



GARDENA CITY COUNCIL SPECIAL MEETING

Special Meeting Notice and Agenda

Website: www.cityofgardena.org

**Wednesday, February 15, 2023
6:00 p.m.**

TASHA CERDA, *Mayor*
PAULETTE C. FRANCIS, *Mayor Pro Tem*
MARK E. HENDERSON, *Council Member*
RODNEY G. TANAKA, *Council Member*
WANDA LOVE, *Council Member*

MINA SEMENZA, *City Clerk*
GUY H. MATO, *City Treasurer*
CLINT OSORIO, *City Manager*
CARMEN VASQUEZ, *City Attorney*
LISA KRANITZ, *Assistant City Attorney*

If you would like to participate in this meeting, you can participate via the following options:

1. **VIEW THE MEETING** live on **SPECTRUM CHANNEL 22** or **ONLINE** at youtube.com/CityofGardena
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.
3. **ATTEND THE MEETING IN PERSON**

PUBLIC COMMENT: The City Council will hear from the public on any item on agenda at the following times:

- Public Hearings – At the time for Public Hearings listed on the Agenda

If you wish to address the Council, please complete a "Speaker Request" form and present it to the City Clerk or Sergeant of Arms. You will be called to the podium by name when it is your turn to address the Council. Members of the public wishing to address the City Council will be given three (3) minutes to speak.

4. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone courteously;
- Listen to others respectfully;
- Exercise self-control;
- Give open-minded consideration to all viewpoints; Focus on the issues and avoid personalizing debate; and
- Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions

Thank you for your attendance and cooperation

1. **ROLL CALL**

2. **SPECIAL MEETING**

The City Council will hear from the public only on the items that have been described on this agenda (GC §54954.3) during the public hearing.

3. **PUBLIC HEARING ITEMS**

- 3.A [ENVIRONMENTAL ASSESSMENT #1-23, GENERAL PLAN AMENDMENT # 1-23](#)
Readoption of Revised 6th Cycle Housing Element for 2021 - 2029 period and finding that the adoption is subject to the common sense exemption of CEQA Guidelines section 15061(b)(3) as the Housing Element is a policy document

Staff Recommendation: Staff respectfully recommends that the City Council:

- Conduct a public hearing; and
- **Approve Resolution No. 6619** which readopts the Revised 6th Cycle Housing Element for 2021 – 2029 and makes a finding that the adoption is subject to the common sense exemption of CEQA Guidelines section 15061(b)(3) as the Housing Element is a policy document.

[Staff Report Housing Element Update.pdf](#)

[Attachment A- HCD Review dated September 22, 2022.pdf](#)

[Attachment B - Redlined version of Housing Element.pdf](#)

[Attachment C - Maps of Inventory Sites.pdf](#)

[Attachment D - Memo dated January 17, 2023.pdf](#)

[Attachment E - Environmental Justice Map.pdf](#)

[Resolution No. 6619 Housing Element.docx.pdf](#)

3.B [ENVIRONMENTAL ASSESSMENT #2-23, GENERAL PLAN AMENDMENT # 2-23, ZONE CHANGE #1-23, ZONE TEXT AMENDMENT #1-23](#)

Adoption of Resolution No. 6620 Updating the Land Use Plan, including changes to the Land Use Map and adoption of Urgency Ordinance No. 1847, amending the Zoning Code and revising the Zoning Map both subject to findings of exemption under CEQA Guidelines sections 15061(b)(3) - the common sense exemption and 15308 for protection of the environment. Also adoption of Resolution No. 6621 adopting a color palette for buildings, fences, and walls subject to finding of exemption under CEQA Guidelines section 15061(b)(3) - the common sense exemption.

Staff Recommendation: Staff respectfully recommends the City Council:

- Conduct a public hearing; and
- **Approve Resolution No. 6620**, adopting the Update to the Land Use Plan, including an amended Land Use Map, with CEQA exemption determination under CEQA Guidelines 15061(b)(3) and 15308 (*Requires a majority vote of total Council*); and
- **Adopt Urgency Ordinance No. 1847**, amending Title 18 of the Gardena Municipal Code and revising the City's Zoning Map, with CEQA exemption determination under CEQA Guidelines 15061(b)(3) and 15308 (*Requires a 4/5 vote*).
- **Approve Resolution No. 6621**, adopting a color palette for residential design criteria, with CEQA exemption determination under CEQA Guidelines 15061(b)(3)

[Staff Report for Land Use and Zoning Changes.pdf](#)

[Attachment A - Comparison Chart.pdf](#)

[Attachment B - Zoning Summary.pdf](#)

[Attachment C - Resolution 6620- adopting Land Use Plan.pdf](#)

[Exhibit A Land Use Plan.pdf](#)

[Exhibit B Use Map \(in 5 sections\).pdf](#)

[Exhibit C Parcel List.pdf](#)

[Attachment D - Urgency Ordinance No. 1847 - adopting Zoning Changes.docx.pdf](#)

[Exhibit A Zoning Maps.pdf](#)

[Exhibit B Parcel List.pdf](#)

[Attachment E - Resolution No. 6621 - adopting Color Palette.pdf](#)

[Exhibit A Color List.pdf](#)

4. ADJOURNMENT

The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00 p.m. followed by the Regular City Council Meeting at 7:30 p.m. on Tuesday, February 28, 2023.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

Dated this 10th day of February, 2023

 /s/ MINA SEMENZA
MINA SEMENZA, City Clerk



City of Gardena
Gardena City Council Special
Meeting Meeting
AGENDA REPORT SUMMARY

Agenda Item No. 3.A
Section: PUBLIC HEARING
ITEMS
Meeting Date: February 15, 2023

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL
SPECIAL MEETING

AGENDA TITLE: ENVIRONMENTAL ASSESSMENT #1-23, GENERAL PLAN AMENDMENT # 1-23

Readoption of Revised 6th Cycle Housing Element for 2021 - 2029 period and finding that the adoption is subject to the common sense exemption of CEQA Guidelines section 15061(b)(3) as the Housing Element is a policy document

COUNCIL ACTION REQUIRED:

Staff Recommendation: Staff respectfully recommends that the City Council:

- Conduct a public hearing; and
- **Approve Resolution No. 6619** which readopts the Revised 6th Cycle Housing Element for 2021 – 2029 and makes a finding that the adoption is subject to the common sense exemption of CEQA Guidelines section 15061(b)(3) as the Housing Element is a policy document.

RECOMMENDATION AND STAFF SUMMARY:

The City has been working on its Housing Element since December 2019 when it entered into a consultant agreement with Veronica Tam & Associates. In January 2022, the City Council adopted the Housing Element. However, the State's Department of Housing and Community Development (HCD) did not find the Housing Element to be compliant with State law. A revised Housing Element was sent to HCD in late July 2022 and HCD asked for additional changes. As of that time, HCD had found only 19 out of 197 jurisdictions to have a compliant Housing Element. In early December further revisions were sent to HCD for an informal review. With a few final adjustments, HCD provided informal approval of the Housing Element and indicated that the Housing Element would be considered compliant once the required rezoning was completed.

The City posted the Revised 6th Cycle Housing Element on the website on January 17, 2022, for a minimum of 7 days in accordance with law and then sent it to HCD for final, formal review.

On January 31, 2023 the Planning Commission held a public hearing and adopted Resolution No. 1-23, by vote 4-0-0, recommending that the City Council adopt the Revised Sixth Cycle Housing Element and file a Notice of Exemption.

FINANCIAL IMPACT/COST:

None.

ATTACHMENTS:

[Staff Report Housing Element Update.pdf](#)

[Attachment A- HCD Review dated September 22, 2022.pdf](#)

[Attachment B - Redlined version of Housing Element.pdf](#)

[Attachment C - Maps of Inventory Sites.pdf](#)

[Attachment D - Memo dated January 17, 2023.pdf](#)

[Attachment E - Environmental Justice Map.pdf](#)

[Resolution No. 6619 Housing Element.docx.pdf](#)



City of Gardena

City Council Meeting

Agenda Item No.: 3.A
Department: Community Development
Meeting Date: February 15, 2023

AGENDA STAFF REPORT

AGENDA TITLE:

Readoption of Revised 6th Cycle Housing Element for 2021 – 2029 period and finding that the adoption is subject to the common sense exemption of CEQA Guidelines section 15061(b)(3) as the Housing Element is a policy document.

RECOMMENDATION:

Staff respectfully recommends that the City Council approve Resolution No. 6619 which readopts the Revised 6th Cycle Housing Element for 2021 – 2029 and makes a finding that the adoption is subject to the common sense exemption of CEQA Guidelines section 15061(b)(3) as the Housing Element is a policy document.

BACKGROUND:

State law requires that each city adopt a General Plan to guide land use and development. Among the required "elements" of the General Plan is the Housing Element which sets forth goals, policies, and programs that address the future housing needs for all income levels in the City over an eight year planning period which coincides with the Regional Housing Needs Assessment (RHNA) projection period. The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan.

Need for a Compliant Housing Element

Without having a compliant Housing Element, the city is subject to various penalties, such as the inability to qualify for certain grants. Ironically, some of the funds that the City would lose eligibility for are the very funds that are needed to help with housing issues, such as the Permanent Local Housing Allocation (PLHA) funds which the City plans to use towards multi-family and owner-occupied rehabilitation programs for lower and moderate income tenants to make proper improvements, develop incentives to encourage affordable owner-occupied workforce housing, and enhancing homelessness prevention and response efforts. The City has qualified for \$1,979,262 in PLHA grants; \$329,877 will be completely lost if the City does not have a compliant housing element by February 15, 2023.

Additionally, until the City has a compliant Housing Element, the City is subject to the Builder's Remedy set forth in the Housing Accountability Act (Government Code § 65589.5). Under the Builder's Remedy, if a city does not have a housing element that substantially complies with state law, then the city has only very limited grounds on which to deny an affordable housing project, even if the development does not comply with zoning or applicable development standards. An affordable housing project is one that provides at least 20% of the units for rent or sale to lower income households or 100% of units for rent or sale to moderate income households or persons and families of middle income. While it is not likely that there would be many Builder's Remedy projects used in Gardena, it is not impossible. Staff has had at least one inquiry regarding a 100 percent affordable development on El Segundo Boulevard. Without a compliant housing element.

There are two things that must happen for the City to have a compliant Housing Element. First, it must adopt a Housing Element that HCD finds meets all of the statutory requirements; that is the subject of this item. Second, the City must complete all of the rezoning of sites required by the Housing Element; that is the subject of the companion item on this agenda.

Gardena's Efforts

The City has been working on its Housing Element since December 2019 when it entered into a consultant agreement with Veronica Tam & Associates (VTA). In January 2022, the City Council adopted the Housing Element. However, HCD did not find the Housing Element to be compliant with State law.

A revised Housing Element was sent to HCD in late July 2022 and HCD asked for additional changes. (See Attachment A.) As of that time, HCD had found only 19 out of 197 jurisdictions to have a compliant Housing Element.

In early December further revisions were sent to HCD for an informal review. On January 9, 2023 staff and our Housing Consultant had a phone call with HCD. With a few final adjustments, HCD provided informal approval of the Housing Element and indicated that the Housing Element would be considered compliant once the required rezoning was completed (see companion item). One of the last items that HCD requested was a program to concurrently rezone the Inventory Sites, make those sites immediately available, and allow affordable projects to be approved ministerially with the provision that CEQA would be completed within a year from the date of adoption. (See Program 4.1.)

The City posted the Revised 6th Cycle Housing Element on the website for a minimum of 7 days in accordance with law and then sent it to HCD for final, formal review. On January 31, 2023 the Planning Commission held a public hearing and adopted Resolution No. 1-23 recommending that the City Council adopt the Revised Sixth Cycle Housing Element and file a Notice of Exemption.

As of February 1, 2023, more than half the jurisdictions were still out of compliance, some due to the fact that they have not yet completed the required rezoning.

ANALYSIS:

RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The City’s RHNA allocation for the 6th Cycle Housing Element is as follows:

- Very Low 1,485
- Low 761
- Moderate 894
- Above Mod. 2,595
- TOTAL 5,735

Satisfaction of RHNA

When the City Council adopted the Housing Element in January 2022 there were 648 units which were entitled or pending, including six lower income units that had been approved. There are now 686 units which have been approved, including seven low income units and eight very low income units.

HCD allows the City to take credit for ADUs based on the historical trend of the number of ADUs approved over the past three years. Additionally, HCD sets the proportion of ADUs assigned to each income category. Based on this, Gardena can only take credit for 20 ADUs a year at the income categories set forth below. With the credits that are allowed for ADUs and the approved projects, this leaves the following RHNA numbers to be satisfied:

Income Category	ADUs	Pipeline Projects	RHNA	Remaining RHNA
Extremely Low/ Very Low	28	8	1,485	1,449
Low	68	7	761	686
Moderate	10	--	894	884
Above Moderate	54	671	2,595	1,870
Total	160	686	5,735	4,889

HCD recommends that the City have a buffer in the housing element inventory of at least 15 to 30 percent capacity more than required, especially for lower income categories. Buffers are needed to satisfy the requirement that the City always maintain an adequate inventory of sites for each income category.

Each Identified Site in the Housing Element is assigned a number of total units that is expected to be developed and an income distribution, as can be seen from the excerpt from Table C-2 of the Housing Element.

Site ID	APN	Address	Acres	Lower Income	Moderate Income	Above Moderate Income	Total Units
76	4066012033	15915 S WESTERN AVE	0.5	7	2	5	14
77	4066012004	16017 S WESTERN AVE	0.3	4	1	3	8

When a property develops with less than the number of affordable units which has been assigned to it, the City is required to make findings that adequate sites still exist. For example, the recent development by G3 of the vacant lot on 2545 Marine Avenue included 2 low income units. However, under the Housing Element adopted in January 2022, this property was shown to be consolidated with other adjoining properties and developed with both moderate and lower income units. The Planning Commission had to include a finding that there were still sufficient sites to satisfy the remaining housing needs. The City is not allowed to deny a housing project that meets all objective criteria based on the fact that it does not provide the amount of affordable units on the site that were identified in the Housing Element. However, if the available sites ever drop below the threshold of meeting the City's affordable housing needs, the City must rezone other property to accommodate the deficiency within 6 months. Therefore, as recommended by HCD, the sites inventory continues to provide a buffer of approximately 25% for lower income units.

Pursuant to state law, only properties that are at least 0.5 acres can be counted towards lower income housing and these properties must be allowed to have a minimum of 30 dwelling units to the acre which can be approved by right. For this reason, the mid-step density in the R-4 and Mixed-Use Overlay is being revised in the companion item to make sure that all property of .5 acres or greater can build up to 30 units per acre. Without that change, a number of sites would not be able to be counted in the Sites Inventory.

Because Gardena is 99 percent built out, the only way to provide for the assigned RHNA is to create overlay zones on commercial and industrial areas, which is a method other cities are also having to utilize to meet their RHNA. In order to meet the RHNA, the City Council previously established 4 Housing Overlay zones with the following densities as shown on the maps attached as Exhibit D:

- O3 – 12-20 units/acre
- O4 – 21-30 units/acre
- O5 – 31-50 units/acre
- O6 – 51-70 units/acre

Additionally, a Very High Density residential zone match the O6 overlay is being established for the properties at 1610 and 1650 Artesia Boulevard. Unlike the overlay zones, these parcels will not be allowed any other use as the existing uses on those sites were already legal non-conforming under the Artesia Corridor Specific Plan.

All of the Inventory Sites were identified and densities adjusted after a number of public meetings with both the Planning Commission and City Council. There has been no change to the sites from what has previously approved by the City Council in January 2022.

As a reminder, in addition to placing an overlay on the identified sites, the overlays will also eventually be placed on adjoining properties in order to create a more coherent zoning pattern and allow for additional development opportunities. These additional changes are expected to be brought back to the Planning Commission and City Council, along with the EIR being prepared, in late 2023 or early 2024.

New Additions to Housing Element

A copy of the Revised 6th Cycle Housing Element is attached as Attachment B and also can be found on the City's website at <https://cityofgardena.org/housing-element/>. Maps of the Inventory Sites with the identified overlays are found as Attachment C. On January 17, 2023 a memo was sent to the City Council and Planning Commission and posted on the City's website highlighting the changes. (Attachment D.) The changes which have been made since the City Council's last review are shown in **green** and **yellow** highlight. The changes are primarily technical in nature or a rewording of programs that were already included.

Two changes to be highlighted here as well are:

- Policy 5.5 – Affirmatively Further Fair Housing – The language was changed to ensure that each City commission had a member from north Gardena to ensuring there would be a member from a disadvantaged area. While “disadvantaged area” is not a term defined in the Housing Element, the term “disadvantaged community” is included in the recently adopted Environmental Justice Element. A disadvantaged community is defined as “[a]n area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.” The Environmental Justice Element contains a figure of Disadvantaged Communities. (Attachment E.)
- Program Objectives 4.1 – Adoption of Urgency Zoning - Adds a commitment to adopt an urgency ordinance implementing the housing overlay zones and rezoning for inventory sites which will provide that any project with a minimum of 20% affordable housing shall be ministerially approved. This, along with changes to the Land Use Plan, are a companion item to the Housing Element adoption.

Timing

Since the start of the housing element process, cities in the SCAG region have been under an almost impossible deadline. At the time the process started, the law provided that cities were supposed to adopt their housing elements by October 15, 2021, but had

to do so by February 12, 2022. If the housing element was adopted within this time frame, the city would be given 3 years to implement any zoning changes required by the housing element. No extensions were given to cities for the Pandemic. Failure to have a compliant housing element can lead to penalties which can include referral to the State Attorney General, ineligibility for grants and other funding, and monetary fines.

Gardena adopted its Housing Element in January 2022. However, while the City was working on its Housing Element, the Legislature changed the rules for those cities that were already in process. Instead of needing to have an adopted housing element by February 12, 2022, the law changed to require that the jurisdiction had to have a housing element that was found by HCD to be in substantial compliance with housing element law by February 12, 2022. If the jurisdiction did not meet this deadline, then all rezoning required by the Housing Element is required to be completed within one year from the statutory deadline. For Gardena and other cities in the SCAG region, this meant rezoning was to be completed by October 15, 2022. Pursuant to the revisions to Government Code § 65588 which became effective January 1, 2022, the Housing Element will not be considered to be in compliance until the rezoning takes place, even if all other requirements are met. (See companion item amending the land use element, rezoning properties and amending the Zoning Code.)

As mentioned above, the City has already sent the Housing Element to HCD for formal approval. It is expected that HCD will approve by the time of the City Council meeting. However, the Resolution authorizes the Community Development Director to make any final non-legislative or technical revisions that are required by HCD. Any changes that are made at this time will require a new review period by HCD and cause a loss of PLHA funding.

CEQA

This amendment to the City's General Plan is exempt from California Environmental Quality Act (CEQA) requirements per Section 15061, Review for Exemption of the CEQA Guidelines. Specifically, Section 15061(b)(3) states, in part, that a project is exempt from CEQA if "the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." As the Housing Element is a policy document which will be implemented by changes to the Land Use Element and zoning and does not provide any entitlements on its own, there will be no impact from its adoption.

CONCLUSION

Staff respectfully recommends that Council adopt Resolution No. 6619 approving the Revised 6th Cycle Housing Element for 2021 – 2029 and finding that the adoption is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3).

Submitted by: Greg Tsujiuchi, Community Development Director Date: February 8, 2023

Prepared by: Lisa Kranitz, Asst. City Attorney Date: February 8, 2022
Amanda Acuna, Senior Planner Date: February 8, 2022

Attachments:

- Attachment A – HCD Review Letter dated September 22, 2022
- Attachment B – Redlined version of Housing Element
- Attachment C – Maps of Inventory Sites
- Attachment D – Memo dated January 17, 2023
- Attachment E – Environmental Justice map

Resolution No. 6619 approving the Housing Element

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



September 22, 2022

Gregory McClain, Director
Community Development Department
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

Dear Gregory McClain:

RE: City of Gardena's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Gardena's (City) revised draft housing element received for review on July 27, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element addresses many statutory requirements described in HCD's April 8, 2022 review; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code), as follows:

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)

Concentration of Fair Housing Issues: The element was revised to provide information on the location of subsidized housing projects and existing uses in specific census tracts. However, as found in HCD's prior review, Northern Gardena neighborhoods have the highest concentrations of fair housing issues including proportion of lower-income households, female-headed households, minorities, low resourced and limited access to educational and environmental health opportunities and designated disadvantaged communities. The element should include a specific discussion of these census tracts including other relevant factors and any local knowledge or data along with identifying

factors that contributed to the concentration of fair housing issues and specific place-based strategies to overcome these patterns.

Goals, Actions, Metrics and Milestones: As found in HCD's prior review, the element still must include programs to 1) strengthen place-based strategies commensurate with the identified fair housing issues and concentration of regional housing needs allocation (RHNA) in low-opportunity census tracts (Northern Gardena) and 2) must include strategies to enhance housing mobility in high resourced neighborhoods.

HCD will follow-up under a separate cover with additional information.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory... (Gov. Code, § 65583, subd. (c)(1).)

Realistic Capacity: While the element discusses zones changes from non-residential to residential and some recent residential projects in nonresidential zones, it must still account for the likelihood of 100 percent nonresidential occurring in the calculation of capacity. For example, the element should discuss all development (not just residential) in the pertinent nonresidential zones and whether 100 percent nonresidential has occurred in the recent past and if so, how often. Then, the element should incorporate that likelihood into the calculation of residential capacity or add or modify programs as appropriate to support residential capacity assumptions.

Shortfall of Sites: The revised element included changes to the City's rezoning program, indicating that the City's total 6th cycle shortfall is 4,889 units including 1,870 units for above moderate-income households. However, HCD's review indicates that the City's total shortfall is 5,038 units including 2,019 units for above moderate-income households. The element must reconcile these numbers and add or modify programs as appropriate.

Availability of Infrastructure: The element was not revised to address this finding. Please see HCD's April 8, 2022 review for more information.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision C and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including... ..local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities... (Gov. Code, § 65583, subd. (c)(3).)

Processing and Permit Procedures: While the revised element generally describes the site plan review process, as found in HCD's prior review, it still must evaluate the impacts of this process. For example, the element states that planning commission may consider a variety of factors. However, the analysis should list any approval findings or criteria and evaluate impacts on approval certainty, timing and feasibility. Based on the results of a complete analysis, the element should add or modify programs to address or mitigate any constraints on development.

Program 3.1–Zoning Code Amendments: While the element was revised to permit group homes with objective standards, as found in HCD's prior reviews, the element must commit to permitting unlicensed group homes of seven or more in all residential zones.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted to comply with the above requirements.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Senate Bill 197 (Chapter 70, Statutes of 2022), as the City did not adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), the City's adopted element must be found in compliance by October 15, 2022 to maintain its scheduled rezone deadline to accommodate its 6th cycle shortfall of 5,038 units, including 2,135 lower income units by October 2024 (Program 4.1). If the element is not found in compliance by October 15, 2022, HCD cannot find the element in compliance until the rezoning is complete.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sohab Mehmood, of our staff, at sohab.mehmood@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

City of Gardena 2021-2029 Housing Element



Adopted January 2022

With Revisions in July 2022

Additional Revisions in September 2022

Additional Revisions in December 2022

Community Development Department
1700 West 162nd Street
Gardena, CA 90247

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I. Introduction

A. Community Context

Located in the South Bay region of Los Angeles County, 13 miles south of downtown Los Angeles, Gardena is a dense urban community encompassing 5.9 square miles. Nicknamed the Freeway City, Gardena is situated near four major freeways: Harbor (I-110), San Diego (I-405), Century (I-105), and Artesia (SR-91). Surrounding communities are Hawthorne and Los Angeles County to the north and west, Torrance to the south and west, and Los Angeles to the south and east. Figure I-1 shows the location of Gardena in relation to the region.

After its incorporation in 1930, Gardena experienced its fastest growth during the 1950s when population more than doubled and the number of housing units grew by more than 150 percent. Part of this growth was the result of annexation of the northwest portion of the city. Growth slowed during the 1960s and 70s, but over the past 20 years the City grew marginally by approximately 6 percent.

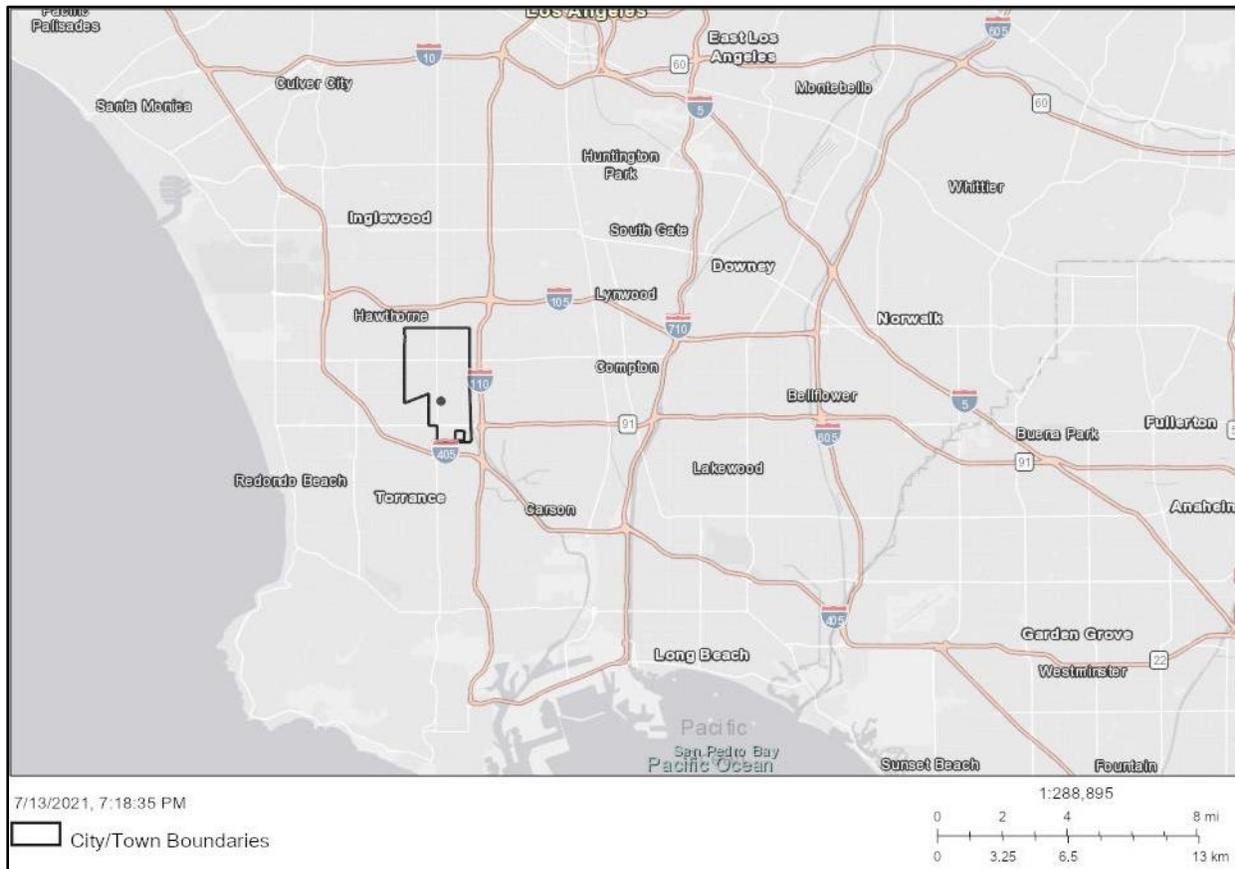
Housing in Gardena originally consisted almost entirely of single-family homes. However, as the City grew and vacant land became more limited, higher density housing was necessary to accommodate the population. The housing stock now consists of a balance between single-family homes and multi-family units.¹ During the 1980s, a majority of the housing growth was attributable to the replacement of single-family dwellings with multi-family units.

Much of the recent new housing construction in Gardena occurred through the implementation of specific plans. The first three (Emerald Square, Redondo Village, and Gardena Village) were adopted in 1999 and resulted in 283 net new residential units. There are now 12 specific plans in Gardena, 11 for residential development and one for mixed use. The Gardena Transit Oriented Development Specific Plan, adopted in 2021, is the newest residential specific plan in Gardena. In total, almost 1,000 residential units have or will be developed in the specific plan areas.

Although Gardena is built out and lacks available vacant land for development, the City must look at creative methods to provide decent affordable housing for all economic segments of the population. The 2021-2029 Housing Element continues the City's focus on maintenance of the housing stock and existing housing programs designed to increase homeownership in the community, incentives for the development of affordable housing and other programs aimed at meeting the needs of lower-income households and special needs populations are increasingly important priorities.

¹ The Gardena Municipal Code defines a "multiple dwelling" as a residential building having an occupancy of more than two separate living quarters. The term "multi-family" as used in the Housing Element means any building/development designed for two or more living quarters

Figure I-1: Regional Setting



Source: California Department of Housing and Community Development (HCD), 2021.

B. Role and Organization of the Housing Element

This Housing Element is an eight-year program extending from 2021 through 2029. Housing Element law, first enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law provides that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing production. Housing Element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its share of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for assigning these regional needs, in the form of a Regional Housing Need Assessment (RHNA), to the six-county Southern California region (Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial). The 6th Cycle of the SCAG RHNA Allocation Plan,

which was adopted in 2021, indicates that between 2021 and 2029, the City of Gardena will need to accommodate the development of 5,735 units.

The Gardena 2021-2029 Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate sites for residential development; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints on housing development; and 5) affirmatively furthering fair housing.

The Housing Element is organized into the following main sections:

Housing Needs Assessment – Includes a city profile and assessment of the City’s population, housing characteristics, employment trend and special housing needs. The Needs Assessment also includes the City’s share of the regional housing needs. (Chapter II)

Housing Constraints – Includes an analysis of actual and potential governmental and non- governmental constraints upon the development, improvement, or maintenance of housing, including construction costs, government regulations, financial costs, permit fees, regional constraints, etc. (Chapter III)

Housing Resources – Identifies land suitable for residential development, opportunities for recycling, redevelopment, and rezoning as well as financial resources for the development of housing. (Chapter IV)

Evaluation of Accomplishments under 2014-2021 Housing Element – summarizes the City’s progress in implementing the 5th cycle Housing Element. (Appendix D)

Housing Plan – Includes the City’s goals, policies and programs to be undertaken during the 2021-2029 period of the Housing Element are identified in this chapter. (Chapter V)

Affirmatively Furthering Fair Housing (AFFH) – Includes an analysis of fair housing issues including fair housing enforcement and outreach, segregation patterns, access to opportunities, and disproportionate housing needs. (Appendix E)

C. Data Sources and Methods

In preparing the 2021-2029 Housing Element, various sources of information were consulted. The 2020 Department of Finance (DOF) and the American Community Survey (2014-2018 and 2015-2019 5-Year Estimates) (ACS) provide the basis for much of the population, households and employment information. Other information sources used in this Housing Element include:

- Economic Development Department (EDD) 2020 employment trends and projections
- Los Angeles Homeless Services Authority (LAHSA) 2020 Homeless Count

- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data to estimate housing problems including cost burden
- California Department of Housing and Community Development (HCD) Affirmatively Furthering Fair Housing (AFFH) Data Viewer
- 2021 HCD Income Limits
- 2021 HUD Fair Market Rents

D. Relationship to Other General Plan Elements

The Gardena General Plan was updated in 2006. The City consolidated the seven mandated topics into four elements: Community Development Element (Land Use Plan, Economic Development Plan, Community Design Plan, and Circulation Plan); Community Resources Element (Open Space Plan and Conservation Plan); Community Safety Element (Safety Plan and Noise Plan); and Housing Element.

As the Housing Element is updated, the City will review the other elements for consistency and modify if necessary. Specifically, this Housing Element proposes land use changes to accommodate housing growth over the next eight years. The Land Use Element will be amended to be consistent with this proposal. Furthermore, the City has updated the Safety Element and adopted an Environmental Justice Element to address new requirements in State law.

Pursuant to SB 1087, the City will provide the adopted Housing Element to its water and sewer service providers within 30 days of adoption.

E. Public Participation

As required by State law, all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. In compliance with this requirement, the City held multiple virtual meetings during the development of the Housing Element.

- February 4, 2021 – An introductory workshop on the Housing Element update and challenges in meeting the Regional Housing Needs Assessment (RHNA)
- March 31, 2021 – A Housing Element Workshop to obtain additional input on needs and potential sites strategy
- May 4, 2021 – Planning Commission (Sites Inventory)
- May 11, 2021 – City Council (Sites Inventory)
- June 1, 2021 – Joint City Council/Planning Commission (Housing Programs/ Site Inventory)
- September 14, 2021 – Presentation of the Draft Housing Element to the City Council

- September 21, 2021 – Presentation of the Housing Element to the Planning Commission
- January 4, 2022 – Noticed public hearing before Planning Commission
- January 26, 2022 – Noticed public hearing before City Council for adoption of Housing Element
- July 26, 2022 – Review of changes by the City Council

Notifications of the community meetings were published on the City's website and social media platforms. Copies of the published notices, the notice flyers and outreach mailing list are included in Appendix B. In addition, the community meeting notices were posted at City Hall, Gardena Nakaoka Community Center, and the library. Notices were also sent to Gardena's City Council, Planning and Environmental Quality Commission members, housing advocacy groups, lenders, real estate agencies, and local housing agencies. The community meetings were announced on the City's official website: www.cityofgardena.org.

The City responded to community input by conducting additional public meetings to discuss the RHNA sites strategy and by continuing to refine the sites inventory. Programs such as religious facility overlay and inclusionary housing were also included in the Housing Element in response to community input.

The Draft Housing Element was available for review on the City's website beginning September 7, 2021, three weeks prior to initiating the mandatory HCD-review.

The revisions to the adopted Housing Element were available for review on the City's website beginning July 18, 2022, at least seven days prior to resubmitting the Housing Element to HCD.

II. Housing Needs Assessment

Assuring the availability of adequate and affordable housing for current and future residents is an important goal for Gardena. The City's housing production needs stem from both local and regional conditions. These conditions include the following:

- New housing is needed as regional employment and population growth generate a demand for new housing throughout Southern California.
- New housing is needed as Gardena's current population increases and ages.
- New construction housing is needed to replace some of Gardena's older housing stock that is too deteriorated to rehabilitate.
- New housing is needed when vacancy rates are low to ensure reasonable levels of choice and mobility in the marketplace.

A strategy to determine the housing needs of a community must be based on an understanding of its socioeconomic and housing characteristics. This entails a review of the human environment of the City.

Demographic and socioeconomic trends of a community such as population growth, household income, and changing age distribution among residents affect the types and quantities of needed housing. The characteristics of a city's current housing stock, defined as the collection of all housing units located within the city jurisdiction, serve as a baseline for future conditions and goals. The Housing Needs Assessment chapter presents a demographic profile and housing stock analysis of Gardena pursuant to Government Code Sections 65583(a)(1) and 65583(a)(2) to help guide this Housing Element to attain all future housing goals for the planning period of 2021 to 2029. The Housing Needs Assessment chapter is comprised of the following components:

- Population Profile
- Employment Characteristics
- Household Characteristics
- Housing Characteristics
- Special Needs
- Share of Region's Housing Needs

A. Population Profile

This section includes demographic and socioeconomic characteristics for Gardena residents, divided into the following subsections: population growth; age composition; and racial/ethnic characteristics. The information provides a database upon which decisions concerning policies and programs for the provision of adequate housing can be based.

1. Population Growth

After incorporation in 1930, Gardena experienced significant growth, and during the 1950s the population more than doubled and housing units grew by more than 150 percent. The rapid growth of the City was a result of the overall growth experienced throughout Los Angeles County and as a result of land annexed to the City. Growth slowed during the 1960s and 70s. By 2000 Gardena had a population of 57,746 residents. In 2010 Gardena’s population had increased by 1.9 percent from a decade earlier to 58,829 residents. As shown in Table II-1, according to the latest 2020 DOF estimates, the population of Gardena was 60,937, an increase of 2,108 residents or 3.6 percent from 2010. During the 2010-2020 period, the neighboring city, Hawthorne, had the highest growth rate in the area after Gardena, at 3.1 percent. The City of Los Angeles had a higher growth rate of 5.7 percent, while the County grew at the same rate as Gardena.

Table II-1: Regional Population Trends (2000-2020)

Jurisdiction	2000	2010	2020	Growth	
				2000-2010	2010-2020
Gardena	57,746	58,829	60,937	1,083 1.9%	2,108 3.6%
Carson	89,730	91,714	93,108	1,984 2.2%	1,394 1.5%
Hawthorne	84,112	84,293	86,903	181 0.2%	2,610 3.1%
Lawndale	31,711	32,769	32,799	1,058 3.3%	30 0.09%
Los Angeles	3,694,820	3,792,621	4,010,684	97,801 2.6%	218,063 5.7%
Torrance	137,946	145,438	145,546	7,492 5.4%	108 0.1%
Los Angeles Co.	9,528,330	9,818,605	10,172,951	290,275 3.0%	354,346 3.6%

Source: 2000 Census (Table P001), Department of Finance (DOF) E-5: Population and Housing Estimates, 2010-2020.

The Southern California Association of Governments forecasts growth for the cities and six counties within its region. In 2016, SCAG adopted its Final RHNA Methodology and accompanying population and household projections for years 2020-2045. The SCAG forecasts for the City of Gardena are shown in Table II-2. Total population within the City is forecast to increase from 61,042 in 2020 to 65,681 in 2045, an increase of 4,639 or 7.6 percent. Total households in Gardena are forecast to increase from 21,333 in 2020 to 23,695 in 2045, which represents an increase of 2,362 households or 11.1 percent.²

Table II-2: Population and Household Growth Forecast (2016-2045)

Forecast	2016	2020	2045	Growth 2020-2045	Percent Growth
Population	60,628	61,042	65,681	4,639	7.6%
Households	20,817	21,333	23,695	2,362	11.1

Source: SCAG Final Methodology Data Appendix 2020-2045, 2016.

2. Age Composition

Different lifestyles, family types and sizes, income levels and housing preferences are associated with specific age groups. For instance, young adults tend to reside alone or in small households of unrelated persons and prefer condominiums and other small housing units. The need for detached single-family housing is prevalent among middle aged households, and increased household sizes necessitate larger housing units. Additional requirements such as proximity to schools and recreational facilities, job centers, and entertainment venues are important factors in assessing the needs of adult households, especially in households with children.

Table II-3 shows the age distribution of Gardena residents and Los Angeles County residents between 2014 and 2018. Gardena’s working adults (ages 25 to 64) represented 55.2 percent of the total population, while students (ages 5 to 24) represented 22.9 percent. Seniors (ages 65 and over) made up 16.2 percent and youth ages (4 and under) represented 5.7 percent of the total population of Gardena. Compared to Los Angeles County, Gardena’s population was older with a median age 40.5 years as compared to 36.2 years in the County. The larger senior population is also evident in the 65 years and over category, where seniors in Gardena represented 16.2 percent as compared to 12.9 percent countywide.

² This local growth rate is unrelated to the Regional Housing Needs Allocation, which is projected statewide and allocated to the region. Local growth rate is based on actual City trends. Furthermore, RHNA is a only a planning goal.

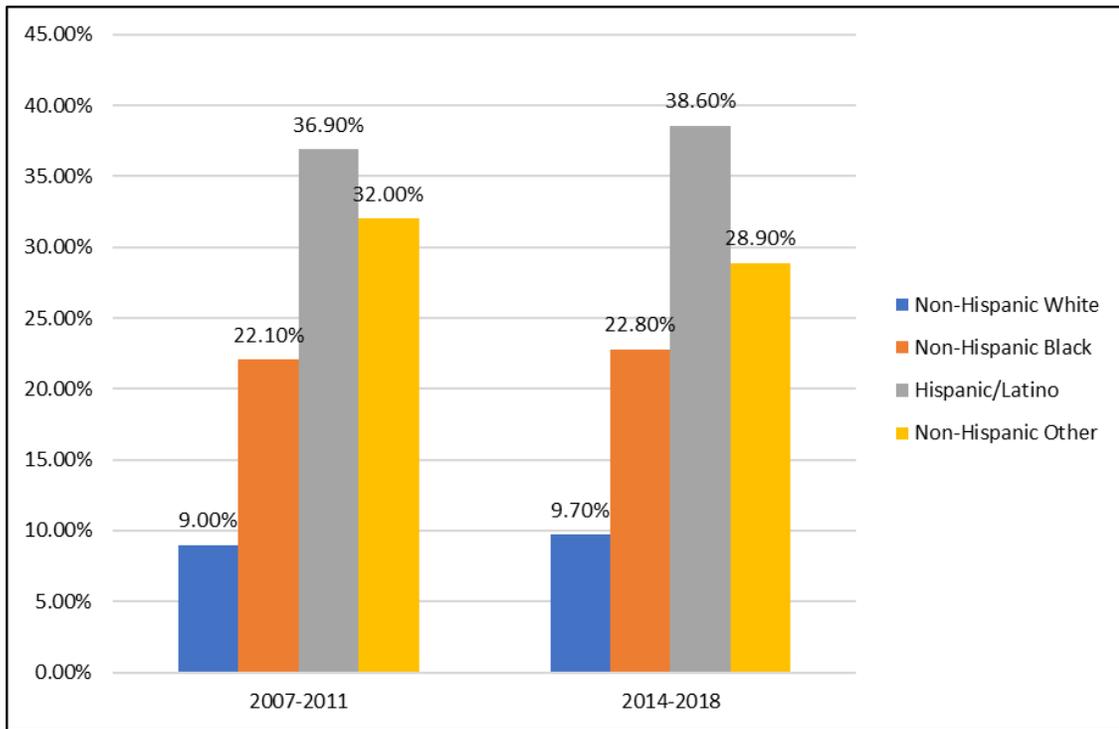
Table II-3: Age Composition (2014-2018)

Age Groups	City of Gardena		Los Angeles County	
	Total	Percent	Total	Percent
0-4 years	3,391	5.7%	624,745	6.2%
5-19	10,445	17.4%	1,889,402	18.7
20-24	3,305	5.5%	738,416	7.3
25-34	8,088	13.5%	1,609,935	15.9
35-44	8,586	14.3%	1,387,454	13.7
45-54	8,361	14.0%	1,369,838	13.6
55-64	8,040	13.4%	1,178,985	11.7
65 & over	9,708	16.2%	1,299,277	12.9
Total	59,924	100.0%	10,098,052	100.0
Median Age	40.5		36.2	
Source: ACS 2014-2018 (5-Year Estimates), Table S0101.				

3. Race and Ethnicity

Gardena residents pride themselves on being a racially, ethnically and culturally diverse community. Figure II-1 illustrates the racial/ethnic breakdown of Gardena residents. Since 2011, the fastest growing racial/ethnic group in the City was Hispanic/Latino. From 2014 to 2018, the Hispanic/Latino ethnic group represented the largest share of the City’s ethnic population at 38.6 percent. This is lower than the countywide share of 48.5 percent. The second largest ethnic/racial group was the Asian/Other population at 28.9 percent, followed by the African American/Black population at 22.8 percent, and Non-Hispanic White population at 9.7 percent. According to the American Community Survey (ACS), Gardena’s racial/ethnic composition changed modestly between 2007-2011 and 2014-2018.

Figure II-1: Race/Ethnicity (2011-2018)



Source: ACS 2007-2011 and 2014-2018 (5-Year Estimates), Table DP05.

B. Employment Characters

Employment trends for Gardena and Los Angeles County are shown in Table II-4. According to the California Economic Development Department (EDD), the total estimated employment in the City grew from 25,900 jobs in 2010 to 29,400 jobs in 2020, a 14.8 percent increase, or 3,800 jobs. Countywide, the number of jobs increased at a slightly higher rate during the same ten-year period (16.5 percent).

Table II-4: Employment Trends (2010-2020)

Jurisdiction	2010	2020	Growth 2010-2020	Percent Growth
City of Gardena	25,600	29,400	3,800	14.8%
Los Angeles Co.	4,256,700	4,956,900	700,200	16.5

Source: State of California EDD, January 2010 and 2020.

Table II-5 shows the estimated civilian employment population age 16 and over by occupation for Gardena and Los Angeles County between 2014 and 2018. According to the 2014-2018 ACS, only 30.0 percent of Gardena residents have occupations in the highly skilled fields, which are identified as management/professional, as compared to 37.0 percent for all county residents. The occupational categories that usually require the highest training and skill levels are those considered management and business and financial operations or those that fall under professional and related occupations. However, Gardena residents have higher

proportions of employment in the occupational categories of sales and office, production, transportation and material moving, and service, as compared to the countywide averages in the same categories.

Table II-5: Civilian Employed Population Distribution by Occupation (2014-2018)

Occupation Category	City of Gardena	Los Angeles County
Management/Professional	30.0%	37.0%
Service	21.9%	18.9
Sales and Office	27.2%	22.7
Natural Resources, Construction, Extraction & Maintenance	6.3%	7.6
Production, Transportation & Material Moving	14.6%	13.8
Total	28,562	4,869,658
Source: ACS 2014-2018 (5-Year Estimates), Table DP03.		

The ACS data presented in Table II-6 indicates the proportion of Gardena residents employed in relatively high-paying management/professional occupations increased slightly from 28.8 percent to 30.0 percent between the 2007-2011 and 2014-2018 surveys. There was an increase in the proportion of those employed in relatively lower-paying service-related occupations, from 17.3 percent to 21.9 percent. The share of Gardena residents employed in all other occupations declined slightly between the two reporting periods despite an increase in more than 2,200 employed residents. This trend demonstrates the growing prevalence of white-collar and service occupations and a relative decline in the traditional blue-collar occupations (i.e., manufacturing and logistics).

Table II-6: Occupation Distribution of Gardena Residents (2007-11 and 2014-18)

Occupation	2007 – 2011		2014 – 2018	
	Number	Percent	Number	Percent
Management/Professional	7,575	28.8%	8,577	30.0%
Service	4,551	17.3%	6,249	21.9
Sales and Office	8,273	31.5%	7,759	27.2
Natural Resources, Construction, Extraction & Maintenance	1,937	7.4%	1,801	6.3
Production, Transportation & Material Moving	3,953	15.0%	4,176	14.6
Total	26,289	100.0%	28,562	100.0
Source: ACS 2007-2011 and 2014-2018 (5-Year Estimates), Table DP03.				

C. Household Characteristics

The U.S. Census Bureau defines a “household” as one or more persons who occupy a housing unit. This includes persons living alone, families related through marriage or blood, or unrelated persons sharing a dwelling. People living in retirement or convalescent homes, school dormitories or other group living situations are not considered households but are considered part of the group quarters population. Household characteristics are an important indicator of housing need in a community. The household characteristics section is divided into the following components: household growth, household type, household tenure, household composition and size, household income, and special needs groups and households.

1. Household Growth

Household trends for the City and County are shown in Table II-7. The total number of households (as indicated by occupied housing units) in the City increased by 234 units between 2000 and 2010 for a total of 20,558 households, an increase of 1.15 percent. During the same period, countywide households increased by 3.37 percent. In the last ten years, it is estimated that Gardena had a net gain of 667 households or 3.24 percent, while the County experienced an increase of 4.06 percent.

Table II-7: Household Growth (2000-2020)

Jurisdiction	2000	2010	2020	Growth 2000 – 2010	Growth 2010 – 2020
Gardena	20,324	20,558	21,225	234 1.15%	667 3.24%
Los Angeles Co.	3,133,774	3,239,280	3,370,663	105,506 3.37%	131,383 4.06%

Source: 2000 U.S. Census; DOF E-5: Population and Housing Estimates, 2010-2020,

2. Tenure

As presented in Table II-8, Gardena's household tenure between 2014 and 2018, was 51.1 percent renters and 48.9 percent owners. Household tenure trends, though slight, indicate that the proportion of household renters is declining as owners are proportionately increasing in the City.

Table II-8: Household Tenure (2007-2018)

Tenure	2007-2011		2014 – 2018	
Owner	10,113	47.60%	10,090	48.9%
Renter	11,129	52.40%	10,529	51.1
Total Occupied	21,242	100.00%	20,619	100.0

Source: ACS 2007-2011 and 2014-2018 (5-Year Estimates), Table DP04.

3. Household Composition and Size

Table II-9 summarizes the distribution of household types (families and nonfamilies) between 2007 to 2011 and 2014 to 2018. The share of households consisting of families increased slightly from 65.0 percent between 2007 and 2011 to 68.0 percent between 2014 and 2018. This increase in family households was accompanied by a slight increase in average household size during this same period, from 2.73 to 2.87 persons per household. The average household size of the County has been higher. It increased from 2.99 in 2011 to 3.00 in 2018.

Table II-9: Household Characteristics (2007-2018)

Household Type	2007-2011	2014 - 2018
Families	13,798 65.0%	14,020 68.0%
Nonfamilies	7,444 35.0%	6,599 32.0%
Total Households	21,242	20,619
Average Household Size	2.73	2.87
Source: ACS 2007-2011 and 2014-2018 (5-Year Estimates), Table DP02.		

4. Household Income

Household income in Gardena has typically been below that of Los Angeles County as a whole, with a greater percentage of households falling into the lower income categories of very low and low income. Table II-10, which reflects the results of the 2014-2018 ACS, presents the household income distribution for households in Gardena and Los Angeles County. Approximately 21.2 percent of the households in the City had an annual income under \$25,000 during this period compared to 19.9 percent of households countywide. An estimated 45.9 percent of all households in Gardena had incomes under \$50,000 annually, while 40.1 percent of county households fell into this income category. The same relationships are valid at the upper end of the household income spectrum. An estimated 23.7 percent of all households in Gardena had incomes over \$100,000 between 2014 and 2018, considerably lower than the 31.7 percent observed at the County level. The median household income in Gardena during the 2014 – 2018 period was \$55,351 compared to Los Angeles County's \$64,251, a difference of \$8,900.³

³ In April 2020, the State HCD published the official 2020 Federal and State Income Limits, which reported that the median income for a four-person household in Los Angeles County was \$77,300.

Table II-10: Distribution of Households by Income

Income Category	Gardena - Percentage	Los Angeles County - Percentage
Less than \$10,000	7.1%	5.8%
\$10,000 to \$14,999	4.9	5.1
\$15,000 to \$24,999	9.2	9.0
\$25,000 to \$34,999	10.9	8.5
\$35,000 to \$49,999	13.8	11.7
\$50,000 to \$74,999	17.6	16.2
\$75,000 to \$99,999	12.7	12.0
\$100,000 to \$149,999	13.9	15.1
\$150,000 to \$199,999	5.0	7.3
\$200,000 or more	4.8	9.3
Median Household Income	\$55,351	\$64,251
Source: ACS 2014-2018 (5-Year Estimates), Table DP03,		

SCAG, in projecting and allocating housing growth, provides estimates of jurisdictional income distribution based on Area Median Income (AMI). Data provided by SCAG allocates households into four income categories:

- Very Low Income – up to 50 percent AMI
- Low Income – 51-80 percent AMI
- Moderate Income – 81-120 percent AMI
- Above Moderate Income – more than 120 percent AMI

As shown in Table II-11, existing income distribution in Gardena is skewed toward the lower income levels compared to the County.

Table II-11: Distribution by Income Category

Income Category	Gardena Percentage	Los Angeles County Percentage
Very Low Income	29%	26%
Low Income	19	15
Moderate Income	17	16
Above Moderate Income	34	43
Source: SCAG RHNA Calculator, March 2021		

D. Housing Characteristics

1. Housing Growth

As shown in Table II-12, Gardena’s housing supply increased over the decades from 11,526 units in 1960 to 21,982 units in 2020. Much of the increase since 1960 was the result of annexation of unincorporated county land. Some of the increase between 1990 and 2010 was through development of residential specific plans. For example, in 1999, the implementation of the Emerald Square Specific Plan resulted in the development of 159 single-family units, and in 2004 the Carnelian Specific Plan resulted in the construction of 101 new single-family units. However, with very little vacant land available for residential development, most of the housing growth since 2010 came from recycling of developed land to higher-density residential uses. With the significant demand in housing, the City anticipates that most future housing growth will involve the recycling of older commercial and industrial uses, and continuing intensification of existing residential uses.

Table II-12: Housing Growth (1960-2020)

Year	Number of Units	Percent Change
1960	11,526	--
1970	14,694	27.5%
1980	17,540	19.4
1990	19,037	8.5
2000	21,037	10.5
2010	21,472	2.1
2020	21,982	2.4
Source: 2010 U.S. Census; DOF E-5: Population and Housing Estimates, 2020.		

2. Housing Type

Gardena is primarily a residential community with almost 45 percent of the total land area designated for residential use in the General Plan. According to the DOF estimates, there were 21,982 housing units in Gardena in 2020. Table II-13 shows that in 2020 over 52 percent of the total units in Gardena were single-family units and 42.1 percent were multiple-family units. Mobile homes accounted for the remaining 5.7 percent of the housing stock. In comparison, the 2020 countywide housing total of approximately 3.59 million units was 54.8 percent single-family, 43.6 percent multiple-family units and 1.6 percent to mobile homes.

Table II-13: Housing Type (2020)

Jurisdiction	Single-Family		Multiple-Family		Mobile Homes	Total
	Detached	Attached	2 to 4 units	5+ units		
Gardena	9,783 44.5%	1,711 7.8%	2,571 11.7%	6,672 30.4%	1,245 5.7%	21,982
Los Angeles Co.	1,732,045 48.2%	234,107 6.5%	295,700 8.2%	1,270,425 35.4%	58,297 1.6%	3,590,574

Source: DOF E-5: Population and Housing Estimates, 2020.

3. Housing Stock Age and Condition

Most of the City’s housing stock is in good condition. However, homes built more than 30 years ago are likely to require structural renovation and maintenance. As shown in Table II-14, nearly 89 percent of the existing housing stock in Gardena was built prior to 1990. In general, older buildings require greater maintenance, which results in higher costs. Thus, maintenance is often deferred, leading to the further physical deterioration of the City’s housing units. In addition, older, deteriorated structures often do not meet current building code standards and lack safety features such as fire suppression, home security devices and seismic safety retrofits. In fact, stringent seismic safety codes were not developed until after the 1971 Sylmar earthquake. After that event, building codes were revised to ensure structures could withstand seismic activity of similar magnitude and motion characteristics. Therefore, the current age of Gardena’s housing stock strongly suggests there will be an increased need for structural improvements during the next decade.

Based on estimates from the Code Enforcement division, as of December 2021, 250 to 300 units, or 1.4 percent of the housing stock in the City are considered substandard. The majority of these units are suitable for rehabilitation. Less than five percent (12 to 15 units) of the substandard units would need to be completely demolished and replaced.

Table II-14: Age Distribution of Existing Housing Stock

Year of Construction	Units Constructed	Percent of Total
2010 or later	279	1.3 %
2000-2009	670	3.1
1990-1999	1,449	6.8
1980-1989	2,306	10.8
1970-1979	2,387	11.1
1960-1969	3,585	16.7
1950-1959	7,123	33.2
1940-1949	2,414	11.3
Prior to 1939	1,228	5.7

Source: ACS 2014-2018 (5-Year Estimates), Table DP04.

4. Vacancy Rates

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for prospective residents, and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rentals have greater attrition than owner-occupied units. A healthy vacancy rate—one which facilitates choice and mobility among a variety of housing units—is considered to be two to three percent for ownership units and five to six percent for rental units.

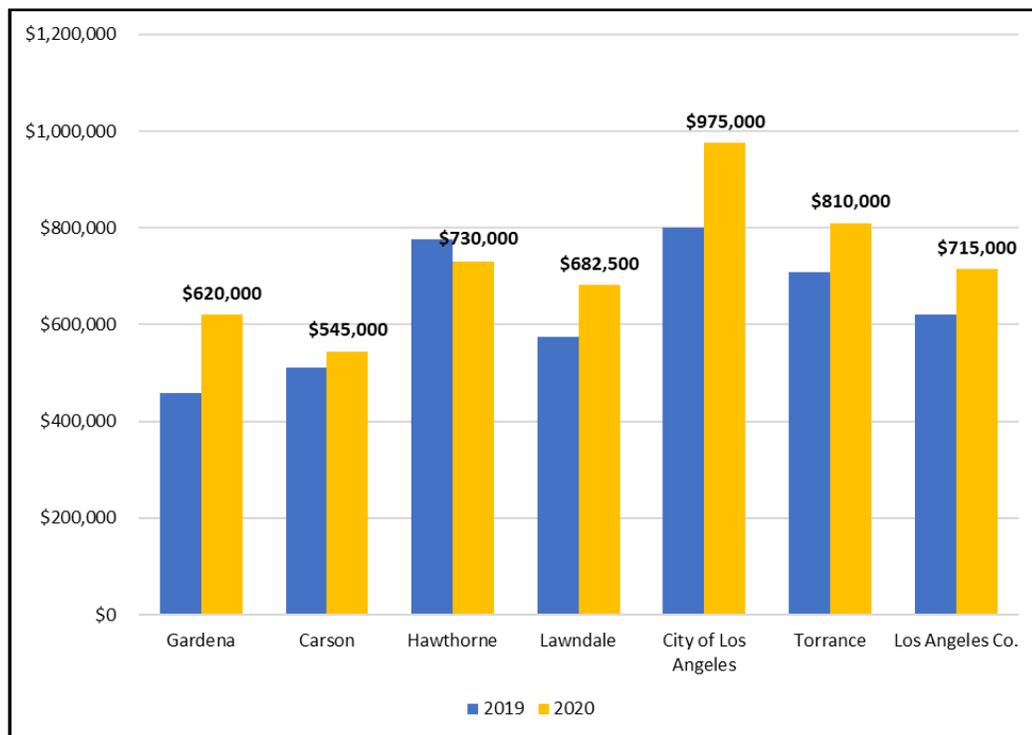
According to the 2014-2018 ACS, the vacancy rate was 1.1 percent for homeowners and 2.9 percent for renters. The low homeowner and rental vacancy rates in Gardena indicate high demand for housing regardless of tenure.

E. Housing Costs and Affordability

1. Home Prices

Homes located in Gardena are comparable to nearby cities and Los Angeles County as a whole (Figure II-2). The median home sale price in Gardena in 2020 was \$620,000, lower than most of the neighboring cities and the county. Median home sale prices in the City have increased 27.8 percent since 2019. Nearby cities and the county also increased between 2019 and 2020, with the exception of Hawthorne, but to a lesser extent than Gardena.

Figure II-2: Median Home Prices, 2020



Source: Corelogic.com California Home Sale Activity by City, October 2020.

2. Average Rents

Information on current rental rates in the City was obtained through a review of advertisements on Zillow and Westside Rentals during December 2020. Table II-15 summarizes average rental prices by unit size. The average list price for rental units in December 2020 was \$2,281. Of the 92 rentals found to be available, approximately 49 percent were 2-bedroom units, 22 percent were 3-bedroom units, 19 percent were 1-bedroom units, 8 percent were studios, and 3 percent were 4-bedroom units. Overall, available rental housing costs ranged from \$1,299 for single room studios to \$3,600 for four-bedroom units.

Table II-15: Average Rent by Unit Size (2020)

Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5+ Bedroom
\$1,299	\$1,587	\$2,138	\$2,784	\$3,600	N/A
Note: There were no rentals available with 5+ bedrooms. Source: www.zillow.com and Westside Rentals, accessed December 2020					

3. Affordability Gap Analysis

The costs of homeownership and renting can be compared to a household's ability to pay for housing to determine affordability in a community. Housing affordability is defined as paying no more than 30 percent of the gross household income on housing expenses.

Table II-16 summarizes affordable rents and purchase prices by income category based on the 2021 HCD median income of \$80,000 in Los Angeles County.⁴ General cost assumptions for utilities, taxes, and property insurance are also shown. Affordable purchase price assumes a three percent interest rate with a 30-year fixed rate mortgage loan and a 10-percent down payment. Given the high costs of homeownership, lower and moderate income households are usually confined to rental housing, but the affordability problem also persists in the rental market. The situation is exacerbated for large households with lower and moderate incomes given the limited supply of large rental units, and for seniors with their fixed incomes.

The extremely low income households are the most vulnerable group. With limited income, 81.2 percent of the households in this income group experienced one or more housing problems, compared to just 50.3 percent citywide, 73.3 percent of very low income households, and 58.3 percent of low income households.⁵ More importantly, severe housing cost burden (spending half of the household income on housing) impacted 67.8 percent of the extremely low income households, compared to 30.4 percent of very low income households, 14.5 percent of low income households, and 22.9 percent of households citywide. Households with severe cost burdens are most at risk of becoming homeless.

⁴ State and federal income limits differ. For the Housing Element, State income limits are used, which are usually higher than the federal levels used in the City's Consolidated Plan and other related documents.

⁵ Housing and Urban Development Department (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, 2020 (based on 2013-2017 ACS).

Table II-16: Housing Affordability Matrix (2021) – Los Angeles County

Income	Annual Income	Affordable Monthly Housing Costs	Utilities	Taxes, Ins., HOA (Ownership)	Maximum Affordable Price	
					Rent	Sale
Extremely Low Income (<50% AMI)						
1-Person	\$24,850	\$621	\$151	\$217	\$471	\$66,715
2-Person	\$28,400	\$710	\$166	\$249	\$544	\$77,877
3-Person	\$31,950	\$799	\$190	\$280	\$608	\$86,667
4-Person	\$35,450	\$886	\$223	\$310	\$664	\$93,135
5-Person	\$38,300	\$958	\$264	\$335	\$694	\$94,447
Very Low Income (50% AMI)						
1-Person	\$41,400	\$1,035	\$151	\$362	\$884	\$137,592
2-Person	\$47,300	\$1,183	\$166	\$414	\$1,017	\$158,818
3-Person	\$53,200	\$1,330	\$190	\$466	\$1,140	\$177,672
4-Person	\$59,100	\$1,478	\$223	\$517	\$1,255	\$194,418
5-Person	\$63,850	\$1,596	\$264	\$559	\$1,332	\$203,868
Low Income (80% AMI)						
1-Person	\$66,250	\$1,656	\$151	\$580	\$1,506	\$244,014
2-Person	\$75,700	\$1,893	\$166	\$662	\$1,727	\$280,444
3-Person	\$85,150	\$2,129	\$190	\$745	\$1,938	\$314,501
4-Person	\$94,600	\$2,365	\$223	\$828	\$2,142	\$346,450
5-Person	\$102,200	\$2,555	\$264	\$894	\$2,291	\$368,105
Moderate Income (120% AMI)						
1-Person	\$67,200	\$1,680	\$151	\$588	\$1,529	\$248,083
2-Person	\$76,800	\$1,920	\$166	\$672	\$1,754	\$285,154
3-Person	\$86,400	\$2,160	\$190	\$756	\$1,970	\$319,854
4-Person	\$96,000	\$2,400	\$223	\$840	\$2,177	\$352,446
5-Person	\$103,700	\$2,593	\$264	\$907	\$2,329	\$374,529
<p>Notes:</p> <p>Assumptions: 2021 HCD income limits; Health and Safety code definitions of affordable housing costs (30% of household income); Los Angeles County Development Authority (LACDA) 2020 utility allowance schedule; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.</p> <p>Los Angeles County: 4-person household median income = \$80,000</p> <p>According to the 2020 HCD State Income Limits Briefing Materials Report, the very low income limit does not equal 50% and the low income limit does not equal 80% of the AMI due to “adjustments for high housing cost relative to income, the application of state nonmetropolitan income limits in low income areas, and the national maximums in high income areas.”</p> <p>Sources: State Department of Housing and Community Development 2021 Income Limits; Los Angeles County Utility Allowance Schedule, 2020; Veronica Tam and Associates, 2021</p>						

F. Special Needs

Certain segments of the population experience conditions that make it difficult for them to access affordable housing. Physical or medical conditions, particular space or supportive service requirements, incomes, or other factors may impede a household's ability to obtain decent and affordable housing. Government Code Section 65583(a)(7) requires the housing element to analyze characteristics and conditions of the following population groups: elderly persons; persons with disabilities (including persons with developmental disabilities); female-headed households; large households (defined by the U.S. Census Bureau as families containing five or more persons); farmworkers; and the homeless.

Table II-17 summarizes the special needs populations in Gardena based on available information from the 2014-2018 ACS and the Los Angeles Homeless Services Authority. Each population group, as well as its specific circumstances and housing needs, are described below.

Table II-17: Summary of Special Needs Populations

Special Needs Groups ¹	Persons or Households	Percent
Seniors/Elderly (65 years and over)	9,708	16.2 %
With a Disability	3,275	33.7
Senior-Headed Households	5,578	27.1
Renter	1,817	32.6
Owner	3,761	67.4
Disabled Persons	6,651	11.2
Single Female-Headed Households	3,484	16.9
With Related Children (<18)	1,248	6.1
Large Households (5+ persons)	2,601	12.6
Renter	1,217	46.8
Owner	1,384	53.2
Farmworkers ²	49	0.2
Homeless Persons	97	0.2
<p>1. Each group is a separate category, but can be overlapping category with another special needs group. Percent represent that group as a proportion of the total population or total households in the City and not intended to total across different special needs groups.</p> <p>2. Persons employed in agriculture, forestry, fishing, and hunting occupations.</p> <p>Source: ACS 2014-2018 (5-Year Estimates), Tables S0101, S1810, S2502, DP02, B25009, S2403), Los Angeles Homeless Services Authority, 2020.</p>		

1. Seniors

Seniors or the elderly (persons aged 65 and older) are persons with special needs. Special needs for the elderly stem from three different sources: (1) relatively low fixed incomes; (2) high health care costs; and (3) physical disabilities. A low fixed income makes it difficult for many of the elderly to obtain adequate housing. This is further compounded by rising health care costs, which are a product of health problems associated with aging. If an elderly person is disabled, health care costs may be even higher, and housing may be more difficult to find due to accessibility issues. Other special needs relevant to this demographic group include transportation and home modification such as wheelchair ramps, enlarged doorways, modified bathrooms and kitchens.

As presented in Table II-18, there were 5,578 elderly householders in Gardena between 2014 and 2018. Of the elderly householders, 67.4 percent owned their home, while 32.57 percent rented. As presented previously in Table II-3, the 65 years and older population represents 16.2 percent of the total population of Gardena.

Table II-18: Senior Householders by Tenure

Age	Owner	Renter	Total
65-74 years	1,934 61.11%	1,231 38.89%	3,165
75 plus years	1,827 75.71%	586 (24.29%)	2,413
Total	3,761 67.43%	1,817 32.57%	5,578

Source: ACS 2014-2018 (5-Year Estimates), Table B25007.

Resources Available

In order to help meet the needs of elderly residents, the City promotes affordable housing conservation through the following rehabilitation assistance programs.

- **Residential Rebate Program:** Designed to cover expenses for major household repairs. It is available for low to moderate income homes and mobile homeowners. The refund is a 50 percent cash rebate up to a maximum of \$3,000.
- **Handy-worker Fix-Up Program:** Designed to provide qualified low and moderate-income households with free home improvement assistance. Housing units must be owner-occupied single-family or mobile homes. This program offers free handy-worker crew labor and materials up to \$600 for qualifying improvements, including health and safety corrections and ADA improvements.
- **Mobile Home Rehabilitation Program:** Offers up to \$10,000 in City housing rehabilitation loan assistance to low-income mobile homeowner-occupants residing within the City of Gardena.

According to the California Department of Social Services, as of December 2020 there were five residential care facilities within the City that serve the elderly with a combined capacity to serve 132 residents. In addition, the Gardena Senior Citizens Day Care Center located at 14517 South Crenshaw Boulevard provides services to the elderly population. The Center is a social day care and provides supportive socialization and rehabilitation programs for older

adults who are experiencing memory loss, dementia, or Alzheimer’s disease. Respite and support services to caregivers and family members are also provided, as well as transportation for Gardena residents.

Additional assistance to elderly Gardena residents is provided by the Senior Citizens Bureau, a division of the City’s Human Services Division. The office of the Senior Citizens Bureau is located at 1670 West 162nd Street in the Kiyoto “Ken” Nakaoka Community Center. The Senior Citizens Bureau provides a variety of support services to seniors. These services include: information and referral services; case management; in-home support; daily nutritional meals at seven community sites and home-delivered meals; health clinics; escort and shopping services; specialized care for people suffering from Alzheimer’s Disease; and programs for the chronically mentally ill who live in board and care and family group homes.

The City owns and operates Gardena Transportation (GTrans). GTrans routes transverse the southwest region of Los Angeles County and extend into downtown Los Angeles. To address the specific transportation needs of the elderly and disabled, GTrans also operates the Gardena Special Transit system. Gardena Special Transit is a demand- response service for elderly and handicapped persons, operating seven days a week at a nominal cost to patrons. This service provides portal-to-portal service (demand/ response service) for the elderly and handicapped who qualify under predetermined program guidelines. It is operated with a fleet that is 100 percent wheelchair accessible. The system augments the regular fixed-route and commuter services and currently serves the cities of Gardena and Hawthorne and the Alondra Park and Del Aire neighborhoods of Los Angeles County.

2. Persons with Disabilities

Federal laws define a person with a disability as “any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment.” In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and intellectual disability that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

The U.S. Census Bureau classifies disabilities into the following categories:

- **Hearing difficulty:** Deaf or having serious difficulty hearing
- **Vision difficulty:** Blind or having serious difficulty seeing, even when wearing glasses
- **Cognitive difficulty:** Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- **Ambulatory difficulty:** Having serious difficulty walking or climbing stairs
- **Self-care difficulty:** Having difficulty bathing or dressing
- **Independent living difficulty:** Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor’s office or shopping

The Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons of disabilities and include programs for the removal of such constraints or provide reasonable accommodation for housing designed for persons with disabilities.

Disability status does not necessarily indicate a need for special need/supportive housing, and data on the total number of disabled persons needing supportive housing in the City is not available. Using the national standard of one to three percent of the disabled population needing supportive housing, it can be estimated that the City has approximately 67 to 201 disabled individuals in need of supportive housing.

Individuals with disabilities can often have difficulties participating in the labor force or finding employment, whether because of an inability to leave one’s home, an inability to meet the physical requirements of the job, discrimination on the part of prospective employers, or other factors. Table II-19 provides a breakdown of working-age individuals with disabilities by employment status. According to the 2014-2018 ACS, of the 3,019 working-age (18-64) disabled persons in Gardena, more than 55 percent were not in the labor force. Of the remaining 44 percent, approximately 95 percent were employed. The low labor force participation among working-age disabled persons indicates a need for low-cost housing.

Table II-19: Persons with Disability Employment Status

Persons with a Disability	Number	Percent
Employed Persons with a Disability	1,273	42.2 %
Not Employed Persons with a Disability	71	2.4
Persons Not in Labor Force with Disability	1,675	55.5
Total Working-age Persons with a Disability	3,019	100
Note: Civilian non-institutionalized population aged 18-64. Source: ACS 2014-2018 (5-Year Estimates), Table C18120.		

Table II-20 gives a breakdown of the population of persons with disabilities in the 64 and under-age group and the 65 years and over age group between 2014 and 2018. The types of disability by the age groups are also presented. Approximately half of the total persons with disabilities in Gardena were in the 65 years and over age group. Persons with ambulatory disabilities represented a significant portion of both age groups. Approximately 50 percent of the total persons with disabilities were in the 64 and under-age group and 57 percent of those 65 years and over had ambulatory disabilities. For persons with disabilities in the 65 years and over-age group, about 71 percent also suffered from sensory disabilities (hearing and vision) and 53 percent had an independent living difficulty.

Table II-20: Persons with Disabilities by Type

Population	Number	Percent
Total Persons with Disabilities	6,651	100.0%
Persons with Disabilities Aged 64 and younger	3,376	50.8
Hearing Difficulty	601	17.8
Vision Difficulty	888	26.3
Cognitive Difficulty	1,375	40.7
Ambulatory Difficulty	1,681	49.8
Self-Care Difficulty	895	26.5
Independent Living Difficulty	1,005	29.8
Persons with Disabilities Ages 65 and Over	3,275	49.3
Hearing Difficulty	1,404	42.9
Vision Difficulty	907	27.7
Cognitive Difficulty	1,041	31.8
Ambulatory Difficulty	1,866	57.0
Self-Care Difficulty	888	27.1
Independent Living Difficulty	1,746	53.3
Notes:		
1. Independent Living Difficulty does not include persons under 18.		
2. Disability type categories are not mutually exclusive; individuals may have more than one disability. Thus, the sum of all categories for a particular age group will be greater than the total for the same age group.		
Source: ACS 2014-2018 (5-Year Estimates), Table S1810.		

Resources Available

Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments. According to California Department of Social Services records, 40 State-licensed community care facilities operate in Gardena. Table II-21 summarizes the facilities by type and capacity. These facilities have a total capacity of 553 persons. There are four types of facilities within Gardena:

- **Adult Day Care:** Serves seniors and developmentally disabled adults who are able to live at home but require a certain level of care during the day. Some adult day care facilities provide health care services, while others provide non-medical care in the form of personal hygiene and meals.
- **Adult Residential Facilities:** Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, or intellectually disabled.
- **Residential Care Facilities for the Elderly:** Provide care and supervision for persons aged 60 and above and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

- **Small Family Homes:** Provide 24-hour-a-day care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

Table II-21: Licensed Community Care Facilities

Facility Type	Facilities	Capacity
Adult Day Care	6	262
Adult Residential	19	107
Residential Care – Elderly	5	132
Small Family Home	2	8
Total	40	553
Source: Department of Social Services, Community Care Licensing Division, December 2020.		

Title 24 of the California Building Standards Code, which has been adopted by the City of Gardena, includes requirements to provide adequate housing to meet the needs of people with disabilities.⁶ [The State updates the Building Standards Code every three years.](#) Title 24 provides regulations for adaptability and accessibility of apartment units to provide for the safety and welfare of physically handicapped residents and visitors. An adaptable apartment is one that has accessible floor entry and circulation, and that can be easily adapted in the future to meet the specific needs of a handicapped person. The adaptations include installation of wider doors, grab bars, lower cabinets, and lower light switches, as well as sidewalk-to-front-door ramps.

The City offers home improvement programs that provide for handicapped access improvements. Furthermore, the City contracts with the Fair Housing Foundation to provide fair housing and landlord/tenant services which benefit many disabled people that are denied reasonable accommodations.

The Gardena Socialization Center for the Mentally Disabled is a daily social, recreation, and educational program for chronically mentally ill adults who reside in private homes and board and care homes in the City. The program enhances a participant's independence and ability to live in the least restrictive environment possible. The Center is funded in part by Los Angeles County Department of Mental Health and is part of the Gardena Human Services Division. The Socialization Program is offered at Recreation Park, located at 15800 South Brighton Avenue, and Freeman Park, located at 2100 West 154th Place.

⁶ The State updates the California Building Standards Code as set forth in Title 24 of the California Code of Regulations. The City is then required to adopt the most recent edition. The most recent adoption by the City was in 2020 when it adopted the 2019 California Building Standards Code.

3. Persons with Developmental Disabilities

As defined by State law, “developmental disability” means a substantial disability of an individual which:

- Is attributable to mental retardation, cerebral palsy, epilepsy, autism, or disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation;
- Is manifested before the individual attains age 18;⁷
- Is likely to continue indefinitely;
- Results in major impairment of cognitive and/or social functioning, representing sufficient impairment to require interdisciplinary planning and coordination of special or generic services to assist the individual in achieving maximum potential; and,
- Results in substantial functional limitations in three or more of the following areas of major life activity: (a) self-care; (b) receptive and expressive language; (c) learning; (d) mobility; (e) self-direction; (f) capacity for independent living; or (g) economic self-sufficiency.

According to Table II-22, as of December 2020, there were a total of 1,041 persons in the three zip codes that include Gardena addresses who have been diagnosed with developmental disabilities. According to the State Department of Developmental Services, about 51 percent of these persons were children under the age of 18 and 78 percent were living at home with parents or guardians.

Table II-22: Developmentally Disabled Residents by Age

Zip Code*	0-17 Years	18+ Years	Total
90247	297	240	537
90248	69	59	128
90249	163	213	376
Total	529	512	1041
Source: California Department of Developmental Services, December 2020.			
* Each of Gardena’s zip codes include areas outside of the City’s boundaries.			

Resources Available

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in

⁷ The State of California defines developmental disabilities slightly differently than federal law. The main difference is at the manifestation age, where federal definition established that threshold at age 22.

supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. The South Central Los Angeles Regional Center (SCLARC), which serves Gardena, is a non-profit organization that works in partnership with the State to offer a wide range of services to individuals with developmental disabilities and their families.

Multiple housing types are appropriate for people living with a development disability: rent subsidized homes; licensed and unlicensed single-family homes; inclusionary housing; Section 8 Housing Choice Vouchers; special programs for home purchase; HUD housing; and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Almost all public housing units in the county are reserved for seniors and disabled persons. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

4. Female Heads of Households

Female-headed households, especially single parent households, typically have lower incomes and a greater need for affordable housing. In addition, these households can have needs for items such as accessible day care and health care, as well as other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them.

As shown in Table II-23, there was a total of 3,484 female-headed households from 2014 to 2018, representing 16.9 percent of total households in the City. There were 1,516 female-headed households with children under 18 years of age, representing 7.4 percent of the total households. Of the households under the poverty level, 669 total (3.2 percent) female head of households in the City lived below the federal poverty line, but this group accounts for nearly half of Gardena households living in poverty.

Table II-23: Female Householders

Householder Type	Number	Percent of Total Households
Total Households	20,619	100.0%
Total Female Heads-of-Household	3,484	16.9
Female Heads-of-Household with Children under 18	1,516	7.4
Total Households Under Federal Poverty Level	1,556	7.6
Female Headed Households Under Federal Poverty Level	669	3.2
Source: ACS 2014-2018 (5-Year Estimates), Tables B17012, S1702.		

Resources Available

Assistance for female-headed households includes the Gardena Family Child Care Program (GFCC), which was established in 1976 to provide quality child-care and child-development services to school-age children whose parents live or work in the city. The GFCC is provided at low or no cost, depending on family income, and is available to low-income and high-risk families with children 12 years of age or younger. Childcare services are also provided in licensed private Family Child Care Homes within the city.

Female heads of households in Gardena can also benefit from general programs and services for lower-and moderate-income households, including the Housing Choice Voucher program, and various community and social services provided by non-profit organizations in the region.

5. Large Households

Large households are defined as those with five or more members. These households are usually families with two or more children or multi-generational families. It can also include multiple families living in one housing unit. Large households are a special needs group because the availability of adequately sized, affordable housing units is limited. To save for necessities such as food, clothing, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding.

As shown in Table II-24, the 2014-2018 ACS identified 2,601 large households in Gardena, representing 12.6 percent of all households. Among the City’s large households, 46.8 percent were renters, while 53.2 percent owned their home.

Table II-24: Household Size by Tenure

	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	8,706	48.3%	1,384	53.2%	10,090	48.9%
Renter	9,312	51.7	1,217	46.8	10,529	51.1
Total	18,018	100.0	2,601	100.0	20,619	100.0
Source: ACS 2014-2018 (5-Year Estimates), Table B25009.						

Resources Available

Large households in Gardena can also benefit from general programs and services for lower-and moderate-income persons, including Housing Choice Vouchers, and various community and social services provided by non-profit organizations in the region.

6. Homeless Persons

A homeless individual or family is defined by federal regulations as those that lack a fixed, regular, and adequate nighttime residence. Homeless individuals and families have differing housing needs. Both groups are in crisis and need food, clothing and shelter. Long-term transitional shelters, however, have different emphases for individuals and families. An individual would do well in transitional housing such as cooperative or single-room occupancy facilities. Families require more housing amenities to accommodate their size and diverse age-related needs; thus, lower income reentry housing such as single or multi-family units are more appropriate. Both groups require supportive housing and social services. The needs of homeless families are more complicated than those of homeless individuals. Childcare, pediatric care, and education are additional to basic health, mental health, employment, and other supportive social and housing needs.

The Los Angeles Homeless Services Authority (LAHSA) enumerated 79 homeless persons in the City of Gardena in 2020 and an estimated 4,560 homeless persons in the South Bay Service Planning Area (SPA).⁸ Approximately 81 percent of the homeless were individuals and 19 percent were families. LAHSA estimated that 29 percent of the homeless were survivors of domestic violence and 35 percent suffered from substance abuse. An additional 20 percent were estimated to be mentally disabled and nearly 24 percent suffered from physical disability.

Resources Available

The Gardena Human Services Division responds to homeless individuals and families, as well as lower income persons threatened with homelessness, through the Emergency Services Program. This program gives referrals and transportation vouchers to shelters and provides food vouchers and clothing. The Human Services Division assists approximately 32 persons identified as homeless annually through the Emergency Services Program.

The Emergency Services Program refers homeless families and individuals to the following facilities for assistance and daytime shelter:

- Los Angeles Homeless Services Authority (LAHSA)
- Los Angeles County Department of Mental Health
- Harbor Interfaith Services (670 W. 9th Street, San Pedro)
- Rainbow Services (453 W. 7th Street, San Pedro)
- Los Angeles County Department of Children and Family Services (3530 Wilshire Boulevard Suite 400, Los Angeles)

Additionally, the Human Services Division refers homeless families, women, children, and abused persons to an appropriate location for overnight shelter:

- 1736 Family Crisis Center (21707 Hawthorne Boulevard, Torrance)
- House of Yahweh Social Services (4046 Marine Avenue, Lawndale)

⁸ 2020 Greater Los Angeles Homeless Count (<https://www.lahsa.org/news?article=726-2020-greater-los-angeles-homeless-count-results&ref=hc>)

- Harbor Interfaith Services (670 West Ninth Street, San Pedro)

Single homeless men are referred to the Beacon Light Mission located at 525 Broad Avenue in Wilmington. Mentally disabled persons, both homeless and other mentally disabled persons in need of emergency assistance, are referred to Harbor View House located at 921 South Beacon Street, San Pedro.

In addition to the Emergency Services Program, the City operates the following programs to address the supportive service needs of the homeless and those threatened with homelessness: employment and training programs; child care programs; senior meals; case management and counseling for youth and families; socialization centers for the mentally ill; recreation opportunities for the developmentally disabled; and low cost bus services for elderly, disabled, and other residents.

Government Code section 65583(a) includes a requirement that the analysis of special housing needs include an analysis of families and persons in need of emergency shelter based on annual and seasonal need, as well as an identification of zones(s) where emergency shelters are allowed as a permitted use. The City amended the Gardena Municipal Code in 2012 to allow emergency shelters in the [Industrial \(M-1\)](#) and [General Industrial \(M-2\)](#) zones and will provide additional amendments to meet the new requirements relating to employee parking requirements.

7. Extremely Low Income Households

Extremely low-income households earn up to 30 percent of the Area Median Income. This group is considered a special needs groups because of the limited housing options available to them. Extremely low-income households also tend to include a higher proportion of seniors or disabled persons. In Gardena, 4,260 households were considered extremely low-income according to the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data by HUD, which represents about 21 percent of the overall households. Approximately 64 percent of the extremely low income households were renters. Furthermore, 81 percent of the extremely low-income households were experiencing at least one housing problem (overcrowding, cost burden, or inadequate housing). Specifically, 84 percent of the extremely low-income renters and 75 percent of the extremely low-income owners were experiencing at least one housing problem.

Resources Available

Housing Choice Vouchers (HCV) represent a significant resource for extremely low-income households as HUD policy requires that at least 70 percent of all new HCV be available to this income group. Furthermore, the City has four publicly assisted rental developments for seniors.

8. Farmworkers

Farmworkers are identified as persons whose primary source of income is seasonal agricultural labor. Their housing needs stem from their relatively low income and job instability. [Permanent and seasonal farmworker data is available only at the county level. According to the 2017 Census of Agriculture, there were 3,266 farmworkers in Los Angeles County. Of the farmworkers countywide, 1,749 \(54 percent\) were employed 150 days or more and 1,517 \(46](#)

percent) were employed for less than 150 days. While there is a substantial farmworker population in the County, very few reside in Gardena. According to the 2014-2018 ACS, 24 residents in the City were employed in the farming, fishing, and forestry category, comprising less than 0.1 percent of the total employed population. Gardena is located in a highly urbanized area of Los Angeles County and any major agricultural uses in the immediate vicinity ceased decades ago. There is no evidence of a sizeable community of migrant farm workers residing within City limits, as the great distance between the City and agricultural areas makes the commuting cost prohibitive. Given that so few residents are employed in this industry, the housing needs of farmworkers can be addressed by the overall programs for affordable housing, such as rent subsidies, and affordable new incentives for construction.

G. Publicly Assisted Housing

1. Los Angeles County Development Authority

The Los Angeles County Development Authority (LACDA) administers the Housing Choice Voucher Program (HCV) for Gardena residents. Approximately 630 Gardena households were receiving HCVs as of 2019. Appendix E, Affirmatively Furthering Fair Housing, includes a map showing the concentration of HCVs by census tract. LACDA has been allocated 25,696 HCVs according to the 2021-2022 FY Annual Plan. LACDA's Section 8 program has a wait list of 37,388 applicants, 29 percent of which are elderly and 30 percent disabled. According to LACDA, as of August 2021, there are 439 registrants currently residing in the City of Gardena on the Section 8 Waiting List, 16 percent of which are elderly and 25 percent disabled.

2. Units at Risk of Converting to Market-Rate Housing

According to California Government Code Section 65583(a)(8) and (c)(6), jurisdictions must evaluate the potential for currently rent restricted low-income housing units to convert to non-low-income housing in ten years and propose programs to preserve or replace these units. For this Housing Element, this ten-year analysis period covers from October 15, 2021, through October 15, 2031. This section identifies the City's assisted units at-risk of conversion to market rate housing.

3. Assisted Housing Inventory

Currently four assisted rental housing projects are located in the City; these are:

- **Gardena Valley Towers:** Gardena Valley Towers, located at 1715 West 158th Street, Gardena, is an 80-unit project built for seniors. The project was financed under the HUD Section 202 program, which provides capital advances to non-profit sponsors to finance the development of rental housing with support services for the elderly. The advance is interest free and does not have to be repaid as long as the units remain affordable for at least 40 years. The affordability controls under Section 202 extend until 2038 but are contingent upon the continued availability of Section 8 funding.
- **South Park Manor:** South Park Manor, located at 17100 South Park Lane, Gardena, is a 126 unit senior housing project. This project was also financed under the HUD

Section 202 program. The affordability controls extend until 2026 but are contingent upon the continued renewal of Section 8 funding.

- **Meadowlark Manor:** Meadowlark Manor, located at 17150 South Park Lane, Gardena, is a 73-unit project restricted to seniors. Similar to the other two projects, Meadowlark Manor was financed under the HUD Section 202 program. The affordability controls extend until 2031 but are contingent upon the continued renewal of Section 8 funding.
- **Spring Park Senior Villa:** In 2015, the Spring Park Senior Villas, a 37-unit affordable housing project, was completed in Gardena. The project was awarded HOME funds, with an affordability covenant of 50 years.

Table II-25 details the assisted housing projects in the City. According to the inventory, the four projects contain 314 assisted rental units. Three were financed under the HUD Section 202 funds and maintain Section 8 contracts. One recent project was funded with HOME funds. These projects are housing for the elderly and are owned and operated by non-profit corporations. The long-term affordability of the projects is fairly secure based on their non-profit status and, therefore, the risk levels are considered low. However, two of the assisted housing projects located in Gardena may expire in less than ten years. The newly constructed Spring Park Senior Villa is not considered at risk during the ten-year analysis period.

In addition, a three-bedroom unit located at Casimir Avenue offers affordable housing to three persons in a group home situation. This type of affordable accommodation is not covered under the at-risk analysis.

Table II-25: Assisted Rental Housing Projects

Assisted Housing Projects	Address	Assisted Units	Total Units	Overall Exp. Date	Owner	Risk Level
Gardena Valley Towers	1715 W 158 th St	79	80	3/29/2038	Non-Profit	Low
Meadowlark Manor	17150 S Park Ln	73	74	2/1/2031	Non-Profit	Low
South Park Manor	17100 S Park Ln	126	126	3/1/2026	Non-Profit	Low
Spring Park Senior Villa	2010 W El Segundo Blvd	<u>36</u>	37	2065	Non-Profit	Low
Total		314	317			

Source: City of Gardena, December 2020.

4. Preservation and Replacement Options

Preservation or replacement of at-risk projects can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance other than through the Section 8 program; 3) replacement or development of new assisted multi-family housing units; 4) purchase of affordability covenants; and/or 5) refinance of mortgage revenue bonds on bond funded units. These options are described below, along with a general cost estimate for each.

Transfer of Ownership

Non-profit corporations currently own all of the assisted-housing projects in Gardena. Therefore, transfer of ownership is not needed. However, the following entities serving Los

Angeles County may have the potential capacity to acquire and preserve the at-risk units identified:

- Los Angeles County Development Authority (LACDA)
- Innovative Housing Opportunities, Inc.
- Jamboree Housing
- Mercy Housing
- Meta Housing
- National CORE

Rental Assistance

The future availability of Section 8 funding is uncertain. In the event that Section 8 funding is no longer available, rent subsidies can be used to maintain affordability by using local, state or other funding sources. The subsidies can be structured to mirror the Section 8 program, whereby tenants receive the difference between the Fair Market Rent (determined by HUD and the local housing authority) and the maximum affordable rent of the tenant (30 percent of household income).

The feasibility of this alternative depends on the property owners’ willingness to accept rental vouchers. In this case, the owners are likely to accept vouchers given that non-profit corporations own all three projects, and the projects currently maintain rental subsidies.

Given the bedroom mix of the 278 Section 8 assisted rental units, the total cost of subsidizing the rent for the units is \$173,486 per month, as shown in Table II-26. This translates into approximately \$2.1 million annually or \$41.6 million over a 20-year period.

Table II-26: Required Rental Subsidies

Unit Size	Total Units	Fair Market Rents	HH Size	Very Low Income Limits	Affordable Cost	Utility	Per Unit Subsidy	Monthly Subsidy
Studio	52	\$1,369	1	\$39,450	\$986	\$151	\$533	\$27,716
1-Bdrm	<u>226</u>	\$1,605	2	\$45,050	\$1,126	\$166	\$645	<u>\$145,770</u>
Total	<u>278</u>							<u>\$173,486</u>

Source: HUD Fair Market Rent Documentation, 2021.

Construction of Replacement Units

The construction of new low-income housing units is a means of replacing at-risk units that are converted to market rate. The cost of developing housing depends upon a variety of factors, including density, the size of the units, location, land costs, and the type of construction. In 2015, the Spring Park Senior Villas, a 37-unit affordable housing project, was completed in Gardena. Of the 37 units, 36 are assisted units affordable to lower income households, and one is a manager's unit. The project was awarded HOME funds. Total development cost of the project was approximately \$9.3 million. The City owns the land and leases it for one dollar per year, up until the year 2088. The project totals 40,800 square feet of internal building space, which includes the residential units, subterranean parking garage, communal space and accessory space. Each tenant unit is 540 square feet and includes one bedroom. The one manager's unit is 800 square feet and includes two bedrooms. Based on the project costs, the average development cost per unit is approximately \$250,000. This represents approximately \$250 per square foot of building space. This includes the residential units, common space areas, subterranean parking and other amenities.

Assuming the average size of a studio apartment is 450 square feet, and the average size of a one-bedroom apartment is 600 square feet, construction to replace the 278 at risk-units would cost approximately \$39,750,000.

Purchase of Affordability Covenants

Another option that will preserve the affordability of at-risk projects is providing an incentive package to owners to induce them to maintain the units as low-income housing. Incentives could include an interest rate write-down on the remaining loan balance or supplementing the Section 8 subsidy to achieve market rents. The feasibility of this option depends on both the physical and financial condition of the complex. If the complex requires rehabilitation or is too highly leveraged, the cost of affordability covenants goes up.

Cost Comparisons

Rental assistance provides the most feasible alternative for preserving Gardena's three assisted-housing projects with affordable contracts expiring within the next ten years, given the willingness of the non-profit owners to accept alternate subsidies if Section 8 contracts are not renewed, compared to the high cost of constructing new affordable units. Transfer of ownership is unnecessary since non-profit corporations own all three assisted projects. The purchase of affordability covenants would also be a viable option, and could be used in conjunction with rent subsidies, lump sum financial assistance or mortgage interest rate subsidies.

H. Housing Needs

This section provides an overview of existing housing needs in Gardena. It focuses on four categories:

- Housing need resulting from housing cost burden;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock; and,
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, farmworkers, and college students.

1. Housing Cost Burden

Housing cost burden is generally defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance or overcrowding.

Based on the 2014-2018 ACS presented in Table II-27, 9,527 households or 47.8 percent of the total household were overpaying (over 30 percent of household income) and 5,401 or 22.7 percent were severely overpaying (over 50 percent of household income). Of those severely overpaying households, almost two-thirds (63.7 percent) were renters and just over one-third (36.3 percent) were homeowners.

Table II-27: Household Cost Burden by Tenure

Cost Burden	Renters	Owners	Total HHs
<10%	290	2,172	2,462
10% to 14.9%	515	1,053	1,568
15% to 19.9%	1,146	1,127	2,273
20% to 24.9%	899	1,211	2,110
25% to 29.9%	1,141	866	2,007
30% to 34.9%	914	573	1,487
35% to 39.9%	835	508	1,343
40% to 49.9%	1,357	806	2,163
>50%	2,890	1,644	4,534
Total Households	9,987	9,960	19,947
Note: Cost burden was not computed for 542 renter and 130 owner households. Source: ACS 2014-2018 (5-Year Estimates), Table B25009.			

Table II-28 presents rates of cost burden for lower income households in Gardena. Extremely low and very low income renters have the highest rate of cost burden of 83.3 percent and 83.5 percent, respectively. For all income levels, cost burden is more common amongst renter

households. Of all lower income households (extremely low, very low, and low), 67.2 percent are cost burdened including 75 percent of lower income renters and 54 percent of lower income owners. Cost burden amongst lower income households is significantly more common than cost burden amongst moderate and above moderate income households. Only 9.7 percent of renter households and 19.3 percent of owner households earning more than 80 percent of the AMI are cost burdened.

Table II-28: Lower Income Household Cost Burden by Tenure

<u>Income Category</u>	<u>Renters</u>	<u>Owners</u>	<u>Total HHs</u>
<u>Extremely Low Income ≤30% AMI</u>	<u>83.3%</u>	<u>68.4%</u>	<u>78.0%</u>
<u>Very Low Income 30-50% AMI</u>	<u>83.5%</u>	<u>43.8%</u>	<u>70.4%</u>
<u>Low Income 50-80% AMI</u>	<u>56.4%</u>	<u>50.0%</u>	<u>53.8%</u>
<u>Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.</u>			

2. Overcrowding

A persistent problem affecting housing conditions is overcrowding. The U.S. Census defines overcrowding as 1.01 persons per room or more excluding kitchen, bathrooms, and hallways. Severe overcrowding is defined as more than 1.5 persons per room. Overcrowding is often an indicator of households that may be financially unable to obtain adequate space for their needs, or households that are required to house extended family members. It is not necessarily a reflection of inadequate physical conditions of the housing units themselves.

As presented in Table II-28, households with 1.01 or more persons per room totaled 2,000 or 9.7 percent of the total households in Gardena. Additionally, 824 households or 4.0 percent lived in severely overcrowded conditions (at least 1.51 persons per room).

Renters were much more likely to experience overcrowding than homeowners. While approximately half (51.1 percent) of Gardena households rent their units, the number of overcrowded renter households was about two times as large as the number of overcrowded homeowners. Renters represented over two-thirds (69.2 percent) of all overcrowded households in the City — indicating a need for more three-bedroom rental units to accommodate larger renter households. Households that own homes generally are able to take advantage of the ample stock of single-family houses in Gardena, most of which have three or more bedrooms; thus, severe overcrowding is not as much of a problem for owners as it is for renters, and the latter group would benefit more than the former from large units.

