

MAY 11, 2021

City Council Meeting

**CITY OF GARDENA HOUSING ELEMENT 2021-2029
SITES INVENTORY**



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

2021-2029 Housing Element Update - Inventory Sites

The housing element's site inventory is to identify and analyze specific sites that are available and suitable for residential development in order to determine the City's capacity to accommodate residential development and reconcile that capacity with the City's Regional Housing Needs Allocation (RHNA)

* With input from the May 4, 2021, Planning Commission Meeting



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

5 Strategies



Projects in the Pipeline



Underdeveloped & Vacant Residential



Projects in the Religious Overlay

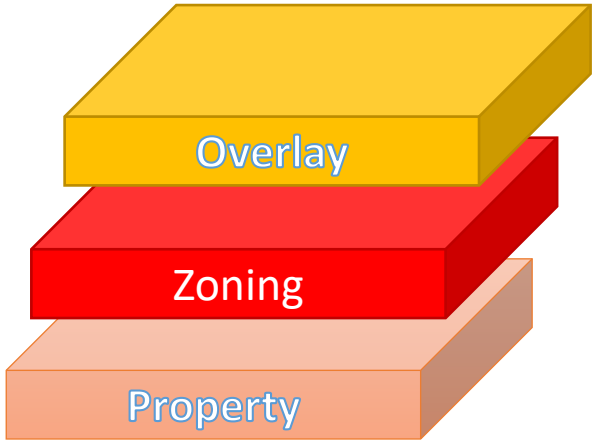
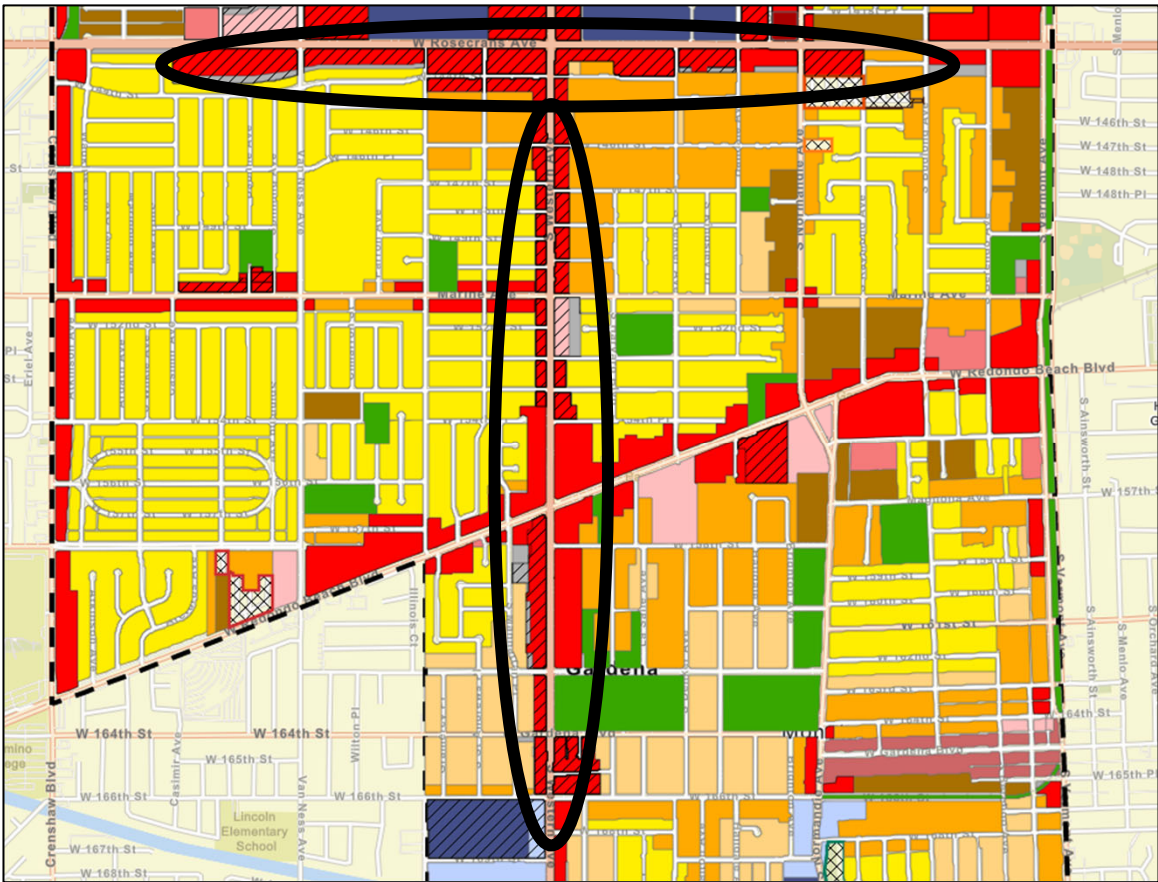


