

MARCH 31, 2021

SECOND VIRTUAL WORKSHOP

**VIRTUAL WORKSHOP ON THE
CITY OF GARDENA HOUSING ELEMENT 2021-2029
CITY COUNCIL – PLANNING COMMISSION JOINT MEETING**



Housing Element Team

City Staff:

- **Gregg McClain**, Interim Community Development Director
- **Amanda Acuna**, Senior Planner
- **Brian Ramirez**, Intern
- **Lisa Kranitz**, Assistant City Attorney

Consultants – Not with us Tonight:

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

Agenda

- **Site Identification**
- **5 Strategies**
 - Projects in the Pipeline
 - Residential Interest Expressed
 - Underdeveloped & Vacant Residential
 - ADUs
 - Housing Overlay & Rezoning
 - Church Overlay
- **Public Q & A**



Site Identification

- State law **requires** the City to identify sufficient sites in the Housing Element to accommodate housing in each of the 4 separate income levels:
 - Very Low Income
 - Low Income
 - Moderate Income
 - Above Moderate Income



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

Site Qualifications

- For very low and low income level housing, zoning must allow at least **30 units per acre**.
- Affordable sites cannot be smaller than 0.5 acres or larger than 10 acres.



Gardena's RHNA Numbers

INCOME CATEGORY	ALLOCATION	BUFFER 20%	GOAL
Very Low	1485	297	1782
Low	761	152	913
Moderate	894	0	894
Above Moderate	2595	0	2595
TOTAL	5735	449	6184

Sites Inventory – In the Pipeline (Approved)

The Olson Company
1335 W 141st Street
50 units



Melia - Monet
13615 Vermont Ave
84 units



TOTAL: 195 units

Walnut Place
2500 W Rosecrans Ave
52 unit



Normandie Courtyard
1348 W 168th Street
9 units



Sites Inventory – In the Pipeline (Pending Approval)

GTOD Specific Plan
12850 Crenshaw Blvd
265 units

Normandie Place
15717 S Normandie Ave
30 units

TOTAL: 301 units

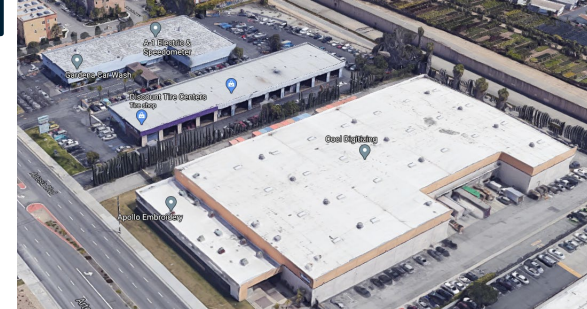
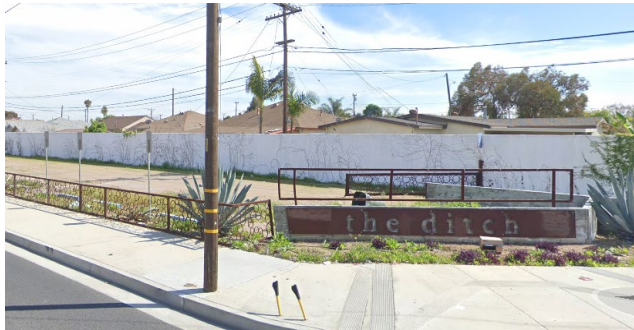
Gardena Havens
1031 Magnolia Ave
6 units



