



Land Use Plan

Gardena General Plan 2006, Updated
June 2012 and March 2013 and March-April 2021

Authority

The State of California has mandated, through Title 7, Chapter 3, Article 5, the requirement that city and county governments adopt a general plan. Section 65302(a) requires a land use element as part of the general plan and reads as follows:

“A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, and other categories of public and private uses of the land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.”

Purpose

The purpose of the land use element of a general plan is to improve the use of the land and relationships between the different land uses in the way that best serves the health, safety, welfare and convenience of the general public. Of all sections and elements of the general plan, the land use element is the foundation and focal point of the general plan. However, it does not stand alone. Significant policy exchange and interaction must exist with the other general plan elements to form a basis for a successful general plan.

Gardena is a fully developed city and, to a large degree, the land use pattern is established. Therefore, the purpose of the Gardena General Plan 2006, as updated, is to focus on refinements to the land use patterns and policies which will encourage community rejuvenation and address changes in the marketplace that have occurred since the original General Plan was adopted in 1975. Ideally, these refinements will enhance the community over time and provide direction for the future growth of the community.





Relationship to Other Plans and Planning Tools

The inseparable relationship between the Land Use Plan and all other plans in the General Plan is especially true with the mandated Circulation, Open Space and Housing Plans. Of all the plans (elements) required by State law, the Land Use Plan has the broadest scope. Since it governs how land is to be utilized, virtually all of the issues and policies contained in other elements are embodied and reflected in the Land Use Plan. The Land Use Plan should serve to promote a balance between and among conflicting forces of growth and change as represented by the other plans and elements. In Gardena's case, with a well defined land use pattern in existence, the land use refinements discussed in this Land Use Plan need to take into consideration the impact of these refinements on traffic, housing, noise, etc. Every aspect of the environment is directly or indirectly affected by land use; this is true also of the social and economic sectors.

The General Plan Law and Guidelines and the Planning, Zoning, and Development Laws govern the scope and content of the Land Use Plan for the State (California Government Code Sections 65000 et seq.). Several regional plans and programs are also considered in the formulation, adoption, and implementation of local land use policy and they are discussed as follows.

SCAG 2012-2035 RTP/SCS

In 2012, the Southern California Association of Governments (SCAG) adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS is a long-range regional

transportation plan that provides a blueprint for a coordinated and balanced regional transportation system in the six-county (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) SCAG region. In addition to the mobility component of the plan, it also complies with California's Sustainable Communities and Climate Protection Act of 2008 (SB 375), which required SCAG to develop a regional "Sustainable Communities Strategy" of land use, housing, and transportation policies that will move the region towards meeting the greenhouse gas (GHG) reduction target. The RTP/SCS also includes land use and transportation policies, and population, household and employment growth forecasts for local jurisdictions that were developed from a bottom-up approach, with input from local governments and incorporating local general plans. A key element of the RTP/SCS is the household forecasts, which were the basis for the SCAG Regional Housing Needs Assessment (RHNA) and are used to develop the local housing element updates, which are tied to the land use policies.

Gardena Municipal Code

As required by the State law, the Gardena Municipal Code serves as the primary tool for implementing the goals and policies of the Land Use Plan in the General Plan. Title 18 of the Municipal Code pertains to Zoning and it specifies the types of allowable uses, as well as development standards such as minimum lot size, building heights and setbacks, parking standards and others. The Land Use Plan defines the land use policies and the Zoning Ordinance provides the detailed and specific regulations/standards for all development projects within the City.



Since this Land Use Plan was originally adopted in 2006, the development standards within the Zoning Ordinance have been updated to address the new policies, particularly with respect to the Mixed-Use Overlay designation and to bring the Zoning Ordinance into compliance with the General Plan. Additionally the Zoning Ordinance and this Land Use Plan have been updated to address the housing programs that were set forth in the Housing Element of the General Plan which was approved in 2011 and in subsequent Housing Elements.

Specific Plans

Specific plans are either advisory or regulatory documents that provide more focused guidance and regulation for particular areas. Specific plans are a useful tool to implement planning and development goals within selected areas by adopting unique standards and requirements. Generally, specific plans include land use, circulation and infrastructure plans, development standards, design guidelines, as well as phasing, financing, and implementation plans.

Specific plans can provide for all residential uses, all commercial uses, or a mix of uses as determined appropriate. Specific plans are also useful in allowing the City to provide for site-specific high-density residential and mixed-use residential development which is required to

meet the City's obligations under State housing law.

As of April 2021 there are twelve specific plans within the City of Gardena. The land use for eleven of these is for residential development; the twelfth specific plan is for mixed use development. Each specific plan is summarized in the following Table LU-1.

