

ORDINANCE NO. 1873

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA READOPTING THE CHANGES TO THE ZONING MAP OF THE CITY OF GARDENA AND CHANGES TO TITLE 18 (ZONING) OF THE GARDENA MUNICIPAL CODE AS SET FORTH IN ORDINANCE NO. 1848, WITH MINOR AMENDMENTS, ADOPTING A MITIGATION AND MONITORING REPORTING PROGRAM, AND MAKING REQUIRED FINDINGS UNDER CEQA

WHEREAS, on February 15, 2023 the City Council approved the City's 6th Cycle Housing Element (Resolution No. 6619) and under a program in the Housing Element, also approved changes to the Land Use Plan and Land Use Map (Resolution No. 6620), as well as amended the City's Zoning Map and Zoning Ordinance (Urgency Ordinance No. 1847 and Ordinance No. 1848, hereafter collectively referred to as Ordinance No. 1848) under a program in the Housing Element which provided that the City should complete environmental review on the Inventory Sites and Noninventory Sites that were being contemplated for change; and

WHEREAS, the City has since prepared an Environmental Impact Report for the project which includes the change in land use designations and zoning of all of the inventory sites that were included in the 6th Cycle Housing Element and the previous zone text amendments that were included in Ordinance No. 1848, and the proposed changes in land use designation and zoning of the Non-inventory Sites as well as other land use and zoning changes; and

WHEREAS, at a meeting held on June 18, 2024, 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 Ordinance; and

WHEREAS, at a meeting held on July 24, 2024, 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, the project studied in the EIR included an analysis of the impacts of rezoning all of the Inventory Sites as well as adding 802 Non-Inventory Sites and making other clean-up changes to the zoning map and zoning code; and

WHEREAS, the EIR also studied three alternatives which were the No Project Alternative (Alternative 1); the Inventory Sites Only Alternative (Alternative 2); and a Reduced Density Alternative (Alternative 3); and

WHEREAS, the City Council desires to approve a modification to Alternative 2, the Inventory Sites Only Analysis, which is set forth in the EIR (hereafter “Modified Alternative 2”). The approved Modified Alternative 2 consists of the following elements:

- A. Readoption of the Updated Land Use Plan, including the Land Use Map, as approved in February 2023, without change, which approval was given by the City Council’s adoption of Resolution No. 6677 prior to the adoption of this Ordinance;
- B. Readoption of the zoning changes to the Inventory Sites only Alternative, including the rescission of the Artesia Corridor Specific Plan zoning and rezoning of those parcels;
- C. Elimination of the parking zone on properties that are split zoned with a commercial or industrial use;
- D. Readoption of all text amendments set forth in Ordinance No. 1848 in their entirety;
- E. Clarification regarding the treatment of split-zoned residential parcels; and
- F. Clean-up modifications to the zoning code of the City of Gardena; and

WHEREAS, prior to adopting this Ordinance, the City Council adopted Resolution No. 6676 certifying the Environmental Impact Report for this Project; and

WHEREAS, prior to adopting this Ordinance, the City Council also adopted Resolution No. 6677 readopting the Updated Land Use Plan;

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

SECTION 1. The City Council hereby takes the following actions in approving Modified Alternative 2:

- A. The City Council hereby readopts the zoning changes to the Inventory Sites only Alternative made by Sections 2 and 36 of Ordinance No. 1848 as shown in the maps attached hereto as Exhibit A and the Parcel List attached hereto as Exhibit B, including the rescission of the Artesia Corridor Specific Plan zoning and rezoning of those parcels as described in Section 37 of Ordinance No. 1848;
- B. The City Council hereby adopts the zoning changes to those properties that have a commercial or industrial zone and a parking zone on the same parcel as shown on Exhibit C and listed on Exhibit D to eliminate the parking zone from such properties and change the entire parcel to the commercial or industrial use associated with the remainder of each parcel;

C. The City Council hereby readopts all text amendments set forth in Sections 3 through 36 of Ordinance No. 1848 in their entirety;

D. The City Council hereby adopts the clarification regarding the treatment of split-zoned residential parcels as set forth in Section 2 below.

E. The City Council hereby adopts the modifications to the Zoning Code of the City of Gardena as set forth in Sections 3 through 7 below.

SECTION 2. Section 18.08.040 is hereby **added** to the Gardena Municipal Code to read as follows:

18.08.040 Split-zoned residential parcels.

The following properties have split residential zoning on a single parcel. Development on such parcels shall be allowed to occur as though each parcel is two separate parcels. The dividing line between the two zones shall be as follows:

A. 14903 S. Normandie Avenue (APN No. 6103032033) - the dividing line between the R-4 and R-2 portions shall be at a line running parallel from the eastern property line of 14831 S. Normandie Avenue.

B. 1031 Magnolia Avenue (APN No. 6113035015) – the dividing line between R-1 and R-3 portions shall be at a line running parallel from the southern property line of 15517 S. New Hampshire Avenue.

C. 14616 S. Normandie Avenue (APN No. 6114003019) – the dividing between R-1 and R-3 portions shall be at a line running parallel from the eastern property line of 14610 S. Normandie Avenue.

- D. 1330 W. 139th Street (APN 6115013005)
- 1338 W. 139th Street (APN 6115013004)
- 1346 W. 139th Street (APN 6115013003)
- 1350 W. 139th Street (APN 6115013025)
- 1321 W. 140th Street (APN 6115013023)

The dividing line for each of these properties between the R-1 and R-2 portions shall be a line running parallel from the northern boundary of 1317 W. 140th Street.

SECTION 3. Section 18.28.030 of the Gardena Municipal Code relating to the Home Business Zone is hereby **amended** to read as follows:

18.28.030 Uses permitted subject to a conditional use permit.

The following uses may be permitted subject to the issuance of a conditional use permit pursuant to the provisions set forth in Chapter [18.46](#) of this code:

A. Plant nurseries;

B. Television, appliance, radio, computer, telephone and other small equipment repairs, but excluding the retail sales of repaired products;

C. Contractor businesses;

D. Machine shops;

E. Retail sales of products produced on the premises;

F. Copy and printing services, engraving, lithographing, blueprinting, photocopying, and film processing;

G. Data processing and research, development or experimental laboratories;

H. Dog kennels for the purpose of breeding, training, boarding, or raising for profit or pleasure in the area bounded by 178th Street on the north, 182nd Street on the south, Denker Avenue on the east, and the alley between La Salle Avenue and Harvard Boulevard on the west;

I. Light manufacturing, processing or assembly of goods;

~~J. (Repealed);~~

JK. Those uses permitted with a conditional use permit, pursuant to Section 18.46.030C.

SECTION 4. Section 18.42.010 of the Gardena Municipal Code is hereby readopted to read as follows:

Section 18.42.010 Scope.

A. The general provisions set forth in this chapter shall apply to development regulated by this title.

B. Development standards for residential, mixed-use, and overlay zones apply as set forth below.

Table 18.42 - 1

	R-1	R-2	R-3	R-4	R-6	MUO	AMU	C-R	HO
18.42.065 – Open Space – Residential uses	-	A	A	A	A	A	-	A	A
18.42.070 – Fences and walls	A	A	A	A	A	A	A	A	A
18.42.075 – Landscape regulations	-	A	A	A	A	A	A	A	A
18.42.080 – Setbacks for streets/alleys	A	A	A	A	A	A	-	A	A
18.42.085 – Commercial/Industrial setbacks	-	-	-	-	-	-	-	-	-
18.42.090 – Swimming pool	A	A	A	A	A	A	A	A	A
18.42.095 – Residential design	A	-	-	-	-	-	-	-	-
18.42.100 – Permitted projections	A	A	A	A	A	A	A	A	A
18.42.110 – Intersection visibility	A	A	A	A	A	A	A	A	A
18.42.120 – Residential design criteria	-	A	A	A	A	A	A	A	A
18.42.130 – Refuse enclosures	-	-	A	A	A	A	A	A	A
18.42.140 – Utilities and mechanical equipment	-	A	A	A	A	A	A	A	A
18.42.150 – Security and lighting plan	-	A	A	A	A	A	A	A	A
18.42.160 – Reverse vending machines	-	-	-	-	-	-	-	-	-
18.42.170 – Pedestrian amenities	-	-	A	A	A	A	A	A	A
18.42.180 – Display of addresses	A	A	A	A	A	A	A	A	A
18.42.190 – Pet relief area	-	-	A	A	A	A	-	A	A
18.42.200 – Pre-permit requirements	-	A	A	A	A	A	A	A	A
18.42.210 – Post-permit requirements	-	A	A	A	A	A	A	A	A

“-” means not applicable; “A” means the standard applies

SECTION 5. Section 18.42.030 of the Gardena Municipal Code is hereby **amended** to read as follows:

18.42.030 Satellite antennas.

No person shall install, have installed, or maintain any satellite antenna in excess of one meter in diameter designed or used for the transmission and/or the reception of ~~television or other~~ any electronic communication signal ~~broadcast or~~ relayed to or from an earth satellite, unless a building permit is obtained from the building and safety division. Such permit shall be subject to review by the community development director to ensure compliance with all applicable requirements. ~~Such s~~ Satellite antennas may be located in any zone in the city; provided, however, they shall not be installed on or project above the roofs of residential buildings, in any required front yard areas, or in side yard areas of corner lots. Further, when such antennas are installed they shall, to the extent possible, be properly screened from view from streets and from abutting properties to the satisfaction of the community development department.

SECTION 6. Section 18.42.095B of the Gardena Municipal Code is hereby **amended** to read as follows:

B. Street-Facing Entries. Homes ~~and multi-unit dwellings~~ shall have primary entrances and doorways oriented toward the street, rather than away from the street, to the greatest extent feasible.

SECTION 7. Subsections 18.42.210. C and D of the Gardena Municipal Code relating to post-permit requirements are hereby **amended** to read as follows; all other sections are to remain the same:

C. Paleontological resources.

1. Prior to commencement of ground-disturbing activities a qualified vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall develop Worker Awareness and Environmental Program (WEAP) Training for construction personnel. This training shall be presented to construction personnel and include what fossil remains may be found within the Project area and policies and procedures that must be followed in case of a discovery. Verification of the WEAP Training shall be provided to the Gardena Community Development Department.

2. If fossils or fossil bearing deposits are encountered during ground-disturbing activities, work within a 2550-foot radius of the find shall halt and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be

significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.

D. Cultural resources.

1. If Native American or tribal cultural resources are found on the site, the applicant shall enter into a cultural resources treatment agreement with a local Native American tribe traditionally and culturally affiliated with Gardena that is acknowledged by the Native American Heritage Commission, which shall address the following:

- a. Treatment and disposition of cultural resources in consultation with the City and a qualified archaeologist;
- b. Designation, responsibilities, and participation of professional tribal monitors during grading, excavation and ground disturbing activities during initial ground disturbance activities;
- c. Project grading and development scheduling;
- d. Terms of compensation for the tribal monitors;
- e. Treatment and final disposition of any cultural resources and, sacred sites, ~~and human remains~~ discovered on site;
- f. Tribal monitor's authority to stop and redirect grading in order to evaluate the significance of any potential resources discovered on the property, and to make recommendations as to treatment in consultation with the City and a qualified archaeologist; and
- g. The applicant's agreement to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the tribe for proper treatment and disposition; and the applicant's agreement that all tribal sacred sites are to be avoided and preserved.

2. Human remains.

- a. In compliance with state law, if human remains are unearthed, the project developer, pursuant to state health and safety code section 7050.5, will contact the county coroner and ensure no further disturbance occurs until the county coroner has made the necessary findings as to origin and disposition pursuant to public resources code section 5097.98.
- b. If the remains are determined to be of Native American descent, the Native American Heritage Commission (NAHC) must be notified within 24 hours.

SECTION 8. Zoning Findings.

- A. The foregoing recitals are true and correct.
- B. The adoption of the Zoning Map and changes to Title 18 are consistent with the City's General Plan. More specifically, these changes implement changes required by the Housing Element and the changes create consistency with the City's Land Use Plan.
- C. The changes set forth herein represent good land use practices which are required by the public necessity, convenience and the general welfare.

SECTION 9. CEQA Findings – Impact Analysis/Mitigation Measures/Mitigation Monitoring and Reporting Program.

Under CEQA Guidelines section 15091, the lead agency is required to make specific findings relating to mitigation measures when there are significant impacts identified in the EIR.

