

RESOLUTION NO. 6620

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING THE GARDENA GENERAL PLAN BY ADOPTING AN UPDATE TO THE LAND USE PLAN

WHEREAS, under the Housing Accountability Act ("HAA;" Government Code § 65589.5), until the City has a compliant housing element, the City must approve affordable housing developments (the "Builder's Remedy") on parcels anywhere in the City without regard to land use designation, zoning, or development standards; and

WHEREAS, projects under the Builder's Remedy are likely to be submitted to the City prior to the certification of the EIR and adoption of the changes as the City has already received inquiry into projects on certain sites; and

WHEREAS, there are only a limited number of grounds on which the City can deny a Builder's Remedy project; and

WHEREAS, even if a housing element complies with all requirements of State law, it is not considered to be compliant until any required rezoning has taken place; and

WHEREAS, state law requires there to be consistency between the General Plan and zoning, which means that the new zones required by the housing element need to have a corresponding land use designation; and

WHEREAS, based on recent changes to state law and court interpretations, the density of units that may be developed on a lot depends on what is set forth in the Land Use Plan if there is an inconsistency between the General Plan and zoning. Where the Land Use Plan has an upper density range, development has been allowed to this maximum, even if the zoning provides for a lesser density range; and

WHEREAS, the City Council is desirous of protecting the existing and planned development patterns in lower density-zone areas which would be impacted by the recent changes; and

WHEREAS, the City is currently preparing an Environmental Impact Report ("EIR") to accompany all of the land use plan and zoning changes that are set forth in the City's Housing Element, as well as changes to other sites that also include properties that were not identified as Inventory Sites in the City's 6th Cycle Housing Element; and

WHEREAS, the EIR will not be ready for certification for at least another nine months; and

WHEREAS, the City has qualified for \$1,979,262 in PLHA grants, which is funding for housing-related projects and programs that assist in addressing the unmet housing needs in the City; and

WHEREAS, HCD has recently informed the City that the City must adopt its housing element and complete the required rezoning by February 15, 2023 in order to receive its 2019 PLHA grant in the amount of \$329,877; and

WHEREAS, one of the program objectives HCD asked to have added to the City's Revised 6th Cycle Housing Element was to adopt an urgency ordinance implementing the housing overlay zones and rezoning for the inventory sites by February 15, 2023 and provide for ministerial approval; and

WHEREAS, in addition to amending the text of the Land Use Plan to add new land use designations for the overlay areas and very high density areas, the Land Use Element has been updated to include technical updates; and

WHEREAS, at a special meeting held on January 31, 2023, the Planning Commission of the City of Gardena held a duly noticed public hearing on this matter, at which time it considered all evidence presented, both written and oral; and

WHEREAS, at the close of the public hearing the Planning Commission adopted a resolution recommending that the City Council adopt this Resolution and City staff file a Notice of Exemption; and

WHEREAS, at a special meeting held on February 15, 2023, the City Council of the City of Gardena held a duly noticed public hearing on this matter, at which time it considered all evidence presented, both written and oral; and

WHEREAS, prior to adopting this Resolution, the City Council adopted Resolution No. 6619 readopting the Revised 6th Cycle 2021 - 2029 Housing Element;

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

SECTION 1. Findings.

A. The foregoing recitals are true and correct.

B. The amendment to the Land Use Plan will be consistent with the objectives, policies, general policies of the other plans and elements of the Gardena General Plan. The amendment implements the 6th Cycle 2021- 2029 Housing Element.

C. The changes set forth herein represent good land use practices which are required by the public necessity, convenience and the general welfare

SECTION 2. Adoption of Land Use Plan. The City Council hereby adopts the Updated Land Use Plan attached hereto as Exhibit A. The Land Use Plan includes an updated Land Use map, a copy of which is separately attached hereto as Exhibit B. The changes to each parcel are set forth on Exhibit C.

SECTION 3. No Net Loss. As set forth in the staff report which is incorporated by reference, the changes to the Land Use Plan will not create any loss in density.

SECTION 4. CEQA. The City Council hereby determines that the Updated Land Use Plan is exempt from CEQA.

Without changes to the Land Use Map and corresponding changes to the City's zoning, the City will not have a compliant housing element which will leave the City open to the possibility of developments being built anywhere in the City without regard to land use, zoning, or development standards. The changes allow the City to protect the environment by establishing density limits and allowing corresponding zoning to be adopted which will set forth development standards. Adoption is therefore exempt under CEQA Guidelines section 15308. None of the exceptions to the exemption would apply.

Outside of changes to the land use designations, the other changes to the Land Use Plan were technical in nature, amending the document to reflect current circumstances. These changes are also exempt pursuant to the common sense exemption of CEQA Guidelines 15061(b)(3).

SECTION 5. Effective Date. This Resolution shall be effective on the thirty-first day after passage.

SECTION 6. Certification. The City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 15th day of February, 2023.


TASHA CERDA, Mayor

ATTEST:


MINA SEMENZA, City Clerk

APPROVED AS TO FORM:


CARMEN VASQUEZ, City Attorney

Exhibit A – Land Use Plan
Exhibit B – Land Use Map
Exhibit C – Parcel List



Exhibit A

Land Use Plan, 2023 Update

Gardena General Plan

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 in 2023, is to focus on refinements to the land use patterns and policies which will encourage community rejuvenation and address changes in the marketplace and demands for housing imposed by the State 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

There are eight mandated elements to the General Plan: Land Use; Circulation; Housing; Conservation; Open Space; Noise; Safety; and Environmental Justice. Gardena has adopted each of these elements, although some elements are grouped together under a “super” element and the documents are referred to as plans, rather than elements. Gardena’s Land Use Plan is part of the Community Development Element which also

includes an Economic Development Plan, a Community Design Plan, and a Circulation Plan.

The inseparable relationship between the Land Use Plan and all other plans and elements in the General Plan is especially true with the mandated Circulation Plan, Open Space Plan and Housing Element. Of all the 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 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 CONNECT SoCal 2020 - 2045

In 2012, the Southern California Association of Governments (SCAG) adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). On September 3, 2020, SCAG's Regional Council adopted the updated RTP/SCS, known as Connect SoCal (2020-2045) which covers SCAG's six-county region (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura). "Connect SoCal is a long-range visioning plan that builds on and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern."

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. Connect SoCal also includes land use and transportation policies, as well as population, household and employment growth forecasts for local jurisdictions. These forecasts were developed using a bottom-up approach with input from local governments and incorporating local general plans.

According to Connect SoCal, almost the entirety of Gardena is located within a High Quality Transit Area. Despite Connect SoCal predicting an increase of 3,100 households (occupied housing units) between 2020 and 2040 for a total of 24,200 households, SCAG assigned Gardena a Regional Housing Needs Assessment of 5,735 dwelling units between 2021 and 2029. This unprecedented increase was due to the Department of Housing and Community Development's projection of a need for 1,341,827 housing units throughout the SCAG region based on projected and existing needs.

Gardena Municipal Code

As required by 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, setbacks, parking standards, and others. The Land Use Plan defines the land use policies and the Zoning Ordinance provides the detailed and specific regulations and standards for all development projects within the City.

Concurrent with the adoption of this Land Use Plan, additional zones and development standards are being added to the Zoning Code to address the new policies, particularly with respect to higher density development and overlay zones and to bring the Zoning Code into compliance with the General Plan. Additionally, this Land Use Plan and the Zoning Code have been updated to address the housing programs that were set forth in the Housing Elements since the adoption of the General Plan in 2006, including the most recent adoption of the 6th Cycle 2021-2029 Housing Element.

Specific Plans

Specific Plans are a statutory creation (Government Code § 65450 et seq.). 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, and all specific plans must include 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 the 2023 revision of this Land Use Plan, there are eleven approved specific plans within the City of Gardena, all for residential development. A twelfth specific plan area is identified which will be for commercial and industrial development. Each specific plan is summarized in the following Table LU-1.

Much of the recent new housing construction in Gardena occurred through the implementation of specific plans. The Gardena Transit Oriented Development Specific Plan, adopted in 2021, the newest residential specific plan in Gardena, introduced 265 residential units. In total, over 880 residential units have been or will be developed in the specific plan areas. As of December 2022, the City received applications for two new specific plans, one on Normandie Avenue and one on Western Avenue, for high density residential uses where the current land use regulations do not allow for such use. Between the two specific plans, they propose an additional 599 new residential units.



**Table LU-1 – Updated January 2023
Gardena Specific Plans**

Gardena Specific Plans	Adoption Year	Location	Description
Emerald Square	1999	177th 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 on 5 acres.
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 144th St. and 146th St.	35 detached condominium units within a 2.9-acre gated community.
Normandie Estates Normandie Courtyard	2004 2019	Southeast corner of Normandie Ave. and 168th St.	21 detached condominiums in a 1.5-acre gated community. In 2019, 9 units added on 0.71 additional acre.
Carnelian	2004	Vermont Ave. between 141st St. and 135th St.	101 single-family detached homes in an 11.4-acre gated community.
Normandie Place	2008	14532–14602 Normandie Ave.	12 single-family homes in a 38,280 square foot area.
Ascot Village	2011	1249 W. 139th St.	14 single-family homes in a 43,000 square foot area
Platinum Row	2015	14504 S. Normandie Ave.	96 townhome development on a 4.69-acre property
Western Avenue	2017	16958 Western Ave.	46 attached condominiums on a 2.31-acre property
Gardena Transit Oriented Development	2021	12850–12900 Crenshaw Blvd.	265 residential units on a 1.33 acre property
1450 Artesia	Future plan to be adopted	Southeast corner of Artesia Blvd. and Normandie Ave.	To be developed with industrial and commercial uses

Source: City of Gardena

Land Use - 2023

Gardena is a highly urbanized city that is approximately 99 % developed. In 2005 there were 44 acres of land considered vacant in the City; in January 2013, this was reduced to 31.7 acres of vacant land. And as of February 2023, there are only 7.5 vacant acres remaining, which includes approximately 3 acres known as the Gardena Sumps which cannot be developed. The predominant land use has been and remains single-family residential, which now accounts for 33.2 % of the total area of the City. Remaining residential land uses, which includes two units and above, as well as mobile home parks, account for approximately 12 % of the City. Commercial uses, which are primarily located along Artesia Boulevard, Redondo Beach Boulevard, Crenshaw Avenue, and Western Avenue, cover 10.12 % of the total. Industrial uses accounted for 14.9% and are largely located north of Rosecrans Avenue between Van Ness Avenue and Normandie Avenue. Streets and rights-of-way account for 21.7 percent of City land.