All four corners at the intersections of Rosecrans Boulevard and Van Ness Boulevard, Rosecrans Boulevard and Western Boulevard and Rosecrans Boulevard and Vermont Avenue have been designated as Specific Plan Study Areas. (Figure LU-4 at the end of this Plan.) However, the use of specific plans is not limited to these areas and additional specific plans may be implemented where they are beneficial to the community or help the City meet its housing requirements.



Gardena General Plan 2006, as revised April 2021.



Emerald Square: 159 Single-Family Units



Table LU-1 – Updated April 2021
Gardena Specific Plans

Specific Plans	Adoption Year	Location	Land Use Plan Description
Emerald Square	1999	177 th St. between Budlong Ave. and Vermont Ave.	159 single-family homes within a 21.5-acre gated community.
Redondo Village	1999	Redondo Beach Blvd. west of Van Ness Ave.	Two gated residential communities consisting of 65 detached condominium units within a 5-acre gated community.
Gardena Village	1999	North side of Artesia Blvd. between Denker St. and Western Ave.	59 detached condominium units within a 5.7-acre gated community.
Cottage Place	2003	Budlong Ave. between 144 th St. and 146 th St.	35 detached condominium units within a 2.9-acre gated community.
Normandie Estates/Normandie Courtyard	2004/ 2019	Southeast corner of Normandie Ave. and 168 th St.	21 detached condominium units within a 1.5-acre gated community. In 2019, 9 more units added as Phase II within .71 additional acres.
Carnelian	2004	Vermont Ave. between 141 st St. and 135 th St.	101 single-family detached homes within an 11.4-acre gated community.
Artesia Corridor	2006	South side of Artesia Blvd. between Western Ave. and Normandie Ave.	375,000 square feet of General Commercial, 40,000 square feet of restaurant and up to 300 residential units on 44-acre area.
Normandie Place	2008	14532 – 14602 Normandie Ave.	12 single-family homes within a 38,280 square foot area.
Ascot Village	2011	1249 W. 139 th St.	14 single-family homes within a 43,000 square foot area
Platinum Row	2015	14504 S. Normandie Ave.	96 townhome development within a 4.69 acre property
Western Avenue	2017	16958 Western Ave.	46 attached condominium units within a 2.31-acre property
Gardena Transit Oriented Development	2021	12850 – 12900 Crenshaw Blvd.	265 residential units within a 1.33 acre property

Sources: City of Gardena



Existing Land Use - 2005

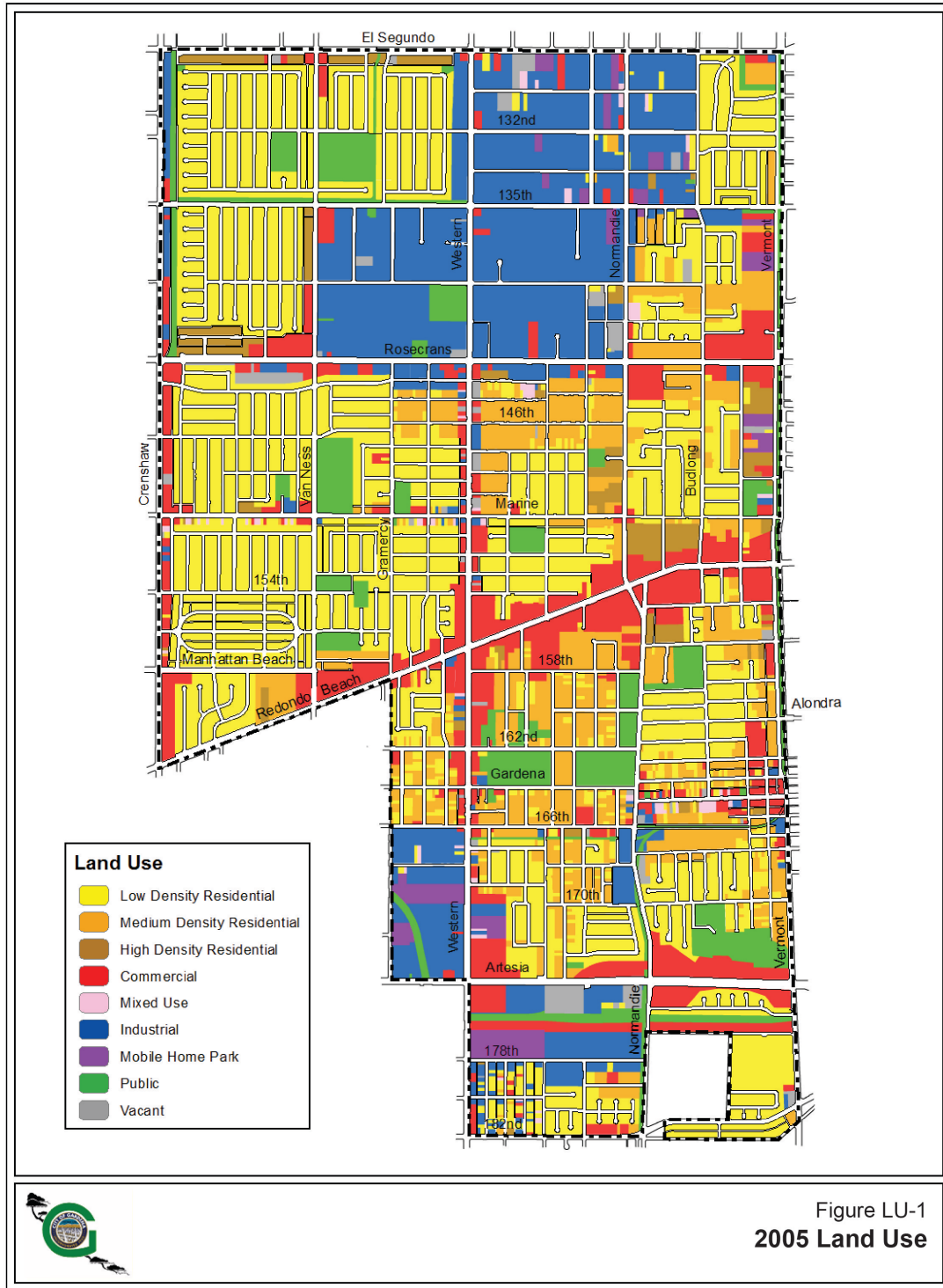
Gardena is a highly urbanized city that is approximately 99 percent developed. As of January 2013, there are approximately 31.7 acres of land considered vacant in the City. The predominant land use continues to remain low density residential which represents approximately one-fourth (26.5%) of the total area of the City. Residential land uses, which include low, medium and high density as well as mobile home parks, account for approximately 57 percent of the total City. Commercial uses which are primarily located along Artesia Boulevard, Redondo Beach Boulevard, Crenshaw Avenue, and Western Avenue account for