- A. As the General Plan amendment and rezoning is a policy document, outside of looking at alternatives, there were no changes or alterations identified in the EIR that could be made that would avoid or substantially lessen the significant environmental effects identified in the EIR.
- B. There are no changes or alterations that are within the responsibility and jurisdiction of another public agency that would lessen environmental impacts. As new regulations are adopted by state and local agencies, they will be applied to each development project.
- C. The City Council finds that the topics listed in Section 8.0 of the EIR of Effects Found Not to Be Significant did not require any further analysis.
- D. The impacts that are analyzed in the EIR are discussed in detail in Sections 5.1 through 5.16 and summarized in Section 1.0, Executive Summary, of the Draft EIR and identified therein as less than significant, less than significant after mitigation, and significant even after mitigation (See Table 1-5). The following subsections E and F are a summary of the mitigation measures and impacts which are all fully described in the EIR.
- E. The EIR identifies the below topic areas as significant, but to be mitigated below a level of significance.
 - 1. Under Cultural Resources, it was determined that the Project could cause a substantial adverse change in the significance of both historical and archaeological resources. The impacts to historical resources will be reduced below a

level of significance by Mitigation Measure CUL-1 which requires a historic resource technical study prepared for buildings more than 45 years old by a qualified architectural historian and the implementation of recommendations from such study. The impacts to archaeological resources will be mitigated below a level of significance by Mitigation Measure CUL-2 which requires either a technical resources assessment by a qualified archaeologist or full-time monitoring by an archaeologist and a Native American monitor. When resources are known or reasonably anticipated, a mitigation plan is required.

2. Under Geology and Soils it was determined that the Project could destroy a unique paleontological resource, site, or unique geologic feature. The impacts will be mitigated below a level of significance by Mitigation Measure GEO-1, which requires a paleontological assessment or monitoring excavations below five feet. When resources are known or reasonably anticipated, a mitigation plan is required.

3. Under Noise, it was determined that the Project could result in the generation of noise and groundborne vibrations in excess of standards. The noise impact will be mitigated below a level of significance by Mitigation Measure NOI-1 which requires a site-specific noise study for any parcel within 500 feet of a sensitive use. The groundborne vibration impact will be mitigated below a level of significance by Mitigation Measure NOI-2 which requires vibration impact study and a mitigation plan for projects using pile drivers within 200 feet of existing buildings or vibratory rollers within 50 feet of existing buildings.

F. The EIR identifies the following topic areas as being significant and unavoidable.

1. Under Air Quality, the Project will conflict with the applicable air quality plan and result in cumulative air impacts relating to pollutants. Mitigation Measures AQ-1 through AQ-7 will reduce these impacts, but not below a level of significance. The measures are summarized as follows: AQ-1 – requires dust control measures; AQ-2 requires Tier 4 construction equipment; AQ-3 requires low VOC paints; AQ-4 requires electric construction equipment if available; AQ-5 requires alternative fueled construction equipment; AQ-6 requires construction equipment to be maintained; and AQ-7 requires construction vehicles to be maintained. Even with these mitigation measures in place, there will be significant impacts with regard to inconsistency with the AQMP relating to both construction emissions/air quality standards and the exceedance of the AQMP's growth projection assumption. Both of these impacts remain significant and unavoidable under a cumulative analysis as well.

2. Under Public Services/Parks, the Project will result in significant impacts to parks and recreational facilities, including under a cumulative analysis. There are no mitigation measures that are available to lessen this impact.

G. There are no mitigation measures which were identified as infeasible. All identified mitigation measures are included in the Mitigation Monitoring and Reporting Program attached hereto as Exhibit E. The City Council hereby adopts the Mitigation Monitoring

and Reporting Program. Each mitigation measure shall be placed as a condition of approval on all future development projects in the City as applicable.

SECTION 10. CEQA Findings – Alternatives.

Section 15091 of the CEQA Guidelines also requires that findings be made regarding alternatives in addition to mitigation measures when there are significant impacts which have been identified in the EIR. The EIR is required to identify the environmentally superior project and make findings why such alternative is not adopted. The EIR examined three alternatives to the Project. The Alternatives are discussed in detail in Chapter 7 of the EIR and summarized in Chapter 1. The purpose of looking at alternatives is to try and avoid or substantially lessen any of the significant effects of the Project while still attaining most of the basic objectives. As discussed in Section 9 above, the only impacts of the Project that could not be reduced to a less than significant level are air quality impacts and impacts to parks and recreational facilities. There was no identified alternative which eliminated all significant environmental effects.

A. Alternative 1 is the No Project/Existing General Plan Alternative which would involve a rescission of the previously approved changes to the Inventory Sites. While this alternative would eliminate the air quality impacts, there would still be a significant and unavoidable impact on parks and recreation, although less of one, as the City already has a deficiency in park space. However, this Alternative fails to meet the fundamental objectives of the project of implementing the Housing Element programs for Inventory Sites, creating consistency between the General Plan and zoning, preserving multi-family lots for higher density, providing opportunities for a mix of housing at varying densities, providing opportunities to align housing production with sustainability goals, and eliminating split zoning. Moreover, this Alternative places the Land Use Plan and zoning in direct opposition to the City's Housing Element and places the City at risk for projects to be developed under the Builder's Remedy as well as would create legal issues and open the City up to litigation regarding its Housing Element. Additionally, HCD's approval of the 6th Cycle Housing Element would no longer be valid.

B. Alternative 2 is the Inventory Sites Only Alternative which would constitute simply leaving the previous changes made in February 2023 to the Land Use Plan and the zoning in place without any additional changes. This alternative would still result in significant and unavoidable air quality impacts and impacts to parks and recreation. This alternative would meet some, but not all of the objectives as it would not provide as great a mix of housing at varying densities, provide as much opportunity to align housing with local sustainability goals, or eliminate split zoning and consistency with the General Plan and zoning. While the EIR did not identify this Alternative as the environmentally superior alternative, the City Council finds that as compared to the proposed project and Alternative 3, this project would have fewer impacts in the areas of air quality and public services with regard to parks and recreation – the two areas which were significant and

unavoidable in the proposed project and Alternative 3. Additionally, Alternative 2 would have fewer impacts in the areas which did not have unavoidable and significant impacts, including energy, geology and soils, noise, and utilities and service systems. This is based on the analysis set forth in the Alternatives section of the EIR and due to the fact that Alternative 2 would have less residential growth and development of new housing.

C. Alternative 3 is a Reduced Density Alternative which would include fewer Non-Inventory Sites than the proposed project. This alternative would also still have significant and unavoidable impacts relating to air quality as identified above and impacts to parks and recreation. The EIR identified this alternative as the environmentally superior alternative because it would provide a greater mix of housing and better achieve local sustainability goals.

D. Based on the above, the City Council finds that Alternative 2 is the environmentally superior project. While both Alternatives 2 and 3 reduce impacts from the proposed project in various areas, Alternative 2 provides the greater reduction in the two areas that were significant and unavoidable – air quality impacts relating to consistency with the AQMP and the exceedance of the AQMP's population growth assumptions and associated air emissions and impacts on parks and recreation.

E. The City Council has approved Modified Alternative 2 as described above. The only difference between this Alternative and Alternative 2 set forth in the EIR is that not all split zoned properties are eliminated and the City is not revising zoning based on existing uses and densities. These minor changes do not change the environmental impact analysis.

F. Even if Alternative 3 were the environmentally superior alternative, the City Council finds this Alternative to be infeasible based on social considerations. Gardena should remain a balanced community that is predominantly single-family residential. The existing and planned development patterns in lower density-zoned areas should be protected to the extent feasible while providing adequate Inventory Sites to satisfy the City's RHNA allocation. This could not be accomplished by Alternative 3 for the following reasons:

1. Alternative 3 would more than double the number of parcels which would be available for housing by adding an additional 672 Non-Inventory Parcels.
2. Alternative 3 will allow the elimination of 146 single-family home developments while adding a total of 7,436 multi-family units.
3. Alternative 3 will allow the elimination of 6,087,399 square feet of non-residential development along important corridors in the City, thereby eliminating the opportunity to provide important goods and services to the community.

SECTION 11. CEQA Findings – Statement of Overriding Considerations.

Under CEQA Guidelines section 15093, when a project has significant and unavoidable impacts, the lead agency is required to balance the benefits of the project against unavoidable environmental risks. The City Council hereby finds the environmental impacts of Modified Alternative 2 are outweighed by the benefits based on the following. Each and every reason constitutes a separate and independent grounds for approval.

A. There are no alternatives which eliminate every significant impact. Modified Alternative 2 provides the greatest reduction to the significant and unavoidable impacts identified in the EIR.

B. In order to maintain the approval of the City's 6th Cycle Housing Element by HCD, the City must maintain the rezoning and overlays on the Inventory Sites as set forth in the Housing Element and as implemented by Resolution No. 6619 and Ordinance No. 1848. Modified Alternative 2 accomplishes this. Eliminating any of the Inventory Sites identified in the Housing Element could lead to such things as: an invalidation of the Housing Element; an application of the Builder's Remedy in Gardena; and a loss of grant funding.

SECTION 12. CEQA Findings - Custodian of Record.

Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at City Hall, 1700 W. 162nd Street, Gardena, California 90247. The Custodian of Records is Greg Tsujiuchi, Community Development Director who can be reached at 310/217-9546 or gtsujiuchi@cityofgardena.org.

SECTION 13. Effective Date. This Ordinance shall take effect on the thirty-first day after passage.

SECTION 14. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 15. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

PASSED, APPROVED AND ADOPTED this 13 day of August, 2024.

Tasha Cerda, Mayor

TASHA CERDA, Mayor

ATTEST:
Mina Semenza

Mina Semenza, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez, City Attorney

Exhibit A – Zoning Map (6th cycle Housing Element Inventory Sites)

Exhibit B – Parcel List (6th cycle Housing Element Inventory Sites)

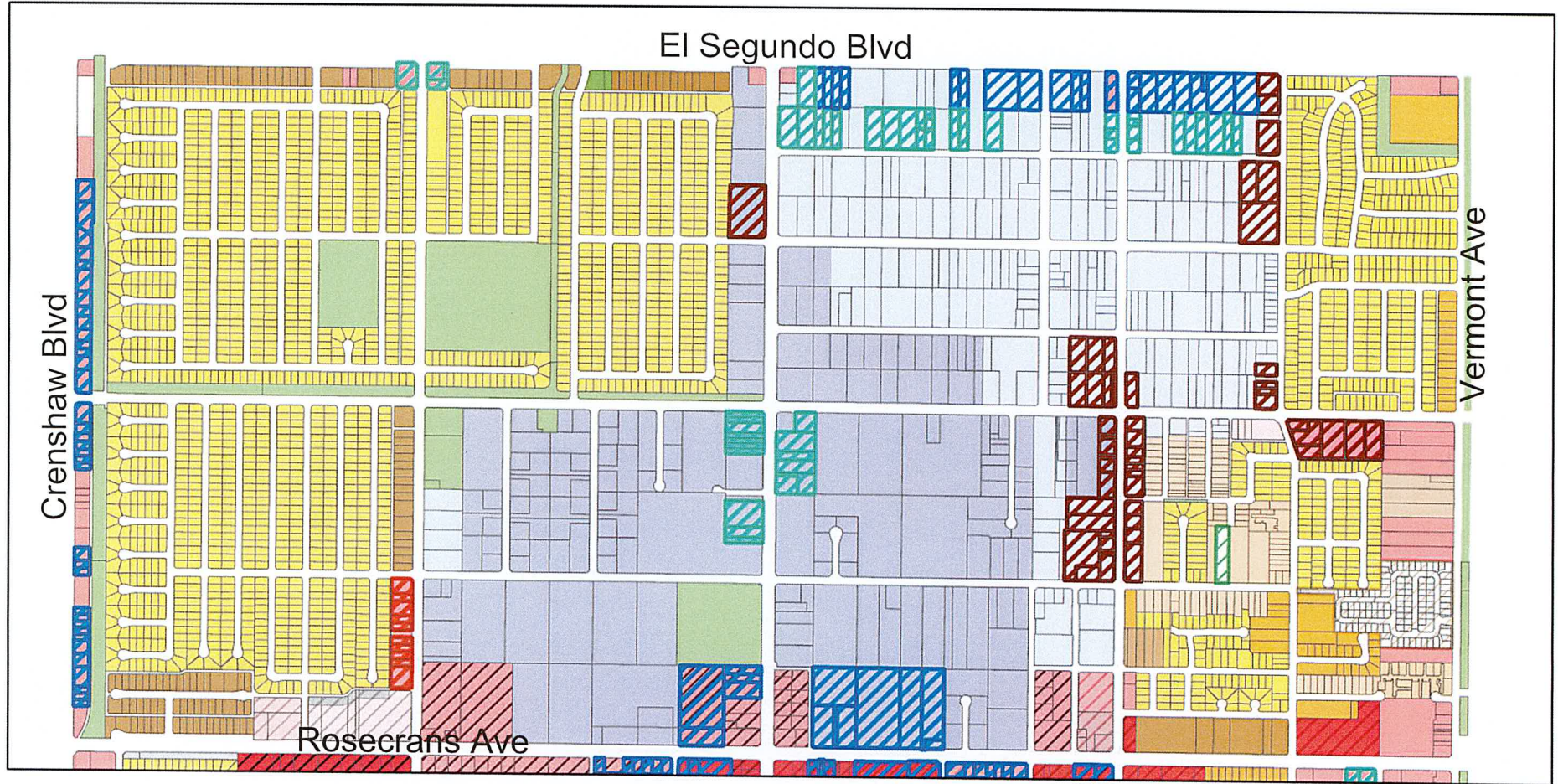
Exhibit C – Zoning Map (Split Parking Zoned Properties)