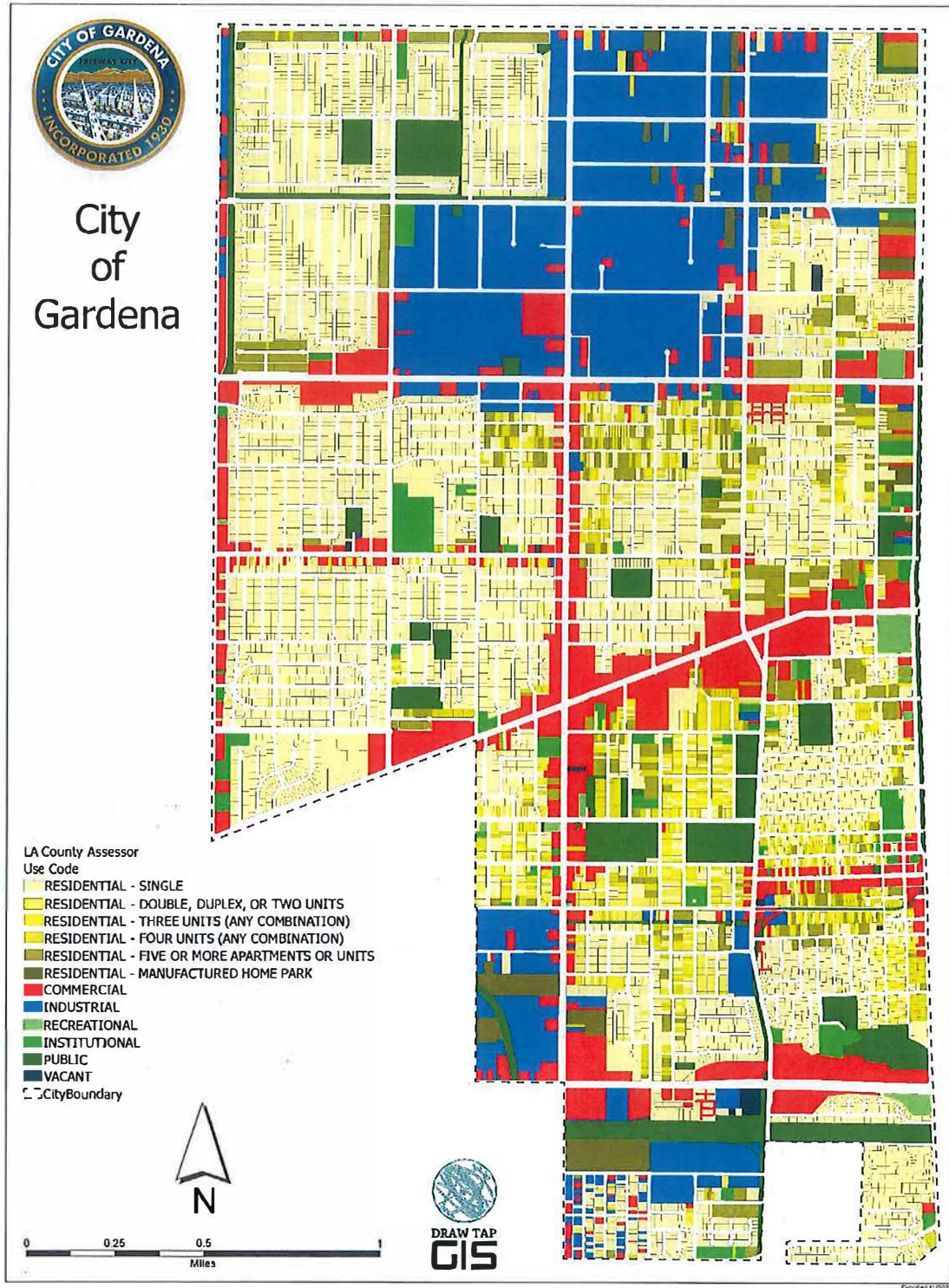
Table LU-2 presents the actual land uses in the City and Figure LU-1 illustrates the actual land use distribution as it exists as of January 2023. These general descriptions are not meant to be coextensive with the land use designations set forth in Table LU-3.

Table LU-2
Land Use - 2023

Land Use Description	Acres	Percentage
Land Use Description	Acres	Percentage
Residential - Single	1,245.08	33.21%
Residential - Double, Duplex, Or Two Units	93.82	2.50%
Residential - Three Units (Any Combination)	50.88	1.36%
Residential - Four Units (Any Combination)	77.46	2.07%
Residential - Five Or More Apartments Or Units	159.00	4.24%
Residential - Manufactured Home Park	52.39	1.40%
Commercial	379.44	10.12%
Industrial	557.46	14.87%
Recreational	18.89	0.50%
Institutional	79.00	2.11%
Public	214.60	5.72%
Vacant	7.42	0.20%
Right Of Way	814.00	21.71%
Total	3,749.43	

Source Los Angeles County, Office of the Assessor

Figure LU-1
Existing Land Uses, 2023



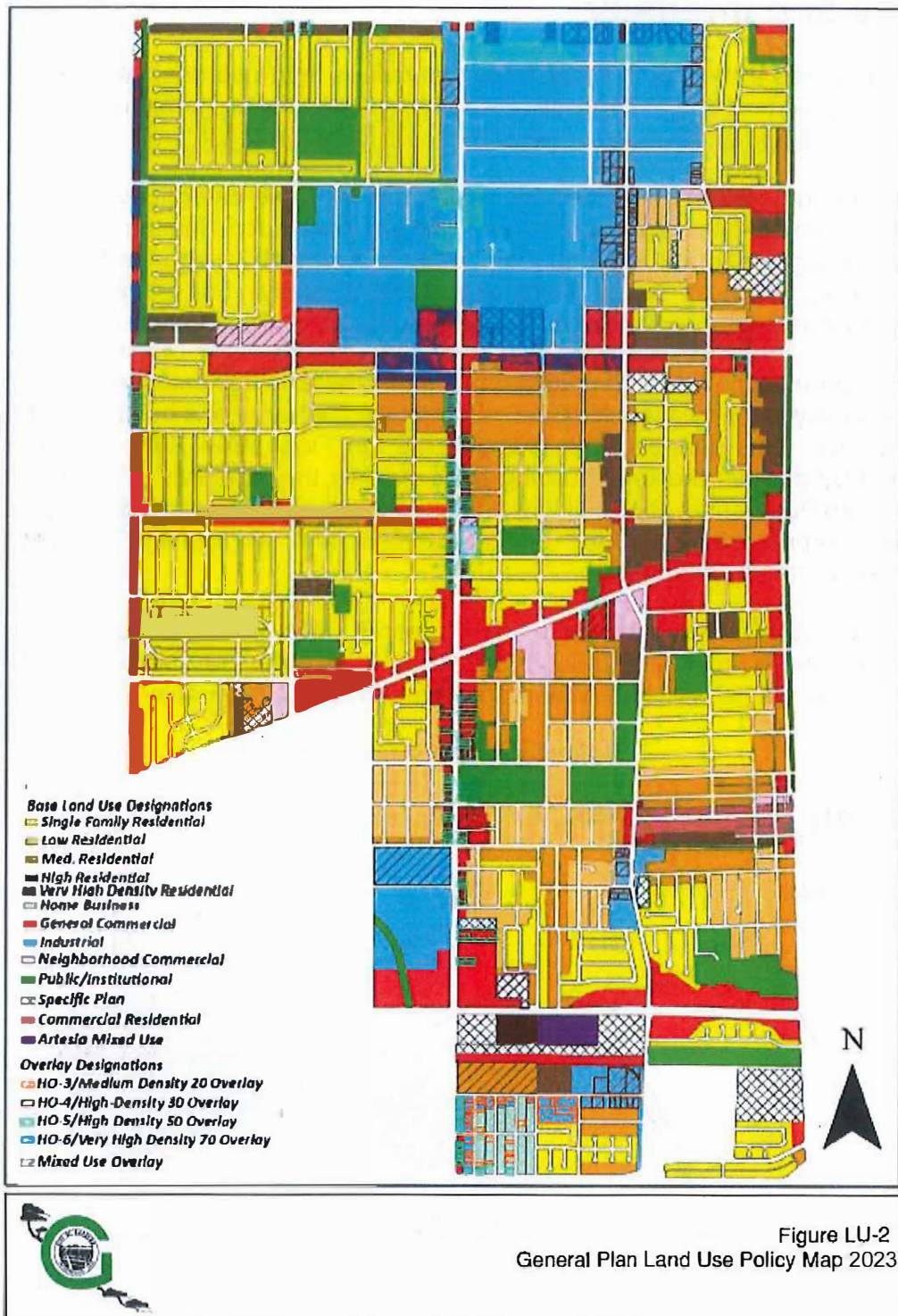
Land Use Designation

With the adoption of this updated Land Use Plan, land uses are now separated into base designations and overlay designations as shown in Table LU-3. This table also includes the acreage and distribution throughout the City. 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 until the next General Plan update. The location of permitted land uses are shown in Figure LU-2, General Plan Land Use Policy map.

Table LU-3
General Plan Land Use, Updated 2023

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
BASE DESIGNATIONS		
Single Family Residential	987.71	26.34%
Low Density Residential	167.53	4.47%
Medium Density Residential	333.23	8.89%
High Density Residential	109.24	2.91%
Very High Density Residential	7.61	0.20%
Commercial Residential	18.51	0.49%
Home Business	19.46	0.52%
Artesia Mixed Use	10.71	0.29%
Specific Plan	62.94	1.68%
Neighborhood Commercial	34.77	0.93%
Commercial	419.89	11.20%
Industrial	545.07	14.54%
Public/Institutional	224.27	5.98%
Streets and Right of Ways	808.24	21.56%
TOTAL CITY	3749.19	100.0%
OVERLAY DESIGNATIONS		
Mixed Use Overlay	154.46	
Medium Density Overlay	17.81	
High Density Overlay 30	45.372	
High Density Overlay 50	65.59	
Very High Density Overlay 70	60.57	

Figure LU-2
Land Use Map, 2023



Density and Intensity

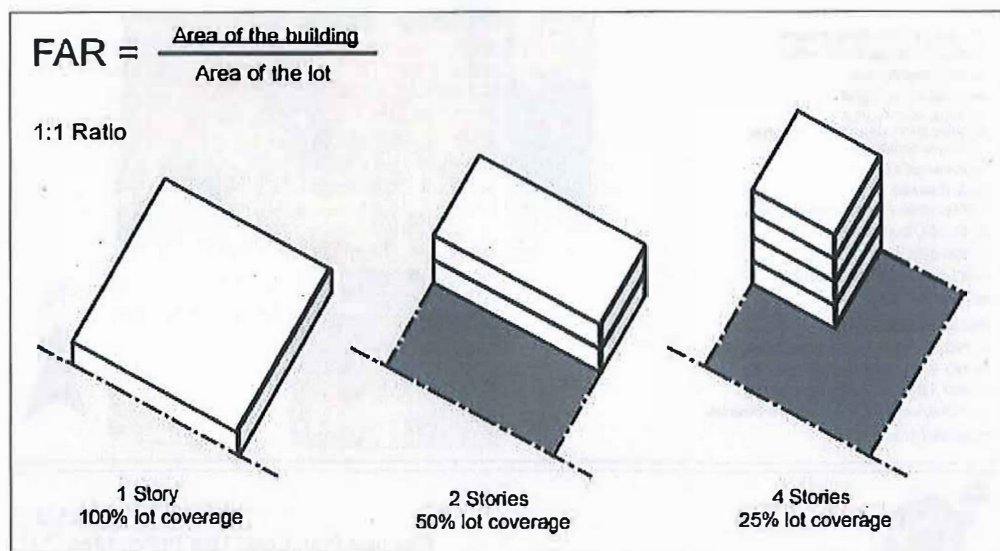
State law requires a precise description of the various land use designations using two universal terms—density and intensity. Density and intensity are terms used to describe the level of development existing or permitted on a lot or parcel of land.

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 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



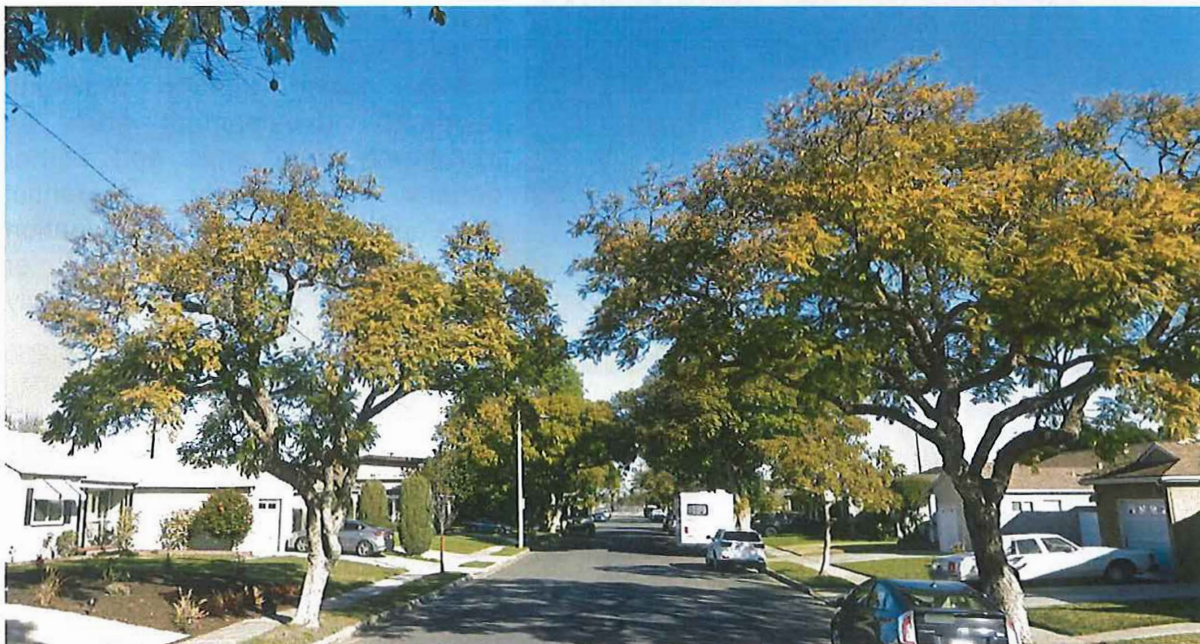
Residential Designations

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 is 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). The maximum densities listed below do not include accessory dwelling units, junior accessory dwelling units, or additional types of residential units which are allowed by state law and explicitly excluded from density limits.