12.1 percent of the total land within the City. Industrial uses account for 14.7 percent of Gardena's total land and are largely located north of Rosecrans Avenue between Van Ness Avenue and Normandie Avenue. Streets and right-of-ways account for over one-fifth (21.6%) of the City land. Table LU-2 presents the land uses of the City and Figure LU-1 illustrates the land use distribution as they existed in 2005.

Table LU-2
Land Use - 2005

Land Use	Acres	Percent
Low Density Residential	1,126	30.0%
Medium Density Residential	389	10.4%
High Density Residential	82	2.2%
Mobile Home Park	58	1.5%
Mixed-Use (Residential/Commercial)	16	0.4%
Commercial	391	10.4%
Industrial	594	15.8%
Public	240	6.4%
Vacant	44	1.2%
Streets and Right of Ways	809	21.6%
Total City	3,749	100.0%

Source: City of Gardena land use survey conducted in 2005





Land Use Designation

In Gardena, land uses are now separated into nine distinct categories or designations: Low Density Residential, Medium Density Residential, High Density Residential, Mixed-Use, Neighborhood Commercial, General Commercial, Industrial, Specific Plan and Public/Institutional. Each land use designation is described with a quantitative measure of intensity of use and the type of uses allowed. The distribution of the General Plan land uses

are presented in Table LU-3 and the type and location of permitted land uses are shown in Figure LU-2, General Plan Land Use Policy map.

The Land Use Policy Map identifies a land use designation for each parcel of land in the City and guides the City's desired future development patterns over the next 20 years or until the next General Plan update.

Table LU-3
General Plan Land Use, Updated March 2013

Land Use	Acres	Percent
Low Density Residential	992.9	26.5%
Medium Density Residential	498.8	13.3%
High Density Residential	101.5	2.7%
Mixed-Use (Residential/Commercial)	37.3	1.0%
Specific Plan	92.4	2.5%
Neighborhood Commercial	34.8	0.9%
General Commercial	419.5	11.2%
Industrial	550.0	14.7%
Public/Institutional	211.7	5.6%
Streets and Right of Ways	809.9	21.6%
Total City	3,749.4	100.0%

*Note: * A Mixed Use Overlay Designation lies over 169.9 acres as follows: Low Density Residential – 3.8 of the 992.9 acres; Medium Density Residential 15 of the 505.5 acres; Neighborhood Commercial - 13.0 of the 34.8 acres; General Commercial - 115.4 of the 419.5 acres; and Industrial – 22.7 of the 550 acres.*

