

FEBRUARY 4TH 2021

VIRTUAL WORKSHOP

VIRTUAL WORKSHOP ON THE
CITY OF GARDENA HOUSING ELEMENT 2021-2029



Housing Element Team

City Staff:

- **Ray Barragan**, Acting Community Development Director
- **Amanda Acuna**, Senior Planner
- **Brian Ramirez**, Intern
- **Lisa Kranitz**, Assistant City Attorney

Consultants:

- **Veronica Tam**, Veronica Tam & Associates, Housing Consultant
- **Starla Barker**, De Novo Planning Group, Environmental Consultant
- **Amanda Tropiano**, De Novo Planning Group, Environmental Consultant

Agenda

1. What is a Housing Element?
2. The Regional Housing Needs Allocation
3. What laws play into the Housing Element?
4. Sites Inventory
5. Policy Considerations
6. Next Steps



What is a Housing Element?

- The **Housing Element** is one of the **required** elements of the General Plan
- It is reviewed and certified by the California Department of Housing and Community Development (HCD) for compliance with State law
- It covers an 8-year period of **October 2021 – October 2029**
- Housing Element Content:
 - Analysis of existing and projected housing needs
 - Inventory of available sites for housing
 - Analysis of potential constraints on housing
 - Fair housing analysis
 - Evaluation of previous housing element
 - Goals, policies, and implementation programs



The Regional Housing Needs Allocation (RHNA)

- The RHNA is a requirement of State law
- Statewide projected and existing housing need is first determined by HCD and then split up by regions. The Regional Housing Need for the six county Southern California Association of Governments (SCAG) region was approximately 1,341,827
- SCAG then assigns the housing needs to each local jurisdiction.
- The RHNA numbers inform the City of how the needed housing in 4 different income categories – Very Low; Low; Moderate; and Above Moderate



The Regional Housing Needs Allocation (RHNA)

Gardena's allocation is:

INCOME CATEGORY	ALLOCATION
Very Low	1,481 (26%)
Low	759 (13%)
Moderate	892 (16%)
Above Moderate	2,589 (45%)
TOTAL	5,721

- Gardena's appeal of this allocation was **denied**, along with almost every other jurisdiction.
- RHNA allocation is **NOT** an obligation to build the units.
 - Must demonstrate adequate capacity for various income levels.

The Regional Housing Needs Allocation (RHNA)

Los Angeles County AMI=\$77,300	Household Size	1-person	2-person	3-person	4-person	5-person
	Extremely Low	23,700	27,050	30,450	33,800	36,550
	Very low	39,450	45,050	50,700	56,300	60,850
	Low	63,100	72,100	81,100	90,100	97,350
	Moderate	64,900	74,200	83,500	92,750	100,150

What Laws Pertain to the Housing Element and Site Selection (A Sampling)

- **AB 671 – ADUs**
 - Housing Element must include a plan to incentivize and promote the creation of affordable accessory dwelling units
- **SB 166 – Prohibition on Reducing Density**
 - If sites are being developed with fewer total units and/or not in the income levels assumed in the Housing Element – City either has to make finding that there are still adequate sites available as shown in the Housing Element or identify new properties to make up for loss within 180 days
- **SB 330 – Downzoning Prohibited – No Net Loss**
 - City cannot enact policies, standards, conditions that change zoning and general plan designations unless other properties are changed to make up for the difference
- **AB 1397 – Minimum Density**
 - In order to count site for affordable housing, it must allow at least 30 du/acre
- **AB 72 – Increased HCD Enforcement**
 - HCD may revoke certification and report violations to Attorney General to enforce



What Laws Pertain to the Housing Element and Site Selection

• AB 1851 – Religious Institutions

- Affordable housing projects by nonprofit developers on property owned by religious institutions – can eliminate 50% of required parking for the religious use allowing housing to be built on the parking lot sites
- Example – San Diego 12 low-income homes on existing parking lot



