

ORDINANCE NO. 1878

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING SECTION 18.08.010 OF THE GARDENA MUNICIPAL CODE RELATING TO ESTABLISHED ZONES, AMENDING THE GARDENA ZONING MAP BY REZONING THE 5.25 ACRE PROPERTY LOCATED AT 16829, 16835, and 16907 SOUTH NORMANDIE AVENUE TO NORMANDIE CROSSING SPECIFIC PLAN, REZONING THE 0.11 ACRE PROPERTY LOCATED AT 16964 BRIGHTON AVENUE TO SINGLE FAMILY RESIDENTIAL, REZONING THE 0.43 ACRE PROPERTY LOCATED AT THE EASTERN EDGE OF THE SPECIFIC PLAN AREA TO OFFICIAL, APPROVING THE NORMANDIE CROSSING SPECIFIC PLAN, INCLUDING THE SITE PLAN CONTAINED THEREIN, APPROVING A DEVELOPMENT AGREEMENT, AND APPROVING AN AFFORDABLE HOUSING AGREEMENT RELATING TO THE NORMANDIE CROSSING SPECIFIC PLAN

WHEREAS, on December 22, 2021 16911 Normandie Associates, LLC (“Developer”), filed an application for a General Plan Amendment to the Land Use Plan (the “General Plan Amendment”), Specific Plan, Zone Change, Zoning Code Amendment, Vesting Tentative Tract Map, and Site Plan Review to develop a 273 unit apartment building and 76 townhome style units on a total of 5.25 acres located at 16829, 16835, and 16907 South Normandie Avenue (APN ## 6106-030-011, 6106-030-015, 6106-030-016 - 6106-030-017) (the “Property”); and

WHEREAS, on December 22, 2022, Developer amended its project to develop a 328 unit apartment building and 75 townhomes on the Property; and

WHEREAS, the City determined that in addition to the residential development and needed entitlements proposed by Developer, the project should also include revisions to the General Plan land use designations and zoning for two adjacent properties on the same block as the Project to match the actual uses of the properties. Specifically, for the property located at 16964 Brighton Avenue (APN# 6106-030-008), change the General Plan Amendment from Industrial to Single Family Residential and change the zoning from General Industrial (M-2) to Single Family Residential (R-1); and for the property just to the east of the Project site owned by the Southern Pacific Railroad (APN# 6106-030-800), change the General Plan land use designation from Industrial to Public/Institutional and change the zoning from General Industrial (M-2) to Official (O); and

WHEREAS, the General Plan Amendments, Specific Plan, Zone Changes, Zoning Code Amendment, Development Agreement, Site Plan Review, and Vesting Tentative Tract Map are collectively referred to as the Project; and

WHEREAS, on March 19, 2024, the Planning Commission of the City of Gardena held a duly, noticed public hearing on the Project at which time it considered all evidence presented, both written and oral; and

WHEREAS, on April 2, 2024, the Planning Commission adopted PC Resolution No. 4-24, recommending that the City Council certify the Environmental Impact Report, but did not recommend approval of the Project; and

WHEREAS, after the Planning Commission's actions, Developer attended a community meeting where the project was discussed; and

WHEREAS, on September 30, 2024, Developer submitted revised plans to the City for a new alternative to be considered which consists of 70 fewer units in the apartment building and a reduction in height level from ground floor from seven stories to five stories, with one underground level of parking (hereafter the "Community Input Alternative;" and

WHEREAS, on December 3, 2024, the Planning Commission held a duly noticed public hearing on the Project, including revisions to the Final EIR to address the new Community Input Alternative submitted by the Developer; and

WHEREAS, at the close of the public hearing the Planning Commission recommended that the City Council certify the Revised Final EIR, make CEQA findings regarding mitigation measures and alternatives, adopt a statement of overriding considerations, and approve all of the requested entitlements for the Community Input Alternative; and

WHEREAS, on January 14, 2025, the City Council of the City of Gardena held a duly noticed hearing on the Project;

