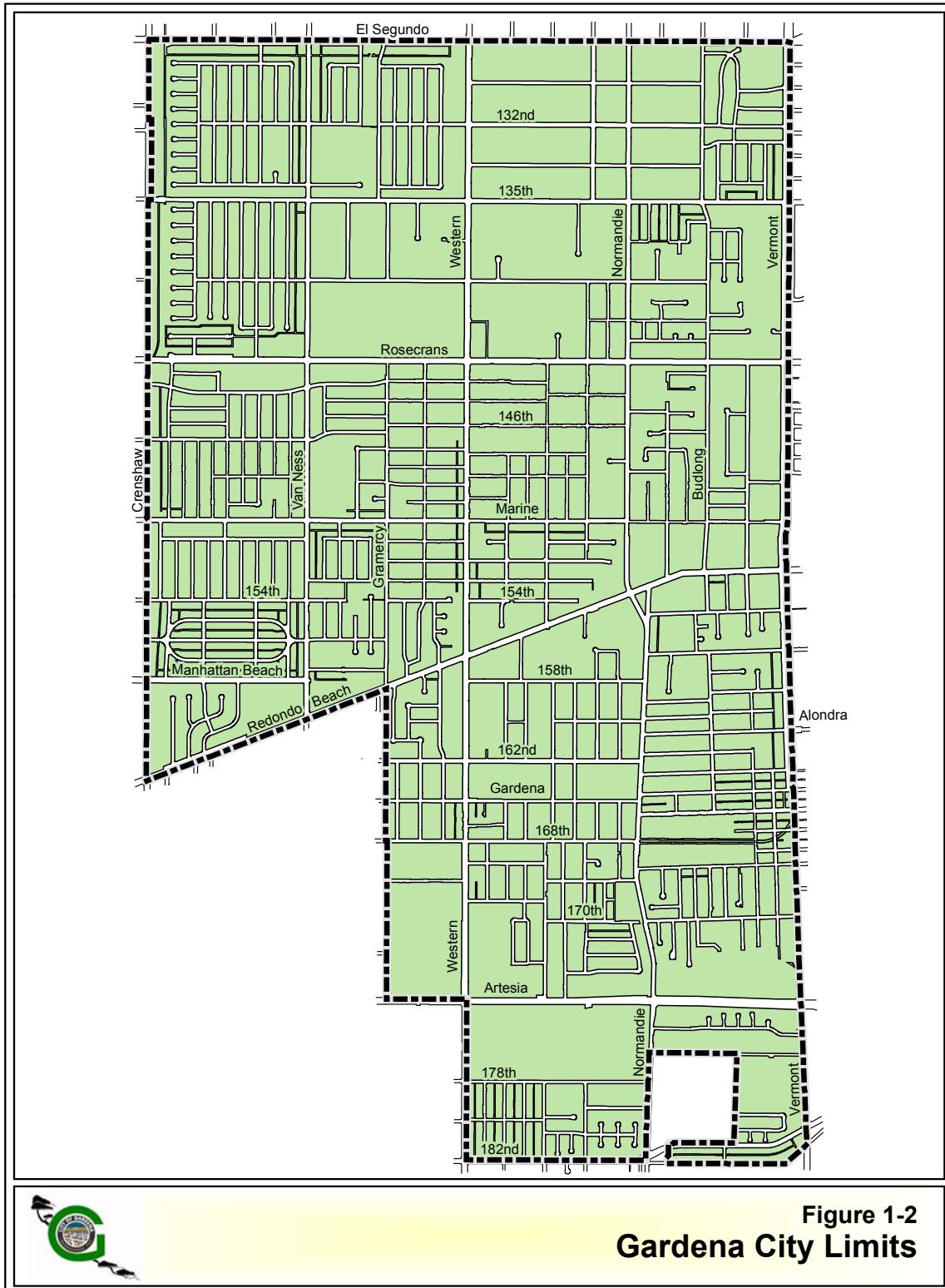
Existing Conditions Report

Understanding the existing conditions of the City was the first step in the process of updating the General Plan. The Existing Conditions Report presents information compiled through research, field surveys, and discussions with various City Departments and local agencies.

The Existing Conditions Report summarizes baseline information on existing conditions and recent trends. It also includes qualitative and quantitative information on such topics as existing land use, demographic and socioeconomic trends, traffic conditions, community noise levels, potential hazardous sites, and public facilities and infrastructure. The report identifies areas of need, provides the foundation for policymaking and presents the environmental setting of the General Plan Environmental Impact Report (EIR). All technical studies prepared for this effort are included in the technical appendix to the Existing Conditions Report.