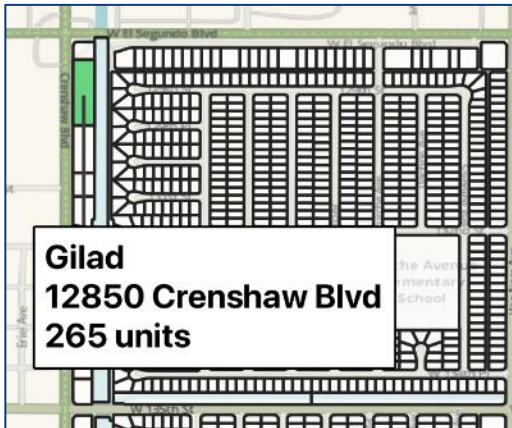
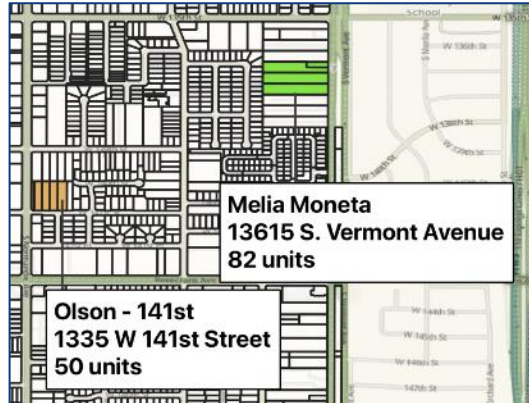
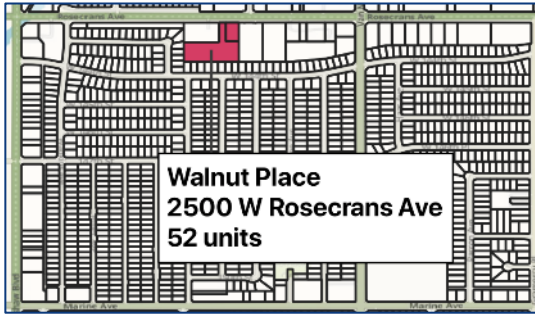
Breakdown of Allocation

INCOME CATEGORY	ALLOCATION	DENSITY REQUIREMENT
Very Low + Low	$2,240 + 20\% = 2,688$	Must be $\geq 30\text{du/ac}$ ≥ 0.5 acre site
Moderate + Above Moderate	3,481	Can be $< 30 \text{ du/ac}$
TOTAL	6,169 units	

Questions?

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Sites Inventory - Approved and Pending Development



PROJECT	UNITS
Approved Projects	
Melia Moneta	84 (2 affordable)
Olson - 141st	50
G3 – Walnut Place	52
Total Approved	186
Pending Projects - General Plan/ Zoning Change Required	
Gardena Transit Oriented Development Specific Plan	265 units
Gardena Havens	6 units
Total Pending	271 units