WHEREAS, after the close of the public hearing and prior to adopting this Resolution, the City Council adopted Resolution No. 6683 certifying the EIR, adopting the Mitigation Monitoring and Reporting Program, making findings with regard to alternatives and mitigation measures; and adopting a statement of overriding considerations;

WHEREAS, after the close of the public hearing and prior to adopting this Ordinance the City Council also adopted Resolution No. 6684 approving the General Plan Amendment; and

WHEREAS, the Site Plan is incorporated into the Specific Plan and therefore requires approval by the City Council;

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

SECTION 1. Specific Plan Findings.

*Normandie Crossing Specific Plan
SP #1-21; ZC #4-21; ZTA #6-21; SPR #11-21; & DA #2-21*

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A. The Normandie Crossing Specific Plan will act as the zoning for the Property and establishes the permitted uses and development standards that apply to the Project.

B. The Specific Plan contains all of the requirements required by Government Code section 65451.

SECTION 2. Findings – Zoning Entitlements. The City Council of the City of Gardena does hereby find as follows with regard to the Normandie Crossing Specific Plan, associated zone changes for the Specific Plan area, and zoning code amendment (collectively, “Specific Plan Zoning Entitlements”):

A. The Zoning Code Amendment establishes a new zone, the Normandie Crossing Specific Plan zone. Creation of this zone is desirable and necessary to implement the proposed Project as the land use designation of the Specific Plan Property was changed to Specific Plan. Without amending the Gardena Zoning Code, the current zoning would not permit this residential development.

B. The Specific Plan Zoning Entitlements will allow the development of a high-density, 333-unit residential development consisting of a 258 first-class apartment project and 75 townhome style condominium units in the southern portion of Gardena. The apartment building will provide seven affordable units for moderate income households, providing a variety of new and needed housing opportunities in the City. The 258 market rate units satisfies approximately 10 percent of the City’s Regional Housing Needs Assessment (RHNA) allocation for above-moderate housing for the Sixth Cycle Housing Element. A majority of the Specific Plan area, 3.9 acres, was not included on the Site Inventory for the City’s 6th Cycle Housing Element because the residential development was already being discussed with the City and the project is listed in the Housing Element as a pending project and the 403 units were accounted for in determining the City’s remaining RHNA obligation.

C. The Specific Plan Zoning Entitlements will allow a residential development which will provide needed housing to nearby employers in the City of Gardena as well as the neighboring cities.

D. The Specific Plan Zoning Entitlements will allow a development which will help revitalize a site that is rundown and does not meet current development standards and improve safety conditions relating to the railway crossing and sidewalk on Normandie Avenue.

E. A residential development is more compatible with the surrounding properties which are residential on all sides. The existing zoning allows industrial uses.

F. The Specific Plan Zoning Entitlements will allow development which will provide the following benefits to the City:

1. As identified above, the City’s final RHNA allocation for the 6th Cycle of the Housing Element is 5,735 units, with 2,595 units being allocated to the above-moderate income level and 2,246 units allocated to lower income units. This Project will satisfy approximately 10 percent of the City’s above-moderate allocation and provide seven moderate income units.

2. The Project will help revitalize a site that does not meet current development standards and whose buildings are in a deteriorated condition.

3. The Project will provide the following one-time economic benefits from the construction:

a. The Project will provide numerous construction jobs amounting to the equivalent of 1,580 total job years. As the Project includes a commitment from the developer to implement a local hiring policy, this will benefit lower income individuals and individuals who live in the City. Additionally, there will be an indirect benefit of additional jobs created because of the construction jobs, amounting to approximately another 414 job years.

b. Construction is expected to create approximately \$109 million in total labor income, due to direct, indirect, and induced workers associate with the construction. Of that, \$80.9 million is projected to be paid to onsite construction employees, providing individuals with additional income to spend on services and goods in Gardena.

c. The principles of Developer also own Tasoro, a company which provides quality building materials for apartments and is located in Gardena. Use of these products will provide sales tax revenue to the City. Additionally, the Development Agreement provides for a local buying program for construction goods as well as a local hire program.

d. Developer will pay in-lieu park fees under the Subdivision Map Act of \$10,000 per unit on the 75 condominium units.

e. Developer will provide one-time construction-related revenues totaling over \$3 million, including construction fees, development impact fees, and sales tax from construction materials.

f. Each contractor that does business in the City will be required to obtain and pay for a City business license.

