



MEMORANDUM

OFFICE of the CITY MANAGER

TO: The Honorable Mayor Cerda and City Councilmembers

DATE: January 17, 2023

FROM:  Clint Osorio
City Manager

REF: 2023.006

SUBJ: Notice of Posting of Revised 6th Cycle
2021 – 2029 Housing Element

CC: Carmen Vasquez, City Attorney
and Planning & Environmental
Quality Commissioners

Please see the attached memo regarding the Notice of Posting of Revised 6th Cycle 2021 – 2029 Housing Element.

Should you have any questions, please contact myself or Amanda Acuna in the Community Development Department at aacuna@cityofgardena.org or 310-217-6110.

CO:ao
Attachment



Community Development Department

OFFICE MEMORANDUM

TO: Clint Osorio, City Manager

FROM: Greg S. Tsujiuchi, Director of Community Development *GS*
Amanda Acuna, Senior Planner

DATE: January 17, 2023

SUBJECT: Notice of Posting of Revised 6th Cycle 2021 – 2029 Housing Element

Background

In January 2022 the City Council adopted a 6th Cycle 2021 – 2029 Housing Element. The Department of Housing and Community Development provided comments on the Element and in July 2022 the City Council sent a revised Housing Element to HCD for review. Since that time, the City's Housing Consultant (Veronica Tam) and City staff have been working with HCD to make further revisions that would satisfy the provisions with State law and meet HCD's approval.

On January 9, 2023, staff had a telephonic meeting with Veronica Tam and HCD and made final changes to the Revised Housing Element. Based on these changes, HCD has provided an informal approval of the Housing Element.

In accordance with State law, the Housing Element must be posted on the City's website for a minimum of 7 days before being sent to HCD for formal approval and notices must be sent to those persons who have commented on the document.

A Planning Commission hearing will be held on this matter at a special meeting on January 31, 2023, and it is expected that the City Council will hold a hearing at a special meeting to consider adoption on February 15, 2023.

The Revised Housing Element was posted on January 17, 2023, and notices were sent to those who have commented on that date as well.

HCD's Role

HCD has recently added a new Housing Accountability Unit. Melinda Coy, one of the Branch Chiefs for this unit, recently spoke at a conference where she emphasized that housing elements were no longer documents to simply complete and be put on a shelf.

Instead, HCD will be proactively monitoring implementation of key programs, responding to complaints of lack of implementation, and can even remove compliance status.

New Additions to Housing Element

A copy of the Revised 6th Cycle Housing Element may be found on the [City's website](#) on January 17, 2023. The changes which have been made since the City Council's last review are shown in green and yellow highlight; the turquoise highlights are the changes the City Council previously reviewed in July 2022. The following are the more substantive changes set forth in the Revised Housing Element.

- Housing Accountability Act ("HAA;" p. 53) – Adds a commitment to add the provisions of the HAA which limits the City's ability to deny a project into the Zoning Code.
- Infrastructure (pp. 59 – 60) – Adds information about water and sewer infrastructure.
- Table IV-3 (p. 64) and Table IV-4 (p. 66) – Inclusion of the 403 unit Specific Plan project at 16911 Normandie Avenue as a pending project and inclusion of additional low units the project will provide (approximately 20).
- Very High Density Residential Zone (p. 67) – Acknowledges that parcels on Artesia Boulevard will be rezoned for very high density (51 – 70 units/acre), rather than an overlay zone which was originally contemplated.
- Table IV-10 (p. 77) – Revisions to numbers in potential housing growth.
- Residential Group Facilities (p. 81) and Group Care Facilities (p. 82) – A provision that the City will amend the Zoning Code to allow non-licensed group homes of any size in all residential zones consistent with the definition of a family. Consistent with the law, Gardena defines a "family" as "an individual or two or more persons related by blood, marriage or adoption or a group not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit, not including a sorority, fraternity, club or group of persons occupying a hotel, lodging house or institution."
- Policy 5.5 – Affirmatively Further Fair Housing (p. 91) – The language was changed to ensure that each City commission had a member from north Gardena to ensuring there would be a member from a disadvantaged area.
- Housing Programs - Provide a Variety of Housing Options (pp. 94 – 96) – Deadlines were changed on some programs. More substantively, the City will create a website to provide information and assistance on SB 9 to encourage more affordable dwellings and include information of fair housing in ADU and SB 9 applications.

- Housing Programs – Removal of Constraints (p. 97) – Site plan review procedures will be amended to contain only objective standards.
- Adoption of urgency ordinance (p. 99) – Adds a commitment to adopt an urgency ordinance implementing the housing overlay zones and rezoning for inventory sites and making them immediately available, subject to a full rezoning with environmental review within a year. This, along with changes to the Land Use Plan, will be a companion item to the Housing Element adoption.
- Housing Programs - Provision of Adequate Sites – Religious Facilities (p. 101) – The City will proactively reach out to local faith-based groups to educate them on opportunities to develop affordable housing on their properties.
- Housing Programs - Provision of Adequate Sites – Accessory Dwelling Units (pp. 101 - 102) – Explore funding and include fair housing information in the ADU application.
- Housing Programs – Place-Based Strategies for Neighborhood Improvements (pp. 104 - 105) – Added additional strategies for areas being converted from commercial/industrial to residential uses.
- Table V-3: AFFH Action Matrix (pp. 107 – 112) – Additional commitments added regarding fair housing outreach, housing choice vouchers, ADUs, housing rehabilitation, place-based strategies, home ownership, religious facility overlay, a new community facility at the Chase site on Rosecrans, prioritization of street and transit improvements in high density and housing overlay areas, and increased outreach.
- Appendix E – Summary of Fair Housing Issues (pp. E-86 – 87) - A short history of the City was added.

CONCLUSION

While the Planning Commission and City Council hearings are not scheduled for several weeks, the Council Members and Commissioners may want to start a review of the document at this time. If you have any questions, please contact Amanda Acuna in the Community Development Department at aacuna@cityofgardena.org or 310-217-6110.