Table II-29: Household Crowding by Tenure

Persons per Room	Renters	Owners	Total Households
0.5 or Less	4,651	6,308	10,959
0.51 to 1	4,491	3,169	7,660
1.01 to 1.5	761	415	1,176
1.51 to 2	482	130	612
2.01 or More	144	68	212
Total Households	10,529	10,090	20,619
Source: ACS 2014-2018 (5-Year Estimates), Table B24014.			

3. Future Housing Need

For this Housing Element period, the City of Gardena was allocated a RHNA of 5,735 units, as shown in Table II-29. Approximately 39.2 percent of these units should accommodate lower income households.

The 2014-2021 Housing Element demonstrated that based on the adequate sites inventory of vacant land, underutilized land and prime opportunity sites, the City could accommodate 1,358 units, more than the 2014-2021 RHNA of 397 units. However, Gardena’s 2021-2029 RHNA is significantly higher than the previous Housing Element cycle. The 2021-2029 Housing Element proposes housing programs and zone amendments, including a residential overlay, to increase the potential for housing units. Implementation of these programs would adequately accommodate the potential shortfall in the need for affordable units in the City. Chapter IV of this Housing Element demonstrates the City strategies for meeting this RHNA.

Table II-30: Regional Housing Needs Allocation for Gardena (2021-2029)

Income Category	Dwelling Units	
	Number	Percent
<u>Extremely Low</u> /Very Low-Income	1,485	25.9%
Low-Income	761	13.3%
Moderate-Income	894	15.6%
Above Moderate-Income	2,595	45.2%
Total	5,735	100.0%
Note: 50% (742 units) of the very low income units are designated as extremely low income units.		
Source: SCAG RHNA – Planning Period 2021-2029		

III. Housing Constraints

There are many factors that contribute to the cost, supply, and distribution of housing. A review of these factors provides an understanding of the private market forces impacting the sales price and rent distribution of both existing and new housing supply in Gardena. Gardena's proximity to major employment centers in southern Los Angeles County, as well as to Los Angeles International Airport (LAX) and downtown Los Angeles, its accessibility to major transportation corridors such as I-110, I-405, I-105, and SR 91, and its mild climate and air quality are positive factors contributing to the desire to live in the City. However, various market, governmental, environmental and infrastructure factors may serve as a potential constraints to housing development and improvements.

A. Market Constraints

Construction costs, land costs, and the availability of financing all contribute to the cost of housing production, which can hinder the development of affordable housing. To a large degree, the City has little control over these constraints, as the market dictates the costs. Through programs such as home ownership assistance, and the use of flexible design standards, the City can take steps to lessen these constraints.

1. Construction Costs

Construction costs can be a major impediment to the ability of a community to augment its housing stock, and influence rents and sale prices when new units are placed on the market. According to the National Association of Home Builders (NAHB), construction costs (i.e., permit and impact fees, excavation, materials, etc.) for a single-family market-rate home increased from \$184,125 in 2011 to \$296,625 in 2019.⁹ The NAHB construction cost survey indicated the average size of single-family homes has decreased from 2,802 square feet in 2015 to 2,594 square feet in 2019. In 2019, total construction cost of a home accounted for 61.1 percent of the total sales price.

2. Land Costs

Expenses related to land include the cost of the raw land, site improvements, and all other costs associated with obtaining government approvals for development. Land costs vary significantly in Gardena dependent primarily on location, size, zoning, and difficulty of development. It is estimated that these costs contribute about 20 percent to the final sales price of a dwelling unit. Left alone, the escalating market price of land will tend to encourage mainly higher priced development. Higher density zoning could reduce the per unit cost of land, but land zoned for higher densities commands a higher market price.

[Undeveloped land in Gardena is limited. A survey of lots for sale in Gardena was conducted on December 7, 2021 on Realtor.com \(Table III-1\). The survey found three lots listed, two](#)

⁹ National Association of Home Builders (NAHB), Cost of Constructing a Home (Special Studies), 2020.

vacant and one developed with an older single-family home and duplex. Cost per unit if built at maximum capacity ranged from \$120,000 to \$233,000.

Table III-1: Land Costs

<u>Address</u>	<u>Lot Size (acres)</u>	<u>Density Allowed (Max.)</u>	<u>Listing Price</u>	<u>Per Unit Land Cost</u>
<u>16705 S. Berendo Ave.</u>	<u>0.16</u>	<u>R-3 (17 du/ac) – 3 units</u>	<u>\$699,000</u>	<u>\$233,000</u>
<u>1452 W. Artesia Blvd.</u>	<u>0.23</u>	<u>MUO (20 du/ac) – 5 units</u>	<u>\$600,000</u>	<u>\$120,000</u>
<u>15617 & 15701 S. Normandie Ave.*</u>	<u>0.37</u>	<u>R-4 (25 du/ac) – 9 units</u>	<u>\$1,900,000</u>	<u>\$211,111</u>
<u>Note:</u>				
<u>* Contingent lots already developed with older single-family home and duplex.</u>				
<u>Source: Survey of Realtor.com, assessed December 7, 2021.</u>				

3. Availability of Mortgage and Rehabilitation Financing

Financial constraints affect the decisions of consumers and developers alike. Nearly all homebuyers must obtain a loan to purchase property, and loan variables such as interest rates and insurance costs play an important role in the decisions of homebuyers. Homeowners also consider the initial costs of improvements following the purchase of a home. These costs could be related to making necessary repairs or tailoring a home to meet individual tastes. While the City does not control these costs directly, City activities, such as code enforcement, are related to the maintenance of the housing stock.

Mortgage rates have a strong influence over the affordability of housing. The availability of financing affects a person’s ability to purchase or make improvements on a home. Increases in interest rates decrease the number of persons able to afford a home purchase, and decreases in interest rates result in more potential homebuyers introduced into the market.

According to the Federal Home Loan Mortgage Corporation’s (Freddie Mac) monthly interest rate survey from 2016 to 2020, as shown in Table III-1, annual average mortgage interest rates have declined significantly, from 3.65 percent in 2016 to 3.11 percent in 2020.

Rates are initially lower for graduated payment mortgages, adjustable mortgages and buy-down mortgages. However, the risks to which both buyers and lenders are exposed when taking on adjustable-rate loans are well documented. As a result, some of the more affordable mortgage options will be less accessible to prospective Gardena homebuyers as financial institutions exercise greater caution in their lending practices.

The City has limited financial resources. Housing and community development resources currently available to the City include: CDBG; State HOME funds; CalHOME funds; General funds; HUD Section 8 Rental Assistance Program through the County; and State Transportation funds.

Table III-2: National Annual Average Mortgage Interest Rates

Year	Average Interest Rate
2016	3.65%
2017	3.99
2018	4.54
2019	3.94
2020	3.11

Source: Federal Home Loan Mortgage Corporation, Primary Mortgage Market Survey.

4. Density and Timing

With limited vacant land available for residential development, the City has been accommodating new housing construction through the recycling of lower-density residential uses and underutilized nonresidential uses into higher intensity multi-family developments.

Developers in the R-3 zone have been able to achieve maximum densities. Developers in the R-4 and MUO zones have not achieved the maximum density allowed by the zones not because of constraints imposed by the City, but because of the choice of housing that is being developed. With the exception of the 265-unit apartment building on Crenshaw Boulevard approved in 2021, developers are choosing to build two- to three-story townhome style condominiums. In 2019 the City hosted a workshop with developers and architects to discuss impediments to development. The workshop identified development constraints related to parking. Parking requirements and other constraints discussions related to this workshop are further described in Section 4, *Residential Development Standards*, below.

Residential development has been active in Gardena, with limited delays between entitlement and building permit issuance. Typically, the time between receiving entitlements and the issuance of building permits is approximately six months based on review of projects over the past five years, depending on how quickly corrections are made by the developer.

B. Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the city. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development.

1. Transparency in Development Regulations

The City of Gardena complies the requirement to demonstrate transparency in development regulations by providing information online and at public counters:

- General Plan - <https://cityofgardena.org/general-plan/>
- Zoning Information - <https://cityofgardena.org/zoning-information/>
- Permits and Fees - <https://cityofgardena.org/community-development-permits-and-fees/>

2. Land Use Controls

The Land Use Plan of the Gardena General Plan's Community Development Element sets forth the policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the city. Housing supply and costs are affected by the amount of land designated for residential use and the density at which development is permitted. Approximately 50 percent of the total acreage in Gardena is designated for residential use or mixed-use (Low-, Medium-, High-Density Residential, Mixed-Use, Specific Plan or Mixed-Use Overlay).

The Zoning Code allows for a wide range of residential uses, with densities ranging from a maximum of 9 units per acre in lower density residential zones (R-1), up to 30 units per acre in the higher density multi-family and mixed-use overlay zones (R-4 and MUO) and as high as 34 units per acre in the mixed-use C-R zone. Table III-2 summarizes the residential land use categories and their corresponding zone designations and previous Figure I-2 shows the General Plan Land Use Map.

Table III-3: Residential Land Use Categories

General Plan Land Use Category	Zoning Designations	Max. Density (DUs/Acre)	Residential Types
Low-Density Residential	R-1	9, limited to 1 per lot	Single Family Residences
Medium-Density Residential	R-2, R-3	17	Multiple-Family Residential
High-Density Residential	R-4	25 if <.5 acre 27 if .5 – 1.0 acre 30 if > 1.0 acre	Multiple-Family Residential
Mixed-Use	C-R H-B	34 9, limited to 1 per lot	Commercial/residential mixed use
Specific Plan	SP	At Least 20	Any
Mixed Use Overlay	MUO	20 if <.5 acre 25 if .5 – 1.0 acre 30 if > 1.0 acre	Commercial/residential mixed use

Source: Land Use Element, Gardena General Plan 2013

Each residential designation is defined as follows:

Low Density Residential - The single-family areas within Gardena are recognized as the backbone of the community and serve as one of its most important assets. The Low- Density Residential designation is implemented by the Single-Family Residential (R-1) zone, which provides for the development of conventional single-family detached houses.

Medium Density Residential - The Medium-Density Residential designation is intended to provide a quality multiple-family living environment. This category is implemented by the Low-Density Multiple-Family Residential (R-2) and Medium-Density Multiple-Family Residential (R-3) zones. It typically includes lower density multi-unit residential development and higher density single-family residential development such as those in the specific plan areas.

High Density Residential - The High-Density Residential designation provides for a high quality, compact, multiple-family living environment. This category is implemented by the High-Density Multiple-Family Residential (R-4) zone and consists of two to three story multi-unit buildings.

Mixed Use - The Mixed-Use designation is intended to provide for the co-existence of residential and commercial, office or industrial uses in the same building or on the same lot. It is implemented by the Commercial-Residential (C-R) and Home Business (H-B) zones. This land use designation can be found in two areas of the City – southern Gardena between 178th Street and 182nd Street and the downtown area along Gardena Boulevard between Normandie Avenue and Vermont Avenue. If development is all residential, there is a minimum density of 24 units per acre. The maximum density of the H-B zone is 9 units per acre.

Mixed Use Overlay - The Mixed-Use Overlay permits mixed use development and solely residential development pursuant to a site plan review. A conditional use permit (CUP) is required for live-work units that are developed in conjunction with a restaurant or any use that may result in noise levels that exceed the City residential noise standards. The site plan review and CUP requirements are the same for all zones in the City and are detailed in this section's discussion of permit and processing procedures. The purpose of this land use designation is to allow greater flexibility of development alternatives. The minimum permitted residential density for any mixed use project approved after August 1, 2012 is 20 units per acre.

3. Specific Plans

Specific plans are either advisory or regulatory documents that provide more focused guidance and regulation for particular areas. Specific plans are a useful tool to implement planning and development goals within selected areas by adopting unique standards and requirements. Generally, specific plans include land use, circulation and infrastructure plans, development standards, design guidelines, as well as phasing, financing, and implementation plans.

As presented in Table III-3, there are 12 specific plans within the City. The land use for 11 of the specific plans is residential and the Artesia Corridor Specific Plan includes mixed-residential and commercial uses. Each specific plan is summarized in the following table and illustrated on the General Plan Land Use Plan map.

Section 18.39.025 (Residential Density) of the Municipal Code states that any specific plan adopted by the City after March 2012 shall provide a minimum residential density of at least 20 units per acre on portions of the specific plan where residential units are allowed.

Table III-4: Specific Plans

Specific Plans	Adoption Year	Location	Land Use Plan Description	Status
Emerald Square	1999	177 th St. between Budlong Ave. and Vermont Ave.	159 single-family homes within a 21.5-acre gated community.	Built out
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.	Built out
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.	Built out
Cottage Place	2003	Budlong Ave. between 144 th St. and 146 th St.	35 detached condominium units within a 2.9-acre gated community.	Built out
Carnellian	2004	Vermont Ave. between 141 st St. and 135 th St.	101 single-family detached homes within an 11.4-acre gated community.	Built out
Artesia Corridor	2006	South side of Artesia Blvd. between Western Ave. and Normandie Ave.	375,000 square feet of General Commercial, 40,000 square feet of restaurant and up to 300 residential units on 44-acre area.	Built out*
Normandie Place	2008	14532 – 14602 Normandie Ave.	12 single-family homes within a 38,280 square foot area.	Built out
Ascot Village	2011	1249 W. 139 th St.	14 single-family homes within a 43,000 square foot area	Built out
Platinum Row	2015	14504 S. Normandie Ave.	96 townhome development on a 4.69-acre property	Built out
Western Avenue	2017	16958 Western Avenue	46 attached condominium units within a 2.31-acre property.	Built out
Normandie Estates /Normandie Courtyard	2004/ 2019	Southeast corner of Normandie Ave. and 168 th St., and property to the east	30 detached condominium units within a 2.21-acre area	Phase I, 21 units built out
Gardena Transit Orientated Development	2021	12850-12900 Crenshaw Blvd.	265 residential units within a 1.33-acre property.	Approved 2021, in plan check

Source: City of Gardena, 2021.

*158 residential units were built; the remaining area is required to be commercial.

4. Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and welfare of the public, as well as implement the policies of the General Plan. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods. Table III-4 summarizes the City zoning requirements relating to residential development standards, including density, lot area, lot coverage, and parking.

Parking and Site Requirements

In a workshop hosted by the City in 2019, developers and architects identified parking requirements as a possible development constraint. As a result of this workshop, the City revised its parking standards for high-density developments. The City implemented the following revisions in the R-4 and MUO zones:

- Tandem parking allowed;
- Parking for studio units reduced to one space per unit;
- Of the two spaces per unit for units larger than a studio, only one must be in an enclosed garage (the other requires covering only);
- 25 percent of guest parking may be compact;
- Stall length reduced for parking spaces; and
- Garage spaces reduced from 20' x 20' to 19' x 19'.

These changes allowed developers to increase the density of their projects and reduce costs. Residential parking in the multi-family zones requires 0.5 guest spaces per unit. In accordance with State law, parking is reduced for density bonus projects.

Parking for SRO facilities are required at the rate of one space per unit. The City has approved three SRO projects in its manufacturing zones. Two of these projects are providing parking through puzzle parking systems (mechanical structures that can shuffle around multiple platforms), saving valuable space.

Parking requirements are show in Table III-5. The site development requirements are summarized in Table III-4 and Table III-5.

Table III-5: Parking Requirements

	Spaces/Unit	Dimensions (in ft)	Guest Parking Required?	Guest Parking Rate
R-1 zone	2	20 x 20 ¹	no	
Multi-family residential, <20 units	2	20 x 20	yes	0.5
Multi-family residential, >20 units	2	20 x 20 ²	yes	0.5
R-4 zone, MUO	2	19 x 19 ³	yes	0.5
Studio units in all zones	1			
Senior and income restricted units in R-4 zone	1			
C-R zone studio or 1 bedroom	1		yes	0.25
C-R zone larger than 1 bedroom	2			
¹ Municipal Code Section 18.40.020(E) was amended in 2012 to provide a waiver of this requirement for the expansion of existing residences if it was not physically possible to provide such a garage. ² At least one space must be in a garage or in an enclosed parking facility and the other space can be in a covered parking area. ³ R-4 and MUO zones allow tandem parking.				

Unit Sizes

The Zoning Code generally requires a single-family unit to be at least 800 square feet. For multi-family units, the minimum sizes are 400 square feet for a studio, 600 square feet for a one-bedroom unit, 800 square feet for a two-bedroom unit, and 1,000 square feet for a three-bedroom unit. There is no minimum unit size for multi-family units with an affordable housing agreement.

Cumulative Impact of Development Standards

Gardena’s [multi-family zones \(R-2, R-3, R-4, C-R, and MUO\)](#) contain development standards relating to density, height, setbacks, parking and usable open space. In the R-2 and R-3 zones, these standards generally allow the construction to achieve the higher end of the density range for these zones. However, in the R-4 zones development standards can interfere with reaching the maximum density for the types of units that are currently being developed, i.e., three-story condominiums. There [are](#) no floor area ratio requirements in [these](#) zones.

In the R-2 and R-3 zones, the minimum lot size is 5,000 square feet, while the minimum lot width is 50 feet. Assuming a hypothetical lot of the minimum size meets these standards, the depth of this lot would be 100 feet. At 17 units per acre (the density for these zones), the lot should accommodate two dwelling units. The front, side and rear yard setbacks create a building envelope of 60 by 70 feet, or 4,200 square feet. Subtracting 1,400 square feet for four parking spaces (350 square feet per space) leaves an envelope of 2,800 square feet. The two units will require a total of 1,200 square feet of usable open space (600 square feet per unit). The rear yard, at 10 feet by 50 feet, can provide 500 square feet of this requirement. Subtracting the remaining 700 square feet from the building envelope leaves 2,100 square

feet for the two dwelling units, or 1,050 square feet per unit. Open space can include balconies and roof-top decks.

This is more than enough room to accommodate two, two-bedroom units (minimum of 800 square feet each) in a single-story building. Three-bedroom units, however, require at least 1,000 square feet. A developer wishing to construct these larger units may have to build them in two stories, perhaps with garages tucked under the upper floor. The major constraint on the supply of housing in these two zones is the R-2 zone's maximum of two units on any single lot; however, this impediment could be avoided by subdividing larger R-2 parcels or obtaining a specific plan designation. On larger R-3 parcels, this density would be even easier to achieve, as the setbacks would account for a smaller percentage of the lot and thus allow for a larger building envelope in which the structure and parking facilities could be configured more flexibly.

The R-4 zone has a stepped maximum density standard, ranging from 25 du/ac on sites less than 0.5 acre, 27 du/ac on sites 0.5 to 1.0 acre, and 30 du/ac on sites of 1.0 acre or greater. In general, the smallest sites in each density category can accommodate the maximum number of units permitted under the code in a two-story configuration with either at-grade, tuck-under garages or a subterranean garage.

In the case of the R-4 zone, the open space requirement was reduced to 300 square feet to support additional density on sites over one acre). On sites smaller than one acre but larger than half acre, the density remained the same as before the zone amendment. Many small R-4 sites in the City are already developed at close to 27 du/ac under the previous development standards, so these small lots presumably will have minimal issues achieving the new maximum densities in the future.

In the Mixed-Use Overlay zone, the development standards were similarly reviewed and revised to accommodate higher densities. The open space requirement for residential uses was reduced to 150 square feet and reduced further to 100 square feet for live/work uses. As a result, most mixed-use projects will likely be able to build the maximum number of units allowed if they include at-grade podium or subterranean parking.

The development standards of the C-R zone have also been reviewed and revised to accommodate higher densities by increasing the densities from 20 to 34 units per acre and providing for a minimum density of 24 units per acre if the development is solely residential. Development standards were reduced for minimum lot size, unit size, parking, setbacks, and open space. Additionally, the FAR requirement was eliminated.

Table III-6: Development Standards in Residential Zones

	R-1 (Single-Family)	R-2 (Low Density)	R-3 (Medium Density)	R-4 (High Density)
Min. Lot Size	5,000 sf	5,000 sf	5,000 sf	5,000 sf
Min. Lot Width	50 ft, corner lot = 55 ft	50 ft, corner lot = 55 ft	50 ft, corner lot = 55 ft	50 ft, corner lot = 55 ft
Min. Lot Depth	80 ft	80 ft	80 ft	80 ft
Max. Density	9 du/acre 1 du/lot except ADUs	17 du/acre 2 du/lot	17 du/acre	25 du/ac if <½ acre 27 du/ac if ½ to 1 acre 30 du/ac if >1 acre
Min. Density	N/A	N/A	N/A	20 du/ac
Max. Height	25 ft	30 ft	35 ft	40 ft
Min. Front Yard	20 ft	20 ft	20 ft	15 ft
Min. Side Yard	5 ft, 10 ft street side corner lot	5 ft, 10 ft street side corner lot, 10 ft if bldg fronts side yard, 10 ft semi-sub parking	5 ft. for 1 or 2 stories, 7½ ft. for 2 stories with semi-sub parking or 3 stories, 10 ft. if bldg abuts R-1 or R-2, 10 ft street side corner lots, 10 ft if bldg fronts side yard	5 ft, 10 ft street side corner lots, 10 ft if bldg height ≤35 ft or bldg abuts R-1 or R-2, 15 ft if bldg height >35 ft and abuts R- 1 or R-2
Min. Rear Yard	10 ft. for new 5 ft for existing 1 story	10 ft	5 ft for 1 or 2 stories, 7½ ft. for 2 stories with semi-sub. parking or 3 stories, 10 ft if bldg abuts R-1 or R-2, 10 ft. if bldg fronts rear yard	5 ft, 10 ft. street side corner lots, 10 ft. if bldg height ≤35 ft or bldg. abuts R-1 or R-2, 15 ft if bldg height is >35 ft and abuts R-1 or R-2
Min. Open Space	Not applicable	600 sf per unit	600 sf per unit	300 sf per unit
Min. Landscaping	50% front yard	50% front yard	50% front yard	50% front yard

Table III-7: Residential Development Standards in Mixed-Use Zones

	MUO (Mixed Use Overlay)	C-R (Commercial Residential)	H-B (Home Business)
Min. Lot Size	1 acre (with some exceptions)	5,000 sf	5,000 sf
Min. Lot Width	80 ft w/curb cuts, 50 ft w/o	50 ft	50 ft
Min. Lot Depth	N/A	N/A.	N/A
Max. Density	20 du/ac if <½ acre 25 du/ac if ½ to 1 acre 30 du/ac if >1 acre	34 du/acre	9 du/acre (1 unit per lot)
Min. Density	20 du/acre	24 du/acre if all residential	N/A
Max. Building Height	40 ft if adj to R-1 or R-2 or adj collector/major or collector street 55 ft if adj to any zone other than R-1 or R-2, or adj to arterial street	45 ft if <0.5 acres 55 ft if ≥0.5 acres 4 story limit for residential	25 ft
Min. Front Yard	5 ft public ROW to bldgs w/o front doors facing street 20 ft public ROW to bldgs w/ front doors facing street 12 ft from face of curb for all else	Mixed use 0 ft on 1-2nd, 5 ft on 3-4th floors Residential only 5 ft on 1-2nd, 10 ft on 3-4th floors	20 ft
Min. Side Yard	10 ft if bldg ≤35 ft & abuts R-1 or R-2 15 ft if bldg >35 ft & abuts R-1 or R-2 5 ft if bldg does not abut R-1 or R-2 10 ft if street side corner lot	Mixed use 5 ft for 1 or 2 story bldg 10ft if bldg 2+ stories 10 ft if street side corner lot 10 ft if fronts side yard of multi-family Residential Only 5 ft if bldg ≤2 stories, 10 ft for others	5 ft if on front half of lot
Min. Rear Yard	10 ft. if bldg ≤35 ft & abuts R-1 or R-2 15 ft. if bldg >35 ft & abuts R-1 or R-2 5 ft. if bldg does not abut R-1 or R-2 10 ft if street side corner lot	5 ft if adj to commercial 10 ft on 1-2nd if adj to multi-family 15 ft on 3-4th if adj to multi-family Residential Only 20 ft on 3-4th if adj to MFR & >45 ft	N/A
Min. Open Space	150 sf per unit, 100 sf if live/work	150 SF per unit	N/A
Min. Landscaping	N/A	50% of setback if all residential	N/A

5. Planning and Development Fees

The City assesses various development fees to cover the costs of permit processing, as well as the costs of providing public services to the developments. Table III-6 presents a summary of total development fees for a residential development.

The City exacts from all new-construction residential development projects a multi-family development impact fee at the rate of \$1,000 per unit. The rationale of the City in charging the fee, as articulated in the Municipal Code, is that additional multi-family development creates a burden on public service provision, and that additional revenue is needed to offset the cost of these increased services [Gardena Municipal Code Section 15.48.010]. Revenue collected from the fee is placed in a development impact fund, to be applied to the increased public service costs. Overall, planning and development fees total to about \$7,000 per unit. However, this varies, as permit fees are based off of valuation of the work.

The multi-family development impact fee imposes an additional cost on the construction of each individual unit, and may have an impact on the financial feasibility of larger-scale development. For this reason, the fee could be considered a constraint on affordable housing production. Non-profit multi-family developments for seniors are exempted from the fee. Additionally, the City, as part of a recent Municipal Code update, adopted Section 15.48.090 to waive the fee for affordable units in multi-family projects that will be kept affordable to lower-income households (i.e., those whose income is less than or equal to 80 percent of AMI). Resolution No. 6433, adopted May 12, 2020, waives Quimby fees for lower income units with 30-year restrictions and reduces Quimby fees by 50 percent for moderate income units with 30-year restrictions.

Table III-8: Typical Planning and Zoning Fees

Service	Department	Fee
Site Plan Review (Admin. Approval)	Multi-department	\$2,181.00
Environmental Impact Report (EIR)	Community Development	\$600.00 + actual cost
Public Noticing	Community Development	\$350.00
Building Permit Issuance	Community Development	\$66.00
Building/Demolition	Community Development	\$34.00 to \$7,679 + \$5.50 / \$1000 valuation*
Building Plan Check	Community Development	100% of Building Permit
Building Plan Check (Title 24, Part 6, Part 11 & Energy)SMIP	Community Development	Valuation x 0.00013%
Job <u>Fee</u>	Community Development	\$1 per \$1,000 of the total of building contract
Appeal of Planning Commission Decisions to City Council	Multi-department	\$2,097.00
Appeal of CD Director Decisions to Planning Commission	Community Development	\$1,265.00
Appeal of City Manager Decisions/Staff Determination to City Council	Multi-department	\$1,257.00
Conditional Use Permits	Multi-department	\$4,352.00

Table III-8: Typical Planning and Zoning Fees

Service	Department	Fee
General Plan Amendment	Multi-department	\$5,351.00
Land Division – Parcel Map/Tract Map \$4,352.00 Lot-Line Adjustment/Parcel Map Merger	Multi-department	\$1,349.00
Specific Plan	Multi-department	\$4,352.00
Variance	Multi-department	\$4,352.00
Zone Change	Multi-department	\$5,351.00
Residential Unit Fee	Community Development	\$1,000
Quimby (park in-lieu) Fee	Community Development	\$10,000 per unit; no fee for lower income units with 30-year agreement.
School District Fee (LAUSD)	LAUSD	\$4.08 per sf
* For residential building; cost depends on building valuation. Source: Gardena Community Development Department, City Fees FY 2020-2021.		

6. On/Off Site Improvements

According to service providers and utility companies, the City’s present infrastructure is adequate to accommodate planned growth levels, and since the City is fully developed, streets, sidewalks and curbs are already in place. If the City determines that a street dedication or improvement is required, the street shall be in accordance with the width, standards and right of way lines of the General Plan Circulation Element which are presented in Table III-7.

Table III-9: Right-of-Way Standards

Street Classification	Right-of-Way Width (Feet)	Roadway Width (Feet)
Arterial 6 Lane	100	84
Arterial 4 Lane	100	80
Major Collector	80	72
Commercial-Industrial Collector	60	42
Residential Collector	60	40
Local	54	36
Source: Gardena General Plan Circulation Element.		

7. Permit and Processing Procedures

Development processing time is relatively short and expeditious due to a one-stop counter, streamlined procedures, and concurrent processing. Single-family units are ministerially approved. Any development of four or more units or projects located on Western, Redondo Beach Boulevard, and Rosecrans, and any development that needs any other discretionary permit (i.e., map, General Plan amendment, zone change) requires a site plan review. Administrative projects generally require only one hearing

before the Planning Commission. However, the City Council has requested review of many residential projects, requiring an additional public hearing.

Residential use is allowed by-right in all the existing residential zoning districts and will be a by-right use in the new housing overlays. Currently, there is not any design review requirements for multi-family projects in the City. The Gardena Municipal Code does call for a Site Plan Review for all new multi-family developments of four or more units (see discussions below). A multi-family residential project that is requesting an approval for a site plan review would be subject to one public hearing, before the Planning Commission, unless called for review by the City Council. In September of 2021, an ordinance was adopted to change the procedure of calling for review of a project to require a two-councilmember vote, instead of the previous one councilmember vote. This was done to limit any delays and increase in costs to development projects. Housing projects that do not require legislative actions and meet development standards have not been rejected. Additionally, all of the residential projects that have been presented to the City Council, which have required legislative actions have been approved. These projects include a specific plan for a 265-unit residential project on 1.33 acres, as well as a General Plan amendment and zone change for a 48-unit project on 2.02 acres.

The City’s development approval process and time frame for both single-family and multi-family developments are very similar; development of less than four homes outside of the MUO or CR zone and not located on Western Avenue, Redondo Beach Boulevard, or Rosecrans Avenue, does not require site plan review. Of course, larger developments may require additional time. Table III-8 presents the general processing time by level of approval required for a typical residential development project:

Table III-10: Residential Project Approval Processing Time

Process	Required Time Period	Review and Approval
Site Plan Review*	3-4 months	Community Development Dept. (CDD), Planning Commission (PC)
Plan Check/Building Permit	3-11 months	CDD, Public Works, Building and Safety, Fire Department
Conditional Use Permit	3-6 months	CDD, PC
Variance	3-6 months	CDD, PC
Subdivision	1-12 months	CDD, PC, LA County
Zone Change w/ EIR and Public Hearing	11-18 months	CDD, PC, City Council
* Not required for single-family homes Source: Gardena Community Development Department.		

Expedited Review

In 2012, the City adopted Ordinance No. 1737, which facilitates priority processing of projects involving affordable housing, senior housing, mixed-use housing and housing

meeting LEED standards. Through this ordinance, the environmental review process may be started prior to the submission of complete application and materials, and an accelerated plan review process may occur if the applicant pays the cost of the City hiring an outside consultant.

Site Plan Review

In addition to other entitlements that may be required, site plan review is required for any of the following types of residential development:

- Development that requires a zone change, general plan amendment, conditional use permit, variance, tract map, or other discretionary permit;
- Development on Western Avenue;
- Development on Redondo Beach Boulevard;
- Development on Rosecrans Avenue;
- Multi-family developments of four units or more;
- Any multi-family development, transitional housing, and supportive housing in the C-R zone;
- Any use allowed by right or by conditional use permit pursuant to the mixed use overlay zone, but not including any use allowed by itself in the underlying zone; and
- Any development in the R-1 or R-2 zone where the proposed development is out of character with the surrounding residential properties as determined by the community development director, based on floor area ratio.

Factors for consideration include:

- 1. The dimensions, shape and orientation of the parcel;**
- 2. The placement of buildings and structures on the parcel;**
- 3. The height, setbacks, bulk and building materials;**
- 4. The distance between buildings or structures;**
- 5. The location, number and layout of off-street parking and loading spaces;**
- 6. The internal vehicular patterns and pedestrian safety features;**
- 7. The location, amount and nature of landscaping;**
- 8. The placement, height and direction of illumination of light standards;**
- 9. The location, number, size and height of signs;**
- 10. The location, height and materials of walls, fences or hedges; and**
- 11. The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development.**

Site plan review requires a nondiscretionary review by the Planning Commission to ensure the project complies with objective standards. A public hearing is required.

Each of these reviews requires approval by the Planning Commission at a noticed, public hearing. Notice requires newspaper publication and the mailing of notice to owners and occupants within a 300-foot radius of the site. Each applicant must fill out a form, submit copies of the site plan and pay a filing fee.

A site plan will be approved if the proposed development, is consistent with the intent and general purpose of the general plan and the Gardena Municipal Code and will not adversely affect the general welfare. Factors the Planning Commission may consider include: dimensions, shape and orientation of the parcel; placement of buildings and structures; height, setbacks, bulk and building materials; distance between buildings or structures; off-street parking; landscaping; lighting; signs; and the screening. The Planning Commission may impose conditions. The Planning Commission's decision may be appealed to the City Council or it may be called for review by a council member.

Once approved, the site plan must be utilized within 12 months, meaning that a building permit must be issued by that time or the approval becomes null and void. However, the developer may request an extension of up to six months from the Community Development Director prior to the expiration of the 12-month period. The Director may grant up to two extensions of up to six months each upon a showing of good cause.

The process is more fully spelled out in Chapter 18.44 of the Gardena Municipal Code. Both the Planning Commission and City Council have been advised regarding the City's obligations under the Housing Accountability Act (Government Code § 65589.5) and the findings that would have to be made to deny a project that complies with objective standards. The City will amend the Zoning Code to reflect the specific findings required.

Conditional Use Permit

A residential mixed-use development in the Mixed-Use Overlay zone would require a CUP only if it included a live-work use in conjunction with a restaurant or any use that would result in exterior or interior noise levels in excess of the City's residential noise standards. The CUP process involves a public hearing before the Planning Commission, which also requires noticing in a newspaper and mailing to owner and occupants within a 300-foot radius of the site. The Planning Commission's decision may be appealed to the City Council or it may be called for review by a council member. The CUP process is governed by Municipal Code Chapter 18.46 which lays out the Commission's criteria for approval or denial as follows:

In determining whether to issue or deny a CUP, the Commission shall consider the following factors:

- The nature of the proposed use;
- The compatibility of the use with surrounding area and uses;
- The distance between the proposed use and residential areas, schools, houses of worship, and parks;
- The number of similar uses in the surrounding area and the distances between such uses;

- The input of person residing in the community regarding the proposed use and community support or opposition;
- The cumulative effect of the proposed use in the community; and
- Whether, under the circumstances of the particular application, the establishment and maintenance or operation of the use will be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental in injurious to property and improvements in the neighborhood or the city.

As with Site Plan Review, once the CUP is approved, it must be utilized within 12 months. After that time, the CUP becomes null and void. However, the developer may request an extension of up to six months from the Commission prior to the expiration of the 12-month period. The Commission, after due consideration, may deny or approve the extension. Upon showing good cause, the Commission may grant up to two extensions of up to six months each.

8. Building Codes and Enforcement

In addition to land use controls, the local building codes also affect the cost of housing. The City has adopted the California Building Standards Code (CBC) with minor amendments as allowed by State law. The CBC establishes the minimum standards for new construction. The City amended the Building Code for Gardena-based mostly on local climatic and geological conditions relating to winds, fire, and earthquake. Options in the Building Code that would not be allowed in Gardena based on seismic and climatic conditions were removed for clarification. These changes are insignificant as they relate to construction costs.

The City also adopted the State Housing Law Regulations, various provisions of the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings which, in conjunction with provisions of the California Health and Safety Code, provide standards for the maintenance of existing residential structures.

The City's code enforcement is administered on a complaint basis. Code enforcement focuses on health-and-safety and public nuisance violations that negatively affect quality of life in the community. For example, violations include:

- A building or structure that constitutes a health or fire hazard or a danger to human life
- A property that causes erosion or water runoff that may be harmful to people or adjacent property
- Abandonment of property in a way that leaves it vulnerable to unauthorized occupation

Code enforcement based on “deferred maintenance or deterioration that harms property values in the area or interferes with the peaceful use of nearby land use and structures” would also qualify for code enforcement under other objective standards listed above and in Section 8.64.020 of the Gardena Municipal Code. For example, past code enforcement actions have been administered to “pack-rat” houses where both the interior and exterior

were filled with trash and debris. These houses not only diminish the aesthetic appeal of neighborhoods, but also create health and fire hazards due to lack of plumbing facilities, accumulation of material, and rats and vermin living among the debris. Other examples include homes with boarded windows, damage to exterior walls and windows, visible roof damage, and illegal wiring.

The code enforcement program places high priority on voluntary compliance and neighborhood empowerment, but includes citation, prosecution, and abatement activities when necessary to achieve its goals.

9. Constraints to Housing for Persons with Disabilities

Housing that accommodates individuals with disabilities can require the incorporation of special features, such as front door ramps, special bath facilities, grab bars, and lower cabinets and light switches. The uncommon nature of these features makes them potentially expensive and difficult to implement, especially if they have to be retrofitted into an existing structure. Additionally, some people with disabilities may require residential care in a facility where they receive assistance in performing routine tasks. As stated previously in Chapter II, it is estimated that over 6,600 Gardena residents have a disability.

The City of Gardena adopted and currently enforces the 2019 California Building Standards Code. Gardena has not added any standards or restrictions that substantially differ from those used throughout the State. All regulations specified in Title 24 regarding the accessibility and adaptability of housing units for persons with disabilities currently are applied to all residential development in the city.

A Group Facility is any type of residential facility, which, by State law, is required to be treated as a residential use of property when serving six or fewer persons. The Gardena Municipal Code, in compliance the State law, explicitly permits care facilities of this size as a by-right single-family use. Licensed care facilities for the disabled with more than six residents are allowed by CUP in the R-2, R-3 and R-4 zones, a requirement that is consistent with State law.

The City offers reasonable accommodation with respect to zoning, permit processing and building code standards if they feel that they qualify for such an accommodation under Fair Housing Laws, and that their requests will be reviewed by City staff. The request will be approved or denied once determinations have been made as to the following:

- Qualifying status of the individual;
- Necessity of the accommodation; and
- Financial or administrative burden on the City.

In May 2022 the City adopted Ordinance No. 1840 codifying the reasonable accommodation procedures.

The City's Handy Worker Program, operated by the Public Works Department, provides free repairs to low-moderate income qualified applicants for improvements related to ADA accessibility. Eligible items include health and safety conditions, disability modifications, grip bars, wheelchair ramps, etc.

C. Environmental and Infrastructure Constraints

1. Environmental Constraints

Seismic Conditions

Southern California is a region of high seismic activity. The City, which is in the southwestern portion of the region, is subject to risks and hazards associated with potentially destructive earthquakes. Faults that could affect the City include the regional San Andreas and San Jacinto faults and the local Newport-Inglewood, Charnock, Whittier-Elsinore, Sierra Madre-Cucamonga, San Fernando and Raymond Hill fault systems. These regional and local fault systems have the potential to generate the highest site acceleration when considering the maximum expected earthquake for each fault. According to the California Department of Conservation, an Alquist-Priolo Earthquake Fault Zone is located at the northeast portion of the City in the vicinity of El Segundo Boulevard and Vermont Avenue. This is a known active fault zone delineated by the State Geologist and is considered part of the Newport-Inglewood fault system. The potential impacts related to fault rupture within the City are significant.

Figure III-1 illustrates the location of the local and regional fault zones in the vicinity of the city. Each of these faults is capable of an earthquake large enough to cause significant damage in the City and its vicinity. The probability of an earthquake affecting Gardena is dependent on the distance to the fault and the type and intensity of seismic activity.

Liquefaction

The area located along Artesia Boulevard and the Dominguez Flood Control Channel in the southern portion of the City is within a liquefaction zone identified in the Seismic Hazard Zones Map prepared by the California Department of Conservation, Division of Mines and Geology (Inglewood Quadrangle 1999 and Torrance Quadrangle 1999). Figure III-1 illustrates the area subject to potential liquefaction. Liquefaction zones are defined as areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Liquefaction is caused by a shock or strain from an earthquake and involves the sudden loss of soil strength and cohesion and the temporary transformation of soil into a fluid mass. Therefore, older structures within the liquefaction area are vulnerable to loss if they have not been constructed or reinforced to meet seismic standards.

The properties on the south side of Artesia Boulevard which are identified for the O6 zone lie partially within a liquefaction zone. Like the other residential development in this area along Artesia Boulevard, this would not constrain the development of housing. Development would be required to comply with the recommendations in geotechnical reports. Sites identified to meet the 2021-2029 RHNA are further described in Chapter IV, Housing Resources.

Hazardous Sites

The following sites are listed on the Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) database as sites of hazardous substances as of July 2021:

- Electronic Planting Services, Inc. – 13021 S. Budlong Avenue
- Gardena Sumps – Southwest corner of Artesia Boulevard and Normandie Avenue
- Hawthorne Printing – 2140 ½ W. 139th Street
- Sonic Planting Co. – 1930 W. Rosecrans Avenue

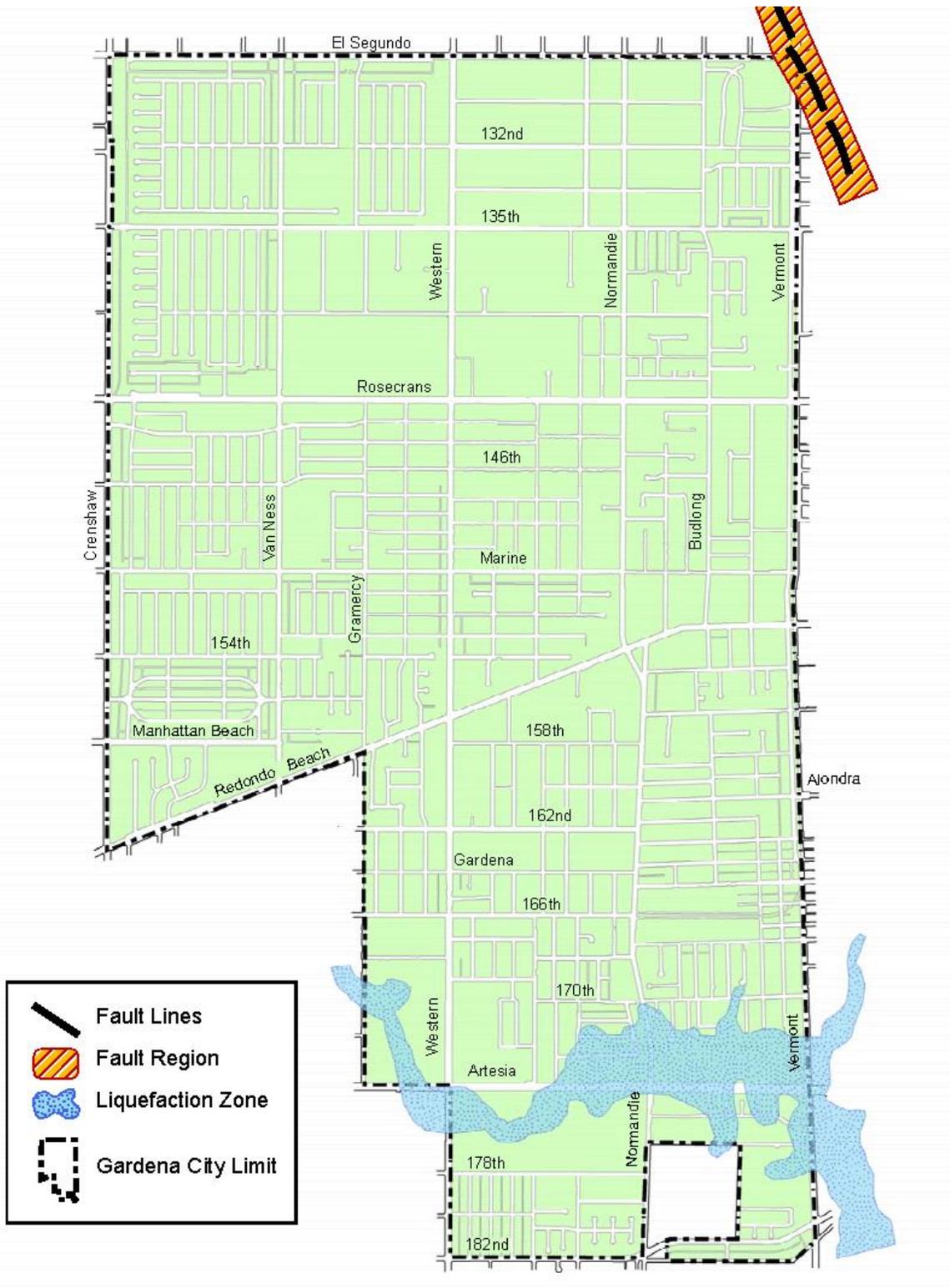
All sites listed on SEMS are active. Though none of the sites are included on the National Priority List (NPL), Gardena Sumps is part of the ongoing State cleanup program categorized as a site needing long-term attention. Atlantic Richfield has completed a Remedial Investigation/Feasibility Study and prepared a Remedial Action Plan based on a remedy that this study indicates would, if implemented, effectively protect the health of Gardena residents and the environment from unreasonable risks due to this site's environmental conditions. The California Department of Toxic Substances Control is reviewing this Plan which, when this agency approves it, Atlantic Richfield will be required to undertake.

There are 120 properties identified by the State Water Resources Control Board's Leaking Underground Storage Tank (LUST) database (GeoTracker) as potential contaminated sites. The contamination of the sites could affect not only the soil but also underlying groundwater resources. Three LUST cases in Gardena are open for remediation, two are open but eligible for closure, two are open for site assessment, and one is open for assessment and interim remedial action. All other LUST cases are completed and closed.

The Brownfield Program is the result of a grant from the Federal Environmental Protection Agency (EPA) to conduct environmental site assessments of existing industrial and commercial facilities that cannot redevelop or expand as a result of real or perceived environmental contamination. In 2021, there were 40 Brownfield sites within the City.

Many areas of Gardena have contamination and Phase I environmental reports are required by the City for all development in industrial areas. However, Phase I reports are routinely done by developers as part of their due diligence in purchasing property. A Phase I report generally costs between \$3,000 and \$5,000. Many residential projects in Gardena develop on contaminated sites. By way of example, a 113-unit residential development was built on a site listed on DTSC's Voluntary Cleanup Program database and subject to a Response Plan that included excavating contaminated soil for disposal and installation of a vapor intrusion mitigation system. Similarly, a 265-unit project on Crenshaw Boulevard required an impermeable vapor membrane, and a 114-unit development on 178th Street was also subject to a Remedial Action Plan.

Figure III-1: Seismic Hazard Zones



Source: City of Gardena General Plan Community Safety Element, 2006.

Stormwater Quality/Quantity

The Los Angeles County Municipal National Pollutant Discharge Elimination System permit (NPDES), to which the City of Gardena is a party, requires the inclusion of stormwater quality and quantity considerations in the conservation, housing, land use, and open space elements of the General Plan.

The NPDES program requires specific controls for housing developments that involve the construction of 10 or more units or has a project area over one acre. For housing developments in already built-out areas such as Gardena, the most cost effective and efficient way to mitigate runoff pollution is to create as much landscaped area as possible and to direct runoff from roof tops and other hardscaped areas to landscaped areas. If this is not possible because of space limitations, sub-surface infiltration systems should be required (e.g., storm water chambers, dry wells, French drains).

The NPDES program also requires such controls for any project that discharges adjacent to or discharges directly to an environmentally sensitive area (ESA) where the development will:

- Discharge storm water and urban runoff that is likely to impact a sensitive biological species or habitat; and
- Create 2,500 square feet or more of impervious surface area.

The City has one ESA: the Gardena Willows Wetlands Preserve. Runoff from adjacent projects have the potential to adversely impact biota and wildlife that exist in the wetlands. Any such project will be subject to a rigorous CEQA evaluation, to determine if pollution reduction controls are required as mitigation measures during and following construction.

2. Infrastructure Constraints

As an entirely urbanized community, Gardena already has in place all the necessary infrastructure to support future development. All [sites included in the Residential Sites Inventory](#) are adequately served by water, wastewater, stormwater, [and dry utilities for energy and communications](#), although such systems may need to be upgraded. There should be no significant problems with connecting potential developments on these sites to the City's utility grid.

[All of the City is treated by LACSD. JWPCP is the oldest and largest wastewater treatment plant that LACSD controls. It is currently serving a population of approximately 3.5 million people and treats an average of 260 million gallons of wastewater per day \(mgd\), but has a processing capacity of 400 mgd.](#)

[The County provides units of measurement for the different types of land uses on their website. Using their calculations, the addition of 6,700 more units would result in an increase of approximately one mgd of wastewater. There is adequate capacity for the entirety of the RHNA. It should also be noted that not all 6,700 units are anticipated to be constructed at the same time.](#)

[Golden State Water Company Southwest \(GSWC Southwest\) is located in southwestern Los Angeles County \(County\) and serves the cities of Gardena and Lawndale; parts of the Cities of Carson, Compton, El Segundo, Redondo Beach, Hawthorne and Inglewood.](#)

and the adjacent unincorporated communities of Athens, Del Aire, El Camino Village, Lennox and Gardena Heights.

GSWC Southwest has several water assets that are available to serve the City. The Southwest System receives its water supplies from adjudicated groundwater supplies, leased or purchased groundwater supplies, purchased water from Central Basin Municipal Water District and West Basin Municipal Water District, as well as recycled water. GSWC Southwest also maintains emergency connections with neighboring agencies that allows it access to additional water sources or water in emergency conditions.

GSWC has analyzed its water supplies in the context of potential future growth that would increase future water demands. According to the GSWC Southwest Service Area 2020 Urban Water Management Plan (2020 UWMP) GSWC can provide stable and reliable water service to meet its current and 2045 projected water demands.

As described in the 2020 UWMP, SCAG's historic growth rate for the City of Hawthorne (used as a population reference) more closely matches that of GSWC Southwest's historic population growth rate than that for the surrounding cities or unincorporated areas. Therefore, the SCAG growth rate for 2015 through 2035 for the City of Hawthorne was used to project the population of GSWC Southwest. As reported in the GSWC Southwest 2015 UWMP, the SCAG population projection data for the City of Hawthorne was combined with the service area boundary to create a service area specific population growth rate of 0.08 percent per year through 2040. At the time of preparation of the 2020 UWMP, there had been no significant changes to the SCAG planning projections, and therefore the same growth rate for 2015 was utilized. These projections were developed prior to the 6th Cycle RHNA assignments for southern California jurisdictions, and as such, these projections may not specifically account for the State-mandated RHNA assigned to the GSWC Southwest service area. However, the 2020 UWMP anticipates growth in the service area, and water supplies are projected to be sufficient to meet demands in all year types through 2045.

Upon the next update to the 2020 GSWC UWMP, the City will provide input regarding planned land uses to ensure that future development in Gardena is accurately reflected in GSWC's service population projections and demand planning.

IV. Housing Resources

This section describes and analyzes the resources available for development, rehabilitation, and preservation of housing in Gardena. This includes the availability of land resources and the ability to satisfy the City's share of the regional housing need, and financial resources available to support the provision of affordable housing. Energy conservation techniques are also discussed as ways to reduce utility costs.

A. Regional Housing Needs Assessment (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment, or RHNA. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles. The major goal of the RHNA is to assure a distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The current RHNA for the SCAG region covers an eight-year planning period (2021 to 2029) and is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Gardena's allocation is 5,735 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table IV-1.

Table IV-1 : Regional Housing Needs Assessment (RHNA)

Income Level	Units	Percent
Very Low Income	1,485	25.9%
Low Income	761	13.3%
Moderate Income	894	15.6%
Above Moderate Income	2,595	45.2%
Total	5,735	100.0%

Source: Southern California Association of Governments (SCAG), 2021.
 Note: The City has a RHNA allocation of 1,485 very low-income units (inclusive of extremely low-income units. Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City's RHNA allocation of 1,485 very low-income units may be divided into 743 very low and 742 extremely low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category

B. Development Credit

1. Accessory Dwelling Units (ADUs)

Since 2017, State laws have been passed that substantially relax development standards and procedures for the construction of ADUs. Gardena has seen a steady growth of ADUs in the community with 12 units permitted in 2018, 18 units in 2019, 23 units in 2020, and 26 units in 2021 (as of December 28, 2021) for an average of approximately 19.75 ADUs per year. Gardena anticipates permitting at least 20 ADUs per year for a total of 160 in the eight-year planning period based on the annual 2018-2020 average in conjunction with additional incentives to be provided by the City to facilitate ADU development. The City will monitor the number of permitted ADUs and affordability every year and continue to evaluate if these ADU trends and assumptions are consistent. The monitoring of ADUs in the City has been added to the Housing Element Accessory Dwelling Unit program.

Table IV-2: ADU Projections and Affordability

Income Category	Units	SCAG ADU Affordability
Extremely Low	24	15.0%
Very Low	4	2.0%
Low	68	43.0%
Moderate	10	6.0%
Above Moderate	54	34.0%
Total	160	100.0%

Source: Southern California Association of Governments (SCAG) Regional Accessory Dwelling Unit Affordability Analysis – LA County I, 2020.

2. Entitled or Pending Units

There are currently several residential development projects with completed entitlements and one pending project in Gardena, totaling 648 units, including 35 lower income units. The following approved projects have been conditioned to require affordable housing agreements with the City, ensuring lower income units will be developed:

- 1341 Gardena Boulevard – one very low income unit
- Melia Moneta (13615 S. Vermont Avenue) – two low income units
- Normandie Place (15717 & 15725 S. Normandie Avenue) – three low income units
- Marine Place (2545 Marine Avenue) – two low income units
- SRO on Western (13126 S. Western Avenue) – seven very low income units
- 16831-16931 Normandie – 20 low income units

The approved and pending projects are shown in Table IV-3. All these projects can be completed within the timeframe of this Housing Element.

Table IV-3: Approved or Pending Residential Development

Address	Project Name	APN/s	Existing Use	General Plan	Zone	Total Acres	Density (du/ac)	Very Low Income Units	Low Income Units	Above Mod. Income Units	Total Units	Approval
1341 Gardena Blvd		6113-016-036	Commercial Building/Parking Lot	Mixed-Use	C-R	0.28	50	1		13	14	2017
1515 W. 178th Street	Melia Homes 178th (Ph II)	6106-013-040, 6106-013-041	Industrial Building	HDR	R-4	5.64	20	--	--	35	35	2019
1348 W. 168th Street		6111-012-003	SFD/Vacant Land	SP	NESP	0.71	13	--	--	9	9	2019
13615 S. Vermont Avenue	Melia Moneta	6115-019-042, 6115-019-043, 6115-019-044, 6115-019-045	Nursery, Motel	HDR	R-4	4.15	20.24	--	2	82	84	2020
1335 W. 141st Street	Olson - 141st	6115-013-007, 6115-013-008, 6115-013-009, 6115-013-010, 6115-013-011	Nursery	HDR	R-4	2.02	25	--	--	48	48	2020
2500 W. Rosecrans Avenue	Walnut Place	4064-003-028, 4064-003-040	Vacant Restaurant Building, Vacant Lot	MUO	MUO	2.36	22	--	--	52	52	2021
12850 Crenshaw Boulevard	GTODSP	4060-004-039	Vacant Warehouse	SP	GTODS P	1.33	199	--	--	265	265	2021
15717 & 15725 S. Normandie Avenue	Normandie Place	6105-009-008, 6105-009-009	Storefront, Warehouse, Parking Lot	HDR	R-4	0.91	33	--	3	27	30	2021
2545 Marine Avenue	Marine Place	4064-023-018	Vacant Lot	MUO	MUO	0.72	31	--	2	20	22	2022
13126 S Western Ave	SROs On Western Ave	6102-006-013	Industrial Building/ Auto Repair	Industrial	M-1	1.01	121	7	--	114	121	2022
1031 Magnolia Avenue	Gardena Havens	6113-035-015	Residential Duplex	MDR	R-3	0.34	18	--	--	6	6	Pending
16831-16931 Normandie Avenue	Zentis	6106-030-017, 6106-030-015, 6106-030-016, 6106-030-011	Old light industrial uses	SP	Specific Plan	5.26	76	--	20	383	403	2022
Total								8	27	1,054	1,089	

<p>HDR = High Density Residential MUO = Mixed Use Overlay/Mixed Use Overlay Zone NESP = Normandie Estates Specific Plan</p>	<p>MDR = Medium Density Residential R-3 = Medium Density Multiple-Family Residential Zone GTODSP = Gardena Transit-Oriented Development Specific Plan</p>	<p>SP = Specific Plan R-4 = High Density Multiple-Family Residential Zone</p>
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3. Remaining RHNA

Based on the pipeline projects described in Table IV-3 and the anticipated ADUs shown in Table IV-2, the City has a remaining RHNA of **4,486** units. The remaining RHNA is presented by income category in Table IV-4 below. The City is required to provide adequate sites for the remaining RHNA of **2,115** lower income units, 884 moderate income units, and **1,487** above moderate income units. A healthy buffer of 15-30 percent is also recommended by the State to address the No Net Loss (SB 166) requirements.

Table IV-4: Credits and Remaining RHNA

Income Category	ADUs	Pipeline Projects	RHNA	Remaining RHNA
<u>Extremely Low/</u> Very Low	28	8	1,485	1,449
Low	68	27	761	666
Moderate	10	--	894	884
Above Moderate	54	1,054	2,595	1,487
Total	160	1,089	5,735	4,486

C. Residential Sites Inventory

The RHNA period extends from June 30, 2021, to October 15, 2029. A jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or nonvacant sites within the community. A jurisdiction must document how zoning and development standards on the sites facilitate housing to accommodate the remaining RHNA identified in Table IV-4.

1. Housing Overlay

The City has limited vacant or underutilized properties within the existing residential and mixed-use zones to accommodate the significant RHNA number without changes to its land use policy and zoning regulations. Sites are considered suitable for residential development if zoned appropriately and available for residential use during the planning period. To accommodate the RHNA number for each income category, the City is introducing a housing overlay in this Housing Element to be created within the next two years. The City identified **122** sites (**468** parcels consolidated) that will receive the overlay designation and are included considered viable for housing development. The actual overlays will be larger than these sites to allow for exploitation of residential development opportunities should they arise. Detailed parcel data for sites receiving the overlay designation is included in Appendix C, Sites Inventory. Of the **468** parcels, **74** were previously included in the 2014-2021 Housing Element, the rest were identified during this 6th Cycle planning period. The overlay provides for four density categories, shown below:

- O3 – 12-20 units/acre
- O4 – 21-30 units/acre
- O5 – 31-50 units/acre
- O6 – 51-70 units/acre

The City originally included 7.6 acres on Artesia Boulevard to have an O6 overlay. The City has since determined that this site will be designated and zoned for Very High Density Residential zoning only at a density range of 51 to 70 units.

The City's 468 candidate parcels for rezoning can accommodate an estimated 6,586 units with application of the new overlay and rezoning of the Artesia Boulevard properties. Most of these sites also have the potential for lot consolidation and were selected based on the following criteria:

- Presence of vacant lots within the site
- Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots
- High or long-term business vacancies, indicating that the value of the existing use is impaired
- Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, such as structural problems; dilapidation/deterioration caused by long-term neglect; and obsolete design or construction
- Presence of multiple lots that are already under single or City ownership, potentially easing the process of site acquisition
- Presence of development opportunities on adjoining land

Gardena has had robust housing development since 2015. Table IV-5, below, presents recently completed and approved projects in the R-3 zone. The City's R-3 zone allows 0-17 du/acre. The last few projects that have been developed in the City in the R-3 zone have been developed at 17 du/acre. The City originally proposed an overlay zone of O3 for 0-17 du/acre. This has been amended to include a density range of 12-20 du/acre. The estimate of 17 du/acre for the O3 zone remains, but is now in the middle of the range rather than at the high end. Most recent development in the R-3 zone was built to full capacity at 17 units per acre, with the exception of 1715 E. 149th Street (15 units per acre) and 1333 168th Street (13 units per acre). The City assumes the O3 Overlay sites will be built to 17 units per acre based on the achieved densities of similarly sized R-3 projects.

Table IV-5: Recently Completed and Approved Residential Development in R-3 Zone

<u>Address</u>	<u>APN</u>	<u>Year Approved</u>	<u>Lot Size/ Project Description</u>	<u>Max. Allowed Units</u>	<u>Units Achieved</u>	<u>Density Achieved</u>
<u>15808 Dalton Ave.</u>	<u>6105013014</u>	<u>2015</u>	<u>0.17 acres; 1,012 sf single-story dwelling</u>	<u>2.9</u>	<u>3</u>	<u>17 du/ac</u>
<u>15927 Brighton Ave.</u>	<u>6105014022</u>	<u>2017</u>	<u>0.17 acres; 1,992 sf 2-unit 2-story apartment building</u>	<u>2.9</u>	<u>3</u>	<u>17 du/ac</u>
<u>1715 W. 149th Street*</u>	<u>6103022091</u>	<u>2018</u>	<u>0.34 acres; five townhome units</u>	<u>5.5</u>	<u>5</u>	<u>15 du/ac</u>
<u>15309 S. Normandie Ave.</u>	<u>6103007036</u>	<u>2018</u>	<u>0.19 acres; 1,309 sf 2-story SFD</u>	<u>3.1</u>	<u>3</u>	<u>17 du/ac</u>
<u>1333 168th Street*</u>	<u>6111010041</u>	<u>2019</u>	<u>0.24 acres; three townhome units</u>	<u>4.07</u>	<u>3</u>	<u>13 du/ac</u>
<u>1938 W. 146th Street</u>	<u>4062007025</u>	<u>2020</u>	<u>0.33 acres; six townhome units</u>	<u>5.6</u>	<u>6</u>	<u>17 du/ac</u>
<u>1621 W. 147th Street</u>	<u>6103031075</u>	<u>2021</u>	<u>0.33 acres; six townhome units</u>	<u>5.5</u>	<u>6</u>	<u>17 du/ac</u>
<u>*Original project called for maximum allowed density.</u>						

The O4 zone will be changed to 21-30 units/acre. As this is similar to the R-4 and MUO zones which have averaged 23 units/acre, the estimate for the O4 zone is similarly 23 units/acre. The O5 zone is 31-50 units per acre and the O6 zone and Very High Density Residential zone are 51-70 units/acre. Both of these zones have been estimated at the minimum densities that can be built.

Three project-based Specific Plans have been developed since the 2014-2021 Housing Element. The densities were 20.47 du/acre, 19.91 du/acre, and 200 du/acre. Additionally, another 5.26 industrial site is being proposed for a residential specific plan for 349 units or 66.3 units/acre.

Under Provision of Adequate Sites under Housing Programs, the City has included amendments to the R-4 and MUO zone to eliminate the middle step so that anything 0.5 acre and over will be allowed to develop at 30 du/acre. This amendment would encourage lot consolidation of smaller parcels to facilitate development.

Gardena reached out to three of the major housing developers (Olson, Melia Homes, G3) in Gardena who are responsible for more than 500 housing units in 8 developments since 2015 regarding looking at sites in commercial/industrial properties. All three developers indicated that one of the important factors in considering commercial/industrial sites was proximity to residential areas. Almost all of the sites listed in the Housing Overlay Sites Inventory are adjacent or very close to residential areas. Size and infrastructure were other considerations. As the City is fully built out, infrastructure is available throughout the City. And while some sites are smaller than 0.5 acre, by themselves, the inventory sites can be assembled to create larger parcels.

As shown in Table IV-6, industrial and commercial development has not been an impediment to developing residential properties in Gardena. Since 2015, there have been seven projects approved, and one pending project, that included a request to rezone the property from a nonresidential zone to an existing residential zone or a specific plan to allow for high density residential uses. Between these eight projects a total of 1,067 residential units will be developed, which accounts for approximately 70 percent of the total housing

development since 2015. The pending project is a 5.3-acre site that is currently being used for industrial uses. The project has recently submitted an application for 403 units, including five percent affordable units. Many sites identified in the inventory have not undergone any major improvements in decades and are near the end of the useful life of a building. The lack of significant building improvements is also an indication of the oversupply of Class B or Class C commercial/industrial spaces in the City. According to the 2021 Kidder Mathews report on Industrial Market Trends, Gardena has 28.7 million square feet of industrial space, second only to Carson among the South Bay communities. Vacancy rate is 1.6 percent, higher than the South Bay subregional average of 1.5 percent, and also commanding lower than average rent.

The City has not experienced any non-residential development on sites that were identified for a housing overlay. Between 2018 and 2021, there were 17 development applications submitted for new construction within the non-residential zoning districts. Out of the 17 applications, 11 were for a 100% residential development projects and 1 mixed-use development. Of those projects, 5 included a request for a Zone Change and General Plan Amendment from a non-residential zone to either an existing residential zoning designation or to a specific plan to allow for a higher density.

Citywide, non-residential projects on sites at least 0.5 acres have been limited to a proposed rehabilitation of a U-Haul site on a site that has been owned by U-Haul for decades and which is still under active use by U-Haul, the construction of a new 63,000- square-foot industrial building outside of the identified sites areas, a 3,400-square-foot drive-thru restaurant, a soccer facility, a proposed development of a new 190,000 square foot industrial building on a site with known contamination, and a proposed 258,000 gross-square-foot industrial building also on a heavily contaminated property. These two contaminated properties would not be considered appropriate for residential uses.

Given that the City has identified sites for a total of 6,586 units and only has need for 4,889 units after the pipeline projects are deducted, and given the trend shown in the MUO zone to do 100 percent residential, even when mixed-use development is allowed, the excess capacity of almost 1,700 units supports the assumptions the City has made regarding the development of residential capacity and the likelihood that most overlay properties will be developed to the capacity assumptions.

Table IV-6: Residential Development in Commercial, MUO, and Industrial Zones

<u>Address</u>	<u>GP/Zone</u>	<u>GPA/ ZC?</u>	<u>Land Use Change?</u>	<u>Description</u>	<u>Previous Uses</u>	<u>Units</u>	<u>Acres</u>	<u>Density (du/ac)</u>	<u>Approval</u>
<u>16958 S. Western Ave</u>	<u>[Specific Plan] Western Avenue Specific Plan</u>	<u>Yes</u>	<u>Yes</u>	<u>Residential Townhomes</u>	<u>Vacant, recreational vehicle storage</u>	<u>46</u>	<u>2.31</u>	<u>20</u>	<u>2017</u>
<u>14031 S. Vermont, 1017-1101 W. 141Street</u>	<u>Medium Density Residential/R-3</u>	<u>Yes</u>	<u>Yes</u>	<u>Residential Townhomes</u>	<u>Vacant, surface parking</u>	<u>63</u>	<u>3.9</u>	<u>16</u>	<u>2019</u>
<u>1515 W 178th Street</u>	<u>High Density Residential/R-4</u>	<u>Yes</u>	<u>Yes</u>	<u>Residential Townhomes</u>	<u>Industrial trucking and distribution facility</u>	<u>114</u>	<u>4.49</u>	<u>25</u>	<u>2019</u>
<u>13615 S. Vermont Ave</u>	<u>High Density Residential/R4</u>	<u>Yes</u>	<u>Yes</u>	<u>Residential Townhomes</u>	<u>Plant Nursery</u>	<u>84</u>	<u>1.37</u>	<u>61</u>	<u>2020</u>
<u>12850 Crenshaw Blvd</u>	<u>[Specific Plan] GTODSP</u>	<u>Yes</u>	<u>Yes</u>	<u>Apartment rental units</u>	<u>Warehouse use</u>	<u>265</u>	<u>1.33</u>	<u>199</u>	<u>2021</u>
<u>16831-16911 S. Normandie Ave</u>	<u>[Specific Plan]</u>	<u>Yes</u>	<u>Yes</u>	<u>Apartment rental units/Residential Townhomes</u>	<u>Warehouse use</u>	<u>349</u>	<u>5.3</u>	<u>66</u>	<u>Pending</u>
<u>14504 S Normandie Ave</u>	<u>[Specific Plan] Platinum Row Specific Plan</u>	<u>Yes</u>	<u>Yes</u>	<u>Residential Townhomes</u>	<u>Plant Nursery</u>	<u>96</u>	<u>4.69</u>	<u>20</u>	<u>2015</u>
<u>1335 W. 141st Street</u>	<u>High Density Residential/R4</u>	<u>Yes</u>	<u>Yes</u>	<u>Residential Townhomes</u>	<u>Plant Nursery</u>	<u>50</u>	<u>2.02</u>	<u>25</u>	<u>2020</u>
<u>14321 S. Van Ness Ave</u>	<u>General Commercial-Mixed Use/C-3 - MUO</u>	<u>No</u>	<u>Yes</u>	<u>35 Residential Townhomes; 5 Live/Work Units</u>	<u>Vacant lot, previous auto dealership</u>	<u>40</u>	<u>2.04</u>	<u>20</u>	<u>2018</u>
<u>13919 S. Normandie Ave</u>	<u>Industrial/M-1</u>	<u>No</u>	<u>Yes</u>	<u>100% Residential (SROs)</u>	<u>Vacant lot</u>	<u>20</u>	<u>0.35</u>	<u>57</u>	<u>2018</u>
<u>16819 S. Normandie Ave</u>	<u>Industrial/M-1</u>	<u>No</u>	<u>Yes</u>	<u>100% Residential (SROs)</u>	<u>Plant Nursery</u>	<u>63</u>	<u>0.69</u>	<u>91</u>	<u>2018</u>
<u>2101/2129 Rosecrans Ave</u>	<u>General Commercial-Mixed Use/C-3 - MUO</u>	<u>No</u>	<u>Yes</u>	<u>100% Residential</u>	<u>Warehouse use</u>	<u>113</u>	<u>5.47</u>	<u>21</u>	<u>2020</u>
<u>2500 Rosecrans Ave</u>	<u>General Commercial-Mixed Use/C-3 - MUO</u>	<u>No</u>	<u>Yes</u>	<u>49 Residential Townhomes; 3Live/Work Units</u>	<u>Vacant stand alone restaurant</u>	<u>52</u>	<u>2.35</u>	<u>22</u>	<u>2020</u>
<u>15717 S. Normandie Ave</u>	<u>High Density Residential/R-4</u>	<u>No</u>	<u>Yes</u>	<u>100% Residential & Density Bonus</u>	<u>Industrial uses, recreational vehicle storage</u>	<u>30</u>	<u>0.91</u>	<u>33</u>	<u>2021</u>
<u>13126 S. Western Ave</u>	<u>Industrial/M-1</u>	<u>No</u>	<u>Yes</u>	<u>100% Residential & Density Bonus (SROs)</u>	<u>Auto repair, stand alone repair store</u>	<u>121</u>	<u>1.01</u>	<u>120</u>	<u>2022</u>
<u>2545 Marine Ave</u>	<u>General Commercial/C-3 - MUO</u>	<u>No</u>	<u>Yes</u>	<u>100% Residential, & Density Bonus (22 Townhomes)</u>	<u>Vacant lot</u>	<u>22</u>	<u>0.91</u>	<u>24</u>	<u>2022</u>

Many of the sites included in the City's sites inventory are nonvacant. Based on recent development trends in Gardena, nonvacant sites will not impede future residential development. Table IV-7 shows recent residential development projects, also outlined in the tables above, on nonvacant sites. Nonvacant site conditions and factors where residential development has been achieved are comparable to conditions of nonvacant sites included in the sites inventory. Quality classes for buildings on nonvacant RHNA sites are included in Appendix C: Sites Inventory of this Housing Element.

In selecting sites for meeting the RHNA, the following criteria are used:

1. Developer interest or property owner interest to redevelop site
2. Vacant lot, parking lot, or open storage that includes only minimal existing improvements on site
3. Dilapidated buildings
4. Buildings with high vacancy and/or high turnover rates
5. Existing uses that are similar to uses that have been recycled
6. Buildings that are older than 30 years
7. Buildings that have existing FAR lower than 0.60, similar to the range of existing uses being recycled
8. Lot is part of a group of lots already under single or City ownership

Sites that meet criteria #1, 2, 3, OR 4 are included in the sites inventory. In addition, sites that meet two of the four criteria under #5 through #8 are also included due to trends exhibited in the City as shown in the Table IV-7.

Table IV-7: Residential Development on Nonvacant Sites

Address	Previous/ Existing Use	FAR	Year Built	Build -ing SF	Quality Class Bldf 1	Criteria
14321 S. Van Ness Ave	Vacant lot, vacant building	0.010	1960	900	CX	<p>Presence of vacant lots within the site</p> <p>Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots</p> <p>High or long-term business vacancies, indicating that the value of the existing use is impaired</p> <p>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, such as structural problems; dilapidation/deterioration caused by long-term neglect; and obsolete design or construction</p> <p>Presence of multiple lots that are already under single or City ownership, potentially easing the process of site acquisition</p>
16819 S. Normandie Ave	Plant Nursery	0.08	1973	2400	C55B	<p>Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots</p> <p>High or long-term business vacancies, indicating that the value of the existing use is impaired</p> <p>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, such as structural problems; dilapidation/deterioration caused by long-term neglect; and obsolete design or construction"</p>
1348 W 168th Street	Single Family Home	0.042	1992	1286	D4A/D5A	<p>Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots</p> <p>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, such as structural problems; dilapidation/deterioration caused by long-term neglect; and obsolete design or construction</p>
14031 S. Vermont, 1017-1101 W. 141 St	Vacant, surface parking	0.058	1955	9,924	C6B/C6	<p>Presence of vacant lots within the site</p> <p>Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots</p> <p>Presence of multiple lots that are already under single or City ownership, potentially easing the process of site acquisition</p> <p>Presence of development opportunities on adjoining land</p>
1515 W 178th Street	Industrial trucking and distribution facility	0.537	1961	10503 6	C6A/DX	<p>Presence of low-intensity or low-value uses</p>
2101/2129 Rosecrans Ave	Warehouse use	0.169	1976	40382	C65B/SI/DX/DX	<p>Presence of vacant lots within the site</p> <p>Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots</p> <p>Presence of multiple lots that are already under single or City ownership, potentially easing the process of site acquisition</p>
2500 Rosecrans Ave	Vacant stand alone restaurant	0.068	1991	6961	C65	<p>Presence of vacant lots within the site</p> <p>Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots</p> <p>High or long-term business vacancies, indicating that the value of the existing use is impaired</p> <p>Presence of development opportunities on adjoining land</p>
13615 S. Vermont Ave	Plant Nursery	0.377	1959	22498	D55/D35/DX/DX	<p>Presence of vacant lots within the site</p> <p>Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots</p> <p>High or long-term business vacancies, indicating that the value of the existing use is impaired</p> <p>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, such as structural problems; dilapidation/deterioration caused by long-term neglect; and obsolete design or construction</p> <p>Presence of multiple lots that are already under single or City</p>

Address	Previous/ Existing Use	FAR	Year Built	Build- ing SF	Quality Class Bldf 1	Criteria
						ownership, potentially easing the process of site acquisition
1335 W. 141st Street	Plant Nursery	0.191	1951	16770	D5A/DX/ D6B/DX	Presence of vacant lots within the site Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots High or long-term business vacancies, indicating that the value of the existing use is impaired Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, such as structural problems; dilapidation/deterioration caused by long-term neglect; and obsolete design or construction Presence of multiple lots that are already under single or City ownership, potentially easing the process of site acquisition
15717 & 15725 S. Normandie Ave	Industrial uses, recreational vehicle storage	0.169	1964	6680	DX	Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots High or long-term business vacancies, indicating that the value of the existing use is impaired
12850 Crenshaw Blvd	Warehouse use	0.216	1958	12500	DX	Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots High or long-term business vacancies, indicating that the value of the existing use is impaired Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, such as structural problems; dilapidation/deterioration caused by long-term neglect; and obsolete design or construction
13126 S. Western Ave	Auto repair, stand alone repair store	0.138	1976	6090	SX/C6A	Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots High or long-term business vacancies, indicating that the value of the existing use is impaired
16831-16911 S. Normandie Ave	Warehouse use	0.500	1976	11542 4	DX/CX/ C55C	High or long-term business vacancies, indicating that the value of the existing use is impaired Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, such as structural problems; dilapidation/deterioration caused by long-term neglect; and obsolete design or construction Presence of multiple lots that are already under single or City ownership, potentially easing the process of site acquisition Presence of development opportunities on adjoining land
14600 S Western Ave	Industrial Building	0.585	1999	30600	C5A/SX	High or long-term business vacancies, indicating that the value of the existing use is impaired

Table IV-8 illustrates how the candidate sites are being assigned an income/affordability level for RHNA purposes. Potential units have been calculated using a density of 17 units per acre for O3 sites, 23 units per acre for O4 sites, 31 units per acre for O5 sites, and 51 units per acre for O6 sites as a conservative estimate. Recent and pipeline projects in Table IV-3 demonstrate that projects on R-3 (0-17 du/ac) sites can max out at the allowable density. R-4 (20-30 du/ac) projects average to about 25 du/ac. For the new density ranges offered by O5 and O6, this sites capacity analysis uses the minimum density.

Candidate sites with the O5 and O6 Overlay are distributed into 50 percent lower income, 15 percent moderate income, and 35 percent above moderate income. It should be noted that based on the allowable density in the O5 Overlay (31-50 units/acre) and O6 Overlay (51-70 units/acre), all O5 and O6 Overlay sites are considered suitable for lower income units.

Table IV-8: Income/Affordability Assumptions

Housing Overlay	Density Assumption	Parcel Size	Lower	Moderate	Above Moderate
O3 (12-20 du/ac)	17 du/ac	---			✓
O4 (21-30 du/ac)	23 du/ac	---		✓	
O5 (31-50 du/ac)	31 du/ac	<0.5 acre		✓	
		≥0.5 acre	✓ (50%)	✓ (15%)	✓ (35%)
O6 (51-70 du/ac)	51 du/ac	<0.5 acre		✓	
		≥0.5 acre	✓ (50%)	✓ (15%)	✓ (35%)

O3 Overlay Sites

The O3 Overlay sites can accommodate 300 above moderate-income units. The 66 O3 Overlay sites are currently zoned for General Commercial (C-3), Industrial (M-1), or Home Business (H-B). Existing uses include vacant lots, vacant buildings, parking lots, and other uses such as office buildings, manufacturing buildings, and strip malls containing aging structures or vacancies. None of the candidate rezone sites using the O3 Overlay have been used in previous Housing Element cycles.

O4 Overlay Sites

The O4 Overlay sites can accommodate 1,004 moderate income units. The City selected 95 candidate O4 Overlay sites. All sites are currently zoned either General Commercial (C-3) or Industrial (M-1 or M-2). Existing uses include vacant lots, vacant buildings, warehouses, auto services and other manufacturing/commercial businesses. A majority of these sites contain aging structures, low floor-area-ratios (FAR), or vacancies. None of the candidate rezone sites using the O4 overlay were used in previous Housing Element cycles.

O5 Overlay Sites

The O5 Overlay sites can accommodate a total of 934 lower-income units, 283 moderate income units, and 660 above moderate-income units. Of the 181 candidate O5 sites, 25 were used in the previous 2014-2021 Housing Element. Most O5 sites are currently zoned for General Commercial (C-3), Industrial (M-1 or M-2), or Home Business (H-B). Many of the candidate sites in the C-3 zone are also in the Mixed-Use Overlay (MUO). Four sites are zoned Official (O) and one Parking (P). Existing uses include vacant lots or buildings, parking lots, offices, small restaurants, strip malls, and other commercial/industrial uses. A majority of the selected sites have old or deteriorating buildings, low FARs, vacancies, or large unused spaces (i.e., unused parking lots or open space).

O6 Overlay/Very High Density Residential Sites

The O6 Overlay sites can accommodate a total of 1,702 lower-income units, 510 moderate-income units, and 1,193 above moderate-income units. Of the 126 O6 Overlay sites, most are currently zoned for either General Commercial (C-3) or Industrial (M-1 or

M-2). Two sites are in the Artesia Corridor Specific Plan. The Artesia Corridor Specific Plan sites are to be rezoned to a density matching the O6 zone to eliminate the ability to redevelop the sites with commercial or industrial uses. Existing uses include vacant buildings, parking lots, auto services, industrial parks, warehouses, and other commercial/industrial uses. Most of the sites selected for the O6 Overlay have low FARs, contain aging or dilapidated buildings, or have vacancies or permanent closures. A total of 49 candidate O6 Overlay sites were used in the previous 2014-2021 Housing Element.

Summary

A detailed list of the candidate sites for the housing overlay are included in Appendix C. Table IV-5 below shows the potential rezone sites by Housing Overlay and affordability. The Housing Overlay rezone sites can accommodate a total of **6,586** units, including **2,636** lower income units (very low and low income) and **3,950** market-rate units (moderate and above moderate income) units.

Table IV-9: Summary of Candidate Housing Overlay Sites

Housing Overlay	Density Assumption	# of Sites	Total Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
O3 (12-20 du/ac)	17 du/ac	66	17.0	--	--	300	300
O4 (21-30 du/ac)	23 du/ac	95	44.2	--	1,004	--	1,004
O5 (31-50 du/ac)	31 du/ac	181	62.3	934	283	660	1,877
O6/Very High Density Residential (51-70 du/ac)	51 du/ac	126	68.2	1,702	510	1,193	3,405
Total		468	191.8	2,636	1,797	2,595	6,586

2. Density Bonus

Another way in which density may be increased in the City is through the Density Bonus Ordinance, which was originally adopted as Ordinance 1739 in June 2012 and added as Chapter 18.43 of the Municipal Code. The purpose of the Ordinance is to satisfy the requirements of State law which requires cities to provide a density bonus and concessions or incentives to applicants proposing to develop affordable housing, donate land, or provide childcare facilities within the City. The State Density Bonus law has been amended numerous times in recent years to enhance the density incentives for affordable housing and the City's Density Bonus provisions have been amended accordingly. This Housing Element includes a program to continue updating the City's Density Bonus Ordinance to be consistent with State law if other changes are made.

Several projects in the past few years have taken advantage of Density Bonus provisions. These projects can be found in Section IV.B.2 above and include all of the projects listed there with the exception of the Melia Moneta project.

3. Lot Consolidation

The most promising opportunities for adding to Gardena's housing stock through lot consolidation of Housing Overlay sites lie along underutilized stretches of the City's commercial and industrial corridors that are zoned for General Commercial (C-3) or Industrial (M-1 and M-2). These sites are candidates for consolidation and redevelopment using the Housing Overlay described above. Additional opportunities lie on underutilized sites in the H-B, O and P zones, as well as two sites in the Artesia Corridor Specific Plan (ACSP). Of the 468 Housing Overlay parcels identified, 429 are suitable for consolidation. The 429 lot consolidation parcels occupy 173.9 acres and could yield a net gain of 6,128 units.

Lots are suitable for consolidation due to the contiguous location and similar existing conditions. In most cases, these sites consist of multiple parcels that are either developed with small or obsolete buildings exhibiting signs of blight or are vacant but cannot be developed individually due to regulatory obstacles. The City will continue to help consolidate these parcels through a variety of means, including making use of the specific plan process and potentially using federal CDBG and State HOME funds to help assemble properties. All sites with existing structures will require such buildings to be demolished before the sites can be developed to their full potential. Appendix C lists the potential lot consolidation sites under existing zoning and presents the net increase in housing units.

All parcels suitable for lot consolidation are candidate sites for the Housing Overlay. The 429 parcels can be consolidated into a total of 91 sites. As shown in Table IV-3, most current and pipeline projects involve lot consolidation.

D. Summary of RHNA Strategies

As previously discussed, entitled or pending development projects, ADUs, and the proposed Housing Overlay, including lot consolidation strategies, can increase the city's housing stock. Table IV-6 reflects Gardena's total potential increase in housing units. It assumes housing densities of 17 units per acre on O3 sites, 23 units per acre on O4 sites, 30 units per acre on O5 sites, and 50 units per acre on O6 sites.

Table IV-10: Potential Housing Growth

Source	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA	2,246	894	2,595	5,735
Credits	131	10	1,108	1,249
Entitled/Pending	35	0	1,054	1,089
ADUs	96	10	54	160
Remaining RHNA	2,115	884	1,487	4,486
Sites Inventory	2,636	1,797	2,153	6,586
O3	0	0	300	300
O4	0	1,004	0	1,004
O5	934	283	660	1,877
O6	1,702	510	1,193	3,405
Surplus over Remaining RHNA ¹	+521	+913	+666	+2,100
	25%	103%	45%	47%
1. HCD recommends buffer in the housing element inventory of at least 15 to 30 percent capacity more than required, especially to accommodate the lower income RHNA.				

The **686 units from** entitled or pending development projects, 160 ADUs, and the potential **6,586** units resulting from implementation of the Housing Overlay could result in **7,432** units, exceeding the total RHNA allocation for Gardena by **1,697** units or **30** percent. This buffer is necessary to address the No Net Loss (SB 166) requirement of maintaining an inventory of sites adequate to accommodate the City's remaining RHNA throughout the planning period as development occurs on the selected sites that may result in fewer units than assumed in this inventory.

Only one site (Site 60) has an existing residential unit. This unit is accounted for and is not included in the housing growth estimate. A detailed description of the sites identified for the Housing Overlay, including lot consolidation potential, is provided in Appendix C.

E. Provision for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards, to encourage the development of various types of housing. This includes, single family housing, multifamily housing, mobile homes, emergency shelters, and transitional housing, among others. The various housing types permitted in Gardena are summarized in Table IV-7 and described below.

Table IV-11: Housing Types by Zone Category

Housing Types Permitted	Zone Category											
	R-1	R-2	R-3	R-4	H-B	C-R	C-P	C-2	C-3	C-4	MUO	M-1/M-2
Residential Uses												
Single-Family	P	P	P	---	P	---	---	---	---	---	---	---
Two-Family	---	P	P	P	---	P	---	---	---	---	P**	---
Multiple-Family	---	---	P*	P*	---	P**	---	---	---	---	P**	---
Mobile Home	P	P	P	P	P	C**	---	---	---	---	---	---
Mobile Home Park	---	---	C	C	---	---	---	---	---	---	---	---
ADU	P	P	P	P	P	P	---	---	---	---	P	---
Other Residential Uses												
Lodging house	---	C	C	C	---	---	---	---	---	---	---	---
Residential Group	P	P	P	P	---	---	---	---	---	---	---	---
Community Care (7 or more)	---	---	---	---	---	---	C	C	C	C	---	---
Group Care	---	C	C	C	---	---	C	C	C	C	---	---
Transitional Housing	P	P	P*	P*	---	P**	---	---	---	---	P	---
Supportive Housing	P	P	P*	P*	---	P**	---	---	---	---	P	---
Emergency Shelters	---	---	---	---	---	---	---	---	---	---	---	P
SRO	---	---	---	---	---	---	---	---	---	---	---	C
Low Barrier Navigation Centers	---	---	---	---	---	P	---	---	---	---	P	---
Note: P = Permitted C = Conditionally Permitted *Site Plan Review for all projects with 4 or more units **Site Plan Review for all projects Source: Gardena Municipal Zoning Code.												

1. Multi-Family Housing

Multi-family developments are permitted in the R-2, R-3, R-4, MUO and C-R zones and in any zone that has been designated as a Housing Overlay site once the appropriate changes are made to the General Plan and Zoning Ordinance. The maximum densities are 17 dwelling units per acre in the R-2 and R-3 zones, 30 dwelling units per acre in R-4 and MUO zones, and 34 dwelling units per acre in the C-R zone.

In 2019, in an effort to increase housing production, the City held a workshop with developers, architects, and others to understand impediments to producing multi-family housing in the city. As a result, the City amended the Zoning Code in 2019 through Ordinance 1804, and again in 2020 through Ordinance No. 1820 to allow developers more flexibility in residential development design. Ordinance No. 1804 made the requirements for open space more flexible, allowed an increase in building height in the R-4 zones, reduced side and rear yard setbacks in the MOU zone, and allowed tandem parking for 50 percent of residential and live/work units in the MOU zone. The Ordinance also gave the Community Development Director some flexibility to make administrative adjustments. Ordinance No. 1820 updated development standards and removed the minimum dwelling size for affordable units in the R-2, R-3, R-4, and MUO zones, and altered standards related to parking, garage spaces, lighting, and Site Plan Review time limits.

The Housing Overlay will allow up to 20 units per acre in the O3 zone, 30 units per acre in the O4 zone, 50 per acre in the O5 zone, and 70 per acre in the O6 and Very High Density Residential zones. The City will amend the Zoning Code within two years of the Housing Element statutory deadline to establish the Housing Overlay.

2. Accessory Dwelling Units and Junior ADUs

Section 18.13.030 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of Title 18 (Zoning) of the Gardena Municipal Code permits ADUs in any residential zone, including mixed-use zoned lots where a single-family dwelling exists or is proposed or where a multi-family dwelling exists in accordance with State law. The purpose of the ADU law is to facilitate the production of housing, especially for special needs groups such as students, the elderly, disabled persons, below the market-rate cost. The Gardena Municipal Code was amended in 2020 to comply with recent changes to State ADU laws, related to impact fee exemptions, review time, and other barriers preventing ADU production. Program 4.5, Accessory Dwelling Units, includes the City's plan to incentivize ADU production per AB 671 (see Chapter V, Housing Plan).

As defined in Section 18.04.163 of the Municipal Code, an accessory dwelling unit is an independent residential unit providing living, sleeping, eating, cooking, and sanitation facilities on the same parcel of land as a single-family dwelling or multifamily dwelling. A junior ADU is defined as a unit that is no more than 500 square feet and contained entirely within a single-family dwelling, not including an attached garage or other attached accessory structure.

ADUs include efficiency units and manufacturing homes as defined in Sections 17958.1 and 18007 of the Health and Safety Code, provided that such units shall be subject to all

development standards applicable to ADUs. ADUs are subject to the following key standards:

1. Maximum floor area of 850 square feet for a studio or one bedroom or 1,000 square feet for a unit that contains more than one bedroom;
2. Minimum size is 150 square feet;
3. Must be located behind the front yard setback unless the ADU is being constructed in the exact location and to the same dimensions as a previously existing approved accessory structure, including an attached or detached garage;
4. No higher than the primary residence or exceeding 25 feet;
5. One parking space required per ADU but none for an ADU created in an existing living space (no parking is required if within ½ a mile walking distance of a public transit stop);
6. Setbacks must comply with respective zone, but side and rear setbacks are not required to be greater than 4 feet;
7. Utility installations should be place underground;
8. Design should be consistent in architectural style, materials, colors, and appearances with the existing or proposed dwelling and the quality of the materials shall be the same or exceed that of the primary residence
9. Requires a separate entrance from the primary residence;
10. Windows will maintain privacy between the ADU, primary residence, and neighbors;
11. If new or separate utility connection between the accessory dwelling unit and the utility, a connection charge that is proportionate to the burden of the proposed ADU based on the size or number of plumbing fixtures.

The facilitate ADU development, the City will explore increasing the maximum unit size to 1,200 square feet for units with more than one bedroom.

3. Mobile Homes/Manufactured Housing

According to the 2015-2019 ACS, there are 971 mobile homes in the City, representing 4.5 percent of the housing stock. Individual mobile homes and manufactured housing are permitted in all residential zones and conditionally permitted in the C-R zone. Mobile home parks are conditionally permitted in the R-3 and R-4 zones. Individual mobile homes and manufactured housing are subject to all of the property development standards required by the Zoning Ordinance.

4. Transitional and Supportive Housing

Gardena Municipal Code Section 18.04.472 defines transitional housing as “buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Per Municipal Code Section 18.04.454, supportive housing is

“housing with no limit on length of stay that is occupied by the target population as defined in Health and Safety Code Section 50675.14 and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” Transitional and supportive housing is permitted in all residential zones and pursuant to a site plan review approval in the C-R zone. The Municipal Code was amended during the 5th cycle Housing Element planning period to permit transitional and supportive housing in the MUO zone.

In processing development applications, transitional and supportive housing are subject to the same development standards as any permitted residential use under these zones. The City will continue to comply with State law and allow transitional and supportive housing as a normal residential use with no added restrictions.

Additionally, the Municipal Code also includes lodging houses as an additional housing option that could potentially serve the needs of persons in need of transitional or supportive housing. A “lodging house” is defined as “a building with at least three guest rooms where, for compensation, lodging is provided with or without meals.” The definition of lodging house includes “recovery houses or other similar facilities providing group living arrangements for persons recovering from alcoholism or drug addiction where the facility provides no care or supervision, unless such persons are functioning as a family.” Lodging houses are permitted only in the R-2, R-3, and R-4 zones, subject to a CUP.

However, additional amendments to the City’s Zoning Code are required to address AB 2162, which streamlines affordable housing developments that include 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units whichever is greater, on sites that are zoned for residential use. Such supportive housing, if located within ½ mile from transit, is not subject to minimum parking requirements.

5. Residential Group Facilities

A Residential Group Facility is any type of residential facility, which, by State law, is required to be treated as a residential use of property when serving six or fewer persons. These facilities are allowed by right in the R-1, R-2, R-3, and R-4 zones. Larger (seven or more) licensed facilities are conditionally permitted in R-2, R-3, R-4, MUO, C-P, C-2, C-3, and C-4 zones. The City will amend the Zoning Code to allow non-licensed group homes of any size in all residential zones consistent with the City’s definition of family.

6. Community Care Facilities

Community Care Facilities are defined in Section 18.04.125 of the Gardena Municipal Code as a “nonmedical residential care, day treatment, adult day care, of foster family agency services for children, adults or children and adults, including but not limited to, the physically handicapped, mentally disordered, or incompetent persons, and abused or neglected children and includes those facilities and programs described in Health & Safety Code section 1502 et seq. as the same may be amended from time to time”. These facilities are permitted with a CUP in the C-2, C-3, C-4 and C-P zones, provided they serve at least seven persons.

7. Group Care Facilities

Group care facilities are 24-hour residential facilities authorized, certified, or licensed by the State to provide medical or nonmedical care for seven or more individuals such as children, the elderly, mentally disordered person, developmentally disabled persons, or others handicapped persons. Group care facilities are allowed in the R-2, R-3, R-4, C-2, C-3, C-4, and C-P zones with a CUP.

In determining the issuance or denial for a CUP, the City must consider factors such as land use compatibility, distance from uses such as schools and parks, concentration of similar uses, and input from surrounding residents. This Housing Element includes a program to review the various provisions for Lodging Houses, Residential Group Facilities, Community Care Facilities, and Group Care Facilities in order to clarify definitions and to establish objective standards in order to ensure certainty in outcomes. The program will provide for both state licensed and non-licensed facilities to be allowed in all residential zones consistent with the City's definition of family.

8. Single Room Occupancy (SRO)

Typically, SRO units typically consist of a single room housing of one or two people, with minimal amenities and shared kitchen facilities and are often created by converting former hotels. The Municipal Code permits SROs in the M-1 and M-2 zones with a CUP.

9. Emergency Shelters

Emergency shelters are permitted in the M-1 and M-2 zones without a CUP or other discretionary permit. As required by State law, the identified zones (M-1 and M-2) must have sufficient capacity to accommodate the emergency shelter, and at a minimum provide capacity for at least one year-round shelter. Emergency shelters are subject to the following design requirements according to Section 18.36.020 of the Municipal Code:

- The maximum number of beds or clients permitted to be served nightly shall not exceed one per 125 square feet of floor area;
- Parking is required at the rate of one space for every two rooms, plus one space per six rooms for employee parking with a minimum of three employee spaces. AB 139 requires that parking for emergency shelters be based on staffing level only. Therefore, the City intends to amend its Zoning Code to comply with State law requirements;
- The waiting and client intake area shall be a minimum of one hundred square feet of gross floor area, plus an additional ten square feet for every person which the shelter can serve over ten;
- Emergency shelters shall not be located within three hundred feet of each other.