4. The Project will provide the following recurring annual revenues to the City:

a. The creation of approximately 73 jobs per year which includes 47 direct onsite jobs, plus indirect and induced jobs created in the local economy by residential spending.

b. Economic output associated with operations of approximately \$12.6 million per year in the local economy, of which \$7.1 million is attributable to the value of direct project operations and household spending.

c. Over \$455,538 in revenues per year, \$444,938 larger than the estimated revenues generated by the current use at the Property. This includes sales tax, property tax, utility tax, and other revenues generated from the new residential units.

5. Adding new residents to the City will create more residential spending in the City from people eating at local restaurants, shopping in Gardena, and using services in Gardena and will therefore help existing businesses and encourage new businesses.

6. The Project will help encourage people to use alternate means of transportation by providing one-month free transit passes to persons who sign a one-year lease.

7. The Project will provide off-site safety improvements by providing sidewalks along 169th street where there currently are none.

8. The Project will provide safety improvements by upgrading the railway crossing and sidewalks in front of the Project site along Normandie Avenue

G. Approval of the Specific Plan Zoning Entitlements is consistent with the General Plan.

1. Prior to adopting this Ordinance, the General Plan land use designation of this property was changed to Specific Plan so the Zone Change and adoption of the Specific Plan are consistent with the Land Use Plan.

2. The Zoning Changes implement a number of Goals of the Gardena General Plan including:

a. Land Use Plan Goal 1: Preserving and protecting existing single-family and low/medium density residential neighborhoods while promoting the development of additional high-quality housing types in the City;

b. Land Use Policy 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;

c. Land Use Policy 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multifamily residential developments;

d. Economic Development Plan Goal 3: Attract desirable businesses to locate in the City;

e. Community Design Plan Goal 1: Enhance the visual environmental and create a positive image of the City;

f. Community Design Plan Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City;

g. Circulation Plan Goal 1: Promote a safe and efficient circulation system that benefits residents and businesses, and integrates with the greater Los Angeles/South Bay transportation system;

h. Circulation Plan Goal 3: Promote alternative modes of transportation that are safe and efficient for commuters, and available to persons of all income levels and disabilities;

i. Housing Element Goal 3.0: Minimize the impact of governmental constraints on housing construction and cost;

j. Housing Element Goal 4.0: Provide adequate residential sites through appropriate land use and zoning to accommodate the City's share of regional housing needs;

k. Housing Element Goal 5.0: Promote equal opportunity for all residents to reside in the housing of their choice;

l. Conservation Plan Goal 2: Conserve and protect groundwater supply and water resources;

m. Conservation Plan Goal 3: Reduce the amount of solid waste produced in Gardena;

n. Conservation Plan Goal 4: Conserve energy resources through the use of technology and conservation methods;

o. Conservation Plan Goal 5: Protect the City's cultural resources;

p. Public Safety Plan Goal 1: Maintain a high level of fire and police protection for residents, businesses and visitors;

q. Public Safety Plan Goal 2: Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards;

r. Public Safety Plan Goal 4: Increase public awareness of crime and fire prevention, and emergency preparedness and procedures;

s. Noise Plan Goal 2: Incorporate noise considerations into land use planning decisions; and

t. Noise Plan Goal 3: Develop measures to control non-transportation noise impacts.

H. The Zoning Entitlements implement the public convenience, general welfare and good land use practice for the reasons set forth above.

SECTION 3. Additional Zoning Changes.