Single Family Residential

(Maximum Density: 9 units per acre: maximum 1 dwelling per lot)

The single-family areas within Gardena are recognized as the backbone of the community and serve as one of its most important assets. The Single Family Residential designation is implemented by the Single-Family Residential (R-1) zone, which provides for the development of conventional single-family detached houses. The Single Family Residential category is the largest land use category in the City. It occupies over one-quarter (26.34%) of all the land in the City and represents approximately one half (50.7%) of all residentially designated land in the General Plan.



Low Density Residential

(Maximum Density: 17 units per acre: maximum 2 dwellings per lot)

This designation allows for two units on a lot, whether single-family attached or and detached units. such as duplexes. This category is implemented by the Low Density Multiple-Family Residential (R-2) zone and represents 167.53 acres, which is approximately 4.5% of all residentially designated land in the General Plan.



Medium Density Residential

(Density: 12 -17 units per acre)



The Medium Density Residential designation is intended to provide for a range of multiple-family living environments. This category is implemented by the Medium Density Multiple-Family Residential (R-3) zone. This type of development could include lower density multi-unit residential development such as townhome style units and higher density single-family residential development. This designation covers 333.23 acres, or approximately 9% of all residentially designated land in the City.

High Density Residential

(Density: 20 – 25 units per acre for lots less than 0.5 acres;
Density: 20 – 30 units per acre for lots 0.5 acres or greater)

The High Density Residential designation provides for a high quality, 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 109.24 acres—slightly less than 3 percent of land in the City.



Very High Density Residential

(Density: 51-70 units per acre)

The Very High Density Residential category provides for the highest concentration of residential units in the City. This designation is provided on two industrial lots that were part of a specific plan that did not develop as intended. This category is implemented by the Very High Density Multiple-Family Residential (R-6) zone and consists of 7.61 acres or one fifth of one percent of the City..



Overlay Designations

The mixed-use overlay concept was originally introduced in 2006. The 2023 update of the Land Use Plan introduces four new housing overlays to account for the increased densities that are required to comply with the programs set forth in the City's 6th Cycle Housing Element. The purpose of the overlay designations is to allow greater flexibility of development alternatives and provide opportunities for housing to meet the City's housing needs. The overlays allow properties to be developed either in accordance with the underlying land use, as residential areas, or as a combination of commercial and residential uses.

In all of the designations, the mixed-use development may either be horizontal (residential behind or alongside commercial) or vertical (residential and commercial in the same building). Mixed use allows greater flexibility of development alternatives and allows for higher density residential development. Unlike the original Mixed-Use Overlay which only applied to certain commercial properties, the new housing overlay zones introduce the ability to allow residential uses or mixed residential and commercial uses in industrial zones. Specific Plans can also allow for mixed-use development.

Mixed-Use Overlay

(Density: 20 – 25 units per acre for lots less than 0.5 acres;
Density: 20 – 30 units per acre for lots 0.5 acres or greater; FAR: 0.5 for non-residential component)

The mixed-use overlay was the original overlay designation first adopted in 2006. This designation basically matches the High Density 30 Overlay in terms of density. There are 154.5 acres of Mixed-Use Overlay in the City. The underlying acreage is as of follows: Neighborhood Commercial—13 acres; Commercial—101 acres; and Industrial—23 acres.



Medium Density 20 Overlay

(Density: 12-20 units per acre)

There are 17 acres of the Medium Density 20 Overlay in the City. The underlying acreage is as follows: Commercial—5 acres; Homes Business—1.91 acres; and Industrial—10.1 acres. This designation has a maximum density of 20 units per acre and development standards that are similar to the standards of the Medium Density Residential designation and the R-3 zone. The corresponding overlay in the Zoning Code is HO-3.

High Density 30 Overlay

(Density: 21-30 units per acre)

There are 44.2 acres of the High Density 30 Overlay in the City. The underlying acreage is as follows: Commercial—6.19 acres; and Industrial—38.08 acres. This designation has a maximum density of 30 units per acre and development standards that closely adhere to the standards of the High Density Residential designation and the R-4 zone. The corresponding overlay in the Zoning Code is HO-4.

High Density 50 Overlay

(Density: 31-50 units per acre)

There are 62.3 acres of High Density 50 Overlay in the City. The underlying acreage is as follows: Home Business—0.69 acres; Commercial—35.7 acres; Industrial—23.92 acres; and Public and Institutional—1.89 acres. This designation allows density up to 50 unit per acre and corresponds to HO-5 overlay zone.

Very High Density 70 Overlay

(Density: 51-70 units per acre)

There are 68.2 acres of Very High Density 70 Overlay in Gardena. The underlying acreage is as follows: Commercial—36.40 acres; and Industrial—32.17 acres. The Very High Density 70 Overlay designation is for select areas where 70 units per acre can be accommodated and are most compatible with nearby uses. The corresponding overlay zone is HO-6, which is similar to the R-6 zone with respect to development standards.

Mixed-Use Designations

The Mixed-Use designations are much like the overlay designations in that they are intended to provide for the co-existence of residential and commercial, office or industrial uses in the same area, and even within the same building or on the same lot. Mixed-use areas create a more vibrant community and help reduce reliance on personal vehicles.

Home Business

(Maximum Density: 9 units per acre; maximum 1 dwelling per lot)

The Home Business designation allows specified businesses and industrial uses to be located on lots occupied by single-family residences. This limited area is located in the southern portion of the City, generally between 178th Street, Hobart Boulevard, 182nd Street and Denker Avenue.

Commercial Residential

(Density: 24 - 34 units per acre)

There are 18.51 acres of Commercial Residential in the City. The Commercial Residential designation is located along Gardena Boulevard between Normandie Boulevard and Vermont Boulevard. This designation allows for a mix of commercial and residential uses.



Artesia Mixed Use

(Maximum Density: 18 units per acre)

The Artesia Mixed-Use designation covers the residential areas of the former Artesia Corridor Specific Plan and amounts to 10.71 acres. As with the previous Specific Plan, this use continues to allow a mix of residential, live-work and commercial. The maximum density is slightly higher than the maximum for Medium Density Residential but lower than the minimum density in High Density Residential or High Density 30 Overlay.



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, Commercial, Industrial, and Public/Institutional 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.

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.



Commercial

(Maximum Permitted FAR: 0.5 in general; up to 2.75 for specific uses described in the Zoning Code)

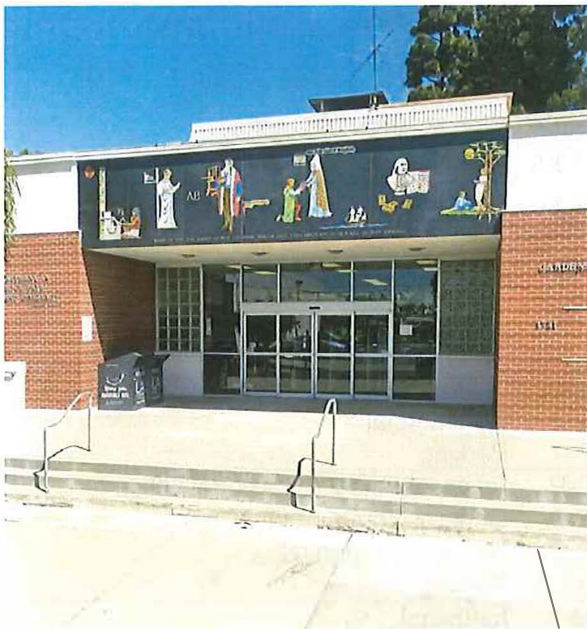


The Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, financial centers, professional offices, restaurants, and 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 environmentally friendly industries, technology-related uses, 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 2.0 may be allowed under the Zoning Code for specific uses or zones.



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.

Summary

Table LU-4 provides a summary of the land use designation, density/intensity, and corresponding zoning.

Table LU-4
Summary of the Land Use Designation, Density/
Intensity, and Corresponding Zoning

Land Use Designation		Zoning
Residential Designations	Density¹ (in du/ac)	
Single Family Residential	9 (max 1 per lot)	R-1 Single Family Residential
Low Density Residential	17 (max 2 per lot)	R-2 Low Density Multiple Family Residential
Medium Density Residential	12 - 17	R-3 Medium Density Residential
High Density Residential	20 - 25 20 - 30	R-4 High Density Residential < 0.5 acres ≥ 0.5 acres
Very High Density Residential	51 - 70	R-6 Very High Density Residential
Home Business	9 (max 1 per lot)	H-B Home Business
Overlay Designations		
Mixed Use Overlay	20 - 25 20 - 30	MUO Mixed Use Overlay < 0.5 acres ≥ 0.5 acres
Medium Density 20 Overlay	12 - 20	HO-3 Medium Density 20 Overlay
High Density 30 Overlay	21 - 30	HO-4 High Density 30 Overlay
High Density 50 Overlay	31 - 50	HO-5 High Density 50 Overlay
Very High 70 Density Overlay	51 - 70	HO-6 Very High Density 70 Overlay
Mixed Use Designations		
Commercial Residential	24 - 34	C-R Commercial Residential
Artesia Mixed Use	18	AMU Artesia Mixed Use
Non-Residential Designations	Floor Area Ratio	
Neighborhood Commercial	0.5	C-2 Commercial P Parking
Commercial	0.5 - 2.75	C-P Business and Professional Office C-3 General Commercial C-4 Heavy Commercial P Parking
Industrial	1.0 - 2.0	M-1 Industrial M-2 General Industrial
Public/Institutional	N/A	O Official
Other		
Specific Plan		(see Table LU-1)

Holding Capacity Analysis

Gardena is virtually built out, with 99.2 percent of the total area developed. There are approximately 7.42 acres of vacant land currently available for development. As a result, future development will either occur through limited infill development, through recycling of existing developed land, or through utilization of the overlay zones.

Table LU-5 provides an estimate of the total number of dwelling units planned and the resulting population, and Table LU-6 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 and industrial building intensities.

Since the original estimates were prepared in 2006, a number of assumptions were corrected to provide a more accurate estimate of development. 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 percent residential and 50 percent non-residential. In the 2013 update there was further adjustment to reflect that the Mixed Use designation is made up of two distinct zones, one which allows up to 34 dwelling units per acre (C-R zone) and one which allows only 9 dwelling units per acre (H-B zone). Furthermore, it was recognized that development in the C-R zone should be allocated as 60 percent residential and 40 percent non-residential. In the 2023 update, the housing population per dwelling unit was increased to match current estimates. Realistic capacities for the Single Family and Low Density Residential designations were updated to match the maximum allowed dwelling units per lot and the High Density Residential and Mixed-Use Overlay designation were updated to reflect the change in allowed density per range of lot size. Lastly, the capacity for the new housing overlay designations were included in the 2023 update.



**Table LU-5
General Plan Land Use – Residential Capacity
Updated January 2023**

Land Use Designation	Acres	Max. Density (du/acre)	Realistic Density	Dwelling Units	Pop./ DU	Estimated Population
Single Family	987.71	9 (1 du/lot)	1 du/lot	7,194	2.89	20,791
Low Density	167.53	9 (2 du/lot)	2 du/lot	2,372	2.89	6,855
Medium Density	333.23	17	17	5,665	2.89	16,372
High Density						
(<0.5 acres)	74.18	25	22	1,632	2.89	4,716
(> 1.0 acres)	35.06	30	24	841	2.89	2,431
Very High Density	7.61	51-70	60	457	2.89	1,321
Commercial Residential (a)	1.9	24-34	24	46	2.89	133
Home Business	19.46	9 (1 du/lot)	9 (1 du/lot)	139	2.89	402
Artesia Mixed Use	10.71	-	-	157	2.89	457
Public/Institutional (b)	224.27	-	-	259	1	259
Specific Plan	55.27	-	-	882	2.89	2,549
City Subtotal	1,917			19,644		56,286
OVERLAY DESIGNATIONS						
(<0.5 acres)	34.78	20	22	765	2.89	2,212
(> 0.5 acres)	42.5	30	24	1,020	2.89	2,948
Medium Density 20 Overlay (b)	8.5	<u>12-20</u>	17	150	2.89	434
High Density 30 Overlay (b)	22.1	<u>21-30</u>	24	530	2.89	1,532
High Density 50 Overlay (b)	31.15	<u>31-50</u>	40	1,246	2.89	3,601
Very High 70 Density Overlay (b)	34.1	<u>51-70</u>	60	2,046	2.89	5,913
Overlay Subtotal	173.13					16,640

(a) 1.9 acres is 10% of the total 18.5 acres in the C-R zone.