According to LAHSA, there were 79 people experiencing homelessness in Gardena in 2020 (see Chapter II, Section F.6). Although the M-1 and M-2 zones are extensively developed with commercial and industrial uses, there are sufficient vacant, underutilized, and blighted properties within these zones to facilitate the development of a new structure or conversion of an existing structure to accommodate 79 homeless individuals. The

City's General Plan Land Use Map in Figure IV-1 shows the industrial areas in Gardena. Sample sites appropriate for emergency shelters are included in Figure IV-2.

The M-1 and M-2 zones offer the benefit of enhanced access to transit bus service, as Metro lines 124, 125 and 209, Gardena Municipal Bus lines 2 and 4, and Torrance Transit line 2 all pass through or near the zones. Additionally, the M-1 and M-2 zones afford a greater degree of compatibility with surrounding uses compared to the residential and commercial zones. The City could, depending on the level of funds available, acquire and assemble property or assist in gap-financing for non-profit organizations in the rehabilitation of existing structures for an emergency shelter.

10. Low Barrier Navigation Centers

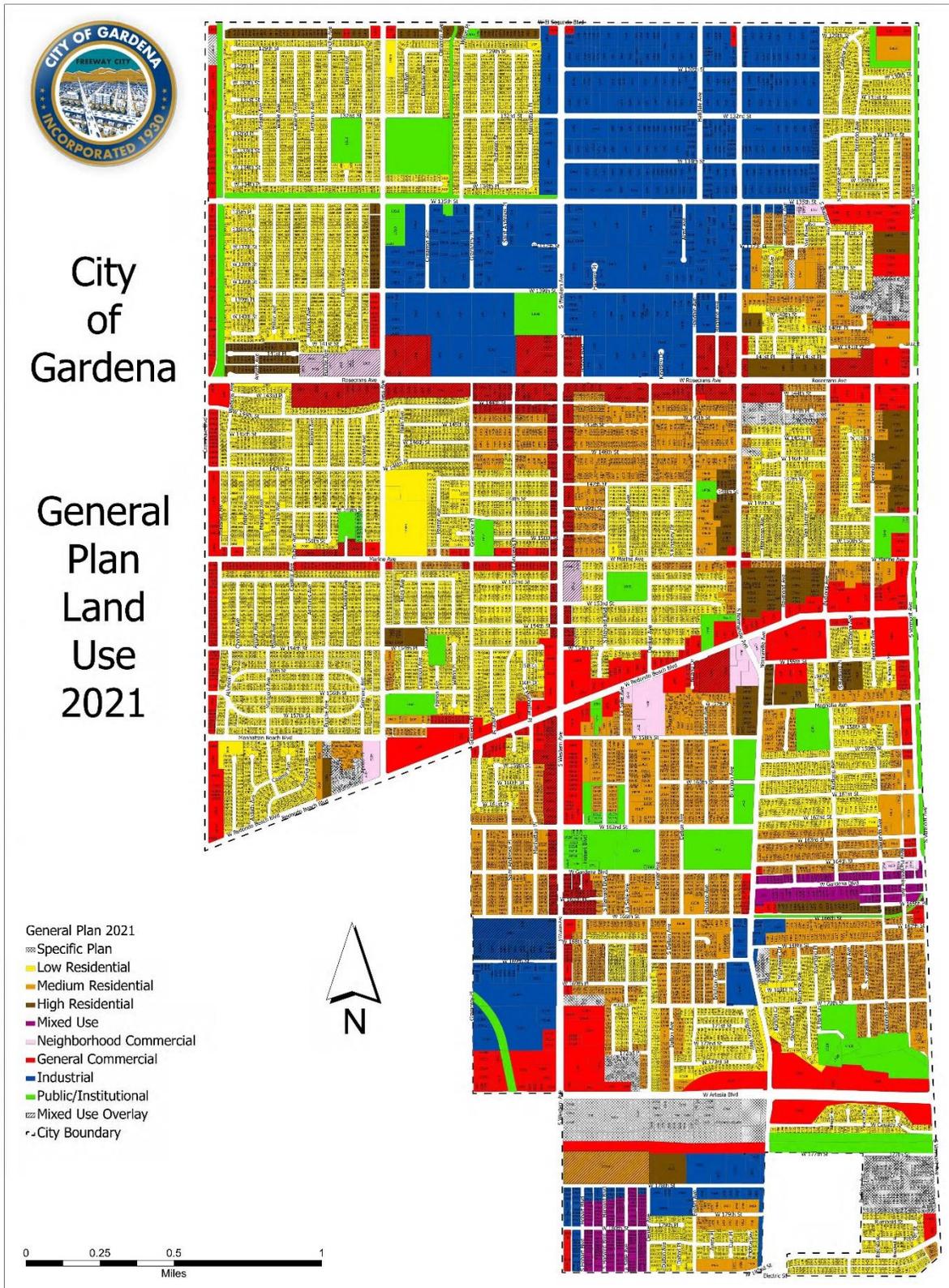
Ordinance No. 1821 was adopted in 2021 and amended the Zoning Code to include Low Barrier Navigation Centers as allowed in the MUO and C-R zones. Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

11. Farmworker and Employee Housing

The City does not have any active farming activities and does not have an agricultural zoning district or district that allows commercial farming. The City is not required to address farmworker housing in its Zoning Code.

The Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. The City will amend the Zoning Code to address employee housing.

Figure IV-1: 2021 General Plan Land Use Policy Map



Source: Gardena General Plan Land Use Plan, revised April 2021.

Figure IV-2: Potential Emergency Shelter Sites in M-1



Site A: Blighted residential parcel on 130th Street between Western Avenue and Halldale Avenue (0.9 acres).



Site B: Vacant parcels on 130th Street between Western Avenue and Halldale Avenue (0.9 acres).



Site C: Vacant parcel on the southwest corner of 139th Street and Normandie Avenue (0.3 acres).

F. Financial Resources

There are a variety of potential funding sources available for housing activities in the City. In many cases, a variety of funding sources must be used to complete a project, due to the high costs of development and limitations on the uses of the funds. Gardena previously utilized State HOME funds and CalHome funds to undertake housing rehabilitation programs; however, the City's HOME and CalHome agreements expired at the end of FY 2016-2017 and the City will have to apply for these competitive grants in the future. The City's primary funding source is the Community Development Block Grant Program, described below.

1. Community Development Block Grant (CDBG) Funds

Through the CDBG program, HUD provides funds to local governments to fund a wide range of community development activities for low-income persons. The CDBG program provides formula funding to larger cities and counties, while cities with less than 50,000 population generally compete for funds that are allocated by the County. Gardena's population size enables the City to receive its own allocation of CDBG funds directly from HUD, and in Fiscal Year 2021, the City of Gardena received \$637,637.

The CDBG program is flexible in that the funds can be used for a range of activities. The City uses approximately 78 percent of its allocation for fair housing services, public services for low income residents, affordable housing preservation, and homelessness prevention.

2. Low Income Housing Tax Credits (LIHTC)

Created by the 1986 Tax Reform Act, the LIHTC program has been used to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the low-income occupancy requirements: a minimum of 20 percent of the units must be affordable to households at 50 percent of area median income (AMI), or 40 percent affordable to those at 60 percent of AMI. The tax credit is typically sold to large investors at a syndication value.

3. SB2, LEAP, and PLHA Grant Funds

In 2017, Governor Brown signed a \$15 billion housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to be used towards increasing the supply of affordable homes in California. Because the number of real estate transactions recorded in each county vary from year to year, the revenues collected fluctuate. The first year the State administered Planning Grants known as SB2 Grants, and the following year a second planning grant program, Local Early Action Planning, or LEAP grants, was made available to cities. Gardena applied for and obtained funding for both of these grant opportunities.

SB 2 Grant

The City of Gardena applied for \$310,000 in SB2 grant funding for the following:

- Update the Housing Element
- Update the Zoning Ordinance
- General Plan consistency between Housing Element and other elements
- Local process improvements that eliminate the need for project-specific discretionary review

LEAP Grant

The City of Gardena applied for \$300,000 in LEAP grant funding for the following:

- Rezoning by updating planning documents and zoning ordinance
- Eliminate the need for project-specific environmental review
- Revamping planning review process to expedite housing production
- Improve ADU ordinance and review process
- Upzoning to intensify land use patterns in strategic locations
- Preparing and adopting Housing Element
- Other improvements that accelerate housing production

Permanent Local Housing Allocation (PLHA)

SB2 also created a block grant for affordable housing programs and activities. The City of Gardena is eligible to receive \$329,877 from the FY 2019 allocation and \$512,732 from the FY 2020 allocation.

G. Opportunities for Energy Conservation

1. Title 24 of the California Code of Regulations

State law requires all new construction to comply with “energy budget” standards that establish maximum allowable energy use from non-renewable sources (Title 24 of the California Code of Regulations). These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations so that structures are oriented to take advantage of a southern exposure, shade or prevailing breezes. The City amended the Municipal Code in 2020 in compliance with the 2019 California Building Standards Code, including the California Energy Code.

2. Title 24 – California Green Building Standards Code (“Cal Green”)

The State requires all local agencies to adopt the California Green Building Standards Code (CALGreen). CALGreen sets efficiency and sustainability standards for residential and non-residential buildings. The mandatory measures are minimum baselines that must be met in order for a building to be approved. These measures include, among other things, water efficiency, indoor air quality, and sustainable building materials. CALGreen also has two tiers of voluntary standards that local jurisdictions can adopt as they deem appropriate. Gardena amended the Municipal Code in June 2020 in compliance with the 2019 CALGreen standards. The City also amended the Municipal Code to increase the electric vehicle parking space requirements for new multi-family housing from 10 percent to 25 percent.

Currently the City’s Building Division, through its review process, ensures that energy conservation features of Title 24 are incorporated into the design of residential developments. The City will incorporate already established programs and projects that encourage green development and energy conservation. The City will also continue to promote the Owner-Occupied Housing Rehabilitation Loan Program, which currently incorporates energy efficient (“Energy STAR”) appliances, water heaters and heating and air systems in its housing rehabilitation standards.

3. Brownfield Program

The City of Gardena, in partnership with the U.S. Environmental Protection Agency (EPA), has participated in the Brownfield Program since 2000. The Brownfield Program promotes cleaning up environmentally contaminated sites and spurs site developments ranging from housing to commercial and retail developments. As part of the Brownfield Program, all projects are encouraged to incorporate energy conservation design measures.

V. Housing Plan

Sections II through IV established the housing needs, opportunities, and constraints present within the City. The Housing Plan presented in this section sets forth the quantified housing goals, policies, and programs to address the identified housing needs.

A. Goals and Policies

The goals and policies set forth in this Housing Element address five major issue areas: 1) maintain and preserve the housing stock and the neighborhoods; 2) provide a variety of housing types; 3) minimize the impact of governmental constraints on housing construction; 4) provide adequate sites for the development of new housing; and 5) affirmatively further fair housing for all residents. Each issue area is discussed in greater detail below.

1. Maintenance and Preservation

GOAL 1.0: Maintain and enhance the stability of the City's housing stock and residential neighborhoods.

- Policy 1.1: Encourage the upkeep, maintenance, and rehabilitation of existing housing units.
- Policy 1.2: Continue to explore programs and funding sources designed to maintain and improve the existing housing stock.
- Policy 1.3: Preserve the affordability of assisted rental projects located in the City.
- Policy 1.4: Encourage room additions in the existing housing stock to alleviate overcrowding.

2. Provide for a Variety of Housing Options

GOAL 2.0: Provide opportunity for increasing the supply of affordable housing within the City with special emphasis on housing for special needs groups.

- Policy 2.1: Pursue funding to support the development of housing for lower- and moderate-income households (including extremely low-income) and households with special needs, such as seniors, persons with disabilities (including persons with developmental disabilities), and large households.
- Policy 2.2: Provide incentives for new housing construction, to encourage the production of affordable units. Encourage provision of units of various sizes to accommodate the diverse needs of the community, including seniors, students and young workers, and large households.
- Policy 2.3: Pursue strategies that expand homeownership opportunities for lower income and moderate income households.

- Policy 2.4: Participate in or provide rental assistance programs to lower income households.
- Policy 2.5: Discourage the conversion of affordable rental units to condominium ownership.
- Policy 2.6: Cooperate with neighboring cities to identify resources for sheltering homeless persons.

3. Removal of Constraints

GOAL 3.0: Minimize the impact of governmental constraints on housing construction and cost.

- Policy 3.1: Periodically review development standards and project review/approval procedures to remove or mitigate constraints to residential development.
- Policy 3.2: Encourage the utilization of innovative construction and design techniques to reduce housing costs.
- Policy 3.3: Encourage the use of specific plans, overlays, and other mechanisms to allow flexibility in housing developments.

4. Provide Adequate Sites for Residential Development

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

- Policy 4.1: Implement land use policies that allow for a range of residential densities.
- Policy 4.2: Maintain an inventory of sites and assist residential developers in identifying land suitable for housing development.
- Policy 4.3: Encourage residential development within the new Housing Overlay.
- Policy 4.4: Encourage development at maximum attainable densities and encourage use of density bonuses for inclusion of affordable units.
- Policy 4.5: Ensure the production of affordable units throughout the community to avoid over concentration in specific neighborhoods.
- Policy 4.6: Facilitate the development of mixed income projects.

5. Affirmatively Further Fair Housing

GOAL 5.0: Promote equal opportunity for all residents to reside in the housing of their choice.

- Policy 5.1: Enforce the fair housing laws prohibiting arbitrary discrimination in the building, financing, selling, or renting of housing on the basis of classes protected by State and Federal fair housing laws.
- Policy 5.2: Provide a range of housing options, locational choices, and price points to accommodate the diverse needs in Gardena and to allow for housing mobility.

Policy 5.3: Target and prioritize resources to implement neighborhood improvements to bridge disparities in access to opportunities among the city’s various neighborhoods.

Policy 5.4: Pursue actions to reduce or mitigate the displacement of existing tenants.

Policy 5.5: Ensure each City commission with the responsibility of advising or making decisions related to housing to have at least one member from a disadvantaged area.

B. Housing Programs

The goals and policies contained in the Housing Element address the identified needs from the Needs Assessment and are implemented by a series of programs offered through City departments. The housing programs define the specific actions the City will undertake to achieve specific goals and policies. The housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives described in this section are organized around the same five issue areas described in the previous section. The housing programs discussed here include existing programs as well as new programs added to address unmet housing needs.

1. Maintenance and Preservation of the Housing Stock

Preserving the existing housing stock, including maintaining the affordability of assisted rental units, is an important goal for the City. Through neighborhood and home improvement programs, the City maintains the condition of existing housing units.

1.1 Housing Rehabilitation Programs

With limited funding, the City offers two housing rehabilitation programs for lower income homeowners:

- **Handy-Worker Fix Up:** Through the CDBG-funded Handy-Worker Fix Up program, the City provides a free labor crew with up to \$600 in materials for activities including health and safety compliance, energy conservation, handicapped access, door and window replacement, smoke alarms, plumbing, heating and electrical.
- **Residential Rebate Program:** Through the CDBG funded Light Housing Rehabilitation program, the City provides rebates of 50 percent to a maximum of \$3,000 for repairs such as plumbing, and heating.

Responsible Agencies: City Manager’s Office

Funding Sources: CDBG

Program Objectives:

- Handy-Worker Fix Up – 25 households annually for a total of 200 households over eight years.
- Residential Rebate – 3 households annually for a total of 24 households over eight years.

- Annually pursue funding available at the State HCD to reinstate residential rehabilitation programs.
- Increase program outreach in northern Gardena where there are concentrated disproportionate housing needs on an annual basis.

1.2 **Preservation of At-Risk Units**

Gardena currently has four assisted rental projects (Gardena Valley Towers, Gardena South Park Manor, Meadowlark Manor, and Spring Park Senior Vila) that are owned and operated by non-profit corporations. The long-term affordability of these projects is fairly secure because of their non-profit status and the risk of conversion is low. However, three of these projects (278 units) with Section 8 project-based assistance are subject to contract renewal and may be considered as at low risk of losing the Section 8 assistance.

Responsible Agencies: City Manager's Office

Funding Sources: HUD Section 8 funds

Program Objectives:

- Annually monitor the status of Gardena Valley Towers, Gardena South Park Manor, and Meadowlark Manor in their Section 8 contract renewal status.
- Should a notice of intent be filed by any project owner to opt out of affordable housing, the City will ensure the project owner follow State noticing requirements (three-year, one-year, and six-month) prior to conversion.
- In the unlikely event that the Section 8 contracts are not renewed by HUD, work with LACDA to assist the tenants in accessing other rental assistance such as the HCVs.
- Contact interested nonprofit housing providers with the capacity to acquire and manage the at-risk units.
- Support applications of current or potential project owners for state and federal funds to improve housing conditions or to enhance affordability.

2. **Provision of a Variety of Housing Options**

The City is committed to providing a variety of housing types to meet the needs of all residents. Through the development of senior housing units, the City has shown a commitment to meeting the needs of the lower income elderly population. In addition, through the use of homeownership programs, the City can increase homeownership opportunities for residents.

2.1 **Senior Housing Development**

The City places special emphasis on meeting the housing needs of the elderly. With the 2012 adoption of Ordinance 1737, the City facilitates priority processing of projects involving senior housing projects. Through this ordinance, the environmental review process may be started prior to the submission of complete application and materials, and an accelerated plan review process can occur if the applicant pays the cost of the

City hiring an outside consultant. The ordinance also reduced the parking requirements for senior and low income housing projects in the R-4 zone.

Responsible Agencies: Community Development

Funding Sources: None required

Program Objectives:

- By 2022, provide information about Ordinance 1737 on City website.
- Annually convene a developers workshop to explore affordable housing opportunities in the City, including housing for seniors, persons with disabilities, and large households. Specifically, explore affordable housing opportunities in northern Gardena where there are concentrated disproportionate housing needs.
- Support applications for federal and state funding for quality senior developments by providing the information on the City's website and making it available at the City's Community Development Department counter.

2.2 Affordable Housing Development

With limited funding, the City will rely on the following actions to encourage affordable housing production during the planning period:

- **Collaborate with Affordable Housing Developers:** Affordable housing developers work to develop, conserve and promote rental and ownership affordable housing. The City will convene a housing developers workshop to explore opportunities for affordable housing development (including for extremely low income households and households with special needs).
- **Provide Financial Assistance:** The City will waive Quimby fee and the Residential Impact Fee of \$1,000 per unit for affordable housing.
- **Provide Letters of Support for Funding Applications:** The City will support developers' application of funding (such as Low Income Housing Tax Credit or State HOME funds) for affordable housing.
- **Prioritize Review for Affordable Housing:** The City will prioritize the review of housing projects with an affordable housing component exceeding 20 percent of affordable units.

Responsible Agencies: City Manager's Office; Community Development

Funding Sources: General Funds

Program Objectives:

- Conduct annual developers outreach and consultation. Specifically, explore affordable housing opportunities in northern Gardena where there are concentrated disproportionate housing needs.
- Annually pursue affordable housing funds available at State HCD for new construction and acquisition/rehabilitation of affordable housing.

- Achieve the development of 200 affordable housing units over eight years, with an emphasis on addressing affordable housing needs of special populations.

2.3 Homeownership Opportunities

The City will pursue affordable ownership housing opportunities for lower and moderate income households. Specifically, the City will provide information on homebuyer assistance programs available to Gardena residents:

- **Mortgage Credit Certificate (MCC)** – Administered by LACDA, the MCC program offers qualified first-time homebuyers a Federal income tax credit. The credit can reduce potential Federal income tax liability, creating additional net spendable income for qualified first-time homebuyers to possibly use toward their monthly mortgage payment. This MCC Program enables qualified first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar-for-dollar tax credit on their U.S. individual income tax returns.
- **California Housing Finance Agency (CalHFA) Loan Programs** – Gardena residents can access homebuyer assistance programs available from CalHFA. These include first mortgage programs and down payment assistance programs.

Responsible Agencies: City Manager’s Office

Funding Sources: None required

Program Objectives:

- By 2022, provide links to LACDA and CalHFA homebuyer assistance programs on City website. Increase program outreach in northern Gardena where there are concentrated disproportionate housing needs.
- By 2023 and at least every other year, pursue funding available at HCD to provide a local homebuyer assistance program that is tailored for the local housing market.

2.4 Inclusionary Housing

Without redevelopment funding, inclusionary housing may be an effective tool to creating affordable housing opportunities in the community. The City will explore the feasibility of an inclusionary housing program to expand affordable housing opportunities in the City.

Responsible Agencies: Community Development

Funding Sources: General funds/departmental budget

Program Objectives:

- By the end of **2023**, conduct a feasibility study for inclusionary housing and if feasible and appropriate, adopt an inclusionary housing program within one year.

2.5 Housing Choice Vouchers (HCV)

The Housing Choice Voucher (Section 8 Rental Assistance) program assists extremely low- and very low-income households in paying their monthly rent. Under the program,

the tenant contributes 30 percent of their monthly income toward rent, while the HCV program will pay for the remainder. The LACDA currently administers rental assistance on behalf of the City, and provides assistance to approximately 700 Gardena households. This program represents the most significant program in terms of impact (number and depth of subsidies) for addressing the housing needs of extremely low income households.

Responsible Agencies: LACDA; City Manager's Office

Funding Sources: HUD Section 8 funds

Program Objectives:

- By the end of 2023, provide information on the HCV program on City website, and update information semi-annually.
- Work with LACDA to promote acceptance of HCVs through outreach and education to renters, and rental property owners, and managers. Specifically, California legislature passed SB 329, which redefines source of income as "lawful, verifiable income paid directly to a tenant or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issues under Section 8 of the United States Housing Act of 1937." SB 222 passed in 2019 also extends the same protection to VASH (Veterans Affairs Supportive Housing) voucher recipients.
- By the end of 2023, include fair housing information in ADU and SB 9 applications, especially on source of income protection (such as use of HCVs for rent payments).

2.6 Homeless Assistance

The City participates in the County's Continuum of Care to assist homeless persons to transition towards self-sufficiency. Through the Emergency Services Program the City offers emergency and supportive services to individuals and families at risk of becoming homeless. In addition of its regular CDBG funds, the City has been awarded approximately \$1,000,000 in HOME-ARP (American Rescue Plan) that focuses on addressing homelessness.

Responsible Agencies: City Manager's Office

Funding Sources: CDBG, HOME

Program Objectives:

- Assist 350 persons at risk of becoming homeless annually.

2.7 Homeownership Opportunities within Existing Higher Resource Neighborhoods

The new State law SB 9 allows for the construction of duplexes and lot splits within existing single-family residential neighborhoods. The City will develop a local ordinance implementing SB 9 to create additional homeownership opportunities within existing

neighborhoods. The City will also create a one-stop assistance webpage to provide technical assistance for developments under SB 9, and provide resources promoting high standard of design and best practices. As SB 9 units would be located on smaller lots, these units would be more affordable by nature than standard single-family dwellings.

Responsible Agencies: Community Development

Funding Sources: General funds/departmental budget

Program Objectives:

- Establish SB 9 implementation ordinance and one-stop assistance webpage by the end of 2023.
- By the end of 2023, include fair housing information in SB 9 application, especially on source of income protection (such as use of HCVs for rent payments).

3. Removal of Constraints

The City is committed to removing governmental constraints that hinder the production and improvement of housing, especially for affordable housing and housing for special needs populations.

3.1 Zoning Code Amendments

Zoning Code amendments are needed to address various recent changes to State law or to facilitate housing production:

- **Emergency and Transitional Housing (AB 139):** Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff only, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone.
- **Emergency Shelter Distance Requirement:** Revise the distance requirement between two shelters to a maximum of 300 feet.
- **Supportive Housing (AB 2162):** AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.
- **Employee Housing:** State Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation.
- **Minimum Unit Sizes:** Eliminate the minimum unit sizes in the MUO (Mixed Use Overlay) zone.

- **Group Homes for Seven or More Persons:** Currently, the City regulates group housing for seven or more persons under different provisions (lodge houses, group care facilities, and community care facilities). The City will amend the Zoning Code to allow non-licensed group homes of any size in all residential zones consistent with the City's definition of family, and ensure objective standards are established to provide certainty of outcomes.
- **Reasonable Accommodation Ordinance:** Adopt an official reasonable accommodation ordinance to address flexibility in zoning and development standards to accommodate the special needs of persons with disabilities. (Completed in May 2022)

Responsible Agencies: Community Development

Funding Sources: None required

Program Objectives:

- By the end of 2022, amend the Zoning Code to address affordable and special needs housing as outlined in this program.

3.2 Development Review Procedures

To facilitate residential development and to comply with State law, the City will address the following:

- **Affordable Housing Streamlined Approval (SB 35):** Establish a streamlined, ministerial review process for qualifying multi-family residential projects.
- **Objective Design Standards (SB 330):** Develop objective design standards that will provide a preliminary application process for residential development. Ensure the Site Plan Review findings are based on objective standards.
- **Site Plan Review:** Ensure site plan review procedure contains only objective standards.

Responsible Agencies: Community Development

Funding Sources: Departmental budget

Program Objectives:

- By the end of 2022, develop procedures to address the streamlining requirements of SB 35 and objective design requirements of SB 330.
- By the end of July 2023, amend the Zoning Code to ensure that the site plan review procedure contains only objective development standards.
- Monitor the City's site plan review procedure every year starting at the end of 2023 to determine if the public hearings for site plan review are creating a constraint.

4. Provision of Adequate Sites

Meeting the housing needs of all residents of the community requires the provision of adequate sites for all types of housing.

4.1 Adequate Sites for RHNA with By-Right Approval of Projects with 20 Percent Affordable Units and Replacement Requirement

The City of Gardena has been assigned a RHNA of 5,735 units. Accounting for ADUs and pipeline projects, the City has a remaining RHNA shortfall of **4,486** units:

- **1,449** very low income units
- **686** low income units
- 884 moderate income units
- **1,870** above moderate income units

The City must identify adequate sites with appropriate density and development standards to accommodate this RHNA. Without adjustments to the City's land use policy and zoning standards, the City would not be able to fully accommodate the remaining RHNA. As part of this Housing Element update, the City has identified candidate sites to be designated with a Housing Overlay as shown in Table V-1. Detailed information on the candidate sites is provided in Appendix C.

Table V-1: Summary of Candidate Housing Overlay Sites

Housing Overlay	Density Assumption	# of Sites	Total Acres	Total Units
O3 (0-17 du/ac)	17 du/ac	66	17.0	300
O4 (20-30 du/ac)	23 du/ac	95	44.2	1,004
O5 (31-50 du/ac)	30 du/ac	181	62.3	1,877
O6 (51-70 du/ac)	50 du/ac	126	68.2	3,405
Total		468	191.8	6,586

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Only one parcel in the sites inventory includes existing residential use (one single-family home). Nevertheless, the City will establish procedures to comply with the housing requirements pursuant to AB 1397. Residential development on sites with existing housing units deed restricted for or occupied by lower income households are required to provide one-to-one replacement, consistent with the Density Bonus Law.

Responsible Agencies: Community Development

Funding Sources: General funds

Program Objectives:

- By February 15, 2023, amend the Land Use Plan and adopt an urgency ordinance implementing the housing overlay zones and rezoning for the inventory sites and provide that any project with a minimum of twenty percent affordable housing shall be ministerially approved. Upon adoption of the urgency ordinance, the housing overlay zones will become available immediately for the sites in the RHNA sites inventory. Within one year of the adoption of the urgency ordinance, the City will complete the rezoning of the overlay zones.
- By October 15, 2023, amend the Zoning Code to establish the Housing Overlay to designate adequate candidate sites with the objective of meeting the City's remaining RHNA of 5,047 units. For sites to accommodate the remaining lower-income RHNA of 2,144 units, the Housing Overlay must meet the requirements of Government Code 65583.2. Among other things, the sites must have a density of at least 30 units per acre, be large enough to permit at least 16 units, and be zoned to allow housing by right with at least 20 percent of the units affordable to lower-income households. Furthermore, amend the Zoning Code to require replacement of units that are either deed restricted or occupied by lower income households pursuant to AB 1397.
- Pursuant to SB 330, establish development standards to implement Housing Overlay zones (including parking, setbacks, height, etc.) and ensure standards are appropriate to facilitate the development of housing at the allowable densities.
- Provide the inventory of sites on the City's website and update the inventory at least semi-annually.
- Promote lot consolidation (Program 4.3) and housing construction, particularly affordable housing (see also Program 2.2) by facilitating communications between interested property owners and potential developers.
- Conduct developer workshops at least every other year to solicit development interests and understand market trends. Adjust development incentives as necessary.

4.2 Adequate Sites Monitoring (SB 166 – No Net Loss)

To ensure that the net future housing capacity is maintained to accommodate the City's RHNA figures, the City will continue to maintain an inventory of adequate housing sites for each income category. This inventory details the amount, type, size and location of vacant land, recyclable properties and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the City will continuously and at least annually monitor the sites inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining regional housing need, the City will identify alternative sites so that there is no net loss of residential capacity pursuant to Government Code Section 65863.

To facilitate annual evaluation, the City will implement a formal ongoing project-by-project procedure pursuant to Government Code Section 65863 which will evaluate identified capacity in the sites inventory relative to projects or other actions potentially reducing density and identify additional sites as necessary. This procedure and annual evaluation will address non-residentially or mixed use zoned land to determine whether these sites are being developed for uses other than residential. If a shortfall in sites capacity occurs, the City will identify replacement sites within six months.

Responsible Agencies: Community Development

Funding Sources: General funds

Program Objectives:

- By the end of 2022, develop a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary
- Continue to perform project-by-project evaluation to determine if adequate capacity remains for the remaining RHNA.

4.3 Lot Consolidation

Consolidation of small lots allows a development to utilize the land more efficiently, achieve economies of scale, and offer opportunity for improved site design and amenities. The City encourages the consolidation of small lots to facilitate the development of mixed-use and multi-family developments, particularly for affordable housing by:

- Maintaining an inventory of sites on the City's website.
- Assisting developers in identification of parcels with lot consolidation potential.
- Continuing to utilize a ministerial process for lot consolidation unless other discretionary reviews are required as part of the project.
- Considering incentives to facilitate lot consolidation, which may include reduced or waived fees, expedited processes, graduated density based on consolidated lot size, flexibility in parking standards and requirements, or other feasible options.

Responsible Agencies: Community Development

Funding Sources: None required

Program Objectives:

- Develop incentives for lot consolidation by October 15, 2023, along with the establishment of the Housing Overlay.
- Beginning in 2024, market lot consolidation incentives to property owners, interested developers, and real estate brokers.

4.4 Religious Facility and Institutional Use Housing Overlay

State law encourages the development of affordable housing in partnership with religious facilities by providing parking relief and density bonus for affordable housing on sites occupied by religious facilities. This development trend gained popularity in recent years and many communities in the State are exploring expanding this concept to other

institutional uses. This is often achieved through an Overlay to permit residential uses on the excess parking areas on site or conversion of surplus building area into residential uses.

The City will also proactively reach out to local faith-based groups, including those in areas of high or highest opportunity to educate the groups on opportunities available to develop affordable housing at their properties.

Responsible Agencies: Community Development

Funding Sources: General funds

Program Objectives:

- In 2023, host focus group meetings with housing organizations, and service providers, and faith-based groups to discuss how to improve housing-related services in Gardena, with a special focus on highlighting opportunities to assist households in areas with higher proportions of residents with special needs, such as seniors, persons with disabilities, or lower incomes, and how to develop new housing in areas of high or highest opportunity.
- By 2025, explore the feasibility of establishing a Housing Overlay on religious and institutional uses or pursue alternative strategies to facilitate affordable housing development on religious facility properties.

4.5 Accessory Dwelling Units

ADUs are an important alternative option for affordable housing. To facilitate ADU development, the City will consider the following:

- Provide technical and resources guides online and pre-approved plans.
- Replace the requirement for architectural consistency with the main residential unit with architectural compatibility.
- Allow ADUs up to 1,200 square feet via discretionary review.
- Pursue State funding available to assist lower- and moderate-income homeowners in the construction of ADUs.
- Conduct increased outreach and education on ADU options and requirements.

However, the City does not rely on ADUs to fulfill its RHNA obligations. The projected 160 ADUs represents less than three percent of the City's RHNA.

Responsible Agencies: Community Development

Funding Sources: General funds

Program Objectives:

- By the end of 2022, update City website to provide resources for ADU construction, including links to the California Housing Finance Agency (CalHFA) program that provides \$25,000 grant to homeowners for ADU construction.

- Annually explore funding available at HCD, CalHFA, and other resources to assist in the construction ADUs, particularly affordable ADUs.
- Develop incentives for ADUs by the end of 2023. Incentives may include preapproved plans, expedited review, reduced/deferred fees, and/or technical assistance.
- By the end of 2023, include fair housing information in ADU application, especially on source of income protection (such as use of HCVs for rent payments).
- Achieve 160 ADUs over eight years. By 2025, assess the City’s progress in ADU construction and if the City is not meeting its construction goal, adjust the incentives as appropriate. If ADU production is lower than anticipated and remaining residential sites capacity is not able to compensate the shortfall, amend the zoning with six months to identify additional capacity (see also Program 4.2).

5. Affirmatively Furthering Fair Housing

In order to fully meet the community’s housing needs, the City must assure that housing is accessible to all residents, regardless of their special characteristics (as protected by State and Federal fair housing laws). The City will implement meaningful actions to affirmatively further fair housing.

5.1 Fair Housing Outreach and Enforcement

The City contracts with the Fair Housing Foundation, a non-profit educational foundation, to provide housing information and assistance to the public. Services include housing discrimination response, landlord-tenant relations, and housing information counseling. The City provides information on the Fair Housing Program on the City website, as well as informational material in both English and Spanish at the Community Center and City Hall. Section 14.04.280 of the Municipal Code also sets forth penalties for landlords who fail to provide the Rent Mediation and Arbitration Procedures Booklet, which provides information on renter’s rights, to tenants.

Responsible Agencies: City Manager’s Office; Fair Housing Foundation

Funding Sources: CDBG

Program Objectives:

- Conduct annual fair housing outreach and education workshops targeted for Gardena residents and property owners.
- By June 2023, make available multi-lingual fair housing materials at various media platforms and at public counters and community locations. Fair housing materials will include the new Source of Income Protection under State law (SB 329 and SB 222), which prohibits landlords from rejecting applicants due to the use of public assistance (such as Section 8 Housing Choice Vouchers) for rent payments (see also Program 2.5).

- Conduct fair housing testing at least bi-annually, tailoring testing to emerging trends and changing socioeconomic profile of residents.

5.2 **Expand Housing Opportunities**

To diversify the City’s housing choices, the City must expand opportunities for housing throughout the City, **especially in areas of higher resources.**

Responsible Agencies: Community Development

Funding Sources: None required

Program Objectives:

- By October 2023, establish the Housing Overlay to increase housing opportunities throughout the City (Program 4.1).
- **By the end of 2023, amend Zoning Code to facilitate the development of a variety of housing types (Program 3.1).**
- **By 2025, explore the feasibility of a Religious Facility and Institutional Use Housing Overlay or develop other strategies to encourage affordable housing on these properties (Program 4.4)**
- **Increase outreach and education on opportunities for ADUs (Program 4.5) and SB 9 (Program 2.7) to provide naturally more affordable housing, especially in high resource areas to ensure households in these neighborhoods are aware of the incentives and resources available for the development of ADUs and SB 9 units. Outreach and education will be conducted annually via various venues, including but not limited to the City Hall, Gardena/Carson YMCA, and direct mailing. The goal is to achieve 25 percent of the ADUs/SB 9 units in high resource areas.**

5.3 **Place-Based Strategy for Neighborhood Improvements**

The Northern Gardena neighborhoods are comprised of older housing stock and with concentrated issues such as overcrowding and cost burden. The City’s RHNA strategy includes introducing new housing opportunities in order to ease overcrowding and displacement pressure. Northern Gardena areas, while representing optimal locations for new housing due to the declining existing uses and high demand for housing, require increased neighborhood services and amenities to serve the existing and new residents. To facilitate residential development in these areas and to ensure quality of life improvements, the City will pursue neighborhood-focused strategies.

Responsible Agencies: City Manager’s Office; Community Development

Funding Sources: General funds

Program Objectives:

- **Code Enforcement: Beginning in 2023, the City will undertake focused outreach to Northern Gardena to conduct code enforcement services in response to complaints. The idea is to encourage residents (particularly tenants) to report substandard housing conditions.**

- **Increased Fair Housing Outreach:** Beginning in mid-2023 and once in-person events become available, the City will engage its fair housing service provider (currently the Fair Housing Foundation) to conduct increased fair housing/landlord counseling in Northern Gardena. Specifically, pop-up events will be conducted in Rowley Park. Outreach can also be conducted through the City's Emergency Services Team.
- **Incentives for Affordable Housing:** By October 2022 as part of the rezoning to create the Housing Overlay, the City will develop incentives to encourage affordable housing in Northern Gardena. Incentives may include priority for project review and financial assistance as funding permits.
- **Capital Improvements:** FY 2023 to FY 2026, when identifying locations for public improvements, prioritize high-density areas and areas planned for redevelopment with residential uses. Specifically, improvements include:
 - ADA-standard ramps
 - Street and sidewalk repairs
 - Transit system – real time/smart technology information signs
 - Transit system – solar lights to bus stops in not well-lit areas (such as along Western Avenue)
 - Transit system – on-demand Micro Transit and Paratransit services
 - Transit system – Intelligent Transportation System at 21 Gardena intersections
- **Micro Transit:** The City is working to a launch its micro transit service, which combines existing paratransit with a new on-demand Transportation Network Company style service for all residents. By 2025, the City will create new stops (with high ridership) to better connect residents with services and community amenities. Rowley Park can be included as a new stop for the “mini uber” service.
- **Neighborhood Representation:** As part of this Housing Element update, the City will adopt a policy to ensure each city commission that has influence on housing related policies to have at least one representative from a disadvantaged area.
- **Neighborhood Amenities:** By the end of 2022, create a marketing brochure to promote Northern Gardena and its changing demographics to entice needed services such as supermarkets.
- **Coordinated Neighborhood Improvements:** By the end of 2022, expand police meetings in each of the City's three police districts to include representatives from other departments to provide better community access to City issues.
- **Employment Services:** Beginning in 2022, host an annual job fair at Rowley Park, or other appropriate location in the vicinity, with the South Bay Workforce Investment Board.

- **Digital Divide:** By end of 2023, **bridge the digital divide by providing** free wifi in Rowley Park to allow residents to have internet access which would allow students to complete homework assignments and provide ability to search and apply for jobs.
- **Strategies in Areas Converting from Commercial/Industrial to Residential Uses:**
 - **Provide buffers between pedestrians and vehicle traffic through the use of street trees and landscaped parkways**
 - **Ensure there is adequate lighting on street designated for O5 and O6 overlays so as to make pedestrian and bicycle movement safe at night.**
 - **Ensure there are safe routes to school and install crosswalks, including midblock crosswalks, as necessary**
 - **Use of cool pavement technology to help reduce heat island impact to enhance pedestrian activity during hot weather**
 - **Provide wayfinding and signage to inform residents of their surroundings**
 - **Ensure that there is adequate time to cross wide intersections to enhance pedestrian safety and mobility**

5.4 Rent Mediation Board – Anti-Displacement

The Gardena Rent Mediation Board provides rent mediation and arbitration to assist renters in disputes with landlords. The Rent Mediation Board assures that renters are not subject to excessive and unwarranted rent increases and substandard housing conditions. An annual survey is conducted to determine rental housing conditions. Also contained in the survey is the rental vacancy rate, which the board monitors and uses to restrict the number of apartments converting to condominiums if the vacancy becomes too low.

Responsible Agencies: City Manager’s Office; Fair Housing Foundation

Funding Sources: CDBG

Program Objectives:

- Continue providing rent mediation and arbitration assistance to renters in disputes with landlords.
- Continue conducting the annual survey of rental housing units.

6. Summary of Quantified Objectives

According to Government Code Section 65583(b), local governments’ housing elements are required to establish quantified objectives for the maximum number of housing units which can be constructed, rehabilitated, and conserved over the planning period. The objective for units to be conserved should include a subtotal for the number of at-risk units developed pursuant to Government Code Section 65583(a)(8)(A). [Table V-2](#) presents the Housing Element’s quantified housing objectives for the 2021-2029 planning period.

Table V-2: Quantified Objectives

Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	743	742	761	894	2,595	5,735
Preservation	80	72	72	---	---	224
Conservation (Units at Risk)	70	70	140	---	---	280
<u>Conservation (Code Enforcement)</u> ¹	<u>0</u>	<u>50</u>	<u>50</u>	<u>100</u>	<u>50</u>	<u>250</u>

1. Income distribution is general estimate only since code enforcement activities do not track income level of owners. However, it is generally assumed that higher proportions of homeowners are moderate and above moderate income compared to other programs that are only eligible to lower income households.

7. Affirmatively Furthering Fair Housing (AFFH) - Action Matrix

The following table summarizes the City’s implementation actions to further fair housing. Individual housing programs may have different impacts on furthering housing choices, but are not specifically categorized as fair housing programs. Fair housing actions are grouped into the five themes:

- Fair housing outreach and enforcement
- Housing mobility through expanded choices in housing types and locations
- New opportunities in high resource areas
- Place-based strategies for neighborhood improvements
- Tenant protection and anti-displacement

Housing programs are often implemented throughout the City. However, individual programs may have targeted locations for specific attention, increased outreach efforts, and/or priority for allocation of resources.

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Fair Housing Outreach and Enforcement				
R5.1: Fair Housing Outreach and Enforcement	Conduct fair housing outreach and education workshops targeted for Gardena residents and property owners.	Annually	Northern Gardena	Outreach to 1,200 residents, landlords, and housing professionals
	Promote housing resources, including fair housing services, via the City's quarterly publication and promote on social media platforms.	At least annually	Citywide	
	Conduct targeted outreach at community events such as the Jazz Festival, Black History Month, July 4 th celebration, and MLK parade	Annually	Northern Gardena (Rowley Park)	
	Make available multi-lingual fair housing materials at various media platforms and at public counters and community locations	By the end of 2022	Citywide	
	Conduct fair housing testing.	Bi-annually	Not applicable	20 paired tests
Housing Mobility				
2.1: Senior Housing Development	Convene a developer workshop to explore affordable housing opportunities.	Annually	Northern Gardena	100 affordable housing units in Northern Gardena (50 senior housing units)
2.2: Affordable Housing Development	Conduct developer outreach and consultation	Annually	Northern Gardena	
2.5: Housing Choice Vouchers	Work with LACDA to promote acceptance of HCVs, especially in High Resource areas via public meetings and community outreach associated with the City's CDBG program.	Annually	High Resource tracts: 6035, 6036, and 6032	Increase voucher use in Gardena by 10 percent, with the goal of 20 percent new

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Include a Fair Housing Factsheet, especially on source of income protection (such as use of Housing Choice Vouchers for rent payments) in ADU and SB 9 applications.	By the end of 2023		voucher use in High Resource areas
4.5: Accessory Dwelling Units	Include fair housing information in ADU and SB 9 applications, especially on source of income protection (such as use of HCVs for rent payments)	By the end of 2023	High Resource tracts: 6035, 6036, and 6032	Increase voucher use in Gardena by 10 percent, with the goal of 20 percent new voucher use in High Resource areas
Place-Based Strategy for Neighborhood Improvements				
1.1: Housing Rehabilitation Program	Increase program outreach where there are concentrated disproportionate housing needs annually via community events such as the Job Fair, MLK Day Parade, and other community events at Rowley Park.	Annually, beginning 2023	Northern Gardena	40% of all rehabilitation goals
5.3: Place-Based Strategy for Neighborhood Improvements	Code Enforcement: Undertake focused outreach to conduct code enforcement services in response to complaints. Promote code enforcement services via annual cleanup days	Beginning in 2023	Northern Gardena	Resolve 50 percent of compliant cases
	Pursue development of a new community facility serving Northern Gardena at 2501 Rosecrans Avenue that was recently acquired by the City.	Initiate development plan by the end of 2024	Northern Gardena	Develop one new facility to improve services for northern Gardena residents

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Increased Fair Housing Outreach: Conduct increased fair housing/ landlord counseling. Ensure at least one of the quarterly outreach events takes place in Northern Gardena, such as at Rowley Park or GTrans.	Beginning in mid-2022	Northern Gardena	32 outreach events, including 8 outreach events in Northern Gardena
	Incentives for Affordable Housing: Develop incentives to encourage affordable housing in Northern Gardena.	By October 2022	Northern Gardena	100 affordable housing units in Northern Gardena (50 senior housing units) – See Programs 2.1 and 2.2
	Capital Improvements: Prioritize street and transit system improvements in high density areas and Housing Overlay areas	FY 2023-2024	North Gardena and Housing Overlay areas	Increased ridership by 10 percent
	Micro Transit: Create new stops (with high ridership) to better connect residents with services and community amenities.	By 2023	Rowley Park	New micro transit stop
	Neighborhood Representation: Adopt a policy to ensure each city commission that has influence on housing related policies to have at least one representative from a disadvantaged area.	By October 2022	Northern Gardena	All commissions with influence on housing issues have representatives from disadvantaged areas
	Neighborhood Amenities: Create a marketing brochure to promote Northern Gardena and its changing demographics to entice needed services such as supermarkets.	By mid-2022	Northern Gardena	New neighborhood serving uses (groceries, banks, coffee houses, etc.)

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Coordinated Neighborhood Improvements: Expand police meetings in each of the City's three police districts to include representatives from other departments to provide better community access to City issues.	By mid-2022	Not applicable	24 neighborhood meetings with participation from multiple city departments
	Employment Services: Beginning in 2022, host an annual job fair at Rowley Park, or other appropriate location in the vicinity, with the South Bay Workforce Investment Board.	Annually	Northern Gardena	Eight job fairs
	Digital Divide: Provide free wifi in Rowley Park to allow residents to have internet access which would allow students to complete homework assignments and provide ability to search and apply for jobs.	By end of 2023	Rowley Park	Wifi service installed
New Opportunity in High Resource Areas				
2.4: Inclusionary Housing	Conduct feasibility study for inclusionary housing and if feasible, adopt an inclusionary housing program.	By the end of 2023	Citywide	Not applicable
2.7: Homeownership Opportunities in Existing High Resource Neighborhoods	Establish an ordinance to implement SB 9 and develop a one-stop assistance webpage	By the end of 2023	High Resource tracts: 6035, 6036, and 6032	Increase new ownership opportunities in High Resource tracts by 40 units over eight years

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
4.1: Adequate Sites for RHNA	Amend the Zoning Code to establish the Housing Overlay to designate adequate candidate sites with the objective of meeting the City's remaining RHNA of 5,047 units.	By October 15, 2023	Rezone to create new housing opportunities in High Resource areas in Central and Southeast Gardena	Capacity for 1,014 new units in Northern Gardena
4.4 Religious Facility and Institutional Use Housing Overlay	Outreach to religious facilities located in high resource areas to pursue housing opportunities	By the end of 2024	High Resource tract: 6032	Achieve one affordable project over eight years
4.5: Accessory Dwelling Units	Facilitate development of ADUs	2021-2029	High Resource tracts: 6035, 6036, and 6032	25 percent of ADUs created in High Resource tracts
5.2: Expand Housing Opportunities	Increase outreach and education on opportunities for ADUs (Program 4.5) and SB 9 (Program 2.7), especially in high resource areas to ensure households in these neighborhoods are aware of the incentives and resources available for the development of ADUs and SB 9 units. Outreach and education will be conducted annually via various venues, including but not limited to City Hall, Gardena/Carson YMCA, and direct mailing.	Annually	High Resource tracts: 6035, 6036, and 6032	The goal is to achieve 25 percent of the ADUs/SB 9 units in High Resource tracts.

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Tenant Protection and Anti-Displacement				
1.2: Preservation of At-Risk Units	Work to preserve all at-risk housing units	2021-2029	Not applicable	278 at-risk units
2.3: Homeownership Opportunities	Increase program outreach via the City's quarterly publication and promote on social media platforms, and at City Council meetings.	2021-2029	Northern Gardena	Increase rate of homeownership in Northern Gardena
5.4: Rent Mediation Board – Anti-Displacement	Provide rent mediation and arbitration assistance to renters in disputes with landlords.	Ongoing	Not applicable	Mediate all rent increase disputes

Appendix A: Acronym Index

Acronym	Via Meaning
ACS	American Community Survey
ADA	Americans with Disabilities Act
AMI	Area Median Income
BCRC	Brownfield Community Relations Committee
BMP	Best Management Practice
CALGreen	California Green Building Standards Code
CAPER	Consolidated Annual Performance and Evaluation Report
CARE	California Alternate Rates for Energy
CBC	California Building Standards Code
CDBG	Community Development Block Grant
CDD	Community Development Department
CEQA	California Environmental Quality Act
CHAS (HUD)	Comprehensive Housing Affordability Strategy
CUP	Conditional Use Permit
DOF	Department of Finance
EDD	California Employment Development Department
EMP	Energy Management Program
EPA	Federal Environmental Protection Agency
ESAP	Energy Savings Assistance Program
FERA	Family Electric Rate Assistance
FHA	Federal Housing Administration
HAMFI	HUD Area Median Family Income
HCD	State Department of Housing and Community Development
HOME	Home Investment Partnership Program
HUD	U. S. Department of Housing and Urban Development
LACDA	Los Angeles County Development Authority
LAHSA	Los Angeles Homeless Services Authority
LAUSD	Los Angeles Unified School District
LIHTC	Low Income Housing Tax Credit
LUST	Leaking Underground Storage Tank

Acronym	Via Meaning
NAHB	National Association of Home Builders
PC	Planning Commission
RHNA	Regional Housing Need Assessment
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SBCCOG	South Bay Cities Council of Governments
SCAG	Southern California Association of Governments
SRO	Single Room Occupancy

Zoning	
R-1	Single-Family Residential
R-2	Low Density Multiple-Family Residential
R-3	Medium Density Multiple-Family Residential
R-4	High Density Multiple-Family Residential
MUO	Mixed Use Overlay
C-R	Commercial Residential
P	Parking
O	Official
C-P	Business Professional Office
H-B	Home Business
C-2	Commercial
C-3	General Commercial
C-4	Heavy Commercial
M-1	Industrial
M-2	General Industrial

Appendix B: Community Meetings

TO: Gardena Valley News
FROM: City of Gardena

DATE: January 12, 2021

Publication Date: January 14, 2021

**VIRTUAL WORKSHOP ON THE CITY OF GARDENA'S HOUSING ELEMENT
FEBRUARY 4, 2021 at 6:00 p.m.**

To be held via ZOOM

The City of Gardena will hold a virtual workshop on the 6th Cycle 2021 – 2029 Housing Element. The public workshop will be held via Zoom for those interested in learning more about and participating in the process.

The Housing Element is a required part of the City's General Plan. State law requires the City to adopt its Housing Element adopted by October 15, 2021. The Housing Element is part of the City's General Plan and provides goals, policies, programs, and strategies for addressing local housing needs.

The workshop is designed to:

- Present an overview of the Housing Element process and the legal requirements
- Provide information regarding the Regional Housing Needs Assessment (RHNA) assigned to the City by the Southern California Association of Governments (SCAG)
- Review likely housing sites
- Discuss zoning options

Community participation is an important part of the Housing Element Process and the City welcomes our community members to provide input. Public Hearings before the Planning Commission and the City Council will be scheduled later in the year.

Questions regarding the workshop should be directed to Amanda Acuna, Senior Planner, at 310/217-9524 or aacuna@cityofgardena.org. Information on the workshop will be posted on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the City Clerk at 310/217-9565 or email bromero@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided.

TO: Gardena Valley News
FROM: City of Gardena

DATE: March 16, 2021

Publication Date: March 18, 2021

**VIRTUAL WORKSHOP ON THE CITY OF GARDENA'S
HOUSING ELEMENT
MARCH 31, 2021, at 6:00 p.m.
To be held via ZOOM**

The City of Gardena will hold the second virtual workshop on the 6th Cycle 2021–2029 Housing Element. This public workshop will be held via Zoom for those interested in participating in or learning more about the process:

Direct URL: <https://us02web.zoom.us/j/86322530568>

Meeting ID: 863 2253 0568

For only audio: US: 669 900 9128 or 346 248 7799 or 253 215 8782 or 646 558 8656 or 301 715 8592 or 312 626 6799

International numbers available at <https://us02web.zoom.us/u/kdDNNSEg0z>

The Housing Element is a required part of the City's General Plan. State law requires the City to adopt its Housing Element adopted by October 15, 2021. The Housing Element provides goals, policies, programs, and strategies for addressing local housing needs.

The second workshop is designed to:

- Discuss areas to potentially locate the City's RHNA allocation. Available to review on the City's website at <https://www.cityofgardena.org/housing-element/>, by March 24, 2021.
- Discuss the potential densities of the RHNA allocation areas.

Community participation is an important part of the Housing Element Process and the City welcomes our community members' input. Public Hearings before the Planning Commission and the City Council will be scheduled later in the year.

Questions regarding the workshop should be directed to Amanda Acuna, Senior Planner, at 310/217-9524 or aacuna@cityofgardena.org. Information on the workshop will be posted on the City's website at <https://www.cityofgardena.org/housing-element/>.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the City Clerk at 310/217-9565 or email bromero@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided.

TO: Gardena Valley News
FROM: City of Gardena

DATE: April 22, 2021

Publication Date: April 20, 2021

CITY OF GARDENA
NOTICE OF PUBLIC HEARING
PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, May 4, 2021, at 7:00 p.m., the Planning Commission of the City of Gardena will conduct a **virtual** public hearing to consider the draft **2021-2029 Housing Element Sites Inventory**.

The purpose of the housing element's site inventory is to identify and analyze specific sites that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the City's Regional Housing Need Allocation (RHNA).

This public hearing will be held via Zoom:

Direct URL: <https://us02web.zoom.us/j/87336412683>

Meeting ID: 873 3641 2683

For only audio: US: 669 900 9128 or 346 248 7799 or 253 215 8782 or 646 558 8656 or 301 715 8592 or 312 626 6799

International numbers available at <https://us02web.zoom.us/u/kdDNNSEg0z>

All persons interested in participating may appear before the Planning Commission at said public hearing and present any testimony or evidence they may wish to offer or submit written comments prior to this time. Comments may be submitted via email to PlanningCommission@cityofgardena.org or by mail to 1700 W 162nd Street, Gardena, CA 90247. The project materials will be made available for review on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>, by April 30, 2021.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the Planning Division at 310/217-9524 or email CDDPlanningandZoning@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided

Amanda Acuna
Senior Planner

TO: Gardena Valley News
FROM: City of Gardena

DATE: May 18, 2021

Publication Date: May 20, 2021

CITY OF GARDENA
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, June 1, 2021, at 7:00 p.m., the Planning Commission and City Council of the City of Gardena will conduct a **virtual** public hearing to consider the **2021-2029 Housing Element**.

The meeting is designed to discuss the following components of the 2021-2029 Housing Element:

- The goals, policies, and programs to further develop, improve and preserve housing.
- An inventory of sites to meet the Regional Housing Needs Assessment (RHNA) requirements, including the changes from previous community meetings.

This public hearing will be held via Zoom:

Direct URL: <https://us02web.zoom.us/j/89596970766>

Meeting ID: 895 9697 0766

For only audio: US: 669 900 9128 or 346 248 7799 or 253 215 8782 or 646 558 8656 or 301 715 8592 or 312 626 6799

International numbers available at <https://us02web.zoom.us/u/kdDNNSEq0z>

All persons interested in participating may appear before the Planning Commission and City Council at said public hearing and present any testimony or evidence they may wish to offer or submit written comments prior to this time. Comments may be submitted via email to HousingElement@cityofgardena.org or by mail to 1700 W 162nd Street, Gardena, CA 90247.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the Planning Division at 310/217-9524 or email CDDPlanningandZoning@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided

Amanda Acuna
Senior Planner



VIRTUAL WORKSHOP ON THE CITY OF GARDENA'S HOUSING ELEMENT

**FEBRUARY 4, 2021 at 6:00 p.m.
To be held via ZOOM**

The City of Gardena will hold a virtual workshop on the 6th Cycle 2021 – 2029 Housing Element. The public workshop will be held via Zoom for those interested in learning more about and participating in the process.

The Housing Element is a required part of the City's General Plan. State law requires the City to adopt its Housing Element adopted by October 15, 2021. The Housing Element is part of the City's General Plan and provides goals, policies, programs, and strategies for addressing local housing needs.

The workshop is designed to:

- Present an overview of the Housing Element process and the legal requirements
- Provide information regarding the Regional Housing Needs Assessment (RHNA) assigned to the City by the Southern California Association of Governments (SCAG)
- Review likely housing sites
- Discuss zoning options

Community participation is an important part of the Housing Element Process and the City welcomes our community members to provide input. Public Hearings before the Planning Commission and the City Council will be scheduled later in the year.

Questions regarding the workshop should be directed to Amanda Acuna, Senior Planner, at 310/217-9530 or aacuna@cityofgardena.org. Information on the workshop will be posted on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the City Clerk at 310/217-9565 or email bromero@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided.

TASHA CERDA, Mayor / MARK E. HENDERSON, Mayor Pro Tem

PAULETTE C. FRANCIS, Councilmember / ART KASKANIAN, Councilmember / RODNEY G. TANAKA, Councilmember
MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney



DEPARTMENT of COMMUNITY DEVELOPMENT

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

**VIRTUAL WORKSHOP ON THE CITY OF GARDENA'S
HOUSING ELEMENT
MARCH 31, 2021, at 6:00 p.m.
To be held via ZOOM**

The City of Gardena will hold the second virtual workshop on the 6th Cycle 2021–2029 Housing Element. This public workshop will be held via Zoom for those interested in participating in or learning more about the process:

Direct URL: <https://us02web.zoom.us/j/86322530568>

Meeting ID: 863 2253 0568

For only audio: US: 669 900 9128 or 346 248 7799 or 253 215 8782 or 646 558 8656 or 301 715 8592 or 312 626 6799

International numbers available at

<https://us02web.zoom.us/j/kdDNNSEg0z>

The Housing Element is a required part of the City's General Plan. State law requires the City to adopt its Housing Element adopted by October 15, 2021. The Housing Element provides goals, policies, programs, and strategies for addressing local housing needs.

The second workshop is designed to:

- Discuss areas to potentially locate the City's RHNA allocation. Available to review on the City's website at <https://www.cityofgardena.org/housing-element/>, by March 26, 2021.
- Discuss the potential densities of the RHNA allocation areas.

Community participation is an important part of the Housing Element Process and the City welcomes our community members' input. Public Hearings before the Planning Commission and the City Council will be scheduled later in the year.

Questions regarding the workshop should be directed to Amanda Acuna, Senior Planner, at 310/217-9524 or aacuna@cityofgardena.org. Information on the workshop will be posted on the City's website at <https://www.cityofgardena.org/housing-element/>.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the City Clerk at 310/217-9565 or email bromero@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided.

TASHA CERDA, Mayor / MARK E. HENDERSON, Mayor Pro Tem

PAULETTE C. FRANCIS, Councilmember / ART KASKANIAN, Councilmember / RODNEY G. TANAKA, Councilmember
MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

TO: Gardena Valley News
FROM: City of Gardena

DATE: December 20, 2021

Publication Date: December 23, 2021

CITY OF GARDENA
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, January 4, 2022, at 7:00 p.m., the Planning Commission of the City of Gardena will conduct a **virtual** public hearing to consider the following and make a recommendation thereon:

2021-2029 HOUSING ELEMENT

REQUEST: Consideration of a general plan amendment to adopt the 2021-2029 Housing Element. The Housing Element is a required part of the City's General Plan. The Housing Element provides goals, policies, programs, and strategies for addressing local housing needs. The purpose of this meeting is for the Commission to review the Housing Element, provide comments, and make a recommendation to the City Council. This amendment to the City's General Plan is exempt from California Environmental Quality Act (CEQA) requirements per Section 15061(b)(3), Review for Exemption, of the CEQA Guidelines.

Project Location: Citywide
Applicant: City

The public hearing will take place via an on-line platform that can be accessed from your computer, smartphone, or tablet. Detailed directions for accessing this hearing will be on the City's website at <https://cityofgardena.org/agendas-planning-environmental-commission/> no later than **December 30, 2021**.

The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to post questions during the hearing. Comments may also be submitted via email to PlanningCommissioner@cityofgardena.org or by mail to 1700 W 162nd Street, Gardena, CA 90247.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524.

Amanda Acuna
Senior Planner

TO: Gardena Valley News
FROM: City of Gardena

DATE: January 11, 2022

Publication Date: January 13, 2022

**CITY OF GARDENA
SPECIAL CITY COUNCIL MEETING
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN THAT on Wednesday, January 26, 2022, at 7:00 p.m., the City Council of the City of Gardena will hold a special meeting and conduct a **virtual** public hearing to consider the following:

2021-2029 HOUSING ELEMENT

The City of Gardena has prepared the 2021-2029 Housing Element of the Gardena General Plan to be adopted as required by Government Code Section 65580 et seq. The Housing Element update builds upon, and revises, as appropriate, the goals, policies, and programs of the Housing Element, to ensure that the City can meet its housing needs for the 2021 through 2029 period. This amendment to the City's General Plan is exempt from California Environmental Quality Act (CEQA) requirements per Section 15061(b)(3), Review for Exemption, of the CEQA Guidelines.

On January 4, 2022, the Gardena Planning Commission voted 3-0-1 (absent) recommending that the City Council adopt a resolution amending the Gardena General Plan by adopting the 6th Cycle 2021-2029 Gardena Housing Element.

Public Hearing Participation: The public hearing will take place via an on-line platform that can be accessed from your computer, smartphone, or tablet. Detailed directions for accessing this hearing will be on the City's website at <https://cityofgardena.org/agendas-city-council/> no later than **January 21, 2022**. You will have the opportunity to post questions during the hearing. Comments may also be submitted via email to publiccomment@cityofgardena.org or by mail to 1700 W 162nd Street, Gardena, CA 90247.

Document Availability: The related materials will be on file and open for public inspection on the City's website at <https://cityofgardena.org/housing-element/> and at City of Gardena, City Clerk's Office.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena City Council at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9530.

/s/ MINA SEMENZA
CITY CLERK



City of Gardena **DRAFT HOUSING ELEMENT** **2021-2029**

cityofgardena.org/housing-element/



**THE CITY OF GARDENA
WILL BE HOSTING A
VIRTUAL WORKSHOP**

**JOIN US TO DISCUSS THE
6TH CYCLE
2021-2029 HOUSING
ELEMENT**

FEBRUARY 4, 2021 | 6:00PM

WE NEED YOUR INPUT!

The City of Gardena is currently working on its 2021-2029 Housing Element Update and is trying to identify properties suitable for residential development. The City welcomes your input. Please see below for upcoming public meetings.

TUESDAY, MAY 4, 2021

PLANNING COMMISSION MEETING @ 7:00PM

Zoom Direct Link:

<https://us02web.zoom.us/j/87336412683>

TUESDAY, MAY 11, 2021

CITY COUNCIL MEETING @ 7:30PM

Zoom Direct Link:

<https://us02web.zoom.us/j/89029789464>

For more information visit:

www.cityofgardena.org/housing-element



LET'S WORK TOGETHER
TO PLAN FOR THE FUTURE



HOUSING ELEMENT COMMUNITY MEETINGS

**Mailing List
2021-2029**

City of Hawthorne
4455 W 126th Street, #2
Hawthorne, CA 90250

City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

City of Carson
701 E Carson Street
Carson, CA 90749

County of Los Angeles
320 W Temple Street
Los Angeles, CA 90012

City of Los Angeles, Planning
Department
638 S. BEACON AVE., #276
SAN PEDRO, CA 90731

State Housing & Community
Development
2020 W. El Camino Ave
Sacramento, CA 95833

Southern California Association of
Governments (SCAG)
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017

Province Group, LLC / Newport Equities,
LLC
26 Corporate Plaza, Suite 260
Newport Beach, CA 92660

Marcus & Millichap
880 Apollo Street, Suite 101
El Segundo, CA 90245

Lee & Associates
5000 East Spring Street, Suite 600
Long Beach, CA 90815

Joe Nuzzolo
2007 W Carson Street
Torrance, CA 90501

CBRE
2221 Rosecrans Avenue, Suite 100
El Segundo, CA 90245

Daum Commercial real Estate
1025 W 190th Street, #100
Gardena, CA 90248

Iglesia Presbyterian Bethesda
14420 Crenshaw Blvd.
Gardena, CA 90249

Living Faith Fellowship Church
15516 Crenshaw Blvd.
Gardena, CA 90249

Argie Taylor's Ministries Inc
2400 W El Segundo Blvd.
Gardena, CA 90249

Gardena Buddhist Church
1517 W 166th Street
Gardena, CA 90247

Korean Presbyterian Church of South
Bay
1444 W Rosecrans Ave
Gardena, CA 90249

Christian Agape Circle
2416 W El Segundo Blvd
Gardena, CA 90249

Liberty Tabernacle Church
1475 Gramercy Place
Gardena, CA 90249

Iglesia Monte de Sion
1221 W 130th Street
Gardena, CA 90247

Seicho-No-Ie Inc.
14527 S Vermont Ave
Gardena, CA 90247

Saint Anthony of Padua Church
1050 W 163rd Street
Gardena, CA 90247

Maria Regina Catholic Church
2150 W 135th Street
Gardena, CA 90249

Faithworks
16401 S Western Ave
Gardena, CA 90247

Kingdom Hall of Jehovah's Witnesses
1337 W Gardena Blvd
Gardena, CA 90247

Berachah Baptist Church
13985 Van Ness Ave
Gardena, CA 90249

Gardena Presbyterian Church
1340 W Gardena Blvd
Gardena, CA 90247

Bethesda Presbyterian Church
14404 Crenshaw Blvd
Gardena, CA 90249

Vietnamese Alliance Church of South
Bay
14521 S Normandie Ave
Gardena, CA 90247

**Mailing List
2021-2029**

New Direction Community Church
13417 S Budlong Ave
Gardena, CA 90247

First Missionary Baptist
1429 W 182nd Street
Gardena, CA 90248

LA Bethel Church
1204 W 163rd Street
Gardena, CA 90247

Shepherds Church
1901 W 166th Street
Gardena, CA 90247

Community Worship Center
15709 S Normandie
Gardena, CA 90247

Pentecostal Missionary Church of Christ
(4th Watch) South Bay
1019 W 182nd Street
Gardena, CA 90248

Gardena Japanese American Seventh
Day Adventist Church
16115 S Denker Ave
Gardena, CA 90247

Konko Church of Gardena
15722 S Normandie Ave
Gardena, CA 90247

Church of the Holy Communion
1160 W 141st Street
Gardena, CA 90247

Gardena Genesis Community SDA
Church
16113 S Denker Ave
Gardena, CA 90247

Garden of Praise Christian Fellowship
1250 W 155th Street
Gardena, CA 90247

Gardena Torrance Southern Baptist
Church
1457 W 179th Street
Gardena, CA 90248

Garden West Estates
17700 S Western Ave
Gardena, CA 90248

Village Mobile Home Park
17100 Gramercy Place
Gardena, CA 90247

Emerald Gardens Mobile Home Estates
17024 S Western Ave
Gardena, CA 90247

Gardena Villas
16949 S Western Ave
Gardena, CA 90247

Gardena Mobile Home Park
13801 S Vermont Ave
Gardena, CA 90247

Hollyview Mobilehome Park
1349 1/2 W 135th Street
Gardena, CA 90247

El Nor
1414 W El Segundo Blvd
Gardena, CA 90247

EL GARDENA PARKS, LLC
1604 W EL SEGUNDO BLVD
Gardena, CA 90249

GARDENA MHP
13801 S Vermont Ave
Gardena, CA 90247

L\J Mobile Home Park
1425 W 132nd Street
Gardena, CA 90249

Grandview Mobile Home Park
1436 W 130th Street
Gardena, CA 90249

PARADISE TP
14527 S Vermont Ave
Gardena, CA 90247

Del Monte Mobile Home Park
14715 S Vermont Ave
Gardena, CA 90247

Vermont Village
1215 W 134th Street
Gardena, CA 90247

Melia Homes Inc.
8951 Research Drive, #100
Irvine, CA 92618

The Olson Company
3010 Old Ranch Pkwy, #100
Seal Beach, CA 90740

MBK Homes
4 Park Plaza, Suite 1000
Irvine, CA 92614

G3 Urban Inc.
15235 S Western Ave
Gardena, CA 90249

**Mailing List
2021-2029**

Gilad Ganish
1010 South Coast Highway, Ste. 106
Encinitas, CA 92023

Din/Cal 4, Inc.
1010 South Coast Highway, Ste. 106
Encinitas, CA 92024

Javier Ordonez
13229 Van Ness Ave
Gardena, CA 90249

Julio Vargas
10907 Burin Ave
Inglewood, CA 90304

KB Homes
25152 Springfield Court, Ste.180
Valencia, CA 91355

Steve Stapakis
82 Golden Eagle
Irvine, CA 92603

Doug Maupin
23505 Crenshaw Blvd, #208
Torrance, CA 90505

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

Abundant Housing LA
515 S Flower Street, 18th Floor
Los Angeles, CA, 90071

South Bay Association of Realtors
22833 Arlington Ave
Torrance, CA 90501

South Bay Association of Chambers of
Commerce
2300 Crenshaw Blvd
Torrance, CA 90501

VETERANS OF FOREIGN WARS GEN
ROSECRANS POST 3261
1822 W 162nd Street
Gardena, CA 90247

WORLD SPECIAL FEDERATION
1569 W Redondo Beach Blvd, Suite F
Gardena, CA 90247

SOUTH BAY KO-AM SENIOR CENTER
1047 W 164th Street
Gardena, CA 90247

RIGEL INSTITUTE FOR SCIENCE
EDUCATION
2529 W 157th Street
Gardena, CA 90249

PUBLIC HEALTH FOUNDATION
ENTERPRISES WIC
15212 S Western Ave
Gardena, CA 90249

PACE-BRIGHT STARTS
14627 S Western Ave
Gardena, CA 90249

ANGELES COMMUNITY HEALTH CENTER
1030 W Gardena Blvd
Gardena, CA 90247

GARDENA POLICE FOUNDATION
PO Box 3069
Gardena, CA 90247

Gardena Valley Japanese Cultural
Institute
1964 W 162nd Street
Gardena, CA 90247

Asian Community Services Center
14112 Kingsley Drive
Gardena, CA 90249

Senior Citizens Bureau Rent
1670 W. 162nd Street
Gardena, CA 90247

Rent Mediation Board
1700 W 162nd Street
Gardena, CA 90247

Meadowlark Manor
17150 S Park Lane
Gardena, CA, 90247

South Park manor
17100 S Park Lane
Gardena, CA 90247

Gardena Valley Towers
1715 W 158th Street
Gardena, CA, 90247

South Bay One Stop Business and Career
Center
16801 South Western Ave.
Gardena, CA 90247

Gardena Valley Chamber of Commerce
1204 W Gardena Blvd # E
Gardena, CA 90247

Boys & Girls Club of Harbor Gateway
802 Gardena Boulevard
Gardena, CA 90247

Boy Scouts of America – L. A. Area
Council
2333 Scout Way
Los Angeles, CA 90026

**Mailing List
2021-2029**

CA SOUTH CENTRAL COAST District No.
1080
1735 W 162nd Street
Gardena, CA 90247

Gardena Fifty Lions Club
P.O. Box #3
Gardena, CA 90247

Gardena Valley Lions Club
1128 West Gardena Boulevard
Gardena, CA 90247

Girl Scouts – Los Angeles Council
2525 Ocean Park Blvd
Santa Monica, CA 90405

Kiwanis Club of Gardena Valley
P.O. Box 406
Gardena, CA 90248

South Bay Cities Council of
Governments, a Government Agency
2355 Crenshaw Blvd Suite 125
Torrance, CA 90501

Gardena-Carson Family YMCA
1000 Artesia Blvd
Gardena, CA 90248

The Rotary Club of Carson-Gardena-
Dominguez
3 Civic Center
Carson, CA 90745

The Housing Rights Center
3255 Wilshire Blvd #1150
Los Angeles, CA 90010

Goodwill SOLAC
800 W Pacific Coast Hwy
Long Beach, CA 90806

South Bay Workforce Investment Board
11539 Hawthorne Blvd #500
Hawthorne, CA 90250

Gardena Mayme Dear Library
1731 West Gardena Blvd.
Gardena, CA 90247

Appendix C: Sites Inventory

The sites inventory, totaling **191.8** acres and **6,586** units, for the Housing Overlay is shown in Table C-1. The sites are also shown geographically in Figure C-1. The Site ID shows the potential for consolidation. The sites are further broken down in Table C-2 to show how units were allocated by income level.

A. Criteria for Selecting Sites

In selecting sites for meeting the RHNA, the following criteria are used:

1. Developer interest or property owner interest to redevelop site
2. Vacant lot, parking lot, or open storage that includes only minimal existing improvements on site
3. Dilapidated buildings
4. Buildings with high vacancy and/or high turnover rates
5. Existing uses that are similar to uses that have been recycled
6. Buildings that are older than 30 years
7. Buildings that have existing FAR lower than 0.60, similar to the range of existing uses being recycled
8. Lot is part of a group of lots already under single or City ownership

Sites that meet criteria #1, 2, 3, OR 4 are included in the sites inventory. In addition, sites that meet two of the four criteria under #5 through #8 are also included due to trends exhibited in the City as shown in the Table IV-7.

Table C-1: Housing Overlay Sites

ID	APN	Address	5 th HE?	Acres	GP	Zoning	Overlay	Density Factor (du/ac)	Total Units	Existing Use/Feasibility	FAR	Year of Building	Bldg SF	Criteria	Quality Class Bldf 1
1	4060004040	13430 CRENSHAW BLVD	-	0.46	General Commercial	C3	O6	50	23	General Store; Dilapidated	0.46	1954	9232	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	C5A
1	4060004021	13226 CRENSHAW BLVD	-	0.3	General Commercial	C3	O6	50	15	Manufacturing ; Old, Dilapidated	0.50	1978	6554	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C6A
1	4060004038	13400 CRENSHAW BLVD	-	0.23	General Commercial	C3	O6	50	12	Car Wash; Old car wash, Dilapidated	0.17	1964	1672	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	DX
1	4060004035	13236 CRENSHAW BLVD	-	0.19	General Commercial	C3	O6	50	10	Manufacturing	0.54	1979	4480	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	CX
1	4060004025	13424 CRENSHAW BLVD	-	0.26	General Commercial	C3	O6	50	13	Baskin Robins; Small FAR, Old Building	0.08	1958	944	Met Criteria: 3, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	SX
1	4060004027	13416 CRENSHAW BLVD	-	0.15	General Commercial	C3	O6	50	8	Fast Food; Small FAR	0.15	1961	954	Met Criteria: 3, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	DX
1	4060004041	NA	-	0.15	General Commercial	C3	O6	50	8	Parking Lot; Parking Lot to Fast Food	0	0	0	Met Criteria: 2, 3, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be	-

														impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land	
1	4060004022	13214 CRENSHAW BLVD	-	0.44	General Commercial	C3	O6	50	22	Manufacturing : Old building.	0.52	1956	9900	Met Criteria: 2, 3, 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	CX
1	4060004037	13310 CRENSHAW BLVD	-	0.26	General Commercial	C3	O6	50	13	Auto Services	0.27	1961	3060	Met Criteria: 3, 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	CX
1	4060004013	13100 CRENSHAW BLVD	-	0.47	General Commercial	C3	O6	50	24	Metal Manufacturing	0.30	1955	6100	Met Criteria: 3, 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	CX
1	4060004023	13208 CRENSHAW BLVD	-	0.17	General Commercial	C3	O6	50	8	Auto Services	0.34	1987	2496	Met Criteria: 3, 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	C4A
1	4060004011	13120 CRENSHAW BLVD	-	0.33	General Commercial	C3	O6	50	16	Auto Service	0.05	1956	680	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	CX
1	4060004012	13112 CRENSHAW BLVD	-	0.63	General Commercial	C3	O6	50	31	Manufacturing	0.41	1954	11209	Met Criteria: 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	C5A
1	4060004010	13204 CRENSHAW BLVD	-	0.26	General Commercial	C3	O6	50	13	Auto Service	0.68	1956	7700	Met Criteria: 5, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	CX
2	4059022015	NA	-	0.13	General Commercial	C3	O6	50	6	Parking Lot to Auto	0.99	1959	5600	Met Criteria: 2, 5, and 6 Presence of low-intensity or low-value uses	DX
2	4059022014	13610 CRENSHAW BLVD	-	0.13	General Commercial	C3	O6	50	6	Auto Services	0.28	1962	1608	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C4B

2	4059022024	13500 CRENSHAW BLVD	-	0.38	General Commercial	C3	O6	50	19	Auto Services; Vacant building, fenced	0.44	1978	7268	Met Criteria: 2, 3, 4, 5, 6, and 7 High or long-term business vacancies, indicating that the value of the existing use is impaired. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C6B
2	4059022018	13514 CRENSHAW BLVD	-	0.16	General Commercial	C3	O6	50	8	Auto Services	0.43	1958	3000	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D8A
2	4059022019	13510 CRENSHAW BLVD	-	0.19	General Commercial	C3	O6	50	10	Liquor Store	0.32	1957	2647	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D6B
2	4059022016	13600 CRENSHAW BLVD	-	0.13	General Commercial	C3	O6	50	6	Auto Services	0.37	1959	2080	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	DX
2	4059022017	13520 CRENSHAW BLVD	-	0.16	General Commercial	C3	O6	50	8	Religious Institution; Dilapidated	0.43	1958	3000	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D6A
3	4059021017	13920 CRENSHAW BLVD	-	0.14	General Commercial	C3	O6	50	7	Auto Services	0.53	1960	3248	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	CX
3	4059021018	13904 CRENSHAW BLVD	-	0.15	General Commercial	C3	O6	50	7	Manufacturing ; Dilapidated, old	0.37	1959	2400	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	DX
3	4059022026	NA	-	0.26	General Commercial	C3	O6	50	13	Auto Services	0.24	1966	2760	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C65B
4	4059021004	14160 CRENSHAW BL	-	0.13	General Commercial	C3	O6	50	6	Auto Services	0.66	1968	3722	Met Criteria: 3, 5, and 6 Presence of development opportunities on adjoining land	C5C
4	4059021009	14100 CRENSHAW BLVD	-	0.26	General Commercial	C3	O6	50	13	Strip Mall; Vacant store fronts	0.48	1960	5400	Met Criteria: 4, 5, 6, and 7 High or long-term business vacancies	DX
4	4059021005	14150 CRENSHAW BLVD	-	0.13	General Commercial	C3	O6	50	6	Auto Services	0.34	1976	1900	Met Criteria: 3, 5, 6, and 7 Presence of development opportunities on adjoining land	CX
4	4059021013	14008 CRENSHAW BLVD	-	0.13	General Commercial	C3	O6	50	6	Parking Lot; Parking lot to Restaurant	0.57	1963	3200	Met Criteria: 2, 3, 5, 6, 7 and 8 Presence of multiple lots that are already under single or City ownership.	DX

														Presence of development opportunities on adjoining land	
4	4059021014	NA	-	0.13	General Commercial	C3	O6	50	6	Parking Lot; Parking Lot to Restaurant	0.88	1963	5000	Met Criteria: 2, 3, 5, 6, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	DX
4	4059021015	NA	-	0.13	General Commercial	C3	O6	50	6	Restaurant; Old, declining	0.88	1963	5000	Met Criteria: 3, 6, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	DX
4	4059021011	NA	-	0.13	General Commercial	C3	O6	50	6	Parking Lot; Parking Lot to Medical	0.99	1964	5600	Met Criteria: 2, 5, and 6 Presence of low-intensity or low-value uses	DX
4	4059021021	14124 CRENSHAW BLVD	-	0.39	General Commercial	C3	O6	50	19	Auto Services; Old, Dilapidated	0.46	1979	7800	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C6A
4	4059021010	14044 CRENSHAW BLVD	-	0.26	General Commercial	C3	O6	50	13	Strip Mall; Vacant store fronts	0.48	1960	5400	Met Criteria: 2, 4, 5, 6, and 7 High or long-term business vacancies	DX
4	4059021012	14030 CRENSHAW BLVD	-	0.13	General Commercial	C3	O6	50	6	Medical Practice	0.41	1961	2318	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	D9A
4	4059021003	14160 CRENSHAW BLVD	-	0.13	General Commercial	C3	O6	50	6	Auto Services	0	0	0	Met Criteria: 5 and 7 Presence of low-intensity or low-value uses	-
5	4064012009	14516 CRENSHAW BLVD	-	0.18	General Commercial	C3	O5	30	4	Vacant Store	0.49	1965	3848	Met Criteria: 4, 5, 6, and 7 High or long-term business vacancies	C5A
5	4064012011	14504 CRENSHAW BLVD	-	0.18	General Commercial	C3	O5	30	4	Strip Mall; Old Strip Mall	0.39	1957	3055	Met Criteria: 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	C5A
5	4064012024	14626 CRENSHAW BLVD	-	0.38	General Commercial	C3	O5	30	8	Strip Mall and Rest.; Two story strip mall with vacancy	0.10	1973	1600	Met Criteria: 4, 5, 6, and 7 Presence of low-intensity or low-value uses. High or long-term business vacancies, indicating that the value of the existing use is impaired	C55C
5	4064012027	14600 CRENSHAW BLVD	-	0.18	General Commercial	C3	O5	30	4	Party Store; Dilapidated.	0.50	1961	3936	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D6A

5	4064012029	14520 CRENSHAW BLVD	-	0.18	General Commercial	C3	O5	30	4	Vacant Store; Dilapidated	0.50	1960	3900	Met Criteria: 3, 4, 5, 6, and 7 High or long-term business vacancies, indicating that the value of the existing use is impaired. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D5A
5	4064012028	14526 CRENSHAW BLVD	-	0.18	General Commercial	C3	O5	30	4	Vacant Store; For Lease, Dilapidated	0.50	1954	3900	Met Criteria: 3, 4, 5, 6, and 7 High or long-term business vacancies, indicating that the value of the existing use is impaired. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C65
5	4064012025	14614 CRENSHAW BLVD	-	0.18	General Commercial	C3	O5	30	4	3 stores; Old, Dilapidated	0.74	1956	5812	Met Criteria: 3, 5, and 6 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D6A
5	4064012010	14510 CRENSHAW BLVD	-	0.18	General Commercial	C3	O5	30	4	Vacant Store	0.50	1958	3900	Met Criteria: 4, 6, 5, and 7 High or long-term business vacancies	D6A
5	4064012026	14604 CRENSHAW BLVD	-	0.36	General Commercial	C3	O5	30	7	8 Small Businesses; 3 vacancies, Dilapidated	0.50	1955	7800	Met Criteria: 3, 4, 5, 6, and 7 High or long-term business vacancies, indicating that the value of the existing use is impaired. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D55A
5	4064012030	14426 CRENSHAW BLVD	-	0.36	General Commercial	C3	O5	30	7	Strip Mall; Strip Mall has vacancies	0.27	1990	4160	Met Criteria: 4, 6, 7, and 8 High or long-term business vacancies, indicating that the value of the existing use is impaired. Presence of multiple lots that are already under single or City Ownership	C55B
6	4060001029	2200 W EL SEGUNDO BLVD	-	0.65	General Commercial	C3	O5	30	20	Strip Mall; Strip Mall and Vacant Restaurant	0.35	1980	9956	Met Criteria: 4, 6, and 7 High or long-term business vacancies	C6B
7	4061001029	12816 VAN NESS AVE	-	0.3	General Commercial	C3	O5	30	9	Restaurant	0.40	1959	5250	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C55B
7	4061001012	2150 W EL SEGUNDO BLVD	-	0.36	General Commercial	C3	O5	30	11	Restaurant; Old	0.12	1984	1923	Met Criteria: 3, 6, and 7 Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D6

8	4059017031	14007 VAN NESS AVE	-	0.2	General Commercial	C3	O3	17	3	Dentistry businesses; Old	0.48	1959	4200	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D5A
8	4059017027	14115 VAN NESS AVE	-	0.61	General Commercial	C3	O3	17	10	Business strip; Vacancies, old	0.48	1959	12705	Met Criteria: 3, 4, 6, and 7 High or long-term business vacancies, indicating that the value of the existing use is impaired. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D5A
8	4059017028	14111 VAN NESS AVE	-	0.2	General Commercial	C3	O3	17	3	Medical center	0.59	1959	5162	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C55B
8	4059017029	14017 VAN NESS AVE	-	0.2	General Commercial	C3	O3	17	3	Medical office	0.36	1959	3171	Met Criteria: 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D75B
8	4059017030	14015 VAN NESS AVE	-	0.2	General Commercial	C3	O3	17	3	Office building; Old	0.74	1960	6404	Met Criteria: 3 and 6 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C65
8	4059017033	13971 VAN NESS AVE	-	0.2	General Commercial	C3	O3	17	3	Business strip; Vacancy, old	0.38	1961	3300	Met Criteria: 3, 4, 6, and 7 High or long-term business vacancies, indicating that the value of the existing use is impaired. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D5
8	4059017035	13945 VAN NESS AVE	-	0.4	General Commercial	C3	O3	17	7	Business strip; Vacancies	0.38	1959	6600	Met Criteria: 4, 6, and 7 High or long-term business vacancies	DX
8	4059017034	13961 VAN NESS AVE	-	0.2	General Commercial	C3	O3	17	3	Business strip; old	0.42	1962	3630	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D5
8	4059017036	13931 VAN NESS AVE	-	0.2	General Commercial	C3	O3	17	3	Office building; Small office building, old	0.55	1987	4780	Met Criteria: 3, 6, and 7 Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D55A
8	4059017037	13901 VAN NESS AVE	-	0.42	General Commercial	C3	O3	17	7	Business Strip; Vacancy	0.38	1960	6891	Met Criteria: 4, 6, and 7 High or long-term business vacancies	D5
9	4061013001	13151 S WESTERN AVE	-	2.45	Industrial	M2	O4	23	56	Vacant Building; Vacant	0.47	1954	50112	Met Criteria: 3, 4, 6, and 7 High or long-term business vacancies	C5B

										Building, Old, For Sale					
10	6102001023	1735 W 130TH ST	-	0.46	Industrial	M1	O5	30	14	Lumber Yard Building	0.30	1962	6000	Met Criteria: 5, 6, 7, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership.	S1
10	6102001022	1727 W 130TH ST	-	0.46	Industrial	M1	O5	30	14	Manufacturing Buildings; Old	0.50	1991	10000	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C55
10	6102001024	1751 W 130TH ST	-	0.91	Industrial	M1	O5	30	27	Lumber Yard	0.06	1979	2400	Met Criteria: 5, 6, 7, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership.	DX
10	6102001005	1748 W EL SEGUNDO BLVD	-	0.88	Industrial	M1	O5	30	26	House with car lot in back; Small house and several cars in back lot	0.04	1939	1530	Met Criteria: 3, 6, and 7 Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D5
10	6102001020	1721 W 130TH ST	-	0.43	Industrial	M1	O5	30	13	Manufacturing Buildings; Old	0.52	1974	9776	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses	C5B
10	6102001021	NA	-	0.03	Industrial	M1	O5	30	1	Manufacturing Buildings; Old	0	0	0	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses	-
10	6102001025	12918 S WESTERN AVE	-	1	Industrial	M1	O5	30	30	Lumber Yard	0.06	1979	2400	Met Criteria: 5, 6, 7, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership.	DX
10	6102001006	1734 W EL SEGUNDO BLVD	-	0.44	Industrial	M1	O6	50	22	Manufacturing building; Old building, Deteriorating	0.20	1957	3796	Met Criteria: 3, 5, 6, 7, and 8 Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	CX
10	6102001010	1714 W EL SEGUNDO BLVD	-	0.44	Industrial	M1	O6	50	22	Crane service business; Large lot with vehicles/machi nes in back	0.05	0	988	Met Criteria: 2, 5, and 7 Presence of low-intensity or low-value uses	-

10	6102001007	1726 W EL SEGUNDO BLVD	-	0.44	Industrial	M1	O6	50	22	Heavy equipment business; Large lot filled with vehicles and machines	0.10	1961	19000	Met Criteria: 2, 5, 6, 7, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership	DX
10	6102001026	1720 W EL SEGUNDO BLVD	-	0.44	Industrial	M1	O6	50	22	Heavy equipment business; Large lot filled with vehicles and machines	0.05	1959	900	Met Criteria: 3, 5, 6, 7, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership	S1
11	6102001016	1643 W 130TH ST	-	0.91	Industrial	M1	O5	30	27	Vacant Lot; Available Vacant lot.	0	0	0	Met Criteria: 2, 5, and 7 Presence of vacant lots within the site	-
11	6102001017	1651 W 130TH ST	-	0.91	Industrial	M1	O5	30	27	Dirt lot with House; Low FAR	0.03	1947	1210	Met Criteria: 2, 5, 6, and 7 Presence of low-intensity or low-value uses	D5B
11	6102002022	1613 W 130TH ST	-	0.11	Industrial	M1	O5	30	3	Old buildings, industrial business; Old and deteriorating buildings	0.17	1964	814	Met Criteria: 3, 5, 6, 7, and 8 Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	DX
11	6102002025	1613 W 130TH ST	-	0.23	Industrial	M1	O5	30	7	Old buildings, industrial business; Old and deteriorating buildings	0.40	1956	3996	Met Criteria: 3, 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	C5A
11	6102002023	NA	-	0.11	Industrial	M1	O5	30	3	Old buildings, industrial business; Old and deteriorating buildings	0	0	0	Met Criteria: 3, 5, 7, and 8 Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	-
11	6102002026	1621 W 130TH ST	-	0.23	Industrial	M1	O5	30	7	Old buildings, industrial business; Old and deteriorating buildings	0.28	1953	2803	Met Criteria: 3, 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	D6A
11	6102001015	1635 W 130TH ST	-	0.91	Industrial	M1	O5	30	27	Rental business; Old condition	0.04	1959	1500	Met Criteria: 2, 3, 6, 7, and 8 Presence of low-intensity or low-value uses.	D5A

										house on a large lot				Presence of multiple lots that are already under single or City ownership	
11	6102002027	1619 W 130TH ST	-	0.23	Industrial	M1	O5	30	7	Old buildings, industrial business; Old and deteriorating buildings	0.31	1956	3150	Met Criteria: 3, 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	D6A
12	6102002020	1563 W 130TH ST	-	0.46	Industrial	M1	O5	30	14	Metal fabrication business	0.45	1969	9080	Met Criteria: 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	C5B
12	6102002019	1559 W 130TH ST	-	0.46	Industrial	M1	O5	30	14	Metal fabrication business	0.45	1980	9080	Met Criteria: 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	C7
12	6102002005	1564 W EL SEGUNDO BLVD	-	0.44	Industrial	M1	O6	50	22	Lots with cars/vehicles	0.05	0	1048	Met Criteria: 2, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
12	6102002006	1556 W EL SEGUNDO BLVD	-	0.44	Industrial	M1	O6	50	22	Lots with cars/vehicles	0	0	0	Met Criteria: 2, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
13	6102002016	1535 W 130TH ST	-	0.91	Industrial	M1	O5	30	27	Plastic fabrication business	0.23	1957	9134	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	S1
13	6102002030	12801 HALDALE AVE	-	1.12	Industrial	M1	O6	50	56	Manufacturing/trucking business; Old brick building	0.41	1979	20000	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	DX
13	6102002028	1530 W EL SEGUNDO BLVD	-	1.76	Industrial	M1	O6	50	88	Manufacturing/industrial building; Old brick building, permanently closed	0.40	1973	30500	Met Criteria: 3, 4, 5, 6, and 7 High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	DX
14	6102003004	1434 W EL SEGUNDO BLVD	-	0.47	Industrial	M1	O6	50	23	pipe supply business; Low FAR, small building large lot, old building	0.10	1978	20400	Met Criteria: 2, 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	DX
14	6102003005	1428 W EL SEGUNDO BLVD	-	0.41	Industrial	M1	O6	50	21	pipe supply business; Low FAR, small building large	0.40	1964	7000	Met Criteria: 2, 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical	C5B

										lot, old building				blighting conditions that may be impairing the value of the existing use	
14	6102003024	1440 W EL SEGUNDO BLVD	-	1.1	Industrial	M1	O6	50	55	Business and industrial supply; Large old building	0.65	1977	31074	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C6B
15	6102003017	12919 S NORMANDIE AVE	-	0.15	Industrial	M1	O5	30	5	Small manufacturing /business;	0.12	1957	800	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	D5A
15	6102003026	12901 S NORMANDIE AVE	-	0.27	Industrial	M1	O5	30	8	Party supply store; Old building, available for rent.	0.15	1954	1800	Met Criteria: 3, 4, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D6A
15	6102003010	12927 S NORMANDIE AVE	-	0.2	Industrial	M1	O5	30	6	Liquor Store; Old building	0.19	1954	1680	Met Criteria: 3, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D5A
15	6102003007	12829 S NORMANDIE AVE	-	0.59	General Commercial	C3	O6	50	30	Strip mall; Has vacancies, old building, and underground and below building parking	0.04	1967	1064	Met Criteria: 3, 4, 6, and 7 Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired	CX
16	6115001012	12903 S BUDLONG AVE	-	0.52	Industrial	M1	O4	23	12	Industrial building; Old brick building	0.26	1968	5900	Met Criteria: 3, 5, 6 and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5B
16	6115001011	1200 W EL SEGUNDO BLVD	-	0.59	Industrial	M1	O4	23	14	Industrial building; Old brick building	0.62	1981	15826	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5A
16	6115001017	1243 W 130TH ST	-	0.91	Industrial	M1	O5	30	27	Vitamin warehouse business;	0.27 8	1957	10800	Met Criteria: 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	C5A
16	6115001019	1303 W 130TH ST	-	0.61	Industrial	M1	O5	30	18	Manufacturing ; Old building	0.23	1965	6000	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	C5A
16	6115001026	12902 S NORMANDIE AVE	-	0.12	Industrial	M1	O5	30	4	Home? Small business;	0.10	1953	504	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	D55B

16	6115001015	1239 W 130TH ST	-	0.46	Industrial	M1	O5	30	14	Health technology business;	0.21	1955	4263	Met Criteria: 6, 7, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership	DX
16	6115001018	1255 W 130TH ST	-	0.6	Industrial	M1	O5	30	18	Manufacturing /Industrial; Old building	0.12	1962	3200	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	C55A
16	6115001016	1239 W 130TH ST	-	0.46	Industrial	M1	O5	30	14	Health technology business;	0.55	1955	10924	Met Criteria: 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	C5A
16	6115001035	1311 W 130TH ST	-	0.61	Industrial	M1	O5	30	18	Manufacturing /Towing Business; Old brick building	0.53	1982	14135	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C7C
16	6115001028	12912 S NORMANDIE AVE	-	0.2	Industrial	M1	O5	30	6	Manufacturing ;	0.59	1952	5160	Met Criteria: 5, 6, and 7 Presence of development opportunities on adjoining land	D5A
16	6115001029	1341 W 130TH ST	-	0.2	Industrial	M1	O5	30	6	Manufacturing ;	0.54	1962	4668	Met Criteria: 5, 6, and 7 Presence of development opportunities on adjoining land	C5A
16	6115001027	12908 S NORMANDIE AVE	-	0.1	Industrial	M1	O5	30	3	Insulation Manufacturing ;	0.38	1955	1645	Met Criteria: 5, 6, and 7 Presence of development opportunities on adjoining land	C5A
16	6115001003	1320 W EL SEGUNDO BLVD	-	0.88	Industrial	M1	O6	50	44	Air conditioner manufacturing ; Old building, graffiti	0.49	1986	18927	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C6
16	6115001004	1308 W EL SEGUNDO BLVD	-	0.88	Industrial	M1	O6	50	44	Construction material supply; Old buildings	0.06	1963	2400	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	S1
16	6115001005	1254 W EL SEGUNDO BLVD	-	0.76	Industrial	M1	O6	50	38	Parking lot to food business;	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership	-
16	6115001032	1342 W EL SEGUNDO BLVD	-	0.25	Industrial	M1	O6	50	13	76 Gas Station	0.01	1981	78	Met Criteria: 5, 6, and 7 Presence of development opportunities on adjoining land	S5
16	6115001034	1246 W EL SEGUNDO BLVD	-	1.42	Industrial	M1	O6	50	71	Food supply business; Old building	0.36	1956	22392	Met Criteria: 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	CX
16	6115001002	1332 W EL SEGUNDO BLVD	-	0.88	Industrial	M1	O6	50	44	Large lot with small building	0	0	0	Met Criteria: 2 and 7 Presence of low-intensity or low-value uses	-