A. Approval of the zone change for the 0.11 acre parcel located at 16964 Brighton Avenue will bring the zoning into compliance with the use of the property at that location and the zone change will be consistent with the General Plan amendment.

B. Approval of the zone change for the 0.43 acre parcel located on the east side of the Specific Plan area will bring the zoning into compliance with the use of the property at that location and the zone change will be consistent with the General Plan amendment.

SECTION 4. Development Agreement Findings.

In addition to the benefits described above relating to the Specific Plan Zoning Entitlements, the Development Agreement provides the following additional benefits:

A. The Development Agreement will implement the Specific Plan and will provide the City with certain benefits that would otherwise be unattainable through the other land use approvals in exchange for providing valuable development rights of a high-density mixed-use housing project along with a 5 year entitlement with two 5 year extension options.

B. The Development Agreement provides that the developer will implement a hire and buy local policy which will assist local residents and businesses, as well as provide economic benefits to the City of Gardena through increased sales tax revenues.

C. The Development Agreement will provide for seven moderate income rental units in the City with a guaranteed affordability of 55 years.

SECTION 5. No Net Loss Findings.

A. The three parcels of land comprising the 1.36 acres on the northern portion of the development (APN 6106-030-015, 6106-030-016, and 6106-030-011) have a high density 30 general plan overlay and a zoning overlay of high density 30 (HO-4). These parcels were identified as inventory sites in the City’s 6th Cycle 2021 – 2029 Housing Element and there was to be a total of 31 moderate income units on these sites.

B. Pursuant to Government Code section 65863, the City must make sure development opportunities remain available throughout the planning period to accommodate the City’s regional housing needs allocation (RHNA), especially for lower and moderate income households. When the City approves a development on an inventory site with fewer units than shown in the Housing Element, it must make findings that the remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level and the approval is consistent with the adopted General Plan.

1. The City’s RHNA allocation for moderate income is 894 units; the 6th Cycle Housing Element identified sites for 1797 moderate income units, leaving a surplus of 913 units. Therefore, there are more than sufficient sites to provide for the fact that no moderate units will be built on the identified sites.

2. Prior to adopting this Ordinance, the City Council adopted Resolution No. 6684 changing the land use designation to Specific Plan. This project is consistent with the General Plan as amended and the Housing Element which included adequate surplus inventory to account for the situation that not all properties would develop with housing at the assumed income levels.

SECTION 6. Section 18.08.010 of the Gardena Municipal Code is hereby amended to read as follows:

18.08.010 Zones established.

In order to carry out the purposes and provisions of this title, the city is divided into several zones, known as follows:

- R-1 Single-family residential zone
- R-2 Low-density multiple-family residential zone
- R-3 Medium density multiple-family residential zone
- R-4 High density multiple-family residential zone
- M-U Mixed use overlay

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- C-R Commercial residential zone
- P Parking zone
- O Official zone
- C-P Business and professional office zone
- H-B Home business zone
- C-2 Commercial zone
- C-3 General commercial zone
- C-4 Heavy commercial zone
- M-1 Industrial zone
- M-2 General industrial zone
- SP Specific plan zones as follows:
 - Artesia Corridor Specific Plan
 - Ascot Village Specific Plan
 - Carnelian Specific Plan
 - Cottage Place Specific Plan
 - Emerald Square Specific Plan
 - Gardena Transit Oriented Development Specific Plan
 - Gardena Village Specific Plan
 - Normandie Crossing Specific Plan
 - Normandie Estates Specific Plan
 - Normandie Place Specific Plan
 - Redondo Village Specific Plan
 - Platinum Row Specific Plan

SECTION 7. Legislative Approvals.

