

RESOLUTION NO. 6542

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING THE GARDENA GENERAL PLAN BY ADOPTING THE 6th CYCLE 2021 – 2029 GARDENA HOUSING ELEMENT

WHEREAS, California state law requires every city to have a General Plan, including a Housing Element which complies with the provisions of Government Code section 65580 *et seq.*; and

WHEREAS, the Housing Element is required, among other things, to identify sites sufficient to accommodate the City's Regional Housing Needs Assessment (RHNA) as assigned by the Southern California Association of Governments; and

WHEREAS, the City's final RHNA allocation was a total of 5,735 housing units broken down among the various income levels as follows: above moderate – 2, 595; moderate – 894; low – 761; and very low – 1485; and

WHEREAS, on December 10, 2019 the City approved a consulting agreement with Veronica Tam and Associates for consulting services relating to the preparation of the Housing Element; and

WHEREAS, the City held a number of virtual meetings on the Housing Element due to the pandemic including: a workshop on February 4, 2021; a workshop on March 31, 2021; a Planning Commission meeting on May 4, 2021; a City Council meeting on May 11, 2021; a joint City Council and Planning Commission meeting on June 1, 2021; a City Council meeting on September 14, 2021, and a Planning Commission Meeting on September 21, 2021; and

WHEREAS, the draft Housing Element and site inventory information has been posted on the City's website for comment and review; and

WHEREAS, in September, 2021, the City of Gardena sent its draft Housing Element to the Department of Housing and Community Development (HCD) for comment; and

WHEREAS, on November 24, 2021 the City received a comment letter from HCD on the Housing Element; and

WHEREAS, revisions to the draft Housing Element were made based on comments by HCD and were incorporated into the final draft; and

WHEREAS, the City also received a comment letter from Californians for Homeownership whose comments paralleled those of HCD;

WHEREAS, on December 29, 2021, the City sent a revised Housing Element to HCD and to Californians for Homeownership; and

WHEREAS, on January 4, 2022 the Planning Commission of the City of Gardena held a duly noticed public hearing on the Housing Element in accordance with State law requirements at which time it took into consideration all evidence presented, both oral and written; and

WHEREAS, at the close of the public hearing the Planning Commission adopted PC Resolution No. 1-22 recommending adoption of the Housing Element by the City Council; and

WHEREAS, on January 26, 2022 the City Council held a special, duly noticed meeting on the Housing Element at which time it considered all evidence presented, both written and oral;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Findings. The City Council of the City of Gardena does hereby find as follows:

- A. The foregoing recitals are true and correct.
- B. The Housing Element was prepared in accordance with State law and in substantial compliance with the Housing Element Law.
- C. It is necessary to update the City's Housing Element to comply with State law.

SECTION 2. Sites for Lower Income Housing. As Gardena is almost 100 percent built-out and received a housing allocation that was approximately 27 percent of its existing dwelling units, the only way to accommodate this growth is primarily through the use of overlay zones on commercial and industrial properties. In accordance with Government Code section 65583.2(g)(2), the City Council hereby finds that the existing uses on the identified sites will not impede residential development based on the following:

- A. The identified sites were carefully analyzed by staff to determine suitability for residential development. Staff took into account the age and condition of the buildings, floor area ratio and vacancies, and the ability to assemble adjoining sites. The reasoning for each site being included is set forth in Appendix C of the Housing Element.
- B. Gardena has had robust housing development over the past few years. Developers have sought legislative approvals where required to develop

hundreds of units in the commercial and industrial zones, as well as the development of 204 separate SRO projects in the industrial zones which are allowed with a conditional use permit. These projects include conversion of a 1.22 acre warehouse space designated for commercial use for a 265 unit apartment project at a density of 200 units per acre; conversion of 4.23 acres of commercial space for high density residential development; and development of numerous properties in the Mixed-Use Overlay zone with 100 percent residential projects. The City has also received an application to develop a 5.2 acre industrial site with a residential development that will allow a mix of 273 condominium and apartment units.

- C. In addition to rezoning commercial and industrial space, the development pattern showing the desire to build high density residential is also exemplified by the requests to upzone low and medium residential properties to high density residential.
- D. COVID has had an impact on development trends as numerous businesses have been forced to close and people's retail habits have changed as they turn to shopping on-line.
- E. The Community Development Department has received numerous calls throughout the past several years inquiring about the ability to develop housing on commercial and industrial sites throughout the City. Implementation of the Housing Overlay zones will make this development easier as it becomes by right.


SECTION 3. Adoption. Based on the above, the City Council hereby adopts the 2021-2029 Housing Element and directs the Community Development Director to submit the document to HCD for certification.

SECTION 4. CEQA. The Housing Element is a policy document which will not have any physical impacts. Any changes required to the Land Use Element and City's Zoning Code as required by the proposed Housing Element will be reviewed for environmental impacts at such time as the changes are brought forward for consideration. The Housing Element requires adherence to state law requirements. Staff is directed to file a Notice of Exemption under CEQA Guidelines section 15061(b)(3), the common sense exemption.

SECTION 5. Effective Date. This Resolution is effective immediately upon adoption.

SECTION 6. Certification. The City Clerk shall certify to the passage of this Resolution.


PASSED, APPROVED AND ADOPTED this 26th day of January, 2022.


TASHA CERDA, Mayor

ATTEST:


for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:


LISA KRANITZ, Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6542** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a special meeting of said City Council held on the **26th day of January, 2022**, and that the same was so passed and adopted by the following roll call vote:

AYES: MAYOR PRO TEM TANAKA AND COUNCIL MEMBERS HENDERSON,
 KASKANIAN AND FRANCIS, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for _____
City Clerk of the City of Gardena, California

(SEAL)