16	6115001033	12816 S NORMANDIE AVE	-	0.36	Industrial	M1	O6	50	18	Clothing store warehouse; Old brick building	0.57	1976	8898	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C6
16	6115001800	1218 W EL SEGUNDO BLVD	-	1.23	Industrial	M1	O6	50	61	Industrial yard	0.04	0	1975	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	-
16	6115001006	1254 W EL SEGUNDO BLVD	-	0.12	Industrial	M1	O6	50	6	Parking lot to food business	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
17	6115001031	12923 S BUDLONG AVE	-	0.92	Industrial	M1	O4	23	21	Manufacturing building; Old, uneven paint	0.10	1954	4000	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses	C5
18	6115002023	1215 W 132ND ST	-	2.06	Industrial	M1	O4	23	47	Water bottle business; Low FAR	0.16	1959	14640	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	S1
18	6115002032	13021 S BUDLONG AVE	-	1.14	Industrial	M1	O4	23	26	Industrial building; Old building	0.25	1959	12550	Met Criteria: 3, 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	C5A
18	6115002031	1220 W 130TH ST	-	0.91	Industrial	M1	O4	23	21	Electronic manufacturing ; Old building	0.39	1967	15400	Met Criteria: 3, 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	C5A
19	6115004017	13423 S BUDLONG AVE	-	0.32	Industrial	M1	O4	23	7	Marble manufacturing business; Old building	0.61	1957	8520	Met Criteria: 3, 5, and 6 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5
20	6115004019	13437 S BUDLONG AVE	-	0.18	Industrial	M1	O4	23	4	Industrial machinery shop; Old building	0.70	1980	5500	Met Criteria: 3, 5, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	C55
20	6115004032	13441 S BUDLONG AVE	-	0.17	Industrial	M1	O4	23	4	Industrial machinery shop; Old building	0.28	1958	2034	Met Criteria: 3, 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	D5A
20	6115004020	1203 W 135TH ST	-	0.41	Industrial	M1	O4	23	9	Manufacturing building; Old building	0.64	1961	11440	Met Criteria: 3, 5, and 6	C5

														Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	
<u>21</u>	<u>4062004041</u>	<u>14401 S WESTERN AVE</u>	<u>YES</u>	<u>0.14</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>7</u>	<u>Plumbing business</u>	<u>0.46</u>	<u>1926</u>	<u>2820</u>	<u>Met Criteria: 6 and 7</u> Presence of low-intensity or low-value uses	<u>C45A</u>
<u>22</u>	<u>6115020008</u>	<u>1124 W 135TH ST</u>	<u>-</u>	<u>1.21</u>	<u>General Commercial</u>	<u>C3</u>	<u>O4</u>	<u>23</u>	<u>28</u>	<u>Plastic manufacturing supply business; Old building</u>	<u>0.12</u>	<u>0</u>	<u>6400</u>	<u>Met Criteria: 5, 6, and 7</u> Presence of low-intensity or low-value uses	<u>S1</u>
<u>22</u>	<u>6115020012</u>	<u>1144 W 135TH ST</u>	<u>-</u>	<u>0.75</u>	<u>General Commercial</u>	<u>C3</u>	<u>O4</u>	<u>23</u>	<u>17</u>	<u>Industrial business; Old buildings</u>	<u>0.25</u>	<u>1951</u>	<u>8200</u>	<u>Met Criteria: 3, 5, 6, 7, and 8</u> Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	<u>C5B</u>
<u>22</u>	<u>6115020006</u>	<u>1100 W 135TH ST</u>	<u>-</u>	<u>0.87</u>	<u>General Commercial</u>	<u>C3</u>	<u>O4</u>	<u>23</u>	<u>20</u>	<u>Laundromat; Old building</u>	<u>0.26</u>	<u>1971</u>	<u>10000</u>	<u>Met Criteria: 3, 6, and 7</u> Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	<u>C6A</u>
<u>22</u>	<u>6115020014</u>	<u>1110 W 135TH ST</u>	<u>-</u>	<u>1.01</u>	<u>General Commercial</u>	<u>C3</u>	<u>O4</u>	<u>23</u>	<u>23</u>	<u>Industrial park; Old buildings</u>	<u>0.44</u>	<u>1987</u>	<u>19280</u>	<u>Met Criteria: 3, 5, 6, and 7</u> Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	<u>C55B</u>
<u>22</u>	<u>6115020009</u>	<u>13530 S BUDLONG AVE</u>	<u>-</u>	<u>0.42</u>	<u>General Commercial</u>	<u>C3</u>	<u>O4</u>	<u>23</u>	<u>10</u>	<u>Manufacturing business</u>	<u>0.71</u>	<u>1952</u>	<u>12900</u>	<u>Met Criteria: 3, 5, and 6</u> Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	<u>C45B</u>
<u>22</u>	<u>6115020013</u>	<u>1156 W 135TH ST</u>	<u>-</u>	<u>0.28</u>	<u>General Commercial</u>	<u>C3</u>	<u>O4</u>	<u>23</u>	<u>6</u>	<u>Medical supply business; Old building</u>	<u>0.49</u>	<u>1987</u>	<u>6015</u>	<u>Met Criteria: 3, 5, 6, 7, and 8</u> Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	<u>C55</u>
<u>23</u>	<u>6102010008</u>	<u>13429 S NORMANDIE AVE</u>	<u>-</u>	<u>0.17</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>4</u>	<u>Store fronts; Vacant, severely deteriorated, graffiti</u>	<u>0.75</u>	<u>1956</u>	<u>5520</u>	<u>Met Criteria: 3, 4, 5, and 6</u> High or long-term business vacancies, indicating that the value of the existing use is impaired. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	<u>C45</u>
<u>23</u>	<u>6102010009</u>	<u>1415 W 135TH ST</u>	<u>-</u>	<u>0.38</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>9</u>	<u>Fabrication center; Old Building</u>	<u>0.73</u>	<u>1979</u>	<u>12095</u>	<u>Met Criteria: 5, 6, and 8</u> Presence of multiple lots that are already under single or City ownership	<u>C6B</u>
<u>23</u>	<u>6102010006</u>	<u>1414 W 134TH ST</u>	<u>-</u>	<u>0.78</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>18</u>	<u>Manufacturing business; Old building</u>	<u>0.22</u>	<u>1961</u>	<u>7480</u>	<u>Met Criteria: 5, 6, 7, and 8</u> Presence of low-intensity or low-value uses.	<u>C5B</u>

														Presence of multiple lots that are already under single or City ownership	
<u>23</u>	<u>6102010017</u>	<u>1435 W 135TH ST</u>	-	<u>0.75</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>17</u>	<u>Vehicle yard; Machinery, cars, other vehicles</u>	<u>0.07</u>	<u>1949</u>	<u>2400</u>	<u>Met Criteria: 2, 5, 6, and 7</u> <u>Presence of low-intensity or low-value uses</u>	<u>S1</u>
<u>23</u>	<u>6102010007</u>	<u>13421 S NORMANDIE AVE</u>	-	<u>0.55</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>13</u>	<u>Manufacturing business; Old building</u>	<u>0.15</u>	<u>1961</u>	<u>3600</u>	<u>Met Criteria: 5, 6, and 7</u> <u>Presence of low-intensity or low-value uses</u>	<u>C5B</u>
<u>23</u>	<u>6102010005</u>	<u>1436 W 134TH ST</u>	-	<u>0.78</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>18</u>	<u>Manufacturing business;</u>	<u>0.15</u>	<u>1980</u>	<u>5000</u>	<u>Met Criteria: 5, 6, 7, and 8</u> <u>Presence of low-intensity or low-value uses,</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>C5</u>
<u>23</u>	<u>6102010016</u>	<u>1421 W 135TH ST</u>	-	<u>0.75</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>17</u>	<u>Furniture warehouse; Old building</u>	<u>0.37</u>	<u>1979</u>	<u>12095</u>	<u>Met Criteria: 5, 6, 7, and 8</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>C6B</u>
<u>24</u>	<u>6115004031</u>	<u>13428 S NORMANDIE AVE</u>	-	<u>0.5</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>11</u>	<u>2 commercial buildings; Old buildings, small businesses</u>	<u>0.37</u>	<u>1959</u>	<u>8100</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Presence of low-intensity or low-value uses,</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C5</u>
<u>25</u>	<u>6102016013</u>	<u>13615 S NORMANDIE AVE</u>	-	<u>0.55</u>	<u>Industrial</u>	<u>M2</u>	<u>O4</u>	<u>23</u>	<u>13</u>	<u>Auto services; Old building, graffiti</u>	<u>0.52</u>	<u>1967</u>	<u>12384</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C5B</u>
<u>25</u>	<u>6102016020</u>	<u>13609 S NORMANDIE AVE</u>	-	<u>0.29</u>	<u>Industrial</u>	<u>M2</u>	<u>O4</u>	<u>23</u>	<u>7</u>	<u>Manufacturing building; Old building</u>	<u>0.63</u>	<u>1956</u>	<u>8000</u>	<u>Met Criteria: 3, 5, and 6</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C5A</u>
<u>25</u>	<u>6102016023</u>	<u>NA</u>	-	<u>0.07</u>	<u>Industrial</u>	<u>M2</u>	<u>O4</u>	<u>23</u>	<u>2</u>	<u>Storage driveway; Adjacent to printing business</u>	<u>0.98</u>	<u>1956</u>	<u>3000</u>	<u>Met Criteria: 2, 3, 5, and 6</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>DX</u>
<u>25</u>	<u>6102017030</u>	<u>13725 S NORMANDIE AVE</u>	-	<u>0.13</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>3</u>	<u>Extension of Office Building; Old building</u>	<u>0.52</u>	<u>1963</u>	<u>2926</u>	<u>Met Criteria: 3, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C5A</u>
<u>25</u>	<u>6102016025</u>	<u>1580 W 139TH ST</u>	-	<u>0.07</u>	<u>Industrial</u>	<u>M2</u>	<u>O4</u>	<u>23</u>	<u>2</u>	<u>Driveway to printing business;</u>	<u>0.14</u>	<u>0</u>	<u>425</u>	<u>Met Criteria: 2, 5, and 7</u> <u>Presence of low-intensity or low-value uses</u>	<u>DX</u>
<u>25</u>	<u>6102017026</u>	<u>NA</u>	-	<u>0.08</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>2</u>	<u>Parking lot; Parking lot for motel</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Met Criteria: 2, 5, 7, and 8</u> <u>Presence of low-intensity or low-value uses,</u> <u>Presence of multiple lots that are already under single or City ownership</u>	-

<u>25</u>	<u>6102016022</u>	<u>13507 S NORMANDIE AVE</u>	-	<u>0.37</u>	<u>Industrial</u>	<u>M2</u>	<u>O4</u>	<u>23</u>	<u>8</u>	<u>Food manufacturer; Old building</u>	<u>0.62</u>	<u>1957</u>	<u>10000</u>	<u>Met Criteria: 3, 5, and 6</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C5A</u>
<u>25</u>	<u>6102016024</u>	<u>13527 S NORMANDIE AVE</u>	-	<u>0.36</u>	<u>Industrial</u>	<u>M2</u>	<u>O4</u>	<u>23</u>	<u>8</u>	<u>Printing business; Old building, new paint</u>	<u>0.83</u>	<u>1957</u>	<u>13000</u>	<u>Met Criteria: 3, 5, and 6</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C5A</u>
<u>25</u>	<u>6102017033</u>	<u>13717 S NORMANDIE AVE</u>	-	<u>1.03</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>24</u>	<u>Office building; Old building</u>	<u>0.27</u>	<u>1963</u>	<u>12000</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C6A</u>
<u>25</u>	<u>6102017044</u>	<u>13705 S NORMANDIE AVE</u>	-	<u>1.03</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>24</u>	<u>Packaging supply business; Old building</u>	<u>0.57</u>	<u>1979</u>	<u>25421</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C55B</u>
<u>25</u>	<u>6102017040</u>	<u>1425 W 139TH ST</u>	-	<u>0.45</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>10</u>	<u>Home; Surrounded by many cars</u>	<u>0.09</u>	<u>1959</u>	<u>1821</u>	<u>Met Criteria: 2, 3, 6, and 7</u> <u>Presence of low-intensity or low-value uses.</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>D7B</u>
<u>25</u>	<u>6102017045</u>	<u>13807 S NORMANDIE AVE</u>	-	<u>0.25</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>6</u>	<u>Auto services</u>	<u>0.15</u>	<u>1962</u>	<u>1584</u>	<u>Met Criteria: 5, 6, and 7</u> <u>Presence of low-intensity or low-value uses</u>	<u>C4A</u>
<u>25</u>	<u>6102017027</u>	<u>13815 S NORMANDIE AVE</u>	-	<u>0.5</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>12</u>	<u>Motel; Old building</u>	<u>0.89</u>	<u>1960</u>	<u>19360</u>	<u>Met Criteria: 3, 6, and 8</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use.</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>DX</u>
<u>25</u>	<u>6102017039</u>	<u>1433 W 139TH ST</u>	-	<u>1.87</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>43</u>	<u>Home with a large lot in back; Junkyard, scrap yard, car lot</u>	<u>0.11</u>	<u>1930</u>	<u>8750</u>	<u>Met Criteria: 2, 6, and 7</u> <u>Presence of low-intensity or low-value uses</u>	<u>DX</u>
<u>26</u>	<u>6115005045</u>	<u>13606 S NORMANDIE AVE</u>	-	<u>0.15</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>3</u>	<u>Auto Services; Old building</u>	<u>0.64</u>	<u>1959</u>	<u>4176</u>	<u>Met Criteria: 3, 5, and 6</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C5</u>
<u>26</u>	<u>6115005042</u>	<u>13616 S NORMANDIE AVE</u>	-	<u>0.46</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>11</u>	<u>Auto Services; Old Building</u>	<u>0.60</u>	<u>1962</u>	<u>12000</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C5</u>
<u>26</u>	<u>6115005044</u>	<u>13612 S NORMANDIE AVE</u>	-	<u>0.16</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>4</u>	<u>Auto Services; Old building</u>	<u>0.65</u>	<u>1965</u>	<u>4524</u>	<u>Met Criteria: 3, 5, and 6</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C45</u>

<u>26</u>	<u>6115005036</u>	<u>13602 S NORMANDIE AVE</u>	-	<u>0.15</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>4</u>	<u>Auto services; Old brick building</u>	<u>0.54</u>	<u>1982</u>	<u>3500</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C55A</u>
<u>26</u>	<u>6115005047</u>	<u>13526 S NORMANDIE AVE</u>	-	<u>0.23</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>5</u>	<u>Auto services; Old brick building</u>	<u>0.60</u>	<u>1979</u>	<u>6000</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C55A</u>
<u>26</u>	<u>6115005037</u>	<u>13518 S NORMANDIE AVE</u>	-	<u>0.38</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>9</u>	<u>Furniture warehouse business; Old building</u>	<u>0.59</u>	<u>1966</u>	<u>9796</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C55</u>
<u>26</u>	<u>6115005038</u>	<u>13506 S NORMANDIE AVE</u>	-	<u>0.3</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>7</u>	<u>Nozzle manufacturing ; Old building</u>	<u>0.61</u>	<u>1969</u>	<u>7900</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C55A</u>
<u>27</u>	<u>6115009011</u>	<u>13722 S NORMANDIE AVE</u>	-	<u>0.32</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>7</u>	<u>Plastic manufacturing business; Old building</u>	<u>0.56</u>	<u>1961</u>	<u>7848</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>CX</u>
<u>27</u>	<u>6115009010</u>	<u>13714 S NORMANDIE AVE</u>	-	<u>0.32</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>7</u>	<u>Powder coating business; Old building</u>	<u>0.56</u>	<u>1961</u>	<u>7848</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C5</u>
<u>27</u>	<u>6115009014</u>	<u>13706 S NORMANDIE AVE</u>	-	<u>0.29</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>7</u>	<u>Two small structures; Includes a small garage, old buildings</u>	<u>0.05</u>	<u>1960</u>	<u>632</u>	<u>Met Criteria: 3, 6, and 7</u> <u>Presence of low-intensity or low-value uses,</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>D5A</u>
<u>27</u>	<u>6115009078</u>	<u>13850 S NORMANDIE AVE</u>	-	<u>0.84</u>	<u>Industrial</u>	<u>M1</u>	<u>O4</u>	<u>23</u>	<u>19</u>	<u>Strip mall and restaurant; Old buildings</u>	<u>0.06</u>	<u>1992</u>	<u>2025</u>	<u>Met Criteria: 3, 6, and 7</u> <u>Presence of low-intensity or low-value uses,</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>D55B</u>
<u>28</u>	<u>6102013011</u>	<u>13618 S WESTERN AVE</u>	-	<u>0.51</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>15</u>	<u>Manufacturing ; Vacancy</u>	<u>0.52</u>	<u>1961</u>	<u>11645</u>	<u>Met Criteria: 3, 4, 5, 6, and 7</u> <u>High or long-term business vacancies, indicating that the value of the existing use is impaired,</u> <u>Presence of multiple lots that are already under single or City Ownership</u>	<u>C5A</u>
<u>28</u>	<u>6102013019</u>	<u>1746 W 135TH ST</u>	-	<u>0.51</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>15</u>	<u>Vacant Building; Vacant Building</u>	<u>0.48</u>	<u>1961</u>	<u>10696</u>	<u>Met Criteria: 4, 5, 6, and 7</u> <u>High or long-term business vacancies</u>	<u>C55A</u>
<u>28</u>	<u>6102013017</u>	<u>13610 S WESTERN AVE</u>	-	<u>0.42</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>13</u>	<u>Parking Lot; Parking Lot for Business</u>	<u>0.04</u>	<u>1961</u>	<u>800</u>	<u>Met Criteria: 2, 5, 6, and 7</u> <u>Presence of low-intensity or low-value uses</u>	<u>SX</u>

														Presence of multiple lots that are already under single or City ownership	
<u>28</u>	<u>6102013020</u>	<u>13528 S WESTERN AVE</u>	<u>-</u>	<u>1.01</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>30</u>	<u>Vacant Building; Vacant Building</u>	<u>0.23</u>	<u>1963</u>	<u>10251</u>	<u>Met Criteria: 4, 5, 6, and 7</u> Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired	<u>C5B</u>
<u>28</u>	<u>6102013010</u>	<u>13614 S WESTERN AVE</u>	<u>-</u>	<u>0.54</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>16</u>	<u>Manufacturing ; Vacancy</u>	<u>0.42</u>	<u>1957</u>	<u>9900</u>	<u>Met Criteria: 4, 5, 6, 7, and 8</u> High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City Ownership	<u>D5A</u>
<u>28</u>	<u>6102013014</u>	<u>13610 S WESTERN AVE</u>	<u>-</u>	<u>0.66</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>20</u>	<u>Bus Business;</u>	<u>0.17</u>	<u>1959</u>	<u>4850</u>	<u>Met Criteria: 5, 6, 7, and 8</u> Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	<u>DX</u>
<u>29</u>	<u>4061026005</u>	<u>NA</u>	<u>-</u>	<u>0.26</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>8</u>	<u>Trailer/Truck Lot</u>	<u>0.11</u>	<u>1980</u>	<u>1200</u>	<u>Met Criteria: 2, 5, 6, 7, and 8</u> Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	<u>DX</u>
<u>29</u>	<u>4061026002</u>	<u>NA</u>	<u>-</u>	<u>0.26</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>8</u>	<u>Trailer/Truck Lot</u>	<u>0.11</u>	<u>1980</u>	<u>1200</u>	<u>Met Criteria: 2, 5, 6, 7, and 8</u> Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	<u>DX</u>
<u>29</u>	<u>4061026030</u>	<u>NA</u>	<u>-</u>	<u>0.26</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>8</u>	<u>Trailer/Truck Lot</u>	<u>0.99</u>	<u>1980</u>	<u>11200</u>	<u>Met Criteria: 2, 5, 6, and 8</u> Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	<u>DX</u>
<u>29</u>	<u>4061026006</u>	<u>NA</u>	<u>-</u>	<u>0.26</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>8</u>	<u>Trailer/Truck Lot</u>	<u>0.11</u>	<u>1980</u>	<u>1200</u>	<u>Met Criteria: 2, 5, 6, 7, and 8</u> Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	<u>DX</u>
<u>29</u>	<u>4061026036</u>	<u>13511 S WESTERN AVE</u>	<u>-</u>	<u>0.52</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>16</u>	<u>Trailer/Truck Lot</u>	<u>0.06</u>	<u>1950</u>	<u>1236</u>	<u>Met Criteria: 2, 5, 6, 7, and 8</u> Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	<u>DX</u>
<u>29</u>	<u>4061026007</u>	<u>NA</u>	<u>-</u>	<u>0.26</u>	<u>Industrial</u>	<u>M2</u>	<u>O5</u>	<u>30</u>	<u>8</u>	<u>Trailer/Truck Lot</u>	<u>0.99</u>	<u>1980</u>	<u>11200</u>	<u>Met Criteria: 2, 5, 6, and 8</u> Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	<u>DX</u>

29	4061026034	NA	-	0.26	Industrial	M2	O5	30	8	Trailer/Truck Lot	0.11	1980	1200	Met Criteria: 2, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	DX
30	4061026032	13715 S WESTERN AVE	-	1.29	Industrial	M2	O5	30	39	Manufacturing	0.27	1964	15280	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C55B
30	4061026023	13801 S WESTERN AVE	-	0.26	Industrial	M2	O5	30	8	Manufacturing	0.28	1952	3200	Met Criteria: 3, 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	D5A
30	4061026022	13727 S WESTERN AVE	-	0.52	Industrial	M2	O5	30	15	Manufacturing	0	0	0	Met Criteria: 5, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
31	4061027006	14119 S WESTERN AVE	-	0.77	General Commercial	C3	O6	50	39	Auto Services; Old Buildings	0.50	1988	16800	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5C
31	4061027004	14101 S WESTERN AVE	-	0.39	General Commercial	C3	O6	50	19	Impound Lot	0.03	1954	480	Met Criteria: 2, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	SX
31	4061027005	14107 S WESTERN AVE	-	0.39	General Commercial	C3	O6	50	19	Impound Lot	0.20	1996	3312	Met Criteria: 2, 5, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	C6B
31	4061027014	1835 W ROSECRANS AVE	-	3.6	General Commercial	C3	O6	50	180	Building products business	0.05	1951	8400	Met Criteria: 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	C5A
31	4061027013	1859 W ROSECRANS AVE	-	1.02	General Commercial	C3	O6	50	51	Building products business	0.09	1952	3920	Met Criteria: 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	S1
32	4062003008	1957 W 144TH ST	YES	0.22	General Commercial	C3	O6	50	11	Vacant Building; Old brick building	1.02	1954	9760	Met Criteria: 4, 5, 6, and 8 High or long-term business vacancies, indicating that the value of the existing use is impaired.	C5A

														Presence of multiple lots that are already under single or City Ownership	
<u>32</u>	<u>4062003027</u>	<u>1930 W ROSECRANS AVE</u>	<u>YES</u>	<u>0.2</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>10</u>	<u>Warehouse: Old</u>	<u>0.38</u>	<u>1948</u>	<u>3263</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>SX</u>
<u>32</u>	<u>4062003028</u>	<u>1922 W ROSECRANS AVE</u>	<u>YES</u>	<u>0.43</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>21</u>	<u>Warehouse: Old</u>	<u>0.21</u>	<u>1956</u>	<u>4000</u>	<u>Met Criteria: 5, 6, and 7</u> <u>Presence of low-intensity or low-value uses</u>	<u>S1</u>
<u>32</u>	<u>4062003022</u>	<u>1939 W 144TH ST</u>	<u>YES</u>	<u>0.46</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>23</u>	<u>Vacant building; Old brick building</u>	<u>0.64</u>	<u>1956</u>	<u>12848</u>	<u>Met Criteria: 4, 5, 6, and 8</u> <u>High or long-term business vacancies, indicating that the value of the existing use is impaired.</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>C5B</u>
<u>32</u>	<u>4062003024</u>	<u>1954 W ROSECRANS AVE</u>	<u>YES</u>	<u>0.19</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>10</u>	<u>Auto services</u>	<u>0.40</u>	<u>1948</u>	<u>3340</u>	<u>Met Criteria: 5, 6, and 7</u> <u>Presence of development opportunities on adjoining land</u>	<u>D55A</u>
<u>32</u>	<u>4062003037</u>	<u>1119 W 144TH PL</u>	<u>YES</u>	<u>0.22</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>11</u>	<u>Parking lot</u>	<u>0.88</u>	<u>1964</u>	<u>8400</u>	<u>Met Criteria: 2, 5, 6, and 8</u> <u>Presence of multiple lots that are already under single or City ownership.</u> <u>Presence of development opportunities on adjoining land</u>	<u>DX</u>
<u>32</u>	<u>4062003029</u>	<u>1916 W ROSECRANS AVE</u>	<u>YES</u>	<u>0.2</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>10</u>	<u>Industrial yard</u>	<u>0.28</u>	<u>1948</u>	<u>2460</u>	<u>Met Criteria: 2, 5, 6, 7, and 8</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>SX</u>
<u>32</u>	<u>4062003030</u>	<u>1910 W ROSECRANS AVE</u>	<u>YES</u>	<u>0.2</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>10</u>	<u>Cake Shop</u>	<u>0.29</u>	<u>1950</u>	<u>2500</u>	<u>Met Criteria: 6 and 7</u> <u>Presence of development opportunities on adjoining land</u>	<u>S1</u>
<u>32</u>	<u>4062003021</u>	<u>1919 W 144TH ST</u>	<u>YES</u>	<u>0.23</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>12</u>	<u>Industrial yard</u>	<u>1.00</u>	<u>1956</u>	<u>10000</u>	<u>Met Criteria: 2, 5, 6, and 8</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>DX</u>
<u>33</u>	<u>4062003023</u>	<u>NA</u>	<u>YES</u>	<u>0.23</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>12</u>	<u>Parking lot; Parking lot to vacant building</u>	<u>1.00</u>	<u>1954</u>	<u>10000</u>	<u>Met Criteria: 2, 4, 5, and 6</u> <u>High or long-term business vacancies</u>	<u>DX</u>
<u>32</u>	<u>4062003031</u>	<u>1900 W ROSECRANS AVE</u>	<u>YES</u>	<u>0.2</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>10</u>	<u>Auto services: Old</u>	<u>0.56</u>	<u>1969</u>	<u>4897</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use.</u> <u>Presence of development opportunities on adjoining land</u>	<u>C55A</u>
<u>32</u>	<u>4062003036</u>	<u>1901 W 144TH ST</u>	<u>YES</u>	<u>0.21</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>10</u>	<u>Industrial brick building; Old brick building</u>	<u>0.71</u>	<u>1979</u>	<u>6494</u>	<u>Met Criteria: 5, 6, and 8</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>C55</u>

33	4062004008	1839 W 144TH ST	YES	0.26	General Commercial	C3	O6	50	13	Industrial yard	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
33	4062004032	1847 W 144TH ST	YES	0.13	General Commercial	C3	O6	50	6	Industrial building; Old	0.35	1952	1988	Met Criteria: 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	DX
33	4062004036	1850 W ROSECRANS AVE	YES	0.22	General Commercial	C3	O6	50	11	Industrial building/yard;	0.02	1940	176	Met Criteria: 2, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	DX
33	4062004033	NA	YES	0.13	General Commercial	C3	O6	50	6	Industrial yard	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
33	4062004082	14314 S ST ANDREWS PL	YES	0.46	General Commercial	C3	O6	50	23	Auto services; Old brick building	0.55	1983	11097	Met Criteria: 2, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	C5
33	4062004079	1830 W ROSECRANS AVE	YES	1.18	General Commercial	C3	O6	50	59	Banquet Hall; Large parking lot included	0.03	1967	1720	Met Criteria: 2, 5, 6, and 7 Presence of low-intensity or low-value uses	DX
34	6102014040	1617 W ROSECRANS AVE	-	2.31	Industrial	M2	O6	50	116	Industrial park; Furniture business, marital arts, etc	0.60	1973	60000	Met Criteria: 5, 6, and 7 Presence of development opportunities on adjoining land	C5L
34	6102014048	1701 W ROSECRANS AVE	-	1.05	Industrial	M2	O6	50	53	Industrial Park; Older building, Fading paint	0.55	1979	25016	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C6A
34	6102014046	1725 W ROSECRANS AVE	-	2.38	Industrial	M2	O6	50	119	Industrial Park; Older building, Fading paint	0.49	1979	50400	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C6A
34	6102014041	1639 W ROSECRANS AVE	-	4.62	Industrial	M2	O6	50	231	Fitness equipment manufacturing ; Large old building	0.50	1969	10000 0	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	C55B
34	6102014039	1601 W ROSECRANS AVE	-	0.22	Industrial	M2	O6	50	11	Air control engineering;	0.52	0	5000	Met Criteria: 3, 5, and 7 Presence of low-intensity or low-value uses,	C5A

										Small old building				Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	
<u>34</u>	<u>6102014069</u>	<u>1735 W ROSECRANS AVE</u>	-	<u>1.19</u>	<u>Industrial</u>	<u>M2</u>	<u>O6</u>	<u>50</u>	<u>60</u>	<u>Industrial Park; Older building. Fading paint</u>	<u>0.48</u>	<u>1979</u>	<u>25016</u>	<u>Met Criteria: 3, 5, 6, and 7</u> Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	<u>C6A</u>
<u>34</u>	<u>6102014038</u>	<u>1611 W ROSECRANS AVE</u>	-	<u>2.1</u>	<u>Industrial</u>	<u>M2</u>	<u>O6</u>	<u>50</u>	<u>105</u>	<u>Industrial distribution; Several big trucks parked</u>	<u>0.50</u>	<u>1960</u>	<u>45350</u>	<u>Met Criteria: 2, 5, 6, and 7</u> Presence of development opportunities on adjoining land	<u>C5A</u>
<u>35</u>	<u>6103002035</u>	<u>1718 W ROSECRANS AVE</u>	-	<u>0.22</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>11</u>	<u>Industrial business: Old building, old paint, deteriorating</u>	<u>0.41</u>	<u>1964</u>	<u>3904</u>	<u>Met Criteria: 3, 5, 6, and 7</u> Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	<u>C5B</u>
<u>35</u>	<u>6103002033</u>	<u>1732 W ROSECRANS AVE</u>	-	<u>0.22</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>11</u>	<u>Liquor store</u>	<u>0.33</u>	<u>1969</u>	<u>3204</u>	<u>Met Criteria: 6 and 7</u> Presence of development opportunities on adjoining land	<u>C6A</u>
<u>35</u>	<u>6103002034</u>	<u>NA</u>	-	<u>0.12</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>6</u>	<u>Industrial business: Old building, old paint, deteriorating</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Met Criteria: 3, 5, and 7</u> Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	-
<u>36</u>	<u>6103004037</u>	<u>1650 W ROSECRANS AVE</u>	-	<u>1.36</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>68</u>	<u>Home furniture warehouse: Old building, vacant, deteriorating</u>	<u>0.55</u>	<u>1964</u>	<u>32256</u>	<u>Met Criteria: 3, 4, 5, 6, and 7</u> High or long-term business vacancies, indicating that the value of the existing use is impaired. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	<u>C5A</u>
<u>36</u>	<u>6103004021</u>	<u>1600 W ROSECRANS AVE</u>	-	<u>1.03</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>52</u>	<u>Metal manufacturing ; Large, old industrial building. Deteriorating, boarded up windows</u>	<u>0.57</u>	<u>1979</u>	<u>25506</u>	<u>Met Criteria: 3, 4, 5, 6, and 7</u> Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	<u>C6B</u>
<u>37</u>	<u>6103005027</u>	<u>NA</u>	<u>YES</u>	<u>0.15</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>8</u>	<u>Building material lot; Open lot with building materials, sparse small structures</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Met Criteria: 2, 5, 7, and 8</u> Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership	-

37	6103005025	1560 W ROSECRANS AVE	YES	0.35	General Commercial	C3	O6	50	18	Auto services: Large shop with large back lot	0.55	1960	8400	Met Criteria: 2, 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	C45A
37	6103005028	NA	YES	0.06	General Commercial	C3	O6	50	3	Building material lot: Open lot with building materials, sparse small structures	0	0	0	Met Criteria: 2, 5, and 7 Presence of low-intensity or low-value uses. Presence of development opportunities on adjoining land	-
37	6103005034	1560 W ROSECRANS AVE	YES	0.42	General Commercial	C3	O6	50	21	Auto services: Large shop with large back lot	1.04	1960	19000	Met Criteria: 2, 5, 6, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	DX
37	6103005058	1536 W ROSECRANS AVE	YES	0.19	General Commercial	C3	O6	50	9	Building material lot: Open lot with building materials, sparse small structures	0	1964	0	Met Criteria: 2, 5, 6, 7, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership	DX
37	6103005057	NA	YES	0.24	General Commercial	C3	O6	50	12	Building material lot: Open lot with building materials, sparse small structures	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	-
37	6103005051	1522 W ROSECRANS AVE	YES	0.34	General Commercial	C3	O6	50	17	Work boot warehouse	0.49	1961	7200	Met Criteria: 5, 6, and 7 Presence of development opportunities on adjoining land	CXB
37	6103005029	1510 W ROSECRANS AVE	YES	0.3	General Commercial	C3	O6	50	15	Fast food restaurant; Old building	0.16	1977	2116	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	DX
37	6103005052	1520 W ROSECRANS AVE	YES	0.34	General Commercial	C3	O6	50	17	Auto registration business: Old building, vacancy	0.49	1961	7200	Met Criteria: 4, 5, 6, and 7 High or long-term business vacancies	CXB
37	6103005053	1518 W ROSECRANS AVE	YES	0.4	General Commercial	C3	O6	50	20	Furniture store	0.56	1962	9800	Met Criteria: 6 and 7 Presence of development opportunities on adjoining land	CXB
37	6103005026	1536 W ROSECRANS AVE	YES	0.29	General Commercial	C3	O6	50	14	Building material lot: Open lot with building	0.38	1961	4810	Met Criteria: 2, 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership.	-

										materials, sparse small structures				Presence of development opportunities on adjoining land	
37	6103005054	14315 HALDDALE AVE	YES	0.34	General Commercial	C3	O6	50	17	Cabinet store; Old building	0.53	1965	7840	Met Criteria: 6 and 7 Presence of development opportunities on adjoining land	C5A
38	6103009063	14315 S NORMANDIE AVE	-	1.2	General Commercial	C3	O6	50	60	Building material businesses; Old brick building	0.48	1977	25076	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	C6C
38	6103009057	1408 W ROSECRANS AVE	-	0.43	General Commercial	C3	O6	50	22	Gas Station	0.05	1982	846	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	S6
39	6114019021	1122 W ROSECRANS AVE	-	1.14	General Commercial	P	O5	30	34	Welding supply business; Old business, large parking lot	0.09	1953	4500	Met Criteria: 2, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	CXC
39	6114019017	1102 W ROSECRANS AVE	-	0.27	General Commercial	C3	O5	30	8	Welding supply business; Old business, large parking lot	1.02	0	12000	Met Criteria: 2, 5, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
40	4062003003	1920 W 144TH ST	YES	0.45	General Commercial	C3	O6	50	23	Industrial brick building; Old brick building	0.63	1960	12260	Met Criteria: 3, 5, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land	C5A
40	4062003001	1900 W 144TH ST	YES	0.23	General Commercial	C3	O6	50	12	Industrial building; Old	0.37	1961	3724	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	C5A
40	4062003005	1940 W 144TH ST	YES	0.23	General Commercial	C3	O6	50	11	Industrial building; Old	0.52	1954	5178	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	C5

<u>40</u>	<u>4062003006</u>	<u>1946 W 144TH ST</u>	<u>YES</u>	<u>0.23</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>11</u>	<u>Industrial building; Old building</u>	<u>0.50</u>	<u>1954</u>	<u>4956</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use.</u> <u>Presence of development opportunities on adjoining land</u>	<u>C4</u>
<u>40</u>	<u>4062003007</u>	<u>14404 GRAMERCY PL</u>	<u>YES</u>	<u>0.22</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>11</u>	<u>Manufacturing building; Old brick building</u>	<u>0.57</u>	<u>1960</u>	<u>5416</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use.</u> <u>Presence of development opportunities on adjoining land</u>	<u>C5A</u>
<u>40</u>	<u>4062003002</u>	<u>1910 W 144TH ST</u>	<u>YES</u>	<u>0.22</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>11</u>	<u>Industrial brick building; Old brick building and includes parking lot</u>	<u>0.53</u>	<u>1975</u>	<u>5040</u>	<u>Met Criteria: 2, 3, 5, 6, 7, and 8</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use.</u> <u>Presence of multiple lots that are already under single or City ownership.</u> <u>Presence of development opportunities on adjoining land</u>	<u>C5A</u>
<u>40</u>	<u>4062003004</u>	<u>1934 W 144TH ST</u>	<u>YES</u>	<u>0.23</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>11</u>	<u>Industrial building; Old building</u>	<u>0.55</u>	<u>1955</u>	<u>5456</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use.</u> <u>Presence of development opportunities on adjoining land</u>	<u>C5B</u>
<u>41</u>	<u>4062004009</u>	<u>1858 W 144TH ST</u>	<u>YES</u>	<u>0.25</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>13</u>	<u>Auto services; Permanently closed</u>	<u>0.27</u>	<u>1951</u>	<u>2908</u>	<u>Met Criteria: 4, 5, 6, and 7</u> <u>High or long-term business vacancies, indicating that the value of the existing use is impaired.</u> <u>Presence of development opportunities on adjoining land</u>	<u>S1</u>
<u>41</u>	<u>4062004026</u>	<u>1848 W 144TH ST</u>	<u>YES</u>	<u>0.25</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>13</u>	<u>Manufacturing building; Old building</u>	<u>0.36</u>	<u>1960</u>	<u>3952</u>	<u>Met Criteria: 3, 5, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use.</u> <u>Presence of development opportunities on adjoining land</u>	<u>SX</u>
<u>41</u>	<u>4062004022</u>	<u>NA</u>	<u>YES</u>	<u>0.14</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>7</u>	<u>Parking Lot; Parking Lot for plumbing business</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Met Criteria: 2, 5, 7, and 8</u> <u>Presence of low-intensity or low-value uses.</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>-</u>
<u>41</u>	<u>4062004021</u>	<u>NA</u>	<u>YES</u>	<u>0.15</u>	<u>General Commercial</u>	<u>C3</u>	<u>O6</u>	<u>50</u>	<u>7</u>	<u>Parking Lot; Parking Lot for plumbing business</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Met Criteria: 2, 5, 7, and 8</u> <u>Presence of low-intensity or low-value uses.</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>-</u>

41	4062004029	1830 W 144TH ST	YES	0.13	General Commercial	C3	O6	50	6	Manufacturing building; Old	0.48	1980	2730	Met Criteria: 5, 6, and 7 Presence of development opportunities on adjoining land	C55
41	4062004031	1818 W 144TH ST	YES	0.25	General Commercial	C3	O6	50	13	Industrial Building; Old	0.28	1972	3000	Met Criteria: 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	S1
41	4062004023	14415 S WESTERN AVE	YES	0.14	General Commercial	C3	O6	50	7	Vacant Building; Old	0.63	1924	3863	Met Criteria: 4 and 6 High or long-term business vacancies	DX
41	4062004027	1838 W 144TH ST	YES	0.25	General Commercial	C3	O6	50	13	Industrial building; Old	0.61	1956	6610	Met Criteria: 3, 5, and 6 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of development opportunities on adjoining land	C55A
41	4062004030	1828 W 144TH ST	YES	0.25	General Commercial	C3	O6	50	13	Industrial building; Leasing	0.38	1940	4100	Met Criteria: 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	SX
41	4062004081	1834 W 144TH ST	YES	0.12	General Commercial	C3	O6	50	6	Industrial building; Old	0.46	1974	2425	Met Criteria: 5, 6, and 7 Presence of development opportunities on adjoining land	C5A
41	4062004083	14421 S WESTERN AVE	YES	0.3	General Commercial	C3	O6	50	15	Auto services	0.05	1957	700	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	D4A
42	4062005002	14507 S WESTERN AVE	YES	0.14	General Commercial	C3	O5	30	4	Small business	0.21	1936	1288	Met Criteria: 3, 6, 7, and 8 Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	D5A
42	4062005003	NA	YES	0.14	General Commercial	C3	O5	30	4	Parking Lot; Parking Lot to plumbing	0	0	0	Met Criteria: 2, 3, 5, 7, and 8 Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	-
42	4062005025	14525 S WESTERN AVE	YES	0.14	General Commercial	C3	O5	30	4	Construction business;	0.51	1936	3133	Met Criteria: 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	DX

42	4062005001	14501 S WESTERN AVE	YES	0.16	General Commercial	C3	O5	30	5	Parking Lot; Parking Lot to building	0	0	0	Met Criteria: 2, 5, and 6 Presence of low-intensity or low-value uses	-
42	4062005024	14519 S WESTERN AVE	YES	0.13	General Commercial	C3	O5	30	4	Plumbing business	0.52	1948	2915	Met Criteria: 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	D5A
42	4062005004	NA	YES	0.13	General Commercial	C3	O5	30	4	Parking Lot; Parking Lot to plumbing	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
43	4062005067	1817 W 146TH ST	YES	0.15	General Commercial	C3	O5	30	5	Barbershop; Old, low FAR	0.10	1952	641	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	D3A
44	4062006033	NA	YES	0.15	General Commercial	C3	O5	30	4	Plumbing Business; Large parking lot	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
44	4062006032	NA	YES	0.15	General Commercial	C3	O5	30	5	Plumbing Business; Large parking lot	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
44	4062006048	14609 S WESTERN AVE	YES	0.3	General Commercial	C3	O5	30	9	Plumbing Business; Large parking lot	0.18	1946	2400	Met Criteria: 2, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	DX
45	6103030014	14690 S WESTERN AVE	YES	0.37	General Commercial	C3	O5	30	11	Auto services	0.10	1954	1587	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	SX
45	6103030015	14632 S WESTERN AVE	YES	0.18	General Commercial	C3	O5	30	5	Auto services	0.17	1944	1313	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	D3A
46	4062016037	14807 S WESTERN AVE	-	0.11	General Commercial	C3	O5	30	3	Business Strip; Old	0.63	1955	3000	Met Criteria: 3, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	D6A
46	4062016036	14801 S WESTERN AVE	-	0.11	General Commercial	C3	O5	30	3	Business Strip; Old	0.63	1953	3000	Met Criteria: 3, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	DX

46	4062016038	14817 S WESTERN AVE	-	0.09	General Commercial	C3	O5	30	3	Business Strip; Old	0.61	1957	2400	Met Criteria: 3, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	D6A
46	4062016039	14855 S WESTERN AVE	-	0.23	General Commercial	C3	O5	30	7	Motel; Old	0.38	1956	3832	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D6
47	4062017013	14921 S WESTERN AVE	-	0.15	General Commercial	C3	O5	30	4	Electric supply store; Old	0.59	1928	3884	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	C6A
47	4062017011	14901 S WESTERN AVE	-	0.11	General Commercial	C3	O5	30	3	Restaurant; Old	0.51	1960	2450	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	D5A
47	4062017012	NA	-	0.06	General Commercial	C3	O5	30	2	Driveway	0	0	0	Met Criteria: 2 and 7 Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land	-
47	4062017014	14929 S WESTERN AVE	-	0.23	General Commercial	C3	O5	30	7	Car Wash; Deteriorating, old, declining	0.17	1964	1728	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	CX
48	6103021002	14920 S WESTERN AVE	YES	0.2	General Commercial	C3	O5	30	6	Parking Lot; Parking Lot for Furniture store	0.06	1922	517	Met Criteria: 2, 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land	D3A
48	6103021026	1744 W 149TH ST	YES	0.2	General Commercial	C3	O5	30	6	Jewelry Store; Old	0.37	1938	3200	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	DX
48	6103021025	14914 S WESTERN AVE	YES	0.37	General Commercial	C3	O5	30	11	Motel	0.32	1948	5100	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	D6C

49	6103021033	15020 S WESTERN AVE	-	0.19	General Commercial	C3	O5	30	6	Car Lot	0.98	1985	8098	Met Criteria: 2, 5, 6, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	DX
49	6103021053	15014 S WESTERN AVE	-	0.2	General Commercial	C3	O5	30	6	Car Lot	0.99	1961	8600	Met Criteria: 2, 5, 6, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	DX
4949	6103021054	15014 S WESTERN AVE	-	0.2	General Commercial	C3	O5	30	6	Car Lot	0.99	1961	8600	Met Criteria: 2, 5, 6, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	DX
50	6103021031	15032 S WESTERN AVE	-	0.2	General Commercial	C3	O5	30	6	Donut Shop: Old	0.09	1950	810	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	D5A
51	4062017047	15019 S WESTERN AVE	-	0.18	General Commercial	C3	O5	30	6	Pastor Mobely: Large open space	0.22	1950	1728	Met Criteria: 2, 6, 7, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership	D55A
51	4062017050	15019 S WESTERN AVE	-	0.14	General Commercial	C3	O5	30	4	Pastor Mobely: Large open space	0.98	1955	6000	Met Criteria: 2, 6, and 8 Presence of multiple lots that are already under single or City ownership	DX
51	4062017049	15001 S WESTERN AVE	-	0.23	General Commercial	C3	O5	30	7	Grocery store: Low FAR	0.24	1952	2400	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	DX
52	4062017042	NA	-	0.14	General Commercial	C3	O3	17	2	Vacant Lot: Vacant Lot with cars on it	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of vacant lots within the site. Presence of multiple lots that are already under single or City ownership	-
52	4062017038	1819 MARINE AVE	-	0.14	General Commercial	C3	O3	17	2	Auto Services	0.29	1953	1776	Met Criteria: 5, 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	DX
52	4062017040	1829 MARINE AVE	-	0.14	General Commercial	C3	O3	17	2	Vacant building: Vacant building	0.32	1946	1920	Met Criteria: 4, 5, 6, and 7 High or long-term business vacancies	CX
52	4062017037	1813 MARINE AVE	-	0.14	General Commercial	C3	O3	17	2	Auto Services	0.13	1959	798	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	D3A
52	4062017039	1823 MARINE AVE	-	0.14	General Commercial	C3	O3	17	2	Auto Services	0.25	1966	1500	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	CX

<u>52</u>	<u>4062017041</u>	<u>NA</u>	-	<u>0.14</u>	<u>General Commercial</u>	<u>C3</u>	<u>O3</u>	<u>17</u>	<u>2</u>	<u>Vacant Lot; Vacant Lot with cars on it</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Met Criteria: 2, 5, and 7</u> <u>Presence of vacant lots within the site</u>	-
<u>53</u>	<u>4062017044</u>	<u>1845 MARINE AVE</u>	-	<u>0.14</u>	<u>General Commercial</u>	<u>C3</u>	<u>O3</u>	<u>17</u>	<u>2</u>	<u>Vacant Building; Vacant Building</u>	<u>0.25</u>	<u>1954</u>	<u>1500</u>	<u>Met Criteria: 4, 5, 6, and 7</u> <u>Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired</u>	<u>DX</u>
<u>54</u>	<u>4063005006</u>	<u>1820 MARINE AVE</u>	-	<u>0.16</u>	<u>General Commercial</u>	<u>C3</u>	<u>O3</u>	<u>17</u>	<u>3</u>	<u>Business/Home; Business in front, unit it back</u>	<u>0.26</u>	<u>1941</u>	<u>1828</u>	<u>Met Criteria: 3, 6, 7, and 8</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership</u>	<u>D5B</u>
<u>54</u>	<u>4063005005</u>	<u>1816 MARINE AVE</u>	-	<u>0.16</u>	<u>General Commercial</u>	<u>C3</u>	<u>O3</u>	<u>17</u>	<u>3</u>	<u>Auto Services</u>	<u>0.29</u>	<u>1972</u>	<u>2000</u>	<u>Met Criteria: 5, 6, 7, and 8</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>D5A</u>
<u>55</u>	<u>4063005047</u>	<u>15103 S WESTERN AVE</u>	-	<u>0.2</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>6</u>	<u>Valero Gasoline Station;</u>	<u>0.05</u>	<u>1963</u>	<u>400</u>	<u>Met Criteria: 5, 6, and 7</u> <u>Presence of low-intensity or low-value uses</u>	<u>S6</u>
<u>55</u>	<u>4063005050</u>	<u>15109 S WESTERN AVE</u>	-	<u>0.42</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>13</u>	<u>Business strip; Vacancies, old</u>	<u>0.14</u>	<u>1972</u>	<u>2536</u>	<u>Met Criteria: 4, 6, and 7</u> <u>Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired</u>	<u>D65A</u>
<u>56</u>	<u>4063006002</u>	<u>15225 S WESTERN AVE</u>	-	<u>0.11</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>3</u>	<u>Business strip; Old building</u>	<u>0.99</u>	<u>1961</u>	<u>4760</u>	<u>Met Criteria: 3 and 6</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land</u>	<u>D6A</u>
<u>56</u>	<u>4063006004</u>	<u>1808 W 152ND ST</u>	-	<u>0.25</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>8</u>	<u>Chiropractor Business; Old building</u>	<u>0.42</u>	<u>1955</u>	<u>4552</u>	<u>Met Criteria: 3 and 6</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land</u>	<u>D5</u>
<u>56</u>	<u>4063006003</u>	<u>15219 S WESTERN AVE</u>	-	<u>0.12</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>3</u>	<u>Business strip; Old building</u>	<u>0.92</u>	<u>1961</u>	<u>4800</u>	<u>Met Criteria: 3 and 6</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land</u>	<u>D6B</u>
<u>57</u>	<u>6103018025</u>	<u>15112 S WESTERN AVE</u>	<u>YES</u>	<u>2.95</u>	<u>General Commercial</u>	<u>C2</u>	<u>O5</u>	<u>30</u>	<u>88</u>	<u>Strip Mall; Vacancies</u>	<u>0.11</u>	<u>1955</u>	<u>13750</u>	<u>Met Criteria: 4, 6, and 7</u> <u>Presence of low-intensity or low-value uses, High or long-term business vacancies,</u>	<u>DX</u>

															indicating that the value of the existing use is impaired	
58	4063007002	15345 S WESTERN AVE	-	0.11	General Commercial	C3	O5	30	3	Vacant building; Vacant building currently leasing	0.19	1947	891	Met Criteria: 4, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership	D45B	
58	4063007003	15325 S WESTERN AVE	-	0.11	General Commercial	C3	O5	30	3	Restaurant; Small business, old	0.34	1959	1629	Met Criteria: 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	DX	
58	4063007001	15351 S WESTERN AVE	-	0.14	General Commercial	C3	O5	30	4	Restaurant; Small business, old	0.21	1949	1297	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	D45B	
58	4063007004	15325 S WESTERN AVE	-	0.06	General Commercial	C3	O5	30	2	Drive way; Driveway to restaurant	0	0	0	Met Criteria: 2, 4, 7, and 8 Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership	-	
58	4063007005	15301 S WESTERN AVE	-	0.2	General Commercial	C3	O5	30	6	Vacant gasoline station; Deteriorating, old	0.15	1957	1300	Met Criteria: 3, 4, 5, 6, and 7 High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D4A	
59	6103015025	15300 S WESTERN AVE	-	0.13	General Commercial	C3	O5	30	3	Dentist Office;	0.39	1954	2207	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	D5B	
59	6103015026	15324 S WESTERN AVE	-	0.22	General Commercial	C3	O5	30	6	Small strip mall; Old	0.43	1970	4148	Met Criteria: 6 and 7 Presence of development opportunities on adjoining land	C6B	
59	6103015027	15340 S WESTERN AVE	-	0.34	General Commercial	C3	O5	30	10	Motel;	0.40	1945	5927	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	D7C	

60	4063008001	15417 S WESTERN AVE	-	0.11	General Commercial	C3	O5	30	3	Business strip; Vacancy, declining conditions	0.23	1962	1100	Met Criteria: 3, 4, 6, and 7 High or long-term business vacancies	D5B
60	4063008002	15401 S WESTERN AVE	-	0.24	General Commercial	C3	O5	30	7	Office and store fronts; Vacancy, declining conditions	0.39	1956	4032	Met Criteria: 3, 4, 6, and 7 High or long-term business vacancies	D55A
61	6105008032	1450 W REDONDO BEACH BLVD	YES	4.43	General Commercial	C3	O5	30	133	Bank of America;	0.16	1978	29906	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land	D65A
61	6105008030	NA	YES	0.07	General Commercial	C3	O5	30	2	Bank of America;	0	0	0	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land	-
61	6105008031	NA	YES	0.1	General Commercial	C3	O5	30	3	Bank of America;	0	0	0	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land	-
62	4063005017	1914 MARINE AVE	-	0.16	General Commercial	C3	O3	17	3	Vacant Building; Vacant Building	0.13	1948	911	Met Criteria: 4, 6, and 7 Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired	D45
63	4063005025	1958 MARINE AVE	-	0.18	General Commercial	C3	O3	17	3	Old building	0.34	1961	2628	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	C6B
64	4062013018	2003 MARINE AVE	-	0.25	General Commercial	C3	O3	17	4	Auto Services;	0.09	1960	960	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	S6
65	4062013020	2021 MARINE AVE	-	0.34	General Commercial	C3	O3	17	6	Business strip; Several vacancies	0.15	1947	2240	Met Criteria: 4, 6, and 7 Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired	D5A
66	4064023034	2315 MARINE AVE	YES	1.04	General Commercial	C3	O5	30	31	Vacant 3 story build; Vacant 3 story building	0.49	1966	22278	Met Criteria: 4, 6, and 7 High or long-term business vacancies	CX
67	4064023019	2421 MARINE AVE	YES	0.11	General Commercial	C3	O5	30	3	Swim School;	0.15	1960	731	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	D4

67	4064023020	2415 MARINE AVE	YES	0.26	General Commercial	C3	O5	30	8	Strip Mall; Vacancy	0.43	1962	4815	Met Criteria: 4, 6, and 7 High or long-term business vacancies	D5B
67	4064023021	2403 MARINE AVE	YES	0.17	General Commercial	C3	O5	30	5	Strip Mall; Vacancy	0.28	1953	2086	Met Criteria: 4, 6, and 7 High or long-term business vacancies	D5B
67	4064023035	NA	YES	0.31	General Commercial	C3	O5	30	9	Vacant Lot; Vacant Lot	0.52	1966	7000	Met Criteria: 2, 6, and 7 Presence of vacant lots within the site	DX
68	4069003002	2912 MARINE AVE	-	0.15	General Commercial	C3	O3	17	3	3 businesses; Vacancies, old building	0.65	1956	4271	Met Criteria: 4 and 6 High or long-term business vacancies	C5A
68	4069003001	2918 MARINE AVE	-	0.15	General Commercial	C3	O3	17	3	Office Space; Vacancies, old building	0.87	1959	5658	Met Criteria: 4 and 6 High or long-term business vacancies	DXB
69	4069004027	2938 MARINE AVE	-	0.23	General Commercial	C3	O5	30	5	Small store;	0.13	1972	1250	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	D5A
69	4069004026	15115 ATKINSON AVE	-	0.16	General Commercial	C3	O5	30	3	Vacant Building; Vacant Building, old	0.32	1960	2237	Met Criteria: 4, 6, and 7 High or long-term business vacancies	C55B
70	4069004002	15340 CRENSHAW BLVD	-	0.16	General Commercial	C3	O5	30	3	Restaurant; Old, low FAR	0.43	1986	2978	Met Criteria: 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	D6A
70	4069004001	15342 CRENSHAW BLVD	-	0.16	General Commercial	C3	O5	30	3	Restaurant; Old, low FAR	1.15	1985	8014	Met Criteria: 6 and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	DX
71	4069019002	15406 CRENSHAW BLVD	-	0.19	General Commercial	C3	O4	23	4	Vacant Store; low FAR	0.32	1944	2605	Met Criteria: 4, 6, and 7 Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired	D8A
71	4069019001	15400 CRENSHAW BLVD	-	0.2	General Commercial	C3	O4	23	5	Dentist; Old, dilapidated, low FAR	0.20	1973	1781	Met Criteria: 3, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D5A
72	4069019024	15416 CRENSHAW BLVD	-	0.37	General Commercial	C3	O4	23	8	5 travel and medical;	0.39	1994	6318	Met Criteria: 7, and 8 Presence of development opportunities on adjoining land	C6B

73	4069019009	15520 CRENSHAW BLVD	-	0.49	General Commercial	C3	O4	23	11	6 business; 3 Vacancies	0.56	1946	12031	Met Criteria: 4, 5, 6, and 7 High or long-term business vacancies	D65B
74	4069020002	15622 S CRENSHAW	-	0.14	General Commercial	C3	O4	23	3	3 business strip mall;	0.57	1977	3500	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land	D6A
75	4069020005	15706 CRENSHAW BLVD	-	0.13	General Commercial	C3	O4	23	3	School Related; School Business	0.37	1944	2073	Met Criteria: 6, 7, and 8 Presence of multiple lots that are already under single or City ownership	DX
75	4069020006	15712 CRENSHAW BLVD	-	0.13	General Commercial	C3	O4	23	3	Parking Lot; Parking Lot for Business	0.44	1979	2500	Met Criteria: 2, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
75	4069020007	15716 CRENSHAW BLVD	-	0.12	General Commercial	C3	O4	23	3	Psychic;	0.26	1944	1374	Met Criteria: 6 and 7 Presence of development opportunities on adjoining land	D6A
75	4069020008	15722 CRENSHAW BLVD	-	0.18	General Commercial	C3	O4	23	4	Restaurant; Old	0.10	1970	760	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	DX
76	4066012033	15915 S WESTERN AVE	YES	0.47	General Commercial	C3	O5	30	14	Strip Mall; Vacancies	0.33	1987	6721	Met Criteria: 4, 6, and 7 High or long-term business vacancies	D6C
77	4066012004	16017 S WESTERN AVE	-	0.28	General Commercial	C3	O5	30	8	Auto services;	0.12	1957	1500	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	D65
78	4066012026	16127 S WESTERN AVE	-	0.29	General Commercial	C3	O5	30	9	Business strip; Old	0.45	1963	5625	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	C6A
78	4066012028	16119 S WESTERN AVE	-	0.46	General Commercial	C3	O5	30	14	Inn	0.08	1966	1654	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land	D6C
79	4066013025	16303 S WESTERN AVE	-	0.15	General Commercial	C3	O5	30	4	Strip mall, office building; Old	0.46	1991	3000	Met Criteria: 3, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	D65A

79	4066013014	16229 S WESTERN AVE	-	0.19	General Commercial	C3	O5	30	6	Strip mall, office building; Old	0.54	1982	4450	Met Criteria: 3, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	D65A
79	4066013016	16311 S WESTERN AVE	-	0.3	General Commercial	C3	O5	30	9	School/acade my; Old	0.32	1956	4212	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	DX
79	4066013024	16225 S WESTERN AVE	-	0.1	General Commercial	C3	O5	30	3	Office building; Old, parking lot	1.47	1985	6415	Met Criteria: 2, 3, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	DX
79	4066013023	16219 S WESTERN AVE	-	0.15	General Commercial	C3	O5	30	4	Office building; Old	0.80	1985	5256	Met Criteria: 3, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	C55A
79	4066013022	16213 S WESTERN AVE	-	0.15	General Commercial	C3	O5	30	4	Glass store; Old	0.84	1953	5473	Met Criteria: 3, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	D55
79	4066013026	16321 S WESTERN AVE	-	0.3	General Commercial	C3	O5	30	9	Fast food; Old	0.07	1966	872	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	D7
80	4066025015	16401 S WESTERN AVE	-	0.13	General Commercial	C3	O5	30	4	Church Parking Lot;	1.01	1956	5700	Met Criteria: 2 and 6 Presence of low-intensity or low-value uses	DX
80	4066025017	16417 S WESTERN AVE	-	0.14	General Commercial	C3	O5	30	4	Church Parking Lot/ Vacant Lot;	0	0	0	Met Criteria: 2 and 7 Presence of vacant lots within the site	-
80	4066025020	16501 S WESTERN AVE	-	0.14	General Commercial	C3	O5	30	4	Bail bond business; Old	0.72	1921	4399	Met Criteria: 3 and 6 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	CX
80	4066025016	16411 S WESTERN AVE	-	0.14	General Commercial	C3	O5	30	4	Church Parking Lot/ Vacant Lot;	1.03	1924	6303	Met Criteria: 2 and 6 Presence of vacant lots within the site, Presence of low-intensity or low-value uses	C5B

<u>8080</u>	<u>4066025021</u>	<u>16505 S WESTERN AVE</u>	-	<u>0.13</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>4</u>	<u>Business strip; Old, vacancy</u>	<u>0.40</u>	<u>1969</u>	<u>2250</u>	<u>Met Criteria: 4, 6, and 7</u> <u>High or long-term business vacancies</u>	<u>C6A</u>
<u>81</u>	<u>4066025025</u>	<u>16531 S WESTERN AVE</u>	-	<u>0.14</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>4</u>	<u>Liquor store and bar; Old</u>	<u>1.07</u>	<u>1930</u>	<u>6500</u>	<u>Met Criteria: 3 and 6</u> <u>Presence of low-intensity or low-value uses.</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C65A</u>
<u>81</u>	<u>4066025024</u>	<u>16523 S WESTERN AVE</u>	-	<u>0.14</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>4</u>	<u>Restaurant;</u>	<u>0.41</u>	<u>1922</u>	<u>2500</u>	<u>Met Criteria: 3, 6, and 7</u> <u>Presence of low-intensity or low-value uses.</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>D55A</u>
<u>82</u>	<u>6105010021</u>	<u>15830 S WESTERN AVE</u>	-	<u>0.39</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>12</u>	<u>Inn;</u>	<u>0.66</u>	<u>1969</u>	<u>11174</u>	<u>Met Criteria: 6, 7, and 8</u> <u>Presence of multiple lots that are already under single or City ownership.</u> <u>Presence of development opportunities on adjoining land</u>	<u>D6</u>
<u>82</u>	<u>6105010024</u>	<u>15926 S WESTERN AVE</u>	-	<u>0.42</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>13</u>	<u>Cafe;</u>	<u>0.16</u>	<u>1968</u>	<u>2865</u>	<u>Met Criteria: 6 and 7</u> <u>Presence of low-intensity or low-value uses</u>	<u>DX</u>
<u>82</u>	<u>6105010018</u>	<u>15820 S WESTERN AVE</u>	-	<u>0.32</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>10</u>	<u>Inn;</u>	<u>0.58</u>	<u>1955</u>	<u>8096</u>	<u>Met Criteria: 6 and 7</u> <u>Presence of development opportunities on adjoining land</u>	<u>D55B</u>
<u>82</u>	<u>6105010060</u>	<u>15824 S WESTERN AVE</u>	-	<u>0.42</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>13</u>	<u>Inn;</u>	<u>0.79</u>	<u>1959</u>	<u>14481</u>	<u>Met Criteria: 6 and 8</u> <u>Presence of multiple lots that are already under single or City ownership.</u> <u>Presence of development opportunities on adjoining land</u>	<u>D6B</u>
<u>82</u>	<u>6105010062</u>	<u>15930 S WESTERN AVE</u>	-	<u>0.43</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>13</u>	<u>Vacant Lot;</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Met Criteria: 2, 5, and 7</u> <u>Presence of vacant lots within the site</u>	-
<u>82</u>	<u>6105010026</u>	<u>15934 S WESTERN AVE</u>	-	<u>0.42</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>13</u>	<u>Bakery;</u>	<u>0.33</u>	<u>1979</u>	<u>6032</u>	<u>Met Criteria: 6 and 7</u> <u>Presence of development opportunities on adjoining land</u>	<u>C5B</u>
<u>83</u>	<u>6105010043</u>	<u>16102 S WESTERN AVE</u>	-	<u>0.2</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>6</u>	<u>Commercial building;</u>	<u>0.32</u>	<u>1950</u>	<u>2800</u>	<u>Met Criteria: 5, 6, and 7</u> <u>Presence of development opportunities on adjoining land</u>	<u>D6A</u>
<u>83</u>	<u>6105010044</u>	<u>16108 S WESTERN AVE</u>	-	<u>0.2</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>6</u>	<u>Restaurant; Old</u>	<u>0.34</u>	<u>1967</u>	<u>2938</u>	<u>Met Criteria: 3, 6, and 7</u> <u>Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use</u>	<u>C55A</u>
<u>83</u>	<u>6105010045</u>	<u>16116 S WESTERN AVE</u>	-	<u>0.19</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>6</u>	<u>Veterinarian Hospital;</u>	<u>0.42</u>	<u>1955</u>	<u>3511</u>	<u>Met Criteria: 6 and 7</u> <u>Presence of development opportunities on adjoining land</u>	<u>D65B</u>

83	6105010064	16016 S WESTERN AVE	-	0.85	General Commercial	C3	O5	30	25	Medical Offices;	0.03	1955	1100	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	D5A
83	6105010048	1735 W 162ND ST	-	0.9	General Commercial	C3	O5	30	27	Elks Lodge Building; Old Brick Building	0.31	1956	12000	Met Criteria: 6 and 7 Presence of development opportunities on adjoining land	CX
83	6105010047	1743 W 162ND ST	-	0.28	General Commercial	C3	O5	30	9	Parking Lot; Parking Lot to Business Strip	0.09	1962	1131	Met Criteria: 2, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	C5A
8383	6105010046	16126 S WESTERN AVE	-	0.52	General Commercial	C3	O5	30	16	Business Strip; Vacancies	0.48	1954	10835	Met Criteria: 4, 6, 7, and 8 High or long-term business vacancies, indicating that the value of the existing use is impaired. Presence of multiple lots that are already under single or City ownership	D6B
84	6105004045	16240 S WESTERN AVE	-	0.52	Public/Institutional	O	O5	30	15	Motel;	0.70	1958	15850	Met Criteria: 3, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	D6B
84	6105004036	16224 S WESTERN AVE	-	0.33	Public/Institutional	O	O5	30	10	Motel;	0.53	1966	7650	Met Criteria: 3, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	D6B
85	6105004046	1735 W GARDENA BLVD	-	0.7	Public/Institutional	O	O5	30	21	Auto Services;	0.23	1952	7050	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	C5B
85	6105004043	16320 S WESTERN AVE	-	0.34	Public/Institutional	O	O5	30	10	Strip Mall; Old	0.37	1979	5502	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D65C
86	6105001010	1747 W 166TH ST	-	0.12	General Commercial	C3	O5	30	4	Parking Lot; Parking Lot to Org/Community Center and Businesses	0.96	1956	5000	Met Criteria: 2, 6, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	DX
86	6105001002	16520 S WESTERN AVE	-	0.05	General Commercial	C3	O5	30	1	Organization/Cultural center;	0.88	1930	1920	Met Criteria: 6 and 8 Presence of multiple lots that are already under single or City ownership	CX
86	6105001003	16516 S WESTERN AVE	-	0.08	General Commercial	C3	O5	30	2	Business Strip; Vacancies, old, deteriorating	0.92	1948	3200	Met Criteria: 3, 4, 6, and 8 High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical	CX

															blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	
86	6105001001	16522 S WESTERN AVE	-	0.08	General Commercial	C3	O5	30	2	Organization/Cultural center;	0.70	1921	2450	Met Criteria: 6 and 8 Presence of multiple lots that are already under single or City ownership	C5	
86	6105001030	16510 S WESTERN AVE	-	0.27	General Commercial	C3	O5	30	8	Office Building	0.86	1985	10065	Met Criteria: 6 and 8 Presence of multiple lots that are already under single or City ownership	C7A	
87	6106003003	16816 S WESTERN AVE	-	0.15	General Commercial	C3	O5	30	4	Auto Services	0.24	1906	1543	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	D6A	
87	6106003004	16820 S WESTERN AVE	-	0.15	General Commercial	C3	O5	30	4	Auto Services	0.17	1906	1128	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	-	
87	6106003034	16910 S WESTERN AVE	-	0.56	General Commercial	C3	O5	30	17	Auto Services	0.09	1947	2148	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	SX	
87	6106003028	16822 S WESTERN AVE	-	0.12	General Commercial	C3	O5	30	4	Plumbing Business; Old	0.37	1960	1925	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D5B	
87	6106003030	16826 S WESTERN AVE	-	0.12	General Commercial	C3	O5	30	4	Home	0.21	1926	1088	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	DX	
87	6106003026	16924 S WESTERN AVE	-	0.21	General Commercial	C3	O5	30	6	Liquor Store	0.23	1959	2094	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	D55A	
88	6106009001	17014 S WESTERN AVE	-	0.27	General Commercial	C3	O5	30	8	Auto Services	0.04	1949	480	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	DX	
88	6106009014	17018 S WESTERN AVE	-	0.56	General Commercial	C3	O5	30	17	Auto Services	0.10	1993	2340	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land	C5A	
88	6106009015	17000 S WESTERN AVE	-	2.04	General Commercial	C3	O5	30	61	Manufacturing Offices;	0.34	1957	30000	Met Criteria: 5, 6, and 7 Presence of development opportunities on adjoining land	C5	
89	6106009008	17124 S WESTERN AVE	-	0.42	General Commercial	C3	O5	30	13	Manufacturing Building; Vacant, leasing	0.42	1966	7760	Met Criteria: 4, 5, 6, and 7 High or long-term business vacancies	C5C	
89	6106009009	17128 S WESTERN AVE	-	0.42	General Commercial	C3	O5	30	13	House with car lot; Large	0.03	1949	600	Met Criteria: 2, 6, and 7 Presence of low-intensity or low-value uses	DX	

										lot with cars in the back					
90	6106013053	1650 W ARTESIA BLVD	-	4.18	Specific Plan	ACSP	O6	50	209	Manufacturing Warehouse; Old	0.43	1986	77568	Met Criteria: 5, 6, and 7 Presence of development opportunities on adjoining land	C7
90	6106013049	1610 W ARTESIA BLVD	-	3.43	Specific Plan	ACSP	O6	50	171	Auto Services	0.13	1979	18900	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	C6
91	6106030016	NA	-	0.3	Industrial	M1	O4	23	7	Lot for Manufacturing building; Old building	0	0	0	Met Criteria: 2, 3, 5, 7, and 8 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	-
91	6106030015	16835 S NORMANDIE AVE	-	0.49	Industrial	M1	O4	23	11	Manufacturing business; Old building	0.45	1957	9600	Met Criteria: 3, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	CX
91	6106030011	16829 S NORMANDIE AVE	-	0.57	Industrial	M1	O4	23	13	Manufacturing Business; Old building	0.04	1963	880	Met Criteria: 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	DX
92	6106027039	16617 NORMANDIE AVE	-	1.01	Industrial	M1	O4	23	23	Liquor Store; Large building	0.48	1976	21200	Met Criteria: 6 and 7 Presence of low-intensity or low-value uses	C5A
93	6106027026	16610 BRIGHTON AVE	-	0.17	Industrial	M1	O4	23	4	Parking lot to business	0.56	1979	4140	Met Criteria: 2, 5, 6, 7, and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	DX
93	6106027023	16601 S NORMANDIE AVE	-	0.15	Industrial	M1	O4	23	3	Welding business	0.32	1940	2064	Met Criteria: 5, 6, and 7 Presence of development opportunities on adjoining land	DX
93	6106027027	16611 S NORMANDIE AVE	-	0.11	Industrial	M1	O4	23	2	Plumbing Business; Small business	0.17	1953	800	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	-
93	6106027040	1414 W 166TH ST	-	0.27	Industrial	M1	O4	23	6	Manufacturing business; Old building	0.49	1958	5723	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be	DX

														impairing the value of the existing use, Presence of development opportunities on adjoining land	
94	6111007016	NA	-	0.11	General Commercial	C3	O4	23	2	Vacant Lot	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of vacant lots within the site, Presence of multiple lots that are already under single or City ownership	-
94	6111007017	NA	-	0.21	General Commercial	C3	O4	23	5	Vacant Lot	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of vacant lots within the site, Presence of multiple lots that are already under single or City ownership	-
94	6111007032	1345 W 166TH ST	-	0.5	General Commercial	C3	O4	23	11	Engineering Business; Old Building	0.42	1979	9196	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5A
95	6111024009	17901 S VERMONT AVE	-	0.22	General Commercial	C3	O3	17	4	Strip Mall; Old Building	0.67	1959	6400	Met Criteria: 3, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	D5A
95	6111024010	NA	-	0.24	General Commercial	C3	O3	17	4	Strip Mall; Old Building	0.91	1959	9500	Met Criteria: 3, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	-
96	6106036015	6106036015	-	1.33	Industrial	M2	O4	23	31	Manufacturing building;	0.76	1970	44235	Met Criteria: 5 and 6 Presence of development opportunities on adjoining land	C5A
96	6106036025	1411 W 178TH ST	-	2.79	Industrial	M2	O4	23	1	Back lot for manufacturing building;	0.65	1958	78542	Met Criteria: 2, 3, 5, and 6 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	CX
96	6106036805	NA	-	0.35	Industrial	M2	O4	23	8	Back lot for manufacturing building;	0	0	0	Met Criteria: 2, 5, and 7 Presence of development opportunities on adjoining land	-
96	6106036023	1401 W 178TH ST	-	2.09	Industrial	M2	O4	23	10	Back lot for manufacturing building;	.056	1954	50662	Met Criteria: 2, 3, 5, and 6 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	CX
97	6106038025	1440 W 178TH ST	-	0.39	Industrial	M1	O4	23	9	Realty and Investment Group; Old Building	0	0	0	Met Criteria: 7 and 8 Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership	-
9	6106038021	1446 W 178TH ST	-	0.39	Industrial	M1	O4	23	9	Studio Building; Old Brick Building	0.47	1979	7906	Met Criteria: 3, 5, 6, and 7	C5A

														Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	
97	6106038023	1406 W 178TH ST	-	0.39	Industrial	M1	O4	23	9	Clothing store warehouse; Old building	0.51	1980	8736	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C55A
97	6106038022	1402 W 178TH ST	-	0.39	Industrial	M1	O4	23	9	Food distribution; Old building	0.52	1979	8800	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C55A
97	6106038024	1440 W 178TH ST	-	0.39	Industrial	M1	O4	23	9	Realty and Investment Group; Old Building	1.08	1980	18312	Met Criteria: 3, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	C65
98	6106038016	1468 W 178TH ST	-	0.79	Industrial	M1	O4	23	18	Logistics Building; Old Brick Building	0.35	1971	12000	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C65A
98	6106038017	1480 W 178TH ST	-	0.73	Industrial	M1	O4	23	17	Laboratory; Old Building	0.57	1969	18025	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C6A
99	6106037020	1528 W 178TH ST	-	0.71	Industrial	M1	O3	17	12	Manufacturing /office building; Old brick building	0.53	1962	16448	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	CX
99	6106037025	1524 W 178TH ST	-	0.22	Industrial	M1	O3	17	4	Office building; Old Building	0.46	1969	4424	Met Criteria: 3, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	C6A
99	6106037026	1520 W 178TH ST	-	0.22	Industrial	M1	O3	17	4	Manufacturing ; Old Brick Building	0.52	1961	4982	Met Criteria: 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	C6B
99	6106037029	NA	-	0.95	Industrial	M1	O3	17	16	Building prefab business;	0.26	1996	10800	Met Criteria: 5, 6, 7, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	-

99	6106037002	17817 EVELYN AVE	-	0.17	Industrial	M1	O3	17	3	Building prefab business: Old building	0.81	1947	6000	Met Criteria: 3, 5, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership	S1
99	6106037024	17833 EVELYN AVE	-	0.17	Industrial	M1	O3	17	3	Manufacturing building: Old building	0.54	1966	4027	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5B
99	6106037027	1500 W 178TH ST	-	1.14	Industrial	M1	O3	17	19	Manufacturing building: Old Brick Building	0.20	1962	10000	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	C5A
99	6106037030	17853 EVELYN AVE	-	2.57	Industrial	M1	O3	17	44	Car/vehicle yard: Land with cars/ RVs	0.11	1953	12060	Met Criteria: 2, 5, 6, and 7 Presence of low-intensity or low-value uses	S1
100	6106018050	17805 S DENKER AVE	-	0.15	Industrial	M1	O3	17	3	Auto Services: Old Building	0.13	1966	850	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	C5
100	6106018042	17809 S DENKER AVE	-	0.15	Industrial	M1	O3	17	3	Auto Services: Old Building	0.18	1959	1176	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	D4B
101	6106018049	17908 LA SALLE AVE	-	0.29	Mixed Use	HB	O3	17	5	Manufacturing /office building: Old Building	0.63	1966	8004	Met Criteria: 3, 5, and 6 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C55
102	6106017020	17803 LA SALLE AVE	-	0.23	Industrial	M1	O3	17	4	Manufacturing Building: Old building, deteriorating	1.63	1955	16350	Met Criteria: 3, 5, and 6 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5
103	6106017001	17804 S HARVARD BLVD	-	0.22	Industrial	M1	O3	17	4	Auto Services: Tune Up Shop	1.01	0	9700	Met Criteria: , and 5 Presence of development opportunities on adjoining land	-
103	6106017040	17812 S HARVARD BLVD	-	0.15	Industrial	M1	O3	17	3	Auto Services: Tune Up Shop	0.23	1963	1470	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	C5A
104	6106021018	18011 LA SALLE AVE	-	0.15	Mixed Use	HB	O3	17	3	Gymnastics Studio: Old Building	0.39	1957	2520	Met Criteria: 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	DX
105	6106021024	NA	-	0.07	Mixed Use	HB	O3	17	1	Manufacturing Building driveway:	0	0	0	Met Criteria: 2, 3, 5, and 7 Presence of low-intensity or low-value uses	-
105	6106021037	18031 LA SALLE AVE	-	0.15	Mixed Use	HB	O3	17	3	Manufacturing Building: Old Building	0.54	1960	3520	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use,	CX

														Presence of development opportunities on adjoining land	
105	6106021047	18105 LA SALLE AVE	-	0.29	Mixed Use	HB	O3	17	5	Security Guard business; Old business	0.55	1979	6900	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land	C6
106	6106021051	1651 W 182ND ST	-	0.26	Mixed Use	HB	O5	30	8	Auto Services	0.27	1989	3000	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	C6
107	6106020028	18111 S HARVARD BLVD	-	0.15	Mixed Use	HB	O3	17	2	Auto Services	0.15	1924	960	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	D4A
107	6106020043	NA	-	0.15	Mixed Use	HB	O5	30	4	Auto Services	0	0	0	Met Criteria: 5 and 7 Presence of low-intensity or low-value uses	-
108	6106020018	1700 W 180TH ST	-	0.29	Mixed Use	HB	O3	17	5	Auto Services; Garage	0.34	1972	4340	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5A
109	6106016017	17803 S HARVARD BLVD	-	0.45	Industrial	M1	O3	17	8	Manufacturing building; Old building	1.11	1955	21801	Met Criteria: 3, 5, and 6 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5
110	6106016030	17822 S HOBART BLVD	-	0.15	Industrial	M1	O3	17	2	Metal manufacturing shop; Old brick building	0.54	1973	3500	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5A
110	6106016033	17812 S HOBART BLVD	-	0.22	Industrial	M1	O3	17	4	Metal manufacturing shop; Old brick building	0.59	1990	5624	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5
111	6106016032	17832 S HOBART BLVD	-	0.15	Mixed Use	HB	O3	17	2	Auto services; Old building	0.57	1983	3700	Met Criteria: 3, 5, 6, and 7 Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C55

112	6106016031	17924 S HOBART BLVD	-	0.22	Mixed Use	HB	O3	17	4	Molding manufacturer; Old building	0.67	1964	6450	Met Criteria: 3, 5, and 6 Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	-
113	6106020041	18116 S HOBART BLVD	-	0.15	Mixed Use	HB	O3	17	2	Manufacturing building; Old building	0.61	1985	4000	Met Criteria: 3, 5, and 6 Presence of low-intensity or low-value uses. Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C55
114	6106020040	1719 W 182ND ST	-	0.17	Mixed Use	HB	O5	30	5	Small business; Appears vacant building	0.84	1961	6218	Met Criteria: 4 and 6 High or long-term business vacancies	C5
114	6106020038	1725 W 182ND ST	-	0.1	Mixed Use	HB	O5	30	3	Furniture Store; Old Building	0.70	1979	3031	Met Criteria: 3 and 6 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C55
115	6106019065	1745 W 182ND ST	-	0.15	Industrial	M1	O5	30	4	Bicycle store	0.73	1982	4785	Met Criteria: 5 and 6 Presence of development opportunities on adjoining land	C55
116	6106019059	NA	-	0.07	Industrial	M1	O3	17	1	Manufacturing building	1.04	1980	3175	Met Criteria: 5, 6, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	DX
116	6106019066	18105 S HOBART BLVD	-	0.22	Industrial	M1	O3	17	4	Manufacturing building	0.76	1980	7275	Met Criteria: 5, 6, and 8 Presence of multiple lots that are already under single or City ownership. Presence of development opportunities on adjoining land	C55
116	6106019067	18101 S HOBART BLVD	-	0.15	Industrial	M1	O3	17	2	Manufacturing building; Old brick building	0.57	1980	3696	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5
116	6106019047	18025 S HOBART BLVD	-	0.15	Industrial	M1	O3	17	2	Manufacturing building; Old brick building	0.56	1976	3660	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C55B
117	6106019068	1726 W 180TH ST	-	0.36	Industrial	M1	O3	17	6	Manufacturing building; Old brick building	0.16	1957	2480	Met Criteria: 5, 6, and 7 Presence of low-intensity or low-value uses	SX
118	6106015050	1727 W 180TH ST	-	0.22	Industrial	M1	O3	17	4	Manufacturing business	0.64	1961	6132	Met Criteria: 5 and 6 Presence of development opportunities on adjoining land	C55A

119	6106015044	17913 S HOBART BLVD	-	0.15	Industrial	M1	O3	17	2	Manufacturing building; Old building	0.33	1956	2152	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of development opportunities on adjoining land	D5B
120	6106015029	NA	-	0.07	Industrial	M1	O3	17	1	Parking Lot	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership	-
120	6106015030	NA	-	0.07	Industrial	M1	O3	17	1	Parking Lot	0	0	0	Met Criteria: 2, 5, 7, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership	-
120	6106015048	17903 S HOBART BLVD	-	0.15	Industrial	M1	O3	17	3	Painting business;	0.77	1959	5040	Met Criteria: 5, 6, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership	C5
120	6106015046	17807 S HOBART BLVD	-	0.15	Industrial	M1	O3	17	3	Manufacturing /Office building; Old building	0.60	1960	3932	Met Criteria: 3, 5, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of development opportunities on adjoining land	C5
120	6106015045	17831 S HOBART BLVD	-	0.15	Industrial	M1	O3	17	3	Manufacturing Building	0.76	1959	4940	Met Criteria: 5, 6, and 8 Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership	C5
120	6106015051	17815 S HOBART BLVD	-	0.3	Industrial	M1	O3	17	5	Manufacturing with parking lot; Old Building with lot	0.08	1968	1008	Met Criteria: 2, 3, 6, and 7 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	D5A
121	6106015013	17850 S WESTERN AVE	-	0.06	Industrial	M1	O5	30	2	Nutrients Business; Old	0.77	1963	2000	Met Criteria: 3, 5, and 6 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	C5
121	6106015058	17810 S WESTERN AVE	-	0.13	Industrial	M1	O5	30	4	Metal Manufacturing Business;	0.71	1956	4000	Met Criteria: 3, 5, 6, and 8 Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership	C5
121	6106015057	NA	-	0.06	Industrial	M1	O5	30	2	Auto Services	0	0	0	Met Criteria: 5, 6, 7, and 8 Presence of low-intensity or low-value uses.	-

														Presence of multiple lots that are already under single or City ownership	
<u>121</u>	<u>6106015056</u>	<u>17910 S WESTERN AVE</u>	-	<u>0.13</u>	<u>Industrial</u>	<u>M1</u>	<u>O5</u>	<u>30</u>	<u>4</u>	<u>Auto Services</u>	<u>0.13</u>	<u>1947</u>	<u>720</u>	<u>Met Criteria: 5, 6, 7, and 8</u> Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership.	<u>D5A</u>
<u>121</u>	<u>6106015055</u>	<u>17804 S WESTERN AVE</u>	-	<u>0.19</u>	<u>Industrial</u>	<u>M1</u>	<u>O5</u>	<u>30</u>	<u>6</u>	<u>Metal Manufacturing Business</u>	<u>0.87</u>	<u>1946</u>	<u>7226</u>	<u>Met Criteria: 5, 6, and 8</u> Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership.	<u>C5</u>
<u>121</u>	<u>6106015060</u>	<u>17840 S WESTERN AVE</u>	-	<u>0.37</u>	<u>Industrial</u>	<u>M1</u>	<u>O5</u>	<u>30</u>	<u>11</u>	<u>Manufacturing ; Old</u>	<u>0.30</u>	<u>1935</u>	<u>4830</u>	<u>Met Criteria: 3, 5, 6, and 7</u> Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	<u>DX</u>
<u>121</u>	<u>6106015059</u>	<u>17820 S WESTERN AVE</u>	-	<u>0.19</u>	<u>Industrial</u>	<u>M1</u>	<u>O5</u>	<u>30</u>	<u>6</u>	<u>Manufacturing ; Old</u>	<u>0.29</u>	<u>1956</u>	<u>2420</u>	<u>Met Criteria: 3, 5, 6, 7, and 8</u> Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use. Presence of multiple lots that are already under single or City ownership.	<u>DX</u>
<u>121</u>	<u>6106015019</u>	<u>17920 S WESTERN AVE</u>	-	<u>0.31</u>	<u>Industrial</u>	<u>M1</u>	<u>O5</u>	<u>30</u>	<u>9</u>	<u>Clothing Store; Old</u>	<u>0.39</u>	<u>1953</u>	<u>5277</u>	<u>Met Criteria: 3, 6, and 7</u> Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use	<u>D5A</u>
<u>122</u>	<u>6106019063</u>	<u>NA</u>	-	<u>0.06</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>2</u>	<u>Nursery</u>	<u>0</u>	<u>1980</u>	<u>0</u>	<u>Met Criteria: 2, 4, 5, 6, 7, and 8</u> Presence of low-intensity or low-value uses. Presence of multiple lots that are already under single or City ownership.	<u>DX</u>
<u>122</u>	<u>6106019048</u>	<u>18016 S WESTERN AVE</u>	-	<u>0.06</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>2</u>	<u>Strip Mall; Old, Vacancies</u>	<u>1.02</u>	<u>1982</u>	<u>2667</u>	<u>Met Criteria: 4, 6, and 8</u> High or long-term business vacancies, indicating that the value of the existing use is impaired. Presence of multiple lots that are already under single or City ownership.	<u>C7C</u>
<u>122</u>	<u>6106019049</u>	<u>NA</u>	-	<u>0.06</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>2</u>	<u>Strip Mall; Old, Vacancies</u>	<u>0.85</u>	<u>1982</u>	<u>2225</u>	<u>Met Criteria: 4, 6, and 8</u> High or long-term business vacancies, indicating that the value of the existing use is impaired. Presence of multiple lots that are already under single or City ownership.	<u>C7C</u>
<u>122</u>	<u>6106019050</u>	<u>NA</u>	-	<u>0.06</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>2</u>	<u>Strip Mall; Old, Vacancies</u>	<u>0.37</u>	<u>1982</u>	<u>954</u>	<u>Met Criteria: 4, 6, 7, and 8</u> High or long-term business vacancies, indicating that the value of the existing use is impaired. Presence of multiple lots that are already under single or City ownership.	<u>C7C</u>

<u>122</u>	<u>6106019055</u>	<u>NA</u>	<u>-</u>	<u>0.06</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>2</u>	<u>Strip Mall: Old Vacancies</u>	<u>0.44</u>	<u>1982</u>	<u>1148</u>	<u>Met Criteria: 4, 6, 7, and 8</u> <u>High or long-term business vacancies, indicating that the value of the existing use is impaired.</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>C7C</u>
<u>122</u>	<u>6106019062</u>	<u>NA</u>	<u>-</u>	<u>0.06</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>2</u>	<u>Nursery</u>	<u>0</u>	<u>1980</u>	<u>0</u>	<u>Met Criteria: 2, 5, 6, 7, and 8</u> <u>Presence of low-intensity or low-value uses.</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>DX</u>
<u>122</u>	<u>6106019052</u>	<u>NA</u>	<u>-</u>	<u>0.06</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>2</u>	<u>Strip Mall: Old Vacancies</u>	<u>0.37</u>	<u>1982</u>	<u>954</u>	<u>Met Criteria: 4, 6, 7, and 8</u> <u>High or long-term business vacancies, indicating that the value of the existing use is impaired.</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>C7C</u>
<u>122</u>	<u>6106019064</u>	<u>18110 S WESTERN AVE</u>	<u>-</u>	<u>0.19</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>6</u>	<u>Nursery</u>	<u>0.07</u>	<u>1980</u>	<u>616</u>	<u>Met Criteria: 2, 5, 6, and 7</u> <u>Presence of low-intensity or low-value uses.</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>D5A</u>
<u>122</u>	<u>6106019054</u>	<u>NA</u>	<u>-</u>	<u>0.12</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>4</u>	<u>Strip Mall: Old Vacancies</u>	<u>0.37</u>	<u>1982</u>	<u>1907</u>	<u>Met Criteria: 4, 6, 7, and 8</u> <u>High or long-term business vacancies, indicating that the value of the existing use is impaired.</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>C7C</u>
<u>122</u>	<u>6106019051</u>	<u>NA</u>	<u>-</u>	<u>0.12</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>4</u>	<u>Strip Mall: Old Vacancies</u>	<u>0.37</u>	<u>1982</u>	<u>1907</u>	<u>Met Criteria: 4, 6, 7, and 8</u> <u>High or long-term business vacancies, indicating that the value of the existing use is impaired.</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>C7C</u>
<u>122</u>	<u>6106019053</u>	<u>NA</u>	<u>-</u>	<u>0.06</u>	<u>General Commercial</u>	<u>C3</u>	<u>O5</u>	<u>30</u>	<u>2</u>	<u>Strip Mall: Old Vacancies</u>	<u>0.37</u>	<u>1982</u>	<u>954</u>	<u>Met Criteria: 4, 6, 7, and 8</u> <u>High or long-term business vacancies, indicating that the value of the existing use is impaired.</u> <u>Presence of multiple lots that are already under single or City ownership</u>	<u>C7C</u>
<u>Total</u>									<u>6,586</u>						

Table C-2: Housing Overlay Sites and Income Distribution

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
O3 Overlay							
<u>8</u>	<u>4059017031</u>	<u>14007 VAN NESS AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>8</u>	<u>4059017027</u>	<u>14115 VAN NESS AVE</u>	<u>0.6</u>	-	-	<u>10</u>	<u>10</u>
<u>8</u>	<u>4059017028</u>	<u>14111 VAN NESS AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>8</u>	<u>4059017029</u>	<u>14017 VAN NESS AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>8</u>	<u>4059017030</u>	<u>14015 VAN NESS AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>8</u>	<u>4059017033</u>	<u>13971 VAN NESS AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>8</u>	<u>4059017035</u>	<u>13945 VAN NESS AVE</u>	<u>0.4</u>	-	-	<u>7</u>	<u>7</u>
<u>8</u>	<u>4059017034</u>	<u>13961 VAN NESS AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>8</u>	<u>4059017036</u>	<u>13931 VAN NESS AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>8</u>	<u>4059017037</u>	<u>13901 VAN NESS AVE</u>	<u>0.4</u>	-	-	<u>7</u>	<u>7</u>
<u>52</u>	<u>4062017042</u>	<u>NA</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>52</u>	<u>4062017038</u>	<u>1819 MARINE AVE</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>52</u>	<u>4062017040</u>	<u>1829 MARINE AVE</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>52</u>	<u>4062017037</u>	<u>1813 MARINE AVE</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>52</u>	<u>4062017039</u>	<u>1823 MARINE AVE</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>52</u>	<u>4062017041</u>	<u>NA</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>53</u>	<u>4062017044</u>	<u>1845 MARINE AVE</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>53</u>	<u>4063005006</u>	<u>1820 MARINE AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>54</u>	<u>4063005005</u>	<u>1816 MARINE AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>62</u>	<u>4063005017</u>	<u>1914 MARINE AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>63</u>	<u>4063005025</u>	<u>1958 MARINE AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>64</u>	<u>4062013018</u>	<u>2003 MARINE AVE</u>	<u>0.3</u>	-	-	<u>4</u>	<u>4</u>
<u>65</u>	<u>4062013020</u>	<u>2021 MARINE AVE</u>	<u>0.3</u>	-	-	<u>6</u>	<u>6</u>
<u>68</u>	<u>4069003002</u>	<u>2912 MARINE AVE</u>	<u>0.1</u>	-	-	<u>3</u>	<u>3</u>
<u>68</u>	<u>4069003001</u>	<u>2918 MARINE AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>95</u>	<u>6111024009</u>	<u>17901 S VERMONT AVE</u>	<u>0.2</u>	-	-	<u>4</u>	<u>4</u>
<u>95</u>	<u>6111024010</u>	<u>NA</u>	<u>0.2</u>	-	-	<u>4</u>	<u>4</u>
<u>99</u>	<u>6106037020</u>	<u>1528 W 178TH ST</u>	<u>0.7</u>	-	-	<u>12</u>	<u>12</u>
<u>99</u>	<u>6106037025</u>	<u>1524 W 178TH ST</u>	<u>0.2</u>	-	-	<u>4</u>	<u>4</u>
<u>99</u>	<u>6106037026</u>	<u>1520 W 178TH ST</u>	<u>0.2</u>	-	-	<u>4</u>	<u>4</u>
<u>99</u>	<u>6106037029</u>	<u>NA</u>	<u>0.9</u>	-	-	<u>16</u>	<u>16</u>
<u>99</u>	<u>6106037002</u>	<u>17817 EVELYN AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>99</u>	<u>6106037024</u>	<u>17833 EVELYN AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>
<u>99</u>	<u>6106037027</u>	<u>1500 W 178TH ST</u>	<u>1.1</u>	-	-	<u>19</u>	<u>19</u>
<u>99</u>	<u>6106037030</u>	<u>17853 EVELYN AVE</u>	<u>2.6</u>	-	-	<u>44</u>	<u>44</u>
<u>100</u>	<u>6106018050</u>	<u>17805 S DENKER AVE</u>	<u>0.2</u>	-	-	<u>3</u>	<u>3</u>