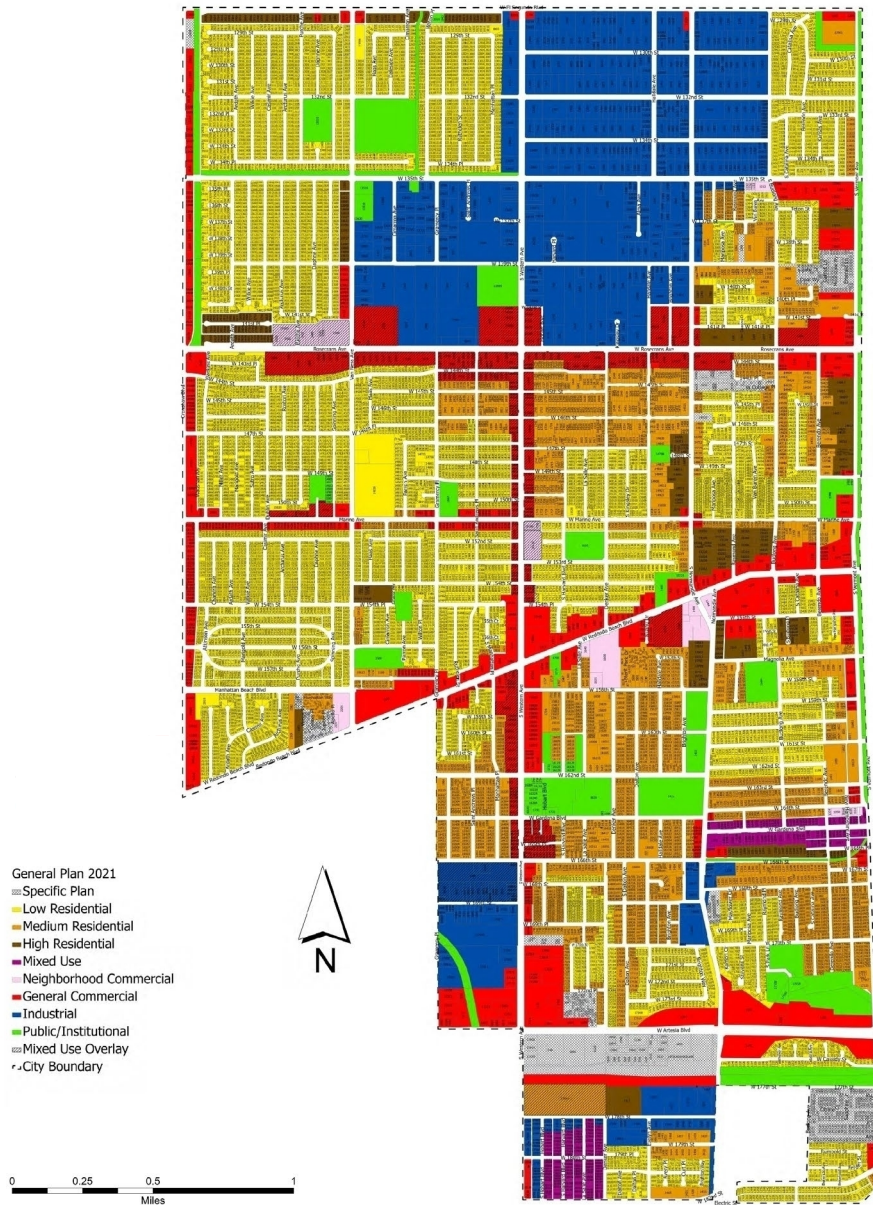


Figure LU-2
2021 General Plan Land Use Policy Map



Density and Intensity

State law requires a precise description of the various land use designations using two universal terms – density and intensity. Density and intensity are terms used to describe the level of development existing or permitted on a lot or parcel of land.