Sites Inventory – Residential Interest Expressed



TOTAL: 897 units



Sites Inventory – Underdeveloped & Vacant Residential



15309 S Normandie Ave
3 Units



Q & A



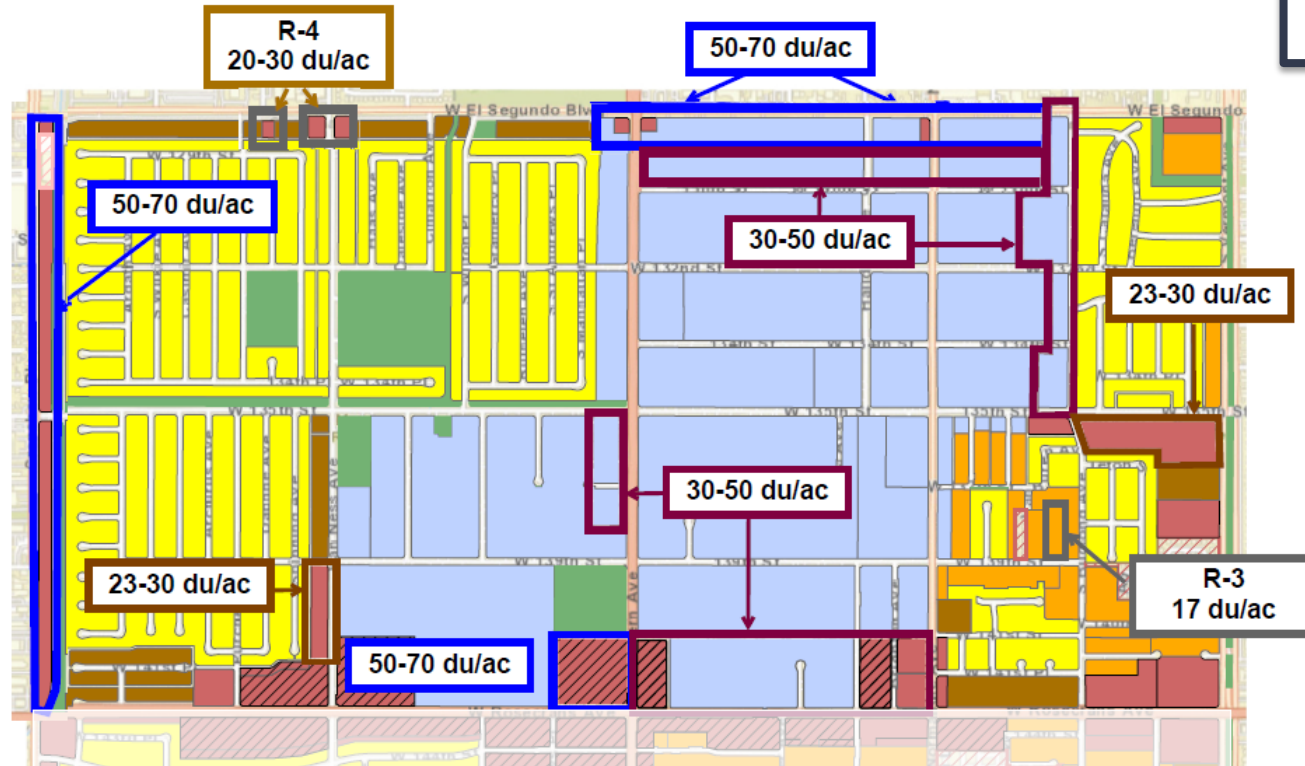
Sites Inventory – Accessory Dwelling Units