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
<u>100</u>	<u>6106018042</u>	<u>17809 S DENKER AVE</u>	<u>0.1</u>	-	-	<u>3</u>	<u>3</u>
<u>101</u>	<u>6106018049</u>	<u>17908 LA SALLE AVE</u>	<u>0.3</u>	-	-	<u>5</u>	<u>5</u>
<u>102</u>	<u>6106017020</u>	<u>17803 LA SALLE AVE</u>	<u>0.2</u>	-	-	<u>4</u>	<u>4</u>
<u>103</u>	<u>6106017001</u>	<u>17804 S HARVARD BLVD</u>	<u>0.2</u>	-	-	<u>4</u>	<u>4</u>
<u>103</u>	<u>6106017040</u>	<u>17812 S HARVARD BLVD</u>	<u>0.1</u>	-	-	<u>3</u>	<u>3</u>
<u>104</u>	<u>6106021018</u>	<u>18011 LA SALLE AVE</u>	<u>0.1</u>	-	-	<u>3</u>	<u>3</u>
<u>105</u>	<u>6106021024</u>	<u>NA</u>	<u>0.1</u>	-	-	<u>1</u>	<u>1</u>
<u>105</u>	<u>6106021037</u>	<u>18031 LA SALLE AVE</u>	<u>0.1</u>	-	-	<u>3</u>	<u>3</u>
<u>105</u>	<u>6106021047</u>	<u>18105 LA SALLE AVE</u>	<u>0.3</u>	-	-	<u>5</u>	<u>5</u>
<u>107</u>	<u>6106020028</u>	<u>18111 S HARVARD BLVD</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>108</u>	<u>6106020018</u>	<u>1700 W 180TH ST</u>	<u>0.3</u>	-	-	<u>5</u>	<u>5</u>
<u>109</u>	<u>6106016017</u>	<u>17803 S HARVARD BLVD</u>	<u>0.5</u>	-	-	<u>8</u>	<u>8</u>
<u>110</u>	<u>6106016030</u>	<u>17822 S HOBART BLVD</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>110</u>	<u>6106016033</u>	<u>17812 S HOBART BLVD</u>	<u>0.2</u>	-	-	<u>4</u>	<u>4</u>
<u>111</u>	<u>6106016032</u>	<u>17832 S HOBART BLVD</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>112</u>	<u>6106016031</u>	<u>17924 S HOBART BLVD</u>	<u>0.2</u>	-	-	<u>4</u>	<u>4</u>
<u>113</u>	<u>6106020041</u>	<u>18116 S HOBART BLVD</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>116</u>	<u>6106019059</u>	<u>NA</u>	<u>0.1</u>	-	-	<u>1</u>	<u>1</u>
<u>116</u>	<u>6106019066</u>	<u>18105 S HOBART BLVD</u>	<u>0.2</u>	-	-	<u>4</u>	<u>4</u>
<u>116</u>	<u>6106019067</u>	<u>18101 S HOBART BLVD</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>116</u>	<u>6106019047</u>	<u>18025 S HOBART BLVD</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>117</u>	<u>6106019068</u>	<u>1726 W 180TH ST</u>	<u>0.4</u>	-	-	<u>6</u>	<u>6</u>
<u>118</u>	<u>6106015050</u>	<u>1727 W 180TH ST</u>	<u>0.2</u>	-	-	<u>4</u>	<u>4</u>
<u>119</u>	<u>6106015044</u>	<u>17913 S HOBART BLVD</u>	<u>0.1</u>	-	-	<u>2</u>	<u>2</u>
<u>120</u>	<u>6106015029</u>	<u>NA</u>	<u>0.1</u>	-	-	<u>1</u>	<u>1</u>
<u>120</u>	<u>6106015030</u>	<u>NA</u>	<u>0.1</u>	-	-	<u>1</u>	<u>1</u>
<u>120</u>	<u>6106015048</u>	<u>17903 S HOBART BLVD</u>	<u>0.1</u>	-	-	<u>3</u>	<u>3</u>
<u>120</u>	<u>6106015046</u>	<u>17807 S HOBART BLVD</u>	<u>0.1</u>	-	-	<u>3</u>	<u>3</u>
<u>120</u>	<u>6106015045</u>	<u>17831 S HOBART BLVD</u>	<u>0.1</u>	-	-	<u>3</u>	<u>3</u>
<u>120</u>	<u>6106015051</u>	<u>17815 S HOBART BLVD</u>	<u>0.3</u>	-	-	<u>5</u>	<u>5</u>
<u>O3 Total</u>			<u>17.0</u>	-	-	<u>300</u>	<u>300</u>
<u>O4 Overlay</u>							
<u>5</u>	<u>4064012009</u>	<u>14516 CRENSHAW BLVD</u>	<u>0.18</u>	-	<u>4</u>	-	<u>4</u>
<u>5</u>	<u>4064012011</u>	<u>14504 CRENSHAW BLVD</u>	<u>0.18</u>	-	<u>4</u>	-	<u>4</u>
<u>5</u>	<u>4064012027</u>	<u>14600 CRENSHAW BLVD</u>	<u>0.38</u>	-	<u>8</u>	-	<u>8</u>
<u>5</u>	<u>4064012029</u>	<u>14520 CRENSHAW BLVD</u>	<u>0.18</u>	-	<u>4</u>	-	<u>4</u>
<u>5</u>	<u>4064012028</u>	<u>14526 CRENSHAW BLVD</u>	<u>0.18</u>	-	<u>4</u>	-	<u>4</u>
<u>5</u>	<u>4064012025</u>	<u>14614 CRENSHAW BLVD</u>	<u>0.18</u>	-	<u>4</u>	-	<u>4</u>

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
<u>5</u>	<u>4064012010</u>	<u>14510 CRENSHAW BLVD</u>	<u>0.18</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>4</u>
<u>5</u>	<u>4064012024</u>	<u>14626 CRENSHAW BLVD</u>	<u>0.18</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>4</u>
<u>5</u>	<u>4064012026</u>	<u>14604 CRENSHAW BLVD</u>	<u>0.36</u>	<u>-</u>	<u>7</u>	<u>-</u>	<u>7</u>
<u>5</u>	<u>4064012030</u>	<u>14426 CRENSHAW BLVD</u>	<u>0.36</u>	<u>-</u>	<u>7</u>	<u>-</u>	<u>7</u>
<u>9</u>	<u>4061013001</u>	<u>13151 S WESTERN AVE</u>	<u>2.5</u>	<u>-</u>	<u>56</u>	<u>-</u>	<u>56</u>
<u>16</u>	<u>6115001012</u>	<u>12903 S BUDLONG AVE</u>	<u>0.5</u>	<u>-</u>	<u>12</u>	<u>-</u>	<u>12</u>
<u>16</u>	<u>6115001011</u>	<u>1200 W EL SEGUNDO BLVD</u>	<u>0.6</u>	<u>-</u>	<u>14</u>	<u>-</u>	<u>14</u>
<u>17</u>	<u>6115001031</u>	<u>12923 S BUDLONG AVE</u>	<u>0.9</u>	<u>-</u>	<u>21</u>	<u>-</u>	<u>21</u>
<u>18</u>	<u>6115002023</u>	<u>1215 W 132ND ST</u>	<u>2.1</u>	<u>-</u>	<u>47</u>	<u>-</u>	<u>47</u>
<u>18</u>	<u>6115002032</u>	<u>13021 S BUDLONG AVE</u>	<u>1.1</u>	<u>-</u>	<u>26</u>	<u>-</u>	<u>26</u>
<u>18</u>	<u>6115002031</u>	<u>1220 W 130TH ST</u>	<u>0.9</u>	<u>-</u>	<u>21</u>	<u>-</u>	<u>21</u>
<u>19</u>	<u>6115004017</u>	<u>13423 S BUDLONG AVE</u>	<u>0.3</u>	<u>-</u>	<u>7</u>	<u>-</u>	<u>7</u>
<u>20</u>	<u>6115004019</u>	<u>13437 S BUDLONG AVE</u>	<u>0.2</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>4</u>
<u>20</u>	<u>6115004032</u>	<u>13441 S BUDLONG AVE</u>	<u>0.2</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>4</u>
<u>20</u>	<u>6115004020</u>	<u>1203 W 135TH ST</u>	<u>0.4</u>	<u>-</u>	<u>9</u>	<u>-</u>	<u>9</u>
<u>22</u>	<u>6115020008</u>	<u>1124 W 135TH ST</u>	<u>1.2</u>	<u>-</u>	<u>28</u>	<u>-</u>	<u>28</u>
<u>22</u>	<u>6115020012</u>	<u>1144 W 135TH ST</u>	<u>0.7</u>	<u>-</u>	<u>17</u>	<u>-</u>	<u>17</u>
<u>22</u>	<u>6115020006</u>	<u>1100 W 135TH ST</u>	<u>0.9</u>	<u>-</u>	<u>20</u>	<u>-</u>	<u>20</u>
<u>22</u>	<u>6115020014</u>	<u>1110 W 135TH ST</u>	<u>1</u>	<u>-</u>	<u>23</u>	<u>-</u>	<u>23</u>
<u>22</u>	<u>6115020009</u>	<u>13530 S BUDLONG AVE</u>	<u>0.4</u>	<u>-</u>	<u>10</u>	<u>-</u>	<u>10</u>
<u>22</u>	<u>6115020013</u>	<u>1156 W 135TH ST</u>	<u>0.3</u>	<u>-</u>	<u>6</u>	<u>-</u>	<u>6</u>
<u>23</u>	<u>6102010008</u>	<u>13429 S NORMANDIE AVE</u>	<u>0.2</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>4</u>
<u>23</u>	<u>6102010009</u>	<u>1415 W 135TH ST</u>	<u>0.4</u>	<u>-</u>	<u>9</u>	<u>-</u>	<u>9</u>
<u>23</u>	<u>6102010006</u>	<u>1414 W 134TH ST</u>	<u>0.8</u>	<u>-</u>	<u>18</u>	<u>-</u>	<u>18</u>
<u>23</u>	<u>6102010017</u>	<u>1435 W 135TH ST</u>	<u>0.8</u>	<u>-</u>	<u>17</u>	<u>-</u>	<u>17</u>
<u>23</u>	<u>6102010007</u>	<u>13421 S NORMANDIE AVE</u>	<u>0.5</u>	<u>-</u>	<u>13</u>	<u>-</u>	<u>13</u>
<u>23</u>	<u>6102010005</u>	<u>1436 W 134TH ST</u>	<u>0.8</u>	<u>-</u>	<u>18</u>	<u>-</u>	<u>18</u>
<u>23</u>	<u>6102010016</u>	<u>1421 W 135TH ST</u>	<u>0.8</u>	<u>-</u>	<u>17</u>	<u>-</u>	<u>17</u>
<u>24</u>	<u>6115004031</u>	<u>13428 S NORMANDIE AVE</u>	<u>0.5</u>	<u>-</u>	<u>11</u>	<u>-</u>	<u>11</u>
<u>25</u>	<u>6102016013</u>	<u>13615 S NORMANDIE AVE</u>	<u>0.6</u>	<u>-</u>	<u>13</u>	<u>-</u>	<u>13</u>
<u>25</u>	<u>6102016020</u>	<u>13609 S NORMANDIE AVE</u>	<u>0.3</u>	<u>-</u>	<u>7</u>	<u>-</u>	<u>7</u>
<u>25</u>	<u>6102016023</u>	<u>NA</u>	<u>0.1</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>2</u>
<u>25</u>	<u>6102017030</u>	<u>13725 S NORMANDIE AVE</u>	<u>0.1</u>	<u>-</u>	<u>3</u>	<u>-</u>	<u>3</u>
<u>25</u>	<u>6102016025</u>	<u>1580 W 139TH ST</u>	<u>0.1</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>2</u>
<u>25</u>	<u>6102017026</u>	<u>NA</u>	<u>0.1</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>2</u>
<u>25</u>	<u>6102016022</u>	<u>13507 S NORMANDIE AVE</u>	<u>0.4</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>8</u>
<u>25</u>	<u>6102016024</u>	<u>13527 S NORMANDIE AVE</u>	<u>0.4</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>8</u>
<u>25</u>	<u>6102017033</u>	<u>13717 S NORMANDIE AVE</u>	<u>1</u>	<u>-</u>	<u>24</u>	<u>-</u>	<u>24</u>

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
<u>25</u>	<u>6102017044</u>	<u>13705 S NORMANDIE AVE</u>	<u>1</u>	-	<u>24</u>	-	<u>24</u>
<u>25</u>	<u>6102017040</u>	<u>1425 W 139TH ST</u>	<u>0.5</u>	-	<u>10</u>	-	<u>10</u>
<u>25</u>	<u>6102017045</u>	<u>13807 S NORMANDIE AVE</u>	<u>0.3</u>	-	<u>6</u>	-	<u>6</u>
<u>25</u>	<u>6102017027</u>	<u>13815 S NORMANDIE AVE</u>	<u>0.5</u>	-	<u>12</u>	-	<u>12</u>
<u>25</u>	<u>6102017039</u>	<u>1433 W 139TH ST</u>	<u>1.9</u>	-	<u>43</u>	-	<u>43</u>
<u>26</u>	<u>6115005045</u>	<u>13606 S NORMANDIE AVE</u>	<u>0.1</u>	-	<u>3</u>	-	<u>3</u>
<u>26</u>	<u>6115005042</u>	<u>13616 S NORMANDIE AVE</u>	<u>0.5</u>	-	<u>11</u>	-	<u>11</u>
<u>26</u>	<u>6115005044</u>	<u>13612 S NORMANDIE AVE</u>	<u>0.2</u>	-	<u>4</u>	-	<u>4</u>
<u>26</u>	<u>6115005036</u>	<u>13602 S NORMANDIE AVE</u>	<u>0.2</u>	-	<u>4</u>	-	<u>4</u>
<u>26</u>	<u>6115005047</u>	<u>13526 S NORMANDIE AVE</u>	<u>0.2</u>	-	<u>5</u>	-	<u>5</u>
<u>26</u>	<u>6115005037</u>	<u>13518 S NORMANDIE AVE</u>	<u>0.4</u>	-	<u>9</u>	-	<u>9</u>
<u>26</u>	<u>6115005038</u>	<u>13506 S NORMANDIE AVE</u>	<u>0.3</u>	-	<u>7</u>	-	<u>7</u>
<u>27</u>	<u>6115009011</u>	<u>13722 S NORMANDIE AVE</u>	<u>0.3</u>	-	<u>7</u>	-	<u>7</u>
<u>27</u>	<u>6115009010</u>	<u>13714 S NORMANDIE AVE</u>	<u>0.3</u>	-	<u>7</u>	-	<u>7</u>
<u>27</u>	<u>6115009014</u>	<u>13706 S NORMANDIE AVE</u>	<u>0.3</u>	-	<u>7</u>	-	<u>7</u>
<u>27</u>	<u>6115009078</u>	<u>13850 S NORMANDIE AVE</u>	<u>0.8</u>	-	<u>19</u>	-	<u>19</u>
<u>69</u>	<u>4069004026</u>	<u>15115 ATKINSON AVE</u>	<u>0.16</u>	-	<u>5</u>	-	<u>5</u>
<u>69</u>	<u>4069004027</u>	<u>2938 MARINE AVE</u>	<u>0.09</u>	-	<u>3</u>	-	<u>3</u>
<u>70</u>	<u>4069004002</u>	<u>15340 CRENSHAW BLVD</u>	<u>0.16</u>	-	<u>3</u>	-	<u>3</u>
<u>70</u>	<u>4069004001</u>	<u>15342 CRENSHAW BLVD</u>	<u>0.16</u>	-	<u>3</u>	-	<u>3</u>
<u>71</u>	<u>4069019002</u>	<u>15406 CRENSHAW BLVD</u>	<u>0.2</u>	-	<u>4</u>	-	<u>4</u>
<u>71</u>	<u>4069019001</u>	<u>15400 CRENSHAW BLVD</u>	<u>0.2</u>	-	<u>5</u>	-	<u>5</u>
<u>72</u>	<u>4069019024</u>	<u>15416 CRENSHAW BLVD</u>	<u>0.4</u>	-	<u>8</u>	-	<u>8</u>
<u>73</u>	<u>4069019009</u>	<u>15520 CRENSHAW BLVD</u>	<u>0.5</u>	-	<u>11</u>	-	<u>11</u>
<u>74</u>	<u>4069020002</u>	<u>15622 S CRENSHAW</u>	<u>0.1</u>	-	<u>3</u>	-	<u>3</u>
<u>75</u>	<u>4069020005</u>	<u>15706 CRENSHAW BLVD</u>	<u>0.1</u>	-	<u>3</u>	-	<u>3</u>
<u>75</u>	<u>4069020006</u>	<u>15712 CRENSHAW BLVD</u>	<u>0.1</u>	-	<u>3</u>	-	<u>3</u>
<u>75</u>	<u>4069020007</u>	<u>15716 CRENSHAW BLVD</u>	<u>0.1</u>	-	<u>3</u>	-	<u>3</u>
<u>75</u>	<u>4069020008</u>	<u>15722 CRENSHAW BLVD</u>	<u>0.2</u>	-	<u>4</u>	-	<u>4</u>
<u>91</u>	<u>6106030016</u>	<u>NA</u>	<u>0.3</u>	-	<u>7</u>	-	<u>7</u>
<u>91</u>	<u>6106030015</u>	<u>16835 S NORMANDIE AVE</u>	<u>0.5</u>	-	<u>11</u>	-	<u>11</u>
<u>91</u>	<u>6106030011</u>	<u>16829 S NORMANDIE AVE</u>	<u>0.6</u>	-	<u>13</u>	-	<u>13</u>
<u>92</u>	<u>6106027039</u>	<u>16617 NORMANDIE AVE</u>	<u>1</u>	-	<u>23</u>	-	<u>23</u>
<u>93</u>	<u>6106027026</u>	<u>16610 BRIGHTON AVE</u>	<u>0.2</u>	-	<u>4</u>	-	<u>4</u>
<u>93</u>	<u>6106027023</u>	<u>16601 S NORMANDIE AVE</u>	<u>0.1</u>	-	<u>3</u>	-	<u>3</u>
<u>93</u>	<u>6106027027</u>	<u>16611 S NORMANDIE AVE</u>	<u>0.1</u>	-	<u>2</u>	-	<u>2</u>
<u>93</u>	<u>6106027040</u>	<u>1414 W 166TH ST</u>	<u>0.3</u>	-	<u>6</u>	-	<u>6</u>
<u>94</u>	<u>6111007016</u>	<u>NA</u>	<u>0.1</u>	-	<u>2</u>	-	<u>2</u>

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
<u>94</u>	<u>6111007017</u>	<u>NA</u>	<u>0.2</u>	-	<u>5</u>	-	<u>5</u>
<u>94</u>	<u>6111007032</u>	<u>1345 W 166TH ST</u>	<u>0.5</u>	-	<u>11</u>	-	<u>11</u>
<u>96</u>	<u>6106036015</u>	<u>6106036015</u>	<u>1.3</u>	-	<u>31</u>	-	<u>31</u>
<u>96</u>	<u>6106036025</u>	<u>1411 W 178TH ST</u>	<u>0</u>	-	<u>1</u>	-	<u>1</u>
<u>96</u>	<u>6106036805</u>	<u>NA</u>	<u>0.3</u>	-	<u>8</u>	-	<u>8</u>
<u>96</u>	<u>6106036023</u>	<u>1401 W 178TH ST</u>	<u>0.5</u>	-	<u>10</u>	-	<u>10</u>
<u>97</u>	<u>6106038025</u>	<u>1440 W 178TH ST</u>	<u>0.4</u>	-	<u>9</u>	-	<u>9</u>
<u>97</u>	<u>6106038021</u>	<u>1446 W 178TH ST</u>	<u>0.4</u>	-	<u>9</u>	-	<u>9</u>
<u>97</u>	<u>6106038023</u>	<u>1406 W 178TH ST</u>	<u>0.4</u>	-	<u>9</u>	-	<u>9</u>
<u>97</u>	<u>6106038022</u>	<u>1402 W 178TH ST</u>	<u>0.4</u>	-	<u>9</u>	-	<u>9</u>
<u>97</u>	<u>6106038024</u>	<u>1440 W 178TH ST</u>	<u>0.4</u>	-	<u>9</u>	-	<u>9</u>
<u>98</u>	<u>6106038016</u>	<u>1468 W 178TH ST</u>	<u>0.8</u>	-	<u>18</u>	-	<u>18</u>
<u>98</u>	<u>6106038017</u>	<u>1480 W 178TH ST</u>	<u>0.7</u>	-	<u>17</u>	-	<u>17</u>
<u>O4 Total</u>			<u>44.2</u>	-	<u>1004</u>	-	<u>1004</u>
<u>O5 Overlay (Consolidated Parcels)</u>							
<u>6</u>	<u>4060001029</u>	<u>2200 W EL SEGUNDO BLVD</u>	<u>0.7</u>	<u>10</u>	<u>3</u>	<u>7</u>	<u>20</u>
<u>7</u>	<u>4061001029</u>	<u>12816 VAN NESS AVE</u>	<u>0.7</u>	<u>10</u>	<u>3</u>	<u>7</u>	<u>20</u>
	<u>4061001012</u>	<u>2150 W EL SEGUNDO BLVD</u>					
<u>10</u>	<u>6102001021</u>	<u>=</u>	<u>4.2</u>	<u>62</u>	<u>19</u>	<u>44</u>	<u>125</u>
	<u>6102001020</u>	<u>1721 W 130TH ST</u>					
	<u>6102001023</u>	<u>1735 W 130TH ST</u>					
	<u>6102001022</u>	<u>1727 W 130TH ST</u>					
	<u>6102001005</u>	<u>1748 W EL SEGUNDO BLVD</u>					
	<u>6102001024</u>	<u>1751 W 130TH ST</u>					
<u>11</u>	<u>6102001025</u>	<u>12918 S WESTERN AVE</u>	<u>3.6</u>	<u>54</u>	<u>16</u>	<u>38</u>	<u>108</u>
	<u>6102002022</u>	<u>1613 W 130TH ST</u>					
	<u>6102002023</u>	<u>=</u>					
	<u>6102002025</u>	<u>1613 W 130TH ST</u>					
	<u>6102002026</u>	<u>1621 W 130TH ST</u>					
	<u>6102002027</u>	<u>1619 W 130TH ST</u>					
	<u>6102001016</u>	<u>1643 W 130TH ST</u>					
	<u>6102001017</u>	<u>1651 W 130TH ST</u>					
	<u>6102001015</u>	<u>1635 W 130TH ST</u>					
	<u>6102002020</u>	<u>1563 W 130TH ST</u>					
<u>6102002019</u>	<u>1559 W 130TH ST</u>						
<u>13</u>	<u>6102002016</u>	<u>1535 W 130TH ST</u>	<u>0.9</u>	<u>14</u>	<u>4</u>	<u>9</u>	<u>27</u>
<u>15</u>	<u>6102003017</u>	<u>12919 S NORMANDIE AVE</u>	<u>0.6</u>	<u>9</u>	<u>3</u>	<u>7</u>	<u>19</u>
	<u>6102003010</u>	<u>12927 S NORMANDIE AVE</u>					
	<u>6102003026</u>	<u>12901 S NORMANDIE AVE</u>					

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
<u>16</u>	<u>6115001027</u>	<u>12908 S NORMANDIE AVE</u>	<u>4.3</u>	<u>64</u>	<u>19</u>	<u>45</u>	<u>128</u>
	<u>6115001026</u>	<u>12902 S NORMANDIE AVE</u>					
	<u>6115001028</u>	<u>12912 S NORMANDIE AVE</u>					
	<u>6115001029</u>	<u>1341 W 130TH ST</u>					
	<u>6115001015</u>	<u>1239 W 130TH ST</u>					
	<u>6115001016</u>	<u>1239 W 130TH ST</u>					
	<u>6115001019</u>	<u>1303 W 130TH ST</u>					
	<u>6115001018</u>	<u>1255 W 130TH ST</u>					
	<u>6115001035</u>	<u>1311 W 130TH ST</u>					
	<u>6115001017</u>	<u>1243 W 130TH ST</u>					
	<u>28</u>	<u>6102013017</u>					
<u>6102013011</u>		<u>13618 S WESTERN AVE</u>					
<u>6102013019</u>		<u>1746 W 135TH ST</u>					
<u>6102013010</u>		<u>13614 S WESTERN AVE</u>					
<u>6102013014</u>		<u>13610 S WESTERN AVE</u>					
<u>6102013020</u>		<u>13528 S WESTERN AVE</u>					
<u>29</u>	<u>4061026005</u>	<u>==</u>	<u>2.1</u>	<u>32</u>	<u>10</u>	<u>22</u>	<u>64</u>
	<u>4061026002</u>	<u>==</u>					
	<u>4061026030</u>	<u>==</u>					
	<u>4061026006</u>	<u>==</u>					
	<u>4061026007</u>	<u>==</u>					
	<u>4061026034</u>	<u>==</u>					
	<u>4061026036</u>	<u>13511 S WESTERN AVE</u>					
<u>30</u>	<u>4061026023</u>	<u>13801 S WESTERN AVE</u>	<u>2.1</u>	<u>31</u>	<u>9</u>	<u>22</u>	<u>62</u>
	<u>4061026022</u>	<u>13727 S WESTERN AVE</u>					
	<u>4061026032</u>	<u>13715 S WESTERN AVE</u>					
<u>39</u>	<u>6114019017</u>	<u>1102 W ROSECRANS AVE</u>	<u>1.4</u>	<u>21</u>	<u>6</u>	<u>15</u>	<u>42</u>
	<u>6114019021</u>	<u>1122 W ROSECRANS AVE</u>					
<u>42</u>	<u>4062005002</u>	<u>14507 S WESTERN AVE</u>	<u>0.8</u>	<u>12</u>	<u>4</u>	<u>9</u>	<u>25</u>
	<u>4062005003</u>	<u>==</u>					
	<u>4062005025</u>	<u>14525 S WESTERN AVE</u>					
	<u>4062005024</u>	<u>14519 S WESTERN AVE</u>					
	<u>4062005004</u>	<u>==</u>					
<u>4062005001</u>	<u>14501 S WESTERN AVE</u>						
<u>43</u>	<u>4062005067</u>	<u>1817 W 146TH ST</u>	<u>0.2</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>5</u>
<u>44</u>	<u>4062006033</u>	<u>==</u>	<u>0.6</u>	<u>9</u>	<u>3</u>	<u>6</u>	<u>18</u>
	<u>4062006032</u>	<u>==</u>					
	<u>4062006048</u>	<u>14609 S WESTERN AVE</u>					
<u>45</u>	<u>6103030015</u>	<u>14632 S WESTERN AVE</u>	<u>0.5</u>	<u>8</u>	<u>2</u>	<u>6</u>	<u>16</u>

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
	6103030014	14690 S WESTERN AVE					
<u>46</u>	4062016037	14807 S WESTERN AVE	<u>0.6</u>	<u>8</u>	<u>2</u>	<u>6</u>	<u>16</u>
	4062016036	14801 S WESTERN AVE					
	4062016038	14817 S WESTERN AVE					
	4062016039	14855 S WESTERN AVE					
<u>47</u>	4062017012	=	<u>0.5</u>	<u>8</u>	<u>2</u>	<u>6</u>	<u>16</u>
	4062017011	14901 S WESTERN AVE					
	4062017013	14921 S WESTERN AVE					
	4062017014	14929 S WESTERN AVE					
<u>48</u>	6103021002	14920 S WESTERN AVE	<u>0.8</u>	<u>12</u>	<u>3</u>	<u>8</u>	<u>23</u>
	6103021026	1744 W 149TH ST					
	6103021025	14914 S WESTERN AVE					
<u>49</u>	6103021033	15020 S WESTERN AVE	<u>0.6</u>	<u>9</u>	<u>3</u>	<u>6</u>	<u>18</u>
	6103021053	15014 S WESTERN AVE					
	6103021054	15014 S WESTERN AVE					
<u>50</u>	6103021031	15032 S WESTERN AVE	<u>0.2</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>6</u>
<u>51</u>	4062017050	15019 S WESTERN AVE	<u>0.5</u>	<u>8</u>	<u>3</u>	<u>6</u>	<u>17</u>
	4062017047	15019 S WESTERN AVE					
	4062017049	15001 S WESTERN AVE					
<u>55</u>	4063005047	15103 S WESTERN AVE	<u>0.6</u>	<u>9</u>	<u>3</u>	<u>7</u>	<u>19</u>
	4063005050	15109 S WESTERN AVE					
<u>56</u>	4063006002	15225 S WESTERN AVE	<u>0.5</u>	<u>7</u>	<u>2</u>	<u>5</u>	<u>14</u>
	4063006003	15219 S WESTERN AVE					
	4063006004	1808 W 152ND ST					
<u>57</u>	6103018025	15112 S WESTERN AVE	<u>2.9</u>	<u>44</u>	<u>13</u>	<u>31</u>	<u>88</u>
<u>58</u>	4063007004	15325 S WESTERN AVE	<u>0.6</u>	<u>9</u>	<u>3</u>	<u>6</u>	<u>18</u>
	4063007002	15345 S WESTERN AVE					
	4063007003	15325 S WESTERN AVE					
	4063007001	15351 S WESTERN AVE					
	4063007005	15301 S WESTERN AVE					
<u>59</u>	6103015025	15300 S WESTERN AVE	<u>0.7</u>	<u>9</u>	<u>3</u>	<u>7</u>	<u>19</u>
	6103015026	15324 S WESTERN AVE					
	6103015027	15340 S WESTERN AVE					
<u>60</u>	4063008001	15417 S WESTERN AVE	<u>0.4</u>	<u>5</u>	<u>2</u>	<u>3</u>	<u>10</u>
	4063008002	15401 S WESTERN AVE					
<u>61</u>	6105008030	=	<u>4.6</u>	<u>69</u>	<u>21</u>	<u>48</u>	<u>138</u>
	6105008031	=					
	6105008032	1450 REDONDO BEACH BLVD					
<u>66</u>	4064023034	2315 MARINE AVE	<u>1</u>	<u>15</u>	<u>5</u>	<u>11</u>	<u>31</u>

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
<u>67</u>	<u>4064023019</u>	<u>2421 MARINE AVE</u>	<u>0.9</u>	<u>12</u>	<u>4</u>	<u>9</u>	<u>25</u>
	<u>4064023021</u>	<u>2403 MARINE AVE</u>					
	<u>4064023020</u>	<u>2415 MARINE AVE</u>					
	<u>4064023035</u>	<u>--</u>					
<u>76</u>	<u>4066012033</u>	<u>15915 S WESTERN AVE</u>	<u>0.5</u>	<u>7</u>	<u>2</u>	<u>5</u>	<u>14</u>
<u>77</u>	<u>4066012004</u>	<u>16017 S WESTERN AVE</u>	<u>0.3</u>	<u>4</u>	<u>1</u>	<u>3</u>	<u>8</u>
<u>78</u>	<u>4066012026</u>	<u>16127 S WESTERN AVE</u>	<u>0.7</u>	<u>12</u>	<u>3</u>	<u>8</u>	<u>23</u>
	<u>4066012028</u>	<u>16119 S WESTERN AVE</u>					
<u>79</u>	<u>4066013024</u>	<u>16225 S WESTERN AVE</u>	<u>1.3</u>	<u>19</u>	<u>6</u>	<u>14</u>	<u>39</u>
	<u>4066013025</u>	<u>16303 S WESTERN AVE</u>					
	<u>4066013023</u>	<u>16219 S WESTERN AVE</u>					
	<u>4066013022</u>	<u>16213 S WESTERN AVE</u>					
	<u>4066013014</u>	<u>16229 S WESTERN AVE</u>					
	<u>4066013016</u>	<u>16311 S WESTERN AVE</u>					
<u>4066013026</u>	<u>16321 S WESTERN AVE</u>						
<u>80</u>	<u>4066025015</u>	<u>16401 S WESTERN AVE</u>	<u>0.68</u>	<u>10</u>	<u>3</u>	<u>7</u>	<u>20</u>
	<u>4066025017</u>	<u>16417 S WESTERN AVE</u>					
	<u>4066025020</u>	<u>16501 S WESTERN AVE</u>					
	<u>4066025016</u>	<u>16411 S WESTERN AVE</u>					
	<u>4066025021</u>	<u>16505 S WESTERN AVE</u>					
<u>81</u>	<u>4066025025</u>	<u>16531 S WESTERN AVE</u>	<u>0.3</u>	<u>4</u>	<u>1</u>	<u>3</u>	<u>8</u>
	<u>4066025024</u>	<u>16523 S WESTERN AVE</u>					
<u>82</u>	<u>6105010018</u>	<u>15820 S WESTERN AVE</u>	<u>2.4</u>	<u>37</u>	<u>11</u>	<u>26</u>	<u>74</u>
	<u>6105010021</u>	<u>15830 S WESTERN AVE</u>					
	<u>6105010024</u>	<u>15926 S WESTERN AVE</u>					
	<u>6105010060</u>	<u>15824 S WESTERN AVE</u>					
	<u>6105010062</u>	<u>15930 S WESTERN AVE</u>					
	<u>6105010026</u>	<u>15934 S WESTERN AVE</u>					
<u>83</u>	<u>6105010043</u>	<u>16102 S WESTERN AVE</u>	<u>3.1</u>	<u>48</u>	<u>14</u>	<u>33</u>	<u>95</u>
	<u>6105010044</u>	<u>16108 S WESTERN AVE</u>					
	<u>6105010045</u>	<u>16116 S WESTERN AVE</u>					
	<u>6105010047</u>	<u>1743 W 162ND ST</u>					
	<u>6105010046</u>	<u>16126 S WESTERN AVE</u>					
	<u>6105010064</u>	<u>16016 S WESTERN AVE</u>					
	<u>6105010048</u>	<u>1735 W 162ND ST</u>					
<u>84</u>	<u>6105004036</u>	<u>16224 S WESTERN AVE</u>	<u>0.8</u>	<u>12</u>	<u>4</u>	<u>9</u>	<u>25</u>
	<u>6105004045</u>	<u>16240 S WESTERN AVE</u>					
<u>85</u>	<u>6105004043</u>	<u>16320 S WESTERN AVE</u>	<u>1</u>	<u>15</u>	<u>5</u>	<u>11</u>	<u>31</u>
	<u>6105004046</u>	<u>1735 W GARDENA BLVD</u>					

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
<u>86</u>	<u>6105001002</u>	<u>16520 S WESTERN AVE</u>	<u>0.6</u>	<u>8</u>	<u>3</u>	<u>6</u>	<u>17</u>
	<u>6105001003</u>	<u>16516 S WESTERN AVE</u>					
	<u>6105001001</u>	<u>16522 S WESTERN AVE</u>					
	<u>6105001010</u>	<u>1747 W 166TH ST</u>					
	<u>6105001030</u>	<u>16510 S WESTERN AVE</u>					
<u>87</u>	<u>6106003003</u>	<u>16816 S WESTERN AVE</u>	<u>1.3</u>	<u>19</u>	<u>6</u>	<u>14</u>	<u>39</u>
	<u>6106003004</u>	<u>16820 S WESTERN AVE</u>					
	<u>6106003028</u>	<u>16822 S WESTERN AVE</u>					
	<u>6106003030</u>	<u>16826 S WESTERN AVE</u>					
	<u>6106003026</u>	<u>16924 S WESTERN AVE</u>					
	<u>6106003034</u>	<u>16910 S WESTERN AVE</u>					
<u>88</u>	<u>6106009001</u>	<u>17014 S WESTERN AVE</u>	<u>2.9</u>	<u>43</u>	<u>13</u>	<u>30</u>	<u>86</u>
	<u>6106009014</u>	<u>17018 S WESTERN AVE</u>					
	<u>6106009015</u>	<u>17000 S WESTERN AVE</u>					
<u>89</u>	<u>6106009008</u>	<u>17124 S WESTERN AVE</u>	<u>0.8</u>	<u>13</u>	<u>4</u>	<u>9</u>	<u>26</u>
	<u>6106009009</u>	<u>17128 S WESTERN AVE</u>					
<u>106</u>	<u>6106021051</u>	<u>1651 W 182ND ST</u>	<u>0.3</u>	<u>4</u>	<u>1</u>	<u>3</u>	<u>8</u>
<u>107</u>	<u>6106020043</u>	<u>--</u>	<u>0.1</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>4</u>
<u>114</u>	<u>6106020038</u>	<u>1725 W 182ND ST</u>	<u>0.3</u>	<u>4</u>	<u>1</u>	<u>3</u>	<u>8</u>
	<u>6106020040</u>	<u>1719 W 182ND ST</u>					
<u>115</u>	<u>6106019065</u>	<u>1745 W 182ND ST</u>	<u>0.1</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>4</u>
<u>121</u>	<u>6106015013</u>	<u>17850 S WESTERN AVE</u>	<u>1.4</u>	<u>22</u>	<u>7</u>	<u>15</u>	<u>44</u>
	<u>6106015057</u>	<u>--</u>					
	<u>6106015058</u>	<u>17810 S WESTERN AVE</u>					
	<u>6106015056</u>	<u>17910 S WESTERN AVE</u>					
	<u>6106015055</u>	<u>17804 S WESTERN AVE</u>					
	<u>6106015059</u>	<u>17820 S WESTERN AVE</u>					
	<u>6106015019</u>	<u>17920 S WESTERN AVE</u>					
	<u>6106015060</u>	<u>17840 S WESTERN AVE</u>					
<u>122</u>	<u>6106019063</u>	<u>--</u>	<u>0.9</u>	<u>15</u>	<u>4</u>	<u>11</u>	<u>30</u>
	<u>6106019048</u>	<u>18016 S WESTERN AVE</u>					
	<u>6106019049</u>	<u>--</u>					
	<u>6106019050</u>	<u>--</u>					
	<u>6106019055</u>	<u>--</u>					
	<u>6106019062</u>	<u>--</u>					
	<u>6106019052</u>	<u>--</u>					
	<u>6106019053</u>	<u>--</u>					
	<u>6106019054</u>	<u>--</u>					
	<u>6106019051</u>	<u>--</u>					

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
	<u>6106019064</u>	<u>18110 S WESTERN AVE</u>					
<u>O5 Total</u>	-		<u>62.3</u>	<u>934</u>	<u>283</u>	<u>660</u>	<u>1877</u>
<u>O6 Overlay</u>							
<u>1</u>	<u>4060004027</u>	<u>13416 CRENSHAW BLVD</u>	<u>4.3</u>	<u>108</u>	<u>32</u>	<u>76</u>	<u>216</u>
	<u>4060004041</u>	<u>--</u>					
	<u>4060004023</u>	<u>13208 CRENSHAW BLVD</u>					
	<u>4060004035</u>	<u>13236 CRENSHAW BLVD</u>					
	<u>4060004038</u>	<u>13400 CRENSHAW BLVD</u>					
	<u>4060004025</u>	<u>13424 CRENSHAW BLVD</u>					
	<u>4060004037</u>	<u>13310 CRENSHAW BLVD</u>					
	<u>4060004010</u>	<u>13204 CRENSHAW BLVD</u>					
	<u>4060004021</u>	<u>13226 CRENSHAW BLVD</u>					
	<u>4060004011</u>	<u>13120 CRENSHAW BLVD</u>					
	<u>4060004022</u>	<u>13214 CRENSHAW BLVD</u>					
	<u>4060004040</u>	<u>13430 CRENSHAW BLVD</u>					
	<u>4060004013</u>	<u>13100 CRENSHAW BLVD</u>					
	<u>4060004012</u>	<u>13112 CRENSHAW BLVD</u>					
<u>2</u>	<u>4059022015</u>	<u>--</u>	<u>1.3</u>	<u>32</u>	<u>9</u>	<u>22</u>	<u>63</u>
	<u>4059022014</u>	<u>13610 CRENSHAW BLVD</u>					
	<u>4059022016</u>	<u>13600 CRENSHAW BLVD</u>					
	<u>4059022018</u>	<u>13514 CRENSHAW BLVD</u>					
	<u>4059022017</u>	<u>13520 CRENSHAW BLVD</u>					
	<u>4059022019</u>	<u>13510 CRENSHAW BLVD</u>					
	<u>4059022024</u>	<u>13500 CRENSHAW BLVD</u>					
<u>3</u>	<u>4059021017</u>	<u>13920 CRENSHAW BLVD</u>	<u>0.5</u>	<u>14</u>	<u>4</u>	<u>9</u>	<u>27</u>
	<u>4059021018</u>	<u>13904 CRENSHAW BLVD</u>					
	<u>4059022026</u>	<u>--</u>					
<u>4</u>	<u>4059021004</u>	<u>14160 CRENSHAW BL.</u>	<u>1.9</u>	<u>46</u>	<u>14</u>	<u>33</u>	<u>93</u>
	<u>4059021005</u>	<u>14150 CRENSHAW BLVD</u>					
	<u>4059021013</u>	<u>14008 CRENSHAW BLVD</u>					
	<u>4059021014</u>	<u>--</u>					
	<u>4059021015</u>	<u>--</u>					
	<u>4059021011</u>	<u>--</u>					
	<u>4059021012</u>	<u>14030 CRENSHAW BLVD</u>					
	<u>4059021003</u>	<u>14160 CRENSHAW BLVD</u>					
	<u>4059021009</u>	<u>14100 CRENSHAW BLVD</u>					
	<u>4059021010</u>	<u>14044 CRENSHAW BLVD</u>					
	<u>4059021021</u>	<u>14124 CRENSHAW BLVD</u>					
<u>10</u>	<u>6102001006</u>	<u>1734 W EL SEGUNDO BLVD</u>	<u>1.8</u>	<u>44</u>	<u>13</u>	<u>31</u>	<u>88</u>

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
	6102001010	1714 W EL SEGUNDO BLVD					
	6102001007	1726 W EL SEGUNDO BLVD					
	6102001026	1720 W EL SEGUNDO BLVD					
<u>12</u>	6102002005	1564 W EL SEGUNDO BLVD	<u>0.9</u>	<u>22</u>	<u>7</u>	<u>15</u>	<u>44</u>
	6102002006	1556 W EL SEGUNDO BLVD					
<u>13</u>	6102002030	12801 HALLDALE AVE	<u>2.9</u>	<u>72</u>	<u>22</u>	<u>50</u>	<u>144</u>
	6102002028	1530 W EL SEGUNDO BLVD					
<u>14</u>	6102003005	1428 W EL SEGUNDO BLVD	<u>2</u>	<u>49</u>	<u>15</u>	<u>35</u>	<u>99</u>
	6102003004	1434 W EL SEGUNDO BLVD					
	6102003024	1440 W EL SEGUNDO BLVD					
<u>15</u>	6102003007	12829 S NORMANDIE AVE	<u>0.6</u>	<u>15</u>	<u>4</u>	<u>11</u>	<u>30</u>
<u>16</u>	6115001006	1254 W EL SEGUNDO BLVD	<u>6.8</u>	<u>169</u>	<u>51</u>	<u>119</u>	<u>339</u>
	6115001032	1342 W EL SEGUNDO BLVD					
	6115001033	12816 S NORMANDIE AVE					
	6115001005	1254 W EL SEGUNDO BLVD					
	6115001003	1320 W EL SEGUNDO BLVD					
	6115001004	1308 W EL SEGUNDO BLVD					
	6115001002	1332 W EL SEGUNDO BLVD					
	6115001800	1218 W EL SEGUNDO BLVD					
	6115001034	1246 W EL SEGUNDO BLVD					
<u>21</u>	4062004041	14401 S WESTERN AVE	<u>0.1</u>	<u>4</u>	<u>1</u>	<u>2</u>	<u>7</u>
<u>31</u>	4061027004	14101 S WESTERN AVE	<u>6.2</u>	<u>154</u>	<u>46</u>	<u>108</u>	<u>308</u>
	4061027005	14107 S WESTERN AVE					
	4061027006	14119 S WESTERN AVE					
	4061027013	1859 W ROSECRANS AVE					
	4061027014	1835 W ROSECRANS AVE					
<u>32</u>	4062003027	1930 W ROSECRANS AVE	<u>3</u>	<u>75</u>	<u>23</u>	<u>52</u>	<u>150</u>
	4062003024	1954 W ROSECRANS AVE					
	4062003029	1916 W ROSECRANS AVE					
	4062003030	1910 W ROSECRANS AVE					
	4062003031	1900 W ROSECRANS AVE					
	4062003036	1901 W 144TH ST					
	4062003008	1957 W 144TH ST					
	4062003037	1119 W 144TH PL					
	4062003021	1919 W 144TH ST					
	4062003023	=					
	4062003028	1922 W ROSECRANS AVE					
	4062003022	1939 W 144TH ST					
<u>33</u>	4062004032	1847 W 144TH ST	<u>2.4</u>	<u>59</u>	<u>18</u>	<u>41</u>	<u>118</u>

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
	<u>4062004033</u>	<u>=</u>					
	<u>4062004036</u>	<u>1850 W ROSECRANS AVE</u>					
	<u>4062004008</u>	<u>1839 W 144TH ST</u>					
	<u>4062004082</u>	<u>14314 S ST ANDREWS PL</u>					
	<u>4062004079</u>	<u>1830 W ROSECRANS AVE</u>					
<u>34</u>	<u>6102014039</u>	<u>1601 W ROSECRANS AVE</u>	<u>13.9</u>	<u>348</u>	<u>104</u>	<u>243</u>	<u>695</u>
	<u>6102014048</u>	<u>1701 W ROSECRANS AVE</u>					
	<u>6102014069</u>	<u>1735 W ROSECRANS AVE</u>					
	<u>6102014038</u>	<u>1611 W ROSECRANS AVE</u>					
	<u>6102014040</u>	<u>1617 W ROSECRANS AVE</u>					
	<u>6102014046</u>	<u>1725 W ROSECRANS AVE</u>					
<u>35</u>	<u>6103002034</u>	<u>=</u>	<u>0.6</u>	<u>14</u>	<u>4</u>	<u>10</u>	<u>28</u>
	<u>6103002035</u>	<u>1718 W ROSECRANS AVE</u>					
	<u>6103002033</u>	<u>1732 W ROSECRANS AVE</u>					
<u>36</u>	<u>6103004021</u>	<u>1600 W ROSECRANS AVE</u>	<u>2.4</u>	<u>60</u>	<u>18</u>	<u>42</u>	<u>120</u>
	<u>6103004037</u>	<u>1650 W ROSECRANS AVE</u>					
<u>37</u>	<u>6103005028</u>	<u>=</u>	<u>3.4</u>	<u>85</u>	<u>26</u>	<u>60</u>	<u>171</u>
	<u>6103005027</u>	<u>=</u>					
	<u>6103005058</u>	<u>1536 W ROSECRANS AVE</u>					
	<u>6103005057</u>	<u>=</u>					
	<u>6103005026</u>	<u>1536 W ROSECRANS AVE</u>					
	<u>6103005029</u>	<u>1510 W ROSECRANS AVE</u>					
	<u>6103005051</u>	<u>1522 W ROSECRANS AVE</u>					
	<u>6103005052</u>	<u>1520 W ROSECRANS AVE</u>					
	<u>6103005054</u>	<u>14315 HALLDALE AVE</u>					
	<u>6103005025</u>	<u>1560 W ROSECRANS AVE</u>					
<u>6103005053</u>	<u>1518 W ROSECRANS AVE</u>						
<u>38</u>	<u>6103009057</u>	<u>1408 W ROSECRANS AVE</u>	<u>1.6</u>	<u>41</u>	<u>12</u>	<u>29</u>	<u>82</u>
	<u>6103009063</u>	<u>14315 S NORMANDIE AVE</u>					
<u>40</u>	<u>4062003005</u>	<u>1940 W 144TH ST</u>	<u>1.8</u>	<u>45</u>	<u>13</u>	<u>32</u>	<u>90</u>
	<u>4062003006</u>	<u>1946 W 144TH ST</u>					
	<u>4062003007</u>	<u>14404 GRAMERCY PL</u>					
	<u>4062003002</u>	<u>1910 W 144TH ST</u>					
	<u>4062003004</u>	<u>1934 W 144TH ST</u>					
	<u>4062003001</u>	<u>1900 W 144TH ST</u>					
<u>41</u>	<u>4062003003</u>	<u>1920 W 144TH ST</u>	<u>2.2</u>	<u>56</u>	<u>17</u>	<u>40</u>	<u>113</u>
	<u>4062004029</u>	<u>1830 W 144TH ST</u>					

<u>Site ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Total Units</u>
	<u>4062004081</u>	<u>1834 W 144TH ST</u>					
	<u>4062004022</u>	<u>--</u>					
	<u>4062004021</u>	<u>--</u>					
	<u>4062004023</u>	<u>14415 S WESTERN AVE</u>					
	<u>4062004009</u>	<u>1858 W 144TH ST</u>					
	<u>4062004026</u>	<u>1848 W 144TH ST</u>					
	<u>4062004031</u>	<u>1818 W 144TH ST</u>					
	<u>4062004027</u>	<u>1838 W 144TH ST</u>					
	<u>4062004030</u>	<u>1828 W 144TH ST</u>					
	<u>4062004083</u>	<u>14421 S WESTERN AVE</u>					
<u>90</u>	<u>6106013049</u>	<u>1610 W ARTESIA BLVD</u>	<u>7.6</u>	<u>190</u>	<u>57</u>	<u>133</u>	<u>380</u>
	<u>6106013053</u>	<u>1650 W ARTESIA BLVD</u>					
<u>O6 Total</u>			<u>68.2</u>	<u>1,702</u>	<u>510</u>	<u>1,193</u>	<u>3,405</u>

Appendix D: Evaluation of Accomplishments under the 2014-2021 Housing Element

As part of the housing element update, jurisdictions must evaluate the accomplishments made under their adopted housing elements. Wherever possible, these results should be quantified, but may be qualitative where necessary. The purpose of this analysis is to critically evaluate the success of the current programs to aid in the development of an effective five-year strategy for the updated element.

This section reviews the City's progress to date in implementing housing programs set forth in the 2014-2021 Housing Element and the continued appropriateness for inclusion in the 2021-2029 Housing Element. Table D-1, below, summarizes the City's housing program accomplishments.

Effectiveness in Meeting Special Needs

The City of Gardena assists its special needs residents primarily through housing rehabilitation assistance and supportive services. These include its Handyworker Fix Up Residential Rebate, and Mobile Home Rehabilitation programs. The Rent Mediation Board also assisted many of the City's special needs residents. Furthermore, the City expanded its senior housing inventory by facilitating the development of Spring Park Senior Housing. However, with limited CDBG funds and elimination of redevelopment, the City was not able to fully achieve its objectives. For the 2021-2029 Housing Element planning period, the City will proactively pursue funding to expand its housing program capacity.

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
Maintenance and Preservation of the Housing Stock			
1	<p>Housing Rehabilitation Program</p> <ul style="list-style-type: none"> ▪ Handy-Worker Fix Up ▪ Residential Rebate ▪ Multi-Family Rehabilitation and Code Correction ▪ Owner-Occupied Rehabilitation Loan Program (OORP) ▪ Mobile Home Rehabilitation Loan Program 	<ul style="list-style-type: none"> ▪ Provide assistance to 179 households annually (approximately 550 households throughout the planning period) through the Handy-Worker Fix Up, Residential Rebate, and Multi-Family Rehabilitation and Code Correction Programs. ▪ Provide 15 deferred loans over two years through OORP and the Mobile Home Rehabilitation Loan Program. 	<p>Progress: Overall, between 2014 and 2019 the City provided assistance to a total of 346 residents, including 23 rebates and 20 loans.</p> <ul style="list-style-type: none"> ▪ Handy-Worker Fix Up – 147 households received assistance during the planning period. In 2019, 21 extremely low income households, 3 very low income households, and 4 low income households were assisted. ▪ Residential Rebate – 42 households received rebates during the planning period. ▪ MF Rehab. and Code Correction – 156 low to extremely low income households received assistance during the planning period. Program funding was not available in 2019. ▪ Owner-Occupied Rehabilitation Loan Program – A total of 21 households received loans under the State HOME and CalHome Programs since 2014. The City applied for new HCD grant to assist low-income families with rehabilitation and received the Standard Agreement (SA) in 2015. One loan payoff was received in 2015 and was used in 2016 to fund an additional rehabilitation loan applicant. No households were assisted through this program in 2018 or 2019. ▪ Mobile Home Rehabilitation Loan Program – The City continues to assist mobile home households throughout the City. <p>Effectiveness: Assistance has been slower than anticipated, but CDBG funds will continue to be available. City met its OORP objective.</p>

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
			<p>Appropriateness: Program implementation remains appropriate for the Housing Element update, but is updated to reflect changes in funding availability.</p>
2	<p>Section 8 Rental Assistance</p>	<ul style="list-style-type: none"> ▪ Continue to provide updated information on the Section 8 program through the City's website and making it available at the City's CDC counter. 	<p>Progress: LACDA (Los Angeles County Development Authority's predecessor agencies) provided rental assistance to Gardena households with incomes up to 50 percent AMI. Currently, approximately 512 households in Gardena are receiving Section 8 Housing Choice Vouchers.</p> <p>Effectiveness: The HCV program is the key program that benefits extremely low income households and those with special needs.</p> <p>Appropriateness: This program is included in the 2021-2029 Housing Element.</p>
3	<p>Preservation of At-Risk Units</p>	<ul style="list-style-type: none"> ▪ Continue to monitor and gauge at-risk units' activities. 	<p>Progress: The following assisted rental housing projects are located in the City:</p> <ul style="list-style-type: none"> ▪ Gardena Valley Towers – Contract expires in 2038 but is contingent upon the continued renewal of Section 8 funding. The risk of conversion from affordable to market rate is low due to its non-profit status. ▪ South Park Manor – Contract expires in 2026 but is contingent upon the continued renewal of Section 8 funding. The risk of conversion from affordable to market rate is low due to its non-profit status. ▪ Meadowlark Manor – Contract expires in 2031 but is contingent upon the continued renewal of Section 8 funding. The risk of conversion from affordable to market rate is low due to its non-profit status. ▪ Spring Park Senior Villa – Contract expires 2065. Project was funded with HOME funds.

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

Housing Programs		Program Objectives	Accomplishments
			<p>Effectiveness: The City has monitored at-risk activities to maintain an adequate affordable housing inventory.</p> <p>Appropriateness: Program implementation is appropriate for the Housing Element Update.</p>
Provision of a Variety of Housing Types			
4	Senior Housing Development	<ul style="list-style-type: none"> Support applications for federal and state funding for quality senior developments by providing the information on the City's website and making it available at the City's CDD counter. 	<p>Progress: The City provides information about Senior Housing projects and development on their website. Additional information is provided by Community Development and Economic Development staff on an ongoing basis by phone, website, marketing, and at the Community Development counter. Housing staff continues to support applications for federal and state funding for quality senior developments. The Spring Park Senior Housing project, funded by the State HOME project, was completed in 2015 and is now fully occupied.</p> <p>Effectiveness: Program objectives were achieved. The City continues to encourage senior housing developments through the provision of applicable information.</p> <p>Appropriateness: Continue to provide information on the City's website.</p>
5	Homeownership Programs	<ul style="list-style-type: none"> Continue to provide information on financing funds available through ICLFA. Mail information packages to local financial institutions and facilitate workshops on an annual basis. 	<p>Progress: In 2015, the City developed a mailing packet that was sent to local lending entities to encourage the use of ICLFA primary funds. In 2014, the City provided information on ICLFA financing funds on their website.</p> <p>Effectiveness: This program is no longer available.</p> <p>Appropriateness: The 2021-2029 Housing Element includes other homebuyer assistance resources available to the City.</p>

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

Housing Programs		Program Objectives	Accomplishments
Provision of Adequate Sites			
6	Specific Plans	<ul style="list-style-type: none"> Determine the feasibility of specific plan sites along Rosecrans Avenue. 	<p>Progress: The City did not develop any specific plans at the identified locations, but has developed three other specific plans in alternate locations.</p> <p>Effectiveness: The City continues to utilize specific plans as a tool for new residential development.</p> <p>Appropriateness: The 2021-2029 Housing Element proposes to establish a Housing Overlay to facilitate residential development and will process a specific plan application on the identified sites if submitted. The program is no longer required.</p>
7	Gardena Boulevard	<ul style="list-style-type: none"> Develop 20 new multi-family units along Gardena Boulevard. 	<p>Progress: During the last planning period (2008-2014), the City conducted a study to identify mixed uses in the C-R Zone. The City also discussed potential residential mixed use development along Gardena Boulevard with property owners. Since 2013, nine new multi-family units have been developed on Gardena Boulevard.</p> <p>Effectiveness: Development along Gardena Boulevard was slower than anticipated. A total of nine multi-family units have been developed throughout the planning period.</p> <p>Appropriateness: The 2021-2029 Housing Element proposes to establish a Housing Overlay to facilitate residential development.</p>
8	Development on Vacant and Underutilized Residential Sites	<ul style="list-style-type: none"> Use HOME funds to partner with for-profit and non-profit developers to construction new affordable housing on vacant and underutilized properties within the 	<p>Progress: City staff met with Bank of America and prepared a list of profit and non-profit developers in 2014. Community Development staff continues outreach to developers and non-profit agencies to develop strategies and programs for construction of more affordable housing.</p>

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
		<p>City.</p> <ul style="list-style-type: none"> ▪ Work with CHDOs to facilitate the development of new affordable housing units. ▪ Update the vacant land inventory using the City's GIS system. 	<p>In 2016, Spring Park Senior Villa, a 37-unit Senior's complex, was completed in partnership with WASET, Inc. a non-profit organization. City staff continues to seek opportunities to partner with non-profits and non-profit affordable housing developers.</p> <p>The City will update their sites inventory as a part of the 6th cycle Housing Element update.</p> <p>Effectiveness: The Program objectives have been achieved.</p> <p>Appropriateness: The 2021-2029 Housing Element includes a new inventory of sites and a monitoring procedure to maintain adequate sites for housing.</p>
9	Brownfield Program	<ul style="list-style-type: none"> ▪ Market Brownfield opportunity sites with information packets. ▪ Continue Community outreach efforts through the Brownfield Community Relations Committee (BCRC). 	<p>Progress: The City of Gardena no longer has an actively funded Brownfields Program; however, the final objectives have been achieved. The City has an active and aggressive marketing program for its Brownfield sites; ongoing marketing of the sites occurs regularly.</p> <p>The BCRC no longer meets on a regular basis. The City provides ongoing outreach to the community through FACT Sheets and postings to Economic Development website.</p> <p>Effectiveness: The City has successfully implemented the Brownfield Program and continues to provide information to the community and the opportunities cleaning up contaminated site for future development.</p> <p>Appropriateness: Continue to implementation Program Objectives.</p>
10	Second Unit Ordinance	<ul style="list-style-type: none"> ▪ Continue to provide an information packet on second-unit developments, as well as other affordable housing information, at 	<p>Progress: The City has continually amended the Municipal Code to keep in compliance with State law regarding accessory dwelling units. The City also provided an informational packet on second- unit developments and</p>

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

Housing Programs		Program Objectives	Accomplishments
		the CDD counter and on the City's website.	continues to provide affordable housing information at the CDD counter and on their website. Effectiveness: The Program objectives have been achieved. Appropriateness: The 2021-2029 Housing Element includes a new Accessory Dwelling Units (ADU) program to facilitate the development of ADUs and second units.
11	Single Room Occupancy	<ul style="list-style-type: none"> ▪ Maintain a list of existing hotels that are candidates for conversion. ▪ Review SRO conversion applications on an annual basis. 	<p>Progress: The City amended the Municipal Code to permit SROs in the M-1 zone with a CUP in 2014. Ongoing maintenance of list occurred throughout the planning period. No SRO conversion applications were received during the planning period.</p> <p>Effectiveness: The list was maintained throughout the planning period. To date, no SRO conversion application have been received by the City.</p> <p>Appropriateness: The City will facilitate a variety of housing options in the City, but SRO is not separately identified as a program in the 2021-2029 Housing Element.</p>
12	Transitional and Supportive Housing in Mixed Use Overly Zone	<ul style="list-style-type: none"> ▪ Amend the MU zone (Municipal Code Section 18.19) to list transitional housing and supportive housing as permitted uses, in compliance with SB 2. 	<p>Progress: The City amended the Municipal Code in 2019 to list transitional housing and supportive housing as permitted uses, in compliance with SB 2.</p> <p>Effectiveness: The Program objectives have been achieved.</p> <p>Appropriateness: The 2021-2029 Housing Element includes a program to make Zoning Code amendments to comply with recent changes in State law for special needs housing.</p>
13	Adequate Sites Monitoring	<ul style="list-style-type: none"> ▪ Continue to maintain an up-to-date inventory of adequate housing sites for each income category. 	<p>Progress: The City staff continues to monitor the sites inventory regularly.</p> <p>Effectiveness: This program is ongoing.</p>

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
		<ul style="list-style-type: none"> ▪ Continue to implement a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary. ▪ Continue to perform an annual evaluation to determine whether sites are being utilized for residential development and monitor the effectiveness of programs and incentives. 	<p>Appropriateness: The 2021-2029 Housing Element includes a program to monitor adequate sites pursuant to SB166.</p>
14	<p>Opportunity Sites Listing and Outreach</p>	<ul style="list-style-type: none"> ▪ Continue maintaining an updated listing of opportunity sites. ▪ Initiate contact with South Bay Board of Realtors about development opportunities involving lot consolidation. 	<p>Progress: All but two of the five previously vacant residential sites have been developed into residential housing. The City will explore development opportunities with other affordable housing developers for possible zoning for other residential sites. Opportunity Sites were identified in 2016 and a process for maintaining their visibility has been in process.</p> <p>The City contacted the South Bay Board of Realtors to discuss lot consolidation in 2014.</p> <p>Effectiveness: The Program objectives have been achieved. The City continues to maintain a list of opportunity sites.</p> <p>Appropriateness: The City will continue to maintain a list of opportunity sites. This Program will be modified and is included in the Housing Element update.</p>
15	<p>Non-profit Development Partnership</p>	<ul style="list-style-type: none"> ▪ Hold one workshop annually. 	<p>Progress: A workshop was held in 2014 with Congresswoman Waters and other financial institutions regarding financing for Affordable Housing Projects. A Planning and Development Forum was held on November 15, 2018.</p>

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

Housing Programs		Program Objectives	Accomplishments
			<p>Effectiveness: The City held two workshops during the planning period.</p> <p>Appropriateness: The City will continue to seek non-profit development partnerships and facilitate workshops. This Program will be modified and is included in the Housing Element update.</p>
Equal Housing Opportunity			
16	Rent Mediation Board	<ul style="list-style-type: none"> ▪ Continue providing rent mediation/arbitration assistance to renters in disputes with landlords. ▪ Continue conducting the annual survey of rental housing units. 	<p>Progress: The City provided rent mediation and arbitration assistance to renters and landlords and conducted an annual survey of rental units throughout the planning period. The Rent Mediation Board considered 131 cases between 2014 and 2019, 50 of which were settled, 46 were resolved, 34 were closed or cancelled, and 22 were denied. Rental rate reports were conducted monthly by the Rent Mediation Board-members.</p> <p>Effectiveness: The Program objectives have been achieved.</p> <p>Appropriateness: The City will continue providing rent mediation/arbitration assistance and conducting surveys of rental housing units. This Program will be included in the Housing Element update.</p>
17	Fair Housing Program	<ul style="list-style-type: none"> ▪ Continue contracting with the Fair Housing Foundation to assure City residents have equal access to housing. 	<p>Progress: The City contracted with the Fair Housing Foundation (FHF), a non-profit housing corporation, throughout the planning period to serve as Fair Housing Administrator for fair housing services. FHF provided educational, training, and enforcement programs to City residents, tenants, housing providers, home seekers and those in the housing industry. Among residents, FHF served predominantly low and very low-income households and</p>

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
			<p>individuals. FHF provided written materials in English, Spanish, Khmer, Korean and Vietnamese and contracted with Certified Languages International for real time interpreting. It also made specific outreach efforts to immigrant populations in low-income neighborhoods to assist in informing and organizing such populations. The City has maintained its website as a means of communicating fair housing services information to community residents, landlords, and lenders.</p> <p>Effectiveness: The Program objectives have been achieved.</p> <p>Appropriateness: The Fair Housing Program provides a valuable service to residents in Gardena and remains appropriate for inclusion in the Housing Element Update.</p>
18	Rental Assistance	<ul style="list-style-type: none"> ▪ Continue to promote diversity through affirmatively marketing of the availability of Section 8 Rental Certificates and the availability of Section 202 units. 	<p>Progress: Most rental assistance provided to Gardena residents is administered by the LA County Development Authority (LACDA). The City conducted periodic availability surveys throughout the planning period and found that the average waiting list of applicants was approximately 150. Inquiries regarding availability of affordable and senior housing are referred to the LACDA and to the management at one local senior complex. On an as-needed basis, the Human Services Bureau for the City of Gardena also assists with counseling and rental assistance referrals. All of the City's Housing Programs use affirmative marketing as directed by HUD and the State HCD and does outreach to those ethnic groups that are less likely to seek assistance. Marketing materials are provided in Spanish and English. The City of Gardena provides outreach to homeless residents and local homeless gathering places (e.g.,</p>

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
			<p>community centers and libraries) and through the City of Gardena Social Services Staff.</p> <p>Effectiveness: See the Progress and Effectiveness of Housing Program 2 (Section 8 Rental Assistance) and Housing Program 4 (Senior Housing Development).</p> <p>Appropriateness: Rental assistance information to be continually updated and the Program remains appropriate for the Housing Element Update.</p>
19	Accessible Housing	<ul style="list-style-type: none"> ▪ Provide rehabilitation loans/grants to income- qualified households for access improvements. 	<p>Progress: The City of Gardena continues to provide funding for access services through its CDBG Handy worker Fix Up Program. Out of the 108 households assisted from 2015 through 2019, 51 grants provided direct funding for access improvements (See Program 1 under Rehabilitation Assistance).</p> <p>Effectiveness: See the Progress and Effectiveness of Housing Program 1 (Housing Rehabilitation Program).</p> <p>Appropriateness: The City will continue to provide assistance to income- qualified individuals when funds are available. However, compliance with building codes is not included as a separate program in the Housing Element.</p>
20	Continuum of Care – Homeless Assistance	<ul style="list-style-type: none"> ▪ Continue participation in the County’s Continuum of Care and allocate CDBG monies to fund the City’s Emergency Services Program. 	<p>Progress: Staff researched potential funding sources to allow City to continue to provide services, counseling, and referrals to agencies for shelter for the homeless. In addition to these efforts, the City through its Community Development Department participated in the annual update of the Countywide homeless population count program and worked in partnership with Los Angeles County Homeless Services Authority (LAHSA), the South Bay Cities Council of Governments, and local nonprofits and volunteer</p>

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
			<p>organizations to coordinate the provision of temporary housing for the Gardena homeless population and access to information about available affordable housing. The Gardena Police Department provided referrals to the community’s homeless population for Mental Health assistance on an as-needed basis.</p> <p>Effectiveness: The City continues to direct efforts towards assisting the homeless.</p> <p>Appropriateness: This Program remains appropriate for the Housing Element Update.</p>
21	<p>Outreach for Persons with Developmental Disabilities</p>	<ul style="list-style-type: none"> ▪ Develop an outreach program providing information on housing options for persons with developmental disabilities through a variety of traditional and electronic media, as well as through face-to-face interaction. 	<p>Progress: The City provides information on housing options for a variety of special needs populations including those with developmental disabilities.</p> <p>Effectiveness: The City continues to outreach to all residents, especially those with special needs.</p> <p>Continued Appropriateness: The 2021-2029 Housing Element includes enhanced outreach activities.</p>

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Appendix E: Affirmatively Furthering Fair Housing (AFFH)

A. Introduction and Overview of AB 686

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, racially/ethnically concentrated areas of poverty, disparities in access to opportunities, and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions, those with populations over 50,000 that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

This analysis of fair housing issues in Gardena relies on the 2016 City of Gardena Analysis of Impediments to Fair Housing Choice (2016 AI), 2018 Analysis of Impediments to Fair Housing Choice (2018 AI) prepared by the Los Angeles Community Development Authority (LACDA), California Department of Housing and Community Development (HCD) AFFH Data Viewer mapping tool, 2015-2019 American Community Survey (ACS), HUD Comprehensive Housing Affordability Strategy (CHAS) data, HUD AFFH data, and additional local sources of information.

B. Fair Housing Issues

Fair Housing Enforcement and Outreach

Federal fair housing laws prohibit discrimination based on: race, color, religion, national origin, sex/gender, handicap/disability, and familial status. Specific federal legislation and court rulings include:

- **The Civil Rights Act of 1866-** covers only race and was the first legislation of its kind
- **The Federal Fair Housing Act 1968-** covers refusal to rent, sell, or finance
- **The Fair Housing Amendment Act of 1988-** added the protected classes of handicap and familial status
- **The Americans with Disabilities Act (ADA)-** covers public accommodations in both businesses and in multi-family housing developments
- **Shelly v. Kramer 1948-** made it unconstitutional to use deed restrictions to exclude individuals from housing
- **Jones v. Mayer 1968-** made restrictive covenants illegal and unenforceable

California state fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:

- **Unruh Civil Rights Act-** extends to businesses and covers age and arbitrary discrimination
- **California Fair Employment and Housing Act (Rumford Act)-** covers the area of employment and housing, with the exception of single-family houses with no more than one roomer/boarder
- **California Civil Code Section 53-** takes measures against restrictive covenants
- **Department of Real Estate Commissioner's Regulations 2780-2782-** defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker's duty to supervise
- **Business and Professions Code-** covers people who hold licenses, including real estate agents, brokers, and loan officers.

The City has committed to complying with applicable federal and State fair housing laws to ensure that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status, or sex as outlined in the City's 2016 Analysis of Impediments to Fair Housing Choice (2016 AI). Further, the Los Angeles County Development Authority (LACDA) prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex.

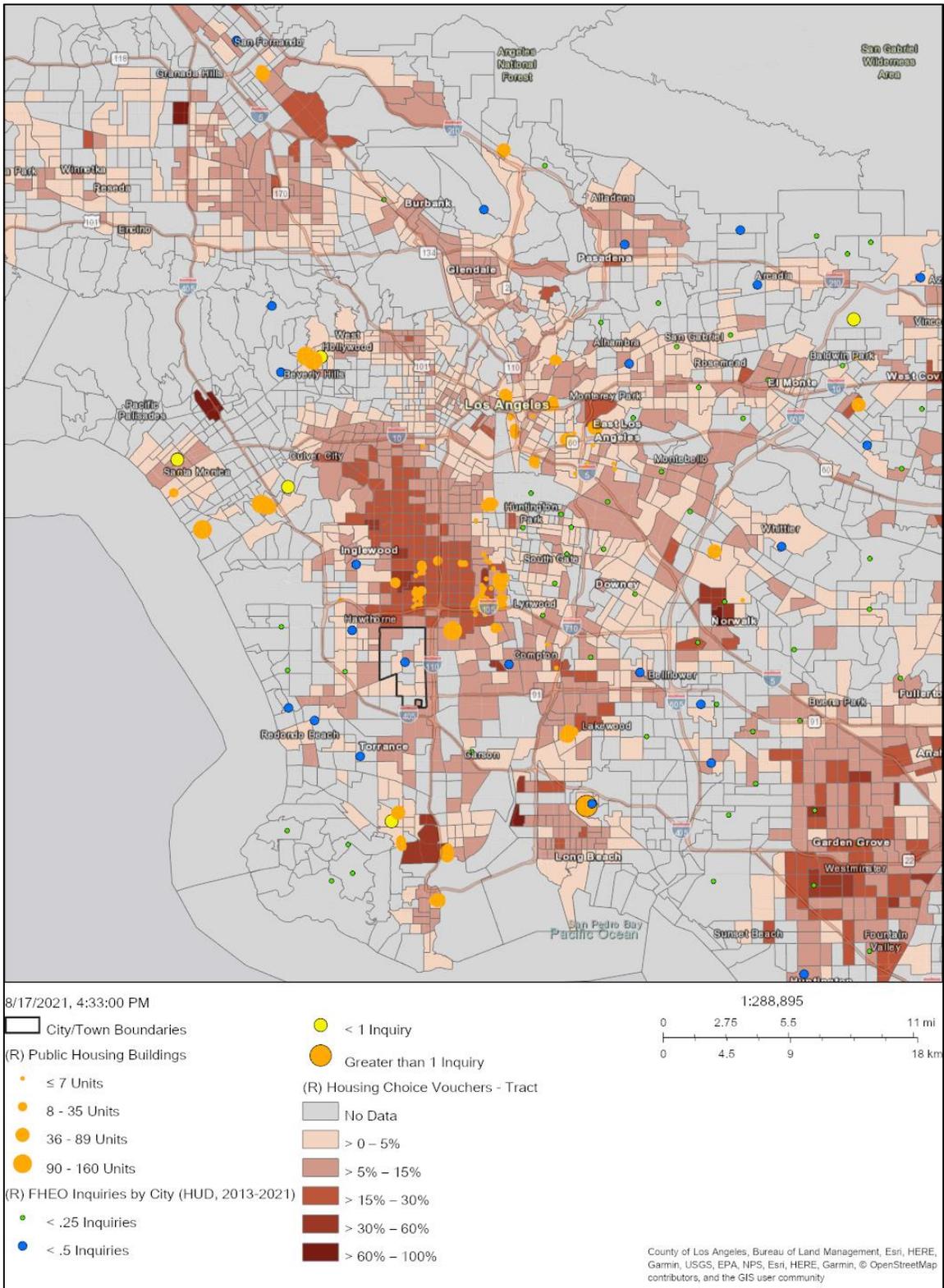
Regional Trend. According to HUD’s Office of Fair Housing and Equal Opportunity (FHEO) records, 130 housing discrimination cases were filed in Los Angeles County in 2020, compared to 291 in 2010. In 2020, a majority of cases were related to disability (66%). Another 21 percent of cases were related to racial bias. The percent of cases related to disability has increased significantly since 2010, when only 36 percent of cases reported a disability bias. Public housing buildings, FHEO inquires by City and housing choice voucher (HCV) recipients by tract are shown in [Figure E-1](#). HCVs are most concentrated in the area north of Gardena, near Inglewood, the City of Los Angeles, and in the adjacent unincorporated County areas. Public housing buildings are concentrated in the same area. However, there are many public housing buildings scattered throughout the County.

Local Trend. Under contract with the City, the Fair Housing Foundation (FHF) provides fair housing services to Gardena residents. The FHF provides the following fair housing related services: discrimination complaint intake and investigation; fair housing training, outreach and education, general housing (landlord/tenant) counseling and mediation; enforcement and impact litigation. The FHF also conducts fair housing testing in Gardena and throughout Los Angeles. The following fair housing tests were conducted in Gardena:

- Income (FY 2003-2004): Six tests, all resulting in sustained allegations;
- Familial Status (FY 2004-2005): Six tests, three showed inconclusive evidence, three showed no evidence;
- Disability (relating to companion animals) (FY 2007-2008): Two tests, one showed inconclusive evidence, one showed no evidence;
- Race (FY 2008-2009): Five tests, three showed inconclusive evidence, one showed no evidence, and one showed sustained allegations.

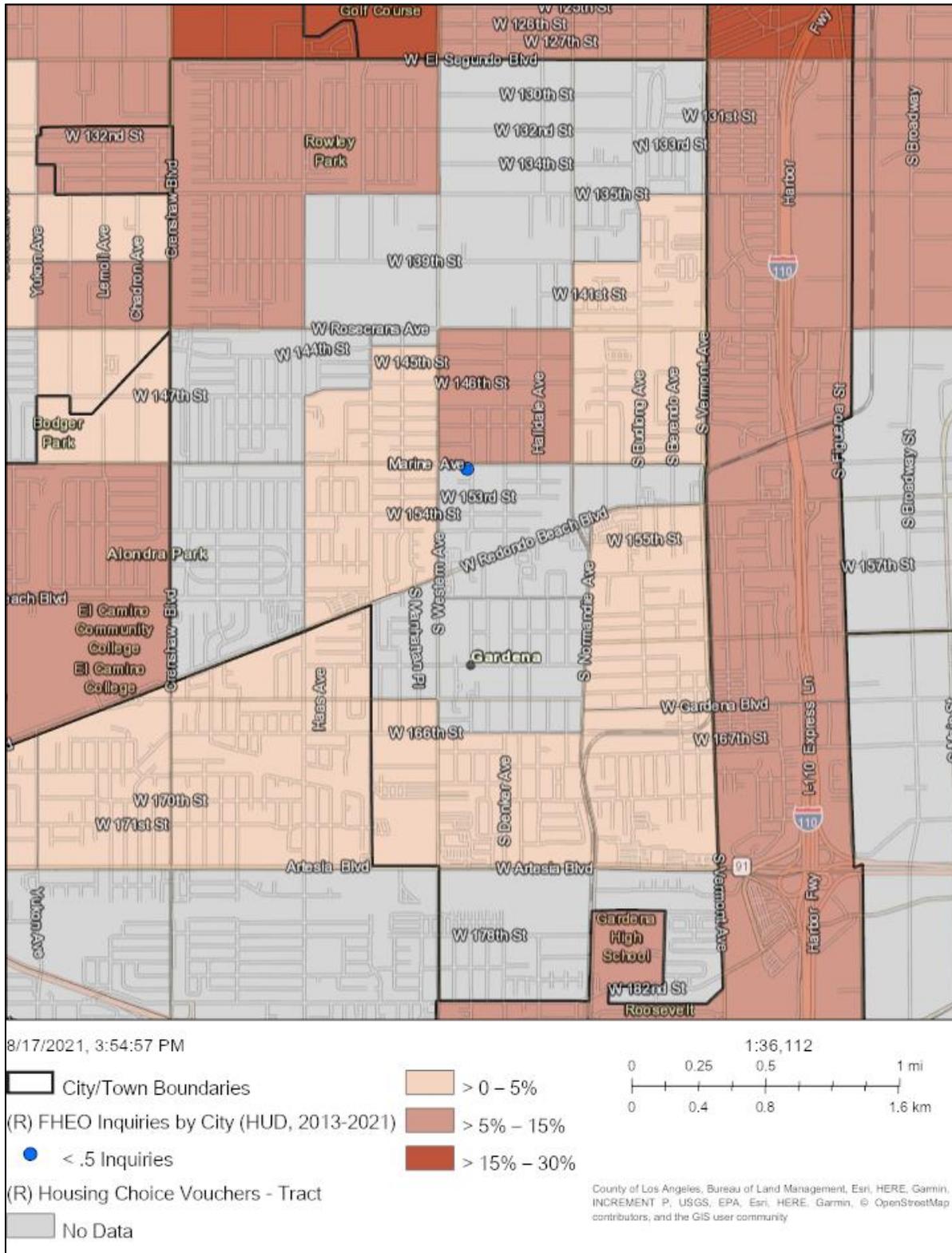
HUD reported that Gardena received a total of 26 FHEO inquiries between January 2013 and March 2021. Of the 26 inquiries, three were related to disability, one race, and one national origin. Total FHEO inquiries in Gardena represent 0.42 inquiries per 1,000 people. The remaining inquiries did not pertain to a specific basis of discrimination. In two tracts, between 5 and 10 percent of all renters receive housing choice vouchers (HCV) and in five tracts, up to 5 percent of renters receive HCVs. To protect the confidentiality of renters receiving HCVs, tracts containing 10 or fewer voucher holders have been omitted from this dataset. Tracts with higher concentrations of renters receiving HCVs are not generally concentrated in one area in the City. FEHO Inquiries and the concentration of HCV recipients by tract are shown in [Figure E-2](#).

Figure E-1: Regional Public Housing Buildings, FHEO Inquiries, and HCVs



Source: HCD Data Viewer, HUD 2013-2021, 2021.

Figure E-2: Public Housing Buildings, FHEO Inquiries, and HCVs



Source: HCD Data Viewer, HUD 2013-2021, 2021.

Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

Dissimilarity indices can be used to measure the evenness of distribution between two groups in an area. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The following analysis of racial/ethnic segregation also includes racial/ethnic minority population trends, maps of minority concentrated areas over time, and an analysis of the City’s sites inventory as it relates to minority (non-White) concentrated areas.

Regional Trend.

As shown in [Table E-1](#), racial/ethnic minority groups make up 73.8 percent of the Los Angeles County population. Nearly half of the Los Angeles County population is Hispanic/Latino (48.5 percent), 26.2 percent of the population is White, 14.4 percent is Asian, and 7.8 percent is Black/African American. Gardena and the adjacent jurisdictions of Carson, Hawthorne, Inglewood, and Lawndale have racial/ethnic minority (non-White) populations exceeding the Countywide average. Of the selected jurisdictions, Carson has the largest racial/ethnic minority population (93 percent), and Torrance has the smallest (62.6 percent).

Table E-1: Racial/Ethnic Composition – L.A. County, Gardena, and Neighboring Cities

	LA County	Gardena	Carson	Hawthorne	Inglewood	Lawndale	Torrance
White	26.2%	9.4%	7.0%	10.3%	4.5%	14.6%	37.4%
Black/ African American	7.8%	22.2%	23.5%	24.1%	39.6%	9.7%	2.6%
American Indian/ Alaska Native	0.2%	0.1%	0.2%	0.2%	0.3%	0.2%	0.4%
Asian	14.4%	24.7%	26.3%	7.5%	2.0%	10.9%	35.6%
Native Hawaiian/ Pacific Islander	0.2%	1.1%	2.6%	0.3%	0.4%	1.0%	0.5%
Some other race	0.3%	0.7%	0.1%	0.5%	0.4%	0.5%	0.3%
Two+ races	2.3%	2.5%	3.0%	2.2%	2.2%	1.6%	4.6%
Hispanic/Latino	48.5%	39.3%	37.3%	54.8%	50.6%	61.5%	18.6%

Source: ACS 2015-2019 (5-Year Estimates).

As discussed previously, HUD’s dissimilarity indices can be used to estimate segregation levels over time. Dissimilarity indices for Los Angeles County are shown in [Table E-2](#).

Dissimilarity indices between non-White and White groups indicate that the County has become increasingly segregated since 1990. Segregation between Black and White communities has decreased, while segregation between Hispanic and Asian/Pacific Islander communities and White communities has increased. According to HUD’s thresholds, all White and non-White communities in Los Angeles County are highly segregated.

Table E-2: Racial/Ethnic Dissimilarity Trends – Los Angeles County

	1990	2000	2010	2020
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.40	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59
Source: U.S. Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing (AFFH) Database, 2020.				

Figure E-3 shows that most areas in Los Angeles County have high concentrations of racial/ethnic minorities. Coastal cities, including Santa Monica and Redondo Beach, and the areas surrounding Beverly Hills, West Hollywood, Burbank, and the Pacific Palisades neighborhood generally have smaller non-White populations. Most block groups in the South Bay, San Gabriel Valley, San Fernando Valley and central Los Angeles areas have majority racial/ethnic minority populations. Gardena’s racial/ethnic minority populations are comparable to surrounding jurisdictions. Coastal communities such as Hermosa Beach and Redondo Beach tend to have smaller racial/ethnic minority populations. Communities southeast of Gardena, such as Lakewood, also have fewer racial/ethnic minorities.

Local Trend.

According to the 2015-2019 ACS, 90.6 percent of the Gardena population belongs to a racial or ethnic minority group, a slight increase from 90.4 percent during the 2006-2010 ACS. In comparison, only 73.8 percent of Los Angeles County residents belong to a racial or ethnic minority group. The Black/African (22.2 percent), Asian (24.7 percent), and Native Hawaiian/Pacific Islander (1.1 percent) populations make up a larger share of the Gardena population compared to the County. Approximately 39 percent of the population is Hispanic/Latino, less than countywide (see **Table E-1**).

Table E-3 shows the change in racial/ethnic composition in Gardena using the 2006-2010 and 2015-2019 ACS. The racial/ethnic composition in Gardena has remained relatively constant. The White and Asian populations have decreased slightly, while the Hawaiian/Pacific Islander, Hispanic/Latino, and multi-racial populations have grown incrementally.

Table E-3: Change in Racial/Ethnic Composition – Gardena (2010-2019)

Race/Ethnicity	2010		2019	
	Persons	Percent	Persons	Percent
White	5,648	9.6%	5,610	9.4%
Black/African American	13,009	22.2%	13,279	22.2%
American Indian/Alaska Native	74	0.1%	59	0.1%
Asian	16,257	27.7%	14,721	24.7%
Native Hawaiian/Pac. Islander	489	0.8%	664	1.1%
Some other race	318	0.5%	406	0.7%
Two or more races	1,387	2.4%	1,497	2.5%
Hispanic/Latino	21,486	36.6%	23,473	39.3%
Total	58,668	100.0%	59,709	100.0%

Source: 2015-2019 and 2006-2010 ACS (5-Year Estimates).

Dissimilarity between non-White and White communities in Gardena has worsened since 1990. Dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has increased, while dissimilarity between Black and White communities has declined. Based on HUD’s definition of the various levels of the index, segregation between Hispanic/White and Asian or Pacific Islander/White Gardena residents is low. However, Black/White communities are highly segregated. Compared to the County as a whole, Gardena is less segregated.

Table E-4: Racial/Ethnic Dissimilarity Trends – Gardena

	1990	2000	2010	2020
Non-White/White	22.15	28.95	27.16	30.54
Black/White	59.96	53.30	53.26	54.68
Hispanic/White	20.38	28.94	27.99	33.35
Asian or Pacific Islander/White	22.38	23.68	24.52	27.95

Source: U.S. Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

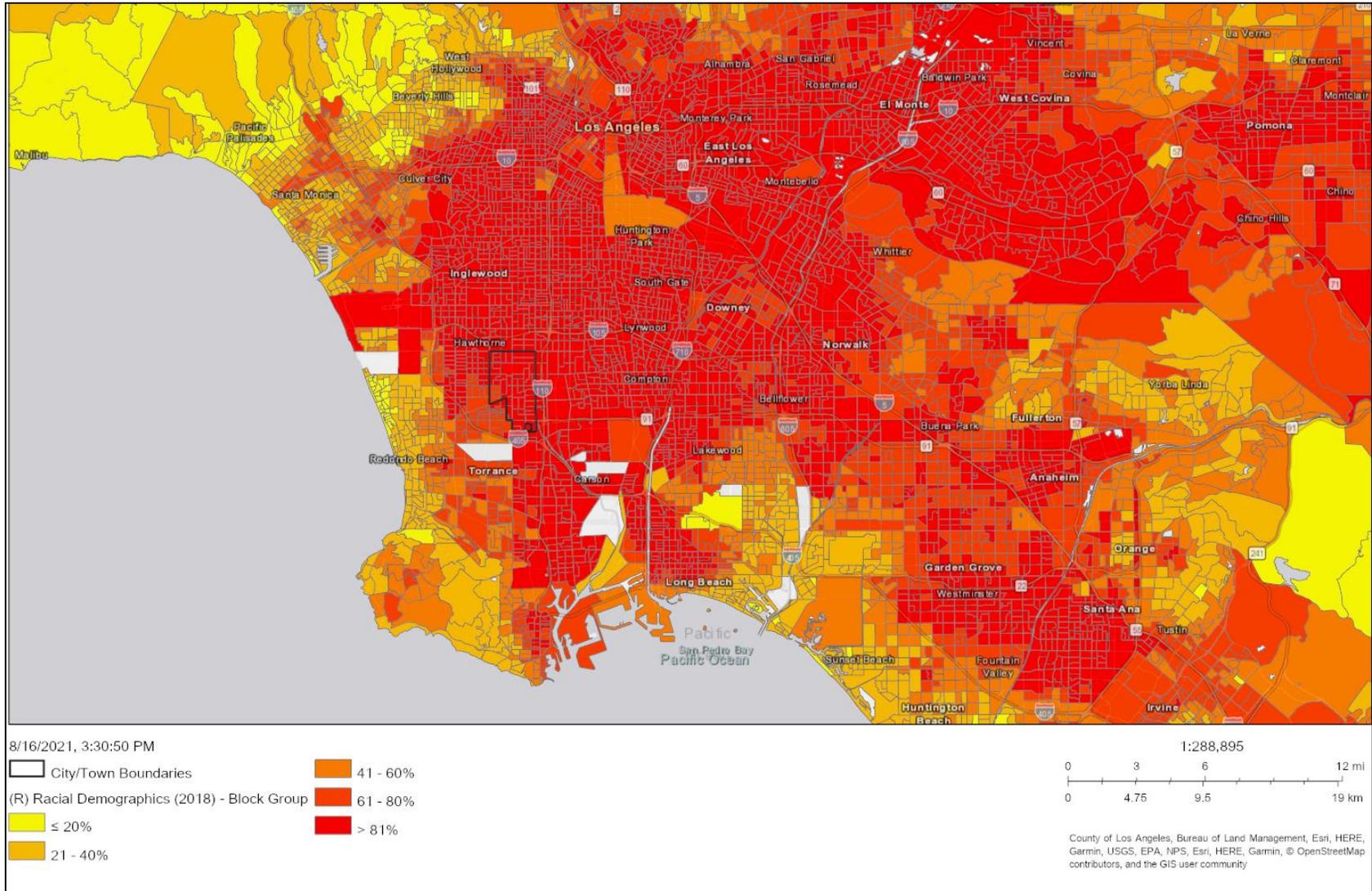
[Figure E-4](#) and [Figure E-5](#) compare racial or ethnic minority concentrations in 2010 and 2018. In nearly all block groups in Gardena, racial/ethnic minorities make up more than 80 percent of the population. Consistent with this trend citywide, there has been an increase in racial/ethnic minority populations in block groups along the northern and western City boundaries since 2010.

Sites Inventory. [Figure E-5](#) also shows the sites inventory used to meet Gardena’s 2021-2029 RHNA. The RHNA sites are generally evenly distributed throughout the city. The sites inventory and RHNA is described in depth in Chapter IV, Housing Resources, of this Housing Element. As discussed previously, nearly all Gardena block groups have racial/ethnic minority concentrations exceeding 81 percent. Approximately 98 percent of RHNA units, including 99 percent of lower income units, 96.3 percent of moderate income units, and 98.8 percent of above moderate income units, are in block groups where racial/ethnic minority groups make up more than 81 percent of the population ([Table E-5](#)).

Table E-5: Breakdown of RHNA Units by Racial/Ethnic Minority Concentration

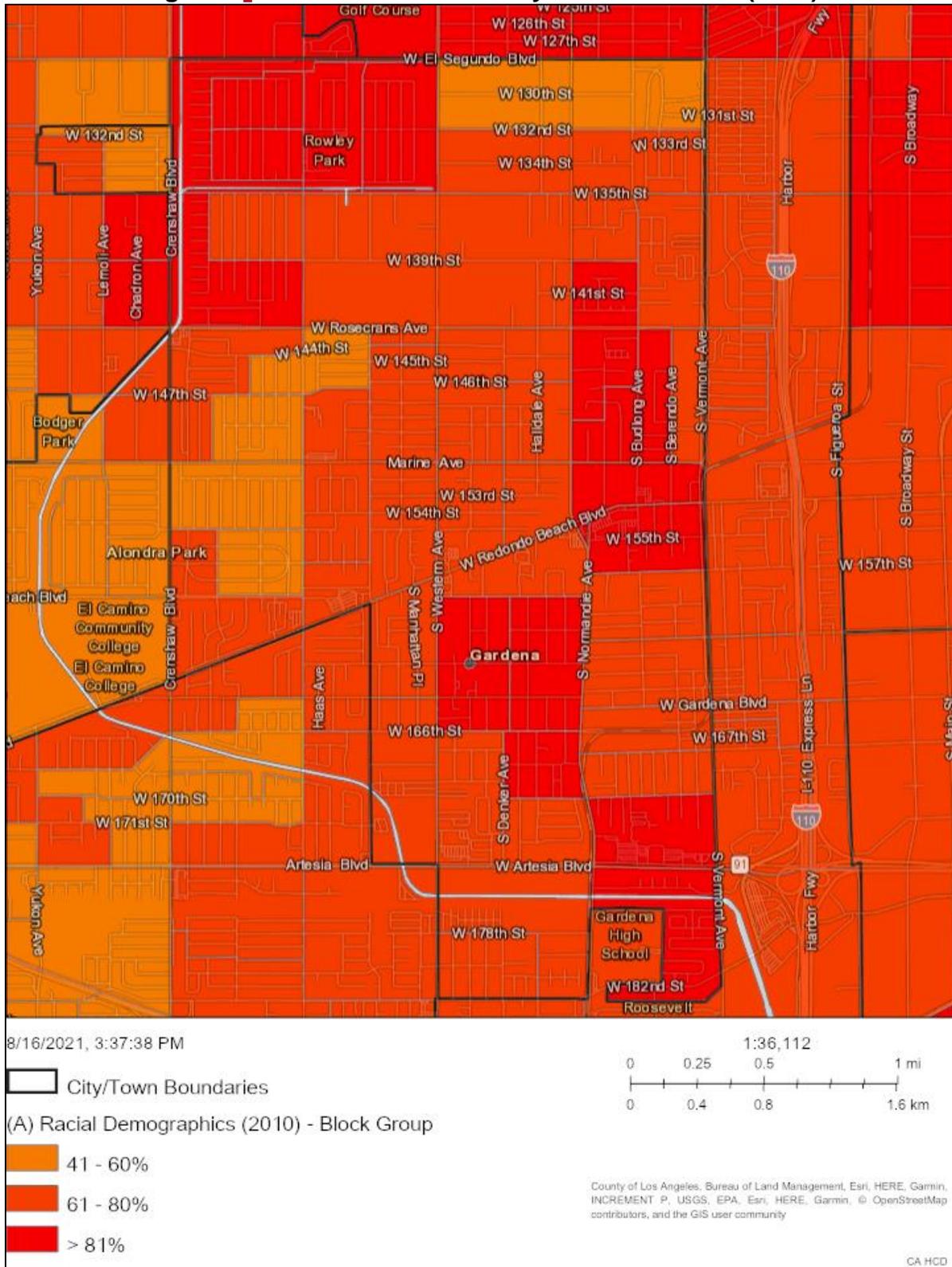
Racial/Ethnic Minority Population (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
61-80%	27	1.0%	67	3.7%	26	1.2%	120	1.8%
>81%	2,609	99.0%	1,730	96.3%	2,127	98.8%	6,466	98.2%
Total	2,636	100.0%	1,797	100.0%	2,153	100.0%	6,586	100.0%

Figure E_3: Regional Racial/Ethnic Minority Concentrations (2018)



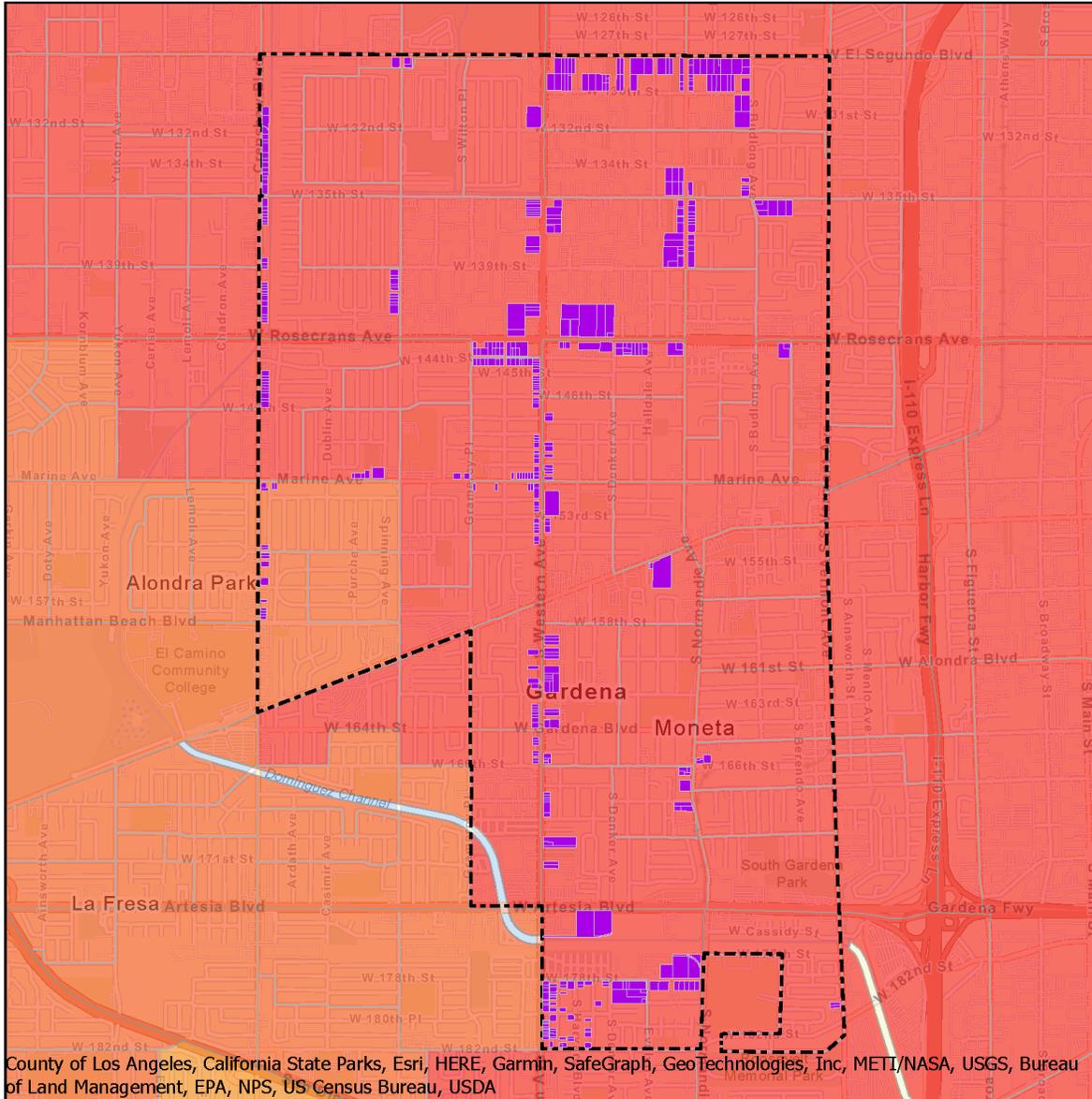
Source: HCD AFFH Data Viewer, 2021.