(b) Assumes 50% of total acreage for residential development.

**Table LU-6
Commercial, Industrial, and Public Use Capacity – Updated 2023**

Land Use Designation	Acres	Realistic Intensity (FAR)	Capacity (SF)
Commercial Residential (a)	16.6	0.75	542,322
Mixed-Use HB (b)	9.4	0.3	122,839
Neighborhood Commercial	34.77	0.5	757,291
Commercial	419.9	0.5	9,145,422
Industrial	545.1	0.5	11,872,278
Public/Institutional	224.3		1,065,000
City Total	1,250.07		23,505,152
Mixed-Use Overlay	77.23	0.3	1,009,242
CITY TOTAL	1,327.30		24,514,394

(a) 16.6 acres is 90% of the total 18.5 acres in the C-R zone.

(b) Assumes 50% of total acreage for non-residential development

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.
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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 re- habilitation of existing commercial and industrial building facades and sites.

LU 3.3: 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 3.4: 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 3.5: 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 3.6: Require the mitigation or remediation of potentially hazardous conditions in the City.

LU 3.7: Require all outdoor storage to be concealed from view from the public right of ways and adjoining land uses.

LU 3.8: Require loading and unloading of materials to be conducted completely on private property and out of sight from a public street.

LU 3.9: Ensure new development provides adequate improvements, dedications, and fees to the City to fully cover the cost of the City services and facilities.

LU 3.10: 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.
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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.

LU Goal 5	Create opportunity for diversity in housing opportunities through the City.
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Policies

LU 5.1: Encourage higher density housing near arterials and collector streets for all income levels throughout the City.

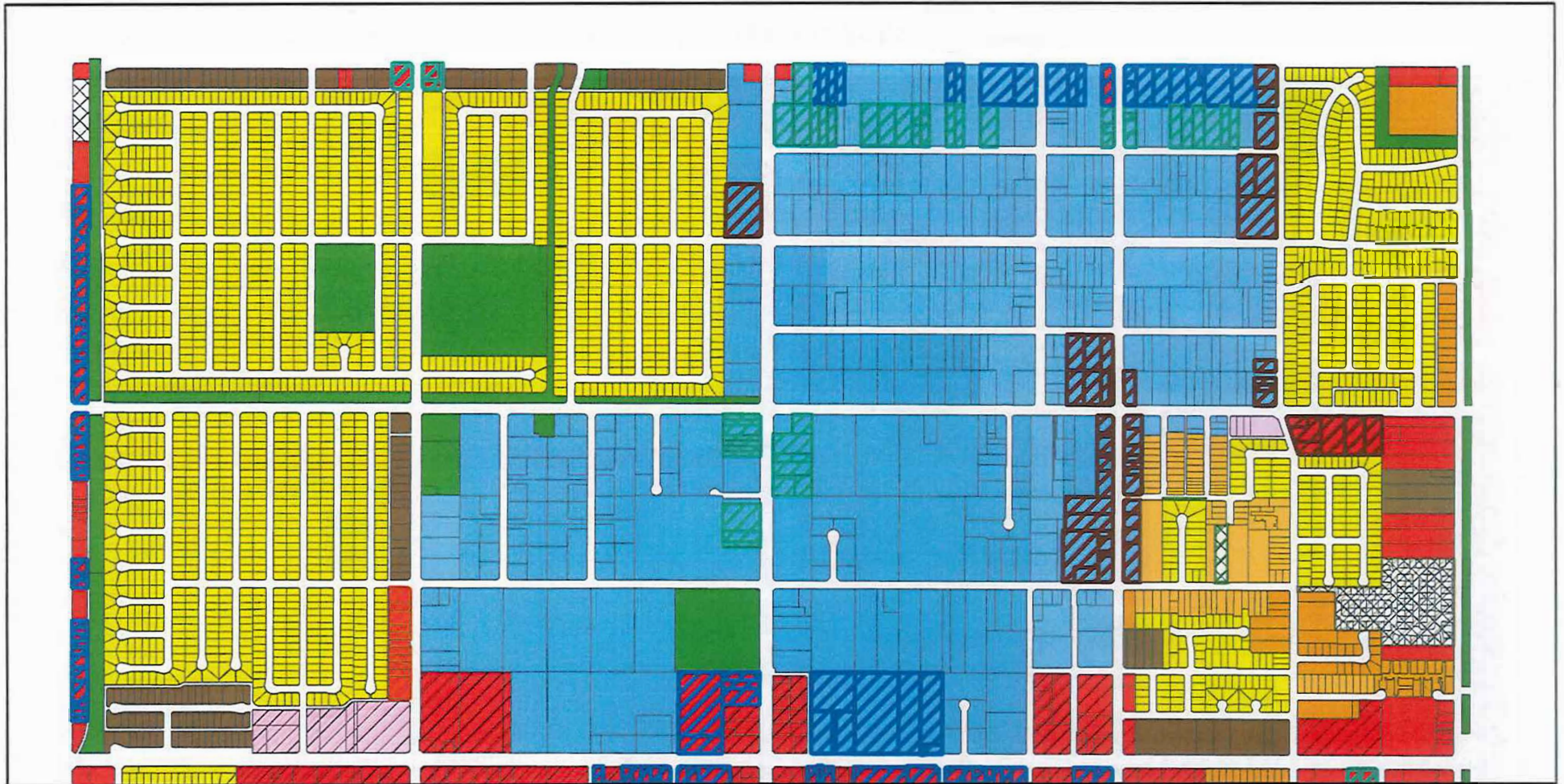
LU 5.2: Develop and maintain objective development standards for higher density housing to ensure quality development for all income levels.

LU 5.3: Require adequate amenities, open space, and landscaping for new housing developments.

LU 5.4: Provide high-quality housing for current and future residents at all income levels to achieve a balanced community.

LU 5.5: Provide opportunities for a variety of housing types throughout the City.

El Segundo Blvd to Rosecrans Ave



Overlay Designations

-  Medium Density 20 Overlay
-  High Density 30 Overlay
-  High Density 50 Overlay
-  Very High Density 70 Overlay

Base Land Use Designations

-  Single Family Residential
-  Low Density Residential
-  Med Density Residential
-  High Density Residential
-  Very High Density Residential

 Specific Plan

-  Commercial
-  Neighborhood Commercial
-  Industrial
-  Public/Institutional
-  Mixed Use Overlay

Rosecrans Ave to Redondo Beach Blvd



Overlay Designations

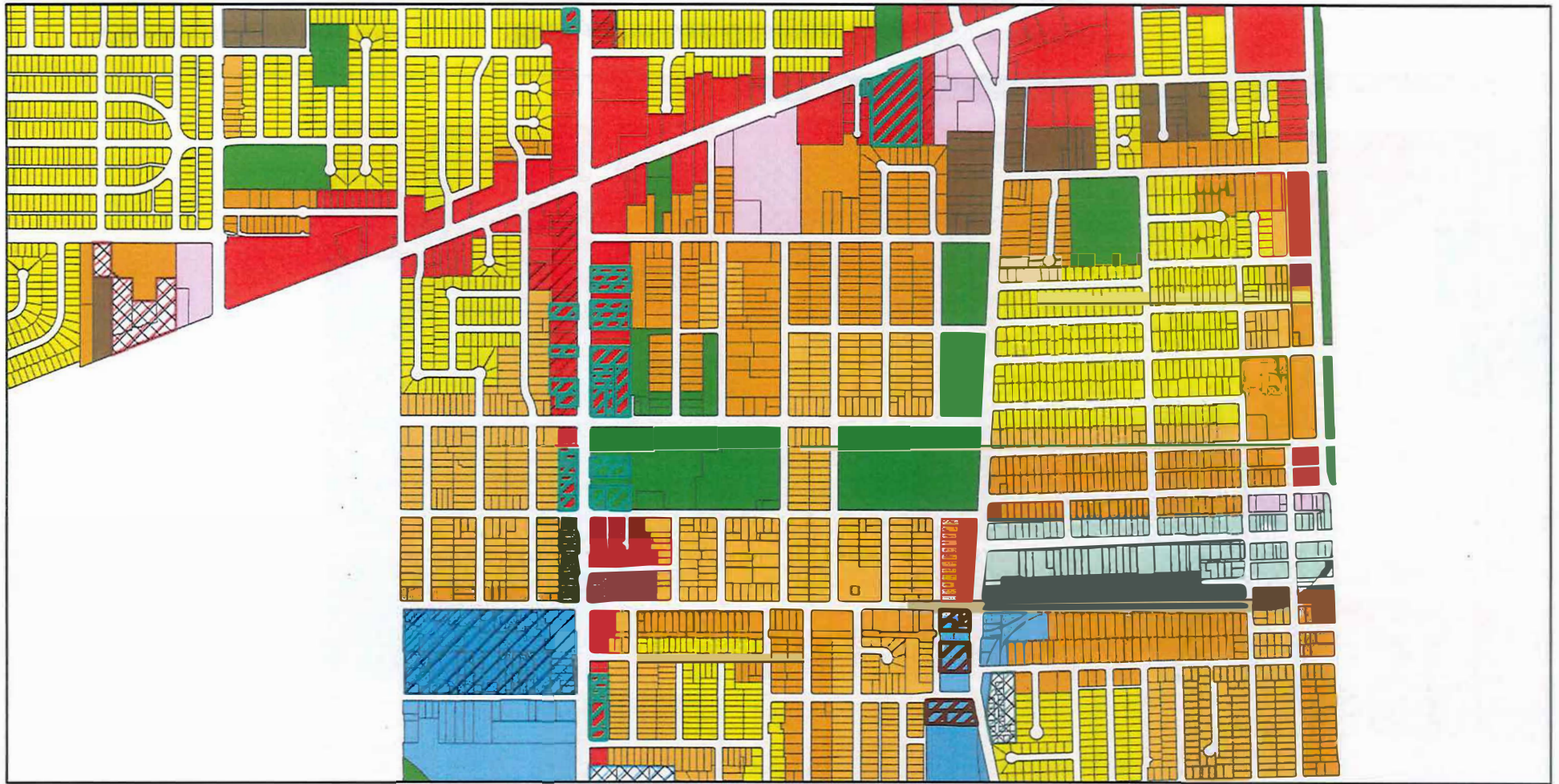
-  Medium Density 20 Overlay
-  High Density 30 Overlay
-  High Density 50 Overlay
-  Very High Density 70 Overlay

Base Land Use Designations

-  Single Family Residential
-  Low Density Residential
-  Med Density Residential
-  High Density Residential
-  Very High Density Residential

-  Specific Plan
-  Commercial
-  Neighborhood Commercial
-  Industrial
-  Public/Institutional
-  Mixed Use Overlay