Exhibit D – Parcel List (Split Parking Zoned Properties)





Exhibit E - Mitigation Monitoring and Reporting Program

Exhibit A

El Segundo Blvd to Rosecrans Ave








Overlay Designations

-  HO-3
-  HO-4
-  HO-5
-  HO-6

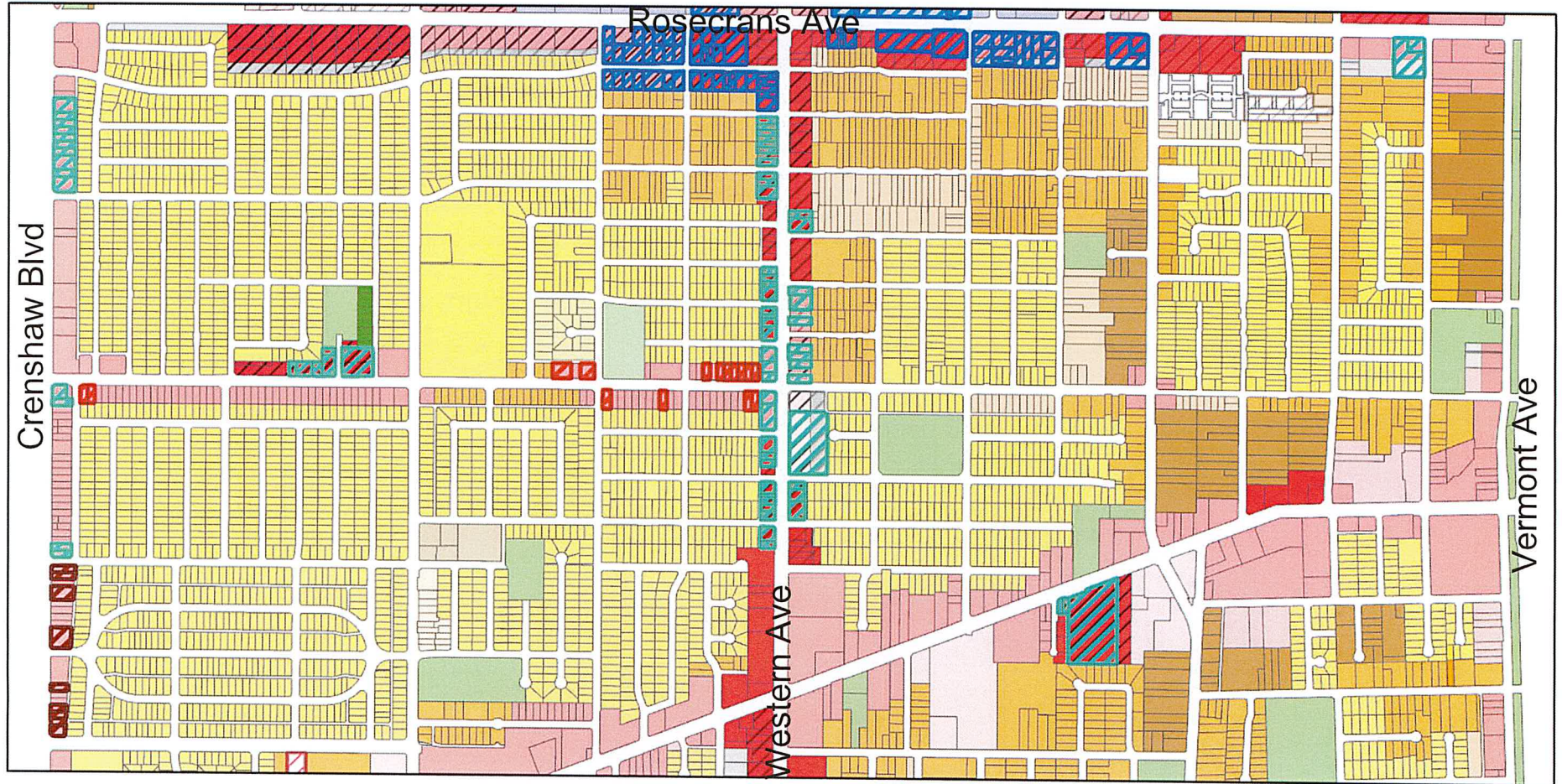
Zoning 2023

-  Ascot Village Specific Plan
-  Carnelian Specific Plan
-  C2
-  C3





-  C4
-  CP
-  M1
-  M2
-  O
-  P

-  R1
-  R2
-  R3
-  R4
-  MUO

Rosecrans Ave to Redondo Beach Blvd








Overlay Designations

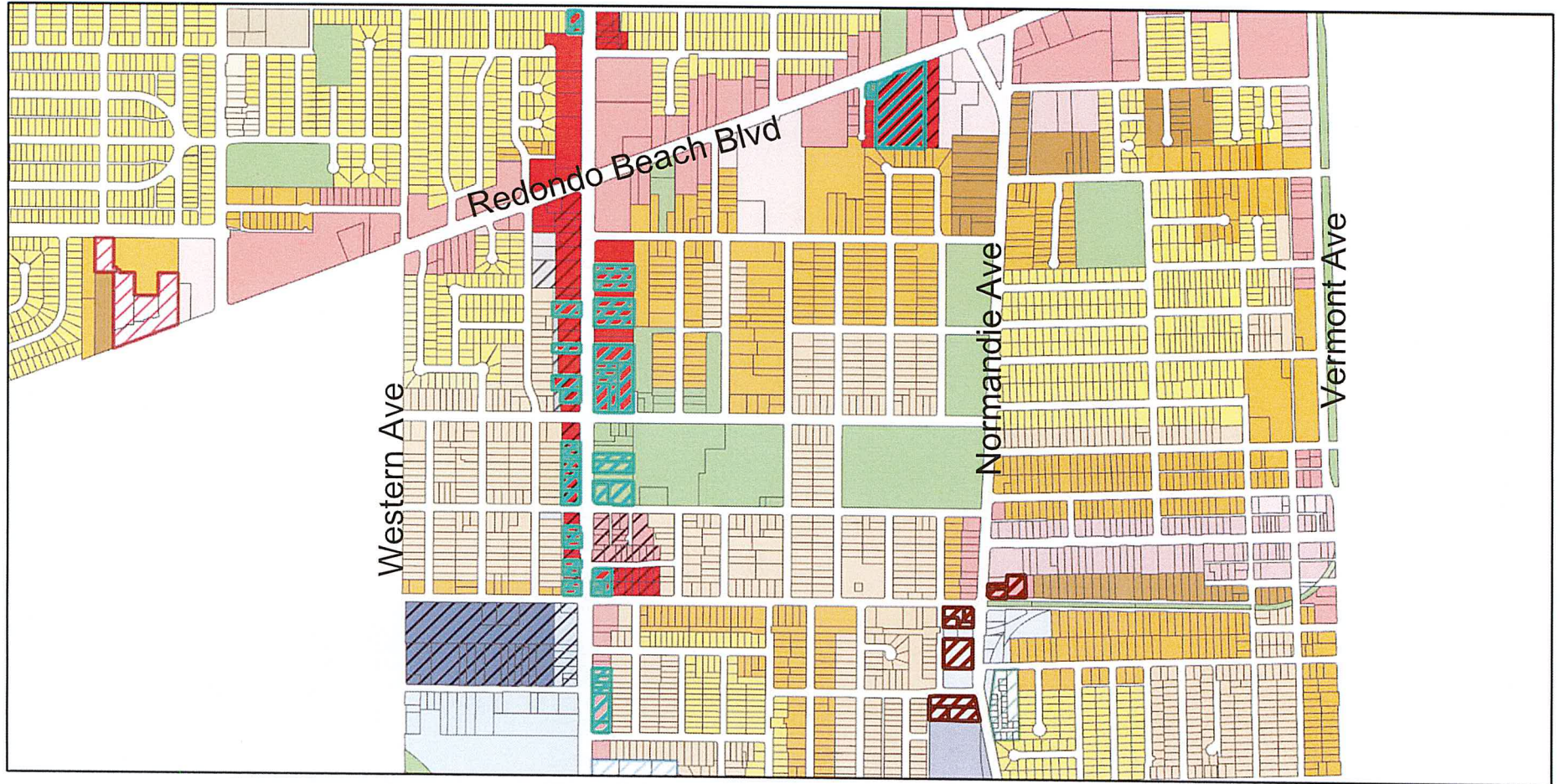
-  HO-3
-  HO-4
-  HO-5
-  HO-6

Zoning 2023

-  Cottage Place Specific Plan
-  Redondo Village Specific Plan
-  C2
-  C3
-  C4
-  CP
-  M2
-  O
-  P