Figure E-4: Racial/Ethnic Minority Concentrations (2010)



Source: HCD AFFH Data Viewer, 2021

Figure E-5: Minority Concentrations (2018) and RHNA Sites



County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

**City of Gardena Housing Element Overlay
Feasible Sites with Minority Concentrated Areas of Population**

Racial Demographics 2018 (Block Group)

Percent of Total Non-White Population

- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%
- Feasible Sites
- City Boundary



Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-ca/hcd.hub.arcgis.com>

Source: HCD AFFH Data Viewer, 2021.

Disability

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

Regional Trend. According to the 2015-2019 ACS, 9.9 percent of Los Angeles County residents experience a disability. Gardena has a larger population of persons with disabilities (12.9 percent) compared to the County, and the neighboring cities of Hawthorne (9.6 percent), Lawndale (9.4 percent), and Torrance (9 percent). Gardena has a similar share of persons with disabilities compared to Carson and Inglewood, where 12.2 percent and 12.5 percent of the population experiences a disability, respectively.

As shown in [Figure E-6](#), less than 20 percent of the population in most tracts in Los Angeles County are persons with disabilities. Tracts with disabled populations exceeding 20 percent are not concentrated in one area of the County. Tracts with larger shares of persons with disabilities closest to Gardena are in Inglewood, Long Beach, and the City of Los Angeles. The concentration of persons with disabilities in Gardena is generally comparable to neighboring jurisdictions. The coastal cities of Manhattan Beach, Hermosa Beach, and Redondo Beach tend to have smaller disabled populations compared to Gardena, Compton, and Inglewood.

Local Trend. Since the 2008-2012 ACS, the disabled population in Gardena increased slightly from 10.2 percent to 12.9 percent during the 2015-2019 ACS. Ambulatory difficulties and independent living difficulties are the most common disability type in Gardena; 7.4 percent of residents experience an ambulatory difficulty and 6.7 percent experience an independent living difficulty. Gardena's population of persons with disabilities exceeds the countywide share due to the City's elderly population. Approximately 17 percent of the Gardena population is age 65 or older compared to only 13 percent countywide. Over half of the population aged 75 and older in Gardena experiences a disability.

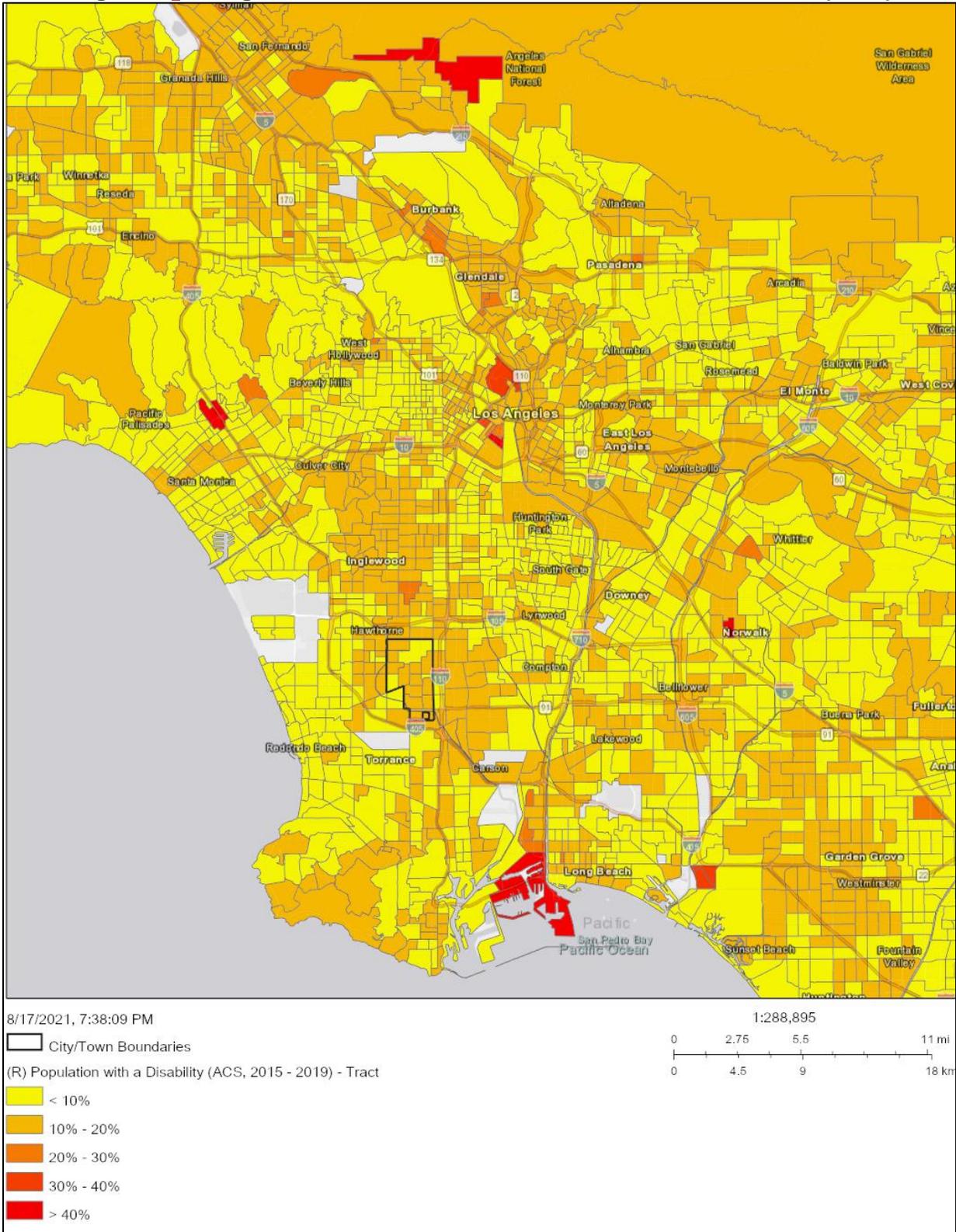
[Figure E-7](#) shows that census tracts with a higher percentage of persons with disabilities are not concentrated in one area in Gardena. Tracts with a disabled population below 10 percent are located in the northeastern section of the City and in one tract along the western boundary. The remaining tracts have a disabled population between 10 and 20 percent.

Sites Inventory. [Figure E-7](#) also includes the sites inventory used to meet Gardena's 2021-2029 RHNA. [Table E-6](#) shows the distribution of RHNA units by population of persons with disabilities. [Of all RHNA units](#), 99 percent are in tracts where 10 to 20 percent of the population experience a disability, including [100](#) percent of lower income units, [96.8](#) percent of moderate income units, and [99.7](#) percent of above moderate income units.

Table E-6: Breakdown of RHNA Units by Population of Persons with Disabilities

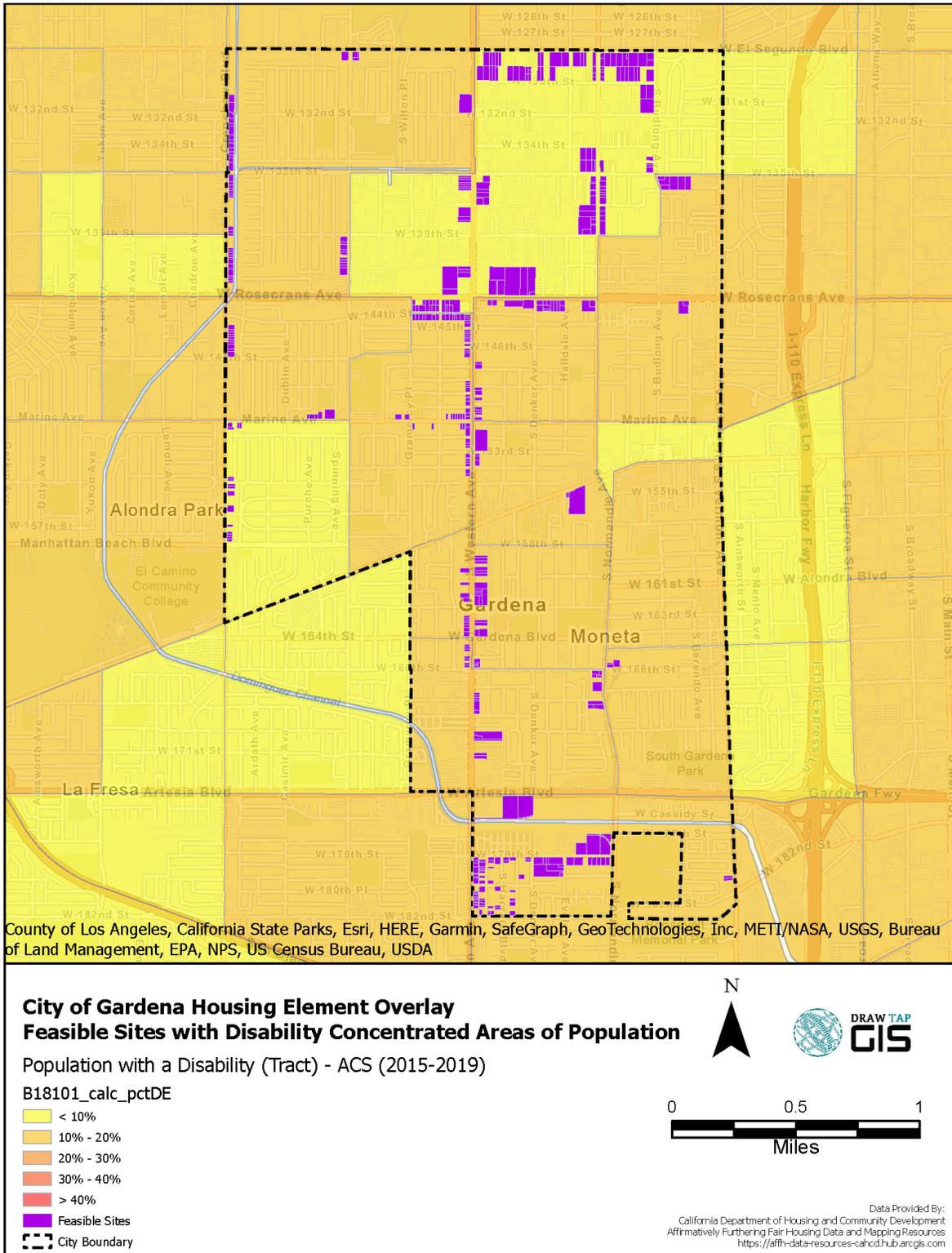
Disabled Population (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percentage	Units	Percentage	Units	Percentage	Units	Percentage
<10%	0	0.0%	58	3.2%	6	0.3%	64	1.0%
10-20%	2,636	100.0%	1,739	96.8%	2,147	99.7%	6,522	99.0%
Total	2,636	100.0%	1,797	100.0%	2,153	100.0%	6,586	100.0%

Figure E-6: Regional Concentration of Persons with Disabilities (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure E-7: Concentration of Persons with Disabilities and Sites Inventory (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

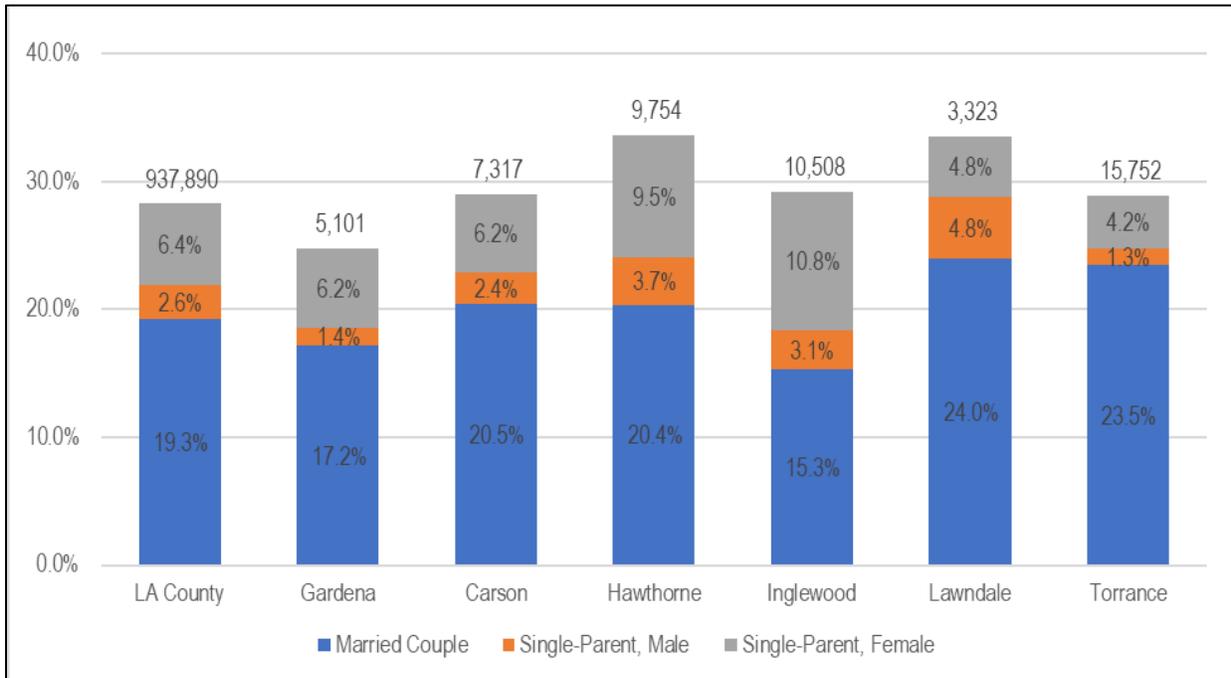
Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law.

Regional Trend. Approximately 25 percent of Gardena households have one or more child under the age of 18. The City's share of households with children is lower than the County, and the neighboring cities of Carson, Hawthorne, Inglewood, Lawndale, and Torrance ([Figure E-8](#)). Of the selected jurisdictions, Inglewood has the highest proportion of single-parent households representing 13.9 percent of all households in the City, while only 5.5 percent of households in Torrance are single-parent households.

More than 60 percent of children in most areas around Rolling Hills, Burbank, Redondo Beach, and the Pacific Palisades neighborhood live in married couple households ([Figure E-9](#)). [Figure E-10](#) shows percent of children living in single-parent female-headed households by tract. Children in female-headed households are most concentrated in the area north of Gardena, including Inglewood, the City of Los Angeles, and unincorporated Los Angeles County communities, and the areas around Long Beach and Lakewood. In general, there are more children living in female-headed households in the central Los Angeles County areas compared to the South Bay, Westside, Gateway, San Fernando Valley, and San Gabriel Valley cities.

Figure E-8: Housing Type Composition – Households with Children



Source: 2015-2019 ACS (5-Year Estimates).

Local Trend. Gardena has seen a significant decrease in households with children. During the 2006-2010 ACS, there were 6,351 households with children representing 30.2 percent of all City households. The most recent 2015-2019 ACS estimates there is now only 5,101 households with children in Gardena representing 24.7 percent of total households. Approximately 8 percent of households in the City are single-parent households including 6.2 percent female-headed single-parent households. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

As shown in [Figure E-11](#), between 60 percent and 80 percent of children live in married couple households in most Gardena tracts. More than 80 percent of children live in married couple households in one tract along the western City boundary, and only 40 percent to 60 percent of children live in married couple households in two tracts on the central eastern side of the City. [Figure E-11](#) shows that the percent of children in female-headed households is also generally uniform throughout Gardena. There is a slightly larger population of children in female-headed households in the northern half of the City compared to the southern half. In the northern tracts, 20 percent to 40 percent of children live in female-headed households, compared to less than 20 percent of children in the southern areas of the City.

Sites Inventory. [Table E-7](#) and [Table E-8](#) show the breakdown of RHNA units by percent of children living in married couple and female-headed households. Most units, regardless of income category, are in tracts where 60 percent to 80 percent of children live in married

couple households. A slightly higher percentage of lower income units are in tracts where more than 20 percent of children live in female-headed households compared to moderate and above moderate income units.

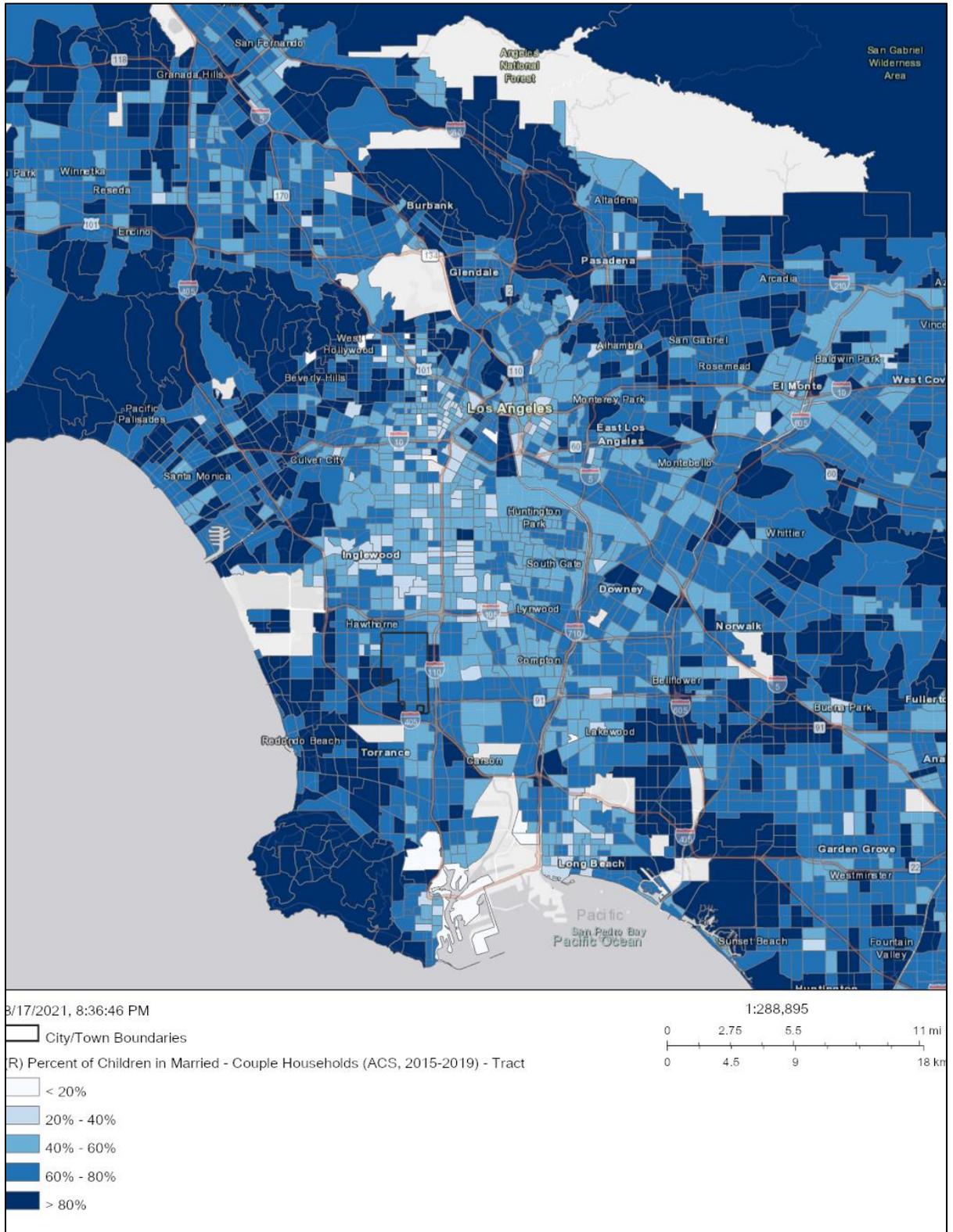
Table E-7: Distribution of RHNA Sites by Children in Married Couple Households

Children in Married Couple Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percentage	Units	Percentage	Units	Percentage	Units	Percentage
40-60%	232	8.8%	69	3.8%	163	7.6%	464	7.0%
60-80%	2,404	91.2%	1,670	92.9%	1,984	92.2%	6,058	92.0%
>80%	0	0.0%	60	3.3%	6	0.3%	66	1.0%
Total	2,636	100.0%	1,797	100.0%	2,153	100.0%	6,586	100.0%

Table E-8: Distribution of RHNA Sites by Children in Female-Headed Households

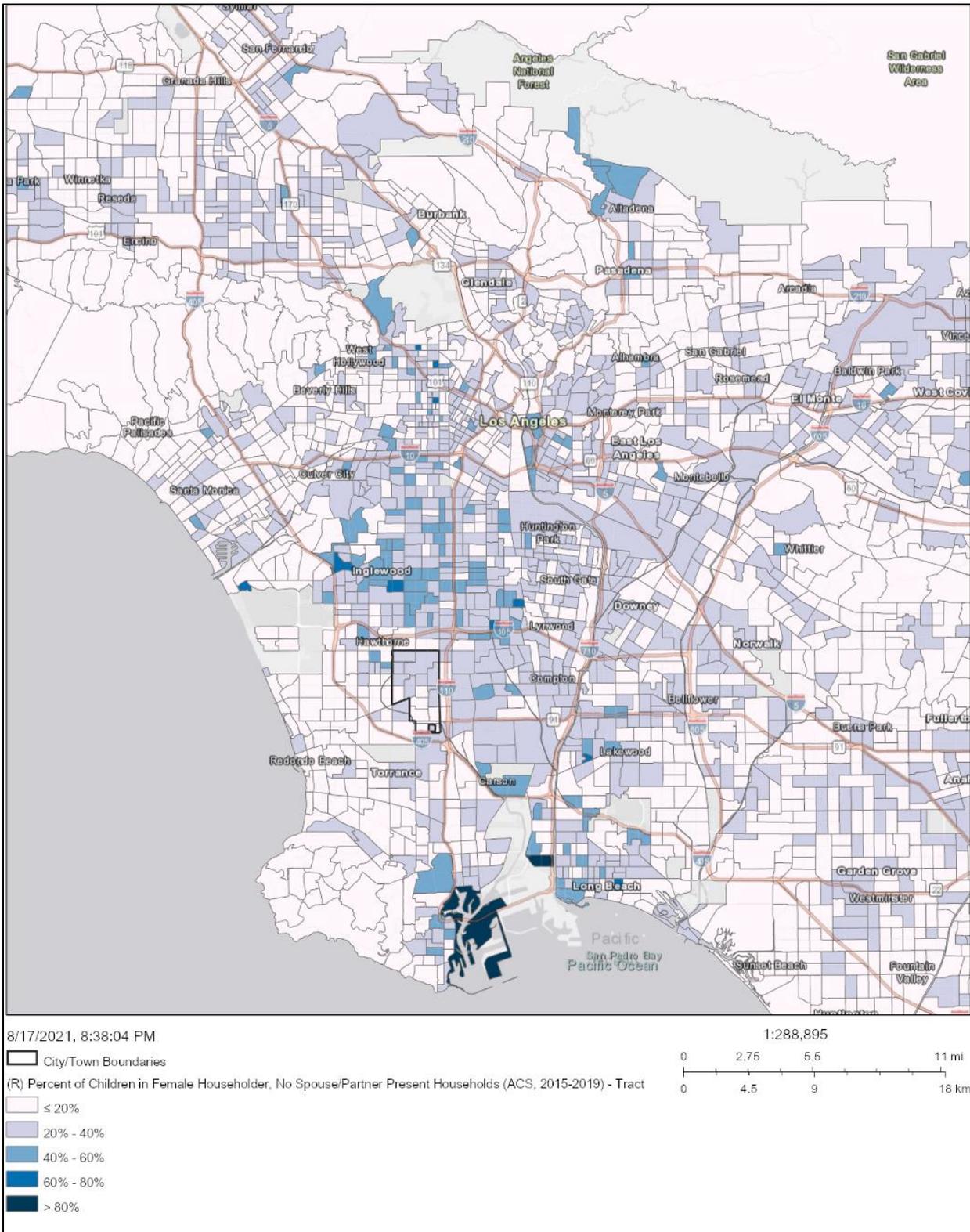
Children in Female-Headed Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percentage	Units	Percentage	Units	Percentage	Units	Percentage
<20%	612	23.2%	460	25.6%	650	30.2%	1,722	26.1%
20-40%	2,024	76.8%	1,337	74.4%	1,503	69.8%	4,864	73.9%
Total	2,636	100.0%	1,797	100.0%	2,153	100.0%	6,586	100.0%

Figure E-9: Regional Percent of Children in Married Couple Households (2019)



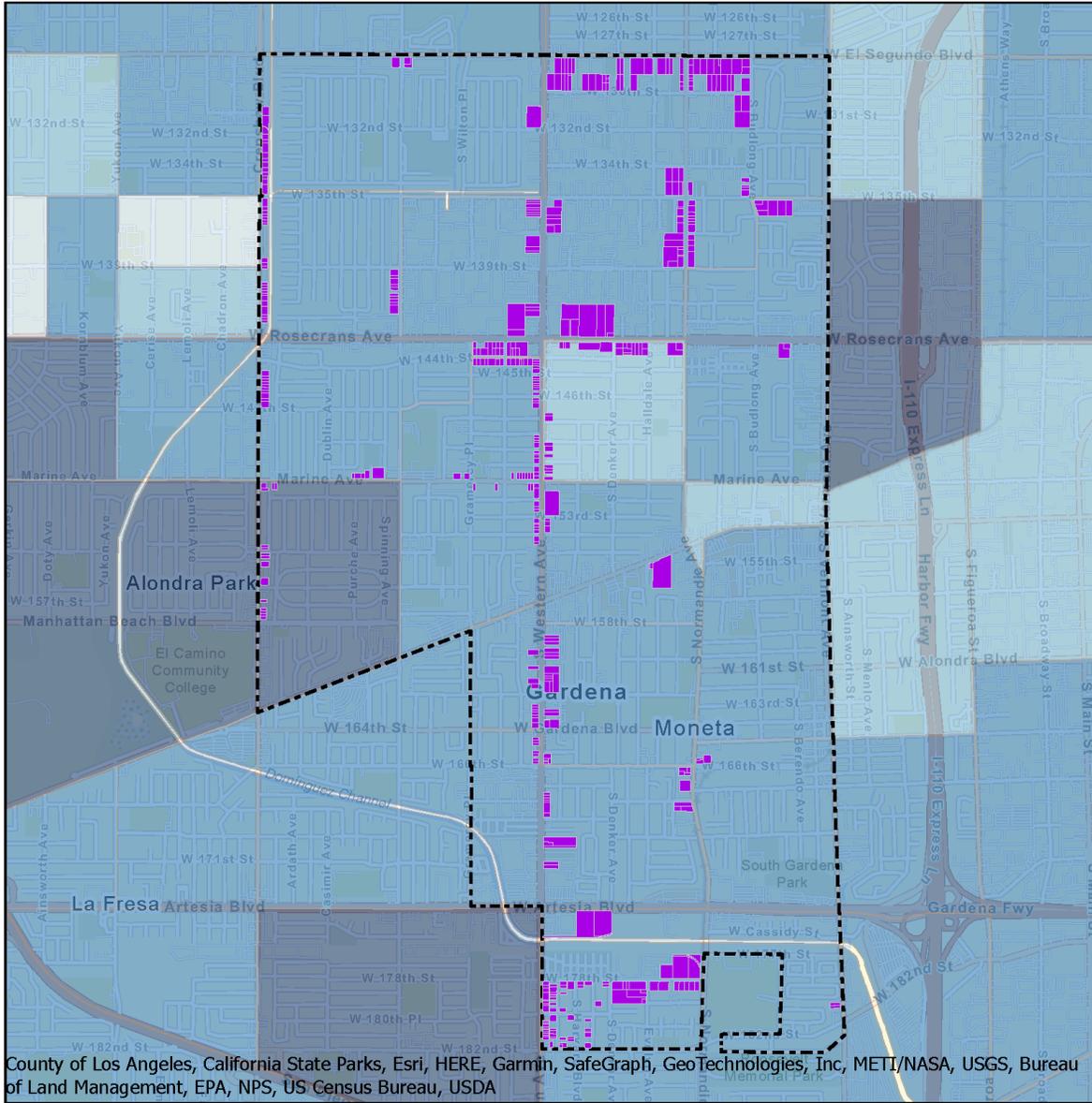
Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure E-10: Regional Percent of Children in Female-Headed Households (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure E-11: Children in Married Couple Households and Sites Inventory (2019)



County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

**City of Gardena Housing Element Overlay
Feasible Sites with Familial Status -
Children in Married Couple Households**

Percent of Children in Married-Couple Households

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%
- Feasible Sites
- City Boundary

N





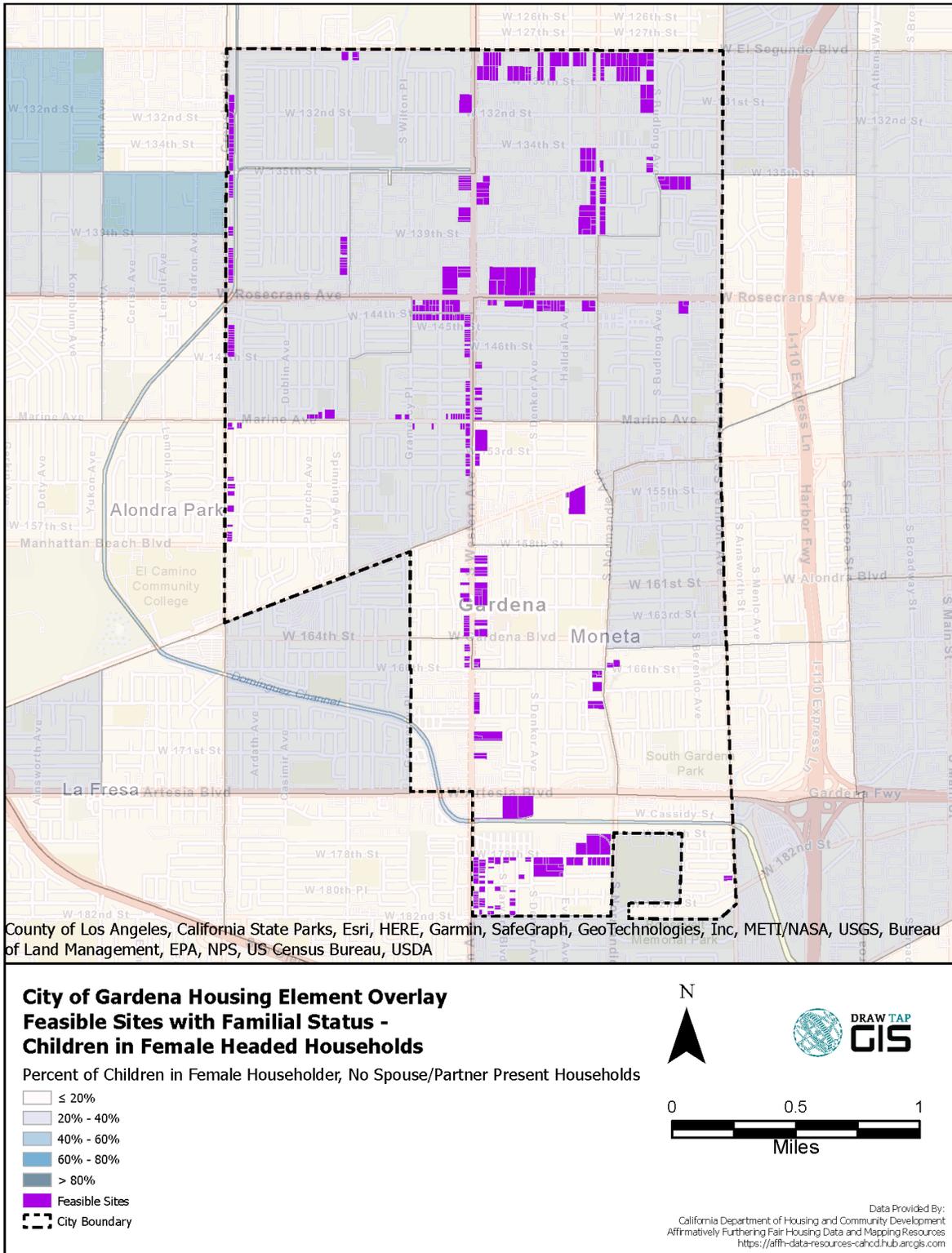
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Miles

Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-cahcd.hub.arcgis.com>

Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure E-12: Children in Female-Headed Households and Sites Inventory (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Income

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD’s income definition of up to 80 percent of the AMI).

Regional Trend. HUD’s CHAS data, presented in [Table E-9](#), shows that 58.5 percent of Gardena residents earn 80 percent or less than the area median family income and are considered lower income, compared to 51.6 percent Countywide. According to the 2015-2019 ACS, the median household income in Gardena is \$58,447. The median income in Gardena is lower than the median in the County (\$68,044) and the neighboring jurisdictions of Carson, Lawndale, and Torrance, but higher than Hawthorne and Inglewood.

Table E-9: Income Level Distribution

Income Category	Gardena		Los Angeles County	
	Households	Percent	Households	Percent
<30% AMI	4,260	20.6%	641,055	19.5%
31-50% AMI	3,795	18.4%	482,070	14.6%
51-80% HAMFI	4,025	19.5%	578,285	17.5%
81-100% HAMFI	2,265	11.0%	312,595	9.5%
>100% HAMFI	6,305	30.5%	1,281,195	38.9%
Total	20,650	100.0%	3,295,200	100.0%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data (based on 2013-2017 ACS), 2020.

[Figure E-13](#) shows LMI areas regionally. Coastal cities, from Rancho Palos Verdes to El Segundo and the Pacific Palisades neighborhood have low concentrations of LMI households. In most tracts, less than 25 percent of the population is LMI in these areas. LMI households are most concentrated in the central Los Angeles County region around the City of Los Angeles. There are smaller concentrations of LMI households in and around the cities of Glendale, El Monte, San Fernando, and Long Beach. Communities north and east of Gardena have similar LMI concentrations consistent with the City.

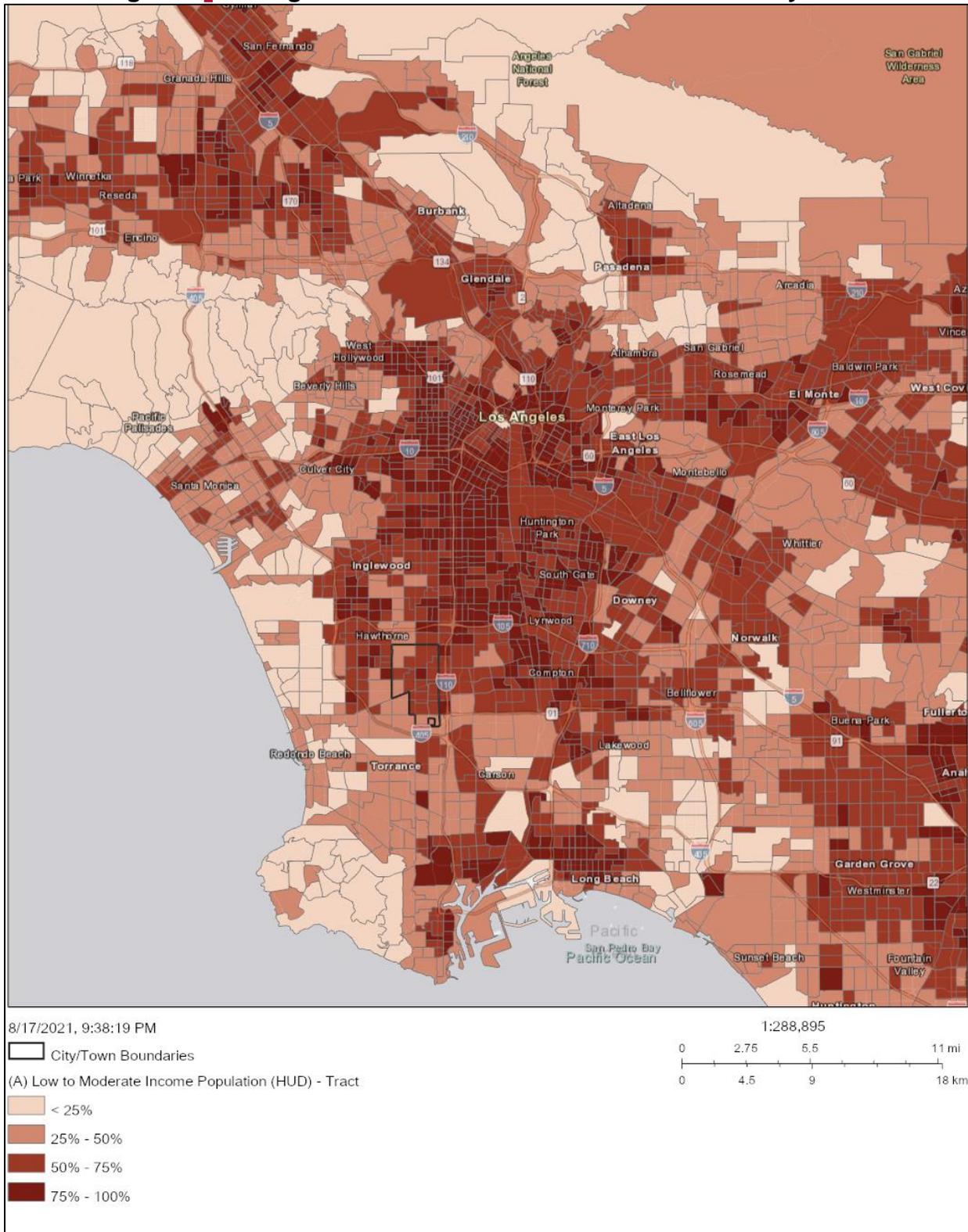
Local Trend. [Figure E-14](#) shows the LMI populations in Gardena block groups. Block groups in Gardena with higher LMI populations are most concentrated in the central and northeastern areas of the City. Most Gardena block groups have LMI populations that make up 50 percent and 75 percent of the block group population. There are six block groups where more than 75 percent of the population is LMI: two in the northeastern corner along W. El Segundo Boulevard, three in the center of the City between W. Rosecrans Avenue and Marine Avenue, and one in the southern area at the intersection of S. Western Avenue and W. 166th street. Less than 50 percent of households are LMI in most block groups along the eastern and southern City boundaries

Sites Inventory. As shown in [Figure E-14](#) and [Table E-10](#), more than half of all units used to meet the City’s 2021-2029 RHNA are in block groups where LMI households make up 50 percent to 75 percent of the population. A higher percentage of lower income RHNA units are in block groups where more than 50 percent of the population is LMI (94.7 percent of units), compared to 88.6 percent of moderate income units and 83 percent of above moderate income units.

Table E-10: Distribution of RHNA Units by LMI Household Population

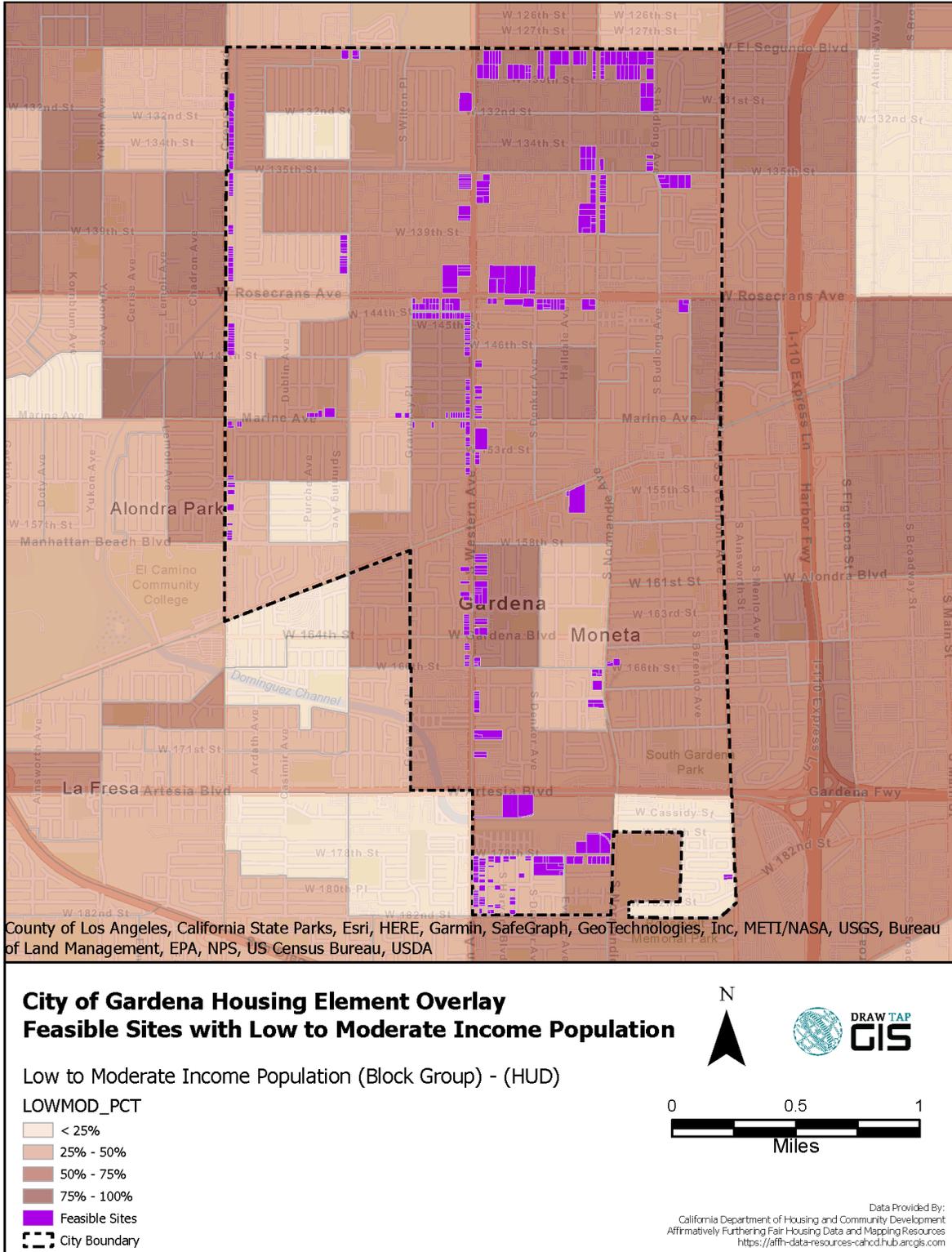
LMI Population (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percentage	Units	Percentage	Units	Percentage	Units	Percentage
<25%	0	0.0%	0	0.0%	8	0.4%	8	0.1%
25-50%	141	5.3%	205	11.4%	358	16.6%	704	10.7%
50-75%	1,635	62.0%	1,060	59.0%	1,165	54.1%	3,860	58.6%
75-100%	860	32.6%	532	29.6%	622	28.9%	2,014	30.6%
Total	2,636	100.0%	1,797	100.0%	2,153	100.0%	6,586	100.0%

Figure E-13: Regional Concentration of LMI Households by Tract



Source: HCD AFFH Data Viewer, HUD LMI data (2011-2015 ACS), 2021.

Figure E-14: Concentration of LMI Households and Sites Inventory



Source: HCD AFFH Data Viewer, HUD LMI data (2011-2015 ACS), 2021.

Summary of Fair Housing Issues

Racial/ethnic minorities make up more than 80 percent of the population in nearly all Gardena block groups. Racial/ethnic minority groups are generally the same citywide. A slightly larger proportion of moderate income units are in the block groups where 61-80 percent of the population belongs to a racial/ethnic minority group compared to lower income and above moderate income units.

Gardena has a large population of persons with disabilities and seniors compared to the County. Disabled populations are not concentrated in one area of the City. Almost all units used to meet the lower income RHNA are in tracts where 10 percent to 20 percent of the population is disabled.

Between 60 percent and 80 percent of children live in married couple households in most Gardena tracts. In the tract where more than 80 percent of children live in married couple households (western boundary along W. Redondo Beach Boulevard), racial/ethnic minorities make up between 60 percent and 80 percent of the population, less than the rest of the City (see [Figure E-5](#) and [Figure E-11](#)). All northern City tracts have more children living in female-headed households compared to the southern tracts. Most lower income units used to meet the RHNA are in tracts where more than 20 percent of children live in female-headed households.

More than 50 percent of the population is LMI in most Gardena block groups. LMI concentrated block groups in northern Gardena also have more children living in female-headed households (see [Figure E-12](#) and [Figure E-14](#)). Up to 15 percent of renters in tracts along the eastern side of Marine Avenue, where more than 75 percent of the population is LMI in some block groups, receive HCVs. There are no HCV recipients in the northeastern and southern block groups, despite the LMI population exceeding 75% (see [Figure E-2](#)).¹ A larger proportion of lower income RHNA units are in block groups with high concentrations of LMI households compared to moderate and above moderate income units.

Racially and Ethnically Concentrated Areas of Poverty

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD identified census tracts with a majority non-White population with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. HCD and the California Tac Credit Allocation Committee (TCAC) convened as the Fair Housing Task Force to create opportunity maps.

¹ To protect the confidentiality of renters receiving HCVs, tracts containing 10 or fewer voucher holders have been omitted from the HCV dataset.

The maps include identifying areas of high segregation and poverty. TCAC Opportunity Maps are discussed in more detail in Section 4 of this fair housing analysis.

Regional Trend. Approximately 15 percent of the County population is below the federal poverty level ([Table E-11](#)). Black/African American, American Indian/Alaska Native, persons of a race not listed, and Hispanic/Latino populations all experience poverty at a higher rate than the average countywide. The proportion of non-Hispanic White residents under the poverty level is the lowest compared to other racial/ethnic groups in the County. Over 21 percent of persons with disabilities are also below the poverty level.

Table E-11: Poverty Status by Race/Ethnicity and Disability

	Percent Below Poverty Level	
	Gardena	LA County
Black or African American	13.8%	20.8%
American Indian and Alaska Native	5.7%	18.1%
Asian	10.0%	11.1%
Native Hawaiian and Other Pacific Islander	0.0%	11.5%
Some other race	18.6%	19.2%
Two or more races	11.7%	11.7%
Hispanic or Latino (of any race)	16.2%	18.1%
White alone, not Hispanic or Latino	14.3%	9.6%
With a disability	18.3%	21.2%
Population for whom poverty status is determined	13.7%	14.9%
Source: 2015-2019 ACS (5-Year Estimates).		

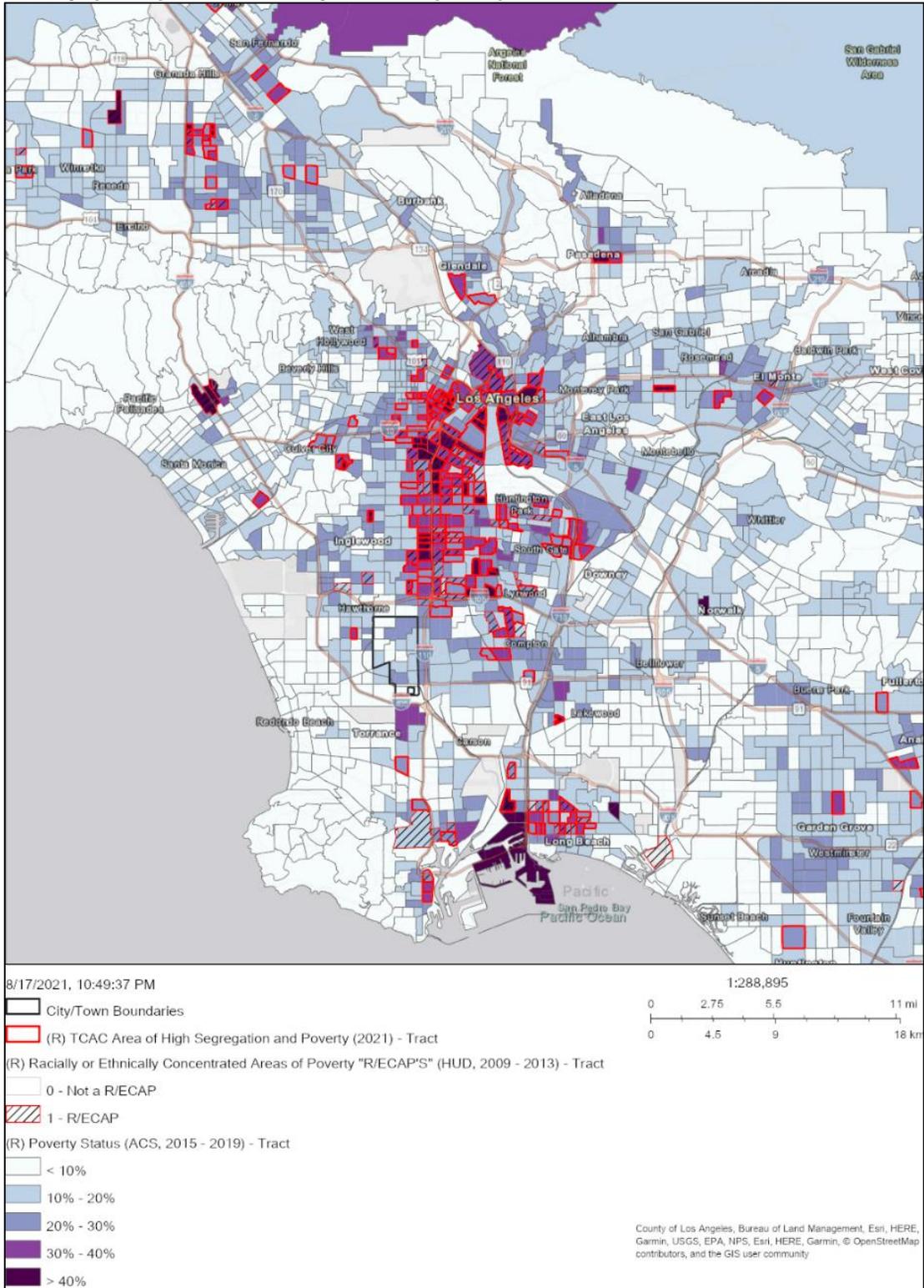
[Figure E-15](#) shows R/ECAPs, TCAC designated areas of high segregation and poverty, and poverty status in the Los Angeles County region. R/ECAPs and areas of high segregation and poverty are concentrated in the central County areas around the City of Los Angeles. Areas of high segregation and poverty have also been identified in tracts south and north of Gardena in Torrance, Hawthorne, and Inglewood. Tracts with larger populations of persons experiencing poverty are also concentrated in these areas.

Local Trend. As shown in [Table E-11](#) above, 13.7 percent of the Gardena population is below the poverty level, a fewer than the County as a whole. Black/African American, persons of a race not listed, persons of two or more races, non-Hispanic White, and Hispanic/Latino populations all experience poverty at a higher rate than the average citywide. All racial/ethnic minority groups in Gardena have lower poverty rates than the County. Over 18 percent of persons with disabilities are below the poverty level.

According to HCD’s 2021 Data Viewer, there are no R/ECAPs or TCAC designated areas of high segregation and poverty in Gardena. Poverty status in Gardena by tract is presented in [Figure E-16](#). Less than 20 percent of the population in most Gardena tracts is under the poverty level. There are two tracts where 20 percent to 30 percent of the

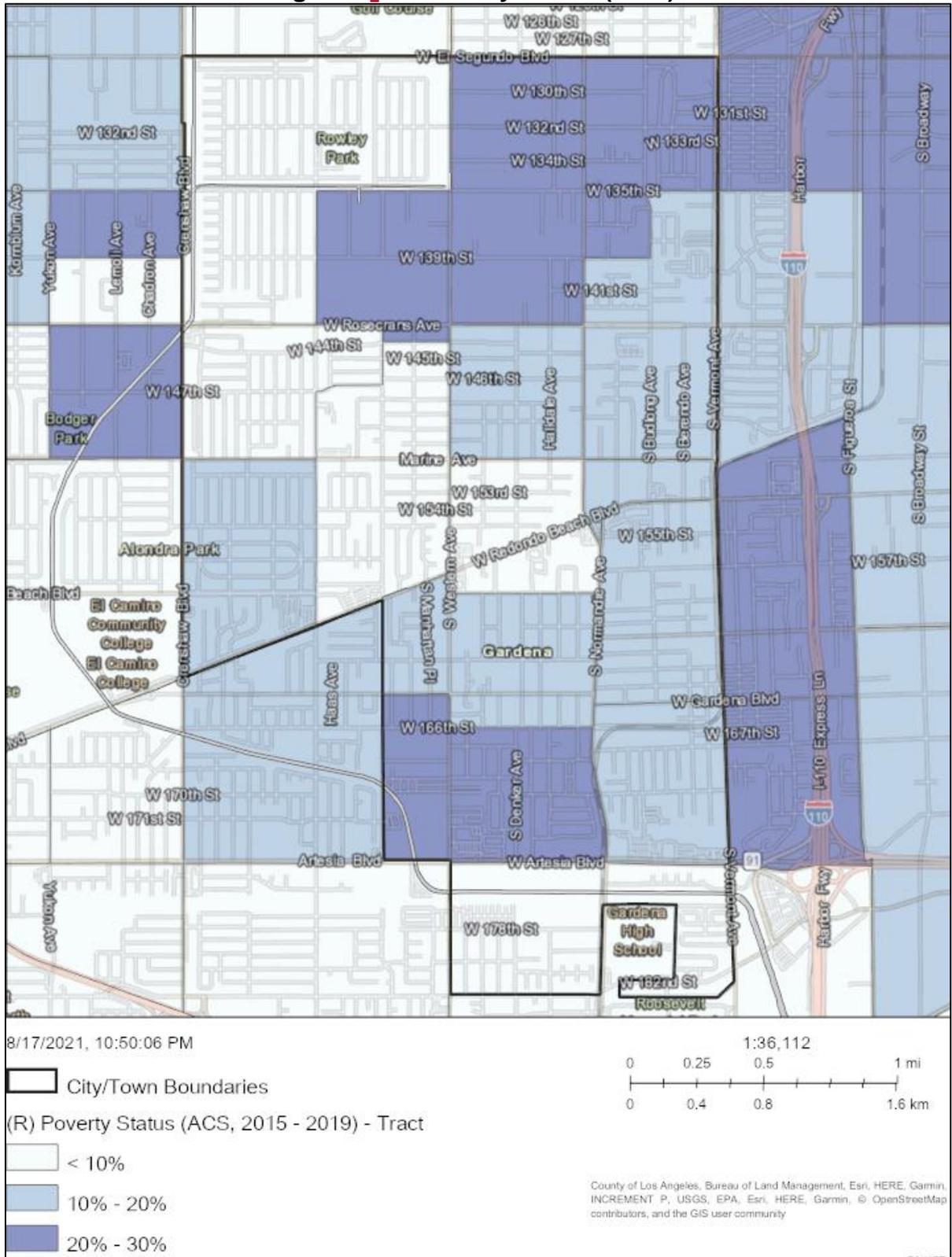
population is under the poverty level: one located in the northeastern corner of the City and one in the southern section north of W. Artesia Boulevard.

Figure E-15: Regional R/ECAPs (2020), TCAC Areas of High Segregation and Poverty (2021), and Poverty Status (2019)



Source: HCD AFFH Data Viewer, HUD R/ECAP data (2009-2013 ACS) TCAC Opportunity Maps (2021) and 2015-2019 ACS, 2021.

Figure E-16: Poverty Status (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Racially and Ethnically Concentrated Areas of Affluence (RCAAs)

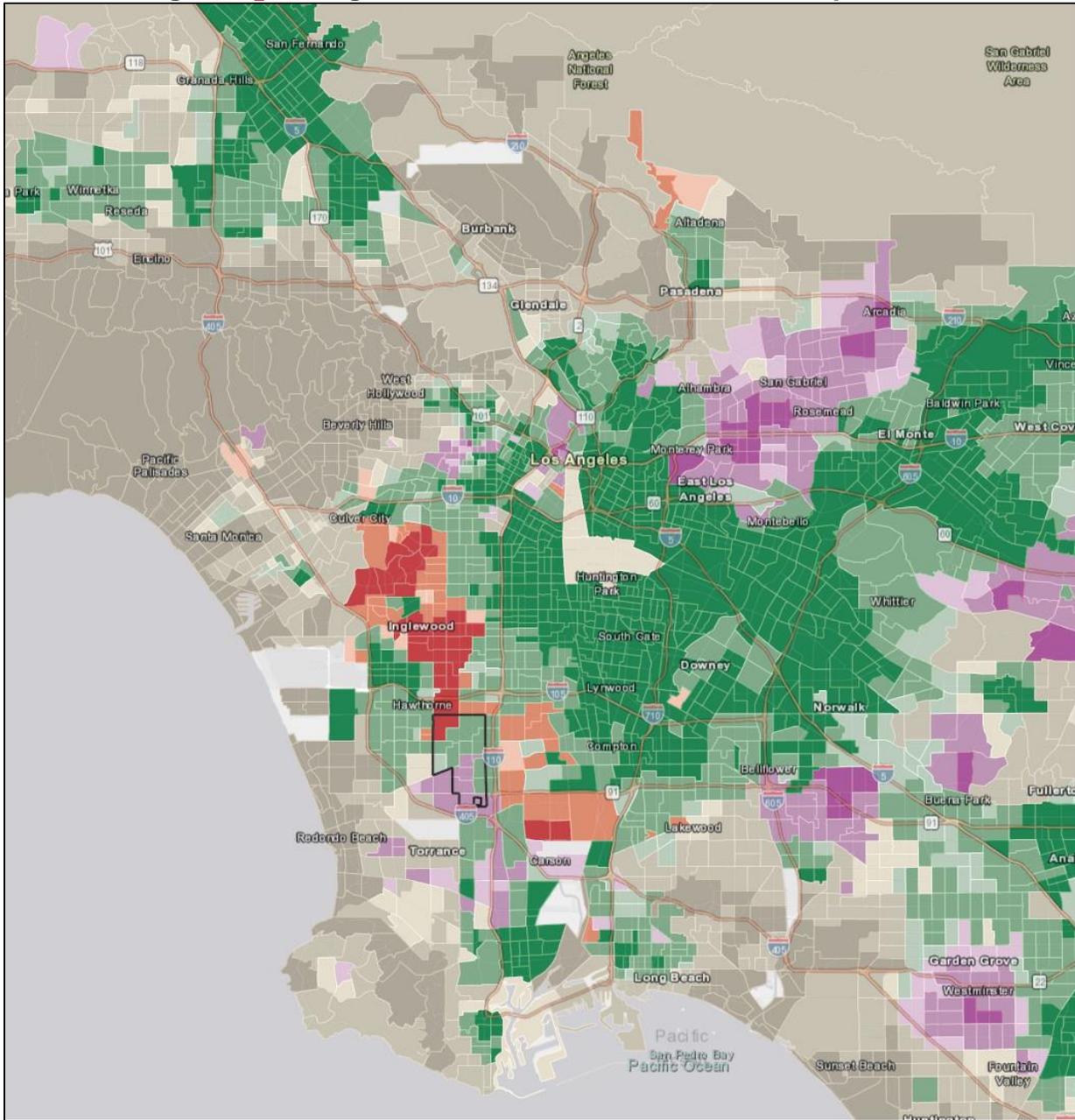
While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.² According to this report, Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.” Based on their research, HCD defines RCAAs as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

Regional Trend. [Figure E-17](#) shows the predominant racial/ethnic group by tract and [Figure E-18](#) shows median income by block group in the Los Angeles County region. White predominant populations are generally located outside the central Los Angeles County area. The coastal South Bay cities, Westside cities, and parts of the San Fernando Valley are predominantly White. The central Los Angeles, San Gabriel Valley, and Gateway cities have Hispanic, African American, or Asian majority populations. The southern Gardena tracts have Asian majorities, northern and central tracts have Hispanic majorities, and the northwestern tract has an African American majority. The central Los Angeles areas are composed of mostly block groups with median incomes below the 2020 State median of \$87,100. Block groups with median incomes exceeding \$125,000 are more concentrated in coastal communities and the areas around Santa Monica and Beverly Hills, and Burbank and Pasadena.

Local Trend. As shown in [Figure E-19](#), there are no block groups in Gardena with the racial/ethnic minority populations smaller than 60%. There is only one block group with a median income exceeding \$125,000 in the northeastern corner of the City. Most the block groups in Gardena have median incomes lower than the State median of \$87,100. There are no areas in Gardena that are considered RCAAs.

² Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation. Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-124).

Figure E-17: Regional Predominant Racial/Ethnic Population



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City/Town Boundaries

(R) Predominant Population - White Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

(R) Predominant Population - Hispanic Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

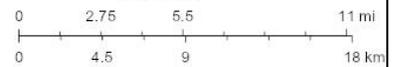
(R) Predominant Population - Asian Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

(R) Predominant Population - African American Majority Tracts

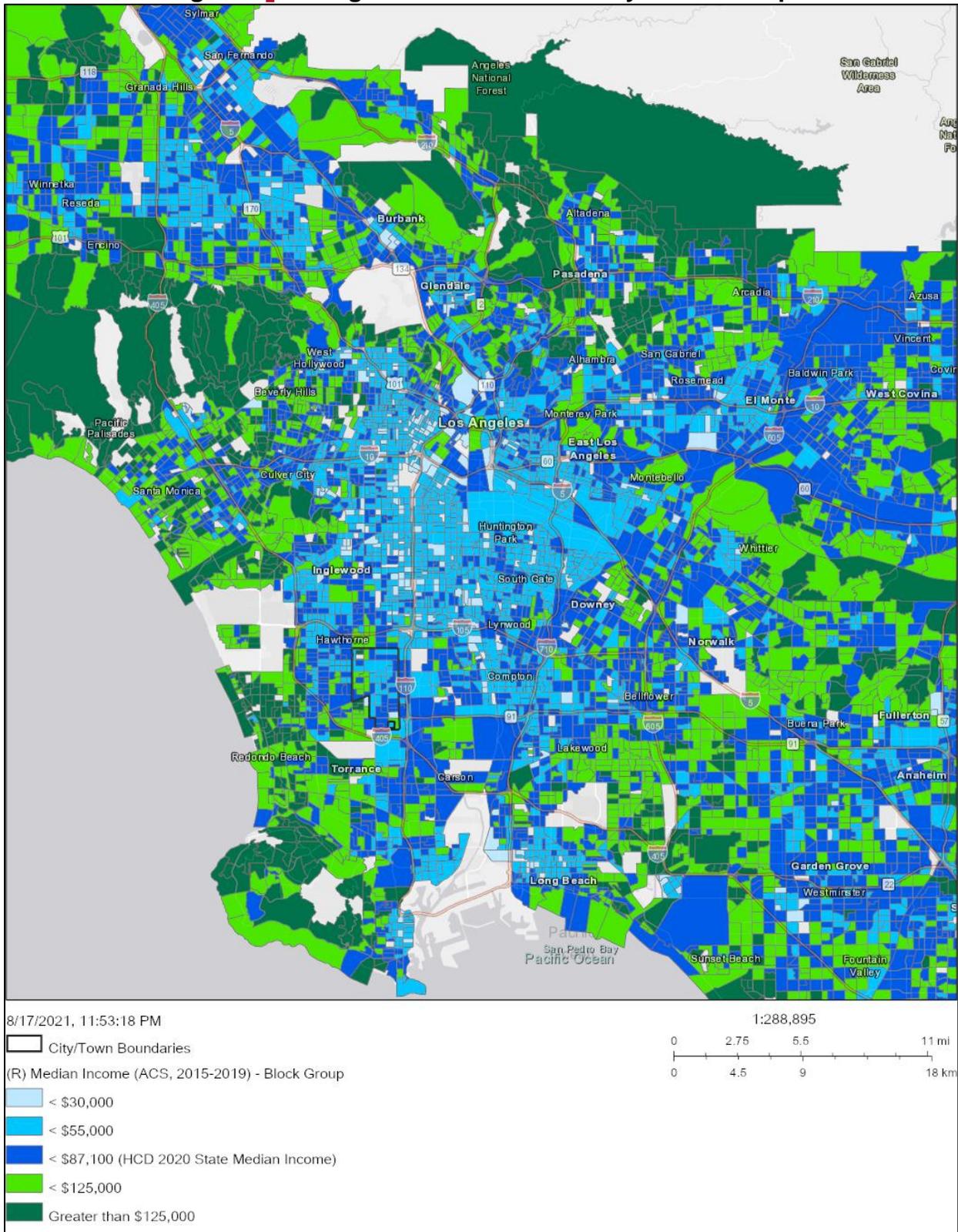
- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

1:288,895



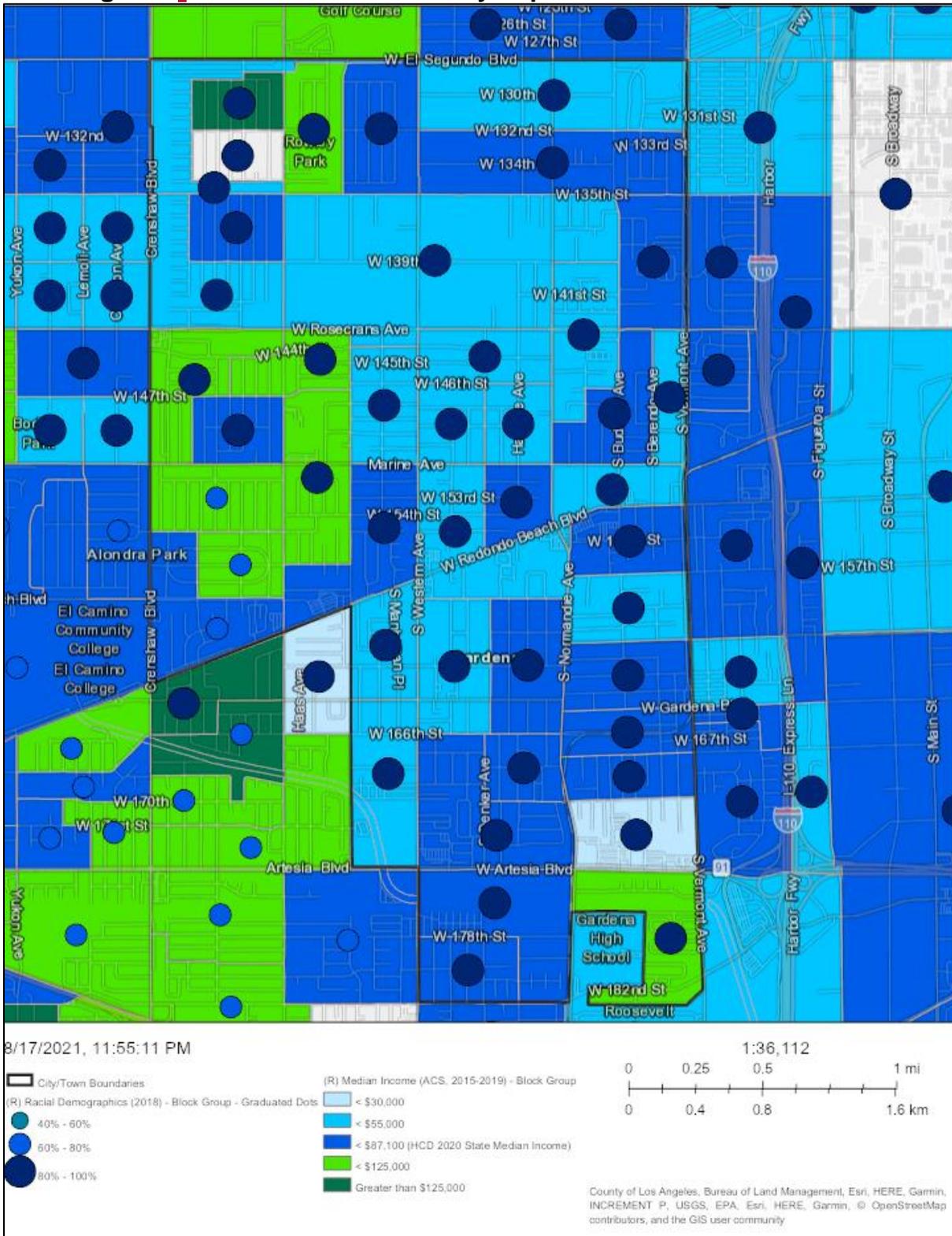
Source: HCD AFFH Data Viewer, 2021.

Figure E-18: Regional Median Income by Block Group



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure E-19: Racial/Ethnic Minority Populations and Median Income



Source: HCD AFFH Data Viewer, 2021.

Summary of Fair Housing Issues

Nearly 14 percent of the Gardena population is below the poverty level. There are no R/ECAPs or TCAC designated areas of high segregation and poverty in Gardena. Less than 20 percent of the population in most Gardena tracts is under the poverty level. The northeastern tract with a population of 20 percent to 30 percent below the poverty level also has more children living in female-headed households (see [Figure E-12](#)). There are no RCAAs in Gardena. All block groups have racial/ethnic minority populations of 60 percent or more and most have median incomes below the State average.

Access to Opportunity

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Index scores are based on the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators related to economic, environmental and educational opportunities and poverty and racial segregation. Based on these domain scores, tracts

are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. [Table E-12](#) shows the full list of indicators.

Table E-12: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County
Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.	

Regional Trend. HUD Opportunity Indicator scores for Los Angeles County are shown in [Table E-13](#). The White population, including the population below the federal poverty line, received the highest scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Hispanic communities scored the lowest in low poverty and labor market participation and Black communities scored the lowest in school proficiency, jobs proximity, and environmental health. Black residents were most likely to use public transit and have the lowest transportation costs.

Table E-13: Los Angeles County HUD Opportunity Indicators by Race/Ethnicity

	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Proximity	Env. Health
Total Population							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01
Source: HUD AFFH Database – Opportunity Indicators, 2020							

The central Los Angeles County areas around the City of Los Angeles are comprised of mostly low and moderate resource tracts and areas of high segregation and poverty. The El Monte/Baldwin Park area and San Fernando area, including Van Nuys/North Hollywood, also have concentrations of low resource areas and some areas of high segregation and poverty. High and highest resource areas are most concentrated in coastal communities from Rolling Hills/Rancho Palos Verdes to Santa Monica, and areas in and around Beverly Hills, La Cañada Flintridge, and Pasadena/Arcadia.

Local Trend. According to HUD Opportunity Indicators presented in [Table E-14](#), in Gardena, Hispanic residents are mostly likely to be impacted by poverty and have poorer access to employment opportunities. Black Gardena residents are most likely to be exposed to lower school proficiency and labor market participation. White residents were least likely to be exposed to poverty and the most likely to live close to higher quality school systems. Compared to the County, Gardena residents were less likely to be exposed to poverty, more likely to utilize public transit, have lower transportation costs, and be located closer to employment opportunities regardless of race or ethnicity. However, Gardena scored significantly lower in environmental health and school proficiency compared to the County.

Table E-14: Gardena HUD Opportunity Indicators by Race/Ethnicity

	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Proximity	Env. Health
Total Population							
White, non-Hispanic	53.77	31.82	50.89	91.90	82.27	60.52	3.11
Black, non-Hispanic	46.70	12.89	36.95	91.97	82.86	57.88	4.86
Hispanic	42.71	21.98	44.95	91.90	83.75	63.65	3.68
Asian or Pacific Islander, non-Hispanic	48.04	29.74	53.16	92.48	84.46	67.11	2.30
Native American, non-Hispanic	48.71	22.71	44.34	91.19	82.10	59.76	4.07
Population below federal poverty line							
White, non-Hispanic	47.34	32.09	48.26	92.34	83.94	62.21	3.16
Black, non-Hispanic	41.98	10.48	37.63	92.39	83.78	59.19	5.28
Hispanic	35.21	15.51	41.19	91.68	84.91	65.63	4.06
Asian or Pacific Islander, non-Hispanic	46.26	30.04	50.51	92.53	84.68	66.8	1.64
Native American, non-Hispanic	--	--	--	--	--	--	--
-- = data not available.							
Source: HUD AFFH Database – Opportunity Indicators, 2020.							

Opportunity map scores for Gardena census tracts are presented in [Figure E-21](#) along with the City’s sites inventory. Of the tracts in Gardena 21.4 percent (3 tracts) are characterized as High Resource, 35.7 percent Moderate Resource (5 tracts), 7.1 percent Moderate Resource (Rapidly Changing) (1 tract), and 35.7 percent Low Resource (5 tracts). Opportunity map categorization and domain scores for Gardena census tracts are shown in [Table E-15](#). There are no tracts in the City that are classified as areas of high segregation and poverty. The northern section of the City is low resource, while the central and southern sections are moderate and high resource areas.

Table E-15: TCAC Opportunity Map Domain Scores for Gardena Tracts

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037602600	0.4	0.025	0.234	-0.557	Low Resource
6037602900	0.192	0.096	0.037	-0.749	Low Resource
6037603001	0.41	0.593	0.053	-0.459	Low Resource
6037603004	0.586	0.822	0.175	-0.162	Moderate Resource
6037603005	0.251	0.739	0.132	-0.392	Low Resource
6037603006	0.562	0.894	0.431	0.028	Moderate Resource (Rapidly Changing)
6037603101	0.523	0.849	0.352	-0.07	Moderate Resource
6037603102	0.413	0.206	0.29	-0.326	Low Resource
6037603200	0.779	0.074	0.668	0.129	High Resource
6037603301	0.59	0.772	0.503	0.043	Moderate Resource
6037603302	0.423	0.152	0.746	0.043	Moderate Resource
6037603400	0.563	0.683	0.47	-0.014	Moderate Resource
6037603500	0.647	0.667	0.553	0.092	High Resource
6037603600	0.576	0.803	0.799	0.349	High Resource

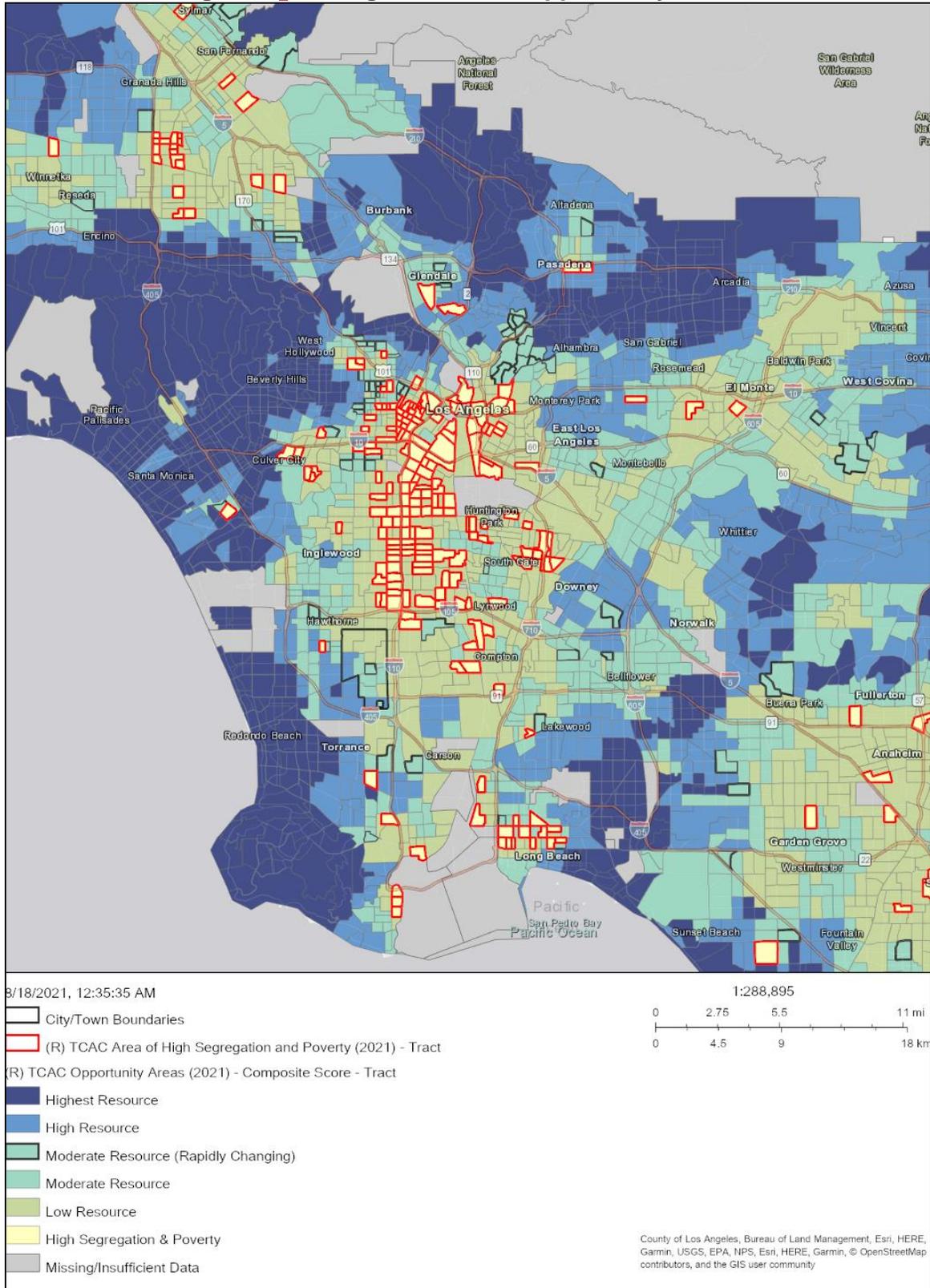
Source: California Fair Housing Task Force, 2021 TCAC/HCD Opportunity Maps, December 2020.

Sites Inventory. Most units used to meet Gardena’s 2021-2029 RHNA are in low resource tracts (66.4 percent of units) (Table E-16). Of the 2,636 lower income RHNA units, 10.1 percent are in high resource tracts, 21.1 percent are in moderate resource tracts, including rapidly changing, and 68.9 percent are in low resource tracts. In comparison, 69 percent of moderate income units and 61.2 percent of above moderate income units are in low resource tracts. A larger proportion of moderate income units (17.8 percent) and above moderate income units (18.9 percent) are in high resource tracts compared to lower income units.

Table E-16: Distribution of RHNA Units by TCAC Opportunity Map Category

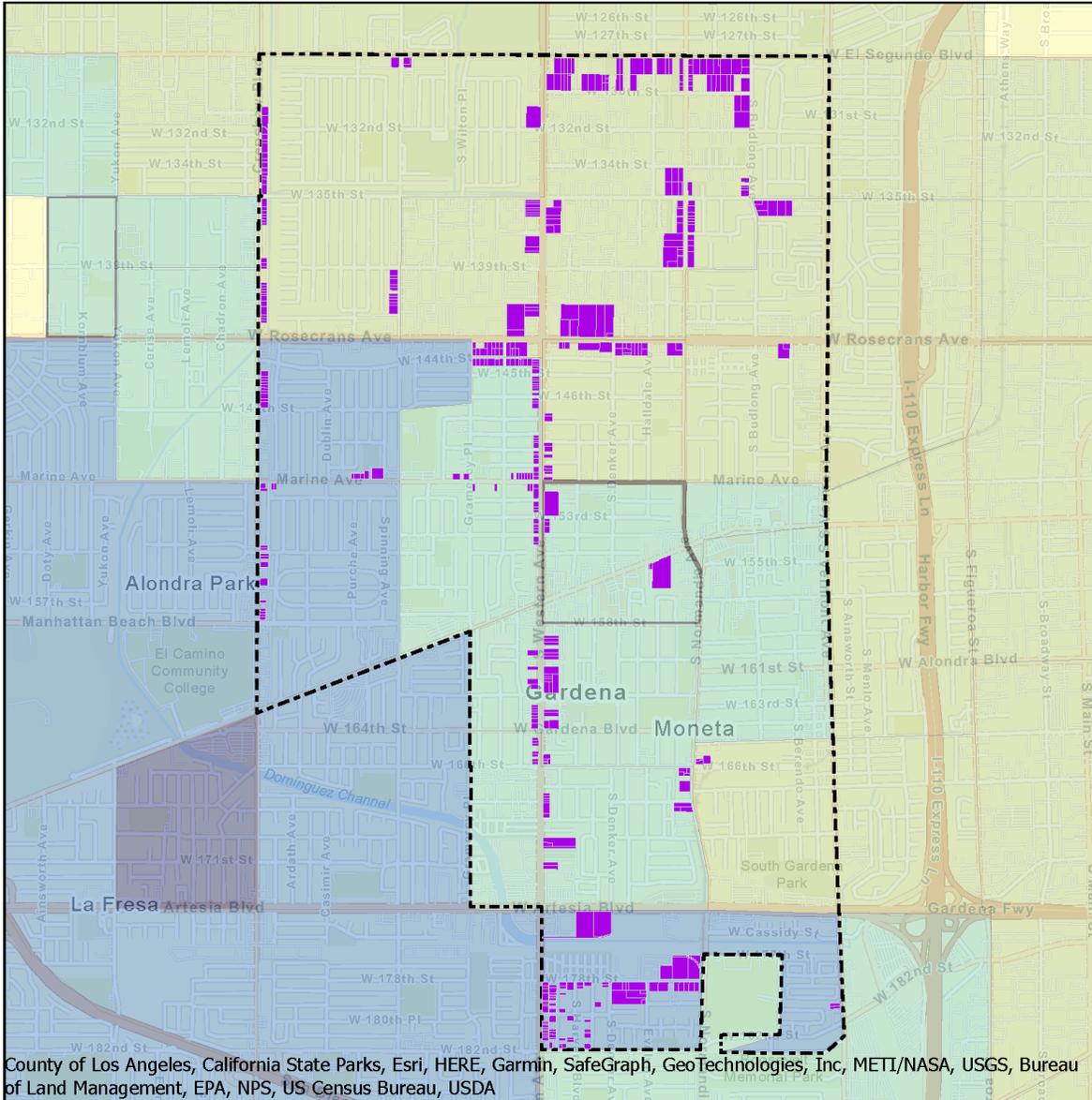
TCAC Opportunity Map Category (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
High Resource	266	10.1%	319	17.8%	406	18.9%	991	15.0%
Moderate Resource	433	16.4%	201	11.2%	344	16.0%	978	14.8%
Moderate Resource (Rapidly Changing)	122	4.6%	37	2.1%	86	4.0%	245	3.7%
Low Resource	1,815	68.9%	1,240	69.0%	1,317	61.2%	4,372	66.4%
Total	2,636	100.0%	1,797	100.0%	2,153	100.0%	6,586	100.0%

Figure E-20: Regional TCAC Opportunity Areas



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-21: TCAC Opportunity Areas by Tract and Sites Inventory



**City of Gardena Housing Element Overlay
Feasible Sites with TCAC Opportunity Areas 2021**

TCAC Opportunity Areas 2021 - Composite Score (Tract)

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data
- Feasible Sites
- City Boundary

N





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Miles

Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-ca/hcd.hub.arcgis.com>

Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

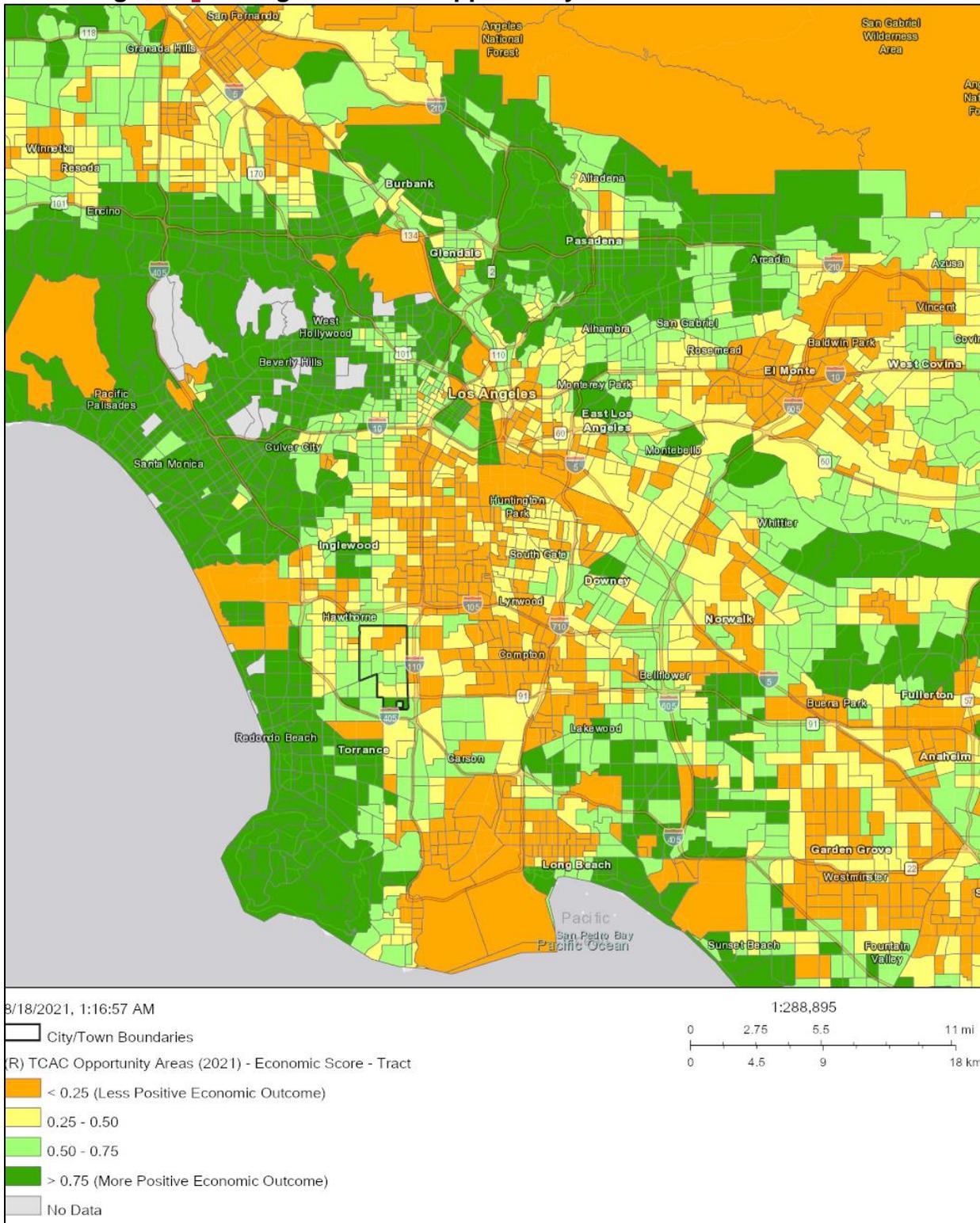
Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. See [Table E-12](#) for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend. [Figure E-22](#) shows TCAC Opportunity Map economic scores in the Los Angeles region by tract. Consistent with final TCAC categories, tracts with the highest economic scores are concentrated in coastal communities, from the Rancho Palos Verdes to Santa Monica, and areas around Beverly Hills, Burbank, Pasadena, and Arcadia. Tracts with economic scores in the lowest quartile are concentrated in the central Los Angeles County areas, San Gabriel Valley cities around El Monte, and around the cities of Long Beach and Carson.

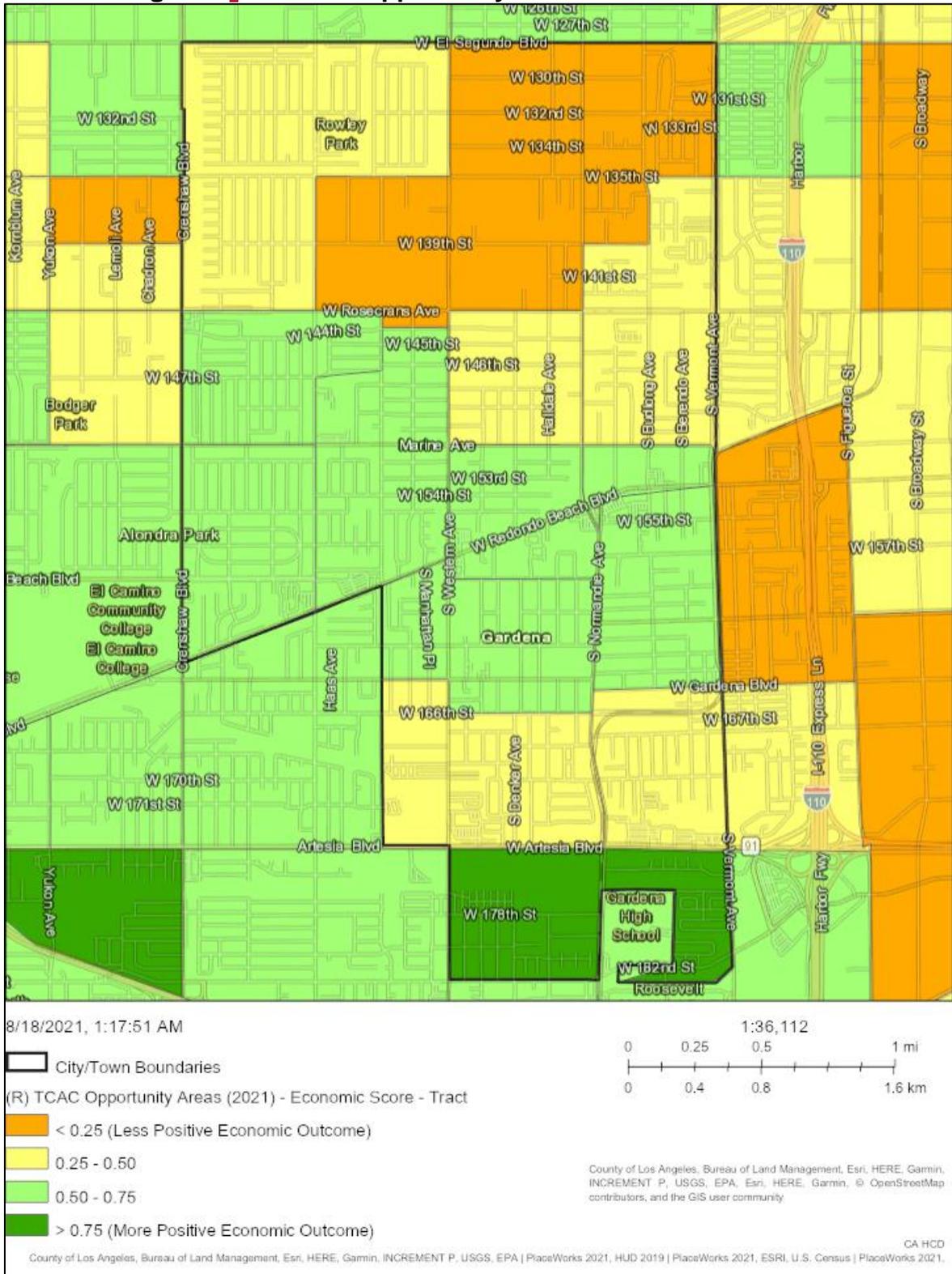
Local Trend. According to the 2021 Opportunity Map presented in [Figure E-23](#), there is one tract in the City with an especially low economic score located in the northeastern section of the City. This tract is categorized as a low resource area and has concentrations of racial/ethnic minorities, children in female-headed households, and LMI households (see [Figure E-5](#), [Figure E-12](#), and [Figure E-14](#)). The tract located along the southern border received the highest economic score. The rest of Gardena received an economic score between 0.25 and 0.75.

Figure E-22: Regional TCAC Opportunity Areas – Economic Scores



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-23: TCAC Opportunity Areas – Economic Scores



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

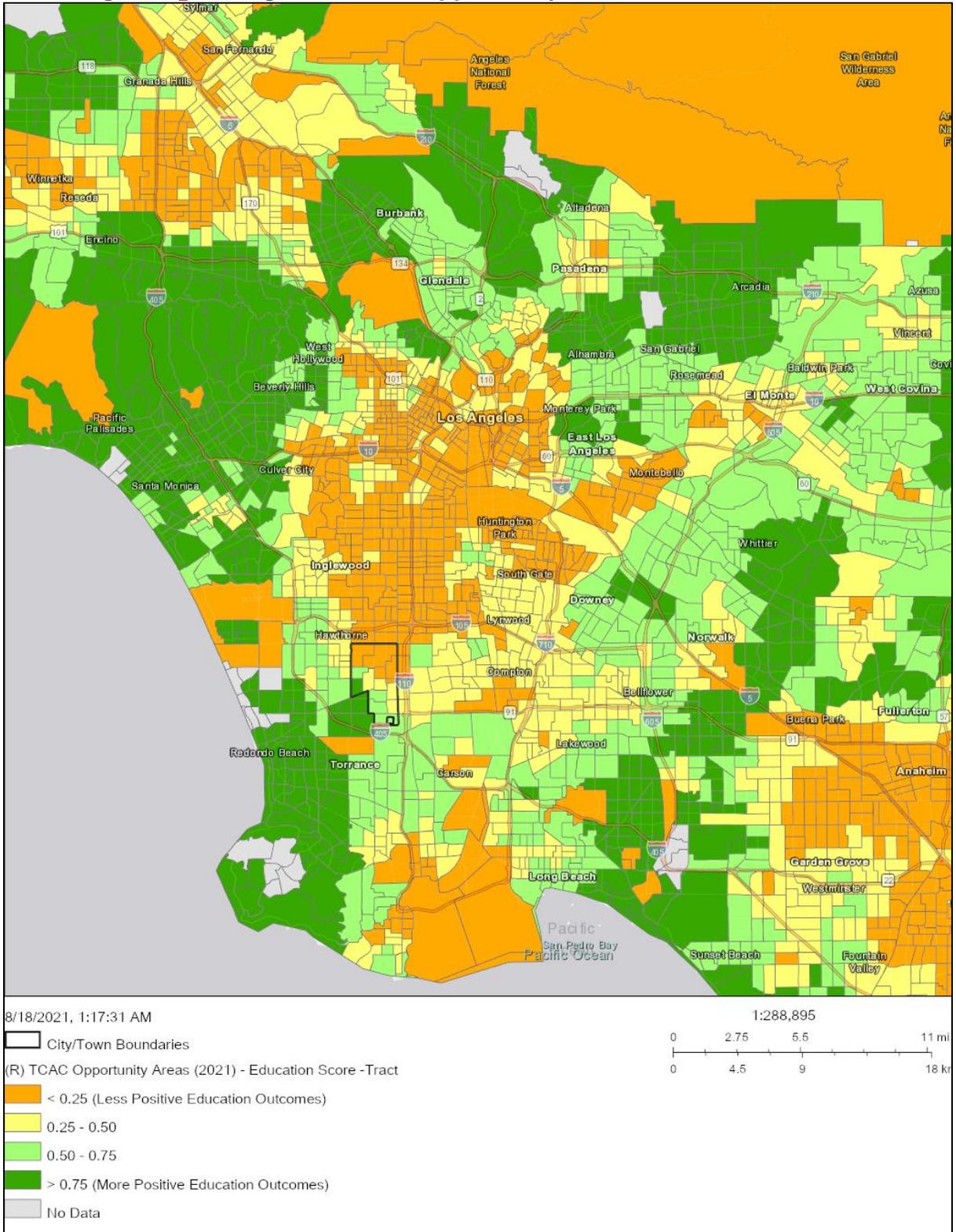
Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. See [Table E-12](#) for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend. TCAC Opportunity Map education scores for the region are shown in [Figure E-24](#). The central County areas have the highest concentration of tracts with education scores in the lowest percentile. There is also a concentration of tracts with low education scores in San Fernando Valley cities east of Burbank. Areas around coastal communities, Burbank/La Cañada Flintridge, Arcadia, and Whittier have the highest education scores.