Redondo Beach Blvd to Gardena Blvd



Overlay Designations

 High Density 30 Overlay

 High Density 50 Overlay

Base Land Use Designations

 Single Family Residential

 Low Density Residential

 Med Density Residential

 High Density Residential

 Very High Density Residential

 Neighborhood Commercial

 Industrial

 Public/Institutional

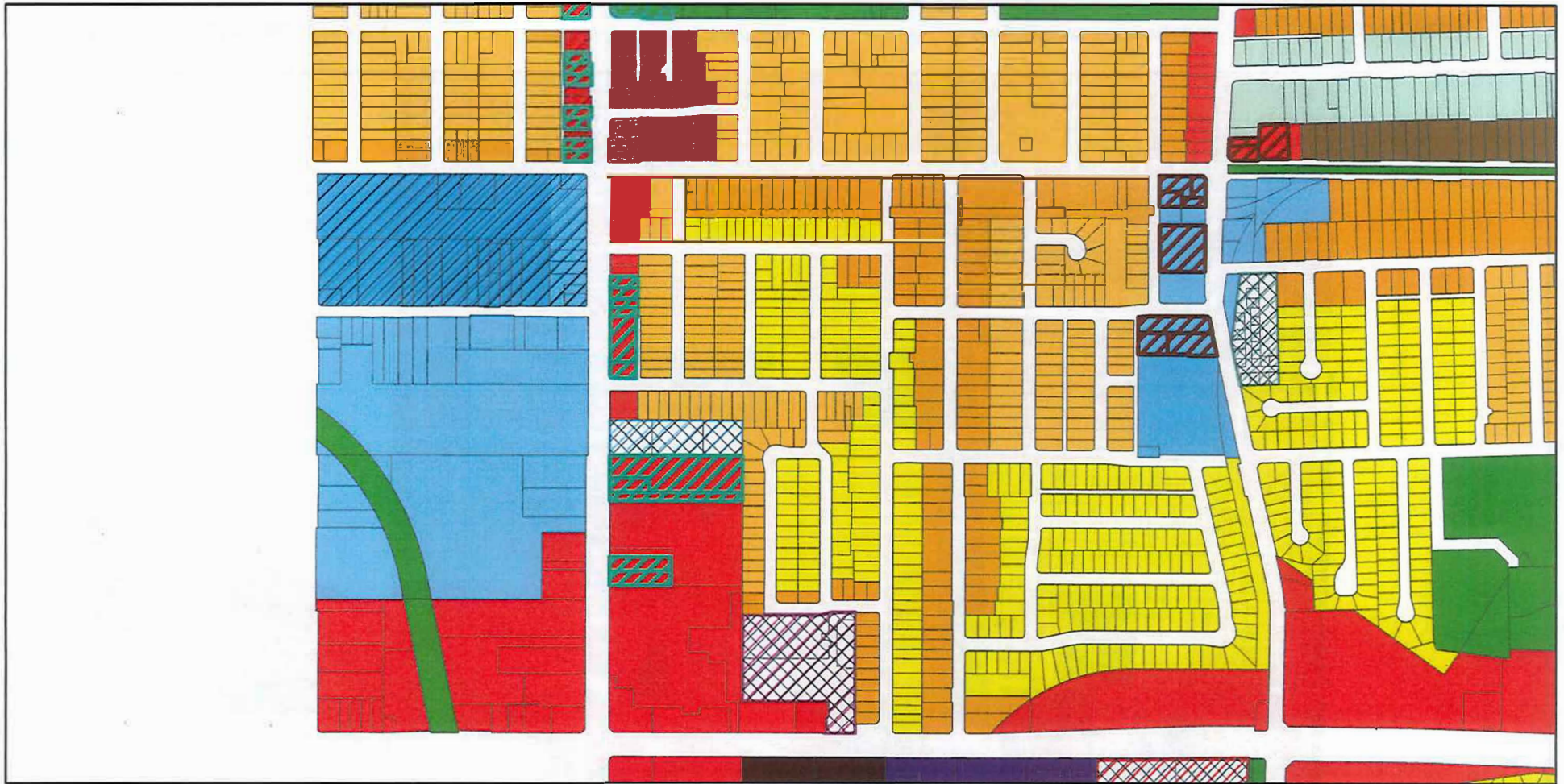
 Home Business

 Mixed Use Overlay

 Specific Plan

 Commercial






Gardena Blvd to Artesia Blvd



Overlay Designations

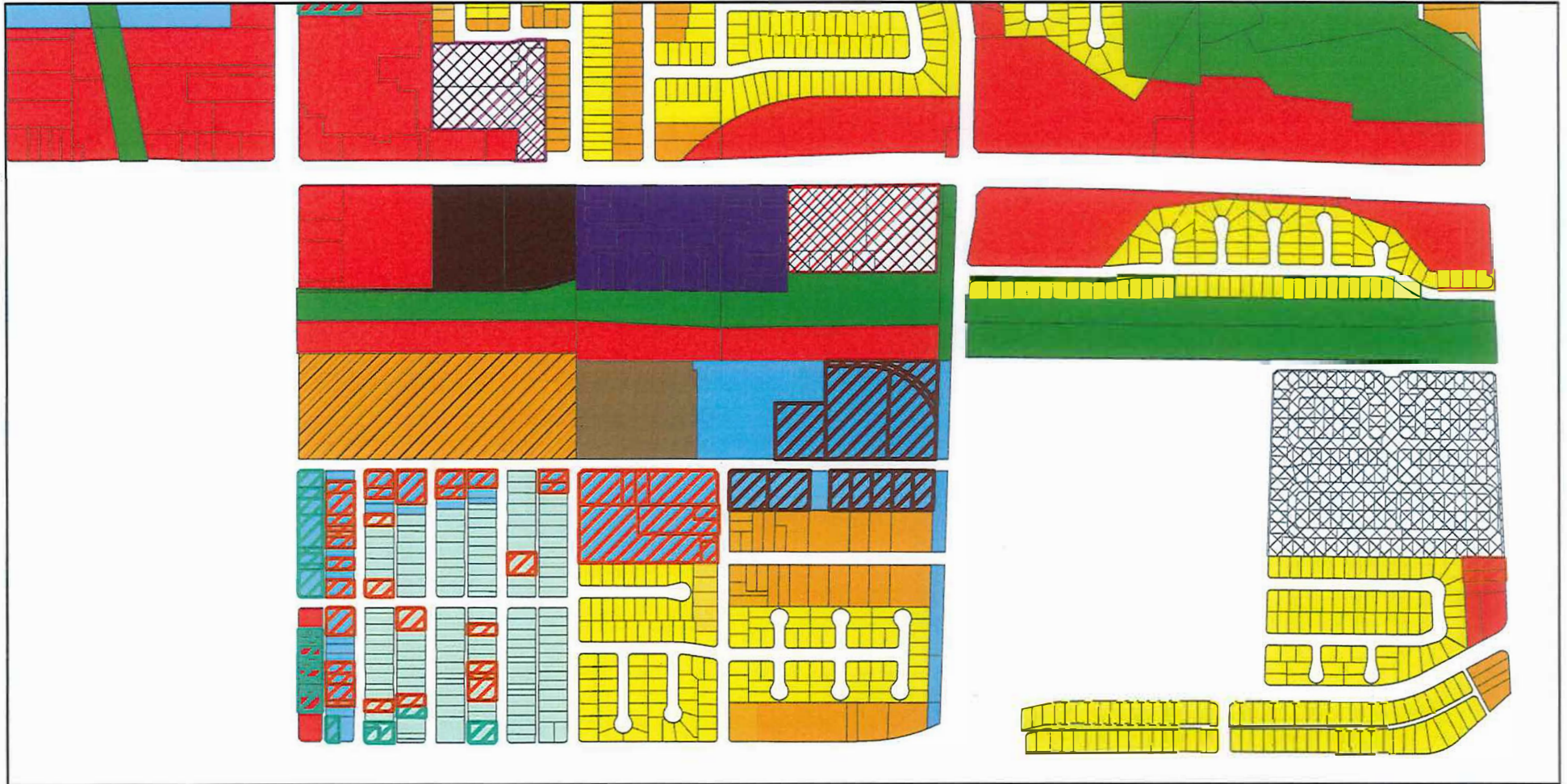
-  High Density 30 Overlay
-  High Density 50 Overlay

Base Land Use Designations




-  Single Family Residential
-  Low Density Residential
-  Med Density Residential
-  High Density Residential
-  Very High Density Residential

-  Specific Plan
-  Commercial
-  Industrial
-  Public/Institutional
-  Home Business
-  Mixed Use Overlay

Artesia Blvd to 182nd Street





Overlay Designations

-  Medium Density 20 Overlay
-  High Density 30 Overlay
-  High Density 50 Overlay

Base Land Use Designations

-  Single Family Residential
-  Low Density Residential
-  Med Density Residential
-  High Density Residential
-  Very High Density Residential
-  Artesia Mixed Use

-  Specific Plan
-  Commercial
-  Industrial
-  Public/Institutional
-  Home Business
-  Mixed Use Overlay

Batch List

Batch ID b0cb1f4d-a87d-4572-9384-160eab40f49e
Batch No 2759
Mode Person Not Present
Owner Code RDM0000007417
Printed By JOROZCOX61709USB
Print Date Time 2/21/2023 1:45:26 PM Eastern Standard Time
Location City of Gardena
Account Comm Dev

IRN	Date Time	Bank No	Account No	Check No	Amount (\$)	Additional	Remittance(s)
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Batch Total

	Count	Amount (\$)
Accepted	2	812.85

Exhibit C - Parcel List

New Overlay Land Use Table

Address	APN	Existing Land Use	New Overlay Land Use
13430 CRENSHAW BLVD	4060004040	General Commercial	Very High Density 70 Overlay
13226 CRENSHAW BLVD	4060004021	General Commercial	Very High Density 70 Overlay
13400 CRENSHAW BLVD	4060004038	General Commercial	Very High Density 70 Overlay
13236 CRENSHAW BLVD	4060004035	General Commercial	Very High Density 70 Overlay
13424 CRENSHAW BLVD	4060004025	General Commercial	Very High Density 70 Overlay
13416 CRENSHAW BLVD	4060004027	General Commercial	Very High Density 70 Overlay
NA	4060004041	General Commercial	Very High Density 70 Overlay
13214 CRENSHAW BLVD	4060004022	General Commercial	Very High Density 70 Overlay
13310 CRENSHAW BLVD	4060004037	General Commercial	Very High Density 70 Overlay
13100 CRENSHAW BLVD	4060004013	General Commercial	Very High Density 70 Overlay
13208 CRENSHAW BLVD	4060004023	General Commercial	Very High Density 70 Overlay
13120 CRENSHAW BLVD	4060004011	General Commercial	Very High Density 70 Overlay
13112 CRENSHAW BLVD	4060004012	General Commercial	Very High Density 70 Overlay
13204 CRENSHAW BLVD	4060004010	General Commercial	Very High Density 70 Overlay
NA	4059022015	General Commercial	Very High Density 70 Overlay

13610 CRENSHAW BLVD	4059022014	General Commercial	Very High Density 70 Overlay
13500 CRENSHAW BLVD	4059022024	General Commercial	Very High Density 70 Overlay
13514 CRENSHAW BLVD	4059022018	General Commercial	Very High Density 70 Overlay
13510 CRENSHAW BLVD	4059022019	General Commercial	Very High Density 70 Overlay
13600 CRENSHAW BLVD	4059022016	General Commercial	Very High Density 70 Overlay
13520 CRENSHAW BLVD	4059022017	General Commercial	Very High Density 70 Overlay
13920 CRENSHAW BLVD	4059021017	General Commercial	Very High Density 70 Overlay
13904 CRENSHAW BLVD	4059021018	General Commercial	Very High Density 70 Overlay
NA	4059022026	General Commercial	Very High Density 70 Overlay
14160 CRENSHAW BL.	4059021004	General Commercial	Very High Density 70 Overlay
14100 CRENSHAW BLVD	4059021009	General Commercial	Very High Density 70 Overlay
14150 CRENSHAW BLVD	4059021005	General Commercial	Very High Density 70 Overlay
14008 CRENSHAW BLVD	4059021013	General Commercial	Very High Density 70 Overlay
NA	4059021014	General Commercial	Very High Density 70 Overlay
NA	4059021015	General Commercial	Very High Density 70 Overlay
NA	4059021011	General Commercial	Very High Density 70 Overlay

14124 CRENSHAW BLVD	4059021021	General Commercial	Very High Density 70 Overlay
14044 CRENSHAW BLVD	4059021010	General Commercial	Very High Density 70 Overlay
14030 CRENSHAW BLVD	4059021012	General Commercial	Very High Density 70 Overlay
14160 CRENSHAW BLVD	4059021003	General Commercial	Very High Density 70 Overlay
14516 CRENSHAW BLVD	4064012009	General Commercial	High Density 50 Overlay
14504 CRENSHAW BLVD	4064012011	General Commercial	High Density 50 Overlay
14626 CRENSHAW BLVD	4064012024	General Commercial	High Density 50 Overlay
14600 CRENSHAW BLVD	4064012027	General Commercial	High Density 50 Overlay
14520 CRENSHAW BLVD	4064012029	General Commercial	High Density 50 Overlay
14526 CRENSHAW BLVD	4064012028	General Commercial	High Density 50 Overlay
14614 CRENSHAW BLVD	4064012025	General Commercial	High Density 50 Overlay
14510 CRENSHAW BLVD	4064012010	General Commercial	High Density 50 Overlay
14604 CRENSHAW BLVD	4064012026	General Commercial	High Density 50 Overlay
14426 CRENSHAW BLVD	4064012030	General Commercial	High Density 50 Overlay
2200 W EL SEGUNDO BLVD	4060001029	General Commercial	High Density 50 Overlay
12816 VAN NESS AVE	4061001029	General Commercial	High Density 50 Overlay
2150 W EL SEGUNDO BLVD	4061001012	General Commercial	High Density 50 Overlay
14007 VAN NESS AVE	4059017031	General Commercial	Medium Density 20 Overlay
14115 VAN NESS AVE	4059017027	General Commercial	Medium Density 20 Overlay
14111 VAN NESS AVE	4059017028	General Commercial	Medium Density 20 Overlay