-  R1
-  R2
-  R3
-  R4
-  MUO

Redondo Beach Blvd to Gardena Blvd



Overlay Designations

 HO-4

 HO-5

Zoning 2023

 Normandie Estates Specific Plan

 Redondo Village Specific Plan

 Western Avenue Specific Plan

 C2

 C3

 CP

 CR

 M1

 M2

 O

 P

 R1

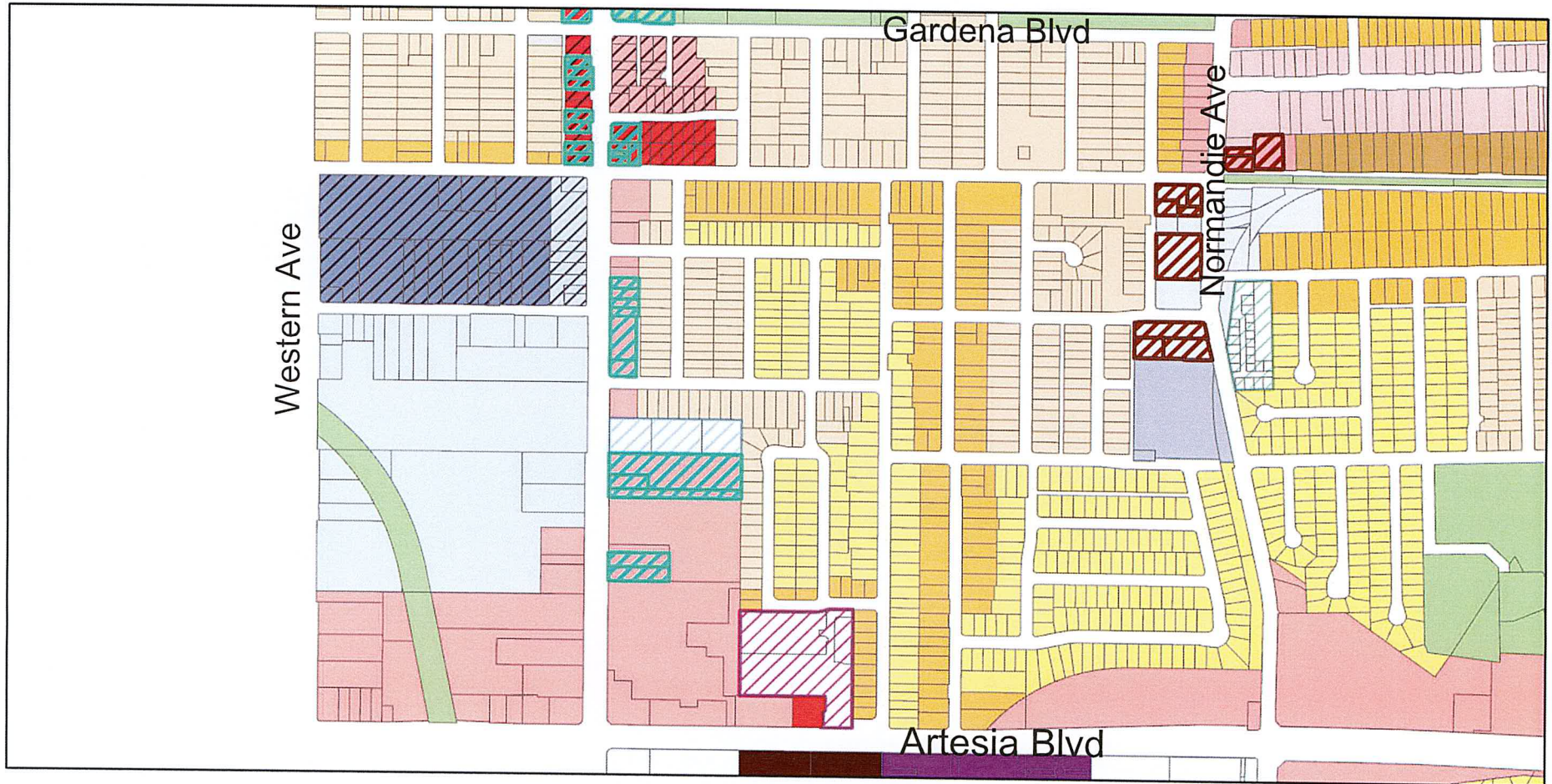
 R2

 R3

 R4

 MUO

Gardena Blvd to Artesia Blvd













Overlay Designations

-  HO-4
-  HO-5

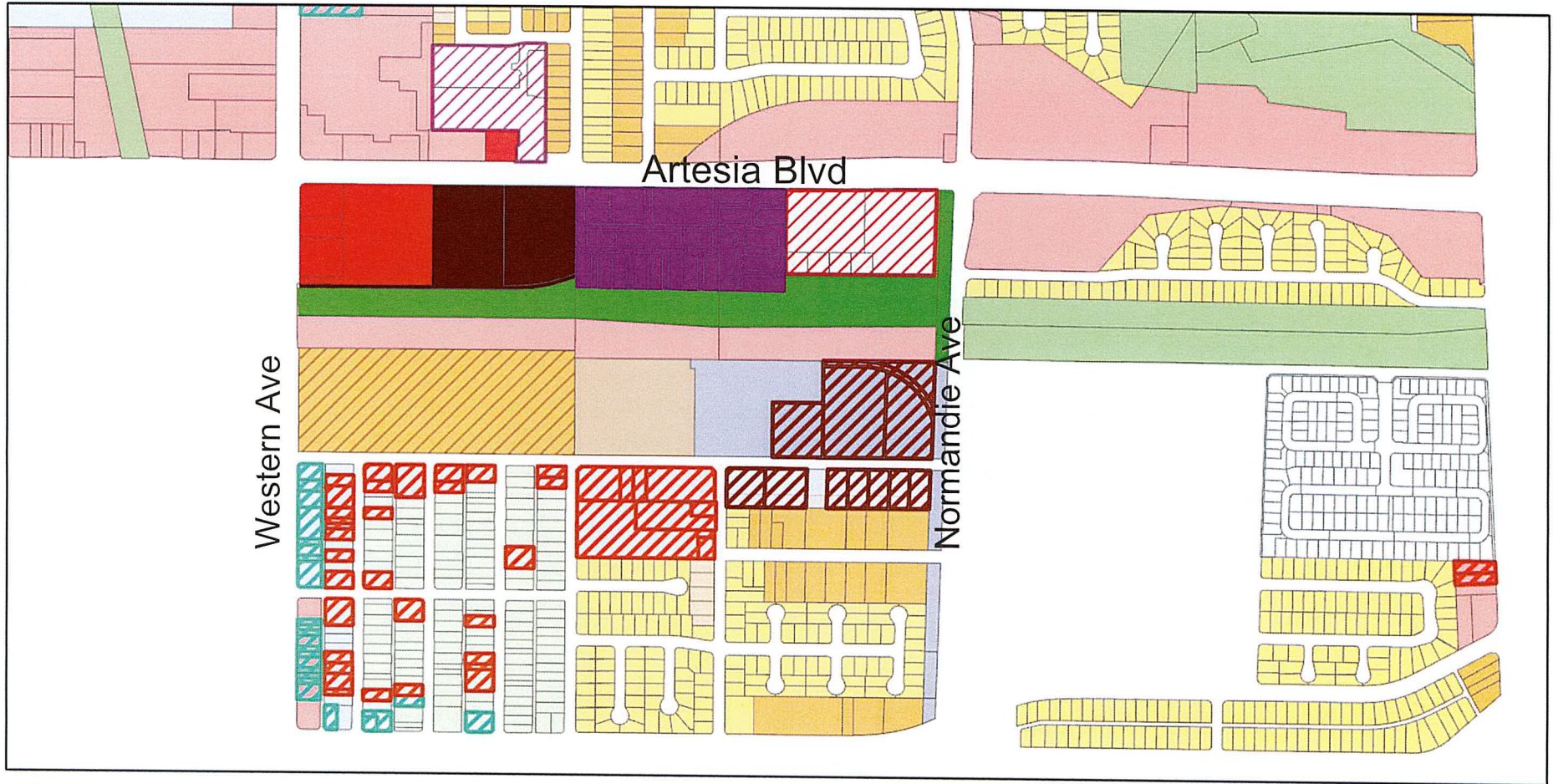
Zoning 2023

-  Normandie Estates Specific Plan
-  Gardena Village Specific Plan
-  Western Avenue Specific Plan
-  C3

-  CR
-  M1
-  M2
-  O
-  P

-  R1
-  R2
-  R3
-  R4
-  MUO

Artesia Blvd to 182nd Street

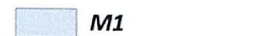



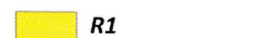



Overlay Designations

-  HO-3
-  HO-4
-  HO-5

Zoning 2023

-  1450 Artesia Specific Plan
-  Gardena Village Specific Plan
-  C3
-  HB

-  M1
-  M2
-  O
-  P
-  R1
-  Artesia Mixed Use





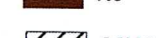
-  R2
-  R3
-  R4
-  R6
-  MUO

Exhibit B - Parcel List

New Overlay Zoning Table

Address	APN	Existing Zoning	New Overlay Zoning
13430 CRENSHAW BLVD	4060004040	C3	HO-6
13226 CRENSHAW BLVD	4060004021	C3	HO-6
13400 CRENSHAW BLVD	4060004038	C3	HO-6
13236 CRENSHAW BLVD	4060004035	C3	HO-6
13424 CRENSHAW BLVD	4060004025	C3	HO-6
13416 CRENSHAW BLVD	4060004027	C3	HO-6
NA	4060004041	C3	HO-6
13214 CRENSHAW BLVD	4060004022	C3	HO-6
13310 CRENSHAW BLVD	4060004037	C3	HO-6
13100 CRENSHAW BLVD	4060004013	C3	HO-6
13208 CRENSHAW BLVD	4060004023	C3	HO-6
13120 CRENSHAW BLVD	4060004011	C3	HO-6
13112 CRENSHAW BLVD	4060004012	C3	HO-6
13204 CRENSHAW BLVD	4060004010	C3	HO-6
NA	4059022015	C3	HO-6
13610 CRENSHAW BLVD	4059022014	C3	HO-6
13500 CRENSHAW BLVD	4059022024	C3	HO-6
13514 CRENSHAW BLVD	4059022018	C3	HO-6
13510 CRENSHAW BLVD	4059022019	C3	HO-6
13600 CRENSHAW BLVD	4059022016	C3	HO-6
13520 CRENSHAW BLVD	4059022017	C3	HO-6
13920 CRENSHAW BLVD	4059021017	C3	HO-6
13904 CRENSHAW BLVD	4059021018	C3	HO-6
NA	4059022026	C3	HO-6
14160 CRENSHAW BL.	4059021004	C3	HO-6
14100 CRENSHAW BLVD	4059021009	C3	HO-6
14150 CRENSHAW BLVD	4059021005	C3	HO-6
14008 CRENSHAW BLVD	4059021013	C3	HO-6
NA	4059021014	C3	HO-6
NA	4059021015	C3	HO-6
NA	4059021011	C3	HO-6
14124 CRENSHAW BLVD	4059021021	C3	HO-6
14044 CRENSHAW BLVD	4059021010	C3	HO-6
14030 CRENSHAW BLVD	4059021012	C3	HO-6
14160 CRENSHAW BLVD	4059021003	C3	HO-6

14516 CRENSHAW BLVD	4064012009	C3	HO-5
14504 CRENSHAW BLVD	4064012011	C3	HO-5
14626 CRENSHAW BLVD	4064012024	C3	HO-5
14600 CRENSHAW BLVD	4064012027	C3	HO-5
14520 CRENSHAW BLVD	4064012029	C3	HO-5
14526 CRENSHAW BLVD	4064012028	C3	HO-5
14614 CRENSHAW BLVD	4064012025	C3	HO-5
14510 CRENSHAW BLVD	4064012010	C3	HO-5
14604 CRENSHAW BLVD	4064012026	C3	HO-5
14426 CRENSHAW BLVD	4064012030	C3	HO-5
2200 W EL SEGUNDO BLVD	4060001029	C3	HO-5
12816 VAN NESS AVE	4061001029	C3	HO-5
2150 W EL SEGUNDO BLVD	4061001012	C3	HO-5
14007 VAN NESS AVE	4059017031	C3	HO-3
14115 VAN NESS AVE	4059017027	C3	HO-3
14111 VAN NESS AVE	4059017028	C3	HO-3
14017 VAN NESS AVE	4059017029	C3	HO-3
14015 VAN NESS AVE	4059017030	C3	HO-3
13971 VAN NESS AVE	4059017033	C3	HO-3
13945 VAN NESS AVE	4059017035	C3	HO-3
13961 VAN NESS AVE	4059017034	C3	HO-3
13931 VAN NESS AVE	4059017036	C3	HO-3
13901 VAN NESS AVE	4059017037	C3	HO-3
13151 S WESTERN AVE	4061013001	M2	HO-4
1735 W 130TH ST	6102001023	M1	HO-5
1727 W 130TH ST	6102001022	M1	HO-5
1751 W 130TH ST	6102001024	M1	HO-5
1748 W EL SEGUNDO BLVD	6102001005	M1	HO-5
1721 W 130TH ST	6102001020	M1	HO-5
NA	6102001021	M1	HO-5
12918 S WESTERN AVE	6102001025	M1	HO-5
1734 W EL SEGUNDO BLVD	6102001006	M1	HO-6
1714 W EL SEGUNDO BLVD	6102001010	M1	HO-6
1726 W EL SEGUNDO BLVD	6102001007	M1	HO-6
1720 W EL SEGUNDO BLVD	6102001026	M1	HO-6
1643 W 130TH ST	6102001016	M1	HO-5
1651 W 130TH ST	6102001017	M1	HO-5
1613 W 130TH ST	6102002022	M1	HO-5