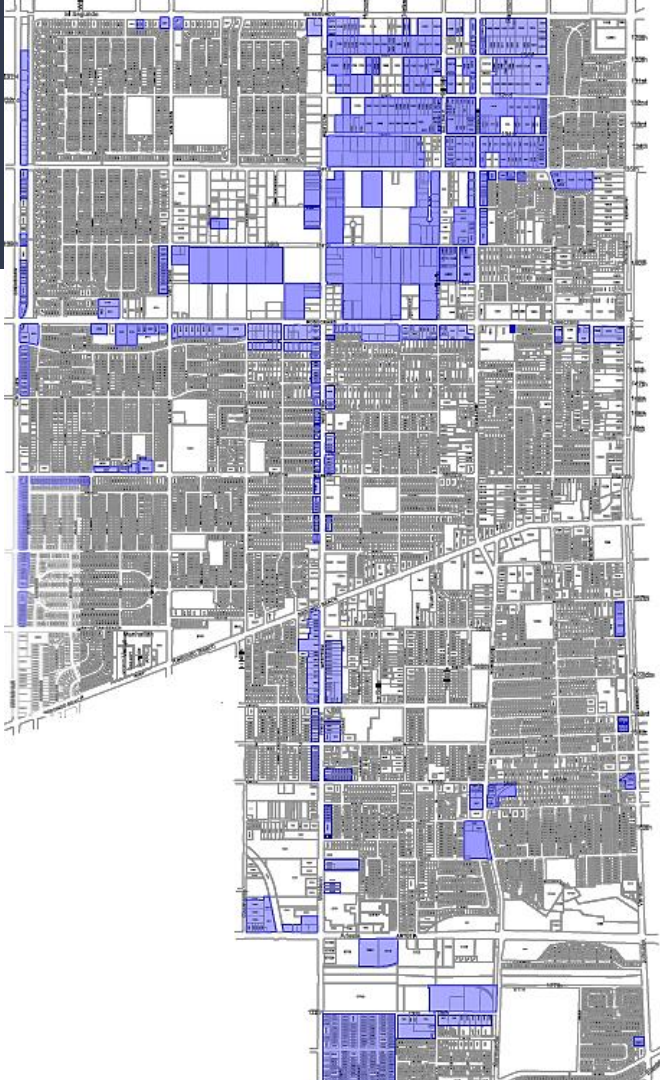
TOTAL: 457 units

Sites Inventory - Selecting Sites for Housing Development

- City has to justify site selection; generally, need to look at sites between 0.5 and 10 acres
- Gardena has very little vacant land – approximately 5 acres total
- Only sites which have potential for near-term development qualify for identifying sufficient sites
 - Staff went through and identified properties that could likely be redeveloped based on condition of property, age of buildings, use, or expressed interest
- The only way to meet the statutory obligation will probably be to do a housing overlay on commercial and industrial properties
- State law prohibits the concentration of affordable housing in one location; it must be spread throughout City



Sites Inventory - Selecting Sites for Housing Development



Sites Inventory - Expressed interest in residential development

LOCATION	SIZE	POTENTIAL UNITS	COMMENT
16911 S. Normandie	3.9 acres	250	GPA/ZC/SP
1610/1650 Artesia	7.6 acres	494	GPA/ZC/SP
1012 Gardena Blvd./Parking area	1.0 acre	24	Allowed by right
TOTAL		768	

LOCATION: 16911 S. Normandie
SIZE: 3.9 acres
POTENTIAL UNITS: 250
COMMENT: GPA/ZC/SP



LOCATION: 1012 Gardena Blvd./Parking area
SIZE: 1.0 acres
POTENTIAL UNITS: 24
COMMENT: Allowed by-right



LOCATION: 1610-1650 Artesia
SIZE: 7.6 acres
POTENTIAL UNITS: 494
COMMENT: GPA/ZC/SP

Sites Inventory - Expressed interest in residential development

LOCATION: 1433 W 139th St.
SIZE: 1.88 acres
POTENTIAL UNITS: 45
COMMENT: GPA/ZC to R-4



LOCATION: 2800 Rosecrans
SIZE: .99 acres
POTENTIAL UNITS: 20
COMMENT: GPA/ZC



LOCATION: 2315-2545 Marine
SIZE: 2.9 acres
POTENTIAL UNITS: 64
COMMENT: Allowed by-right



LOCATION: 15717-15725 S. Normandie
SIZE: .91 acres
POTENTIAL UNITS: 30
COMMENT: Allowed by-right



LOCATION	SIZE	POTENTIAL UNITS	COMMENT
2315 – 2545 Marine	2.9 acres	64	Allowed by right
15717/15725 S. Normandie	.91 acre	30	Allowed by right
1433 W. 139 th Street	1.88 acres	45	GPA/ZC to R-4
2800 Rosecrans	.99 acres	20	GPA/ZC
TOTAL		159	

TOTAL: 927 units

RHNA Strategy

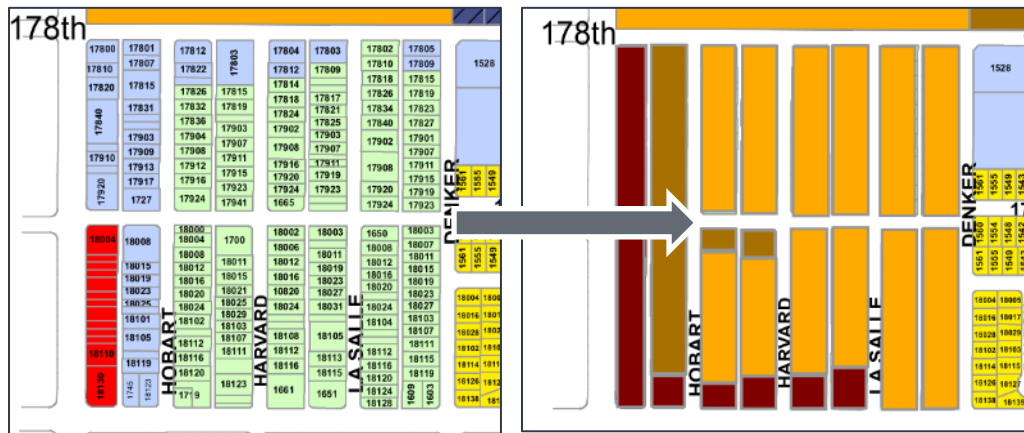
LOCATION	POTENTIAL ADDITIONAL UNITS	COMMENT
Recycled Residential (R3/R4/MUO)	448 units	Moderate + Above Moderate
Project in the pipeline	455 units 2 affordable units	Moderate + Above Moderate Very Low + Low
ADUs	140 units	Moderate + Above Moderate Very Low + Low
Expressed Interest	927 units	Moderate + Above Moderate
TOTAL	1,972 units	