14017 VAN NESS AVE	4059017029	General Commercial	Medium Density 20 Overlay
14015 VAN NESS AVE	4059017030	General Commercial	Medium Density 20 Overlay
13971 VAN NESS AVE	4059017033	General Commercial	Medium Density 20 Overlay
13945 VAN NESS AVE	4059017035	General Commercial	Medium Density 20 Overlay
13961 VAN NESS AVE	4059017034	General Commercial	Medium Density 20 Overlay
13931 VAN NESS AVE	4059017036	General Commercial	Medium Density 20 Overlay
13901 VAN NESS AVE	4059017037	Industrial	Medium Density 20 Overlay
13151 S WESTERN AVE	4061013001	Industrial	High Density 30 Overlay
1735 W 130TH ST	6102001023	Industrial	High Density 50 Overlay
1727 W 130TH ST	6102001022	Industrial	High Density 50 Overlay
1751 W 130TH ST	6102001024	Industrial	High Density 50 Overlay
1748 W EL SEGUNDO BLVD	6102001005	Industrial	High Density 50 Overlay
1721 W 130TH ST	6102001020	Industrial	High Density 50 Overlay
NA	6102001021	Industrial	High Density 50 Overlay
12918 S WESTERN AVE	6102001025	Industrial	High Density 50 Overlay
1734 W EL SEGUNDO BLVD	6102001006	Industrial	Very High Density 70 Overlay
1714 W EL SEGUNDO BLVD	6102001010	Industrial	Very High Density 70 Overlay
1726 W EL SEGUNDO BLVD	6102001007	Industrial	Very High Density 70 Overlay
1720 W EL SEGUNDO BLVD	6102001026	Industrial	Very High Density 70 Overlay

1643 W 130TH ST	6102001016	Industrial	High Density 50 Overlay
1651 W 130TH ST	6102001017	Industrial	High Density 50 Overlay
1613 W 130TH ST	6102002022	Industrial	High Density 50 Overlay
1613 W 130TH ST	6102002025	Industrial	High Density 50 Overlay
NA	6102002023	Industrial	High Density 50 Overlay
1621 W 130TH ST	6102002026	Industrial	High Density 50 Overlay
1635 W 130TH ST	6102001015	Industrial	High Density 50 Overlay
1619 W 130TH ST	6102002027	Industrial	High Density 50 Overlay
1563 W 130TH ST	6102002020	Industrial	High Density 50 Overlay
1559 W 130TH ST	6102002019	Industrial	High Density 50 Overlay
1564 W EL SEGUNDO BLVD	6102002005	Industrial	Very High Density 70 Overlay
1556 W EL SEGUNDO BLVD	6102002006	Industrial	Very High Density 70 Overlay
1535 W 130TH ST	6102002016	Industrial	High Density 50 Overlay
12801 HALLDALE AVE	6102002030	Industrial	Very High Density 70 Overlay
1530 W EL SEGUNDO BLVD	6102002028	Industrial	Very High Density 70 Overlay
1434 W EL SEGUNDO BLVD	6102003004	Industrial	Very High Density 70 Overlay
1428 W EL SEGUNDO BLVD	6102003005	Industrial	Very High Density 70 Overlay
1440 W EL SEGUNDO BLVD	6102003024	Industrial	Very High Density 70 Overlay
12919 S NORMANDIE AVE	6102003017	Industrial	High Density 50 Overlay
12901 S NORMANDIE AVE	6102003026	Industrial	High Density 50 Overlay
12927 S NORMANDIE AVE	6102003010	General Commercial	High Density 50 Overlay

12829 S NORMANDIE AVE	6102003007	Industrial	Very High Density 70 Overlay
12903 S BUDLONG AVE	6115001012	Industrial	High Density 30 Overlay
1200 W EL SEGUNDO BLVD	6115001011	Industrial	High Density 30 Overlay
1243 W 130TH ST	6115001017	Industrial	High Density 50 Overlay
1303 W 130TH ST	6115001019	Industrial	High Density 50 Overlay
12902 S NORMANDIE AVE	6115001026	Industrial	High Density 50 Overlay
1239 W 130TH ST	6115001015	Industrial	High Density 50 Overlay
1255 W 130TH ST	6115001018	Industrial	High Density 50 Overlay
1239 W 130TH ST	6115001016	Industrial	High Density 50 Overlay
1311 W 130TH ST	6115001035	Industrial	High Density 50 Overlay
12912 S NORMANDIE AVE	6115001028	Industrial	High Density 50 Overlay
1341 W 130TH ST	6115001029	Industrial	High Density 50 Overlay
12908 S NORMANDIE AVE	6115001027	Industrial	High Density 50 Overlay
1320 W EL SEGUNDO BLVD	6115001003	Industrial	Very High Density 70 Overlay
1308 W EL SEGUNDO BLVD	6115001004	Industrial	Very High Density 70 Overlay
1254 W EL SEGUNDO BLVD	6115001005	Industrial	Very High Density 70 Overlay
1342 W EL SEGUNDO BLVD	6115001032	Industrial	Very High Density 70 Overlay
1246 W EL SEGUNDO BLVD	6115001034	Industrial	Very High Density 70 Overlay
1332 W EL SEGUNDO BLVD	6115001002	Industrial	Very High Density 70 Overlay
12816 S NORMANDIE AVE	6115001033	Industrial	Very High Density 70 Overlay

1218 W EL SEGUNDO BLVD	6115001800	Industrial	Very High Density 70 Overlay
1254 W EL SEGUNDO BLVD	6115001006	Industrial	Very High Density 70 Overlay
12923 S BUDLONG AVE	6115001031	Industrial	High Density 30 Overlay
1215 W 132ND ST	6115002023	Industrial	High Density 30 Overlay
13021 S BUDLONG AVE	6115002032	Industrial	High Density 30 Overlay
1220 W 130TH ST	6115002031	Industrial	High Density 30 Overlay
13423 S BUDLONG AVE	6115004017	Industrial	High Density 30 Overlay
13437 S BUDLONG AVE	6115004019	Industrial	High Density 30 Overlay
13441 S BUDLONG AVE	6115004032	Industrial	High Density 30 Overlay
1203 W 135TH ST	6115004020	General Commercial	High Density 30 Overlay
14401 S WESTERN AVE	4062004041	General Commercial	Very High Density 70 Overlay
1124 W 135TH ST	6115020008	General Commercial	High Density 30 Overlay
1144 W 135TH ST	6115020012	General Commercial	High Density 30 Overlay
1100 W 135TH ST	6115020006	General Commercial	High Density 30 Overlay
1110 W 135TH ST	6115020014	General Commercial	High Density 30 Overlay
13530 S BUDLONG AVE	6115020009	General Commercial	High Density 30 Overlay
1156 W 135TH ST	6115020013	Industrial	High Density 30 Overlay
13429 S NORMANDIE AVE	6102010008	Industrial	High Density 30 Overlay
1415 W 135TH ST	6102010009	Industrial	High Density 30 Overlay
1414 W 134TH ST	6102010006	Industrial	High Density 30 Overlay
1435 W 135TH ST	6102010017	Industrial	High Density 30 Overlay
13421 S NORMANDIE AVE	6102010007	Industrial	High Density 30 Overlay
1436 W 134TH ST	6102010005	Industrial	High Density 30 Overlay

1421 W 135TH ST	6102010016	Industrial	High Density 30 Overlay
13428 S NORMANDIE AVE	6115004031	Industrial	High Density 30 Overlay
13615 S NORMANDIE AVE	6102016013	Industrial	High Density 30 Overlay
13609 S NORMANDIE AVE	6102016020	Industrial	High Density 30 Overlay
NA	6102016023	Industrial	High Density 30 Overlay
13725 S NORMANDIE AVE	6102017030	Industrial	High Density 30 Overlay
1580 W 139TH ST	6102016025	Industrial	High Density 30 Overlay
NA	6102017026	Industrial	High Density 30 Overlay
13507 S NORMANDIE AVE	6102016022	Industrial	High Density 30 Overlay
13527 S NORMANDIE AVE	6102016024	Industrial	High Density 30 Overlay
13717 S NORMANDIE AVE	6102017033	Industrial	High Density 30 Overlay
13705 S NORMANDIE AVE	6102017044	Industrial	High Density 30 Overlay
1425 W 139TH ST	6102017040	Industrial	High Density 30 Overlay
13807 S NORMANDIE AVE	6102017045	Industrial	High Density 30 Overlay
13815 S NORMANDIE AVE	6102017027	Industrial	High Density 30 Overlay
1433 W 139TH ST	6102017039	Industrial	High Density 30 Overlay
13606 S NORMANDIE AVE	6115005045	Industrial	High Density 30 Overlay
13616 S NORMANDIE AVE	6115005042	Industrial	High Density 30 Overlay
13612 S NORMANDIE AVE	6115005044	Industrial	High Density 30 Overlay
13602 S NORMANDIE AVE	6115005036	Industrial	High Density 30 Overlay
13526 S NORMANDIE AVE	6115005047	Industrial	High Density 30 Overlay
13518 S NORMANDIE AVE	6115005037	Industrial	High Density 30 Overlay
13506 S NORMANDIE AVE	6115005038	Industrial	High Density 30 Overlay
13722 S NORMANDIE AVE	6115009011	Industrial	High Density 30 Overlay

13714 S NORMANDIE AVE	6115009010	Industrial	High Density 30 Overlay
13706 S NORMANDIE AVE	6115009014	Industrial	High Density 30 Overlay
13850 S NORMANDIE AVE	6115009078	Industrial	High Density 30 Overlay
13618 S WESTERN AVE	6102013011	Industrial	High Density 50 Overlay
1746 W 135TH ST	6102013019	Industrial	High Density 50 Overlay
13610 S WESTERN AVE	6102013017	Industrial	High Density 50 Overlay
13528 S WESTERN AVE	6102013020	Industrial	High Density 50 Overlay
13614 S WESTERN AVE	6102013010	Industrial	High Density 50 Overlay
13610 S WESTERN AVE	6102013014	Industrial	High Density 50 Overlay
NA	4061026005	Industrial	High Density 50 Overlay
NA	4061026002	Industrial	High Density 50 Overlay
NA	4061026030	Industrial	High Density 50 Overlay
NA	4061026006	Industrial	High Density 50 Overlay
13511 S WESTERN AVE	4061026036	Industrial	High Density 50 Overlay
NA	4061026007	Industrial	High Density 50 Overlay
NA	4061026034	Industrial	High Density 50 Overlay
13715 S WESTERN AVE	4061026032	Industrial	High Density 50 Overlay
13801 S WESTERN AVE	4061026023	Industrial	High Density 50 Overlay
13727 S WESTERN AVE	4061026022	General Commercial	High Density 50 Overlay
14119 S WESTERN AVE	4061027006	General Commercial	Very High Density 70 Overlay
14101 S WESTERN AVE	4061027004	General Commercial	Very High Density 70 Overlay
14107 S WESTERN AVE	4061027005	General Commercial	Very High Density 70 Overlay

1835 W ROSECRANS AVE	4061027014	General Commercial	Very High Density 70 Overlay
1859 W ROSECRANS AVE	4061027013	General Commercial	Very High Density 70 Overlay
1957 W 144TH ST	4062003008	General Commercial	Very High Density 70 Overlay
1930 W ROSECRANS AVE	4062003027	General Commercial	Very High Density 70 Overlay
1922 W ROSECRANS AVE	4062003028	General Commercial	Very High Density 70 Overlay
1939 W 144TH ST	4062003022	General Commercial	Very High Density 70 Overlay
1954 W ROSECRANS AVE	4062003024	General Commercial	Very High Density 70 Overlay
1119 W 144TH PL	4062003037	General Commercial	Very High Density 70 Overlay
1916 W ROSECRANS AVE	4062003029	General Commercial	Very High Density 70 Overlay
1910 W ROSECRANS AVE	4062003030	General Commercial	Very High Density 70 Overlay
1919 W 144TH ST	4062003021	General Commercial	Very High Density 70 Overlay
NA	4062003023	General Commercial	Very High Density 70 Overlay
1900 W ROSECRANS AVE	4062003031	General Commercial	Very High Density 70 Overlay
1901 W 144TH ST	4062003036	General Commercial	Very High Density 70 Overlay
1839 W 144TH ST	4062004008	General Commercial	Very High Density 70 Overlay
1847 W 144TH ST	4062004032	General Commercial	Very High Density 70 Overlay