Based on the findings set forth above:

A. The City Council hereby approves the zone change of the 3.9 acre parcel of the Specific Plan Area (APN # 6106-030-017) from General Industrial (M-2) to Normandie Crossing Specific Plan as shown in Exhibit A, attached hereto and incorporated herein by reference;

B. The City Council hereby approves the zone change of the 1.36 acre parcels of the Specific Plan Area (APN ## 6106-030-015, 6106-030-016, and 6106-030-011) from Industrial (M-1) with a High Density 30 Overlay (HO-4) to Normandie Crossing Specific Plan as shown in Exhibit A, attached hereto and incorporated herein by reference;

C. The City Council hereby approves the zone change to the 0.11 acre parcel (APN # 6106-030-008) from General Industrial (M-2) to Single-Family Residential (R-1) as shown on Exhibit A, attached hereto and incorporated herein by reference;

C. The City Council hereby approves the zone change to the 0.43 acre parcel located to the east of the Specific Plan area (APN # 6105-030-800) from General Industrial (M-2) to Official (O), as shown in Exhibit A, attached hereto and incorporated herein by reference;

D. The City Council hereby approves the Normandie Crossing Specific Plan, a copy of which is attached hereto as Exhibit B, subject to the conditions of approval attached hereto as Exhibit D, which exhibits are attached hereto and incorporated herein by reference.

E. The City Council hereby approves the Development Agreement attached hereto as Exhibit E, attached hereto and incorporated herein by reference.

SECTION 8. Site Plan Approval.

The Site Plan for the Project is included as Exhibit A to the Specific Plan and is approved as part of the Specific Plan. The plans being approved are dated November 1, 2024, and attached hereto as Exhibit C. The City Council makes the following findings with regard to the Site Plan:

A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with the applicable standards:

Analysis: The project is consistent with the applicable standards as the standards are set forth in the Normandie Crossing Specific Plan and the Project implements this Plan.

B. The development is consistent with the intent and general purpose of the general plan and provisions of the Zoning Code:

Analysis: The Land Use Designation for the Property is Specific Plan and the zoning is Normandie Crossing Specific Plan. As the development implements the Specific Plan, it is consistent with both the General Plan land use designation and the zoning. Additionally, the development implements numerous other goals and policies of the Specific Plan as outlined above.

C. The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development:

Analysis: The development has been reviewed by the Gardena Police Department and the Los Angeles County Fire Department. Neither Department has raised any issues regarding the ability to provide services. Additionally, the project has received will serve letters from the various utilities.

D. The project is compatible with the surrounding sites and neighborhoods:

Analysis: The project is a high-density residential project located on a major collector street. Property immediately to the north is developed with an SRO project that has density of 90 units/acre. The density of the apartment building, which is along Normandie Avenue, is 120 units/acre. The apartment buildings are buffered from the existing residential zones to the west and south by the 3-story townhome units which have a density of 24 units/acre.

E. The project has been determined to be exempt from CEQA or the appropriate environmental document has been completed and required findings have been made:

Analysis: An EIR has been prepared for the Project in accordance with CEQA and the CEQA Guidelines.

SECTION 9. 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 10. 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 11. 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.

SECTION 12. Effective Date. This Ordinance shall not become effective or be in force until thirty (30) days from and after the date of its adoption.

Normandie Crossing Specific Plan
SP #1-21; ZC #4-21; ZTA #6-21; SPR #11-21; & DA #2-21

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Passed, approved, and adopted this 28th day of January, 2025.

Tasha Cerda, Mayor

TASHA CERDA, Mayor

ATTEST:

Mina Semenza

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez

CARMEN VASQUEZ, City Attorney

on the findings set forth above:

- Exhibit A – Normandie Crossing Specific Plan Zone Change for ZC #4-21
- Exhibit B – Normandie Crossing Specific Plan
- Exhibit C – Project Plans
- Exhibit D – Conditions of Approval
- Exhibit E – Development Agreement
- Exhibit F – Draft Affordable Housing Agreement

Exhibit A

Adopted Zone Change #4-21



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. 1878** 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 **28th day of January 2025**, and that the same was so passed and adopted by the following roll call vote:

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

NOES: COUNCIL MEMBERS FRANCIS AND LOVE

ABSENT: NONE

Becky Romero

for City Clerk of the City of Gardena, California

(SEAL)