Still need to accommodate:

4,197 units
(including buffer)

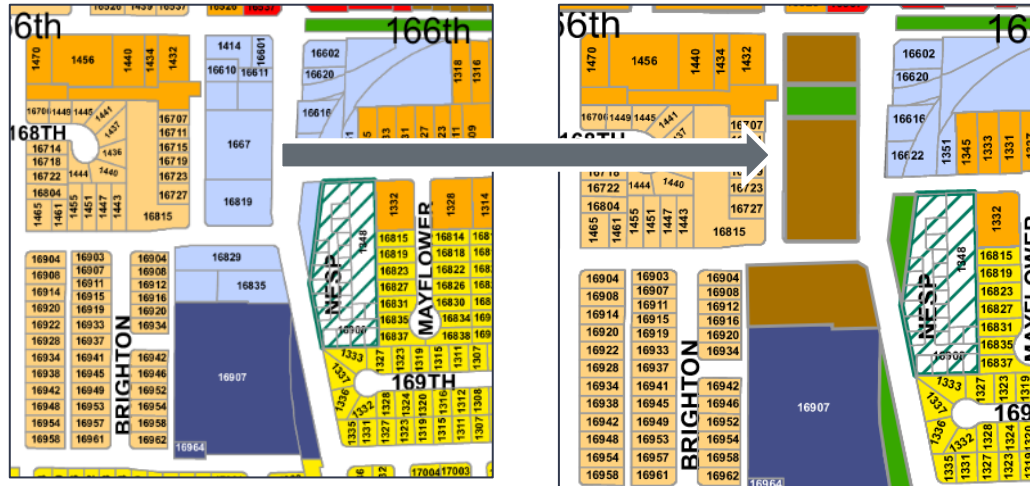
Sites Inventory – Rezoning/Upzoning to Residential

LOCATION	SIZE	POTENTIAL UNITS	COMMENT
H-B Properties (Net)	22.3 acres	257	Increase allowed zoning to match R-3



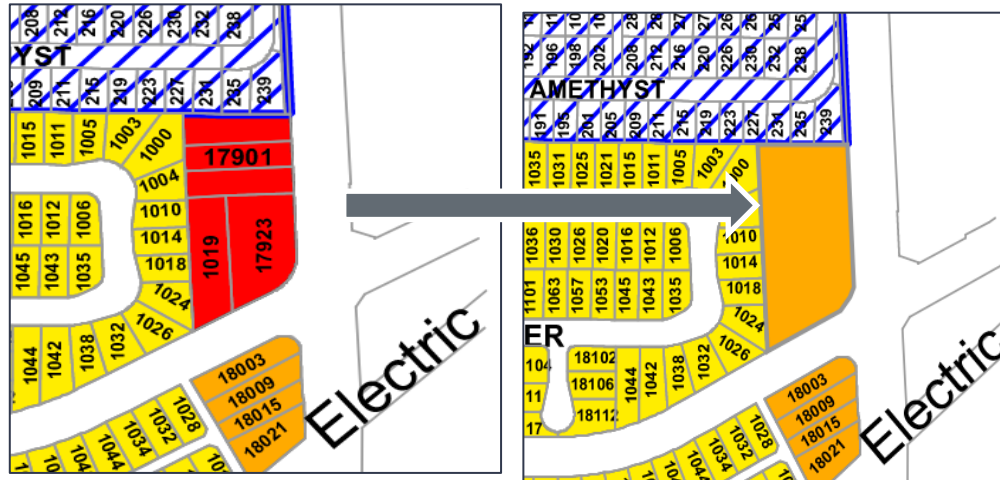
Sites Inventory – Rezoning/Upzoning to Residential

LOCATION	SIZE	POTENTIAL UNITS	COMMENT
M-1 Properties south of 166th	3 acres	69	Rezone M-1 to R-4