1850 W ROSECRANS AVE	4062004036	General Commercial	Very High Density 70 Overlay
NA	4062004033	General Commercial	Very High Density 70 Overlay
14314 S ST ANDREWS PL	4062004082	General Commercial	Very High Density 70 Overlay
1830 W ROSECRANS AVE	4062004079	Industrial	Very High Density 70 Overlay
1617 W ROSECRANS AVE	6102014040	Industrial	Very High Density 70 Overlay
1701 W ROSECRANS AVE	6102014048	Industrial	Very High Density 70 Overlay
1725 W ROSECRANS AVE	6102014046	Industrial	Very High Density 70 Overlay
1639 W ROSECRANS AVE	6102014041	Industrial	Very High Density 70 Overlay
1601 W ROSECRANS AVE	6102014039	Industrial	Very High Density 70 Overlay
1735 W ROSECRANS AVE	6102014069	Industrial	Very High Density 70 Overlay
1611 W ROSECRANS AVE	6102014038	General Commercial	Very High Density 70 Overlay
1718 W ROSECRANS AVE	6103002035	General Commercial	Very High Density 70 Overlay
1732 W ROSECRANS AVE	6103002033	General Commercial	Very High Density 70 Overlay
NA	6103002034	General Commercial	Very High Density 70 Overlay
1650 W ROSECRANS AVE	6103004037	General Commercial	Very High Density 70 Overlay
1600 W ROSECRANS AVE	6103004021	General Commercial	Very High Density 70 Overlay

NA	6103005027	General Commercial	Very High Density 70 Overlay
1560 W ROSECRANS AVE	6103005025	General Commercial	Very High Density 70 Overlay
NA	6103005028	General Commercial	Very High Density 70 Overlay
1560 W ROSECRANS AVE	6103005034	General Commercial	Very High Density 70 Overlay
1536 W ROSECRANS AVE	6103005058	General Commercial	Very High Density 70 Overlay
NA	6103005057	General Commercial	Very High Density 70 Overlay
1522 W ROSECRANS AVE	6103005051	General Commercial	Very High Density 70 Overlay
1510 W ROSECRANS AVE	6103005029	General Commercial	Very High Density 70 Overlay
1520 W ROSECRANS AVE	6103005052	General Commercial	Very High Density 70 Overlay
1518 W ROSECRANS AVE	6103005053	General Commercial	Very High Density 70 Overlay
1536 W ROSECRANS AVE	6103005026	General Commercial	Very High Density 70 Overlay
14315 HALLDALE AVE	6103005054	General Commercial	Very High Density 70 Overlay
14315 S NORMANDIE AVE	6103009063	General Commercial	Very High Density 70 Overlay
1408 W ROSECRANS AVE	6103009057	General Commercial	Very High Density 70 Overlay
1122 W ROSECRANS AVE	6114019021	General Commercial	High Density 50 Overlay
1102 W ROSECRANS AVE	6114019017	General Commercial	High Density 50 Overlay
1920 W 144TH ST	4062003003	General Commercial	Very High Density 70 Overlay

1900 W 144TH ST	4062003001	General Commercial	Very High Density 70 Overlay
1940 W 144TH ST	4062003005	General Commercial	Very High Density 70 Overlay
1946 W 144TH ST	4062003006	General Commercial	Very High Density 70 Overlay
14404 GRAMERCY PL	4062003007	General Commercial	Very High Density 70 Overlay
1910 W 144TH ST	4062003002	General Commercial	Very High Density 70 Overlay
1934 W 144TH ST	4062003004	General Commercial	Very High Density 70 Overlay
1858 W 144TH ST	4062004009	General Commercial	Very High Density 70 Overlay
1848 W 144TH ST	4062004026	General Commercial	Very High Density 70 Overlay
NA	4062004022	General Commercial	Very High Density 70 Overlay
NA	4062004021	General Commercial	Very High Density 70 Overlay
1830 W 144TH ST	4062004029	General Commercial	Very High Density 70 Overlay
1818 W 144TH ST	4062004031	General Commercial	Very High Density 70 Overlay
14415 S WESTERN AVE	4062004023	General Commercial	Very High Density 70 Overlay
1838 W 144TH ST	4062004027	General Commercial	Very High Density 70 Overlay
1828 W 144TH ST	4062004030	General Commercial	Very High Density 70 Overlay
1834 W 144TH ST	4062004081	General Commercial	Very High Density 70 Overlay

14421 S WESTERN AVE	4062004083	General Commercial	Very High Density 70 Overlay
14507 S WESTERN AVE	4062005002	General Commercial	High Density 50 Overlay
NA	4062005003	General Commercial	High Density 50 Overlay
14525 S WESTERN AVE	4062005025	General Commercial	High Density 50 Overlay
14501 S WESTERN AVE	4062005001	General Commercial	High Density 50 Overlay
14519 S WESTERN AVE	4062005024	General Commercial	High Density 50 Overlay
NA	4062005004	General Commercial	High Density 50 Overlay
1817 W 146TH ST	4062005067	General Commercial	High Density 50 Overlay
NA	4062006033	General Commercial	High Density 50 Overlay
NA	4062006032	General Commercial	High Density 50 Overlay
14609 S WESTERN AVE	4062006048	General Commercial	High Density 50 Overlay
14690 S WESTERN AVE	6103030014	General Commercial	High Density 50 Overlay
14632 S WESTERN AVE	6103030015	General Commercial	High Density 50 Overlay
14807 S WESTERN AVE	4062016037	General Commercial	High Density 50 Overlay
14801 S WESTERN AVE	4062016036	General Commercial	High Density 50 Overlay
14817 S WESTERN AVE	4062016038	General Commercial	High Density 50 Overlay
14855 S WESTERN AVE	4062016039	General Commercial	High Density 50 Overlay
14921 S WESTERN AVE	4062017013	General Commercial	High Density 50 Overlay
14901 S WESTERN AVE	4062017011	General Commercial	High Density 50 Overlay
NA	4062017012	General Commercial	High Density 50 Overlay
14929 S WESTERN AVE	4062017014	General Commercial	High Density 50 Overlay
14920 S WESTERN AVE	6103021002	General Commercial	High Density 50 Overlay
1744 W 149TH ST	6103021026	General Commercial	High Density 50 Overlay
14914 S WESTERN AVE	6103021025	General Commercial	High Density 50 Overlay

15020 S WESTERN AVE	6103021033	General Commercial	High Density 50 Overlay
15014 S WESTERN AVE	6103021053	General Commercial	High Density 50 Overlay
15014 S WESTERN AVE	6103021054	General Commercial	High Density 50 Overlay
15032 S WESTERN AVE	6103021031	General Commercial	High Density 50 Overlay
15019 S WESTERN AVE	4062017047	General Commercial	High Density 50 Overlay
15019 S WESTERN AVE	4062017050	General Commercial	High Density 50 Overlay
15001 S WESTERN AVE	4062017049	General Commercial	High Density 50 Overlay
NA	4062017042	General Commercial	Medium Density 20 Overlay
1819 MARINE AVE	4062017038	General Commercial	Medium Density 20 Overlay
1829 MARINE AVE	4062017040	General Commercial	Medium Density 20 Overlay
1813 MARINE AVE	4062017037	General Commercial	Medium Density 20 Overlay
1823 MARINE AVE	4062017039	General Commercial	Medium Density 20 Overlay
NA	4062017041	General Commercial	Medium Density 20 Overlay
1845 MARINE AVE	4062017044	General Commercial	Medium Density 20 Overlay
1820 MARINE AVE	4063005006	General Commercial	Medium Density 20 Overlay
1816 MARINE AVE	4063005005	General Commercial	Medium Density 20 Overlay
15103 S WESTERN AVE	4063005047	General Commercial	High Density 50 Overlay
15109 S WESTERN AVE	4063005050	General Commercial	High Density 50 Overlay
15225 S WESTERN AVE	4063006002	General Commercial	High Density 50 Overlay
1808 W 152ND ST	4063006004	General Commercial	High Density 50 Overlay

15219 S WESTERN AVE	4063006003	General Commercial	High Density 50 Overlay
15112 S WESTERN AVE	6103018025	General Commercial	High Density 50 Overlay
15345 S WESTERN AVE	4063007002	General Commercial	High Density 50 Overlay
15325 S WESTERN AVE	4063007003	General Commercial	High Density 50 Overlay
15351 S WESTERN AVE	4063007001	General Commercial	High Density 50 Overlay
15325 S WESTERN AVE	4063007004	General Commercial	High Density 50 Overlay
15301 S WESTERN AVE	4063007005	General Commercial	High Density 50 Overlay
15300 S WESTERN AVE	6103015025	General Commercial	High Density 50 Overlay
15324 S WESTERN AVE	6103015026	General Commercial	High Density 50 Overlay
15340 S WESTERN AVE	6103015027	General Commercial	High Density 50 Overlay
15417 S WESTERN AVE	4063008001	General Commercial	High Density 50 Overlay
15401 S WESTERN AVE	4063008002	General Commercial	High Density 50 Overlay
1450 W REDONDO BEACH BLVD	6105008032	General Commercial	High Density 50 Overlay
NA	6105008030	General Commercial	High Density 50 Overlay
NA	6105008031	General Commercial	High Density 50 Overlay
1914 MARINE AVE	4063005017	General Commercial	Medium Density 20 Overlay
1958 MARINE AVE	4063005025	General Commercial	Medium Density 20 Overlay
2003 MARINE AVE	4062013018	General Commercial	Medium Density 20 Overlay
2021 MARINE AVE	4062013020	General Commercial	Medium Density 20 Overlay
2315 MARINE AVE	4064023034	General Commercial	High Density 50 Overlay
2421 MARINE AVE	4064023019	General Commercial	High Density 50 Overlay
2415 MARINE AVE	4064023020	General Commercial	High Density 50 Overlay

2403 MARINE AVE	4064023021	General Commercial	High Density 50 Overlay
NA	4064023035	General Commercial	High Density 50 Overlay
NA	4064023022	General Commercial	High Density 50 Overlay
2912 MARINE AVE	4069003002	General Commercial	Medium Density 20 Overlay
2918 MARINE AVE	4069003001	General Commercial	Medium Density 20 Overlay
2938 MARINE AVE	4069004027	General Commercial	High Density 50 Overlay
15115 ATKINSON AVE	4069004026	General Commercial	High Density 50 Overlay
15340 CRENSHAW BLVD	4069004002	General Commercial	High Density 50 Overlay
15342 CRENSHAW BLVD	4069004001	General Commercial	High Density 50 Overlay
15406 CRENSHAW BLVD	4069019002	General Commercial	High Density 30 Overlay
15400 CRENSHAW BLVD	4069019001	General Commercial	High Density 30 Overlay
15416 CRENSHAW BLVD	4069019024	General Commercial	High Density 30 Overlay
15520 CRENSHAW BLVD	4069019009	General Commercial	High Density 30 Overlay
15622 S CRENSHAW	4069020002	General Commercial	High Density 30 Overlay
15706 CRENSHAW BLVD	4069020005	General Commercial	High Density 30 Overlay
15712 CRENSHAW BLVD	4069020006	General Commercial	High Density 30 Overlay
15716 CRENSHAW BLVD	4069020007	General Commercial	High Density 30 Overlay
15722 CRENSHAW BLVD	4069020008	General Commercial	High Density 30 Overlay
15915 S WESTERN AVE	4066012033	General Commercial	High Density 50 Overlay
16017 S WESTERN AVE	4066012004	General Commercial	High Density 50 Overlay
16127 S WESTERN AVE	4066012026	General Commercial	High Density 50 Overlay
16119 S WESTERN AVE	4066012028	General Commercial	High Density 50 Overlay
16303 S WESTERN AVE	4066013025	General Commercial	High Density 50 Overlay