Environmental Impact Report

The California Environmental Quality Act (CEQA) was adopted by the State legislature in 1970 to require thorough environmental analysis of any project that might affect the environment. Under CEQA, most projects that require discretionary approval by a public agency must first be reviewed to determine related environmental effects. An EIR was prepared for this General Plan to fully assess its potential long-term implications on the environment and it was certified by the City Council along with the adoption of this General Plan.



Contents of the General Plan

State law requires that each general plan address seven topics: land use, housing, circulation, open space, conservation, safety and noise, as well as other topics that are relevant to the community. State law also prescribes the content for each element. While a city is required to address the mandatory seven topics or elements, State law allows a general plan format that best fits the unique circumstances of the city. The City of Gardena has chosen to consolidate a number of State mandated elements into three elements:

1. Community Development Element
2. Community Resources Element
3. Community Safety Element

Table I-1 presents the State-mandated elements and how it corresponds to the elements in the City of Gardena General Plan.

The General Plan elements are constructed as follows:

Community Development Element

Land Use Plan. Designates the type and intensity of uses, and general distribution of the land for housing, business, industry, open-space, education, public buildings and grounds, and other categories of public and private uses.

Economic Development Plan. Addresses the economic needs of the City and provides goals, policies and programs to retain and attract businesses and to improve the overall economic/business climate of the City.

Community Design Plan. Promotes a better quality of life for its residents and business community through policies and programs that create an attractive environment. This Plan recognizes that an attractive natural and built environment is good for the City's image and good for business.

Table I-1
State Mandated Elements in the Gardena General Plan

Gardena General Plan Element	State-Mandated General Plan Elements						
	Land Use	Housing	Circulation	Open Space	Conservation	Safety	Noise
Community Development	X	X	X				
Community Resources				X	X		
Community Safety						X	X



Housing Plan. Assesses the current and projected housing needs for all residents of the City. In addition, it embodies policies for providing adequate housing and includes action programs for that purpose. This element is a stand-alone document that was adopted and certified by the State Department of Housing and Community Development (HCD) in 2000 and is currently scheduled for an update in 2007.

Circulation Plan. Identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, bicycle routes and other local public utilities and facilities. Goals, policies and programs that address issues related to traffic congestion and inadequate public facilities are in this Plan.

Community Resources Element

Open Space Plan. Addresses the City's open space resources and the preservation and enhancement of recreational opportunities. Emphasis is placed on enhancing existing parks and recreational programs.

Conservation Plan. Establishes goals and policies to protect and manage the City's natural resources including biological, water and land. In addition, this Plan addresses energy conservation and the preservation of the cultural resources.

Community Safety Element

Safety Plan. Establishes goals, policies and programs to protect the community from risks associated with natural hazards and man-made hazards such as the presence of hazardous waste sites within the planning area.

Noise Plan. Identifies and appraises Gardena's noise environment and establishes noise level standards, goals, policies and programs to address areas of potential problems.

Community Participation

To accurately address community needs and values, it is important to receive input and feedback from residents, businesses and property owners in the City. Throughout the development of the General Plan, which was initiated in the summer of 2004, the community was invited to participate in this General Plan process. Both residents and representatives from the business community contributed insight and vision into the planning effort and helped develop the goals and policies contained in this General Plan. Additionally, the community participation program provided information on the state of the City in terms of existing conditions, recent trends and areas of need.

Community Workshops

During the year there were 11 community workshops conducted at various locations throughout the City, including Rowley Park, South Park and the Nakaoka Community Center. These meetings solicited input from the residents on issues important to the community. In addition, a meeting was conducted with the City's Economic Development Committee and Chamber of Commerce to provide information and receive input from the business community. Further, the Planning Commission and the City Council were provided periodic progress reports.

General Plan Advisory Committee

A seven-member General Plan Advisory Committee was formed to discuss issues and policies and receive further comments at a greater level of detail from key members of the residential and business communities. Committee meetings were generally held every other month and were also attended by members of the general public. All General Plan goals, policies, programs and alternative



land use concepts were discussed at these committee meetings.

Website

To attract the largest possible audience to the General Plan, a website was created at www.ci.gardena.ca.us/residents/generalplan/. This website provides information on the status of the General Plan update, land use maps, support documents, announcements of upcoming events and workshops, and an e-mail message page to send comments to the Gardena Director of Community Development.



Vision For Gardena

The “vision” for the City’s future becomes the foundation and focus for identifying goals and objectives that are translated into policies and programs. This vision is the common thread woven through each of the General Plan elements. Gardena’s “vision” is to be a community that:

- Values ethnic and cultural diversity
- Is a safe and attractive place to live, work and play with a wide range of public services
- Has a strong and diverse economic base that attracts commerce from within and outside the City