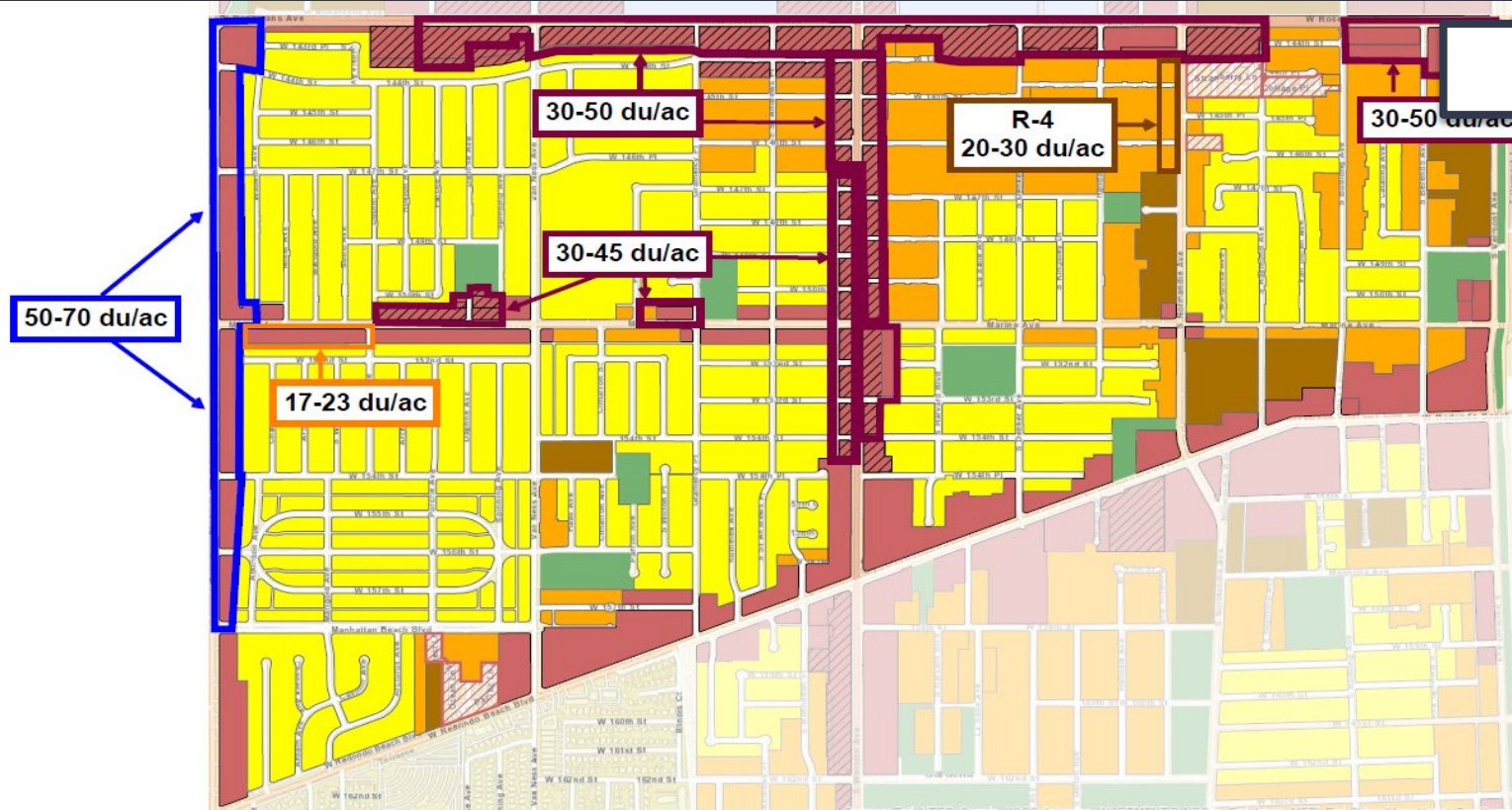
- Housing Element must include a plan to incentivize and promote the creation of affordable accessory dwelling units
- From trends of ADUs built in the City over the past three years we can account for **120 units** in the 2021-2019 Housing Element