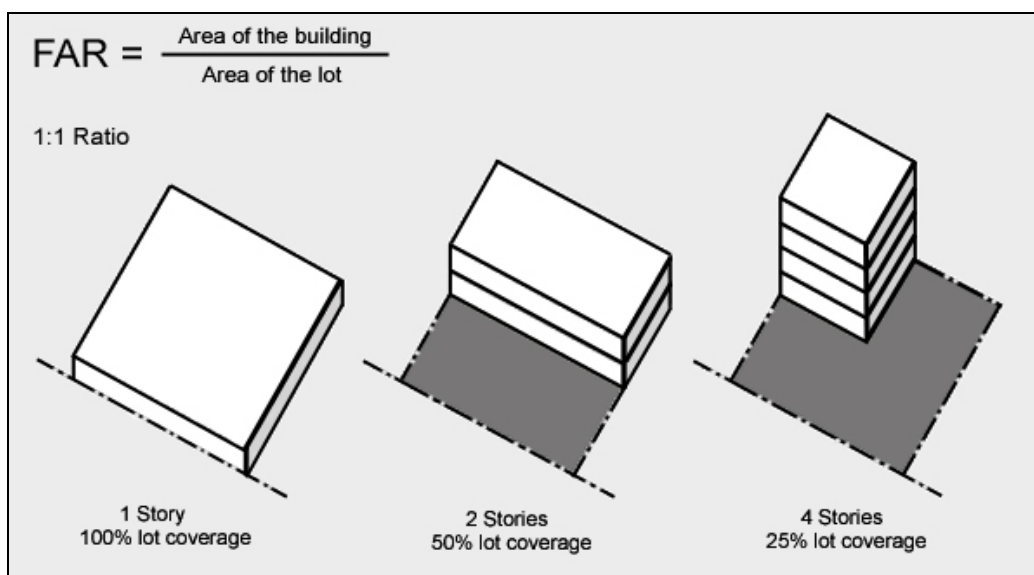
Density is one method of describing the residential land use categories and it refers to the number of housing units per acre of land. Density does not define the type of housing; therefore, zoning codes and general plans often times include sub-categories to describe the type of housing such as single family and multiple family. For example, areas with apartments have higher densities than traditional single-family neighborhoods.

Intensity frequently applies to commercial and industrial land use categories. A

method of defining intensity is the relationship between the total floor area of a building and the total area of the lot. This quantification is known as the Floor Area Ratio (FAR) which is determined by dividing the total building floor area by the total size of the parcel. For instance, a 10,000 square foot building on a 20,000 square foot lot has an FAR of 0.5. Generally, commercial corridors along arterials are at higher intensities than neighborhood retail developments.

As shown in Figure LU-3, a building with the same FAR can be designed in different ways – as a low rise building covering most of the lot, as a mid-size structure with less lot coverage, or as a taller structure with ample surrounding open space.

Figure LU-3 Floor Area Ratio





Residential Designations

The City of Gardena offers several designations for housing products of varying densities to meet the demand of current and future residents. Each residential designation will be defined in the following sections. It should be noted that other compatible uses in residential neighborhoods include, schools, parks, child care facilities, churches, and in certain instances mixed uses (residential and commercial).

Low Density Residential

(Maximum Density: 9 units per acre)

The single-family areas within Gardena are recognized as the backbone of the community and serve as one of its most important assets. The Low Density Residential designation is implemented by the Single-Family Residential (R-1) zone which provides for the development of conventional single-family detached houses. The Low Density Residential designation is the largest land use category in the City. It occupies over one-quarter (26.50%) of all the land in the City and represents almost two-thirds (62.3%) of all residentially designated land in the General Plan.



Medium Density Residential

(Maximum Density: 17 units per acre)

The Medium Density Residential designation is intended to provide a quality multiple-family living environment. This category is implemented by the Low Density Multiple-Family Residential (R-2) and Medium Density Multiple-Family Residential (R-3) zones. It typically includes lower density multi-unit residential development and higher density single-family residential development such as those in the specific plan areas. Approximately thirteen percent of all land in the City is designated for Medium Density Residential (13.3%) which represents approximately one-third of all residentially designated land in the City.





High Density Residential

(Stepped Density:

25 units per acre for lots less than .5 acre

27 units per acre for lots between .5 acre and 1.0 acre

30 units per acre for lots greater than 1.0 acre)

The High Density Residential designation provides for a high quality, compact, multiple-family living environment. This category is implemented by the High Density Multiple-Family Residential (R-4) zone and consists of two to three story multi-unit buildings. The High Density Residential land use designation accounts for slightly over two percent of the all land in the City, and 5.9% of all residential land in the City.



between 178th Street and 182nd Street (H-B zone) and the downtown area along Gardena Boulevard between Normandie Avenue and Vermont Avenue (C-R zone).



Non-Residential Designations

Gardena is a vibrant city that offers a variety of non-residential services for its residents and visitors. The non-residential land use designations include Neighborhood Commercial, General Commercial, Industrial, and Public uses. The commercial uses are located primarily along major streets to conveniently service the public. The industrial uses are located primarily in the northern and southern portions of the City, while the public uses are distributed throughout the City.

Mixed-Use

(Maximum Density: 34 units per acre)

The Mixed-Use designation is intended to provide for the co-existence of residential and commercial, office or industrial uses in the same zone, and even within the same building or on the same lot. It is implemented by the Commercial Residential (C-R) zone which allows 34 units per acre and the Home Business (H-B) zone which allows 9 units per acre. This land use designation can be found in two areas of the City – southern Gardena

The 2006 General Plan introduced the Mixed-Use Overlay which allows for greater flexibility of development in selected areas designated for commercial and industrial areas of the City. This overlay permits residential mixed-use development to occur in underutilized areas.