16229 S WESTERN AVE	4066013014	General Commercial	High Density 50 Overlay
16311 S WESTERN AVE	4066013016	General Commercial	High Density 50 Overlay
16225 S WESTERN AVE	4066013024	General Commercial	High Density 50 Overlay
16219 S WESTERN AVE	4066013023	General Commercial	High Density 50 Overlay
16213 S WESTERN AVE	4066013022	General Commercial	High Density 50 Overlay
16321 S WESTERN AVE	4066013026	General Commercial	High Density 50 Overlay
16401 S WESTERN AVE	4066025015	General Commercial	High Density 50 Overlay
16417 S WESTERN AVE	4066025017	General Commercial	High Density 50 Overlay
16501 S WESTERN AVE	4066025020	General Commercial	High Density 50 Overlay
16411 S WESTERN AVE	4066025016	General Commercial	High Density 50 Overlay
16505 S WESTERN AVE	4066025021	General Commercial	High Density 50 Overlay
16531 S WESTERN AVE	4066025025	General Commercial	High Density 50 Overlay
16523 S WESTERN AVE	4066025024	General Commercial	High Density 50 Overlay
15830 S WESTERN AVE	6105010021	General Commercial	High Density 50 Overlay
15926 S WESTERN AVE	6105010024	General Commercial	High Density 50 Overlay
15820 S WESTERN AVE	6105010018	General Commercial	High Density 50 Overlay
15824 S WESTERN AVE	6105010060	General Commercial	High Density 50 Overlay
15930 S WESTERN AVE	6105010062	General Commercial	High Density 50 Overlay
15934 S WESTERN AVE	6105010026	General Commercial	High Density 50 Overlay
16102 S WESTERN AVE	6105010043	General Commercial	High Density 50 Overlay
16108 S WESTERN AVE	6105010044	General Commercial	High Density 50 Overlay
16116 S WESTERN AVE	6105010045	General Commercial	High Density 50 Overlay
16016 S WESTERN AVE	6105010064	General Commercial	High Density 50 Overlay
1735 W 162 ND ST	6105010048	General Commercial	High Density 50 Overlay

1743 W 162 ND ST	6105010047	Public/Institutional	High Density 50 Overlay
16126 S WESTERN AVE	6105010046	Public/Institutional	High Density 50 Overlay
16240 S WESTERN AVE	6105004045	Public/Institutional	High Density 50 Overlay
16224 S WESTERN AVE	6105004036	Public/Institutional	High Density 50 Overlay
1735 W GARDENA BLVD	6105004046	General Commercial	High Density 50 Overlay
16320 S WESTERN AVE	6105004043	General Commercial	High Density 50 Overlay
1747 W 166 TH ST	6105001010	General Commercial	High Density 50 Overlay
16520 S WESTERN AVE	6105001002	General Commercial	High Density 50 Overlay
16516 S WESTERN AVE	6105001003	General Commercial	High Density 50 Overlay
16522 S WESTERN AVE	6105001001	General Commercial	High Density 50 Overlay
16510 S WESTERN AVE	6105001030	General Commercial	High Density 50 Overlay
16816 S WESTERN AVE	6106003003	General Commercial	High Density 50 Overlay
16820 S WESTERN AVE	6106003004	General Commercial	High Density 50 Overlay
16910 S WESTERN AVE	6106003034	General Commercial	High Density 50 Overlay
16822 S WESTERN AVE	6106003028	General Commercial	High Density 50 Overlay
16826 S WESTERN AVE	6106003030	General Commercial	High Density 50 Overlay
16924 S WESTERN AVE	6106003026	General Commercial	High Density 50 Overlay
17014 S WESTERN AVE	6106009001	General Commercial	High Density 50 Overlay
17018 S WESTERN AVE	6106009014	General Commercial	High Density 50 Overlay
17000 S WESTERN AVE	6106009015	General Commercial	High Density 50 Overlay
17124 S WESTERN AVE	6106009008	Specific Plan	High Density 50 Overlay
17128 S WESTERN AVE	6106009009	Specific Plan	High Density 50 Overlay
NA	6106030016	Industrial	High Density 30 Overlay
16835 S NORMANDIE AVE	6106030015	Industrial	High Density 30 Overlay

16829 S NORMANDIE AVE	6106030011	Industrial	High Density 30 Overlay
16617 NORMANDIE AVE	6106027039	Industrial	High Density 30 Overlay
16610 BRIGHTON AVE	6106027026	Industrial	High Density 30 Overlay
16601 S NORMANDIE AVE	6106027023	Industrial	High Density 30 Overlay
16611 S NORMANDIE AVE	6106027027	Industrial	High Density 30 Overlay
1414 W 166 TH ST	6106027040	Industrial	High Density 30 Overlay
NA	6111007016	General Commercial	High Density 30 Overlay
NA	6111007017	General Commercial	High Density 30 Overlay
1345 W 166 TH ST	6111007032	General Commercial	High Density 30 Overlay
17901 S VERMONT AVE	6111024009	General Commercial	Medium Density 20 Overlay
NA	6111024010	General Commercial	Medium Density 20 Overlay
1435 W 178 TH ST	6106036015	Industrial	High Density 30 Overlay
1411 W 178 TH ST	6106036025	Industrial	High Density 30 Overlay
NA	6106036805	Industrial	High Density 30 Overlay
1401 W 178 TH ST	6106036023	Industrial	High Density 30 Overlay
1440 W 178 TH ST	6106038025	Industrial	High Density 30 Overlay
1446 W 178 TH ST	6106038021	Industrial	High Density 30 Overlay
1406 W 178 TH ST	6106038023	Industrial	High Density 30 Overlay
1402 W 178 TH ST	6106038022	Industrial	High Density 30 Overlay
1440 W 178 TH ST	6106038024	Industrial	High Density 30 Overlay
1468 W 178 TH ST	6106038016	Industrial	High Density 30 Overlay
1480 W 178 TH ST	6106038017	Industrial	High Density 30 Overlay
1528 W 178 TH ST	6106037020	Industrial	Medium Density 20 Overlay

1524 W 178 TH ST	6106037025	Industrial	Medium Density 20 Overlay
1520 W 178 TH ST	6106037026	Industrial	Medium Density 20 Overlay
NA	6106037029	Industrial	Medium Density 20 Overlay
17817 EVELYN AVE	6106037002	Industrial	Medium Density 20 Overlay
17833 EVELYN AVE	6106037024	Industrial	Medium Density 20 Overlay
1500 W 178 TH ST	6106037027	Industrial	Medium Density 20 Overlay
17853 EVELYN AVE	6106037030	Industrial	Medium Density 20 Overlay
17805 S DENKER AVE	6106018050	Industrial	Medium Density 20 Overlay
17809 S DENKER AVE	6106018042	Industrial	Medium Density 20 Overlay
17908 LA SALLE AVE	6106018049	Mixed Use	Medium Density 20 Overlay
17803 LA SALLE AVE	6106017020	Industrial	Medium Density 20 Overlay
17804 S HARVARD BLVD	6106017001	Industrial	Medium Density 20 Overlay
17812 S HARVARD BLVD	6106017040	Industrial	Medium Density 20 Overlay
18011 LA SALLE AVE	6106021018	Mixed Use	Medium Density 20 Overlay
NA	6106021024	Mixed Use	Medium Density 20 Overlay
18031 LA SALLE AVE	6106021037	Mixed Use	Medium Density 20 Overlay

18105 LA SALLE AVE	6106021047	Mixed Use	Medium Density 20 Overlay
1651 W 182 ND ST	6106021051	Mixed Use	High Density 50 Overlay
18111 S HARVARD BLVD	6106020028	Mixed Use	Medium Density 20 Overlay
NA	6106020043	Mixed Use	High Density 50 Overlay
1700 W 180 TH ST	6106020018	Mixed Use	Medium Density 20 Overlay
17803 S HARVARD BLVD	6106016017	Industrial	Medium Density 20 Overlay
17822 S HOBART BLVD	6106016030	Industrial	Medium Density 20 Overlay
17812 S HOBART BLVD	6106016033	Industrial	Medium Density 20 Overlay
17832 S HOBART BLVD	6106016032	Mixed Use	Medium Density 20 Overlay
17924 S HOBART BLVD	6106016031	Mixed Use	Medium Density 20 Overlay
18116 S HOBART BLVD	6106020041	Mixed Use	Medium Density 20 Overlay
1719 W 182 ND ST	6106020040	Mixed Use	High Density 50 Overlay
1725 W 182 ND ST	6106020038	Mixed Use	High Density 50 Overlay
1745 W 182 ND ST	6106019065	Industrial	High Density 50 Overlay
NA	6106019059	Industrial	Medium Density 20 Overlay
18105 S HOBART BLVD	6106019066	Industrial	Medium Density 20 Overlay
18101 S HOBART BLVD	6106019067	Industrial	Medium Density 20 Overlay
18025 S HOBART BLVD	6106019047	Industrial	Medium Density 20 Overlay

1726 W 180 TH ST	6106019068	Industrial	Medium Density 20 Overlay
1727 W 180 TH ST	6106015050	Industrial	Medium Density 20 Overlay
17913 S HOBART BLVD	6106015044	Industrial	Medium Density 20 Overlay
NA	6106015029	Industrial	Medium Density 20 Overlay
NA	6106015030	Industrial	Medium Density 20 Overlay
17903 S HOBART BLVD	6106015048	Industrial	Medium Density 20 Overlay
17807 S HOBART BLVD	6106015046	Industrial	Medium Density 20 Overlay
17831 S HOBART BLVD	6106015045	Industrial	Medium Density 20 Overlay
17815 S HOBART BLVD	6106015051	Industrial	Medium Density 20 Overlay
17850 S WESTERN AVE	6106015013	Industrial	High Density 50 Overlay
17810 S WESTERN AVE	6106015058	Industrial	High Density 50 Overlay
NA	6106015057	Industrial	High Density 50 Overlay
17910 S WESTERN AVE	6106015056	Industrial	High Density 50 Overlay
17804 S WESTERN AVE	6106015055	Industrial	High Density 50 Overlay
17840 S WESTERN AVE	6106015060	Industrial	High Density 50 Overlay
17820 S WESTERN AVE	6106015059	Industrial	High Density 50 Overlay
17920 S WESTERN AVE	6106015019	Industrial	High Density 50 Overlay
NA	6106019063	General Commercial	High Density 50 Overlay
18016 S WESTERN AVE	6106019048	General Commercial	High Density 50 Overlay
NA	6106019049	General Commercial	High Density 50 Overlay

NA	6106019050	General Commercial	High Density 50 Overlay
NA	6106019055	General Commercial	High Density 50 Overlay
NA	6106019062	General Commercial	High Density 50 Overlay
NA	6106019052	General Commercial	High Density 50 Overlay
18110 S WESTERN AVE	6106019064	General Commercial	High Density 50 Overlay
NA	6106019054	General Commercial	High Density 50 Overlay
NA	6106019051	General Commercial	High Density 50 Overlay
NA	6106019053	General Commercial	High Density 50 Overlay

Artesia Corridor Properties

SP AREA	ADDRESS	AIN NUMBERS	NEW LAND USE
1	17400 S. Western Ave. 17414 S. Western Ave. 17420 S. Western Ave. 1740 W. Artesia Blvd.	6106013033 6106013045 6106013046 6106013047	General Commercial (C-3)
2	1650 W. Artesia Blvd. 1610 W. Artesia Blvd.	6106013053 6106013049	Very High Density Residential (R-6)
3/4	1540 W. Artesia Blvd. 1534 W. Artesia Blvd. 1500 W. Artesia Square 1502 W. Artesia Square 1504 W. Artesia Square 1506 W. Artesia Square 1508 W. Artesia Square 1510 W. Artesia Square 1512 W. Artesia Square 1520 Artesia Square 1528 Artesia Square 1538 Artesia Square 1540 Artesia Square 1548 Artesia Square 1558 Artesia Square 1560 Artesia Square 1568 Artesia Square 1578 Artesia Square 1580 Artesia Square 1588 Artesia Square 1602 Artesia Square 1604 Artesia Square 1608 Artesia Square	6106013061 6106013062 6106014041 - 6106014045 6106014067 - 6106014072 6106014056 - 6106014060 6106014061 – 6106014066 6106014024 - 6106014031 6106014012 - 6106014023 6106014033 - 6106014040 6106013072 - 6106013076 6101013078 - 6106013085 6106013064 - 6106013071 6106013147 - 6106013153 6106013139 – 6101013146 6106013123 – 6106013130 6106013131 - 6106013137 6106013115 - 6106013122 6106013109 – 6106013113 6106013093 - 6106013096 6106013098 - 6101013105 6106013159 - 6106013164 6106013154 - 6106013158 6106013086 - 6106013092	Artesia Mixed-Use

SP AREA	ADDRESS	AIN NUMBERS	NEW LAND USE
	No Address No Address No Address No Address No Address No Address	6106014046 6106014009 6106014010 6106014008 6106014011 6106014046 - 6106014055	
4/5	1450 W. Artesia Blvd. 1440 W. Artesia Blvd. 1452 W. Artesia Blvd. 1462 W. Artesia Blvd. 1472 W. Artesia Blvd. No Address (Sump)	6106036035 6106036012 6106036036 6106036037 6106036010 6106036034	1450 Artesia Specific Plan
6	No Address No Address	6106036902 6106036905	Official (O)

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. 6620** 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 **15th day of February 2023**, and that the same was so passed and adopted by the following roll call vote:

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

NOES: NONE

ABSENT: NONE

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

(SEAL)