1613 W 130TH ST	6102002025	M1	HO-5
NA	6102002023	M1	HO-5
1621 W 130TH ST	6102002026	M1	HO-5
1635 W 130TH ST	6102001015	M1	HO-5
1619 W 130TH ST	6102002027	M1	HO-5
1563 W 130TH ST	6102002020	M1	HO-5
1559 W 130TH ST	6102002019	M1	HO-5
1564 W EL SEGUNDO BLVD	6102002005	M1	HO-6
1556 W EL SEGUNDO BLVD	6102002006	M1	HO-6
1535 W 130TH ST	6102002016	M1	HO-5
12801 HALLDALE AVE	6102002030	M1	HO-6
1530 W EL SEGUNDO BLVD	6102002028	M1	HO-6
1434 W EL SEGUNDO BLVD	6102003004	M1	HO-6
1428 W EL SEGUNDO BLVD	6102003005	M1	HO-6
1440 W EL SEGUNDO BLVD	6102003024	M1	HO-6
12919 S NORMANDIE AVE	6102003017	M1	HO-5
12901 S NORMANDIE AVE	6102003026	M1	HO-5
12927 S NORMANDIE AVE	6102003010	M1	HO-5
12829 S NORMANDIE AVE	6102003007	C3	HO-6
12903 S BUDLONG AVE	6115001012	M1	HO-4
1200 W EL SEGUNDO BLVD	6115001011	M1	HO-4
1243 W 130TH ST	6115001017	M1	HO-5
1303 W 130TH ST	6115001019	M1	HO-5
12902 S NORMANDIE AVE	6115001026	M1	HO-5
1239 W 130TH ST	6115001015	M1	HO-5
1255 W 130TH ST	6115001018	M1	HO-5
1239 W 130TH ST	6115001016	M1	HO-5
1311 W 130TH ST	6115001035	M1	HO-5
12912 S NORMANDIE AVE	6115001028	M1	HO-5
1341 W 130TH ST	6115001029	M1	HO-5
12908 S NORMANDIE AVE	6115001027	M1	HO-5
1320 W EL SEGUNDO BLVD	6115001003	M1	HO-6
1308 W EL SEGUNDO BLVD	6115001004	M1	HO-6
1254 W EL SEGUNDO BLVD	6115001005	M1	HO-6
1342 W EL SEGUNDO BLVD	6115001032	M1	HO-6
1246 W EL SEGUNDO BLVD	6115001034	M1	HO-6
1332 W EL SEGUNDO BLVD	6115001002	M1	HO-6
12816 S NORMANDIE AVE	6115001033	M1	HO-6

1218 W EL SEGUNDO BLVD	6115001800	M1	HO-6
1254 W EL SEGUNDO BLVD	6115001006	M1	HO-6
12923 S BUDLONG AVE	6115001031	M1	HO-4
1215 W 132ND ST	6115002023	M1	HO-4
13021 S BUDLONG AVE	6115002032	M1	HO-4
1220 W 130TH ST	6115002031	M1	HO-4
13423 S BUDLONG AVE	6115004017	M1	HO-4
13437 S BUDLONG AVE	6115004019	M1	HO-4
13441 S BUDLONG AVE	6115004032	M1	HO-4
1203 W 135TH ST	6115004020	M1	HO-4
14401 S WESTERN AVE	4062004041	C3	HO-6
1124 W 135TH ST	6115020008	C3	HO-4
1144 W 135TH ST	6115020012	C3	HO-4
1100 W 135TH ST	6115020006	C3	HO-4
1110 W 135TH ST	6115020014	C3	HO-4
13530 S BUDLONG AVE	6115020009	C3	HO-4
1156 W 135TH ST	6115020013	C3	HO-4
13429 S NORMANDIE AVE	6102010008	M1	HO-4
1415 W 135TH ST	6102010009	M1	HO-4
1414 W 134TH ST	6102010006	M1	HO-4
1435 W 135TH ST	6102010017	M1	HO-4
13421 S NORMANDIE AVE	6102010007	M1	HO-4
1436 W 134TH ST	6102010005	M1	HO-4
1421 W 135TH ST	6102010016	M1	HO-4
13428 S NORMANDIE AVE	6115004031	M1	HO-4
13615 S NORMANDIE AVE	6102016013	M2	HO-4
13609 S NORMANDIE AVE	6102016020	M2	HO-4
NA	6102016023	M2	HO-4
13725 S NORMANDIE AVE	6102017030	M1	HO-4
1580 W 139TH ST	6102016025	M2	HO-4
NA	6102017026	M1	HO-4
13507 S NORMANDIE AVE	6102016022	M2	HO-4
13527 S NORMANDIE AVE	6102016024	M2	HO-4
13717 S NORMANDIE AVE	6102017033	M1	HO-4
13705 S NORMANDIE AVE	6102017044	M1	HO-4
1425 W 139TH ST	6102017040	M1	HO-4
13807 S NORMANDIE AVE	6102017045	M1	HO-4
13815 S NORMANDIE AVE	6102017027	M1	HO-4

1433 W 139TH ST	6102017039	M1	HO-4
13606 S NORMANDIE AVE	6115005045	M1	HO-4
13616 S NORMANDIE AVE	6115005042	M1	HO-4
13612 S NORMANDIE AVE	6115005044	M1	HO-4
13602 S NORMANDIE AVE	6115005036	M1	HO-4
13526 S NORMANDIE AVE	6115005047	M1	HO-4
13518 S NORMANDIE AVE	6115005037	M1	HO-4
13506 S NORMANDIE AVE	6115005038	M1	HO-4
13722 S NORMANDIE AVE	6115009011	M1	HO-4
13714 S NORMANDIE AVE	6115009010	M1	HO-4
13706 S NORMANDIE AVE	6115009014	M1	HO-4
13850 S NORMANDIE AVE	6115009078	M1	HO-4
13618 S WESTERN AVE	6102013011	M2	HO-5
1746 W 135TH ST	6102013019	M2	HO-5
13610 S WESTERN AVE	6102013017	M2	HO-5
13528 S WESTERN AVE	6102013020	M2	HO-5
13614 S WESTERN AVE	6102013010	M2	HO-5
13610 S WESTERN AVE	6102013014	M2	HO-5
NA	4061026005	M2	HO-5
NA	4061026002	M2	HO-5
NA	4061026030	M2	HO-5
NA	4061026006	M2	HO-5
13511 S WESTERN AVE	4061026036	M2	HO-5
NA	4061026007	M2	HO-5
NA	4061026034	M2	HO-5
13715 S WESTERN AVE	4061026032	M2	HO-5
13801 S WESTERN AVE	4061026023	M2	HO-5
13727 S WESTERN AVE	4061026022	M2	HO-5
14119 S WESTERN AVE	4061027006	C3	HO-6
14101 S WESTERN AVE	4061027004	C3	HO-6
14107 S WESTERN AVE	4061027005	C3	HO-6
1835 W ROSECRANS AVE	4061027014	C3	HO-6
1859 W ROSECRANS AVE	4061027013	C3	HO-6
1957 W 144TH ST	4062003008	C3	HO-6
1930 W ROSECRANS AVE	4062003027	C3	HO-6
1922 W ROSECRANS AVE	4062003028	C3	HO-6
1939 W 144TH ST	4062003022	C3	HO-6
1954 W ROSECRANS AVE	4062003024	C3	HO-6

1119 W 144TH PL	4062003037	C3	HO-6
1916 W ROSECRANS AVE	4062003029	C3	HO-6
1910 W ROSECRANS AVE	4062003030	C3	HO-6
1919 W 144TH ST	4062003021	C3	HO-6
NA	4062003023	C3	HO-6
1900 W ROSECRANS AVE	4062003031	C3	HO-6
1901 W 144TH ST	4062003036	C3	HO-6
1839 W 144TH ST	4062004008	C3	HO-6
1847 W 144TH ST	4062004032	C3	HO-6
1850 W ROSECRANS AVE	4062004036	C3	HO-6
NA	4062004033	C3	HO-6
14314 S ST ANDREWS PL	4062004082	C3	HO-6
1830 W ROSECRANS AVE	4062004079	C3	HO-6
1617 W ROSECRANS AVE	6102014040	M2	HO-6
1701 W ROSECRANS AVE	6102014048	M2	HO-6
1725 W ROSECRANS AVE	6102014046	M2	HO-6
1639 W ROSECRANS AVE	6102014041	M2	HO-6
1601 W ROSECRANS AVE	6102014039	M2	HO-6
1735 W ROSECRANS AVE	6102014069	M2	HO-6
1611 W ROSECRANS AVE	6102014038	M2	HO-6
1718 W ROSECRANS AVE	6103002035	C3	HO-6
1732 W ROSECRANS AVE	6103002033	C3	HO-6
NA	6103002034	C3	HO-6
1650 W ROSECRANS AVE	6103004037	C3	HO-6
1600 W ROSECRANS AVE	6103004021	C3	HO-6
NA	6103005027	C3	HO-6
1560 W ROSECRANS AVE	6103005025	C3	HO-6
NA	6103005028	C3	HO-6
1560 W ROSECRANS AVE	6103005034	C3	HO-6
1536 W ROSECRANS AVE	6103005058	C3	HO-6
NA	6103005057	C3	HO-6
1522 W ROSECRANS AVE	6103005051	C3	HO-6
1510 W ROSECRANS AVE	6103005029	C3	HO-6
1520 W ROSECRANS AVE	6103005052	C3	HO-6
1518 W ROSECRANS AVE	6103005053	C3	HO-6
1536 W ROSECRANS AVE	6103005026	C3	HO-6
14315 HALLDALE AVE	6103005054	C3	HO-6
14315 S NORMANDIE AVE	6103009063	C3	HO-6

1408 W ROSECRANS AVE	6103009057	C3	HO-6
1122 W ROSECRANS AVE	6114019021	P	HO-5
1102 W ROSECRANS AVE	6114019017	C3	HO-5
1920 W 144TH ST	4062003003	C3	HO-6
1900 W 144TH ST	4062003001	C3	HO-6
1940 W 144TH ST	4062003005	C3	HO-6
1946 W 144TH ST	4062003006	C3	HO-6
14404 GRAMERCY PL	4062003007	C3	HO-6
1910 W 144TH ST	4062003002	C3	HO-6
1934 W 144TH ST	4062003004	C3	HO-6
1858 W 144TH ST	4062004009	C3	HO-6
1848 W 144TH ST	4062004026	C3	HO-6
NA	4062004022	C3	HO-6
NA	4062004021	C3	HO-6
1830 W 144TH ST	4062004029	C3	HO-6
1818 W 144TH ST	4062004031	C3	HO-6
14415 S WESTERN AVE	4062004023	C3	HO-6
1838 W 144TH ST	4062004027	C3	HO-6
1828 W 144TH ST	4062004030	C3	HO-6
1834 W 144TH ST	4062004081	C3	HO-6
14421 S WESTERN AVE	4062004083	C3	HO-6
14507 S WESTERN AVE	4062005002	C3	HO-5
NA	4062005003	C3	HO-5
14525 S WESTERN AVE	4062005025	C3	HO-5
14501 S WESTERN AVE	4062005001	C3	HO-5
14519 S WESTERN AVE	4062005024	C3	HO-5
NA	4062005004	C3	HO-5
1817 W 146TH ST	4062005067	C3	HO-5
NA	4062006033	C3	HO-5
NA	4062006032	C3	HO-5
14609 S WESTERN AVE	4062006048	C3	HO-5
14690 S WESTERN AVE	6103030014	C3	HO-5
14632 S WESTERN AVE	6103030015	C3	HO-5
14807 S WESTERN AVE	4062016037	C3	HO-5
14801 S WESTERN AVE	4062016036	C3	HO-5
14817 S WESTERN AVE	4062016038	C3	HO-5
14855 S WESTERN AVE	4062016039	C3	HO-5
14921 S WESTERN AVE	4062017013	C3	HO-5