Specific Plans also allow for mixed-use development as well as residential development.



Neighborhood Commercial (Maximum Permitted FAR: 0.5)

The Neighborhood Commercial designation is intended to serve the surrounding residential neighborhood or cluster surrounding residential neighborhoods with uses such as smaller scale food markets, drug stores, restaurants, childcare centers, health clubs, and other neighborhood-oriented retail and professional uses. It is implemented by the Commercial (C-2) and Parking (P) zones.



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 described in the Zoning Code)

The Industrial land use designation allows for a wide variety of clean and environmental 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.





Mixed-Use Overlay

(Maximum Density: Stepped Density and FAR: 0.5

20 units per acre for lots less than .5 acre

25 units per acre for lots between .5 acre and 1.0 acre

30 units per acre for lots greater than 1.0 acre)

The Mixed-Use Overlay permits residential development on selected areas designated for Commercial and Industrial land uses. The purpose of this land use designation is to allow greater flexibility of development alternatives, especially attractive higher density residential development in appropriate areas that are experiencing both physical and economic blight. To prevent a patchwork of incompatible land uses, residential development in the Mixed-Use Overlay would be allowable on a project site with a minimum of 1.0 acre, unless circumstances prevent the consolidation of parcels to meet this requirement.

There are approximately 170 acres of Mixed-Use Overlay in the City. The underlying acreage as of follows: Low Density Residential - 3.8 acres; Medium Density Residential - 15 acres; Neighborhood Commercial - 13 acres; General Commercial - 115.4 acres; and Industrial - 22.7 acres.

Both horizontal mixed-use (single use free-standing structure adjacent to commercial use on the same or adjacent parcels) and vertical mixed-use (residential land use above a commercial use) are possible under this overlay designation.



Example of vertical mixed-use development – residential above commercial.



Example of horizontal mixed-use development – residential next to commercial.



Public/Institutional

The Public/Institutional land use designation provides for a wide range of public and quasi-public uses, including government offices, transportation facilities, parks, schools, public utilities, public libraries, non-profit senior housing and other public uses. It is implemented by the Official (O) zoning designation.



Since the original estimates were prepared in 2006, a number of assumptions have been corrected to provide a more accurate estimate of development. Housing population per dwelling unit was reduced to match current estimates. In the June 2012 Update there was a recognition that to more accurately represent buildout, development in the mixed use overlay designation should be calculated at 50% residential and 50% non-residential development. In this 2013 update there was further adjustment to reflect that the Mixed Use designation is made up of two distinct zones, one which allow up to 34 dwelling units per acre (the C-R zone) and one which allows only 9 dwelling units per acre (the H-B zone). Furthermore, it was recognized that development in the C-R zone should be allocated as 60% residential and 40% non-residential development.

Holding Capacity Analysis

Gardena is virtually built out, with 99.2 percent of the total area developed. There are approximately 31.7 acres of vacant land currently available for development. As a result, future development will either occur through limited infill development or through recycling of existing developed land.

Table LU-4 provides an estimate of the total number of dwelling units planned and the resulting population, and Table LU-5 estimates the potential future development in building square feet of commercial, industrial and public uses within the City. These estimates are based on assumptions of future dwelling unit densities and commercial/industrial building intensities.



**Table LU-4
General Plan Land Use – Residential Capacity
Updated February
2013**

Land Use Designation	Acres	Max. Density	Realistic Density	Dwelling Units	Pop./DU	Estimated Population
Low Density	992.8	9	9	8,935	2.75	24,572
Medium Density	498.8	17	17	8,480	2.75	23,319
High Density						
(<0.5 acres)	49.8	25	25	1,245	2.75	3,424
(0.5 -1.0 acres)	23.3	27	27	629	2.75	1,730
(> 1.0 acres)	28.4	30	30	852	2.75	2,343
Mixed-Use						
(C-R) (a)	11.1	34	34	377	2.75	1,038
(HB)	18.8	9	9	169	2.75	465
Public/Institutional (b)	211.7	-	-	259	1	259
Specific Plan (c)	92.4	-	-	763	2.75	2,098
City Subtotal	1,927.1			21,710		59,248
Non-Commercial Mixed-Use Overlay (d)						
<0.5 acres	30.7	20	20	614	2.75	1,689
0.5-1.0 acres	10.7	25	25	267	2.75	734
>1.0 acres	34.2	30	30	1,026	2.75	2,822
MUO Subtotal	75.6			1,907		5,244
CITY TOTAL	2,002.7	-	-	23,617	-	64,492

(a) 11.1 acres is 60% of the total 18.5 acres in the C-R zone.

