

RESOLUTION NO. 6684

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING THE LAND USE PLAN OF THE CITY OF GARDENA GENERAL PLAN BY CHANGING THE LAND USE DESIGNATION OF THE 5.25 ACRE PROPERTY LOCATED AT 16829, 16835, AND 16907 SOUTH NORMANDIE AVENUE TO SPECIFIC PLAN, CHANGING THE LAND USE DESIGNATION OF THE 0.11 ACRE PROPERTY LOCATED AT 16964 BRIGHTON AVENUE TO SINGLE FAMILY RESIDENTIAL, CHANGING THE LAND USE DESIGNATION OF THE 0.43 ACRE PROPERTY LOCATED AT THE EASTERN EDGE OF THE SPECIFIC PLAN AREA TO PUBLIC/INSTITUTIONAL AND MAKING MINOR TEXT CHANGES TO THE LAND USE 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 Amendments, 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, but did not recommend approval of the Project; 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 and Updated 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; and

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;

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

SECTION 1. The City Council of the City of Gardena does hereby find that the General Plan Amendments changing the land use designation of the 3.9 acre parcel (APN # 6106-030-017) shown on Exhibit A from Industrial to Specific Plan, and changing the land use designation of the 1.36 acre parcels (APN ## 6106-030-015, 6106-030-016, and 6106-030-011) from Industrial with a High Density 30 Overlay to Specific Plan as shown on Exhibit A and amending the text of the Land Use Plan as shown on Exhibit B is in the public interest for the following reasons:

A. The General Plan Amendment will allow the development of a high-density, 333-unit, residential development made up of 75-townhome style units and 258 first-class apartment units which will provide new and needed housing opportunities in the City. These residential units will provide numerous amenities for the occupants.

B. The General Plan Amendment will allow development of housing which will satisfy approximately 10 percent of the City’s Regional Housing Needs Assessment (RHNA) allocation for above-moderate housing and provide seven units for moderate income units for the Sixth Cycle Housing Element.

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

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

E. The General Plan Amendment which will allow residential uses is more compatible with the surrounding neighborhood than the current designation which allows industrial uses adjacent to residential uses. The High Density 30 overlay already allowed residential development of a portion of the project site.

F. The General Plan Amendment 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; and.

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; and

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; and

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

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; and

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; and

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; and

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 text changes to the Land Use Plan, as shown in Exhibit B, reflect the updates to Table LU-1 to include the Project.

H. Approval of the General Plan Amendment is consistent with other goals of the General Plan:

1. 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;
2. Economic Development Plan Goal 3: Attract desirable businesses to locate in the City;
3. Community Design Plan Goal 1: Enhance the visual environmental and create a positive image of the City;
4. Community Design Plan Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City;
5. 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.
6. 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;
7. Housing Element Goal 3.0: Minimize the impact of governmental constraints on housing construction and cost;
8. 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;
9. Housing Element Goal 5.0: Promote equal opportunity for all residents to reside in the housing of their choice;
10. Conservation Plan Goal 2: Conserve and protect groundwater supply and water resources;
11. Conservation Plan Goal 3: Reduce the amount of solid waste produced in Gardena;
12. Conservation Plan Goal 4: Conserve energy resources through the use of technology and conservation methods;

13. Conservation Plan Goal 5: Protect the City's cultural resources;
14. Public Safety Plan Goal 1: Maintain a high level of fire and police protection for residents, businesses and visitors;
15. Public Safety Plan Goal 2: Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards;
16. Public Safety Plan Goal 4: Increase public awareness of crime and fire prevention, and emergency preparedness and procedures;
17. Noise Plan Goal 2: Incorporate noise considerations into land use planning decisions; and
18. Noise Plan Goal 3: Develop measures to control non-transportation noise impacts.

I. The General Plan Amendment allows the adoption of the Normandie Crossing Specific Plan. Without this change, the development cannot be built.

J. As demonstrated by the EIR which was certified pursuant to Resolution No. 6683, the Project, including the General Plan Amendment, will not be detrimental to the public health, safety and general welfare. The only impact which was significant and unavoidable was construction noise, which is temporary in nature.

K. The General Plan Amendment will not adversely affect the orderly development of property or the preservation of property values. The General Plan Amendment allows a development which will replace decades-old buildings that are in a state of disrepair.