Housing Overlay or Rezone El Segundo Blvd to Rosecrans Ave

Q & A

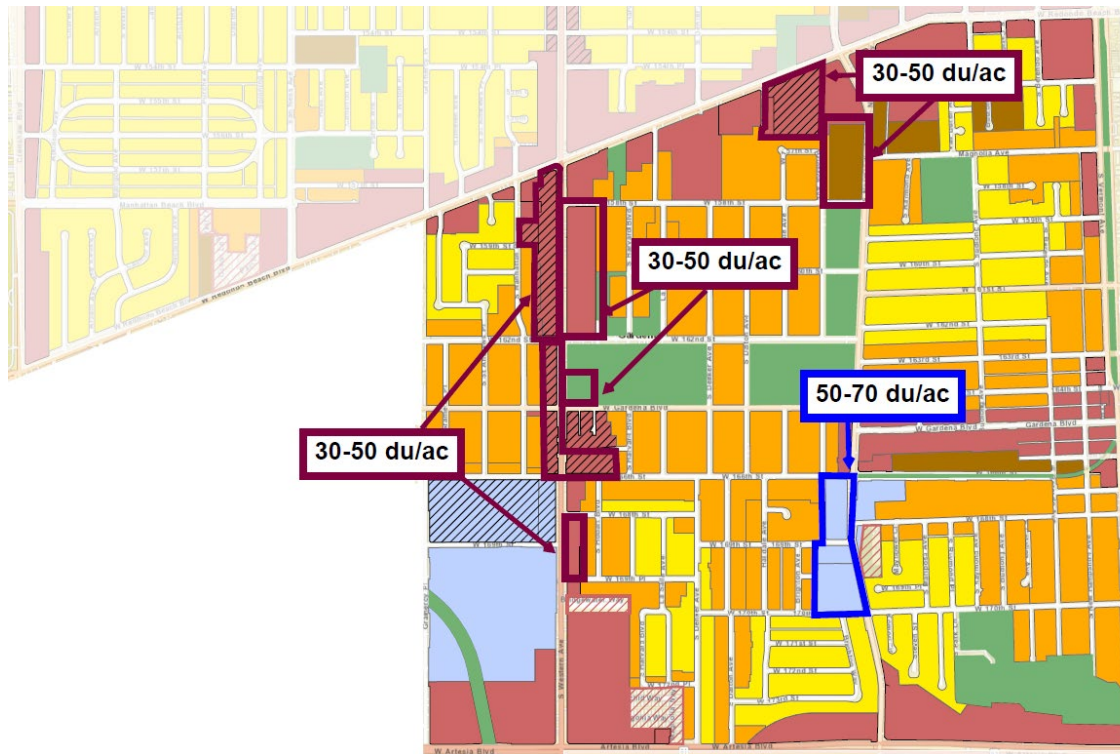


Q & A



Housing Overlay or Rezone Redondo Beach Blvd to Artesia Blvd

Q & A



Q & A



Religious Institutions

- New Law – AB 1851 – allows affordable housing by nonprofits on religious institution properties.
- Many religious institutions in Gardena are already in residential zones.
- Consider housing overlay for religious institutions in commercial and industrial zones.
- Example: Church of the Blessed Sacrament, Placentia