Residential Interest Expressed



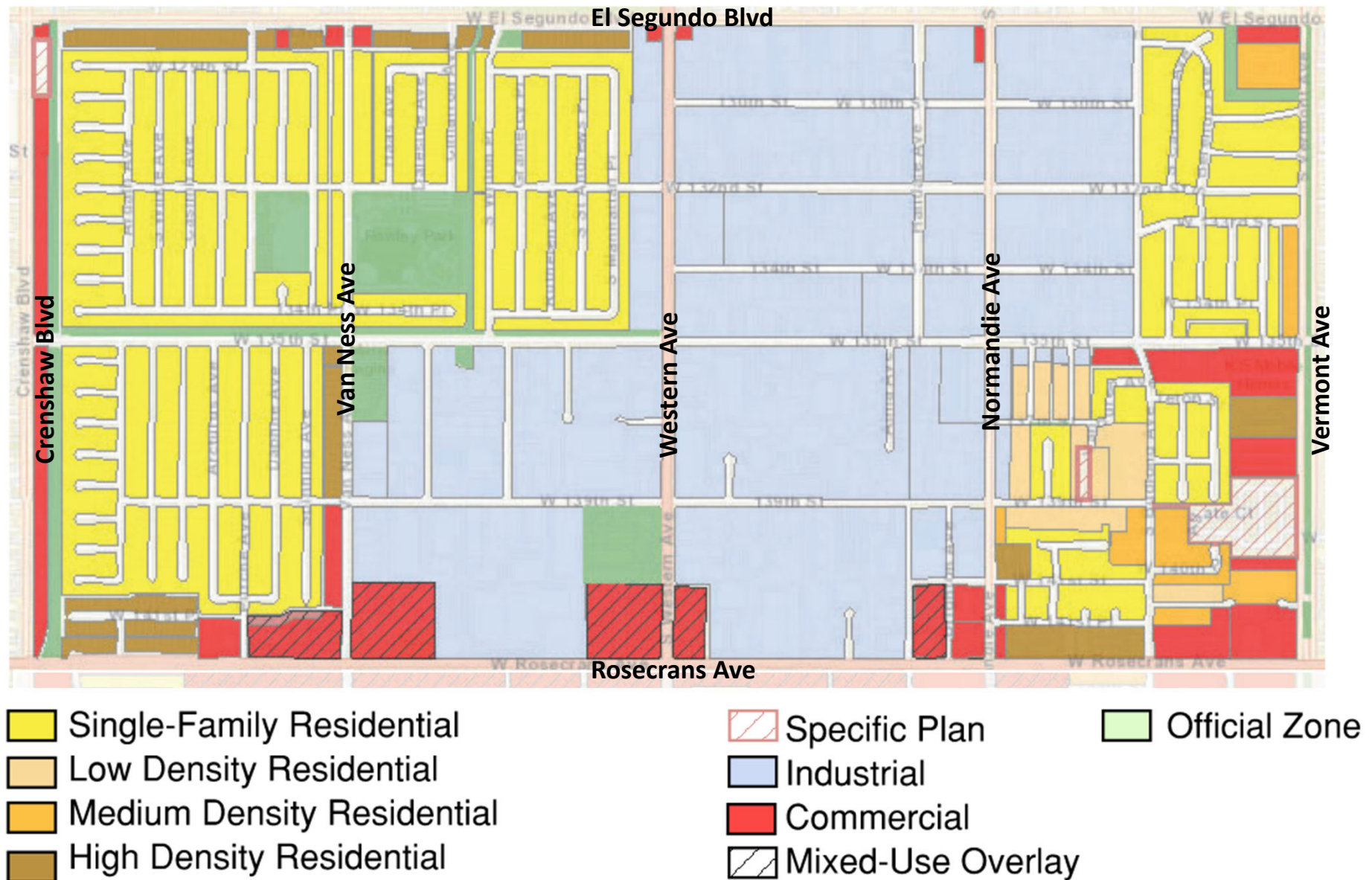
Housing Overlays & Rezoning

Zoning Overlays

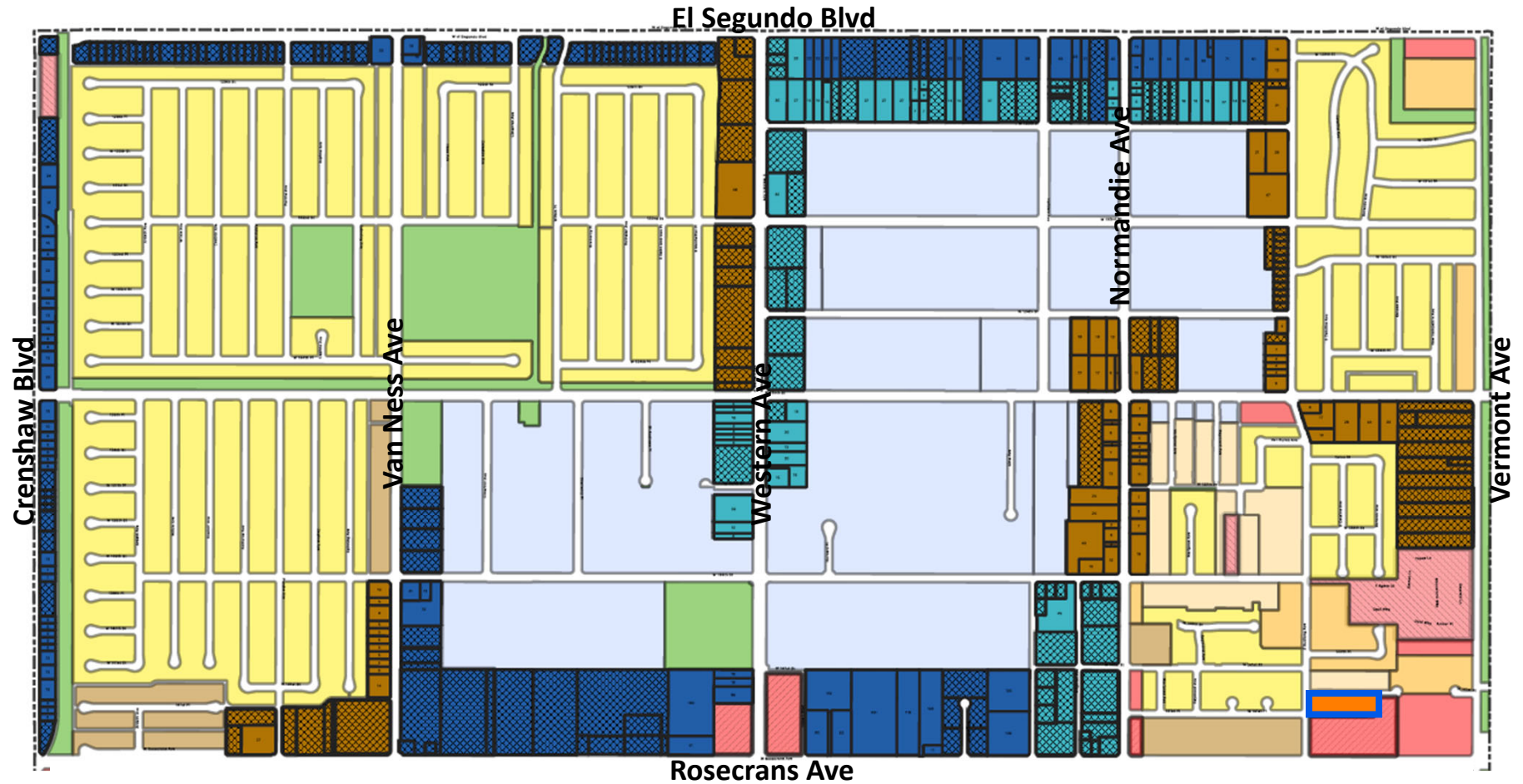






Draft Inventory Sites Maps