14901 S WESTERN AVE	4062017011	C3	HO-5
NA	4062017012	C3	HO-5
14929 S WESTERN AVE	4062017014	C3	HO-5
14920 S WESTERN AVE	6103021002	C3	HO-5
1744 W 149TH ST	6103021026	C3	HO-5
14914 S WESTERN AVE	6103021025	C3	HO-5
15020 S WESTERN AVE	6103021033	C3	HO-5
15014 S WESTERN AVE	6103021053	C3	HO-5
15014 S WESTERN AVE	6103021054	C3	HO-5
15032 S WESTERN AVE	6103021031	C3	HO-5
15019 S WESTERN AVE	4062017047	C3	HO-5
15019 S WESTERN AVE	4062017050	C3	HO-5
15001 S WESTERN AVE	4062017049	C3	HO-5
NA	4062017042	C3	HO-3
1819 MARINE AVE	4062017038	C3	HO-3
1829 MARINE AVE	4062017040	C3	HO-3
1813 MARINE AVE	4062017037	C3	HO-3
1823 MARINE AVE	4062017039	C3	HO-3
NA	4062017041	C3	HO-3
1845 MARINE AVE	4062017044	C3	HO-3
1820 MARINE AVE	4063005006	C3	HO-3
1816 MARINE AVE	4063005005	C3	HO-3
15103 S WESTERN AVE	4063005047	C3	HO-5
15109 S WESTERN AVE	4063005050	C3	HO-5
15225 S WESTERN AVE	4063006002	C3	HO-5
1808 W 152ND ST	4063006004	C3	HO-5
15219 S WESTERN AVE	4063006003	C3	HO-5
15112 S WESTERN AVE	6103018025	C2	HO-5
15345 S WESTERN AVE	4063007002	C3	HO-5
15325 S WESTERN AVE	4063007003	C3	HO-5
15351 S WESTERN AVE	4063007001	C3	HO-5
15325 S WESTERN AVE	4063007004	C3	HO-5
15301 S WESTERN AVE	4063007005	C3	HO-5
15300 S WESTERN AVE	6103015025	C3	HO-5
15324 S WESTERN AVE	6103015026	C3	HO-5
15340 S WESTERN AVE	6103015027	C3	HO-5
15417 S WESTERN AVE	4063008001	C3	HO-5
15401 S WESTERN AVE	4063008002	C3	HO-5

1450 W REDONDO BEACH BLVD	6105008032	C3	HO-5
NA	6105008030	C3	HO-5
NA	6105008031	C3	HO-5
1914 MARINE AVE	4063005017	C3	HO-3
1958 MARINE AVE	4063005025	C3	HO-3
2003 MARINE AVE	4062013018	C3	HO-3
2021 MARINE AVE	4062013020	C3	HO-3
2315 MARINE AVE	4064023034	C3	HO-5
2421 MARINE AVE	4064023019	C3	HO-5
2415 MARINE AVE	4064023020	C3	HO-5
2403 MARINE AVE	4064023021	C3	HO-5
NA	4064023035	C3	HO-5
NA	4064023022	C3	HO-5
2912 MARINE AVE	4069003002	C3	HO-3
2918 MARINE AVE	4069003001	C3	HO-3
2938 MARINE AVE	4069004027	C3	HO-5
15115 ATKINSON AVE	4069004026	C3	HO-5
15340 CRENSHAW BLVD	4069004002	C3	HO-5
15342 CRENSHAW BLVD	4069004001	C3	HO-5
15406 CRENSHAW BLVD	4069019002	C3	HO-4
15400 CRENSHAW BLVD	4069019001	C3	HO-4
15416 CRENSHAW BLVD	4069019024	C3	HO-4
15520 CRENSHAW BLVD	4069019009	C3	HO-4
15622 S CRENSHAW	4069020002	C3	HO-4
15706 CRENSHAW BLVD	4069020005	C3	HO-4
15712 CRENSHAW BLVD	4069020006	C3	HO-4
15716 CRENSHAW BLVD	4069020007	C3	HO-4
15722 CRENSHAW BLVD	4069020008	C3	HO-4
15915 S WESTERN AVE	4066012033	C3	HO-5
16017 S WESTERN AVE	4066012004	C3	HO-5
16127 S WESTERN AVE	4066012026	C3	HO-5
16119 S WESTERN AVE	4066012028	C3	HO-5
16303 S WESTERN AVE	4066013025	C3	HO-5
16229 S WESTERN AVE	4066013014	C3	HO-5
16311 S WESTERN AVE	4066013016	C3	HO-5
16225 S WESTERN AVE	4066013024	C3	HO-5
16219 S WESTERN AVE	4066013023	C3	HO-5
16213 S WESTERN AVE	4066013022	C3	HO-5

16321 S WESTERN AVE	4066013026	C3	HO-5
16401 S WESTERN AVE	4066025015	C3	HO-5
16417 S WESTERN AVE	4066025017	C3	HO-5
16501 S WESTERN AVE	4066025020	C3	HO-5
16411 S WESTERN AVE	4066025016	C3	HO-5
16505 S WESTERN AVE	4066025021	C3	HO-5
16531 S WESTERN AVE	4066025025	C3	HO-5
16523 S WESTERN AVE	4066025024	C3	HO-5
15830 S WESTERN AVE	6105010021	C3	HO-5
15926 S WESTERN AVE	6105010024	C3	HO-5
15820 S WESTERN AVE	6105010018	C3	HO-5
15824 S WESTERN AVE	6105010060	C3	HO-5
15930 S WESTERN AVE	6105010062	C3	HO-5
15934 S WESTERN AVE	6105010026	C3	HO-5
16102 S WESTERN AVE	6105010043	C3	HO-5
16108 S WESTERN AVE	6105010044	C3	HO-5
16116 S WESTERN AVE	6105010045	C3	HO-5
16016 S WESTERN AVE	6105010064	C3	HO-5
1735 W 162 ND ST	6105010048	C3	HO-5
1743 W 162 ND ST	6105010047	C3	HO-5
16126 S WESTERN AVE	6105010046	C3	HO-5
16240 S WESTERN AVE	6105004045	O	HO-5
16224 S WESTERN AVE	6105004036	O	HO-5
1735 W GARDENA BLVD	6105004046	O	HO-5
16320 S WESTERN AVE	6105004043	O	HO-5
1747 W 166 TH ST	6105001010	C3	HO-5
16520 S WESTERN AVE	6105001002	C3	HO-5
16516 S WESTERN AVE	6105001003	C3	HO-5
16522 S WESTERN AVE	6105001001	C3	HO-5
16510 S WESTERN AVE	6105001030	C3	HO-5
16816 S WESTERN AVE	6106003003	C3	HO-5
16820 S WESTERN AVE	6106003004	C3	HO-5
16910 S WESTERN AVE	6106003034	C3	HO-5
16822 S WESTERN AVE	6106003028	C3	HO-5
16826 S WESTERN AVE	6106003030	C3	HO-5
16924 S WESTERN AVE	6106003026	C3	HO-5
17014 S WESTERN AVE	6106009001	C3	HO-5
17018 S WESTERN AVE	6106009014	C3	HO-5

17000 S WESTERN AVE	6106009015	C3	HO-5
17124 S WESTERN AVE	6106009008	C3	HO-5
17128 S WESTERN AVE	6106009009	C3	HO-5
NA	6106030016	M1	HO-4
16835 S NORMANDIE AVE	6106030015	M1	HO-4
16829 S NORMANDIE AVE	6106030011	M1	HO-4
16617 NORMANDIE AVE	6106027039	M1	HO-4
16610 BRIGHTON AVE	6106027026	M1	HO-4
16601 S NORMANDIE AVE	6106027023	M1	HO-4
16611 S NORMANDIE AVE	6106027027	M1	HO-4
1414 W 166 TH ST	6106027040	M1	HO-4
NA	6111007016	C3	HO-4
NA	6111007017	C3	HO-4
1345 W 166 TH ST	6111007032	C3	HO-4
17901 S VERMONT AVE	6111024009	C3	HO-3
NA	6111024010	C3	HO-3
1435 W 178 TH ST	6106036015	M2	HO-4
1411 W 178 TH ST	6106036025	M2	HO-4
NA	6106036805	M2	HO-4
1401 W 178 TH ST	6106036023	M2	HO-4
1440 W 178 TH ST	6106038025	M1	HO-4
1446 W 178 TH ST	6106038021	M1	HO-4
1406 W 178 TH ST	6106038023	M1	HO-4
1402 W 178 TH ST	6106038022	M1	HO-4
1440 W 178 TH ST	6106038024	M1	HO-4
1468 W 178 TH ST	6106038016	M1	HO-4
1480 W 178 TH ST	6106038017	M1	HO-4
1528 W 178 TH ST	6106037020	M1	HO-3
1524 W 178 TH ST	6106037025	M1	HO-3
1520 W 178 TH ST	6106037026	M1	HO-3
NA	6106037029	M1	HO-3
17817 EVELYN AVE	6106037002	M1	HO-3
17833 EVELYN AVE	6106037024	M1	HO-3
1500 W 178 TH ST	6106037027	M1	HO-3
17853 EVELYN AVE	6106037030	M1	HO-3
17805 S DENKER AVE	6106018050	M1	HO-3
17809 S DENKER AVE	6106018042	M1	HO-3
17908 LA SALLE AVE	6106018049	HB	HO-3

17803 LA SALLE AVE	6106017020	M1	HO-3
17804 S HARVARD BLVD	6106017001	M1	HO-3
17812 S HARVARD BLVD	6106017040	M1	HO-3
18011 LA SALLE AVE	6106021018	HB	HO-3
NA	6106021024	HB	HO-3
18031 LA SALLE AVE	6106021037	HB	HO-3
18105 LA SALLE AVE	6106021047	HB	HO-3
1651 W 182 ND ST	6106021051	HB	HO-5
18111 S HARVARD BLVD	6106020028	HB	HO-3
NA	6106020043	HB	HO-5
1700 W 180 TH ST	6106020018	HB	HO-3
17803 S HARVARD BLVD	6106016017	M1	HO-3
17822 S HOBART BLVD	6106016030	M1	HO-3
17812 S HOBART BLVD	6106016033	M1	HO-3
17832 S HOBART BLVD	6106016032	HB	HO-3
17924 S HOBART BLVD	6106016031	HB	HO-3
18116 S HOBART BLVD	6106020041	HB	HO-3
1719 W 182 ND ST	6106020040	HB	HO-5
1725 W 182 ND ST	6106020038	HB	HO-5
1745 W 182 ND ST	6106019065	M1	HO-5
NA	6106019059	M1	HO-3
18105 S HOBART BLVD	6106019066	M1	HO-3
18101 S HOBART BLVD	6106019067	M1	HO-3
18025 S HOBART BLVD	6106019047	M1	HO-3
1726 W 180 TH ST	6106019068	M1	HO-3
1727 W 180 TH ST	6106015050	M1	HO-3
17913 S HOBART BLVD	6106015044	M1	HO-3
NA	6106015029	M1	HO-3
NA	6106015030	M1	HO-3
17903 S HOBART BLVD	6106015048	M1	HO-3
17807 S HOBART BLVD	6106015046	M1	HO-3
17831 S HOBART BLVD	6106015045	M1	HO-3
17815 S HOBART BLVD	6106015051	M1	HO-3
17850 S WESTERN AVE	6106015013	M1	HO-5
17810 S WESTERN AVE	6106015058	M1	HO-5
NA	6106015057	M1	HO-5
17910 S WESTERN AVE	6106015056	M1	HO-5
17804 S WESTERN AVE	6106015055	M1	HO-5