(b) Assumes development of 37 unit project proposed for 2010/1942 El Segundo Boulevard.

(c) Assumes the Mixed-Use Overlay Zone not activated for any residentially zoned property.

(d) Assumes 50% of land in non-residential. Mixed-Use Overlay Zone is developed for residential; acres listed for non-commercial Mixed-Use Overlay represent 50% of actual acreage.



Table LU-5
Commercial, Industrial, and Public Use Capacity – Updated 2013

Land Use Designation	Acres	Realistic Intensity (FAR)	Capacity (SF)
Mixed-Use-CR (a)	7.4	0.3	96,703
Mixed-Use HB	9.4	0.3	122,839
Neighborhood Commercial	21.8	0.3	284,882
General Commercial	304.1	0.3	3,973,979
Industrial	527.9	0.45	10,347,896
Public/Institutional	211.7		1,065,000
City Total	1,082.3		15,891,299
Mixed-Use Overlay	75.6	0.3	987,941
CITY TOTAL	1,157.9		16,879,240

(a) 7.4 acres is 40% of the total 18.5 acres in the C-R zone.



Gardena General Plan 2006, as revised April 2021.

Table LU-6
Gardena General Plan
Land Use and Corresponding Zoning

Land Use Designation	Zoning
Low Density Residential	R-1
Medium Density Residential	R-2, R-3
High Density Residential	R-4
Neighborhood Commercial	C-2, P
General Commercial	C-P, C-3, C-4, P
Industrial	M-1, M-2
Public/Institutional	O
Mixed Use	C-R, H-B

Note: Specific Plans are allowed in all land use categories.



Goals and Policies

Residential Land Use

LU Goal 1 **Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.**

Policies

LU 1.1: Promote sound housing and attractive and safe residential neighborhoods.

LU 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.



LU 1.3: Protect the character of lower density residential neighborhoods.

LU 1.4: Locate new medium- and high-density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities.

LU 1.5: Provide adequate residential amenities such as open space, recreation, off-street

parking and pedestrian features in multi-family residential developments.

LU 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.

LU 1.7: Preserve the City's residential buildings of historic and cultural significance.



LU 1.8: Minimize through-traffic on residential streets.

LU 1.9: Allow well designed and attractive residential mixed-use development to occur on existing underutilized commercial/industrial blocks designated as Mixed-Use Overlay.



LU 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.

LU 1.11: Design infill development to be compatible and consistent with the existing low-density character of residential neighborhoods.

LU 1.12: Require infill development to provide adequate amenities to minimize the

impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.

LU 1.13: Allow for increased density through the use of Specific Plans where the City determines that there would be a benefit to the community, including meeting the City's housing obligations.

Non-Residential Land Use

LU Goal 2 Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.

Policies

LU 2.1: Require ample landscaping and high level maintenance in all new and existing commercial and industrial developments.

LU 2.2: Encourage the assembly of smaller commercial properties into larger centers and discourage the subdivision of larger commercial/industrial sites into smaller parcels.

LU 2.3: Encourage a balanced distribution of neighborhood commercial development throughout the City.

LU 2.4: Provide neighborhood commercial centers with convenient and safe pedestrian access.

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

Policies

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

LU 3.2: Encourage the upgrade and rehabilitation of existing commercial and industrial building facades and sites.



LU 3.3: Consider the adoption of specific plans for the four corners at the Van Ness-Rosecrans, Western-Rosecrans, Rosecrans-Normandie centers to promote and direct revitalization efforts, and to further study and evaluate whether a mix of commercial and residential development is appropriate in these areas. Figure LU-4 (page LU-21) shows the locations of the recommended specific plan areas.

LU 3.4: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.

LU 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.

LU 3.6: New commercial and industrial developments shall meet or exceed local and state requirements pertaining to noise, air, water, seismic safety and any other applicable environmental regulations.

LU 3.7: Require the mitigation or remediation of potential hazardous conditions in the City.

LU 3.8: Require all outdoor storage to be concealed from view from the public right of ways and adjoining land uses.

LU 3.9: Require loading and unloading of materials to be conducted completely on private property and out of sight from a public street.

LU 3.10: Ensure new development provides adequate improvements, dedications, and fees to the City to fully cover the cost of the City services and facilities.

LU 3.11: Promote conformance of existing nonconforming commercial and industrial development through assembly, consolidation and/or joint venture.

Public and Institutional

LU Goal 4 Provide the highest quality of public facilities possible to meet the needs of the City's residents and businesses and promote the City's image and cultural heritage.

Policies

LU 4.1: Design parks and public facilities that enhance the appearance of the surrounding areas and promote the City's identity.