SECTION 2. The City Council of the City of Gardena does hereby find that the General Plan Amendment changing the land use designation of the 0.11 acre parcel (APN # 6106-030-008) shown on Exhibit A from Industrial to Single Family Residential is in the public interest as it will provide a land use designation that is consistent with the existing use of the property and consistent with the surrounding neighborhood uses which are residential.

SECTION 3. The City Council of the City of Gardena does hereby find that the General Plan Amendment changing the land use designation of the 0.43 acre parcel (APN # 6106-030-800) shown on Exhibit A from Industrial to Single Family Residential is in the public interest as it will provide a land use designation that is consistent with the existing use of the property.

SECTION 4. The City Council hereby approves the General Plan Amendments changing the General Plan Land Use Designations of the 3.9 acre parcel (APN # 6106-030-017) shown on Exhibit A from Industrial to Specific Plan, changing the land use designation of the 1.36 acre parcels (APN ## 6106-030-015, 6106-030-016, and 6106-030-011) from Industrial with a High Density 30 Overlay to Specific Plan as shown on Exhibit A, changing the land use designation of the 0.11 acre parcel (APN # 6106-030-008) shown on Exhibit A from Industrial to Single Family Residential, and changing the 0.43 acre parcel (APN 6106-030-800) shown on Exhibit A from Industrial to Public/Institutional. Additionally, the City Council approves the text changes to the City's Land Use Plan as shown on Exhibit B.

SECTION 5. 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 6. Custodian of Record. Each and every one of the findings and determinations in this Resolution 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 7. Certification. The City Clerk shall certify the passage of this resolution.

Normandie Crossing Specific Plan
GPA #3-21

Resolution No. 6684

SECTION 8. Effective Date. This ordinance shall not become effective or be in force until thirty (30) days from and after the date of its adoption.

Passed, approved, and adopted this 14th 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

Exhibit A – General Plan Land Use Changes for GPA #3-21

Exhibit B – General Plan Land Use Text Change

Exhibit A

Adopted General Plan Amendment #3-21



Exhibit B
Table LU-1 – Updated January
2025
Gardena Specific Plans

Specific Plans	Adoption Year	Location	Description
Emerald Square	1999	177 th St. between Budlong Ave. and Vermont Ave.	159 single-family homes within a 21.5-acre gated community.
Redondo Village	1999	Redondo Beach Blvd. west of Van Ness Ave.	Two gated residential communities consisting of 65 detached condominium units within a 5-acre gated community.
Gardena Village	1999	North side of Artesia Blvd. between Denker St. and Western Ave.	59 detached condominium units within a 5.7-acre gated community.
Cottage Place	2003	Budlong Ave. between 144 th St. and 146 th St.	35 detached condominium units within a 2.9-acre gated community.
Normandie Estates/Normandie Courtyard	2004/ 2019	Southeast corner of Normandie Ave. and 168 th St.	21 detached condominium units within a 1.5-acre gated community. In 2019, 9 more units added as Phase II within .71 additional acres.
Carnelian	2004	Vermont Ave. between 141 st St. and 135 th St.	101 single-family detached homes within an 11.4-acre gated community.
Normandie Place	2008	14532 – 14602 Normandie Ave.	12 single-family homes within a 38,280 square foot area.
Ascot Village	2011	1249 W. 139 th St.	14 single-family homes within a 43,000 square foot area
Platinum Row	2015	14504 S. Normandie Ave.	96 townhome development within a 4.69 acre property
Western Avenue	2017	16958 Western Ave.	46 attached condominium units within a 2.31-acre property
Gardena Transit Oriented Development	2021	12850 – 12900 Crenshaw Blvd.	265 residential units within a 1.33 acre property
1450 Artesia	2023	South east corner of Artesia Blvd. and Normandie Ave.	To be developed with industrial/commercial uses
Normandie Crossing	2025	Southwest corner of Normandie Ave and 169th Street	333 residential unit development

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

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6684** 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 **14th day of January 2025**, and that the same was so passed and adopted by the following roll call vote:

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

NOES: COUNCIL MEMBERS FRANCIS, AND LOVE

ABSENT: NONE

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

(SEAL)