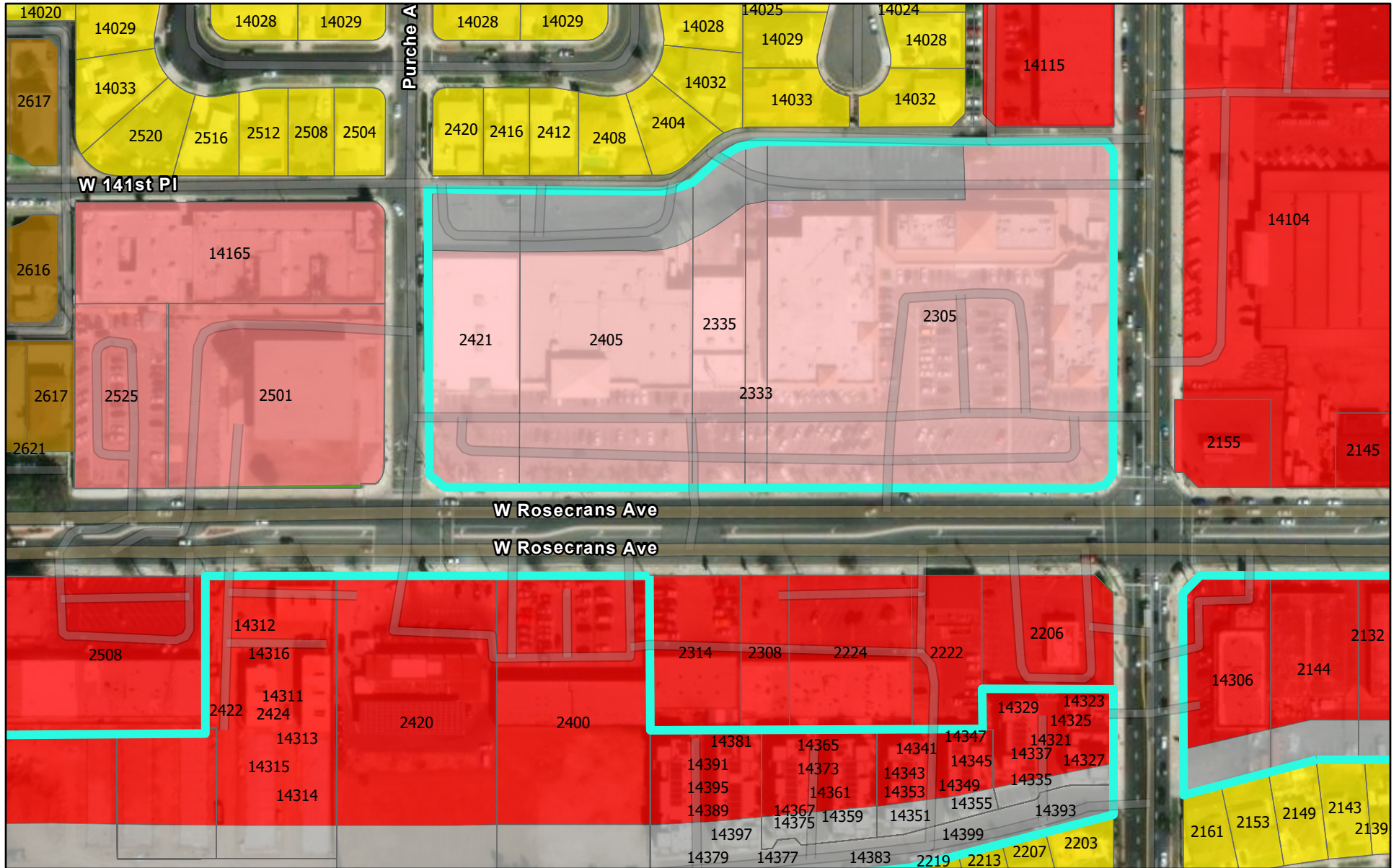
17840 S WESTERN AVE	6106015060	M1	HO-5
17820 S WESTERN AVE	6106015059	M1	HO-5
17920 S WESTERN AVE	6106015019	M1	HO-5
NA	6106019063	C3	HO-5
18016 S WESTERN AVE	6106019048	C3	HO-5
NA	6106019049	C3	HO-5
NA	6106019050	C3	HO-5
NA	6106019055	C3	HO-5
NA	6106019062	C3	HO-5
NA	6106019052	C3	HO-5
18110 S WESTERN AVE	6106019064	C3	HO-5
NA	6106019054	C3	HO-5
NA	6106019051	C3	HO-5
NA	6106019053	C3	HO-5

Artesia Corridor Properties

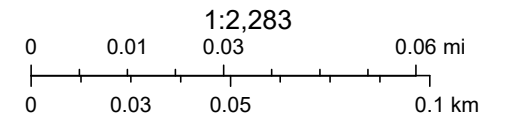
SP AREA	ADDRESS	AIN NUMBERS	NEW ZONING
1	17400 S. Western Ave. 17414 S. Western Ave. 17420 S. Western Ave. 1740 W. Artesia Blvd.	6106013033 6106013045 6106013046 6106013047	General Commercial (C-3)
2	1650 W. Artesia Blvd. 1610 W. Artesia Blvd.	6106013053 6106013049	Very High Density Residential (R-6)
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	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	Artesia Mixed-Use

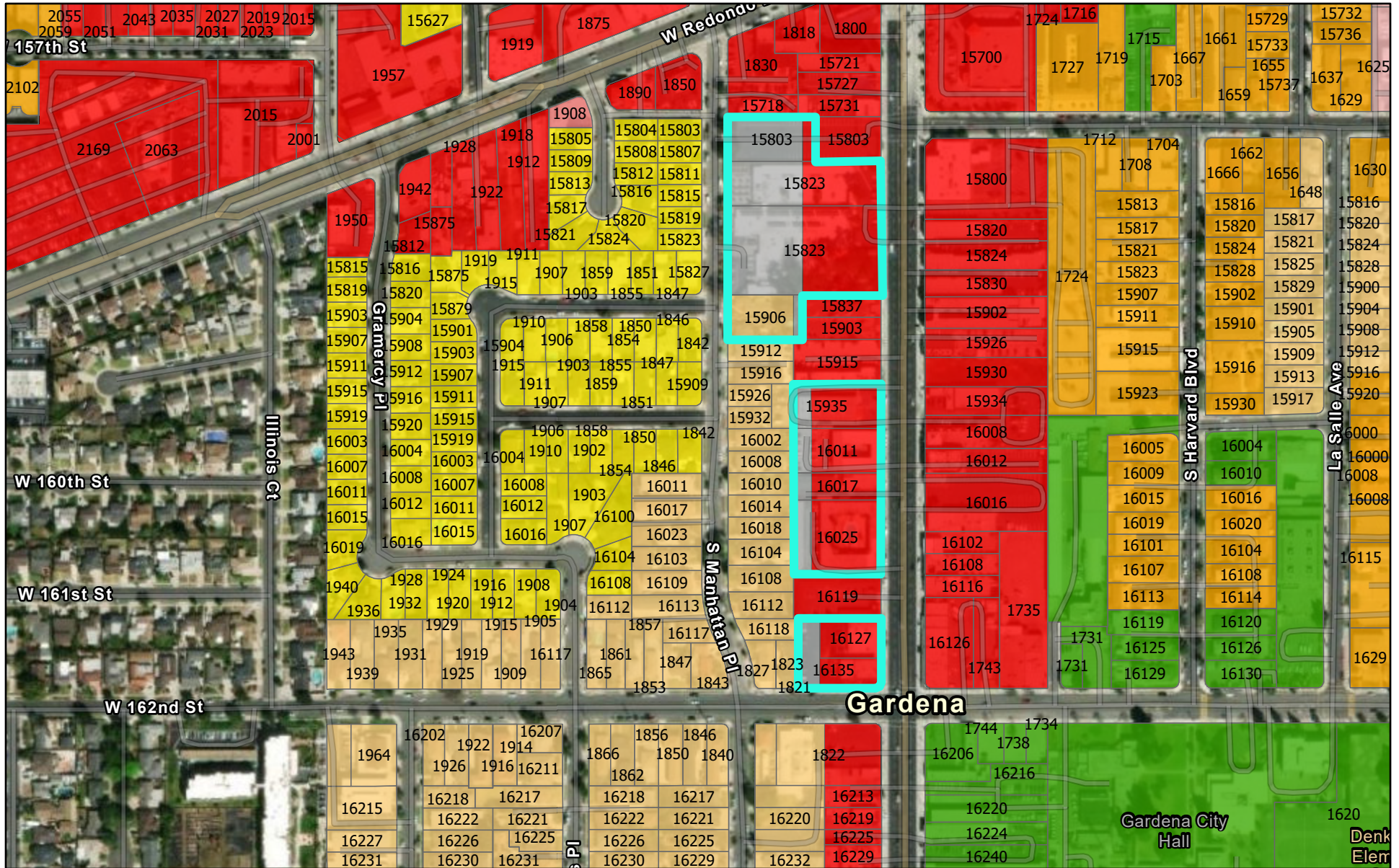
SP AREA	ADDRESS	AIN NUMBERS	NEW ZONING
	1604 Artesia Square 1608 Artesia Square No Address No Address No Address No Address No Address No Address	6106013154 - 6106013158 6106013086 - 6106013092 6106014046 6106014009 6106014010 6106014008 6106014011 6106014046 - 6106014055	
4/5	1450 W. Artesia Blvd. 1440 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)

Exhibit C



6/13/2024





6/13/2024

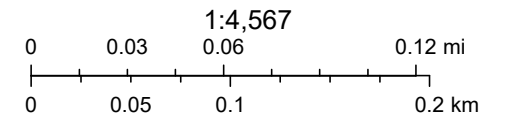


Exhibit D

APN	Address	Current Zoning	EIR Proposed Zoning Designation	Revised Zoning Designation
4066012004	16017 S WESTERN AVE	C3/MUO/P	C3/HO-5	C3/HO-5
6106038025	1440 W 178TH ST	M1/P	M1/HO-4	M1/HO-4
6106038021	1446 W 178TH ST	M1/P	M1/HO-4	M1/HO-4
6106038023	1406 W 178TH ST	M1/P	M1/HO-4	M1/HO-4
6106038022	1402 W 178TH ST	M1/P	M1/HO-4	M1/HO-4
6106038024	1440 W 178TH ST	M1/P	M1/HO-4	M1/HO-4
6106038016	1468 W 178TH ST	M1/P	M1/HO-4	M1/HO-4
6106038017	1480 W 178TH ST	M1/P	M1/HO-4	M1/HO-4
6114019022	1150 W ROSECRANS AVE	C3/P	C3/HO-5	C3
6114019011	1140 W ROSECRANS AVE	C3/P	C3/HO-5	C3
4066012029	16011 S WESTERN AVE	C3/MUO/P	C3/HO-5	C3/MUO
4066012027	16135 S WESTERN AVE	C3/MUO/P	C3/HO-5	C3/MUO
4066012005	16025 S WESTERN AVE	C3/MUO/P	C3/HO-5	C3/MUO
4066011019	15823 S WESTERN AVE	C3/MUO/P	C3/HO-5	C3/MUO
4066011011	15803 S WESTERN AVE	C3/P	C3/HO-5	C3
4059018007	2335 W ROSECRANS AVE	C2/MUO/P	C2/MUO	C2/MUO
4059018008	2333 W ROSECRANS AVE	C2/MUO/P	C2/MUO	C2/MUO
4062001005	2114 W ROSECRANS AVE	C3/MUO/P	C3/MUO	C3/MUO
4062001001	14306 VAN NESS AVE	C3/MUO/P	C3/MUO	C3/MUO
4062001003	2132 W ROSECRANS AVE	C3/MUO/P	C3/MUO	C3/MUO
4062001002	2144 W ROSECRANS AVE	C3/MUO/P	C3/MUO	C3/MUO
4062001004	2122 W ROSECRANS AVE	C3/MUO/P	C3/MUO	C3/MUO
4062001006	2104 W ROSECRANS AVE	C3/MUO/P	C3/MUO	C3/MUO
4062001008	2040 W ROSECRANS AVE	C3/MUO/P	C3/MUO	C3/MUO
4062001007	2094 W ROSECRANS AVE	C3/MUO/P	C3/MUO	C3/MUO
4062001034	2016 W ROSECRANS AVE	C3/MUO/P	C3/MUO	C3/MUO
4064003040	0	C3/MUO/P	C3/MUO	C3/MUO
4064003030	2400 W ROSECRANS AVE	C3/MUO/P	C3/MUO	C3/MUO
4066011016	15906 S MANHATTAN PL	R2/P	R2	R2
4064003041	2420 W ROSECRANS AVE	C3/MUO/P	C3/MUO	C3/MUO
4059018012	2305 W ROSECRANS AVE	C2/MUO/P	C2/MUO	C2/MUO
4059018014	2405 W ROSECRANS AVE	C2/MUO/P	C2/MUO	C2/MUO
4059018004	2421 W ROSECRANS AVE	C2/MUO/P	C2/MUO	C2/MUO
4066012036	15935 S WESTERN AVE	C3/MUO/P/R2	C3/HO-5	C3/MUO
4064003060	0	C3/MUO/P	C3/MUO	C3/MUO
4064003058	0	C3/MUO/P	C3/MUO	C3/MUO
4064003059	0	C3/MUO/P	C3/MUO	C3/MUO
4064003053	0	C3/MUO/P	C3/MUO	C3/MUO
4064003056	0	C3/MUO/P	C3/MUO	C3/MUO
4064003057	0	C3/MUO/P	C3/MUO	C3/MUO
4064003061	0	C3/MUO/P	C3/MUO	C3/MUO
4064003055	0	C3/MUO/P	C3/MUO	C3/MUO
4064003054	0	C3/MUO/P	C3/MUO	C3/MUO
4064003064	0	C3/MUO/P	C3/MUO	C3/MUO