El Segundo Blvd to Rosecrans Ave



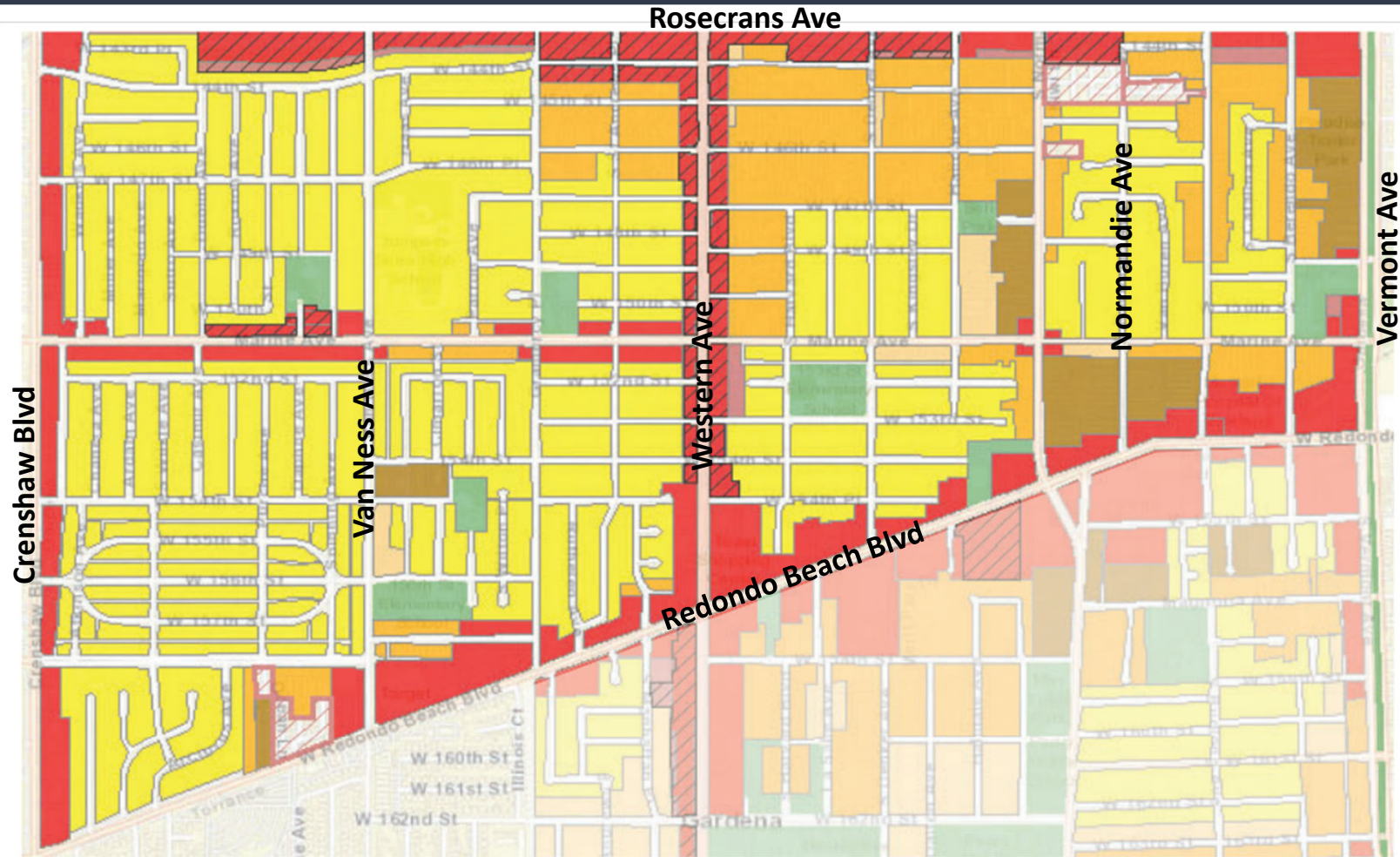
El Segundo Blvd to Rosecrans Ave



-  O3 (0 - 17 du/acre)
-  O4 (20 - 30 du/acre)
-  O5 (31 - 50 du/acre)
-  O6 (51 - 70 du/acre)