LU 4.2: Require all new public buildings to provide adequate and safe off-street parking facilities to accommodate employees and the public.



LU 4.3: Design public improvements to encourage pedestrian activity and access and to provide safe and convenient pedestrian circulation.

LU 4.4: Utilize public easements and right of ways (flood control, power lines) for recreational, open space, and beautification purposes.



LU 4.5: Encourage the preservation of historical and cultural locations and monuments that highlight the heritage of the City.

LU 4.6: Preserve and maintain as open space those areas in the City that serve as significant natural habitats.

LU 4.7: Provide adequate public facilities and services for the convenience and safety of each neighborhood.

LU 4.8: Promote the development of the Civic Center area as the focal point of the community and expand the Civic Center to Western Avenue.

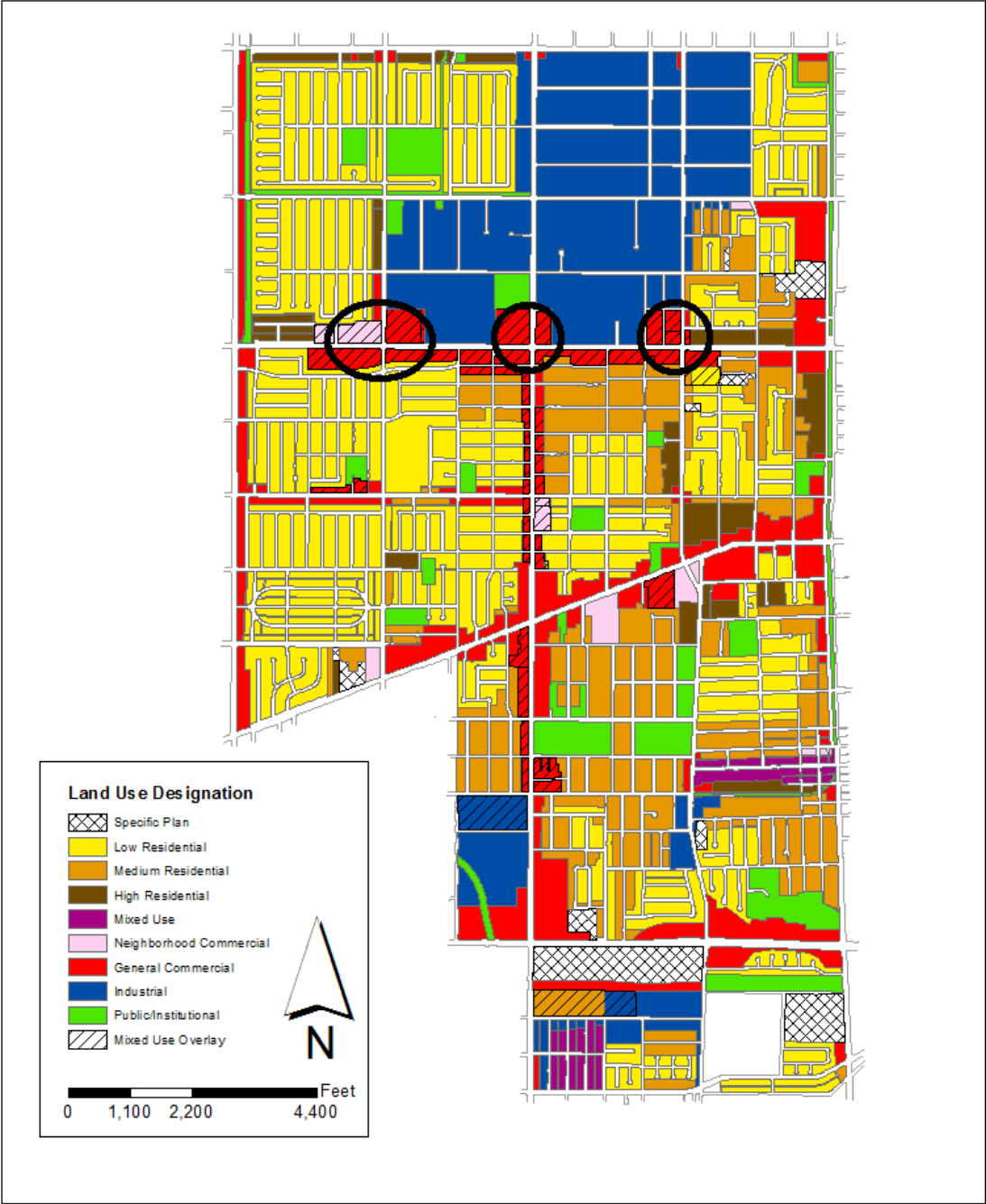


Figure LU-4
Specific Plan Study Areas