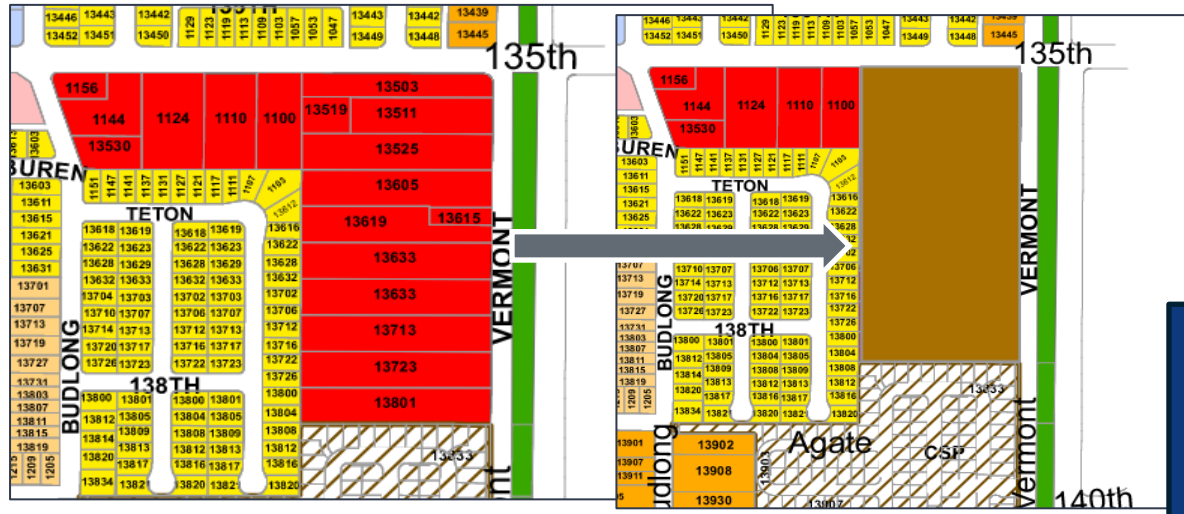
Sites Inventory – Rezoning/Upzoning to Residential

LOCATION	SIZE	POTENTIAL UNITS	COMMENT
17901 Vermont (and properties on either side)	1.58 acres	27	Rezone C-3 to R-3



Sites Inventory – Rezoning/Upzoning to Residential

LOCATION	SIZE	POTENTIAL UNITS	COMMENT
Properties around 135th and Vermont	1.38 acres	32	Rezone from C-3 to R-4 – required stepped density away from R-1



TOTAL:
33.76 acres
408 units

Policy Considerations/Changes

- If City allows higher density on major arterials, could protect more property from having overlay
- Should City enact an inclusionary affordable housing component to development projects?
- Change zoning provisions: R-3 zone
 - Do not allow single family/duplex
 - 40% of R-3 zone exceeds 17 du/acre – increase maximum density – at least in some locations



Policy Considerations/Changes



- Change zoning provisions: R-4 zone
 - Anything over 0.5 acres should be 30 du/acre
 - Eliminates mid-step of 27 du/acre for properties 0.5 – 1.0 acre
 - 61% of R-4 zone exceeds 30 du/acre – increase maximum density – at least in some locations
 - Increase minimum required density
- Change zoning provisions: MUO zone
 - Anything over 0.5 acres should be 30 du/acre
 - Eliminates mid-step of 25 du/acre for properties 0.5 - .99 acre
 - Increase minimum required density

Next Steps

February – March 2021	Additional community input on proposed rezone strategy for meeting the RHNA (Actual rezoning can occur within 3 years from October 2021)
May 2021	Draft Housing Element for public input
May – August 2021	CEQA for Housing Element
June – August 2021	Public Review Draft Housing Element for HCD review
September – October 2021	Adoption hearings

What if Gardena does not comply?

- Ineligibility/reduced preference for grants
- Lawsuit by Attorney General's Office
- Penalties of between \$10,000 - \$100,000 per month
- Court can prohibit issuance of permits for any development
- Court can appoint a receiver to take over



Questions?

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Future Notification

Email: aacuna@cityofgardena.org

Call: 310-217-9524

Website: <https://www.cityofgardena.org/housing-element/>

Accessory Dwelling Unit Survey



City of Gardena Accessory Dwelling Unit (ADU) Permit Survey

The purpose of this survey is to track the development of ADU's in the City of Gardena. The average time to complete this survey is 5 minutes. Thank you in advance for your time and cooperation.

* Required

<https://www.cityofgardena.org/housing-element/>

Thank you for attending!