-  Not Included in Inventory
-  Religious Institution Overlay

Rosecrans Ave to Redondo Beach Blvd

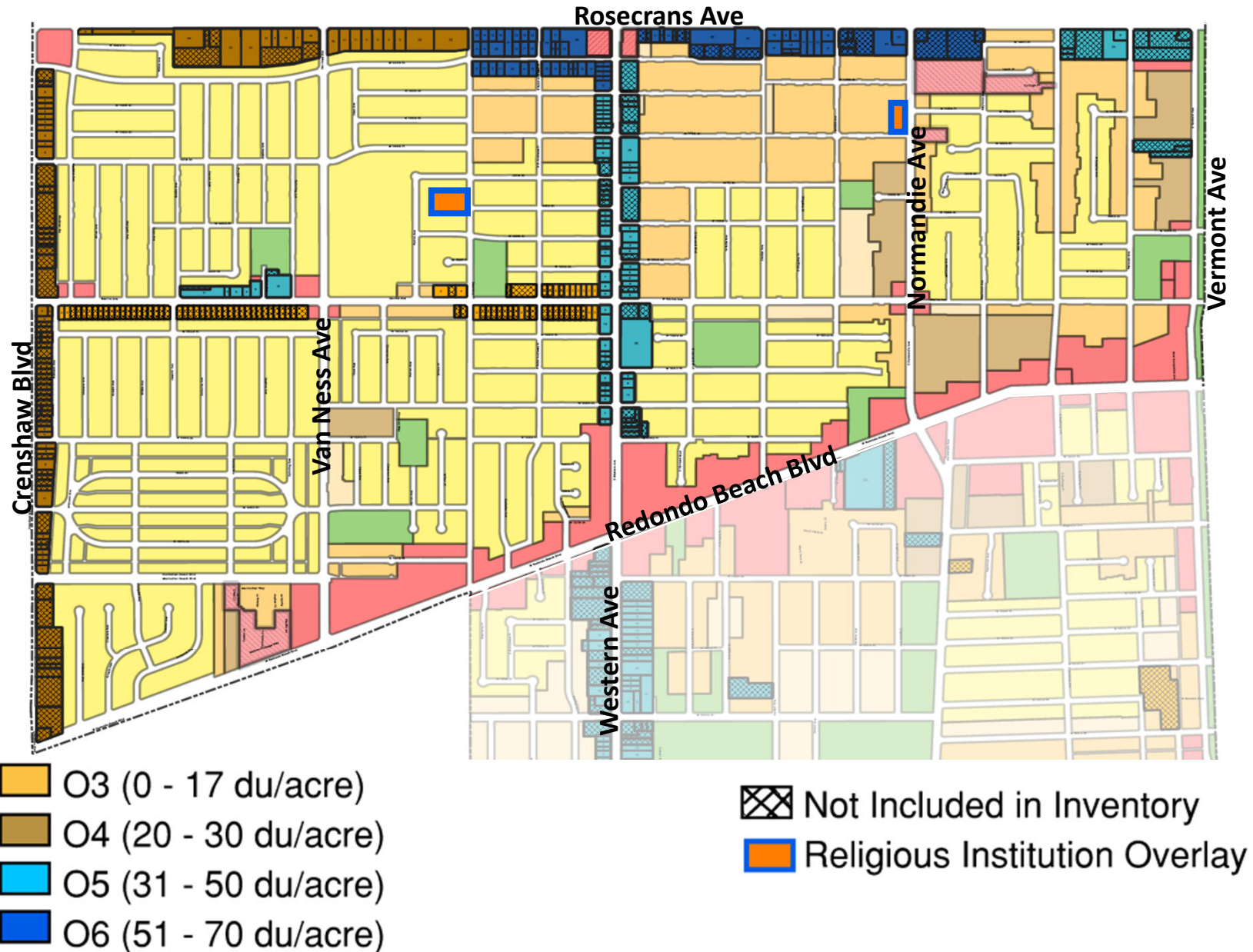


- Single-Family Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential

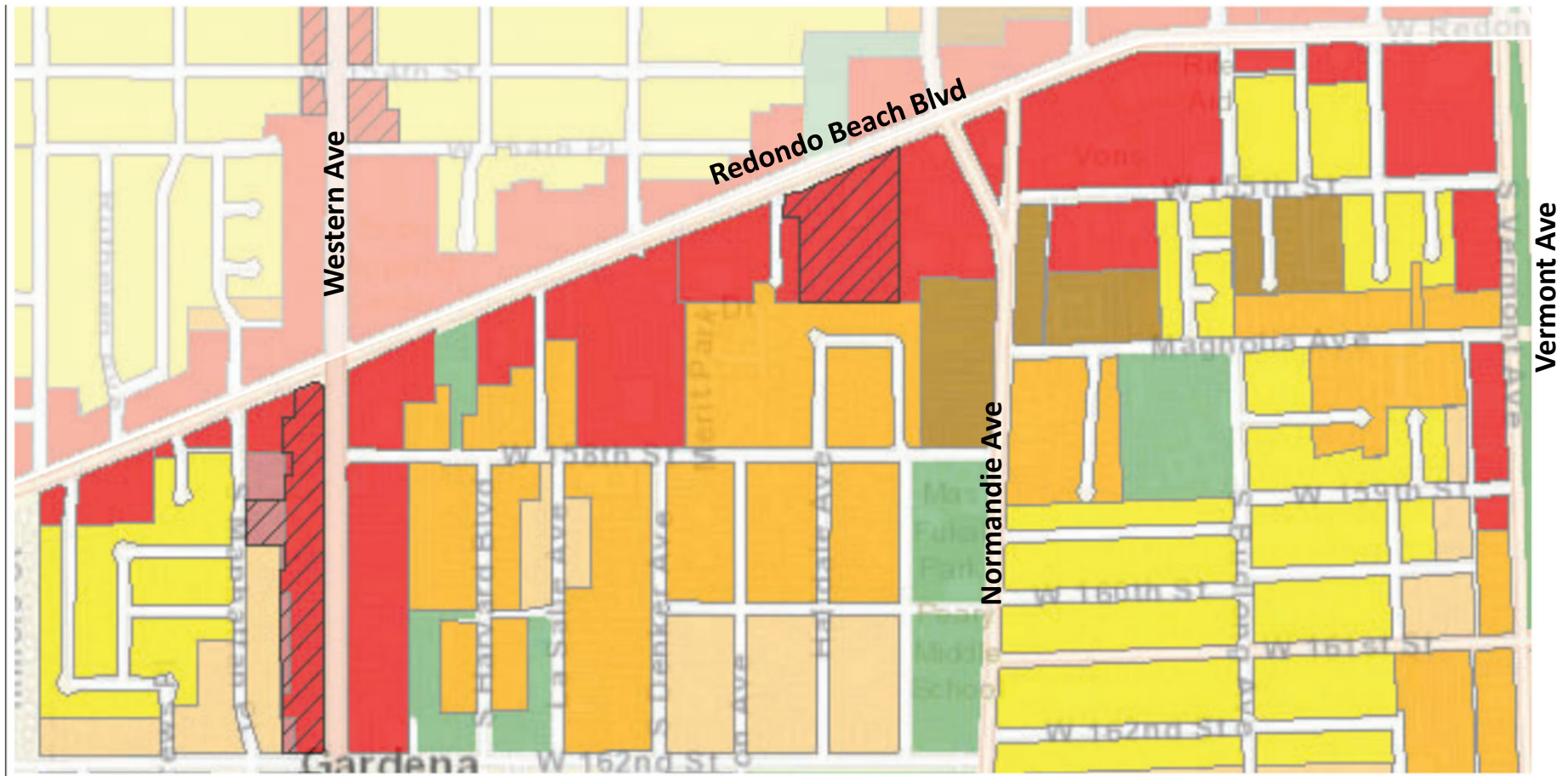
- Specific Plan
- Industrial
- Commercial
- Mixed-Use Overlay