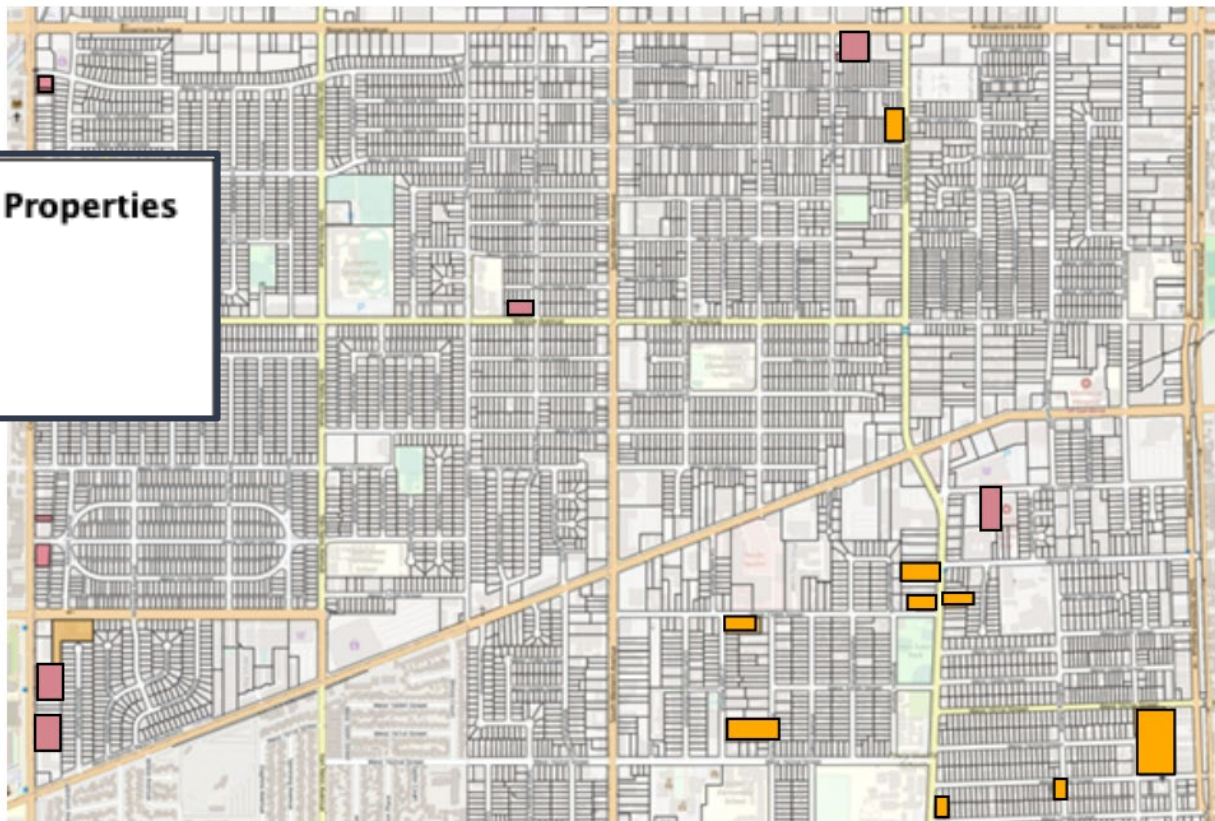
Religious Institutions



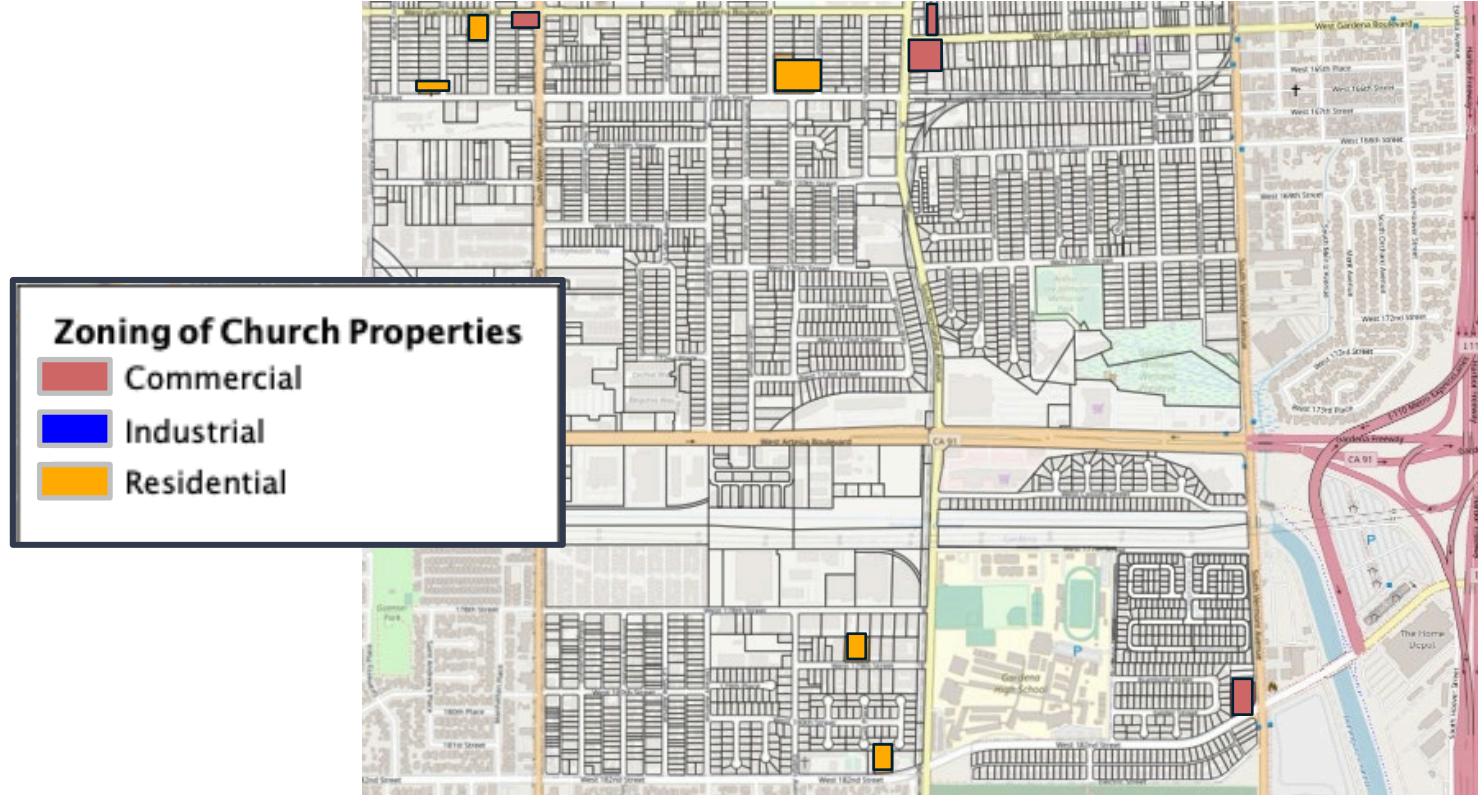
Religious Institutions

Zoning of Church Properties

- Commercial
- Industrial
- Residential

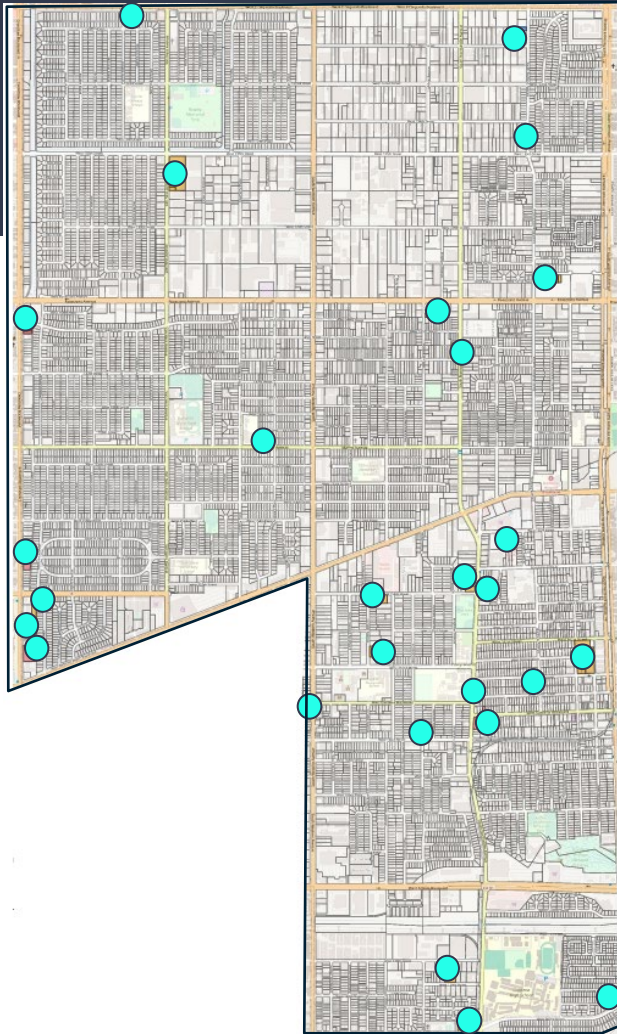


Religious Institutions



Religious Institutions Sites

Q & A



Summary

Q & A

STRATEGIES	POTENTIAL ADDITIONAL UNITS
Projects in the Pipeline	496
Residential Interest Expressed	897
Underdeveloped & Vacant Residential	448
ADUs	120
Housing Overlay & Rezoning	7000
Religious Institution Overlay	658

Affordable Housing in Gardena



Questions?



Further Information

Email: aacuna@cityofgardena.org

Call: 310-217-9524

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