Local Trend. Areas with lower education scores, shown in [Figure E-25](#), are concentrated in the northern section of the City. The southern end of the City tends to have higher education scores and one tract along the western border received an education score in the highest percentile. The areas with lower education scores also received lower economic scores and are categorized as low resource (see [Figure E-21](#) and [Figure E-23](#)).

Figure E-24: Regional TCAC Opportunity Areas – Education Scores



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to considering (1) environmental factors such as pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure and (2) sensitive receptors, including seniors, children, persons with asthma, and low birth weight infants, CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. See [Table E-12](#) for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend. A larger proportion of Los Angeles County has environmental scores in the lowest percentile compared to economic and education scores ([Figure E-26](#)). The central Los Angeles County, San Gabriel Valley, South Bay, and San Fernando Valley areas near Burbank all have concentrations of tracts with environmental scores in the lowest percentile. Tracts with the highest environmental scores are in western South Bay areas (i.e., Rolling Hills and Redondo Beach), and areas around Inglewood, Altadena, Whittier, and Lakewood.

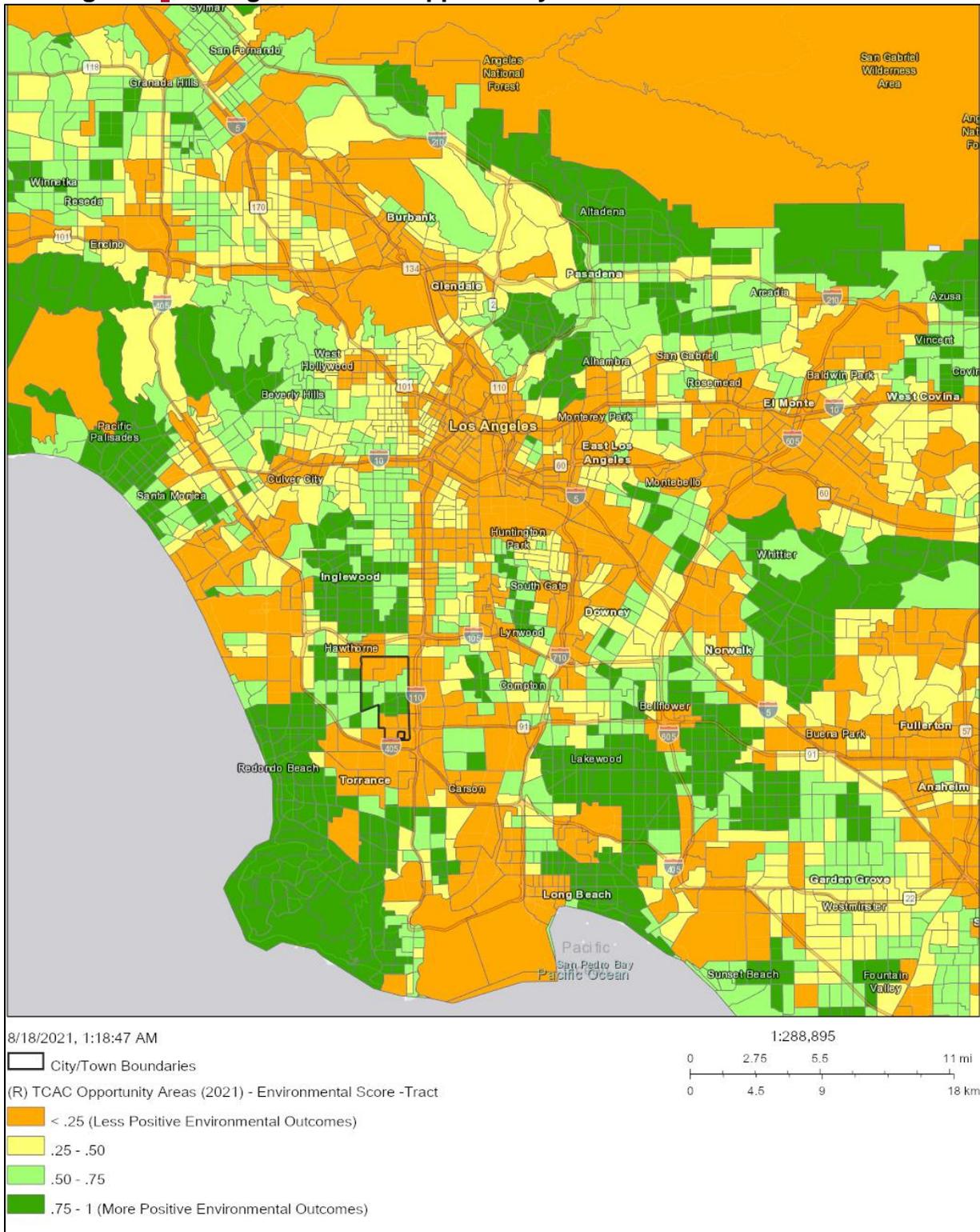
Local Trend. [Figure E-27](#) shows that the northern and southern areas of the City have the lowest environmental scores. The central area of the City received higher environmental scores of 0.50 and above. As discussed previously, the northern area of the City received low economic and education scores and is categorized as a low resource area (see [Figure E-21](#), [Figure E-23](#), and [Figure E-25](#)).

Sites Inventory. The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) and the City's sites inventory is shown in [Figure E-28](#). A census tract's overall CalEnviroScreen percentile equals the percentage of all ordered CalEnviroScreen scores that fall below the score for that area. The areas with the highest (worst) scores are in the central and southern areas of the City. The central part of the City scored slightly better than the northern and southern ends of the City, but all Gardena tracts scored in the 50th percentile or above relative to other census tracts. The distribution of RHNA units by CalEnviroScreen 4.0 score is presented in [Table E-17](#). Over half of all RHNA units are in tracts that fall within the highest (worst) percentile score, including [55.1](#) percent of lower income units, [62.8](#) percent of moderate income units, and [47.3](#) percent of above moderate income units.

Table E-17: Distribution of RHNA Units by CalEnviroScreen 4.0 Percentile

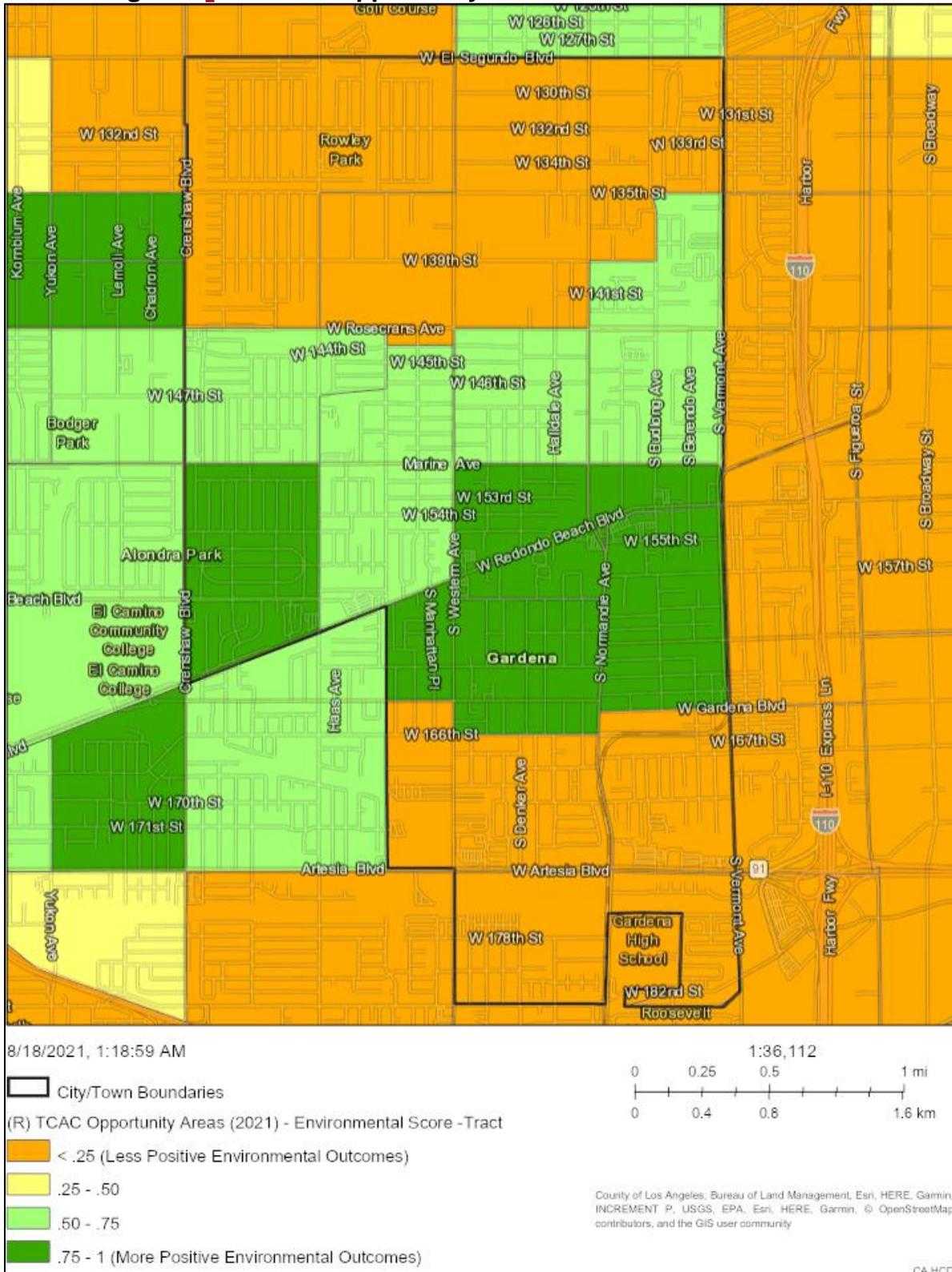
CalEnviroScreen 4.0 Percentile Score (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	<u>Units</u>	<u>Percent</u>	<u>Units</u>	<u>Percent</u>	<u>Units</u>	<u>Percent</u>	<u>Units</u>	<u>Percent</u>
61-70%	122	4.6%	95	5.3%	92	4.3%	309	4.7%
71-80%	344	13.1%	105	5.8%	281	13.1%	730	11.1%
81-90%	718	27.2%	469	26.1%	762	35.4%	1,949	29.6%
91-100%	1,452	55.1%	1,128	62.8%	1,018	47.3%	3,598	54.6%
Total	2,636	100.0%	1,797	100.0%	2,153	100.0%	6,586	100.0%

Figure E-26: Regional TCAC Opportunity Areas – Environmental Scores



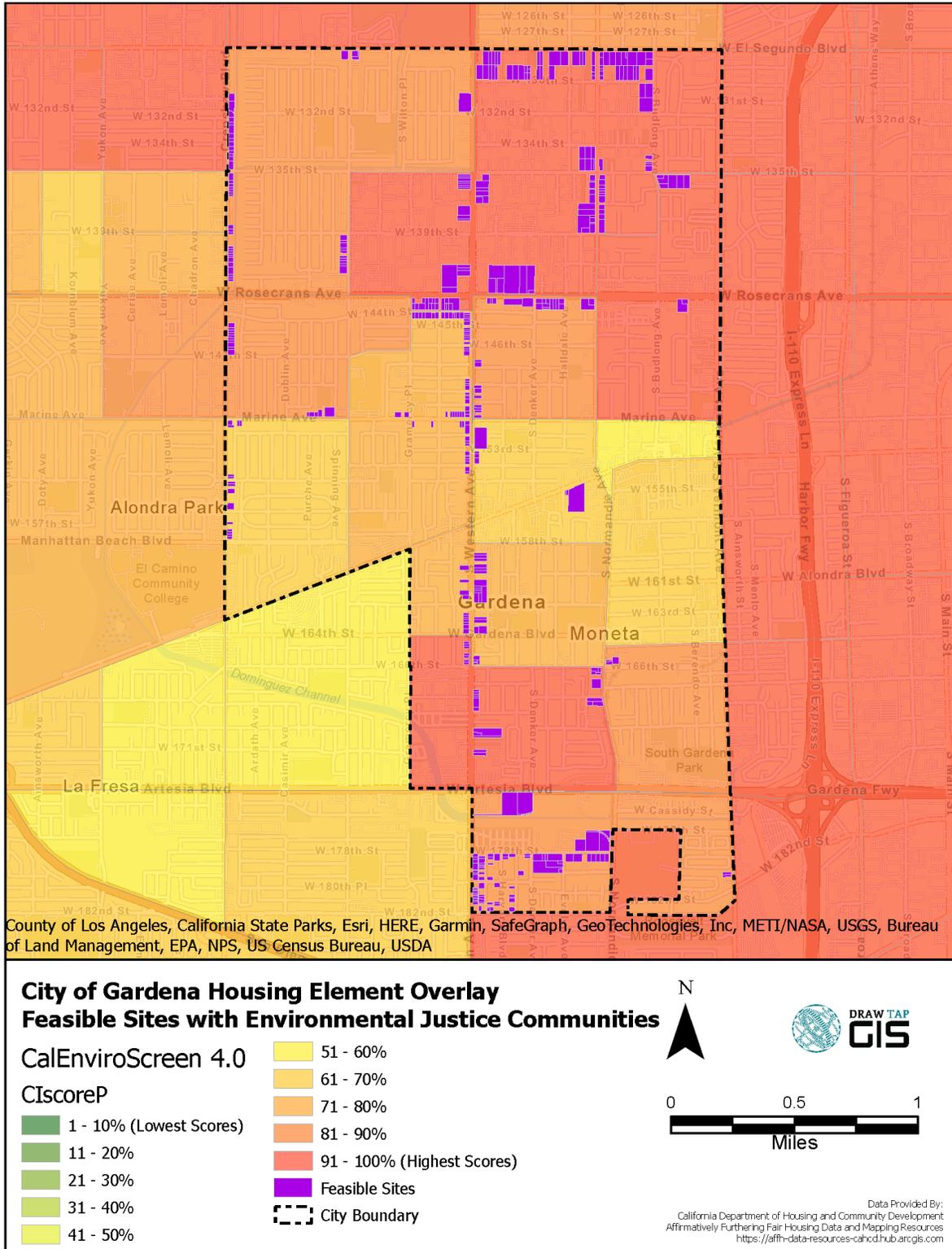
Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-27: TCAC Opportunity Areas – Environmental Scores



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-28: CalEnviroScreen 4.0 Scores and Sites Inventory



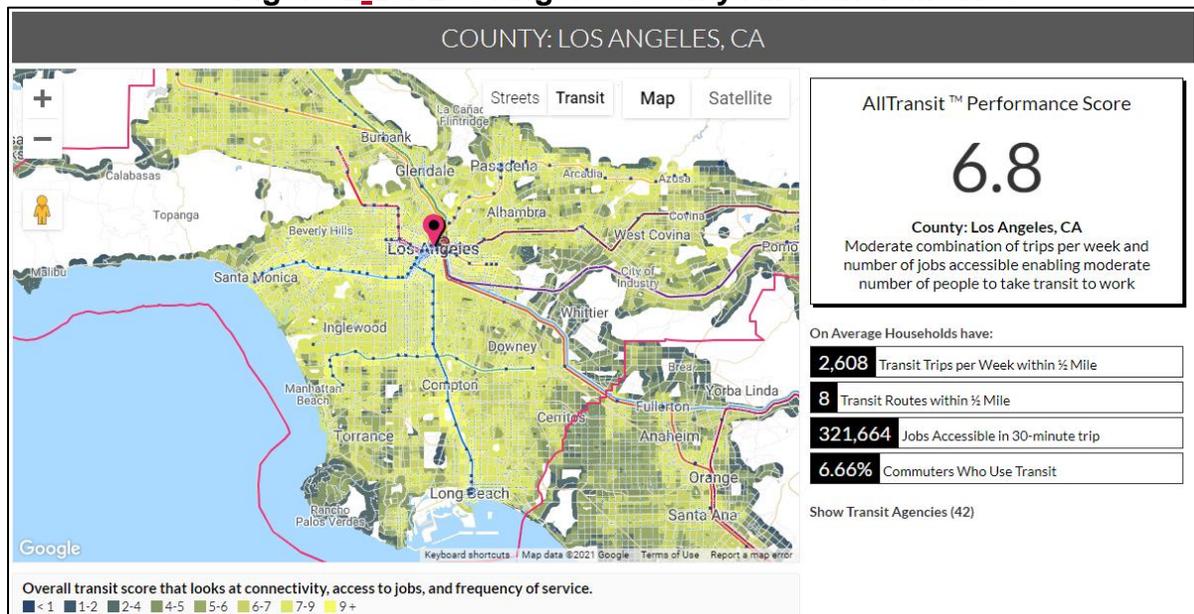
Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Transportation

HUD’s Job Proximity Index, shown in [Table E-13](#) and [Table E-14](#) above, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. This section also utilizes All Transit metrics to identify transportation opportunities in Los Angeles County and Gardena.

Regional Trend. All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.³ Gardena’s All Transit Performance score of 4.7 is lower than the surrounding jurisdictions of Carson (6.0), Hawthorne (7.3), Inglewood (7.7), Lawndale (7.8), Torrance (6.1), and the County (6.8). Los Angeles County All Transit metrics are shown in [Figure E-29](#). The County’s All Transit score of 6.8 indicates a moderate combination of trips per week and number of accessible jobs enabling a moderate number of people to take transit to work. All Transit estimates 93.9 percent of jobs and 90.1 percent of workers are located within ½ a mile from transit.

Figure E-29: Los Angeles County All Transit Metrics



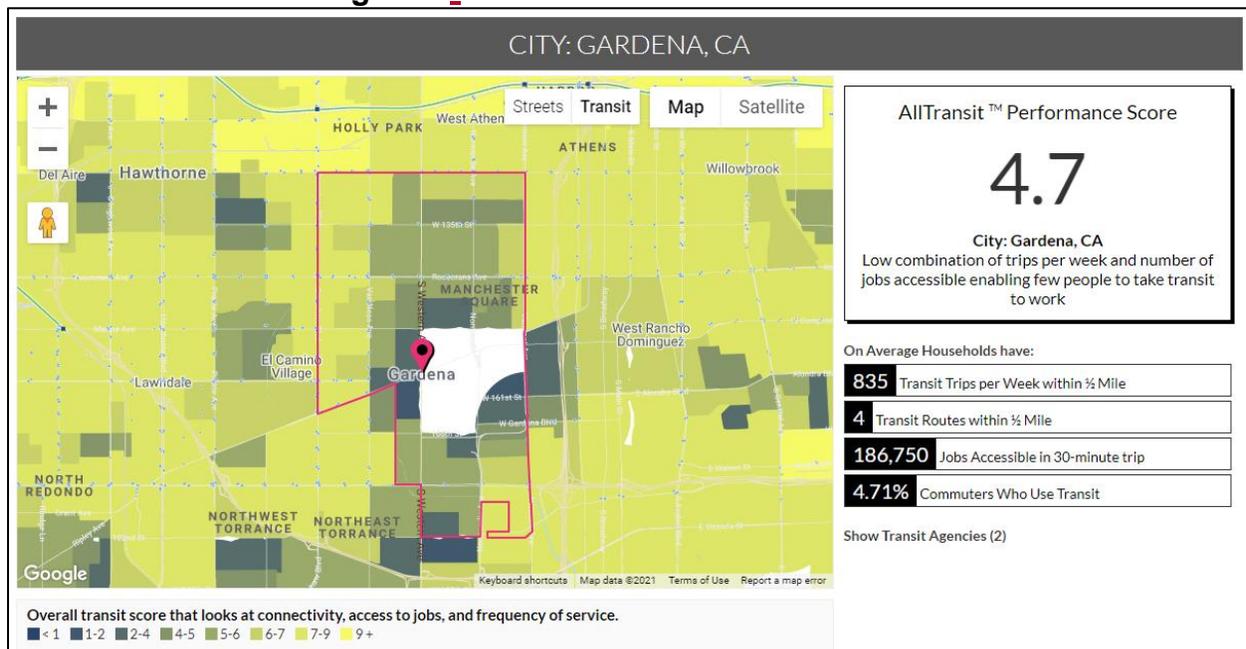
Source: All Transit Metrics: All Transit Performance Score – Los Angeles County, 2019.

³ AllTransit. 2019 Metrics: AllTransit Performance Score. <https://alltransit.cnt.org/>. Accessed August 2021.

As shown in [Figure E-31](#), block groups around Santa Monica/Beverly Hills, Glendale/Burbank, Torrance, downtown Los Angeles, and coastal areas around El Segundo have the highest jobs proximity index scores indicating employment opportunities are most accessible in these areas. Central County areas, from Inglewood to Bellflower, southern South Bay cities, and parts of San Fernando Valley have the lowest jobs proximity index scores. Most of the central County areas and San Fernando Valley are considered HQTAs ([Figure E-33](#)).

Local Trend. All Transit metrics for Gardena are shown in [Figure E-30](#). Gardena received an All Transit Performance Score of only 4.7, indicating a low combination of trips per week and number of jobs accessible by transit. All Transit estimates that 77.9 percent of jobs and 85.4 percent of workers in Gardena live within ½ a mile from transit.

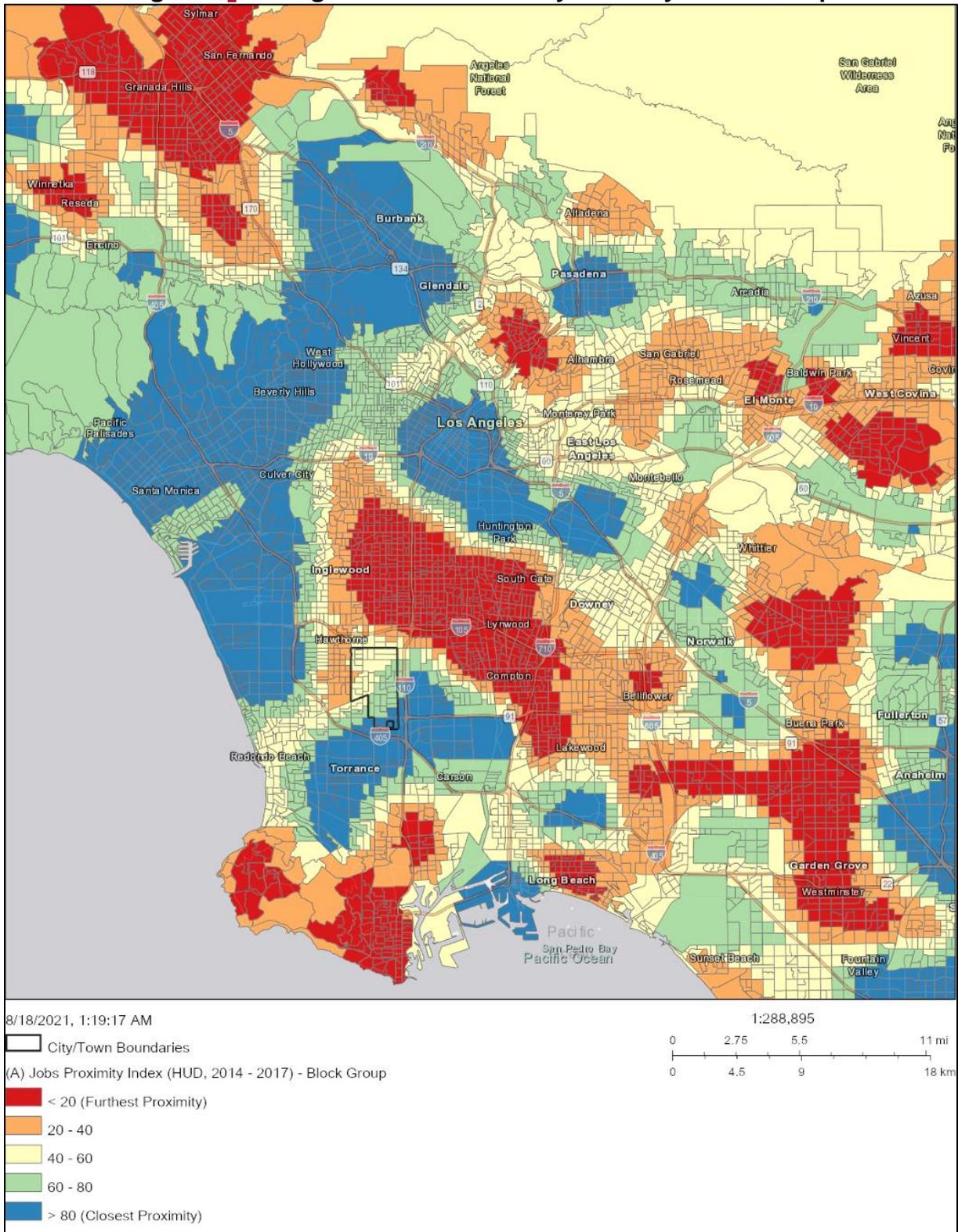
Figure E-30: Gardena All Transit Metrics



Source: All Transit Metrics: All Transit Performance Score – Los Angeles County, 2019.

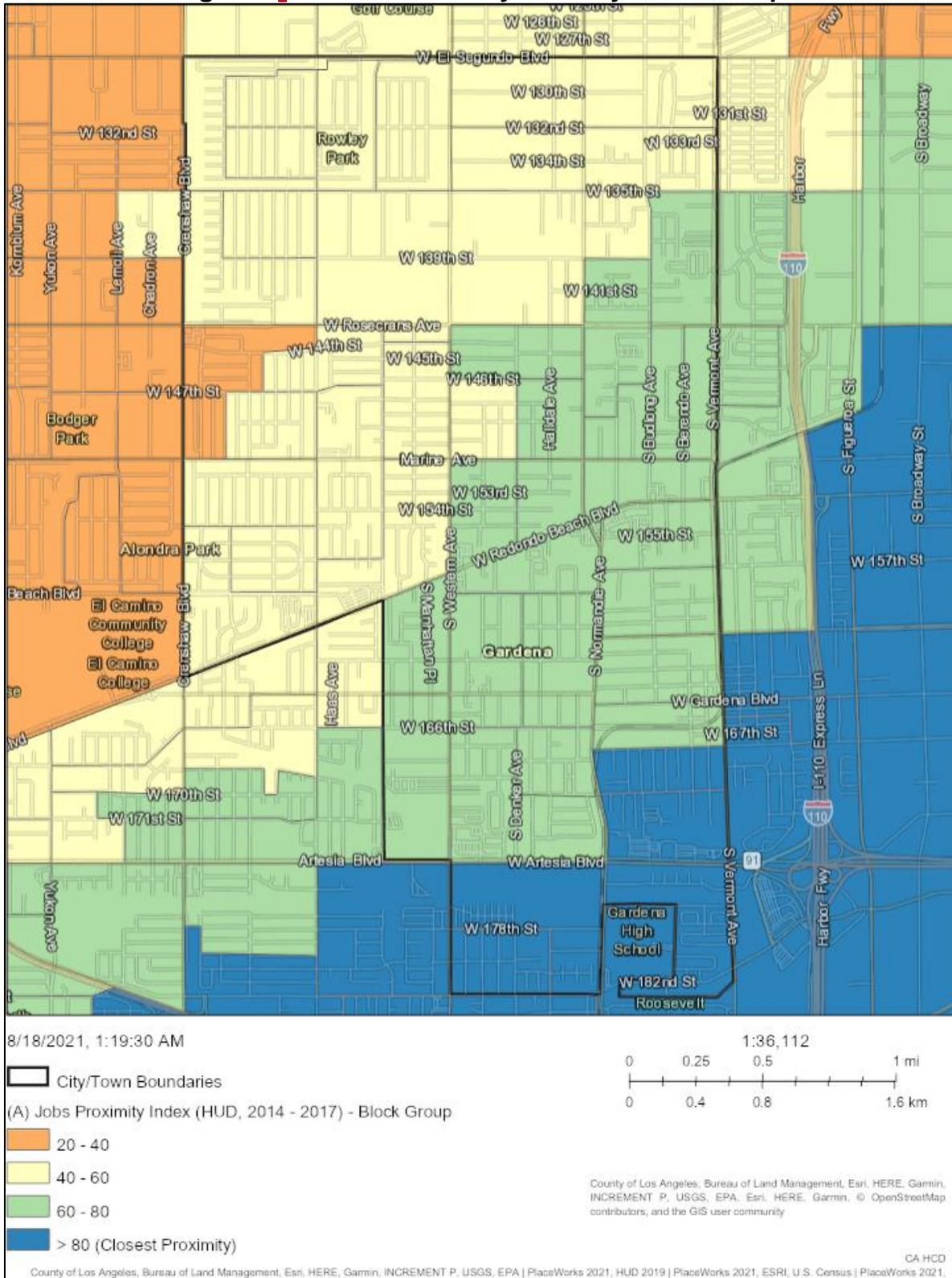
Based on HUD Opportunity Indicators shown in [Table E-14](#), Gardena residents, regardless of race, have better access to employment opportunities compared to residents Countywide. As shown in [Figure E-32](#), census block groups in the southeastern areas of the City have the greatest access to employment opportunities. Employment opportunities are less accessible to residents in the northwestern areas of Gardena. One block group along the western City border received a jobs proximity score of 39, the lowest in the City. [Figure E-33](#) shows that most of Gardena is considered an HQTA. As discussed previously, Gardena also scored higher than the County average in access to transit and low transportation cost (see [Table E-14](#)).

Figure E-31: Regional Jobs Proximity Index by Block Group



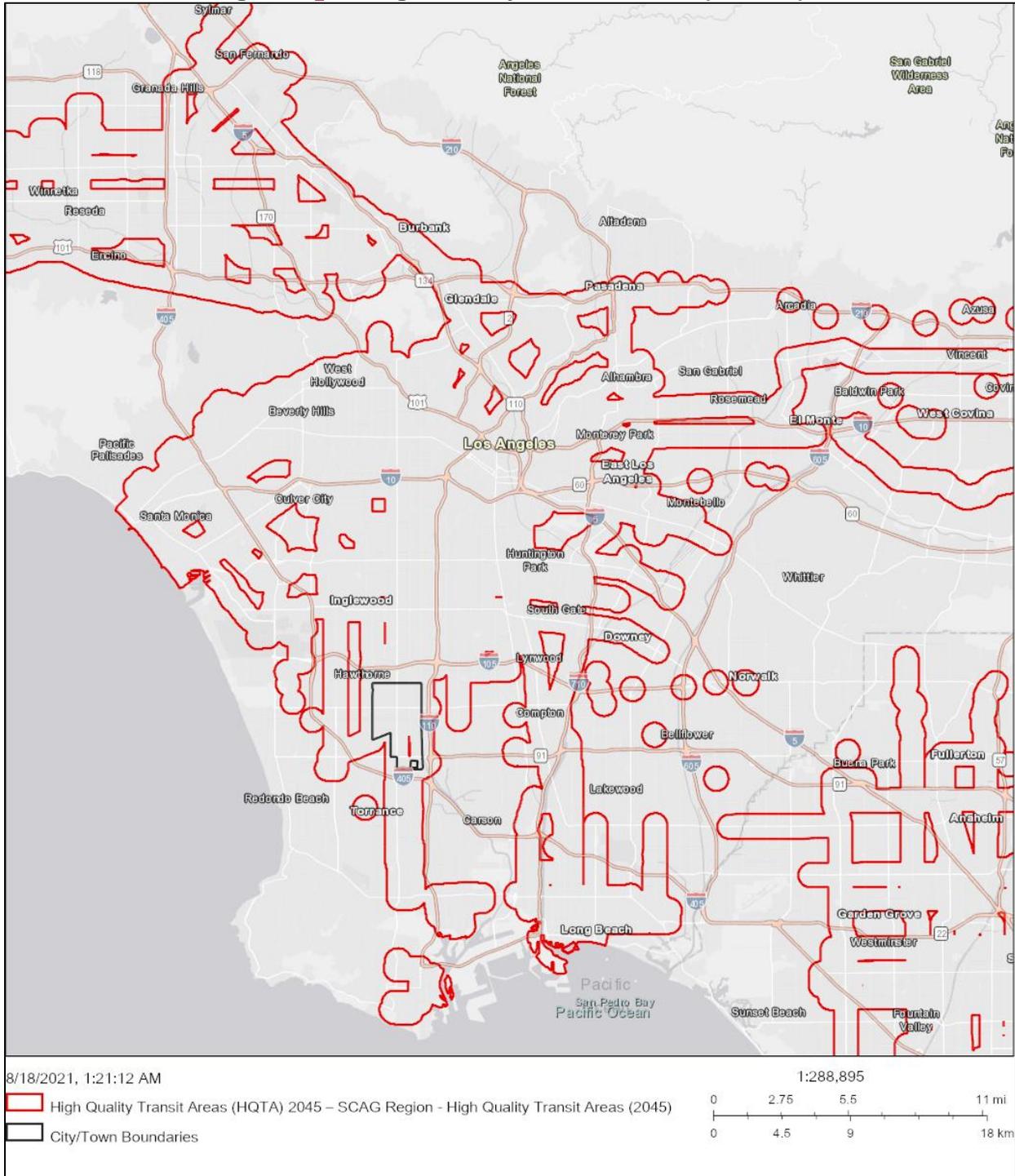
Source: HCD AFFH Data Viewer, HUD Opportunity Indicators, 2021.

Figure E-32: Jobs Proximity Index by Block Group



Source: HCD AFFH Data Viewer, HUD Opportunity Indicators, 2021.

Figure E-33: High Quality Transit Areas (HQTAs)



Source: SCAG HQTA database, 2021.

Summary of Fair Housing Issues

As discussed previously, the entire City has high concentrations of racial/ethnic minorities (see [Figure E-5](#)). The low resource areas in the northern half of the City also have larger proportions of LMI households and children in female-headed households (see [Figure E-12](#) and [Figure E-14](#)). Northern Gardena also has lower economic scores, education scores, and jobs proximity index scores compared to the southern section of the City.

Disproportionate Housing Needs

Housing problems for Gardena were calculated using HUD’s 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. [Table E-18](#) breaks down households by race and ethnicity and presence of housing problems for Gardena and Los Angeles County households. The following conditions are considered housing problems:

- Substandard Housing (measured by incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30 percent)

In Gardena, 41.2 percent of owner-occupied households and 59.3 percent of renter-occupied households have one or more housing problems. The city has a larger proportion of households with a housing problem compared to the County, where 38.9 percent of owner-occupied households and 62.3 percent of renter-occupied households experience a housing problem. In Gardena, Pacific Islander renter-households experience housing problems at the highest rate (97.8 percent). Black and Hispanic households, owners and renters, also experience housing problems at a higher rate than the city average.

Table E-18: Housing Problems by Race/Ethnicity

Race/Ethnicity	Gardena		Los Angeles County	
	Owner	Renter	Owner	Renter
White	32.6%	43.0%	32.1%	52.6%
Black	52.6%	64.1%	41.5%	63.7%
Asian	33.3%	55.5%	38.3%	56.3%
American Indian	8.9%	--	39.7%	56.4%
Pacific Islander	42.9%	97.8%	39.7%	55.5%
Hispanic	46.4%	63.7%	48.2%	71.1%
Other	46.2%	45.3%	36.5%	55.7%
All	41.2%	59.3%	38.9%	62.3%

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Cost Burden

Households are considered cost burdened if housing costs exceed 30 percent of their gross income for housing, and severely cost burdened if housing costs exceed 50 percent of their gross income. Cost burden in Gardena and Los Angeles County is assessed using 2020 HUD CHAS data (based on 2013-2017 ACS estimates) and the HCD Data Viewer (based on 2010-2014 and 2015-2019 ACS estimates).

Regional Trend. Cost burden by tenure and race/ethnicity for Los Angeles County is shown in [Table E-19](#). Approximately 45 percent of Los Angeles County households are cost burdened, including 35 percent of owner-occupied households and 54.2 percent of renter-occupied households. Non-Hispanic Black and Hispanic renter households have the highest rate of cost burden of 59.6 percent and 58.3 percent, respectively. Non-Hispanic White and non-Hispanic Pacific Islander owner households have the lowest rate of cost burden of 31.1 percent and 33.3 percent, respectively. Cost burden is more common amongst renter households than owner households regardless of race or ethnicity.

Table E-19: Cost Burden by Race/Ethnicity – Los Angeles County

Race/Ethnicity	Cost Burdened (>30%)	Severely Cost Burdened (>50%)	Total Households
<i>Owner-Occupied</i>			
White, non-Hispanic	31.1%	14.8%	648,620
Black, non-Hispanic	40.0%	19.6%	104,895
Asian, non-Hispanic	34.4%	15.8%	255,890
American Indian, non-Hispanic	36.9%	16.3%	3,215
Pacific Islander, non-Hispanic	33.3%	14.8%	2,165
Hispanic	39.5%	17.8%	470,670
Other	34.9%	17.2%	26,905
<i>Renter-Occupied</i>			
White, non-Hispanic	49.4%	27.5%	541,545
Black, non-Hispanic	59.6%	34.8%	206,950
Asian, non-Hispanic	47.6%	25.5%	226,765
American Indian, non-Hispanic	48.8%	26.8%	4,420
Pacific Islander, non-Hispanic	47.9%	22.5%	4,355
Hispanic	58.3%	30.5%	755,590
Other	50.9%	27.5%	43,210
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.			

Local Trend. Cost burden by tenure based on HUD CHAS data is shown in [Table E-20](#). Pacific Islander and Black renter-occupied households have the highest rate of cost burden in the city (88.9 and 66.4 percent, respectively). American Indian and White owner-occupied households have the lowest instance of cost burden (8.9 and 28.9

percent, respectively). For all racial and ethnic groups besides members of a group not listed (“other”), cost burden is more prevalent amongst renter-occupied households. Overall, 45.5 percent of Gardena households are cost burdened, and 22.9 percent are severely cost burdened. Over half (54.6 percent) of renters in Gardena pay more than 30 percent of their income in housing, compared to 36.2 percent of owners. A larger proportion of households in Gardena are cost burdened compared to the County.

Table E-20: Cost Burden by Race/Ethnicity – Gardena

Race/Ethnicity	Cost Burdened (>30%)	Severely Cost Burdened (>50%)	Total Households
Owner-Occupied			
White, non-Hispanic	28.9%	13.3%	1,765
Black, non-Hispanic	52.6%	26.8%	2,425
Asian, non-Hispanic	29.5%	16.1%	3,290
American Indian, non-Hispanic	8.9%	0.0%	45
Pacific Islander, non-Hispanic	42.9%	21.4%	70
Hispanic	33.3%	15.1%	2,445
Other	48.9%	37.8%	225
Total	36.2%	18.4%	10,265
Renter-Occupied			
White, non-Hispanic	39.5%	23.0%	1,000
Black, non-Hispanic	63.4%	30.7%	2,935
Asian, non-Hispanic	50.4%	30.5%	2,740
Pacific Islander, non-Hispanic	88.9%	0.0%	45
Hispanic	55.3%	23.2%	3,400
Other	45.3%	30.2%	265
Total	54.6%	27.3%	10,385

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

[Figure E-34](#) and [Figure E-35](#) compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. The proportion of overpaying homeowners has decreased in most tracts. Between 20-40 percent of homeowners in most Gardena tracts are cost burdened; 40-60 percent of homeowners in the remaining tracts are cost burdened. Tracts with more cost burdened owner-occupied households are not concentrated in one area in the city.

Concentrations of overpaying renters have generally remained the same since 2014. The proportion of cost burdened renters has decreased in one tract along the northwestern City boundary and the southernmost tract and increased in one tract in the southwestern corner. Between 40 percent and 80 percent of renters are cost burdened in most Gardena tracts. In general, more renters in the northern City areas are cost burdened compared to the southern tracts. Northern Gardena is considered a low resource area and has high concentrations of racial and ethnic minorities and LMI households (see [Figure E-5](#), [Figure](#)

E-14, and Figure E-21). The northern half of the city also has higher concentrations of children in female-headed households compared to the rest of the city (see Figure E-12). As discussed previously, cost burden is generally more common amongst renters than owners in Gardena.

Sites Inventory. Figure E-34 and Figure E-35 also include the sites inventory used to meet the City’s 2021-2029 RHNA. As presented in Table E-21, most RHNA units are located in tracts where 20 percent to 40 percent of households are cost burdened. Conversely, 67.7 percent of RHNA units are in tracts where 60 percent to 80 percent of renters are cost burdened. Over 70 percent of lower income units are in tracts where more than 60 percent of renter households overpay for housing. A slightly larger proportion of lower income units are in tracts where 60 percent to 80 percent of renters are cost burdened compared to moderate (67.2 percent) and above moderate (63.4 percent) income units.

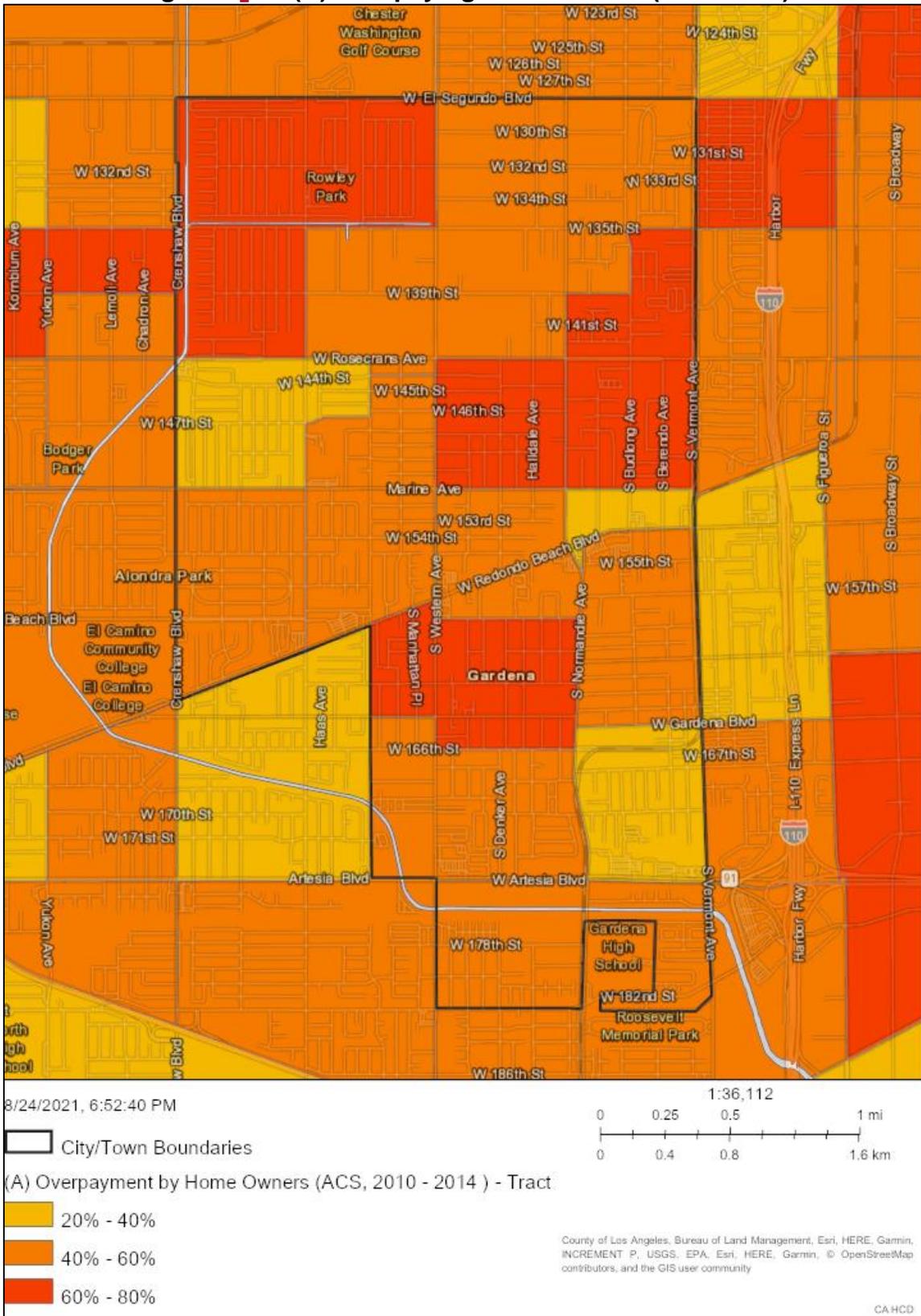
Table E-21: Distribution of RHNA Units by Percent of Cost Burdened Owners

Cost Burdened Owners (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
20-40%	1,912	72.5%	1,294	72.0%	1,592	73.9%	4,798	72.8%
40-60%	724	27.5%	503	28.0%	561	26.1%	1,788	27.1%
Total	2,636	100.0%	1,797	100.0%	2,153	100.0%	6,586	100.0%

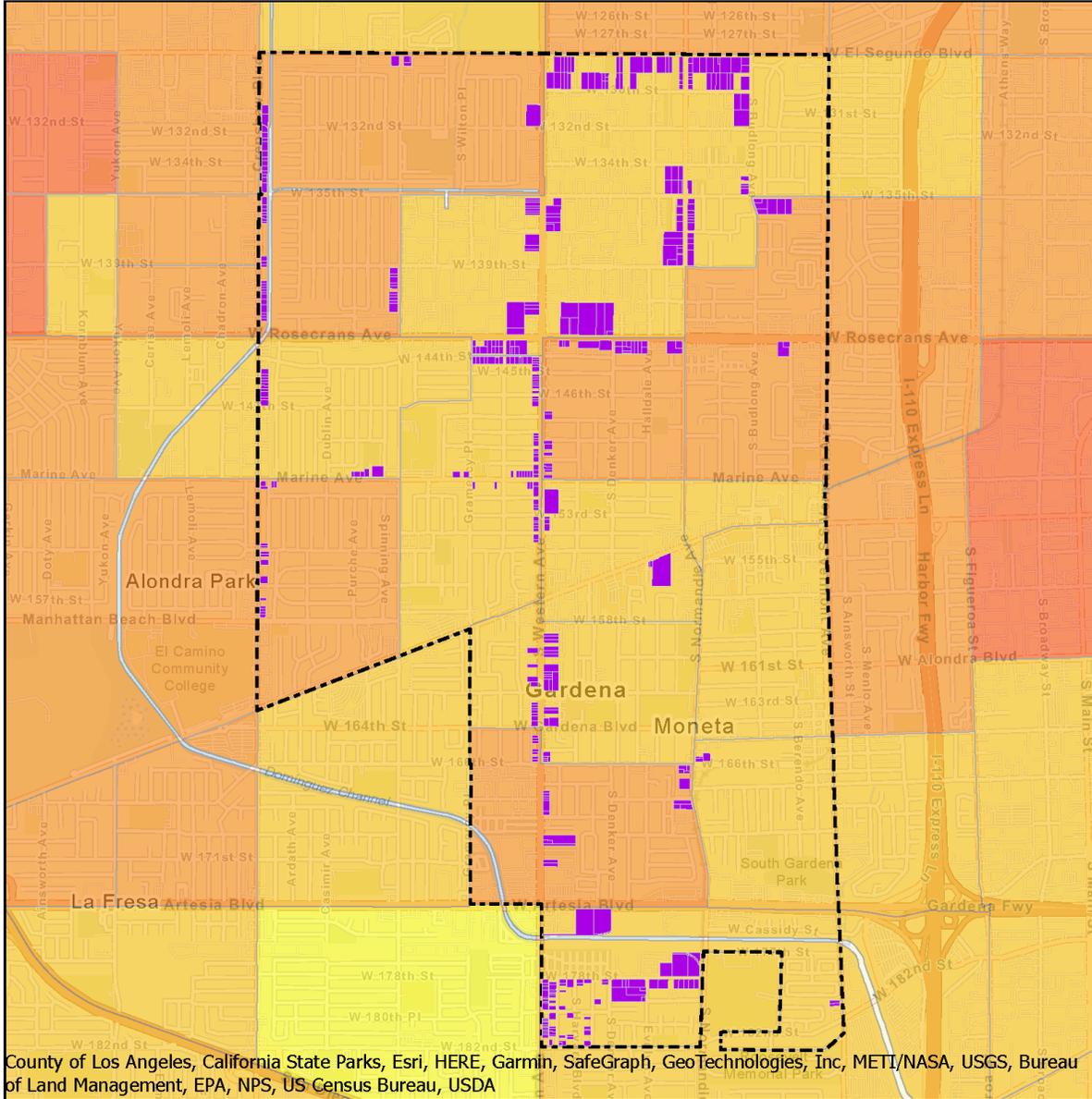
Table E-22: Distribution of RHNA Units by Percent of Cost Burdened Renters

Cost Burdened Renters (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
40-60%	753	28.6%	589	32.8%	788	36.6%	2,130	32.3%
60-80%	1,883	71.4%	1,208	67.2%	1,365	63.4%	4,456	67.7%
Total	2,636	100.0%	1,797	100.0%	2,153	100.0%	6,586	100.0%

Figure E-34: (A) Overpaying Homeowners (2010-2014)



(B) Overpaying Homeowners (2015-2019) and Sites Inventory



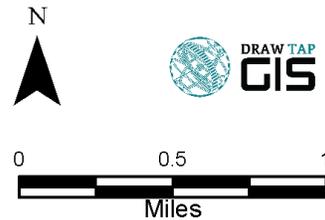
County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

**City of Gardena Housing Element Overlay
Feasible Sites with Cost Burden 2019 - Owners**

Overpayment by Home Owners (2015-2019) - ACS Tract Level

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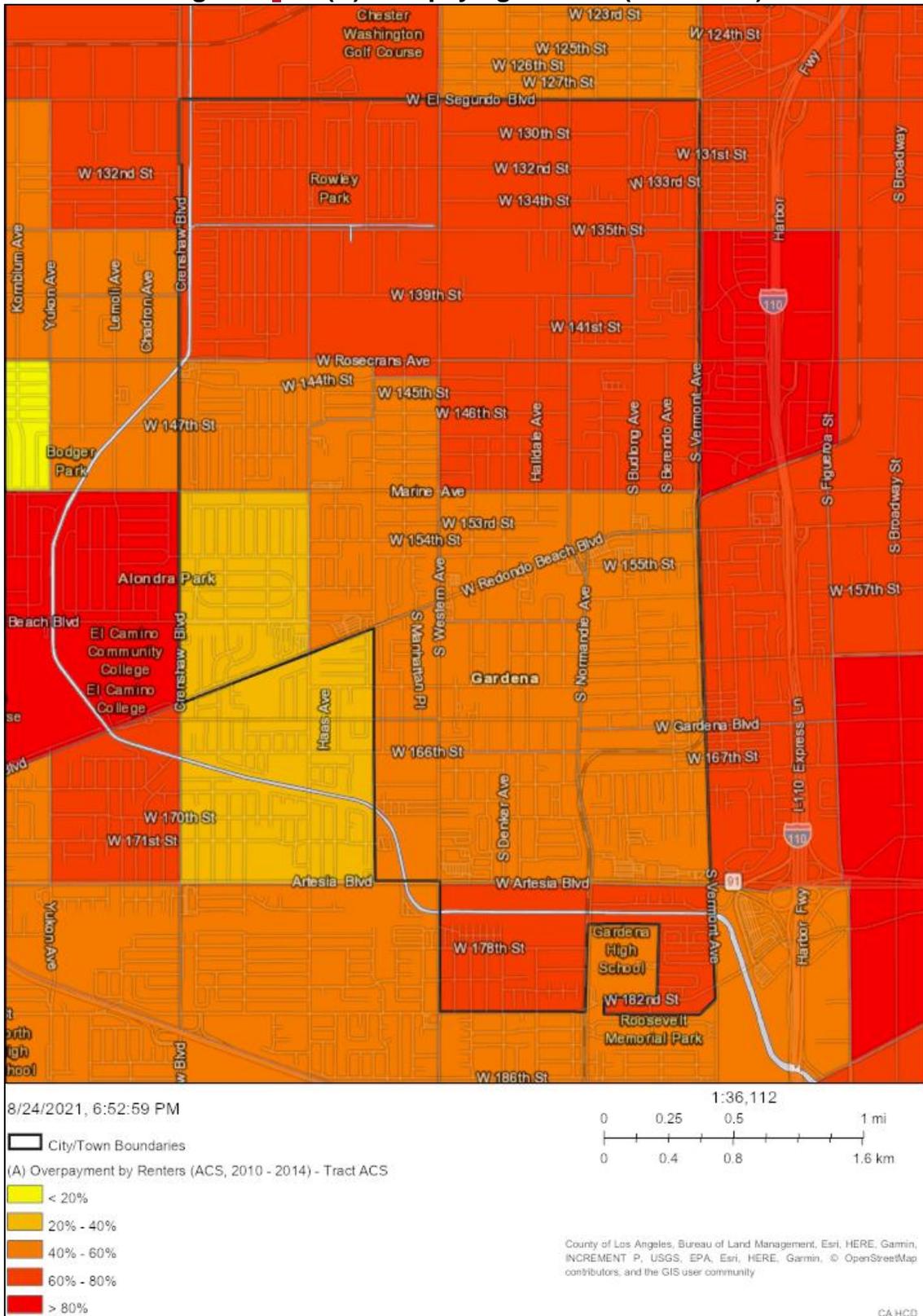
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%
- Feasible Sites
- City Boundary



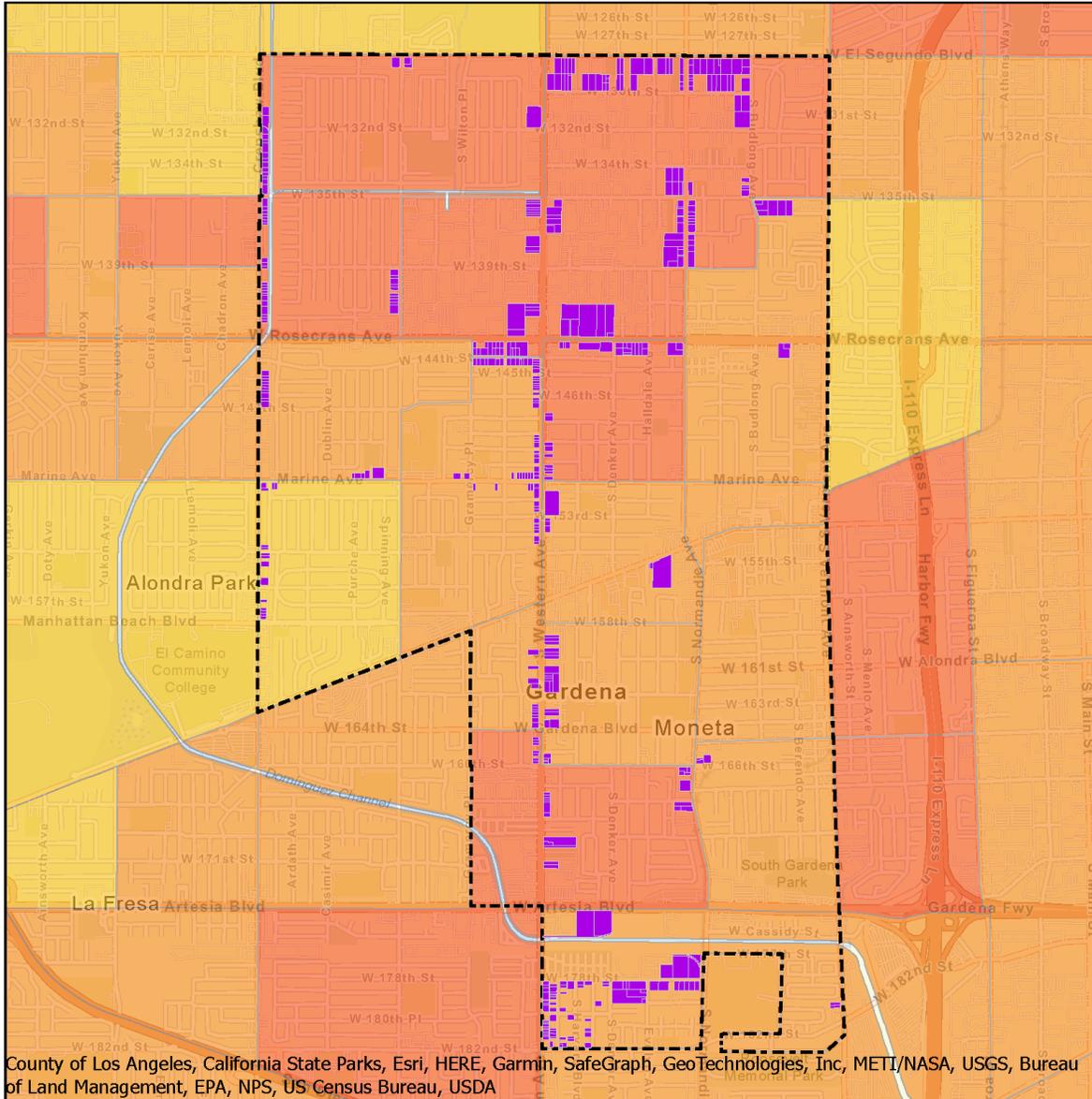
Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-cahd.hud.arcgis.com>

Source: HCD AFFH Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

Figure E-35: (A) Overpaying Renters (2010-2014)



(B) Overpaying Renters (2015-2019) and Sites Inventory



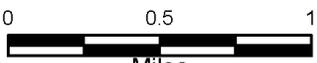
County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

**City of Gardena Housing Element Overlay
Feasible Sites with Cost Burden 2019 - Renters**

Overpayment by Renters (2015-2019) - ACS Tract Level
B25070_calc_pctGE30pctE

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%
- Feasible Sites
- City Boundary



Miles

Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-ca/hcd.hub.arcgis.com>

Source: HCD AFFH Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

Overcrowding

A household is considered overcrowded if there is more than one person per room and severely overcrowded if there is more than 1.5 persons per room. HUD CHAS data based on the 2013-2017 ACS and the HCD AFFH Data Viewer (2015-2019 ACS) is used to show overcrowding in Gardena and Los Angeles County.

Regional Trend. As shown in [Table E-23](#), 5.7 percent of owner-occupied households and 16.7 percent of renter-occupied households throughout the County are overcrowded. Severe overcrowding is also an issue in the County, especially amongst renter households. Over one percent of owner households and 7.6 percent of renter households are severely overcrowded.

[Figure E-36](#) shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated in the central County areas, including the City of Los Angeles, South Gate, and Compton, and in parts of the San Fernando Valley.

Local Trend. [Table E-23](#), below, shows that 6.2 percent of owner-occupied households and 12.5 percent of renter-occupied households in Gardena are overcrowded. Countywide, only 5.7 percent of owner-occupied households are overcrowded, but 16.7 percent of renter-occupied households are overcrowded.

[Figure E-37](#) shows the concentration of overcrowded households in Gardena by census tract. There is a concentration of overcrowded households in the northeast corner of the city, where more than 20 percent of households in those tracts are overcrowded. Less than 8.2 percent of households in tracts along the western and southern city boundaries are overcrowded. Census tracts with severely overcrowded households are shown in [Figure E-24](#). Approximately 14 percent of households in one tract in the northeastern section of the city are severely overcrowded. Less than 5 percent of households are severely overcrowded in the remainder of the city. The tracts with larger proportions of overcrowded and severely overcrowded households are categorized as low resource areas and have concentrations of racial and ethnic minorities, LMI households, and children in female-headed households (see [Figure E-5](#), [Figure E-12](#), [Figure E-14](#), and [Figure E-21](#)). Cost burdened renters are also more prominent in this area (see [Figure E-35](#)).

Table E-23: Overcrowding by Tenure

	Overcrowded (>1 person per room)		Severely Overcrowded (>1.5 persons per room)		Total Households
	Households	Percent	Households	Percent	
Gardena					
Owner-Occupied	640	6.2%	205	2.0%	10,265
Renter-Occupied	1,300	12.5%	630	6.1%	10,385
Los Angeles County					
Owner-Occupied	85,870	5.7%	23,025	1.5%	1,512,365

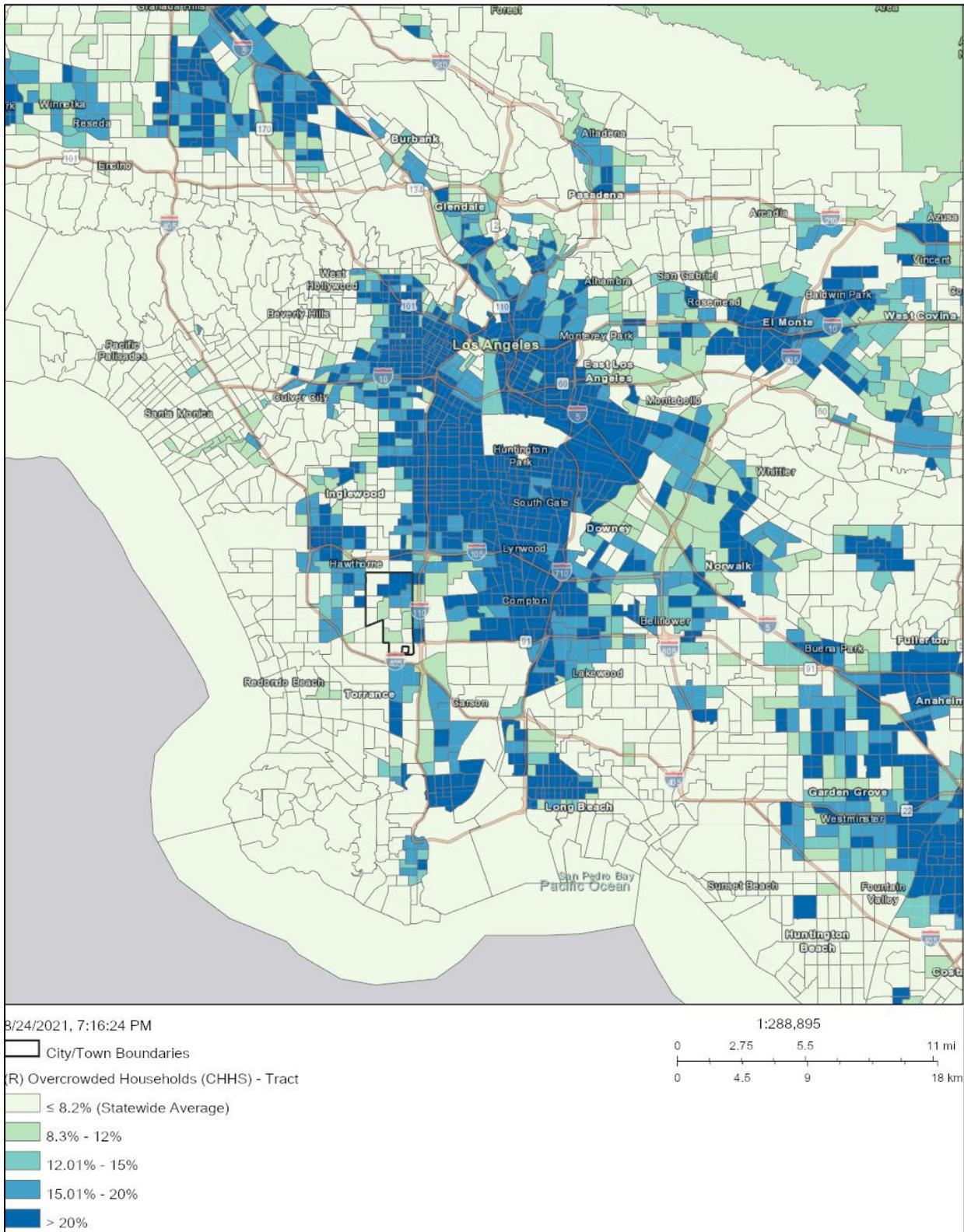
Renter-Occupied	298,460	16.7%	134,745	7.6%	1,782,835
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.					

Sites Inventory. As presented in [Table E-24](#), nearly half of the units selected to meet the 2021-2029 RHNA are in tracts where more than 20 percent of households are overcrowded. A smaller share of lower income RHNA units are in tracts where less than 8.2 percent of households are overcrowded compared to moderate and above moderate income units.

Table E-24: Distribution of RHNA Units by Percent of Overcrowded Households

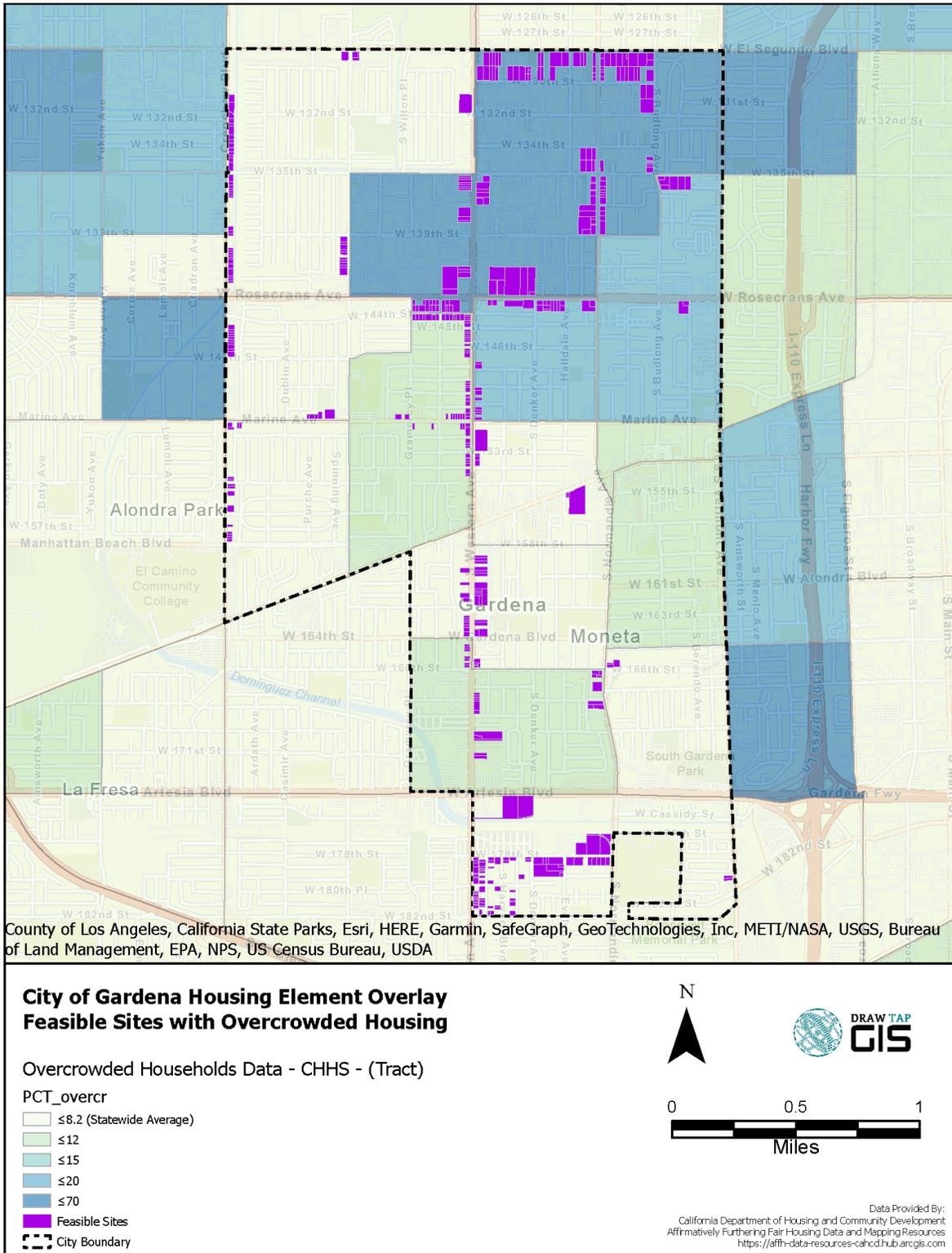
Overcrowded Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percentage	Units	Percentage	Units	Percentage	Units	Percentage
<8.2%	770	29.2%	544	30.3%	806	37.4%	2,120	32.2%
<12%	271	10.3%	152	8.5%	229	10.6%	652	9.9%
<15%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<20%	253	9.6%	179	10.0%	178	8.3%	610	9.3%
>20%	1,342	50.9%	922	51.3%	940	43.7%	3,204	48.6%
Total	2,636	100.0%	1,797	100.0%	2,153	100.0%	6,586	100.0%

Figure E-36: Regional Overcrowded Households by Tract



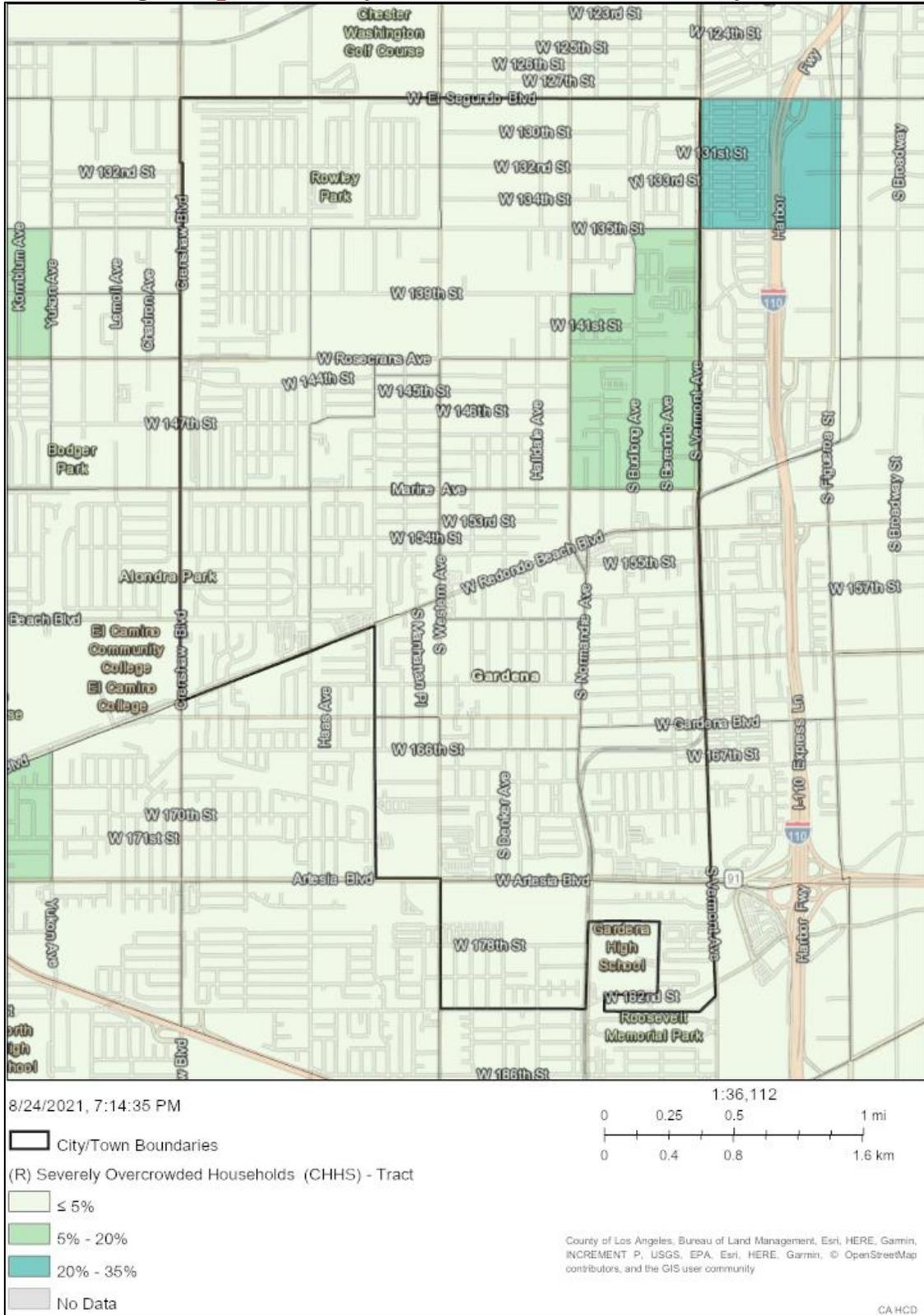
Source: HCD AFFH Data Viewer, HUD CHAS data, 2021.

Figure E-37: Overcrowded Households by Tract and Sites Inventory



Source: HCD AFFH Data Viewer, HUD CHAS data, 2021.

Figure E-38: Severely Overcrowded Households by Tract



Source: HCD AFFH Data Viewer, HUD CHAS data, 2021.

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities are estimated using 2020 HUD CHAS data, and housing age is based on the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Regional Trend. Less than one percent of owner-occupied households and 2.8 percent of renter-occupied households in Los Angeles County lack complete plumbing or kitchen facilities ([Table E-25](#)). Overall, only 1.7 percent of households in the County lack complete facilities.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. In the County, 86 [percent](#) of the housing stock was built prior to 1990, including 60.5% built prior to 1970 ([Table E-26](#)).

Local Trend. In Gardena, 1.4 percent of owner-occupied households and 3.8 percent of renter-occupied households lack complete plumbing or kitchen facilities ([Table E-25](#)). Substandard housing conditions are more common in Gardena than Los Angeles County, where only 0.5 percent of owner-occupied households and 2.8 percent of renter-occupied households lack complete plumbing or kitchen facilities. [As of December 2021, City's Code Enforcement agency estimates 250-300 housing units, or 1.4 percent of the housing stock, are in substandard condition.](#)

Table E-25: Substandard Housing Conditions

	Lacking Complete Kitchen or Plumbing Facilities		Total Households
	Households	Percent	
Gardena			
Owner-Occupied	140	1.4%	10,265
Renter-Occupied	390	3.8%	10,385
Los Angeles County			
Owner-Occupied	6,850	0.5%	1,512,365
Renter-Occupied	50,030	2.8%	1,782,835
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.			

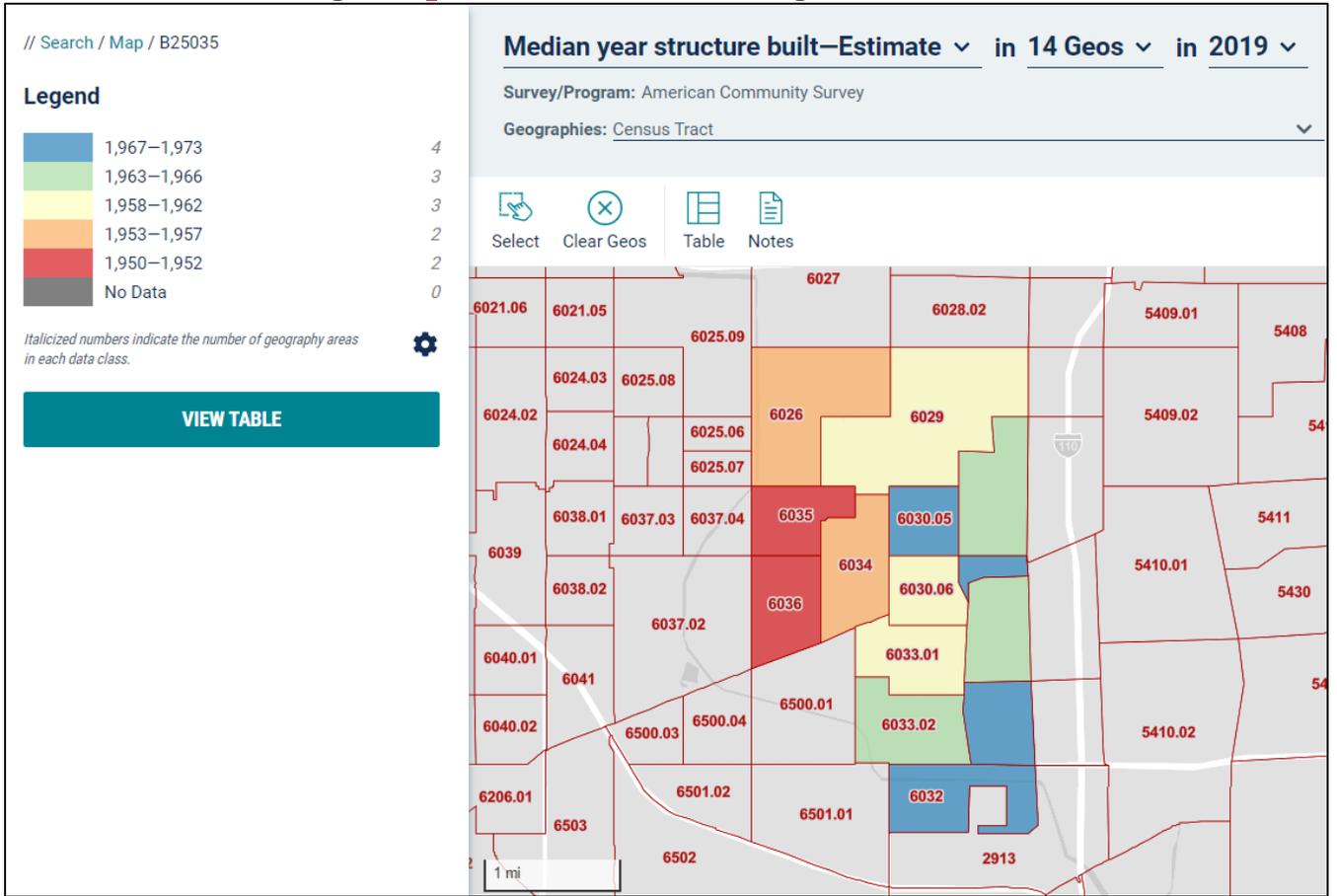
Housing age can also be used as an indicator for substandard housing and rehabilitation needs. According to the 2015-2019 ACS, 88.5 percent of the housing stock in Gardena was built prior to 1990 and may be susceptible to deterioration, including 66.8 percent built before 1970 which may require major repairs. In comparison, 85.9 percent of housing units Countywide were built in 1989 or earlier ([Table E-26](#)). Tracts 6035, 6034, and 6026

have the highest proportion of housing units aged 50 or older. [Figure E-39](#) shows the median year built for housing units by census tract. Tracts with older housing units are most concentrated in the northwest section of the city. Tracts 6032 and 6031.02, located in southern Gardena, have the largest proportion of new housing built in 1990 or later.

Table E-26: Housing Unit Age

Tract/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
6026	85.2%	10.4%	4.3%	2,881
6029	68.4%	23.1%	8.5%	1,329
6030.01	61.8%	25.9%	12.4%	2,453
6030.04	54.2%	37.1%	8.6%	649
6030.05	45.9%	42.6%	11.5%	1,939
6030.06	76.8%	17.6%	5.6%	837
6031.01	62.6%	25.9%	11.5%	1,585
6031.02	43.8%	30.1%	26.0%	1,478
6032	53.7%	13.2%	33.1%	1,230
6033.01	64.1%	21.9%	14.0%	1,573
6033.02	60.5%	28.6%	10.9%	1,679
6034	86.1%	12.7%	1.1%	1,492
6035	94.4%	4.4%	1.2%	922
6036	76.7%	9.6%	13.6%	1,410
Gardena	66.8%	21.8%	11.5%	21,457
Los Angeles County	60.5%	25.4%	14.1%	3,542,800
Source: 2015-2019 American Community Survey (ACS) (5-Year Estimates).				

Figure E-39: Median Year Housing Units Built



Note: The numbers in the legend represent years (1,967 = 1967).
 Source: 2015-2019 ACS (5-Year Estimates).

Displacement Risk

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,
 - Share of very low-income households that are severely rent burdened households is above the county median,

- The area or areas in close proximity have recently experienced displacement pressures (percent change in rent above County median for rent increases), or
- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Regional Trend. [Figure E-40](#) shows sensitive communities at risk of displacement in the region. Vulnerable communities are most concentrated in the central County areas around the City of Los Angeles, Inglewood, South Gate, and Compton, East Los Angeles, and parts of the San Gabriel Valley and San Fernando Valley. There are fewer vulnerable communities in coastal areas and between Calabasas, Malibu, and Beverly Hills.

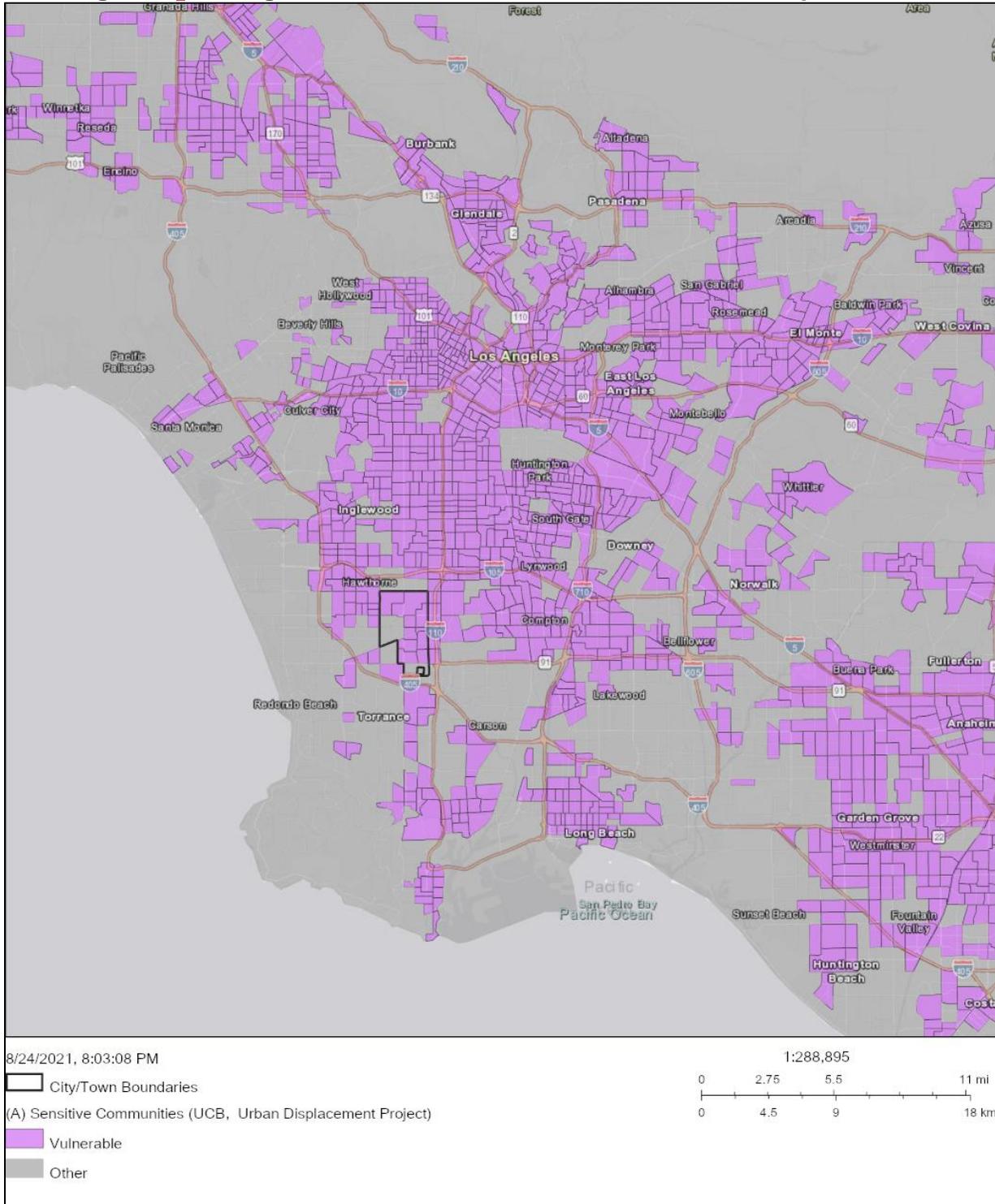
Local Trend. As shown in [Figure E-41](#), the majority of tracts in Gardena are considered sensitive communities where the population is vulnerable to displacement in the event of increased redevelopment or shifts in housing cost. Three tracts in the central western section of the city and the southernmost tract are not considered vulnerable communities. The tracts in the northern section of the city and on tract along the eastern boundary are categorized as low resource areas (see [Figure E-21](#)). As discussed previously, racial and ethnic minority populations make up over 80 percent of the population in all but two Gardena block groups (see [Figure E-5](#)). Some of the sensitive communities identified also have larger shares of children in female-headed households, LMI households, overcrowded households, and cost burdened owners and renters (see [Figure E-12](#), [Figure E-14](#), [Figure E-34](#), [Figure E-35](#), and [Figure E-37](#)).

Sites Inventory. The distribution of RHNA units in sensitive communities at risk of displacement is shown in Table E-27. Because a majority of Gardena tracts are considered sensitive communities, 78.8 percent of RHNA units are located in these areas. There are more low and moderate income units located in sensitive communities compared to above moderate units. Despite the concentration of units in sensitive communities, sites selected to meet the RHNA are generally evenly distributed throughout the City. The high concentration of units in communities at risk of displacement is a reflection of the high rate of these communities citywide.

Table E-27: Distribution of RHNA Units by Communities At Risk of Displacement

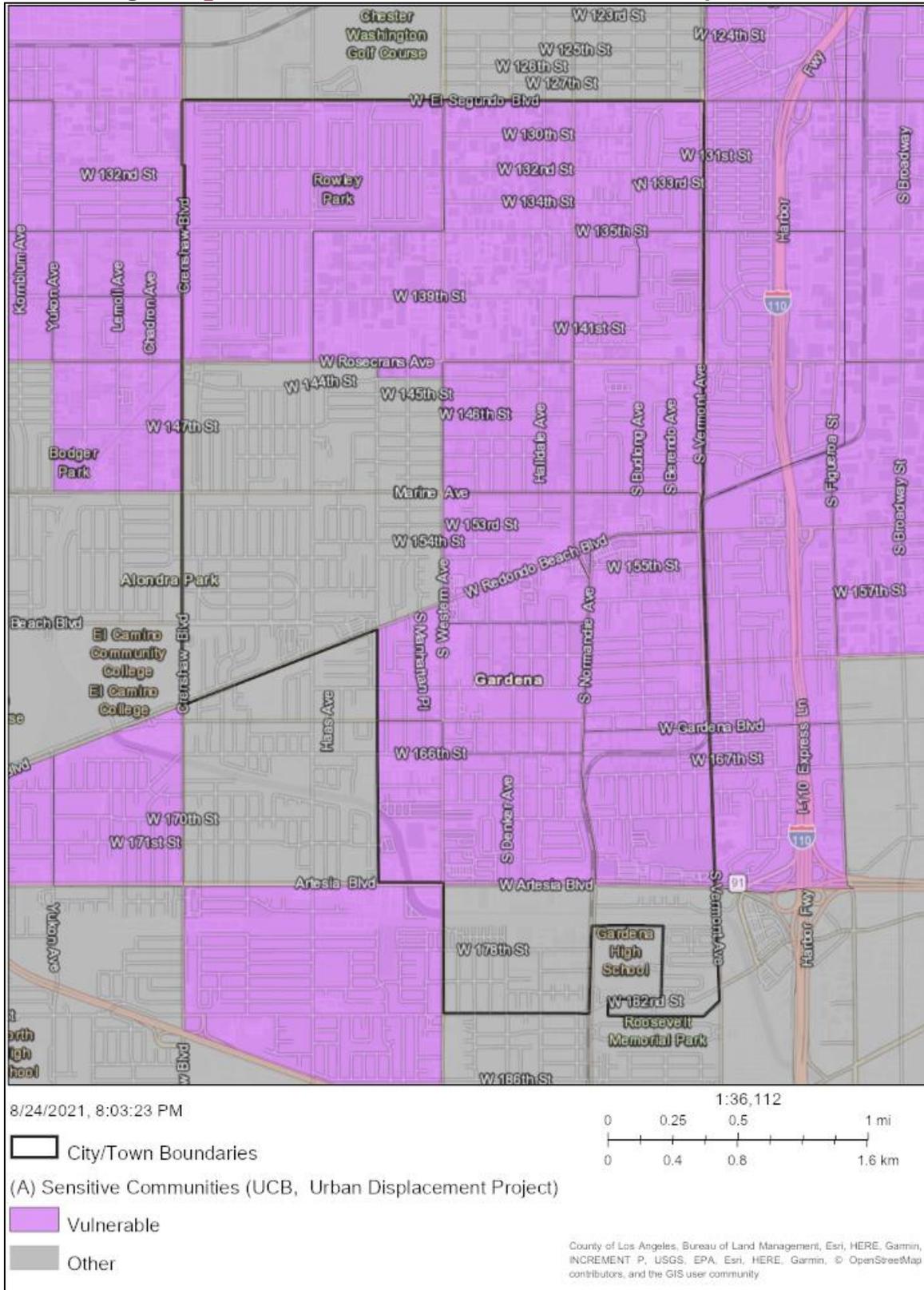
Sensitive Community (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
Not a Sensitive Community	448	17.0%	375	20.9%	572	26.6%	1,395	21.2%
Sensitive Community	2,188	83.0%	1,422	79.1%	1,581	73.4%	5,191	78.8%
Total	2,636	100.0%	1,797	100.0%	2,153	100.0%	6,586	100.0%

Figure E-40: Regional Sensitive Communities at Risk of Displacement



Source: HCD AFFH Data Viewer, Urban Displacement Project, 2021.

Figure E-41: Sensitive Communities at Risk of Displacement

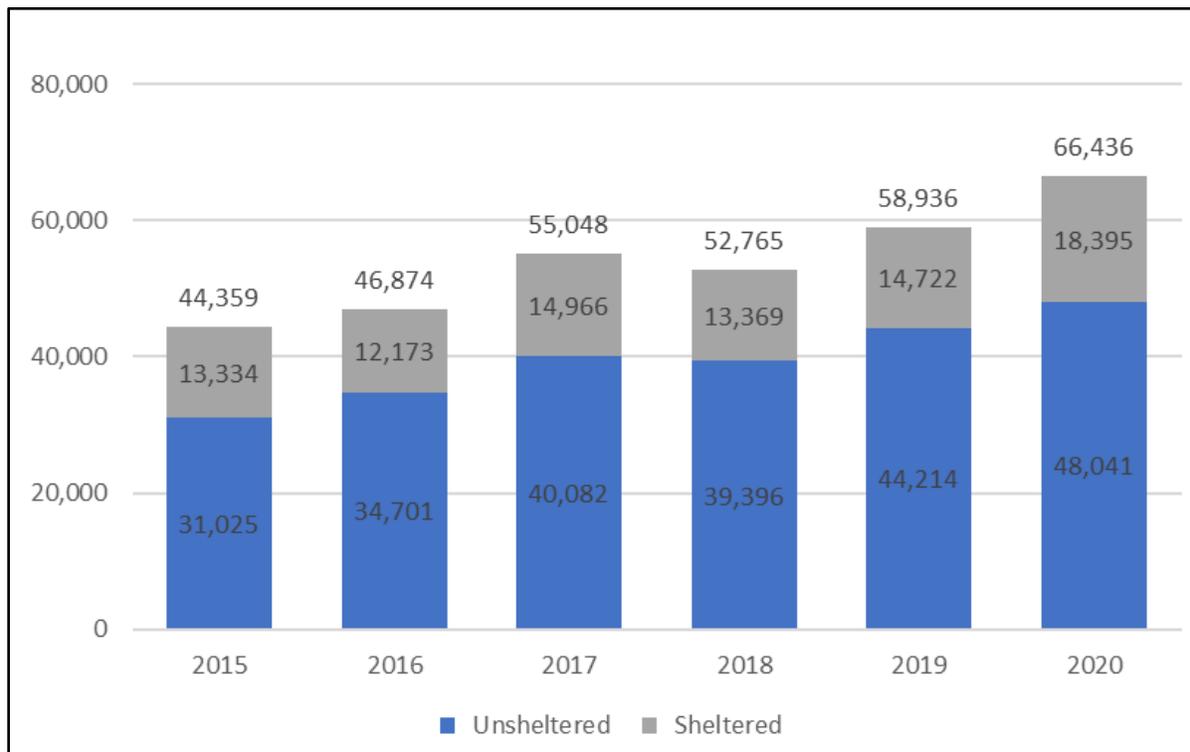


Source: HCD AFFH Data Viewer, Urban Displacement Project, 2021.

Homelessness

Regional Trend. The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, based on the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. [Figure E-42](#) shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72 percent of the homeless population is unsheltered and 28 percent is sheltered. The homeless population has increased by nearly 50 percent since 2015, and 12.7 percent since 2019. According to Department of Finance (DOF) estimates, the entire Los Angeles County population grew by only 0.5 percent between 2015 and 2020.

Figure E-42: Los Angeles County Homeless Population Trend (2015-2020)



Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

[Table E-28](#) shows the homeless populations in 2019 and 2020 by population type, gender, and health/disability. Approximately 19 percent of the homeless population belongs to a family with one or more child, 38.4 percent are chronically homeless, and 22.3 percent have a serious mental illness. Since 2019, the population of homeless family members (+45.7 percent), persons experiencing chronic homelessness (+54.2 percent), persons fleeing domestic violence (+40 percent), non-binary/gender non-conforming persons (+325.5 percent), and persons with a substance use disorder (+104 percent) have increased the most drastically. The population of transgender persons and persons with HIV/AIDS experiencing homelessness have decreased by 81.4 percent and 4.7 percent, respectively.

Table E-28: Los Angeles County Homeless Population Demographics (2019-2020)

	2019		2020		Percent Change
	Persons	Percent	Persons	Percent	
Total	58,936	100.0%	66,436	100.0%	12.7%
Individuals	50,071	85.0%	53,619	80.7%	7.1%
Transitional Aged Youth (18-24)	3,635	6.2%	4,278	6.4%	17.7%
Unaccompanied Minors (under 18)	66	0.1%	74	0.1%	12.1%
Family Members*	8,799	14.9%	12,817	19.3%	45.7%
Veterans	3,878	6.6%	3,902	5.9%	0.6%
People Experiencing Chronic Homelessness	16,528	28.0%	25,490	38.4%	54.2%
Fleeing Domestic/Intimate Partner Violence	3,111	5.3%	4,356	6.6%	40.0%
Gender					
Male	39,348	66.8%	44,259	66.6%	12.5%
Female	18,331	31.1%	21,129	31.8%	15.3%
Non-Binary/Gender Non-Conforming	200	0.3%	851	1.3%	325.5%
Transgender	1,057	1.8%	197	0.3%	-81.4%
Health and Disability**					
Substance Use Disorder	7,836	13.3%	15,983	24.1%	104.0%
HIV/AIDS	1,306	2.2%	1,245	1.9%	-4.7%
Serious Mental Illness	13,670	23.2%	14,790	22.3%	8.2%
Percent of Total County Population	--	0.6%	--	0.7%	--
*Members of families with at least one child under 18. ** Indicators are not mutually exclusive. Source: Los Angeles Homeless Services Authority (LAHSA), 2019-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.					