- Official Zone

Rosecrans Ave to Redondo Beach Blvd



Redondo Beach Blvd to Gardena Blvd

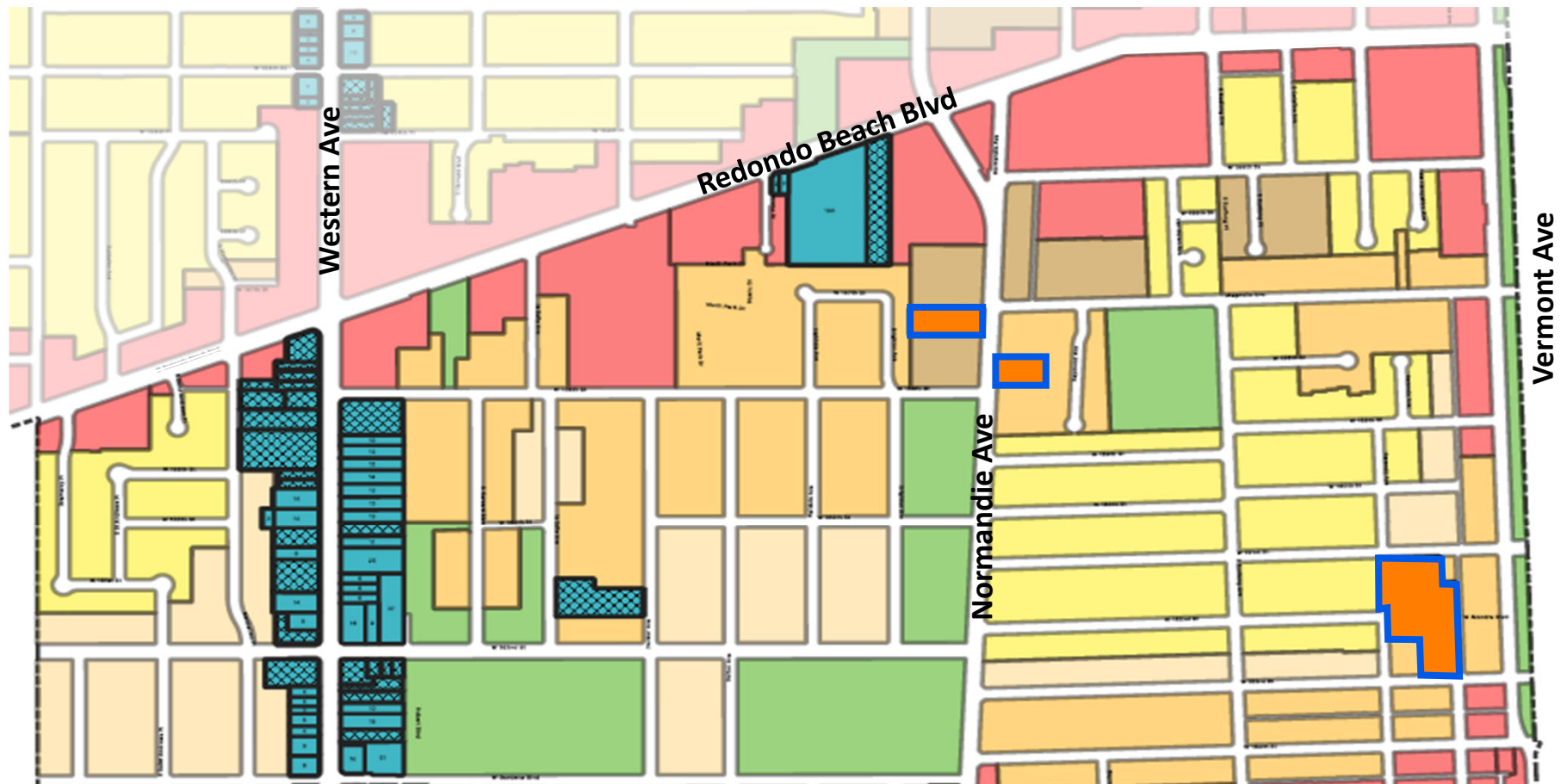


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- Specific Plan
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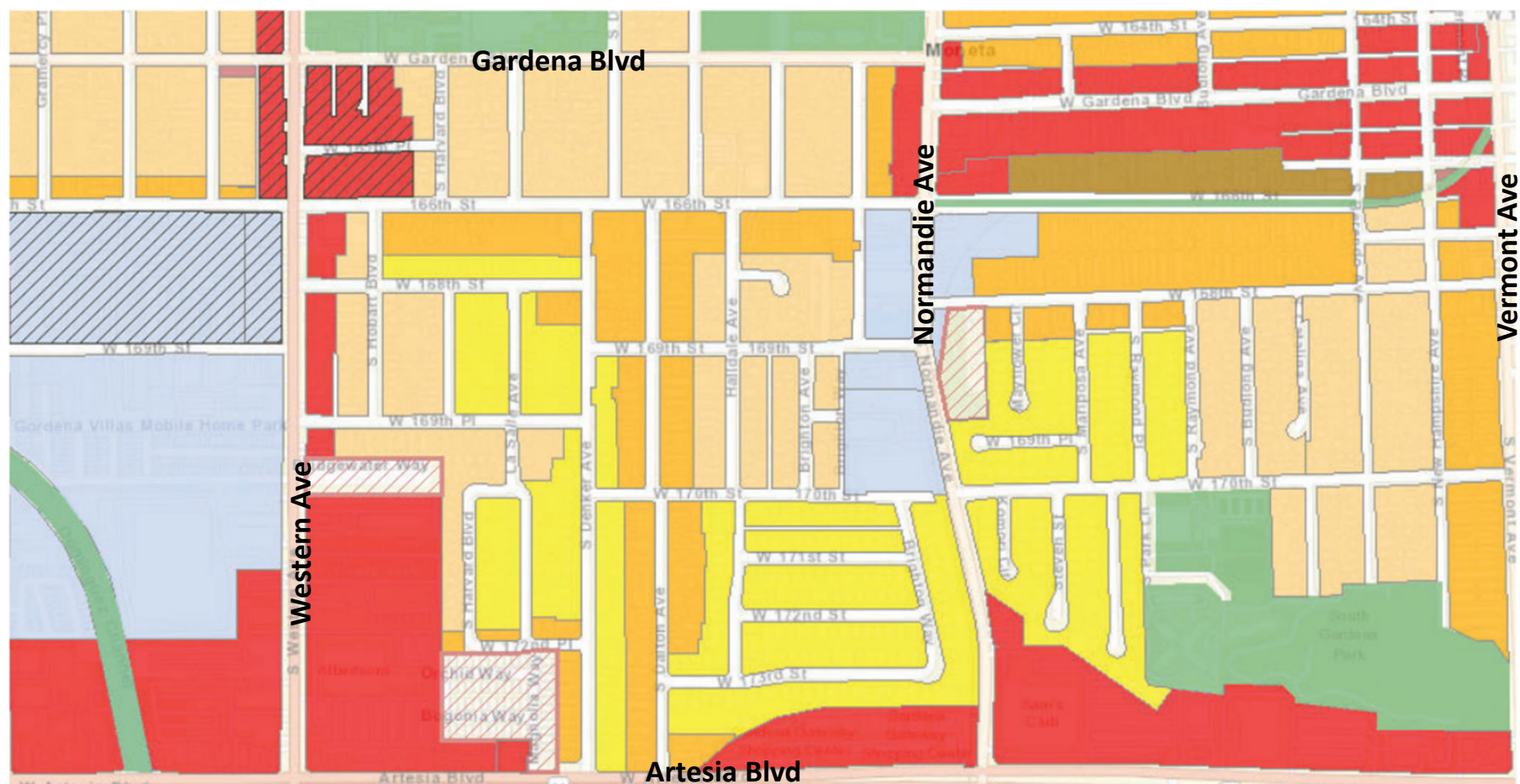
Redondo Beach Blvd to Gardena Blvd