4064003062	0	C3/MUO/P	C3/MUO	C3/MUO
4064003065	0	C3/MUO/P	C3/MUO	C3/MUO
4064003068	0	C3/MUO/P	C3/MUO	C3/MUO
4064003066	0	C3/MUO/P	C3/MUO	C3/MUO
4064003067	0	C3/MUO/P	C3/MUO	C3/MUO
4064003063	0	C3/MUO/P	C3/MUO	C3/MUO
4064003069	0	C3/MUO/P	C3/MUO	C3/MUO
4064003074	0	C3/MUO/P	C3/MUO	C3/MUO
4064003081	0	C3/MUO/P	C3/MUO	C3/MUO
4064003077	0	C3/MUO/P	C3/MUO	C3/MUO
4064003078	0	C3/MUO/P	C3/MUO	C3/MUO
4064003070	0	C3/MUO/P	C3/MUO	C3/MUO
4064003071	0	C3/MUO/P	C3/MUO	C3/MUO
4064003073	0	C3/MUO/P	C3/MUO	C3/MUO
4064003075	0	C3/MUO/P	C3/MUO	C3/MUO
4064003076	0	C3/MUO/P	C3/MUO	C3/MUO
4064003072	0	C3/MUO/P	C3/MUO	C3/MUO
4064003079	0	C3/MUO/P	C3/MUO	C3/MUO
4064003083	0	C3/MUO/P	C3/MUO	C3/MUO
4064003080	0	C3/MUO/P	C3/MUO	C3/MUO
4064003082	0	C3/MUO/P	C3/MUO	C3/MUO
6103009061	1444 W ROSECRANS AVE	C3/MUO/P	C3/HO-6	C3/MUO
6106038020	1460 W 178TH ST	M1/P	M1/HO-4	M1
4064003044	14321 VAN NESS AVE	C3/MUO/P	C3/MUO	C3/MUO
4064003046	14325 VAN NESS AVE	C3/MUO/P	C3/MUO	C3/MUO
4064003052	14331 VAN NESS AVE	C3/MUO/P	C3/MUO	C3/MUO
4064003045	14323 VAN NESS AVE	C3/MUO/P	C3/MUO	C3/MUO
4064003047	14327 VAN NESS AVE	C3/MUO/P	C3/MUO	C3/MUO
4064003050	14335 VAN NESS AVE	C3/MUO/P	C3/MUO	C3/MUO
4064003048	14329 VAN NESS AVE	C3/MUO/P	C3/MUO	C3/MUO
4064003051	14333 VAN NESS AVE	C3/MUO/P	C3/MUO	C3/MUO
4064003049	14337 VAN NESS AVE	C3/MUO/P	C3/MUO	C3/MUO



Exhibit E

City of Gardena General Plan, Zoning Code & Zoning Map Amendment Project FINAL ENVIRONMENTAL IMPACT REPORT

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Mitigation Measures	Implementation Timing	Responsible Party	Monitoring Party	Verification		
				Initials	Date	Remarks
AIR QUALITY						
<p>AQ-1: <u>Dust Control</u>. The construction plans and specifications and construction permitting for future development projects shall ensure to the satisfaction of the City of Gardena Community Development Department that the following dust suppression measures in the SCAQMD CEQA Air Quality Handbook will be implemented by the construction contractor to reduce the project’s emissions:</p> <ul style="list-style-type: none"> • Revegetate disturbed areas. • Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph. • Sweep all streets once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). • Install “shaker plates” prior to construction activity where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment prior to leaving the site. 	<p>Prior to the issuance of grading or building permits, whichever occurs first</p>	<p>Project proponent</p>	<p>City of Gardena Community Development Department</p>			



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Mitigation Measures	Implementation Timing	Responsible Party	Monitoring Party	Verification		
				Initials	Date	Remarks
<ul style="list-style-type: none"> • Pave, water, or chemically stabilize all onsite roads. • Minimize at all times the area disturbed by clearing, grading, earthmoving, or excavation operations. 						
<p>AQ-2: <u>Tier 4 Construction Equipment</u>. Construction plans and specifications and construction permitting shall include to the satisfaction of the City of Gardena Community Development Department the requirement that for construction equipment greater than 150 horsepower (>150 HP), the construction contractor shall use off-road diesel construction equipment that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 4 emissions standards during all construction phases and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer’s specifications.</p>	<p>Prior to the issuance of grading or building permits, whichever occurs first</p>	<p>Project proponent</p>	<p>City of Gardena Community Development Department</p>			
<p>AQ-3: <u>Low VOC Paints</u>. Construction plans and specifications and construction permitting shall include to the satisfaction of the City of</p>	<p>Prior to the issuance of grading or</p>	<p>Project proponent</p>	<p>City of Gardena Community</p>			



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Mitigation Measures	Implementation Timing	Responsible Party	Monitoring Party	Verification		
				Initials	Date	Remarks
Gardena Community Development Department the requirement that “Super-Compliant” low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD’s Rule 1113. Super-Compliant low VOC paints shall be no more than 10 grams per liter (g/L) of VOC.	building permits, whichever occurs first		Development Department			
AQ-4: <u>Electric Construction Equipment</u> . Construction plans and specifications and construction permitting shall state to the satisfaction of the City of Gardena Community Development Department that the construction contractor shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site, if available rather than electrical generators powered by internal combustion engines.	Prior to the issuance of grading or building permits, whichever occurs first	Project proponent	City of Gardena Community Development Department			
AQ-5: <u>Alternative Fueled Construction Equipment</u> . Construction plans and specifications and construction permitting shall require to the satisfaction of the City of Gardena Community Development Department that the construction contractor use alternative fueled, engine retrofit	Prior to the issuance of grading or building permits, whichever occurs first	Project proponent	City of Gardena Community Development Department			



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Mitigation Measures	Implementation Timing	Responsible Party	Monitoring Party	Verification		
				Initials	Date	Remarks
technology, after-treatment products (e.g., diesel oxidation catalysts, diesel particulate filters), and/or other options as they become available, including all off-road and portable diesel-powered equipment.						
AQ-6: <u>Construction Equipment Maintenance</u> . Construction plans and specifications and construction permitting shall require to the satisfaction of the City of Gardena Community Development Department that construction equipment be maintained in good operation condition to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer’s specification. Maintenance records shall be available at the construction site for City verification.	Prior to the issuance of grading or building permits, whichever occurs first and on-going during construction activities	Project proponent	City of Gardena Community Development Department			
AQ-7: <u>Construction Vehicle Maintenance Plan</u> . Prior to the issuance of any grading permits, the applicant and/or building operators shall submit construction plans and a construction vehicle management plan to the City of Gardena Community Development Department denoting the proposed schedule	Prior to the issuance of grading or building permits, whichever occurs first and	Project proponent	City of Gardena Community Development Department			



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Mitigation Measures	Implementation Timing	Responsible Party	Monitoring Party	Verification		
				Initials	Date	Remarks
and projected equipment use. The construction vehicle management plan shall include such things as: idling time requirements; requiring hour meters on equipment; documenting the serial number, horsepower, age, and fuel of all onsite equipment. The plan shall include that California state law requires equipment fleets to limit idling to no more than 5 minutes. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project as determined by the City. Contractors shall also conform to any construction measures imposed by SCAQMD and the City of Gardena Community Development Department.	on-going during construction activities					
CULTURAL RESOURCES						
CUL-1: Applicants for future proposed projects involving sites with intact extant building(s) more than 45 years old shall provide a historic resource technical study, prepared by a qualified architectural historian meeting Secretary of the Interior Standards, evaluating the significance and data potential of the	Prior to the issuance of demolition or grading permits, whichever occurs first	Project proponent	City of Gardena Community Development Department			



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Mitigation Measures	Implementation Timing	Responsible Party	Monitoring Party	Verification		
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<p>resource under CEQA. If significance criteria are met, detailed mitigation recommendations shall be required as part of the technical study. Development of mitigation measures shall consult <i>The Secretary of the Interior's Standards for the Treatment of Historic Properties</i> to provide guidance for the preservation, rehabilitation, restoration, and reconstruction of historic buildings. When referring to these guidelines, the direct and indirect impacts of the project on a historic resource shall be considered to determine an appropriate treatment for a historic property. In the event a historic building/structure is recommended eligible for listing (as the result of the technical study) but will be demolished or partially demolished as the result of the project, the drafting of a Historic American Building Survey-like (HABS-like) or Historic American Engineering Record-like (HAER-like) may be recommended as part of mitigation. If a <i>listed</i> historic building or structure will be demolished or partially demolished as the result of the project a full HABS or HAER document shall be prepared. Consultation with California SHPO shall be required to determine</p>						



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the level of documentation required on a case-by-case basis to be determined in consultation with the City of Gardena Community Development Department and a qualified architectural historian meeting Secretary of the Interior Standards.						
CUL-2: Applicants for future proposed ground disturbing projects shall be required to either: (1) provide a technical cultural resources assessment consisting of a record search, survey, background context and project specific recommendations performed by a qualified archaeologist meeting Secretary of the Interior Standards to the City of Gardena for review and approval; or if Applicants choose not to provide a technical cultural resources assessment (2) provide documentation to the City of Gardena demonstrating full-time monitoring by an archaeologist and a Native American monitor. If resources are known or reasonably anticipated, the recommendations shall provide a detailed mitigation plan which shall require monitoring during grading and other earthmoving activities in undisturbed sediments, provide a treatment plan for	Prior to the issuance of grading permits	Project proponent	City of Gardena Community Development Department			



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Mitigation Measures	Implementation Timing	Responsible Party	Monitoring Party	Verification		
				Initials	Date	Remarks
potential resources that includes data to be collected, requires professional identification, other special studies as appropriate, requires curation at a repository for artifacts meeting significance criteria, requires a comprehensive final mitigation compliance report including a catalog of specimens with museum numbers and an appendix containing a letter from the museum stating that they are in possession of the materials.						
GEOLOGY AND SOILS						
GEO-1: Applicants for future proposed projects with planned impacts in undisturbed or native sediments (i.e., sediments that have not been moved or displaced since they were naturally deposited) ranked moderate or above shall be required to either (1) provide a technical paleontological assessment consisting of a record search, survey, background context and project specific recommendations performed by a qualified professional paleontologist who meets the standards set forth by the Society of Vertebrate Paleontology or (2) agree to monitoring all excavations below five feet. If resources are known or reasonably anticipated,	Prior to the issuance of grading permits	Project proponent	City of Gardena Community Development Department			



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Mitigation Measures	Implementation Timing	Responsible Party	Monitoring Party	Verification		
				Initials	Date	Remarks
the recommendations shall provide a detailed mitigation plan which shall require monitoring during grading and other earthmoving activities in undisturbed sediments, provide a fossil recovery protocol that includes data to be collected, require professional identification, radiocarbon dates and other special studies as appropriate, require curation at a local curation facility such as the John D. Cooper Center operated by the County of Orange for fossils meeting significance criteria, require a comprehensive final mitigation compliance report including a catalog of fossil specimens with museum numbers and an appendix containing a letter from the museum stating that they are in possession of the fossils.						
NOISE						
NOI-1: Prior to issuance of a grading permit, a project applicant shall contract for a site-specific noise study for a parcel within 500 feet of a sensitive use. The noise study shall be performed by an acoustic consultant experienced in such studies, and the consultant's qualifications and methodology to be used in the study must be presented to City	Prior to the issuance of grading permits	Project proponent	City of Gardena Community Development Department			



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Mitigation Measures	Implementation Timing	Responsible Party	Monitoring Party	Verification		
				Initials	Date	Remarks
staff for consideration. The site-specific acoustic study shall specifically identify potential project impacts upon off-site sensitive uses due to construction. Mitigation shall be required if noise levels exceed 65 dBA.						
NOI-2: Applicants for future proposed projects whose construction utilizes pile drivers within 200 feet of existing buildings or vibratory rollers within 50 feet of existing buildings shall be required to prepare a vibration impact study which would be required to include a detailed mitigation plan to avoid any potential significant impacts to existing structures due to groundborne vibrations, based on the California Department of Transportation’s Construction Vibration Guidance Manual.	Prior to the issuance of grading permits	Project proponent	City of Gardena Community Development Department			

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 Ordinance, being **Ordinance No. 1873** 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 regular meeting of said City Council held on the **13th day of August 2024**, and that the same was so passed and adopted by the following roll call vote:

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

NOES: NONE

ABSENT: NONE

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

(SEAL)