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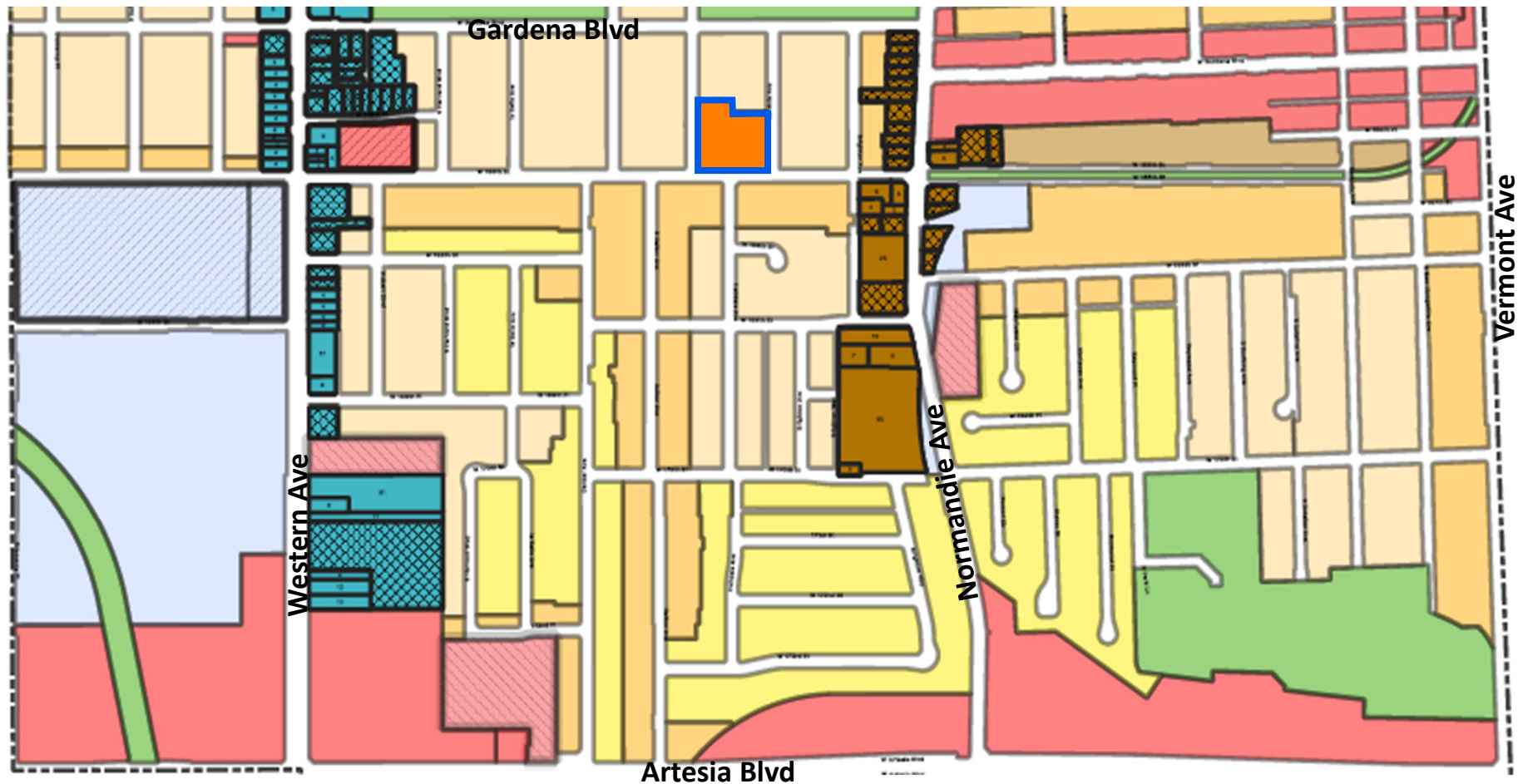
Gardena Blvd to Artesia Blvd









-  Single-Family Residential
 Low Density Residential
 Medium Density Residential
 High Density Residential

-  Specific Plan
  Official Zone
-  Industrial
-  Commercial
-  Mixed-Use Overlay

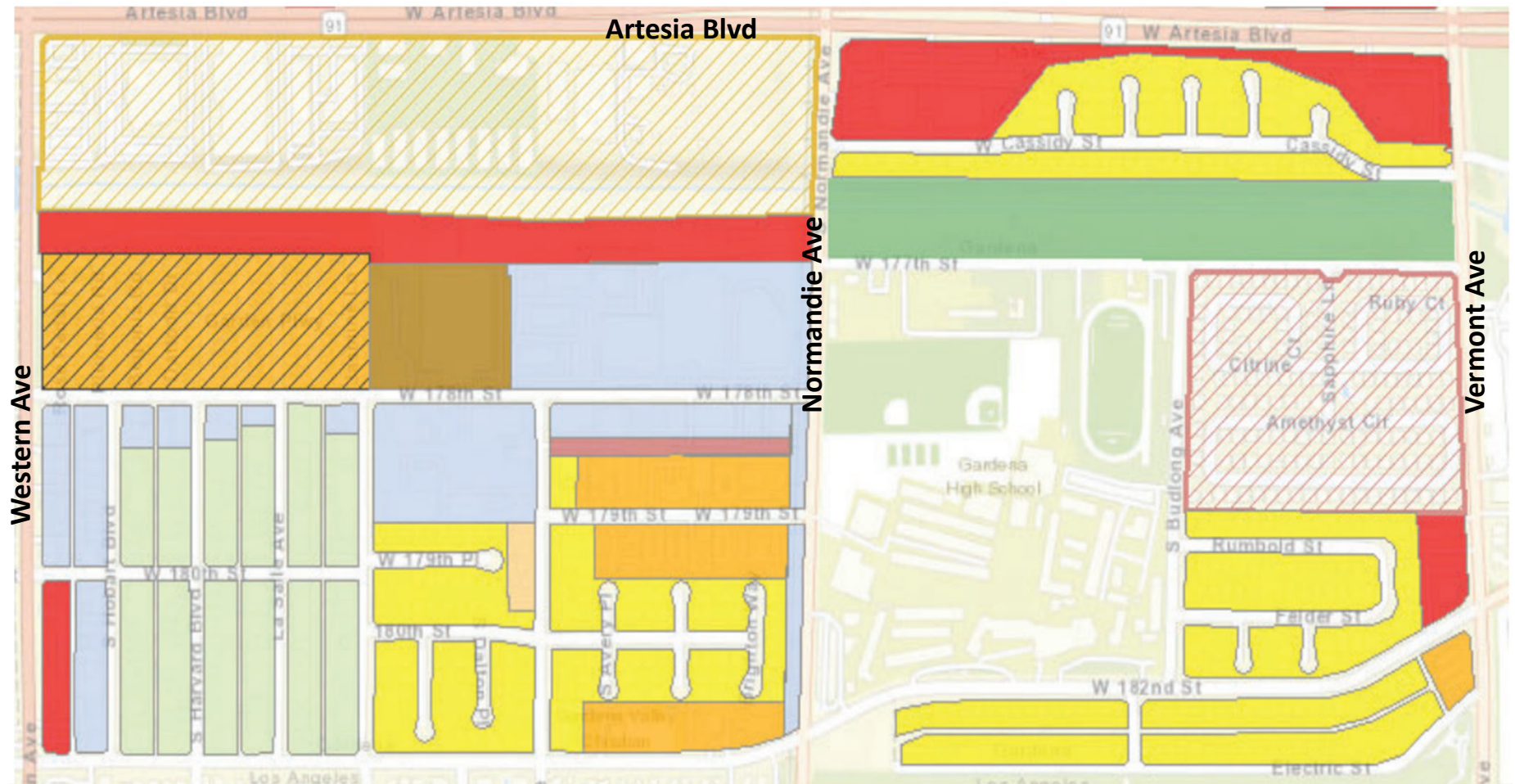
Gardena Blvd to Artesia Blvd



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-  Religious Institution Overlay

South of Artesia Blvd

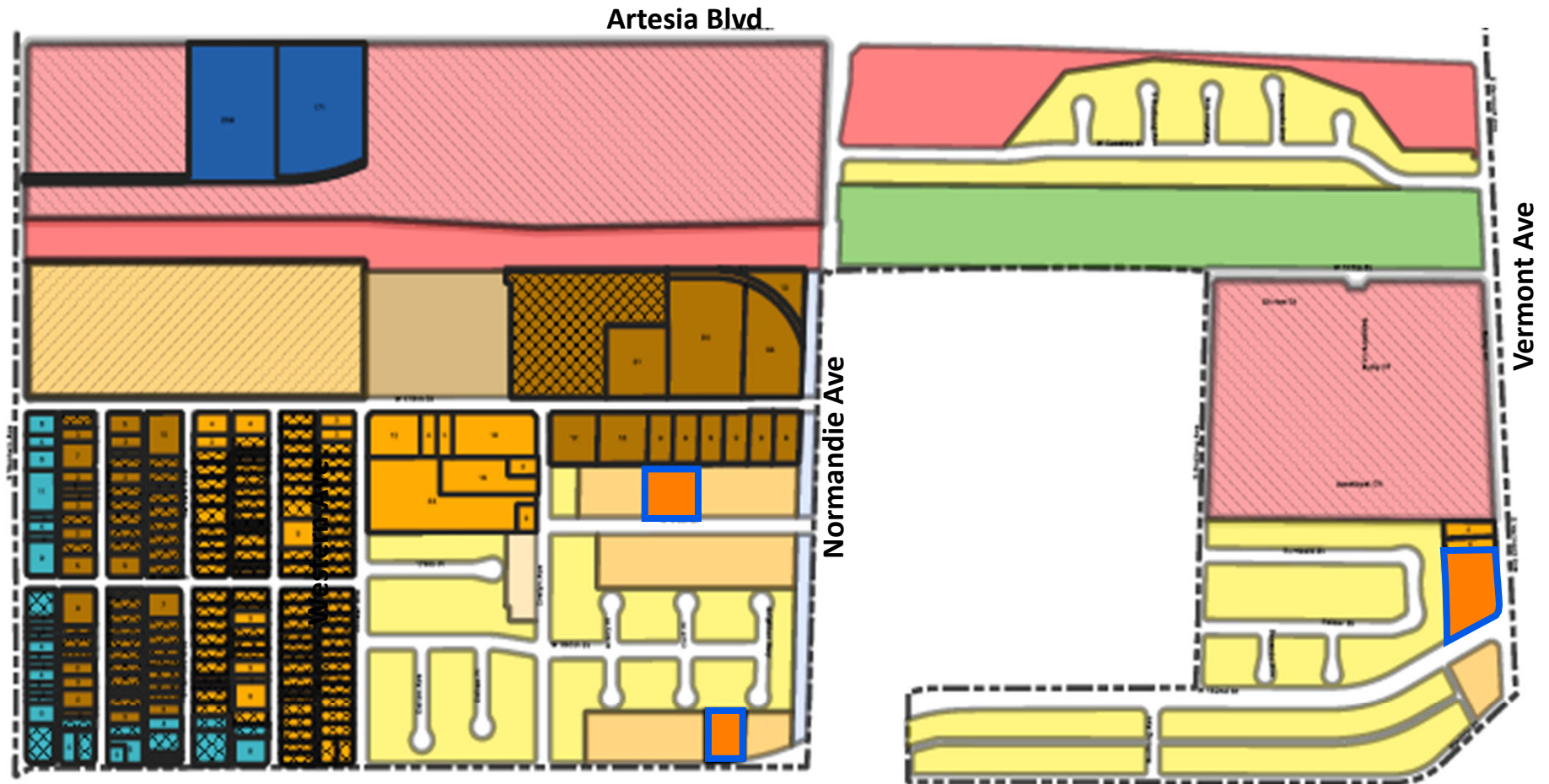


- Single-Family Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential

- Specific Plan
- Industrial
- Commercial
- Mixed-Use Overlay

- Official Zone

South of Artesia



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- O6 (51 - 70 du/acre)

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- Religious Institution Overlay

Next Steps

June 1, 2021	Draft Housing Element to the Planning Commission
June – September	Environmental Review
July/August	HCD Review
September 21	Public Hearing before Planning Commission
October 12	Public Hearing before City Council
October 15	Deadline to approve Housing Element

For More Information:

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