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Special needs groups are considered elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

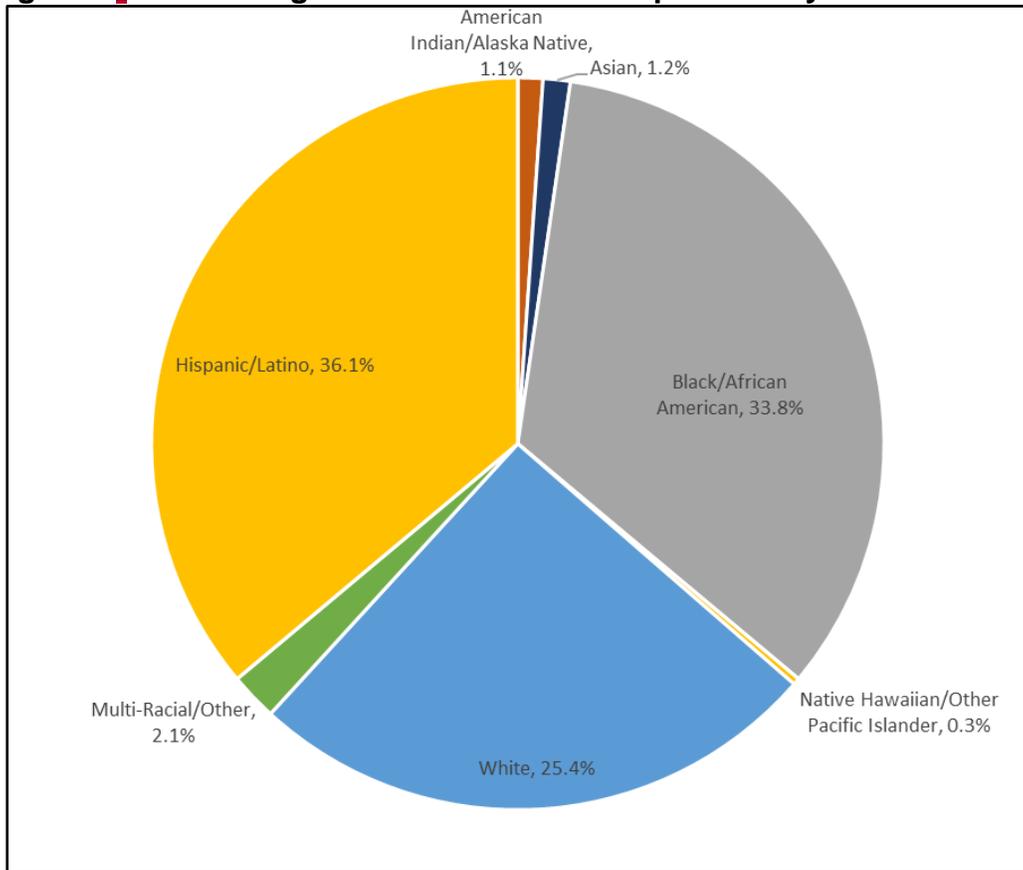
Nearly 20 percent of the homeless population are members of families with one or more child under the age of 18, 9.9 percent are elderly persons aged 62 and older, 17 percent have a physical disability, and 8.3 percent have a developmental disability. Only 32 percent of homeless persons with a developmental disability, 17.3 percent with a physical disability, and 21.5 percent of homeless seniors are sheltered. However, most families (76.3 percent) are sheltered ([Table E-29](#)).

Table E-29: Homeless Populations and Special Needs Groups

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290
Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)			

[Figure E-43](#) shows the Los Angeles CoC homeless population by race and ethnicity. The Hispanic/Latino, Black/African American, and White populations make up the largest proportions of the homeless population. The Black/African American population is the most overrepresented in the Los Angeles CoC region. Nearly 34 percent% of homeless persons are Black or African American, compared to only 7.8 percent of the population countywide. The American Indian and Alaska Native population is also overrepresented, making up only 0.2 percent of the County population, but 1.1 percent of the homeless population.

Figure E-43: Los Angeles CoC Homeless Population by Race/Ethnicity

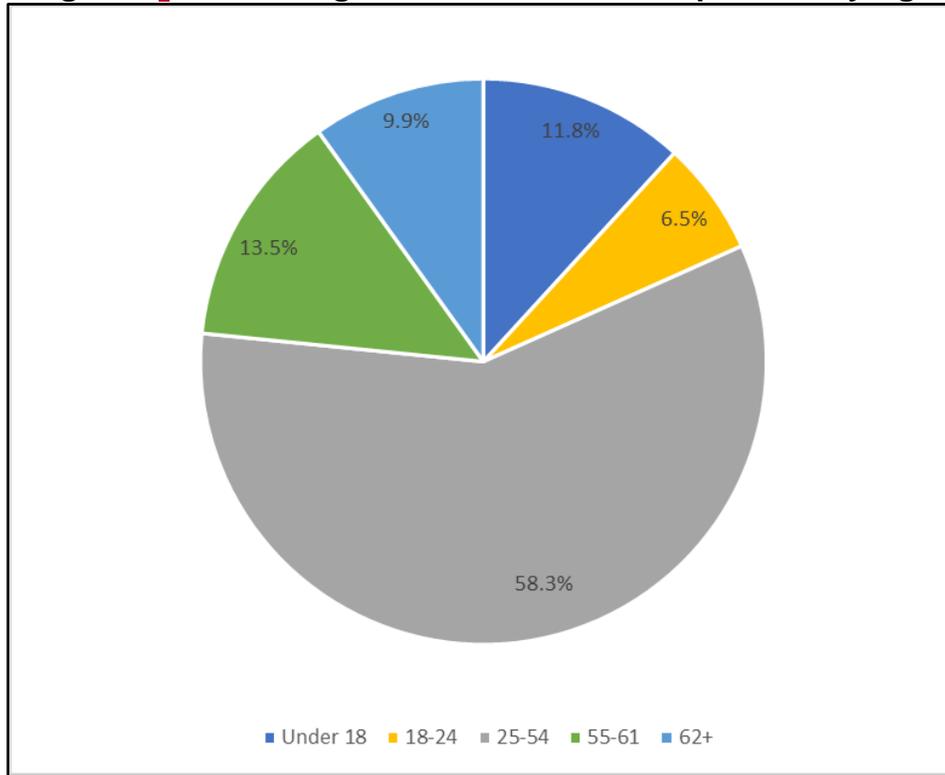


Race/Ethnicity	Homeless Population		% LA County Population
	Persons	Percent	
American Indian/Alaska Native	686	1.1%	0.2%
Asian	774	1.2%	14.4%
Black/African American	21,509	33.8%	7.8%
Hispanic/Latino	23,005	36.1%	48.5%
Native Hawaiian/Other Pacific Islander	205	0.3%	0.2%
White	16,208	25.4%	26.2%
Multi-Racial/Other	1,319	2.1%	2.6%

Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)

Figure E-44 shows the distribution of homeless persons in the Los Angeles CoC region by age. Adults aged 25 to 54 make up most of the homeless population, followed by adults aged 55 to 61, and children under 18. Children account for 11.8 percent of the homeless population and seniors (age 62+) account for 9.9 percent of the population; 6.6 percent of the homeless population is transitional aged youths between the ages of 18 and 24.

Figure E-44: Los Angeles CoC Homeless Population by Age

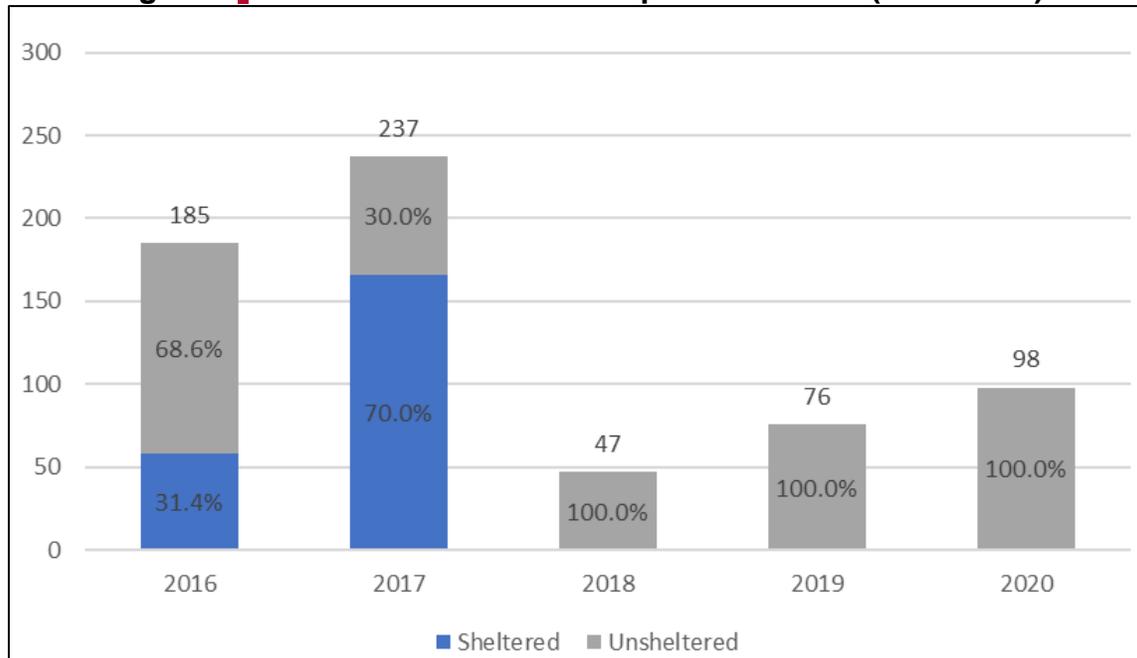


Age	Homeless Population		% LA County Population
	Persons	Percent	
Under 18	7,491	11.8%	22.0%
18-24	4,181	6.6%	9.7%
25-54	37,138	58.3%	43.2%
55-61	8,606	13.5%	8.7%
62+	6,290	9.9%	16.4%

Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates).

Local Trend. [Figure E-45](#) shows the homeless population trend in Gardena from 2016 to 2020. As of 2020, there are 98 persons experiencing homelessness in Gardena, all of which are unsheltered. Of the homeless persons in Gardena, 47.9 percent were on the street, 28.6 percent were in cars, 12.2 percent were in RVs/campers, 8.2 percent were in vans, and 3.1 percent were in makeshift shelters. The population of persons experiencing homelessness in Gardena has decreased by 47 percent since 2016 but increased 28.9 percent since 2019.

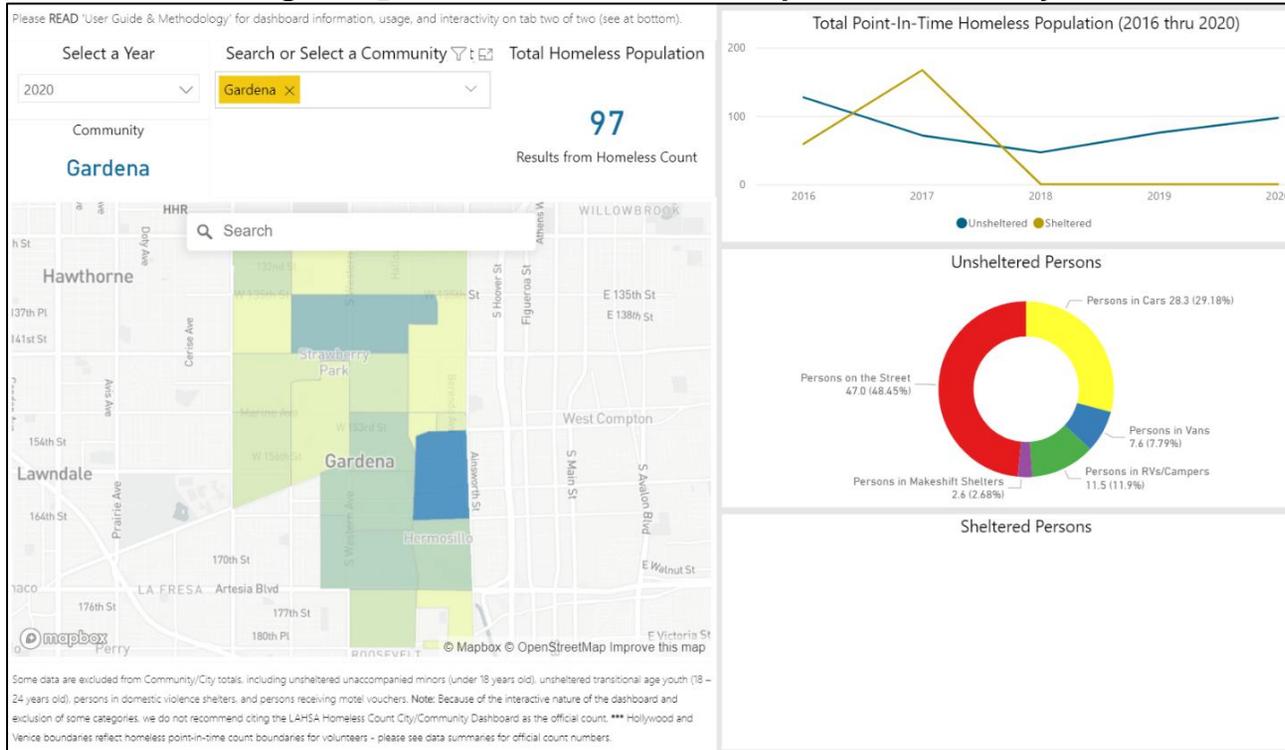
Figure E-45: Gardena Homeless Population Trend (2016-2020)



Source: LAHSA, 2020 Greater Los Angeles City/Community Homelessness Reports Service Planning Area 5.

A summary of the homeless population in Gardena, provided by LAHSA, is shown in [Figure E-46](#). As discussed previously, there are no sheltered persons experiencing homelessness in Gardena. The homeless population summary includes homeless populations by census tract, homeless population trend, and dwelling type of unsheltered persons. Tract 6031.01, along the western City boundary, has the largest homeless population based on the 2020 PIT Count, followed by tract 6029 in the central-northern area of the City. Homeless counts by tract are shown in [Table E-30](#).

Figure E-46: Gardena Homeless Population Summary



Note: Because of the interactive nature of the [LAHSA homeless count] dashboard and exclusion of some categories, LAHSA does not recommend citing this dashboard as the official count. Estimates shown in Figure E-41 are from the 2020 Greater Los Angeles City/Community Homelessness Reports rather than the dashboard.

Source: LAHSA 2020 Homeless Count by Community/City.

Table E-30: Homeless Data by Tract

Tract	Persons	Percent of Total
6037602600	5	5.2%
6037602900	17	17.5%
6037603001	0	0.0%
6037603004	2	2.1%
6037603005	4	4.1%
6037603006	8	8.2%
6037603101	25	25.8%
6037603102	8	8.2%
6037603200	4	4.1%
6037603301	9	9.3%
6037603302	9	9.3%
6037603400	1	1.0%
6037603500	2	2.1%
6037603600	3	3.1%

Note: LAHSA does not recommend aggregating census tract-level data to calculate numbers for other geographic levels. Due to rounding, census tract-level data may not add up to the total for Los Angeles City Council District, Supervisorial District, Service Planning Area, or the Los Angeles CoC.

Source: LAHSA 2020 Homeless Count Data by Census Tract.

The Los Angeles County Coordinated Entry System (LA County CES) assesses individuals to match them with available housing resources and programs. From July to December 2020, 275 individuals in Culver City were assessed through CES, including 14 youths, 55 families, 39 veterans, and 49 persons aged 62 or older. Culver City is a part of Service Planning Area (SPA) 5, serving West Los Angeles communities including Beverly Hills, Brentwood, Culver City, Malibu, Pacific Palisades, Playa del Rey, Santa Monica, and Venice. Culver City and SPA 5 CES assessments and services are presented in Table E-26.

Table E-31: Cumulative CES Statistics (July 2020 – December 2020)

	Gardena	SPA 8	City Share of SPA 8
CES Assessment			
Total Persons	201	3,651	6%
Individuals	80	2,398	3%
Youth	15	213	7%
Families	106	1,083	10%
Veterans	7	250	3%
Persons Aged 62+	17	418	4%
Types of Services Provided to Those Assisted			
Interim Housing	95	1,470	6%
Rapid Re-Housing	80	1,211	7%
Street Outreach (Contacts)	47	1,201	4%
Street Outreach (Engagements)	27	500	5%
Other (Non-Permanent)	57	1,084	5%
Placed into Permanent Housing*	47	684	7%
* Includes persons that have moved into permanent housing during the reporting period (through either rapid re-housing, permanent supportive housing, or other permanent destinations). Note: For households with more than one person (including families), the assessment of the head of household is applied to all members. Source: LAHSA Homelessness Statistics by City (July 1, 2020 – December 31, 2020), March 2021.			

Summary of Fair Housing Issues

Gardena was approximately 2.1 acres when it incorporated and there have been 39 annexations throughout the decades. Gardena started as an agricultural community and had been home to many Japanese. When World War II ended, the Japanese returned to Gardena and were faced with discrimination in buying homes. Mostly, the Japanese purchased homes in the western and southern areas of the City as those were the only areas they were allowed to buy in. Racial covenants kept the Japanese out of the northern areas, including what is known as Hollypark. The makeup of the City started to change with the Watts riots and the issues relating to school boundaries. Realtors engaged in “blockbusting” wherein a black family would be moved into a predominantly white area by the realtors, causing other white families to leave and place their homes on the market.

These homes were bought primarily by black families who wanted to move out of areas such as Watts. The Japanese areas of the City also became self-perpetuating as the Japanese car companies came to California and made their corporate headquarters on the outskirts of the City. As these businesses moved to the area, they looked for areas where they were welcomed. Gardena provided this infrastructure as well as realtors who could read, write, and speak Japanese. The patterns of development remain in large part today, although the northern portion of the City is also becoming largely Hispanic.

Approximately 41% of owner households and 59% of renter households in Gardena experience a housing problem. In general, more renters in the northern City areas are cost burdened compared to the southern tracts. Northern Gardena is considered a low resource area and has high concentrations of racial and ethnic minorities and LMI households (see [Figure E-5](#), [Figure E-14](#), and [Figure E-21](#)). The northern half of the city also has higher concentrations of children in female-headed households compared to the rest of the city (see [Figure E-12](#)). Many of these tracts also have higher concentrations of overcrowded households. There is a concentration of homeless persons in some Gardena tracts, one in the central northern area of the City and one along the southeastern City boundary.

Other Relevant Factors

Lending Practices

Home loan applications in Gardena by race and income are shown in Table E-32. Black and Hawaiian/Pacific Islander applicants were denied loans at the highest rates (22.9 percent and 25 percent, respectively), while Hispanic or Latino and White applicants were denied at the lowest rates (13.4 percent and 14.1 percent, respectively). There were eight American Indian/Alaska Native and eight applicants of two or more minority races; 12.5 percent of American Indian/Alaska Native applicants were denied and no applicants of two or more minority races were denied. Applicants belonging to lower income categories had higher denial rates; approximately 38 percent of loan applications submitted by low income residents were denied compared to only 15 percent of applications submitted by upper income residents.

Table E-32: Home Loan Approval and Denial Rates – Gardena (2020)

<u>Loan Type/Applicant Demographics</u>	<u>Approved/ Originated</u>	<u>Denied</u>	<u>Total Applications</u>
<u>Loan Purpose and Type</u>			
<u>Purchase – Conventional</u>	<u>71.9%</u>	<u>11.0%</u>	<u>566</u>
<u>Purchase – Government</u>	<u>63.9%</u>	<u>13.4%</u>	<u>119</u>
<u>Home Improvement</u>	<u>53.7%</u>	<u>27.9%</u>	<u>147</u>
<u>Refinancing</u>	<u>53.8%</u>	<u>19.9%</u>	<u>1,124</u>
<u>Applicant Race/Ethnicity</u>			
<u>American Indian/Alaska Native</u>	<u>75.0%</u>	<u>12.5%</u>	<u>8</u>
<u>Asian</u>	<u>65.8%</u>	<u>15.2%</u>	<u>453</u>

Loan Type/Applicant Demographics	Approved/ Originated	Denied	Total Applications
<u>Black or African American</u>	<u>53.8%</u>	<u>22.9%</u>	<u>424</u>
<u>Hawaiian / Pacific Islander</u>	<u>43.8%</u>	<u>25.0%</u>	<u>32</u>
<u>White</u>	<u>63.9%</u>	<u>14.1%</u>	<u>609</u>
<u>2 or More Minority Races</u>	<u>87.5%</u>	<u>0.0%</u>	<u>8</u>
<u>Joint Race (White/Minority)</u>	<u>71.4%</u>	<u>19.0%</u>	<u>42</u>
<u>Race Not Available</u>	<u>51.3%</u>	<u>19.5%</u>	<u>380</u>
<u>Hispanic or Latino</u>	<u>61.5%</u>	<u>13.4%</u>	<u>366</u>
<u>Not Hispanic or Latino</u>	<u>60.8%</u>	<u>17.7%</u>	<u>1,195</u>
Applicant Income			
<u>Low (0-49% of Median)</u>	<u>32.4%</u>	<u>38.2%</u>	<u>68</u>
<u>Moderate (50-79% of Median)</u>	<u>47.3%</u>	<u>25.7%</u>	<u>148</u>
<u>Middle (80-119% of Median)</u>	<u>53.3%</u>	<u>20.6%</u>	<u>413</u>
<u>Upper (>=120% of Median)</u>	<u>64.1%</u>	<u>14.9%</u>	<u>1,218</u>
<u>Income Not Available</u>	<u>67.9%</u>	<u>11.9%</u>	<u>109</u>
Note: This dataset excludes withdrawn/incomplete applications. Sum of percentages may not total 100%.			
Source: Home Mortgage Disclosure Act (HMDA) Data – City of Gardena, 2020.			

Table E-33 compares the racial/ethnic composition of loan applicants and the City. White applicants are significantly overrepresented in the loan application pool, representing 31.1 percent of loan applicants but only 9.4 percent of the citywide population. Conversely, Hispanic/Latino residents represent only 18.7 percent of the applicant pool, but 39 percent of the total population.

Table E-33: Race/Ethnicity of Loan Applicants vs. Total Population

Race/Ethnicity	Percent of Gardena Population	Percent of Total Loan Applicants
<u>White</u>	<u>9.4%</u>	<u>31.1%</u>
<u>Black/African American</u>	<u>22.2%</u>	<u>21.7%</u>
<u>American Indian/Alaska Native</u>	<u>0.1%</u>	<u>0.4%</u>
<u>Asian</u>	<u>24.7%</u>	<u>23.2%</u>
<u>Native Hawaiian/Pacific Islander</u>	<u>1.1%</u>	<u>1.6%</u>
<u>Hispanic/Latino</u>	<u>39.3%</u>	<u>18.7%</u>
Source: HMDA data, 2020; 2015-2019 ACS (5-Year Estimates).		

Historical Trends

The City of Gardena was incorporated on September 11, 1930. It combined the rural communities of Gardena, Moneta, and Strawberry Park into a Municipal Corporation, Sixth Class City. At that time Gardena was a small farming community of about 20,000 people.

During the early years of and prior to Gardena's establishment, Japanese immigrants played a crucial role in the City's farm community. The Japanese Association founded the

Moneta Japanese Institute in 1911, funding a schoolhouse and teacher living quarters. In 1916, the Gardena Japanese school was established. During World War II, the City's large Japanese population was relocated to states in the middle of the Country.⁴ Prior to the 1942 Executive Order and subsequent removal and incarceration of Japanese and Japanese Americans, Los Angeles County was home to approximately 36,000 Japanese Americans. In 1945, those incarcerated were granted the opportunity to return to California; however, by the end of the year, only an estimated 3,000 Japanese Americans had returned to Los Angeles County.⁵ According to the 2011-2015 ACS, Gardena has a population of 5,091 residents with Japanese ancestry representing 8.5 percent of the total population.

The 1896 Supreme Court ruling of Plessy v. Ferguson upheld the constitutionality of "separate but equal," ushering in the Jim Crow Era of racial segregation and disenfranchisement. This sentiment spread beyond the South, where African Americans and other minority groups were expelled from predominantly White communities, through the adoption of policies forbidding them from residing or even being within town borders after dark, known as 'sundown towns.'⁶ Contrary to the widespread misconception that these existed only in the deep south, sundown towns were prominent throughout the Country, including more than 100 California towns. Several California sundown towns were located in Los Angeles County.⁷

The Home Owners' Loan Corporation (HOLC), formed in 1933 under the New Deal Program, established the County's first red-lining maps. Gardena received a D-rating, indicating the community was "least desirable" and a higher loan risk. Redlined, or D-rated communities, were typically comprised of large minority communities. Segregation achieved through red-lining was further exacerbated through the establishment of the Federal Housing Administration in 1934. The FHA insured bank mortgages that covered 80% of purchase prices and had terms of 20 years and were fully amortized. However, the FHA also conducted its own appraisals; mortgages were granted only to Whites. Mixed-race neighborhoods and White neighborhoods in the vicinity of Black neighborhoods were deemed "too risky" to invest in.⁶ Figure E-47 shows the 1939 redlining for the South Bay. An updated redlining map from the HCD AFFH Data Viewer of Gardena and the surrounding areas is presented in Figure E-48.

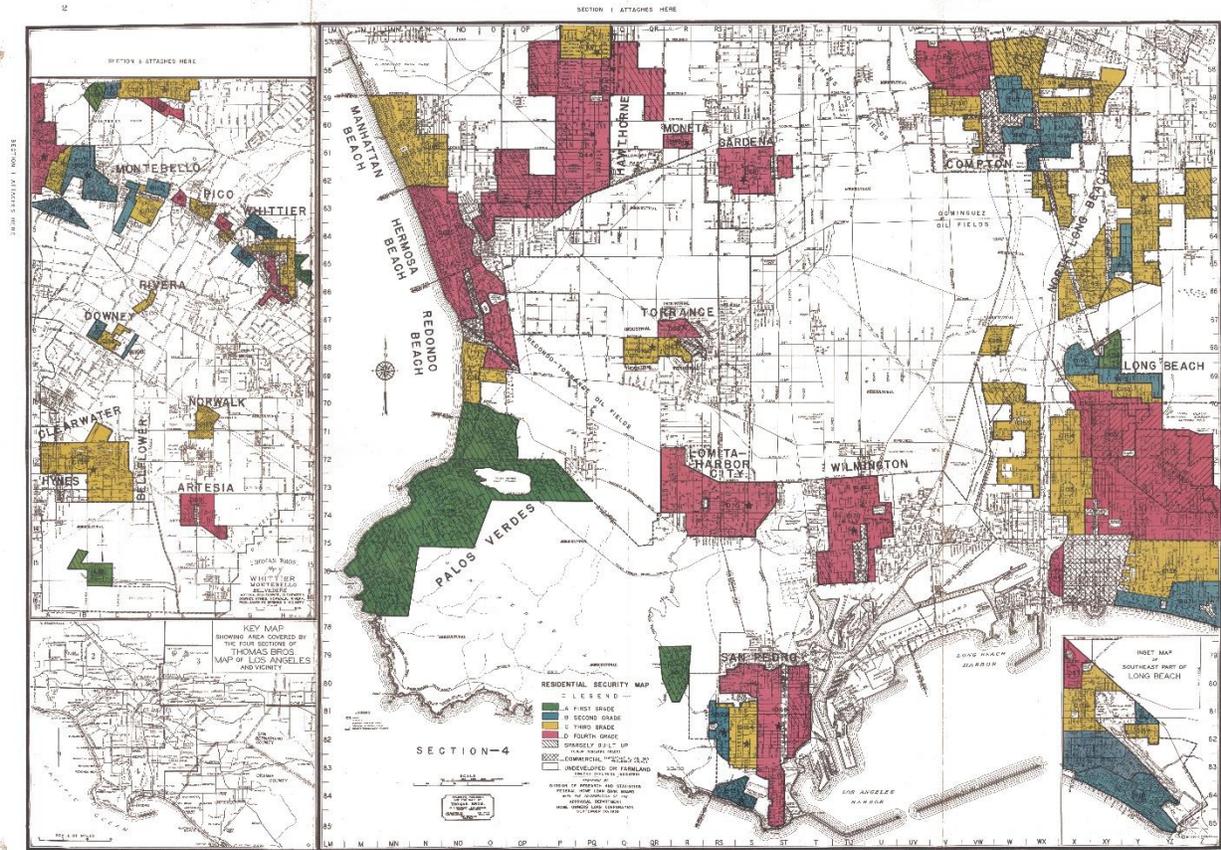
⁴ Los Angeles County Library. (2021). Gardena – Community History, <https://lacountylibrary.org/gardena-local-history/>.

⁵ The National World War II Museum. (2021). The Return of Japanese Americans to the West Coast in 1945. <https://www.nationalww2museum.org/war/articles/return-japanese-americans-west-coast-1945>.

⁶ Rothstein, Richard. (2017). The Color of Law: A Forgotten History of How Our Government Segregated America. Liveright Publishing Corporation.

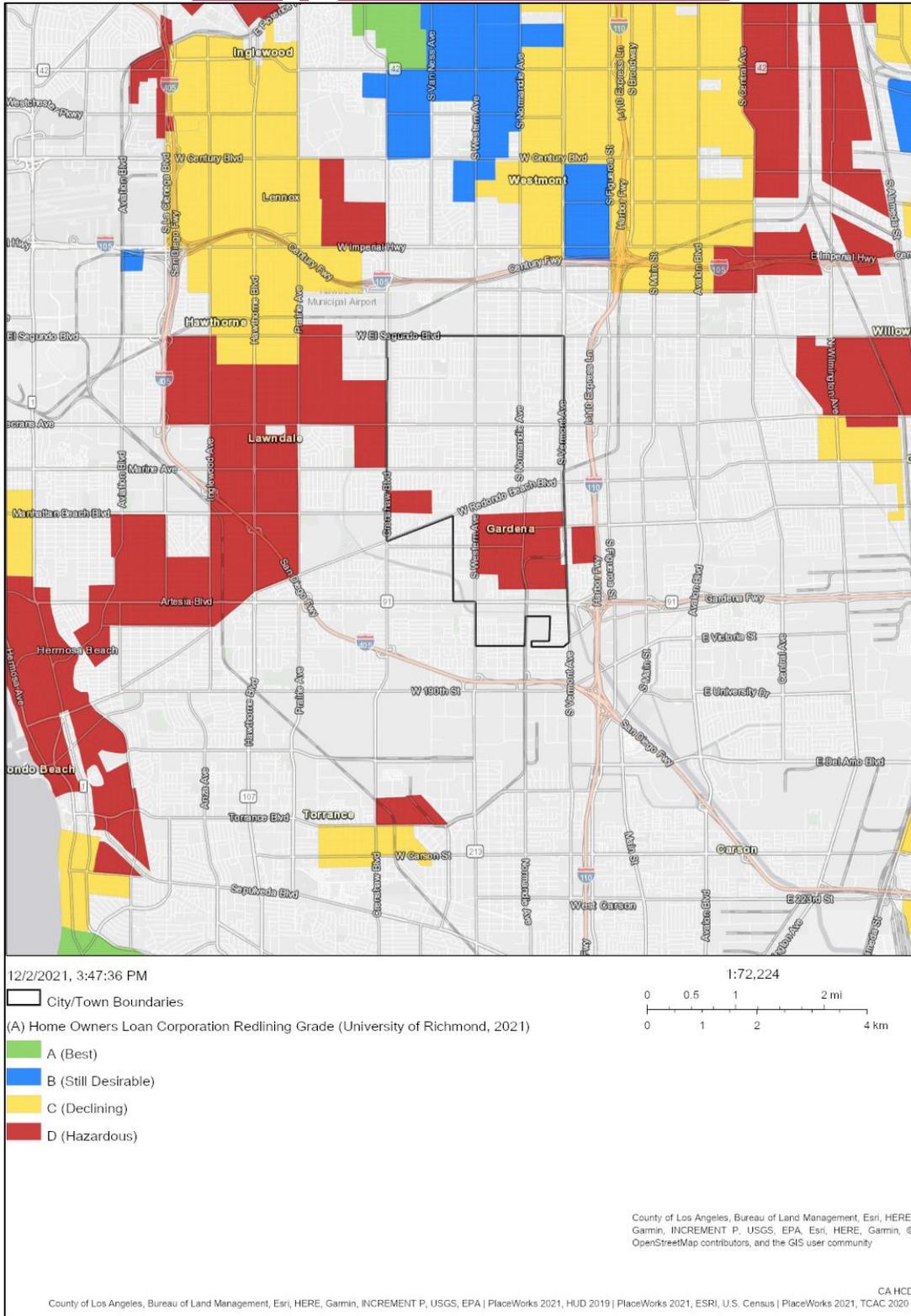
⁷ History and Social Justice. (2021). <https://justice.tougaloo.edu>.

Figure E-47: Home Owners Loan Corporation (HOLC) Redlining Map (1939)



Source: Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers, accessed December 1, 2021, <https://dsl.richmond.edu/panorama/redlining>.

Figure E-48: HOLC Redlining Grade (2021)

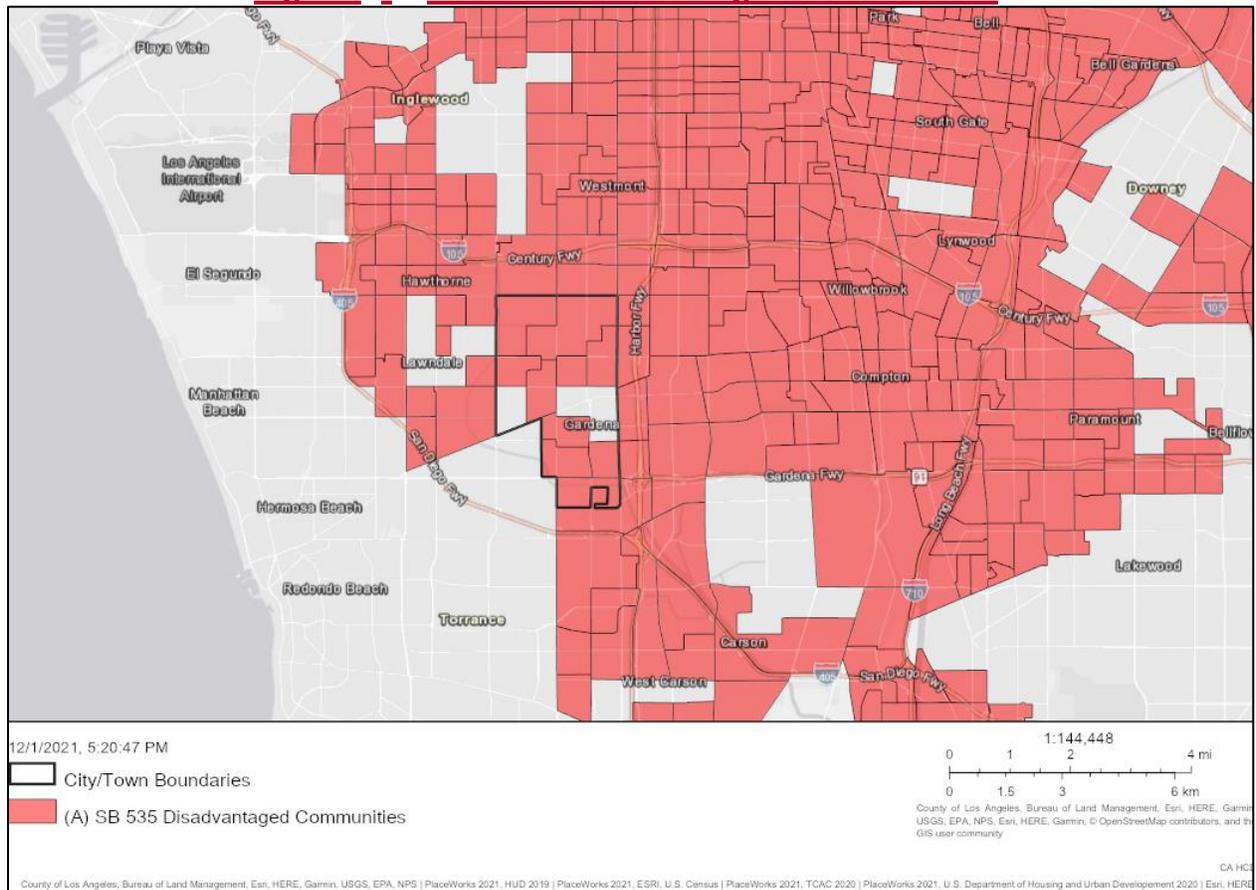


Source: HCD AFFH Data Viewer, University of Richmond (2021), 2021.

SB 535 Disadvantaged Communities

Disadvantaged communities in California are specifically targeted for investment of proceeds from the State’s cap-and-trade program. Known as California Climate Investments (CCI), these funds are aimed at improving public health, quality of life and economic opportunity in California’s most burdened communities at the same time they’re reducing pollution that causes climate change. As identified using the HCD AFFH tool, a majority of tracts in Gardena and the surrounding jurisdictions north, east, and south are considered “disadvantaged communities” (Figure E-49).

Figure E-49: SB 535 Disadvantaged Communities



Source: HCD AFFH Data Viewer, Office of Environmental Health Hazard Assessment (OEHHA), 2021.

Concentration of Fair Housing Issues

While there are concentrations of certain special needs groups and/or fair housing issues throughout the City, the northern section of Gardena, specifically tracts 6026, 6029, 6030.01, and 6030.05, have several overlapping fair housing issues. The following fair housing issues, described previously, are present in northern Gardena tracts:

- Concentrations of racial/ethnic minority populations exceeding 80 percent;

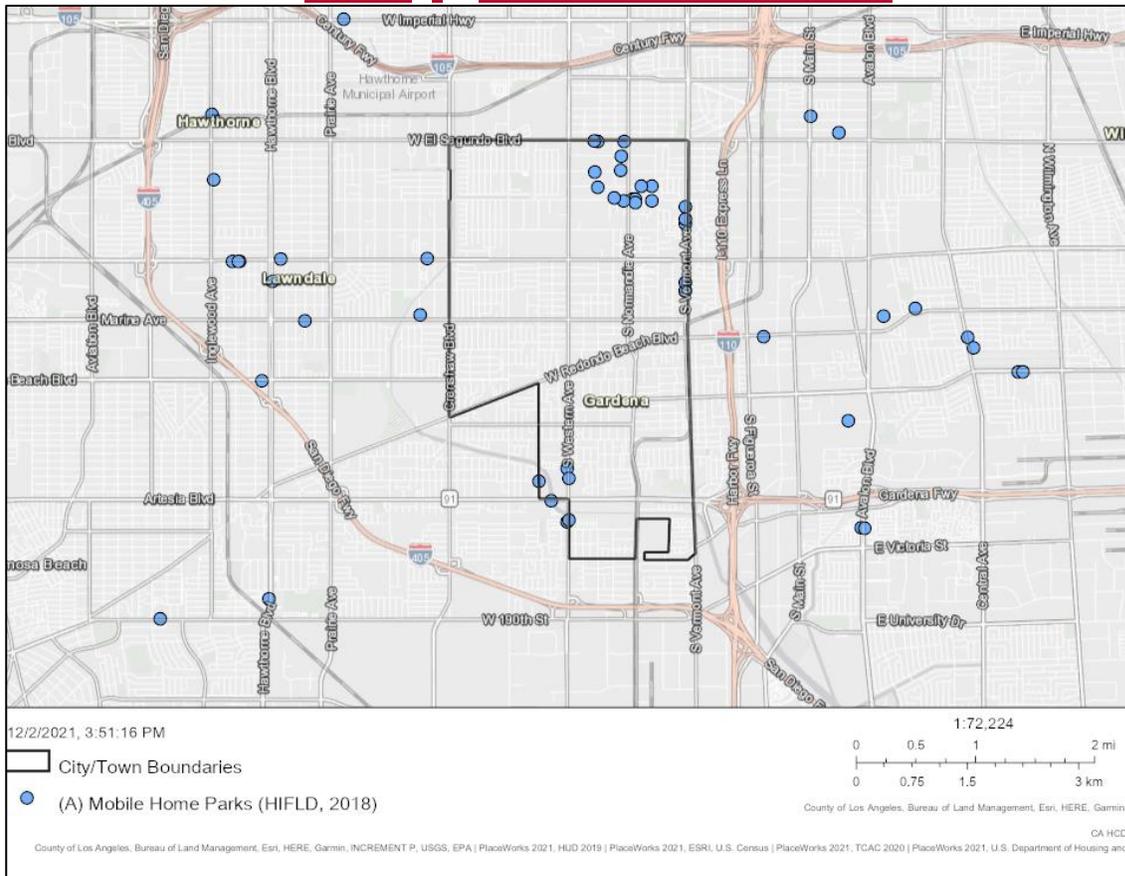
- Concentrations of children living in single-parent female-headed households exceeding 20 percent;
- Concentrations of LMI areas where more than 50 percent of households are low or moderate income;
- Low resource area designations;
- Lower jobs proximity indices;
- Higher rates of cost burdened renters exceeding 60 percent;
- Higher rates of overcrowded households exceeding the Statewide average of 8.2 percent.

Northern Gardena is zoned largely for industrial uses (M-1 and M-2 zones) surrounded by residential zones ranging from single-family (R-1) to high density residential (R-4). The City's Zoning Map is shown in Figure E-51. As presented in Figure E-50, the northeastern corner of the City also has a high concentration of mobile home parks, typically occupied by lower income households. The northeastern corner of the City also has the highest concentrations of overcrowded households (see Figure E-37).

Though all of Gardena has high concentrations of non-White populations, the northern City tracts have African American and Hispanic majority populations, while the southern City tracts have Asian majority populations. The northeastern tract (6029), where mobile home parks and industrial zoning is most concentrated, is the only mostly Black and Latino populated tract while the remainder of the City has a mix of three or more racial/ethnic populations. Racial or ethnic majority populations by tract are shown in Figure E-52 and neighborhood segregation patterns by tract are shown in Figure E-53.

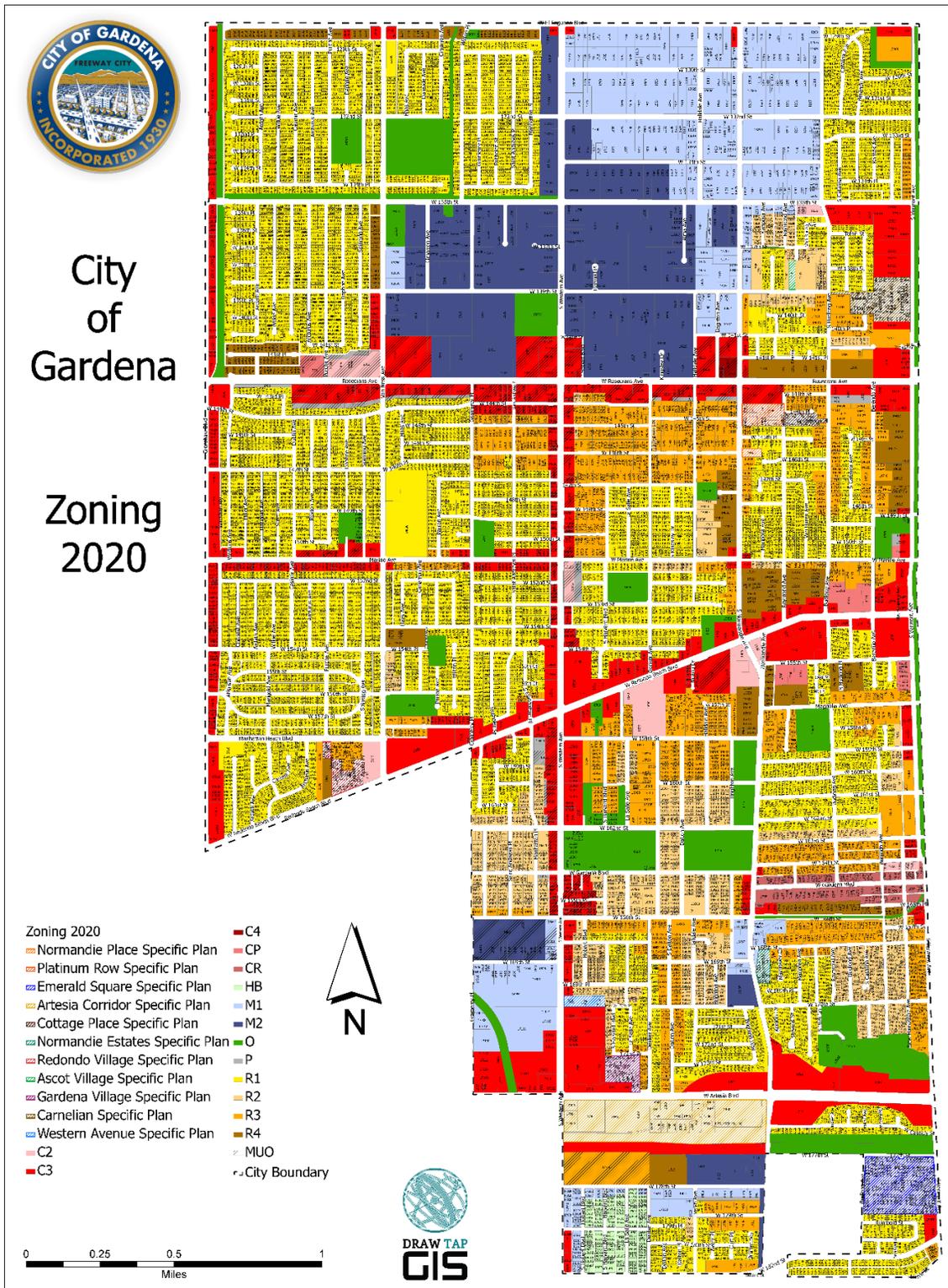
There are also five subsidized housing projects located in the City: Gardena Senior Housing (73 affordable units), Gardena South Park Sr. Citizens (126 affordable units), Gardena Marine Av Sr Housing (79 affordable units), Casimir House (three affordable units), and Spring Park (36 affordable units). Spring Park is an affordable senior housing project located in tract 6026 and may contribute to the concentration of LMI households and persons with disabilities in this tract.

Figure E-50: Mobile Home Parks (2018)



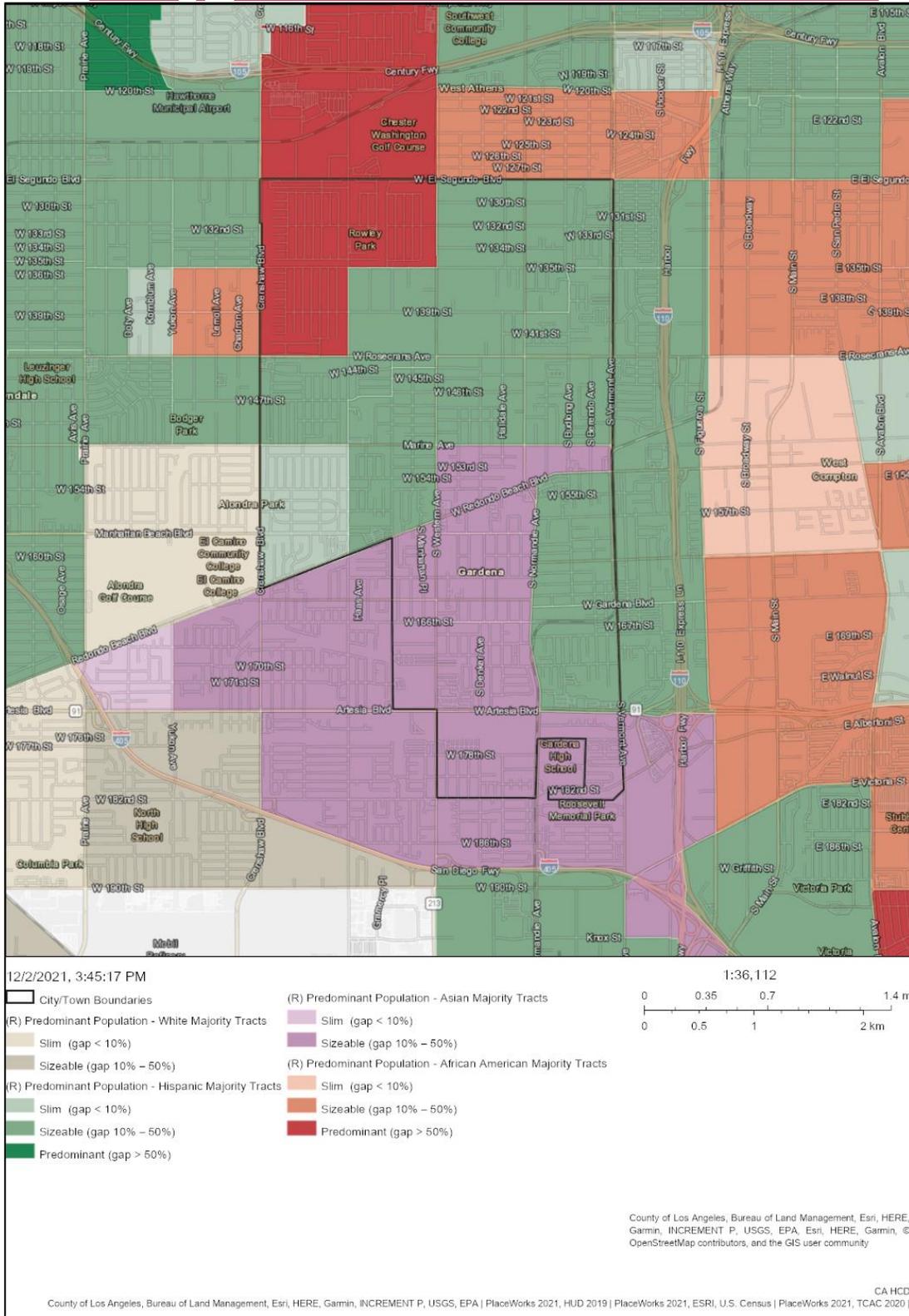
Source: HCD AFFH Data Viewer, Homeland Infrastructure Foundation Level Data (HIFLD) (2018), 2021.

Figure E-51: Gardena Zoning Map (2020)



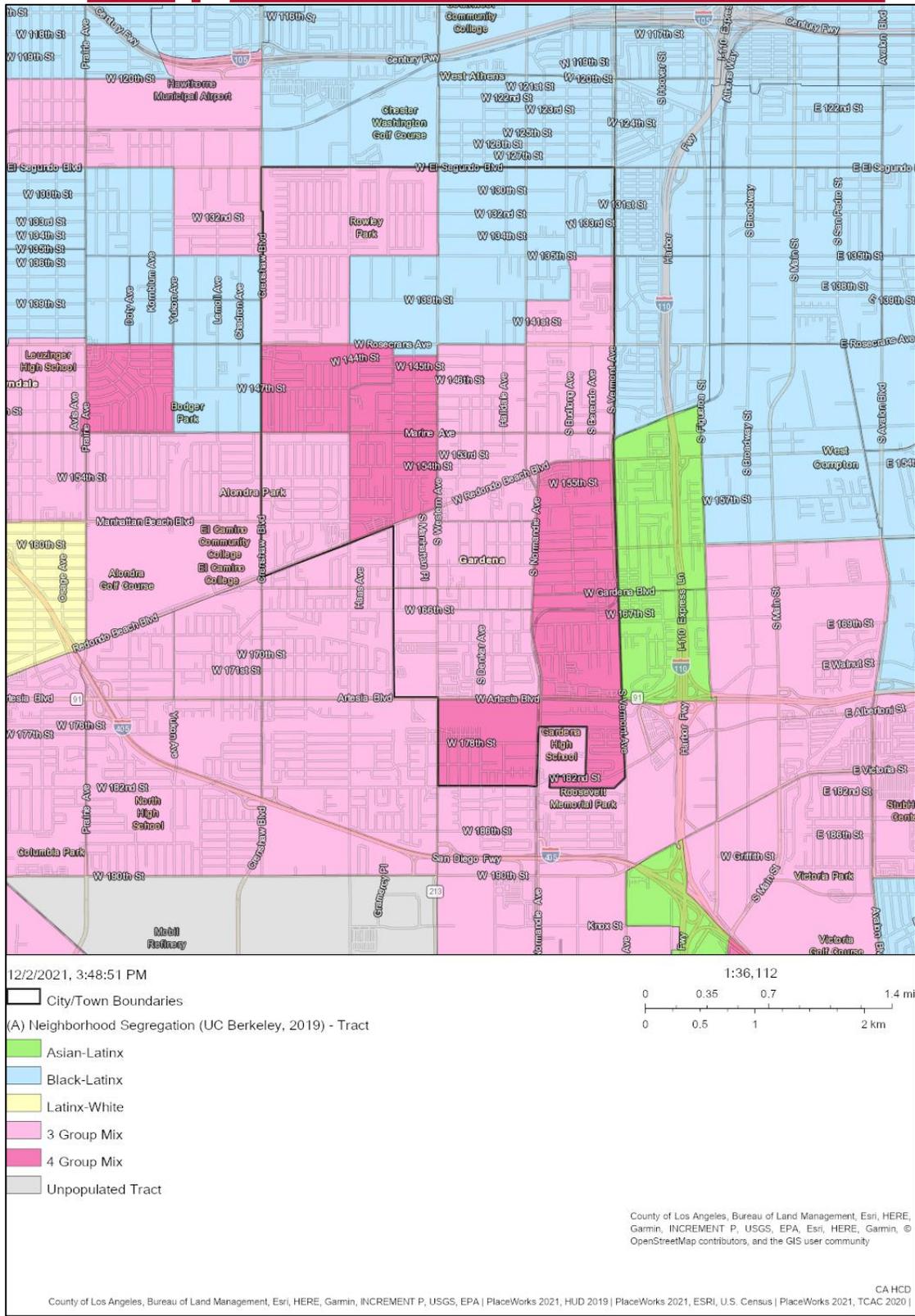
Source: City of Gardena, 2020.

Figure E-52: Racial/Ethnic Majority Populations by Tract (2018)



Source: HCD AFFH Data Viewer, 2021.

Figure E-53: Neighborhood Segregation Patterns by Tract (2019)



Source: HCD AFFH Data Viewer, UC Berkeley (2019), 2021.

Local Knowledge

In April 2016, the City published an Analysis of Impediments to Fair Housing Choice which included a fair housing community survey and workshop. The Fair Housing Survey was conducted from November 2015 to February 2016 and received 44 responses, 42 of which had not experienced housing discrimination in the City. The survey was distributed at the Nakaoka Senior Center, Civic Center, Parks and Recreation center, City Council meetings, and on the City’s website. Table E-34 shows the race or ethnicity and income group of the respondents. One respondent indicated they had experienced discrimination and one respondent was unsure. Neither reported the incident. The respondent that reported experiencing discrimination was African American. The City did not receive any comments during the fair housing workshop or during the 2016 Draft AI public review period.

Table E-34: Survey Respondent Demographics (2016)

	<u>Percent of Respondents</u>
<u>Race/Ethnicity</u>	
<u>White</u>	<u>20%</u>
<u>African American</u>	<u>20%</u>
<u>Asian</u>	<u>20%</u>
<u>Hispanic</u>	<u>14%</u>
<u>Not reported</u>	<u>11%</u>
<u>Non-resident</u>	<u>14%</u>
<u>Income</u>	
<u><\$10,000/year</u>	<u>5%</u>
<u>\$10,000-\$20,000/year</u>	<u>25%</u>
<u>\$20,000-\$30,000/year</u>	<u>9%</u>
<u>\$30,000-\$40,000/year</u>	<u>7%</u>
<u>\$40,000-\$50,000/year</u>	<u>11%</u>
<u>\$50,000+/year</u>	<u>7%</u>
<u>Not reported</u>	<u>36%</u>
<u>Source: City of Gardena, 2016.</u>	

C. Sites Inventory

The City has been allocated a very substantial RHNA that placing large number of units in existing residential and creating new residential/mixed use neighborhoods are necessary and unavoidable strategies to comply with State law. The City’s sites inventory used to meet the RHNA is shown in Table E-35 by tract and AFFH variable. The sites inventory is divided into the following sections of the City. Zoning designations are also included for context. Commercial zoning is generally located throughout the City along major roads.

- **Northern Gardena** (tracts 6026, 6029, and 6030.01): Northern Gardena is generally north of W Rosecrans Avenue. A small section of tract 6029 is south of Rosecrans Avenue, bound by Gramercy Place, W 144th Street, and S Western Avenue and tract 6030.01 extends to Marine Avenue.
 - Predominantly R1 (Single-Family Residential), M1 (Industrial), and M2 (General Industrial)
 - Smaller areas zoned R2 (Low-Density Multiple-Family Residential), R3 (Medium Density Multiple-Family Residential), R4 (High Density Multiple-Family Residential), MUO (Mixed Use Overlay), and C-R (Commercial-Residential)
- **Central Gardena** (tracts 6030.05, 6030.06, 6034, 6035, and 6036): Central Gardena is generally bound by Rosecrans Avenue to the north and W Redondo Beach Boulevard to the south. A section of tract 6030.06 is located south of Redondo Beach Boulevard.
 - Predominantly R1 and R3
 - Some R2, R4, MUO, and C-R zones present
- **Southeastern Gardena** (tracts 6031.02, 6032, 6033.01, and 6033.02): Southeastern Gardena is generally bound by W Redondo Beach Boulevard to the north.
 - Mix of R1, R2, and R3
 - Small pockets of M1 and M2
 - MUO, C-R

Northern Gardena

All tracts in Northern Gardena are low resource areas. As discussed in this analysis of fair housing issues, this area of the City tends to have higher concentrations of non-White populations, overcrowded households, and cost burdened renters. All tracts in this section of the City are also communities at risk of displacement.

Of the 3,890 units identified in Northern Gardena, 1,583 are lower income (40.7 percent), 1,153 are moderate income (29.6 percent), and 1,154 are above moderate income (29.7 percent). While the City does place a larger proportion of lower income units in this area, additional housing units in these tracts would increase housing opportunities in the area. Additional lower income units, in conjunction with policies included in this Housing Element, specifically anti-displacement measures, would benefit the existing residents in these neighborhoods.

It is important to note that this area of the City has the highest potential for new housing projects, hence the concentration of units in Northern Gardena. Another 563 lower income units are allocated in Central Gardena and another 490 lower income units are allocated in Southeastern Gardena. While Northern Gardena has the highest concentration of overlapping fair housing issues, the City's RHNA strategy provides a variety of housing types to existing and future residents. Further, the RHNA strategy places lower income units throughout the City, ensuring existing fair housing issues are not exacerbated.

Central Gardena

Of the Central Gardena tracts containing RHNA units, two are high resource areas, two are moderate resource areas, and one is a low resource area. Tracts 6030.05 and 6030.06, bound by W Rosecrans Avenue, S Normandie Avenue, W 158th Street, and S Western Avenue are also considered communities at risk of displacement. Central Gardena has variable non-White populations, ranging from 77.6 to 96.7 percent, and LMI household populations, ranging from 31.6 to 82 percent.

The City has identified sites with a capacity for 1,283 units in Central Gardena, including 563 lower income units (43.9 percent), 279 moderate income units (21.7 percent), and 441 above moderate income units (34.4 percent). Of the 464 units in the low resource tract (tract 6030.05), 50 percent are allocated towards the moderate and above income RHNA. Tract 6030.05 also has larger proportions of overcrowded households and cost burdened households. However, 50 percent of the units in this tract are for lower income units, providing opportunity for affordable housing and ease existing overcrowding conditions. Another 331 lower income units are also allocated in Central Gardena in moderate and high resource tracts. The City's RHNA strategy generally distributes RHNA units of all income levels throughout the City, including Central Gardena. It is also important to note that 40 percent of all units selected are allocated towards the lower income RHNA.

The City's sites strategy encourages mixed income communities and does not disproportionately expose RHNA units to adverse fair housing conditions in excess of the Citywide trend.

Southeastern Gardena

Three of the four tracts containing RHNA units in Southeastern Gardena are sensitive communities at risk of displacement. TCAC opportunity categorizations for Southeastern Gardena tracts include: one low resource, two moderate resource, and one high resource. This area of the City tends to have smaller populations of LMI households and low to moderate rates of overcrowding and cost burden compared to the remainder of the City.

Of the 1,413 units identified in Southeastern Gardena, 490 are allocated towards the lower income RHNA, 365 to the moderate income RHNA, and 558 to the above moderate income RHNA. A concentration of smaller sites was identified in tract 6032, the southernmost tract. Smaller sites may not be suitable for higher density low income units, hence the higher concentration of above moderate income units in this section of the City. Furthermore, only a limited number of units are located in the Low Resource tract. The largest number of units are located in the High Resource tract.

Fair housing issues tend to be less prominent in Southeastern Gardena. The City's RHNA strategy includes a variety of sites suitable for an array of housing types. The RHNA strategy does not exacerbate existing conditions related to fair housing in this area of the City.

Table E-35: Residential Sites Inventory by Area and AFFH Variable

Area/Tract	# of HHs	Total Units	Income Distribution			TCAC Opp. Category	% Non-White	% LMI Pop.	% Over-crowded	Renter Cost Burden	Owner Cost Burden	At Risk of Displacement?
			Lower	Moderate	Above Moderate							
Northern Gardena												
6026	2,881	540	220	121	199	Low	96.5%-97.7%	39.0%-64.6%	5.6%	66.7%	45.0%	Yes
6029	1,316	3,204	1,342	922	940	Low	92.0%-95.3%	52.3%-80.0%	22.1%	66.6%	39.5%	Yes
6030.01	2,421	146	21	110	15	Low	94.1%-95.1%	63.7%-65.0%	18.6%	49.0%	57.1%	Yes
Central Gardena												
6030.05	1,872	464	232	69	163	Low	95.3%-96.7%	63.2%-65.9%	16.6%	67.1%	53.8%	Yes
6030.06	810	245	122	37	86	Moderate (Rap. Changing)	92.2%	57.0%	6.1%	46.4%	22.8%	Yes
6034	1,421	404	182	56	166	Moderate	82.9%-94.1%	31.6%-82.0%	9.2%	59.5%	39.2%	No
6035	883	106	27	59	20	High	80.3%-86.1%	40.1%-56.8%	7.0%	49.3%	39.9%	No
6036	1,364	64	0	58	6	High	77.6%-79.4%	45.9%-50.6%	4.3%	40.0%	50.3%	No
Southeastern Gardena												
6031.02	1,318	18	0	18	0	Low	94.7%	71.0%	7.6%	45.0%	28.1%	Yes
6032	1,163	821	239	202	380	High	83.2%-91.5%	16.1%-62.9%	4.4%	49.8%	36.1%	No
6033.01	1,418	326	162	49	115	Moderate	86.1%-95.7%	54.6%-77.9%	7.4%	52.9%	40.0%	Yes
6033.02	1,630	248	89	96	63	Moderate	85.8%-95.2%	46.9%-74.4%	9.6%	60.7%	43.1%	Yes

No sites are allocated in tracts 6030.04 or 6031.01 along the eastern City boundary (Marin Avenue to the north, Gardena Boulevard to the south, Vermont Avenue to the east, and Normandie Avenue to the west).

D. Identification and Prioritization of Contributing Factors

Fair Housing Enforcement and Outreach

There has been a lack of fair housing testing in Gardena in recent years. In 2020, 130 discrimination cases were opened in Los Angeles County, mostly on the basis of disability (66%) and race (21%). HUD reported 26 fair housing inquiries in Gardena between 2013 and 2021. Further, concentrations of Housing Choice Voucher (HCV) recipients do not always correspond with the populations of cost burdened renters. In the northeastern area of the City specifically, there are very few HCV recipients while 66.6 of renters are cost burdened. The northeastern area of the City also has a high concentration of overcrowded households and a moderate proportion of elderly housing units that may be in need of rehabilitation. This may indicate that households are not aware of resources related to fair housing that may be available, including HCVs.

Contributing Factors:

- Lack of monitoring
- Lack of outreach towards special needs groups

Concentration of Special Needs Groups

The City has overlapping concentrations of LMI households, disabled persons, and children in female-headed households in the northern area of the City. Many of these tracts were also identified as low resource areas or as sensitive communities at risk of displacement. The northern section of the City also has a concentration of households with disproportionate housing needs including overpaying renters, overcrowded households, and aging housing units that may need rehabilitation. The concentration of mobile home parks may contribute to the clustering of fair housing issues in this area.

Contributing Factors

- Lack of private investment
- Location and type of affordable housing

Substandard Housing Conditions

1.4% of owner-occupied households and 3.8% percent of renter-occupied households lack complete plumbing or kitchen facilities and 88.5% of the City's housing stock was built prior to 1990 and may be susceptible to deterioration. Tracts with older housing units are most concentrated in the northern and western areas of the City. The northern section of Gardena has a higher concentration of overlapping

fair housing issues including LMI households, cost burdened renters, and overcrowded households.

Contributing Factors

- Age of housing stock
- Cost of repairs of rehabilitation

Displacement Risk of Low Income Residents Due to Economic Pressures

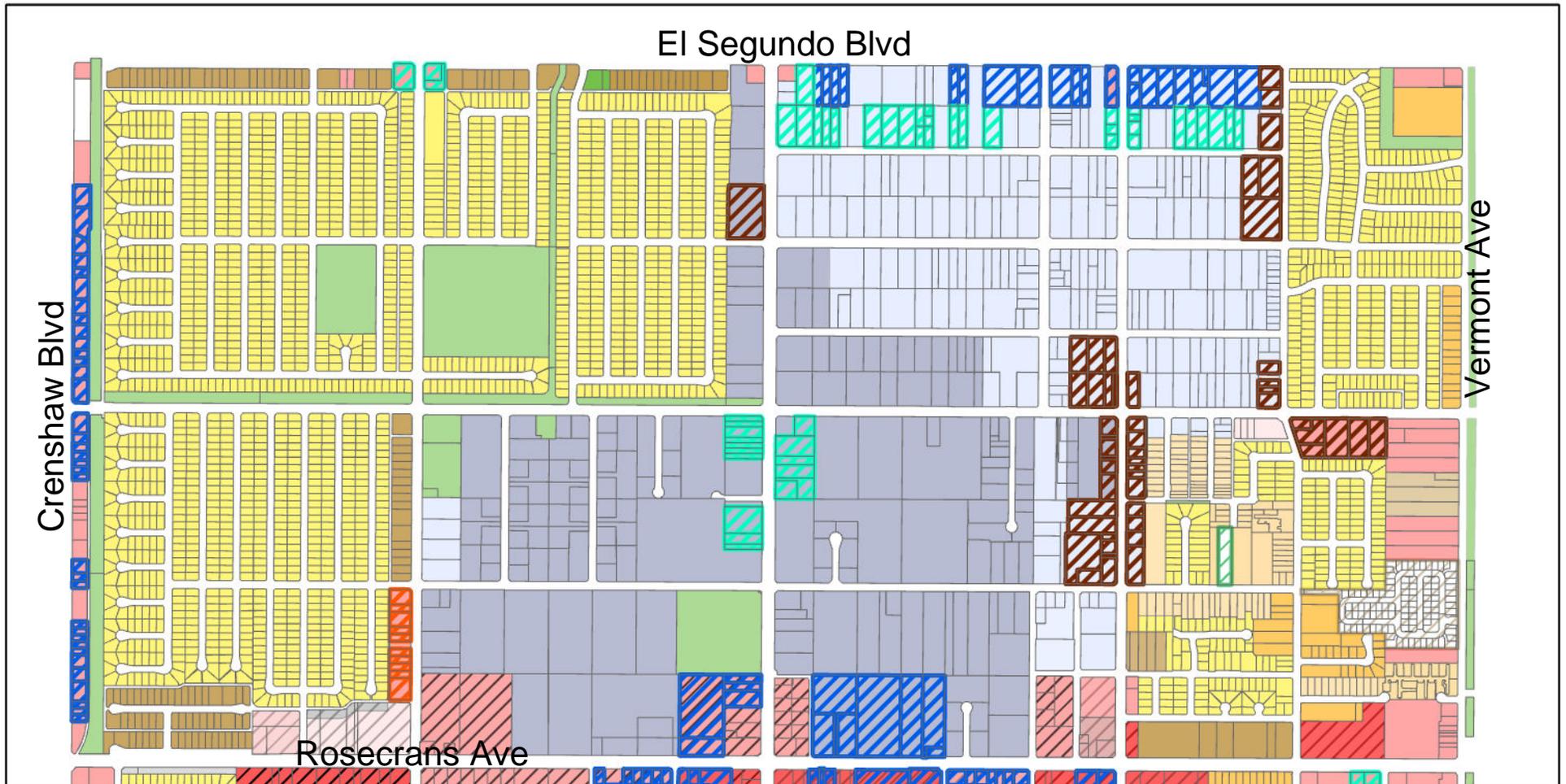
Most of the City is considered a sensitive community at-risk of displacement. Approximately 60-80% of renter-occupied households in the northern half of Gardena are cost burdened, while only 40-60% of renter-occupied households in the southern section are cost burdened. Many of these tracts also have higher concentrations of LMI households, disabled persons, and children in female-headed households.

Contributing Factors

- Unaffordable rents
- Concentration of poverty in some tracts
- Availability of affordable housing

Exhibit A

El Segundo Blvd to Rosecrans Ave



Overlay Designations

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

Zoning 2023

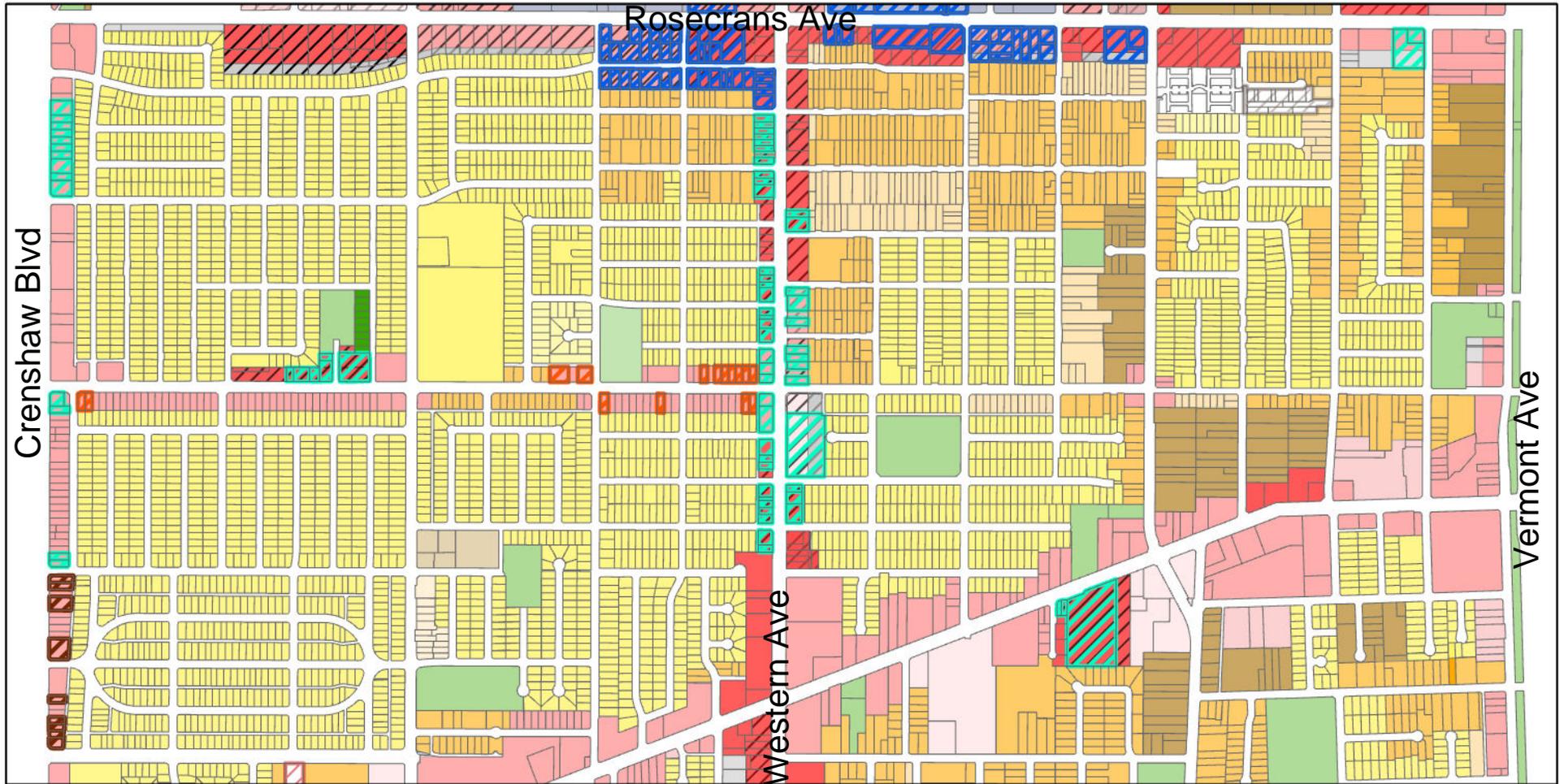
- Ascot Village Specific Plan
- Carnelian Specific Plan
- C2
- C3

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

- R1
- R2
- R3
- R4
- MUO

Exhibit B

Rosecrans Ave to Redondo Beach Blvd



Overlay Designations

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

Zoning 2023

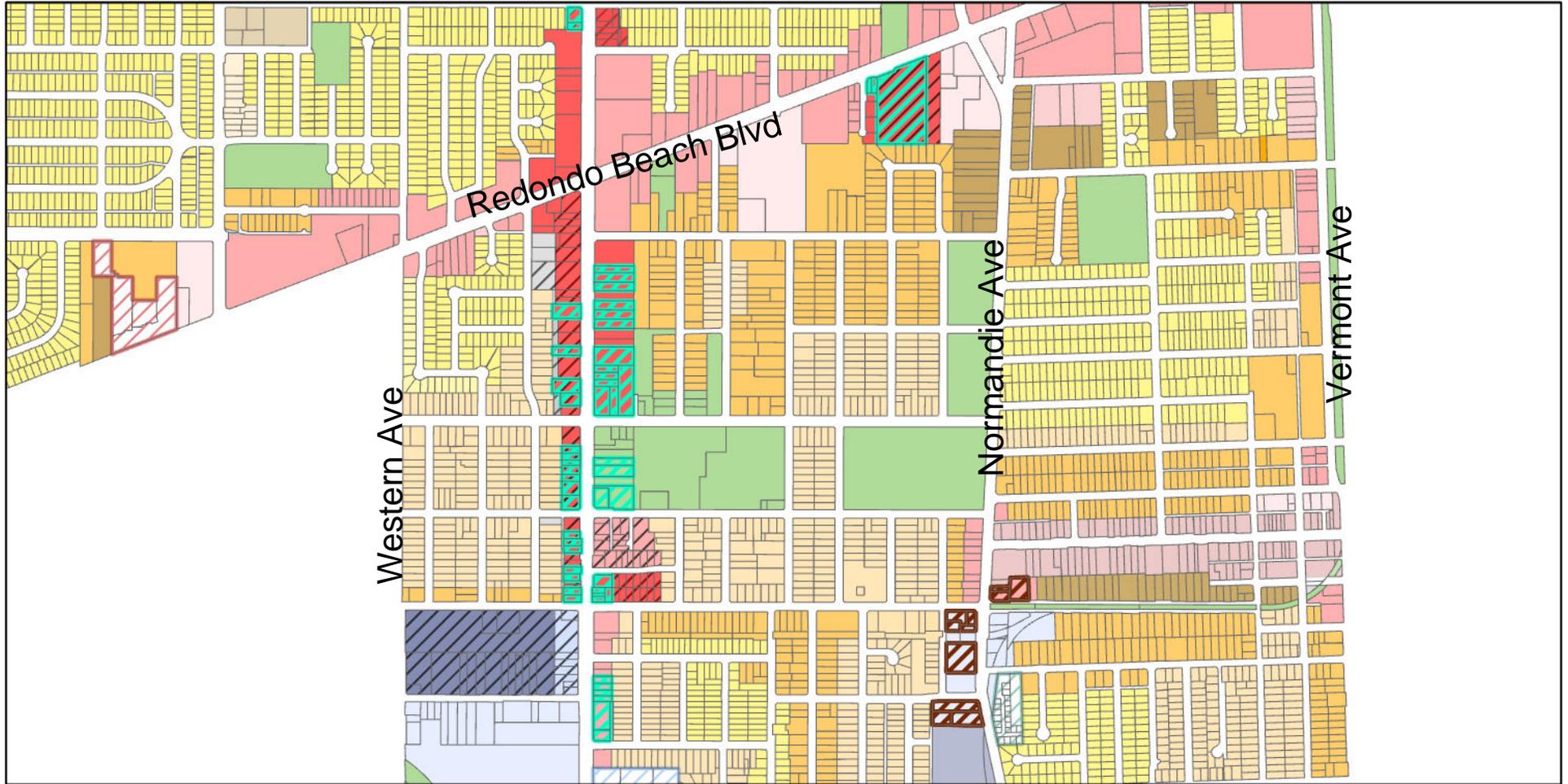
- Cottage Place Specific Plan
- Redondo Village Specific Plan
- C2
- C3

- C4
- CP
- M2
- O
- P

- R1
- R2
- R3
- R4
- MUO

Exhibit C

Redondo Beach Blvd to Gardena Blvd



Overlay Designations

-  HO-4
-  HO-5
- Zoning 2023**
-  Normandie Estates Specific Plan

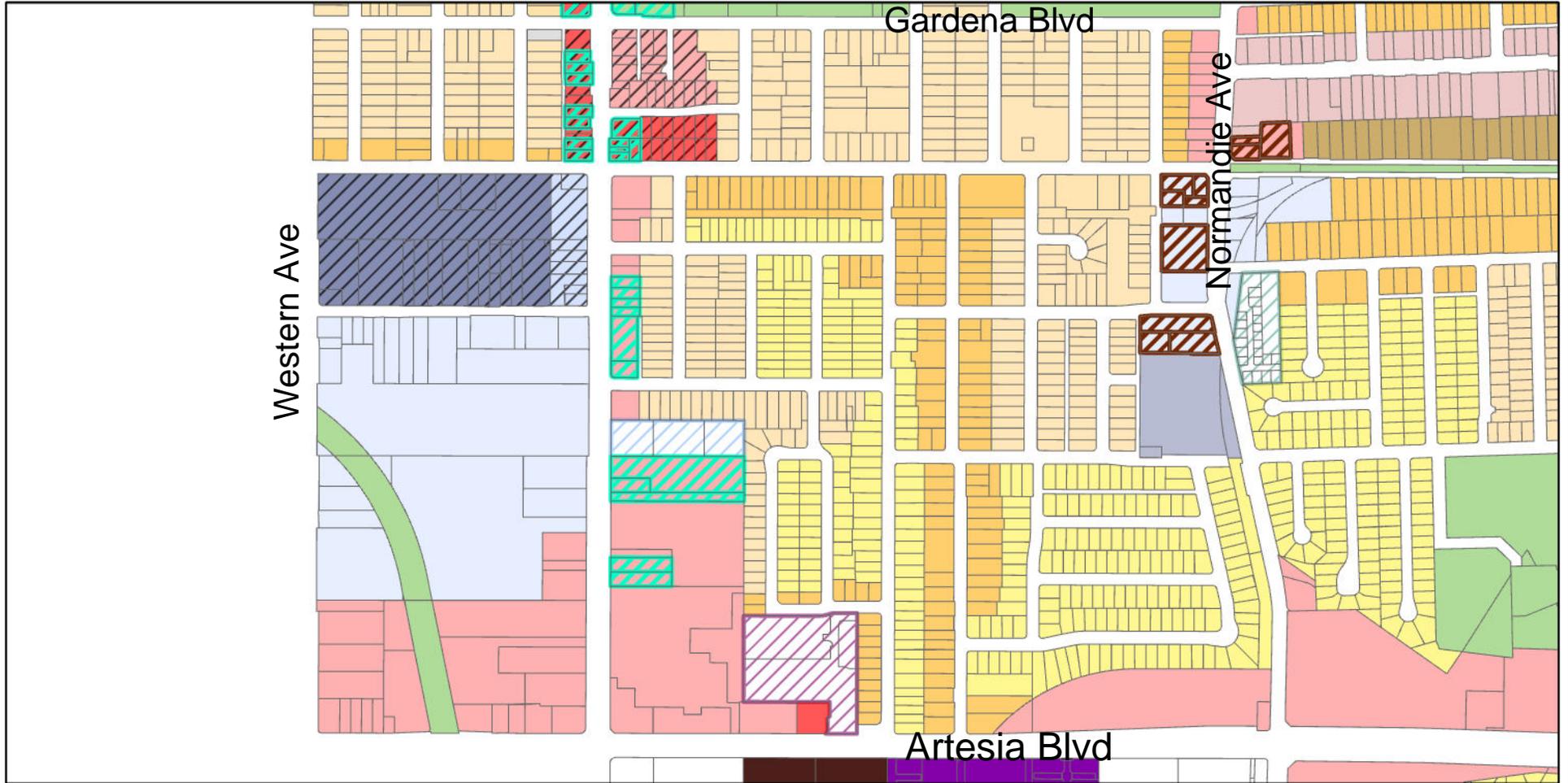
-  Redondo Village Specific Plan
-  Western Avenue Specific Plan
-  C2
-  C3
-  CP

-  CR
-  M1
-  M2
-  O
-  P

-  R1
-  R2
-  R3
-  R4
-  MUO

Exhibit D

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

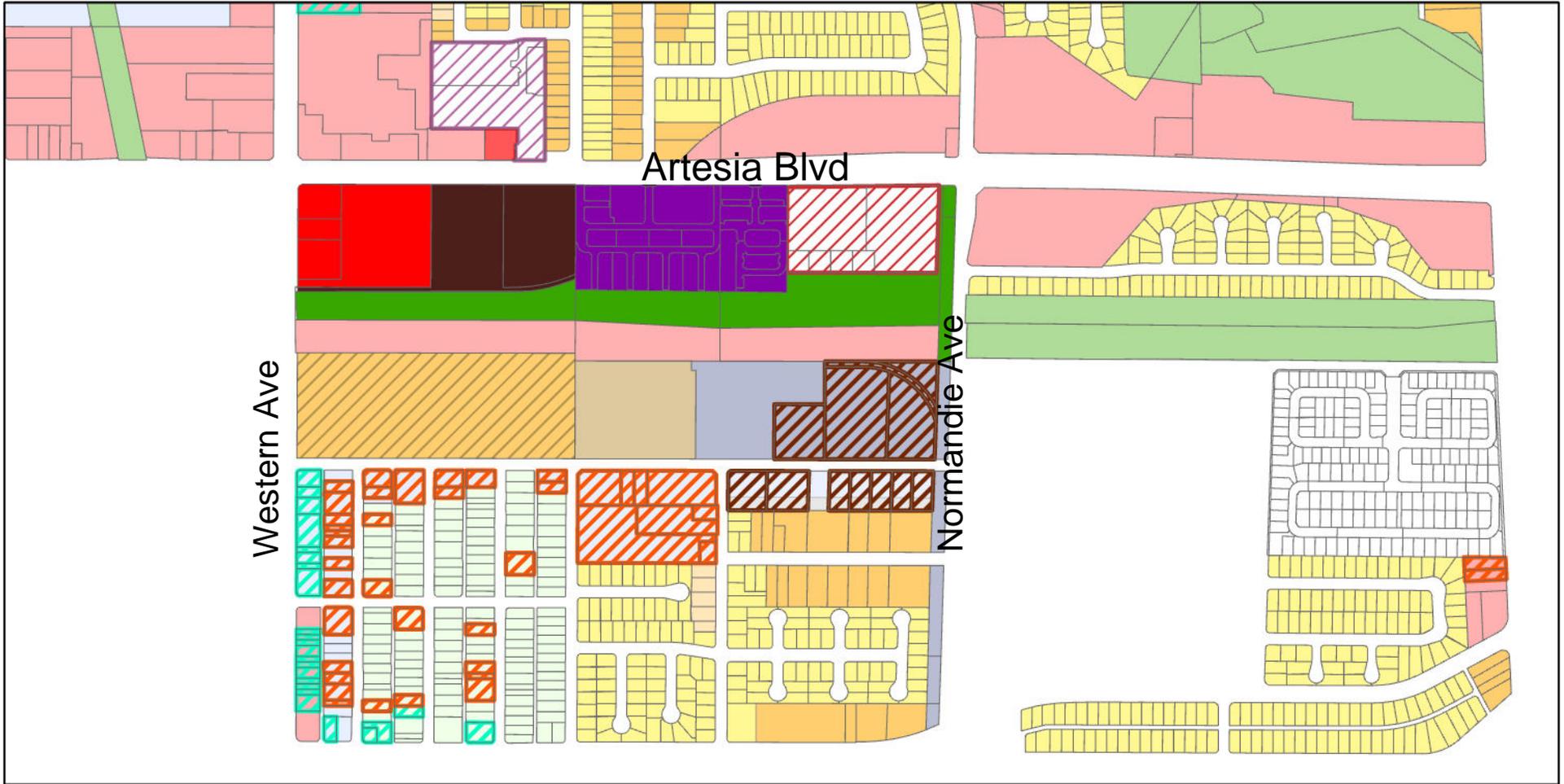
 R3

 R4

 MUO

Exhibit E

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
- Very High Density Residential
- MUO



MEMORANDUM

OFFICE of the CITY MANAGER

TO: The Honorable Mayor Cerda and City Councilmembers

DATE: January 17, 2023

FROM:  Clint Osorio
City Manager

REF: 2023.006

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

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

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

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

CO:ao
Attachment



Community Development Department

OFFICE MEMORANDUM

TO: Clint Osorio, City Manager

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

DATE: January 17, 2023

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

Background

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

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

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

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

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

HCD's Role

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

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

New Additions to Housing Element

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

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

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

CONCLUSION

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

Environmental Justice Element

Authority

Senate Bill 1000 (SB 1000), the Planning for Healthy Communities Act, was signed into law by Governor Edmond G. Brown, Jr. on September 24, 2016, mandating that cities and counties with disadvantaged communities (defined below) adopt an Environmental Justice (EJ) Element or integrate EJ goals, objectives, and policies into other elements of their General Plans, with the intent to create healthier cities and counties by protecting sensitive land uses and prioritizing the needs of disadvantaged communities.

The term “disadvantaged community” is a broad designation that includes any community disproportionately affected by environmental, health, and other burdens or low-income areas disproportionately affected by environmental pollution and other hazards. In relation to environmental justice, disadvantaged communities typically disproportionately face the burdens of environmental hazards. Government Code Section 65302, as amended by SB 1000, defines a disadvantaged community as follows:

A **Disadvantaged Community (DAC)** is “An area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

The Office of Environmental Health Hazard Assessment (OEHHA), on behalf of the California Environmental Protection Agency (CalEPA), produces an online map called the California Communities Environmental Health Screening Tool (CalEnviroScreen). CalEnviroScreen identifies communities that are disproportionately affected by environmental hazards. It is a science-based tool that uses existing environmental, health, and socioeconomic data to rank all census tracts in California with a CalEnviroScreen score. CalEPA designates the tracts with a CalEnviroScreen score in the top 25 percentile as DACs.

Based on CalEnviroScreen, 10 out of 14 census tracts within the City of Gardena have a CalEnviroScreen score in the top 25 percentile, as illustrated in Figure 1, qualifying them as DACs. This means that Gardena is required to prepare an EJ Element to satisfy SB 1000. This determination will be regularly evaluated and updated, as necessary.

Under Assembly Bill 1550, low-income communities located within ½ mile of a CalEPA-identified DAC are also considered an ‘environmental justice community’. These communities can be identified using the California Air Resources Board (CARB) Priority Populations Mapping Tool. Based on this assessment, three more census tracts in Gardena (beyond the 10 identified via CalEnviroScreen) can be considered DACs and are also shown in Figure 1. In total, the City has 13 census tracts (out of 14) that are considered disadvantaged communities. More information about each DAC census tract in Gardena can be found in the Environmental Justice White Paper (Appendix A).

Environmental Justice Element

Purpose

The purpose of the EJ Element is to identify goals and policies that promote environmental justice citywide with a focus on reducing disproportionate impacts on DACs.

The U.S. Environmental Protection Agency defines **environmental justice** as “the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.”

The City is committed to supporting the long-term needs of our community’s most vulnerable populations. Low-income residents, communities of color, indigenous peoples, and immigrant communities have disproportionately experienced some of the greatest environmental burdens and related health problems throughout this region. This inequity is the result of many historic and social influences, including those related to zoning, land ownership, lending practices, economics, public health, and politics. This document hopes to contribute toward remedying environmental injustices and problems caused by:

- Zoning and land use planning practices that promote development patterns which tend to concentrate pollution and environmental hazards in certain communities, and the placement of economic and environmental benefits in areas outside of environmentally burdened communities;
- Red-lining, deed restrictions and other discriminatory housing and lending practices, as well as a failure to enforce proper zoning or conduct regular inspections resulting in intersecting structural inequalities that persist still;
- Limited political and economic power among certain demographic groups competing against the priorities of powerful business interests for public infrastructure spending in health, safety, open space, transportation, and other public goods resulting in disadvantaged communities having little or no say in how their neighborhoods were developed.

Working with community stakeholder and regional partners, the City of Gardena looks forward to promoting a more equitable, safe, and healthy lifestyle for all residents.

Community Engagement

The City convened a focus group of Gardena residents and conducted a city-wide online survey to gather information on resident concerns related to environmental justice. The input received was used to develop new policies contained within this EJ Element. A summary of the input received from the survey and the general themes that emerged is included as Appendix B.

Environmental Justice Element

Element Organization

This EJ Element addresses the following issue areas:

1. Reduce Pollution Exposure and Improve Air Quality
2. Promote Access to Public Facilities
3. Healthy Food Access
4. Safe and Sanitary Homes
5. Promote Physical Activity
6. Promote Civic Engagement

The Gardena General Plan addresses most of these topics within the context of other elements, especially in the Community Development Element, Housing Element, and Community Resources Element. This EJ Element serves to highlight those existing policies contained in other elements as they relate to environmental justice by duplicating them here, within the priority areas identified above. In addition, new policies are included to supplement the City's existing policy direction. New policies are included first under each priority area, followed by relevant policies from other General Plan elements along with a reference to that policy's original location. By presenting the EJ Element in this way, the City seeks to further demonstrate the deep connections between these important priorities and other City goals, priorities, programs, and objectives. As illustrated throughout this EJ Element and the General Plan more broadly, the City of Gardena values its role in promoting environmental justice for current and future residents.

Environmental Justice Element

Goals and Policies

1. Reduced Pollution Exposure and Improve Air Quality

EJ Goal 1	Reduce greenhouse gas emissions, enhance air quality, and reduce impacts associated with climate change.
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Pollution exposure occurs when people come into direct contact with air, food, water, and soil contaminants and is often the result of incompatible land uses sited adjacent to each other. Sensitive populations (such as children, the elderly, and those with compromised immune systems) are the most susceptible to pollution exposure. Pollution can come from many sources including storage tanks leaking hazardous chemicals into soil and groundwater, agricultural land uses applying pesticides, mobile sources such as vehicles emitting exhaust, and stationary sources such as diesel generator exhaust.

Policies

EJ 1.1: Manage illegal dumping of trash and other items in waterways and other areas of the City.

EJ 1.2: Attract new clean industry to the City which do not emit smoke, noise, offensive odors, or harmful industrial wastes.

EJ 1.3: Require the mitigation or remediation of hazardous conditions in the City. (See also Policy LU 3.7)

EJ 1.4: Promote innovative development and design techniques, new material and construction methods to stimulate residential development that protects the environment. (See Policy DS 2.15)

EJ 1.5: Prioritize long-term sustainability for the City of Gardena, in alignment with regional and state goals, by promoting infill development, reduced reliance on single-occupancy vehicle trips, and improved multi-modal transportation networks, with the goal of reducing air pollution and greenhouse gas emissions, thereby improving the health and quality of life for residents. (See Policy CI 1.1)

EJ 1.6: Encourage citizens to report illegal dumping and vigorously prosecute illicit dumping of toxic or hazardous materials into the ground water. (See Policy CN 2.5)

EJ 1.7: Encourage and support the proper disposal of hazardous waste and waste oil. Monitor businesses that generate hazardous waste materials to ensure compliance with approved disposal procedures. (See Policy CN 2.6)

Environmental Justice Element

EJ 1.8: Ensure that the storage, processing, and transfer of hazardous materials are not located in areas that could potentially harm resident and other sensitive receptors (i.e., schools, parks, hospitals) and are adequately buffered from environmentally sensitive areas. (See Policy PS 3.1)

EJ 1.9: Encourage and support innovative technologies that treat and dispose of hazardous waste or use alternative sources to hazardous materials. (See Policy PS 3.2)

EJ 1.10: Maintain an updated inventory of businesses that handle, store, process, and transport hazardous materials/waste within the City. (See Policy PS 3.3)

EJ 1.11: Maintain planning procedures for the handling and transportation of hazardous materials and ensure that the procedures are in compliance with applicable county, state and federal regulations. (See Policy PS 3.4)

EJ 1.12: Incorporate noise considerations into land use planning decisions. (See Goal N 2)

EJ 1.13: Reduce communitywide greenhouse gas emissions locally by actively supporting regional efforts to reduce greenhouse gases (See PS Policy PS 6.11)

Environmental Justice Element

2. Promote Access to Public Facilities

EJ Goal 2 Locate public facilities and services equitably throughout the community.

The adequate provision of public facilities is a critical component to the current and future prosperity of a community. Under state law (SB 1000), “public facilities” is an umbrella term that includes “public improvements, public services, and community amenities.” This covers a wide spectrum of publicly provided uses and services including infrastructure, school facilities, parks, and transportation and emergency services. These amenities and services act to improve the health, safety, and well-being of a community by either enhancing the public sphere or providing services that are available to every resident.

Policies

EJ 2.1: Ensure that the development of parks and recreation facilities and services keep pace with development and growth within the City.

EJ 2.2: Work with the community to identify gaps in the bicycle and pedestrian network.

EJ 2.3: Explore the possibility of adding more recreation classes to meet the needs of the community.

EJ 2.4: Consider distributing City events across multiple parks as feasible.

EJ 2.5: Coordinate with the Police Department to address safety in parks.

EJ 2.6: Coordinate with partnering agencies that provide public facilities and services within the City to ensure effective, efficient, and equitable service delivery.

EJ 2.7: Work with GTrans to establish and maintain routes and services that provide the community with convenient access to jobs, shopping, schools, parks, and healthcare facilities.

EJ 2.8: Evaluate City facilities for health hazards or major sources of contamination and create a strategy to address any contamination or health hazards identified.

EJ 2.9: Provide the highest quality of public facilities possible to meet the needs of the City’s residents and businesses and promote the City’s image and cultural heritage. (See Goal LU 4)

EJ 2.10: Design public improvements to encourage pedestrian activity and access and to provide safe and convenient pedestrian circulation. (See Policy LU 4.3)

Environmental Justice Element

EJ 2.11: Provide adequate public facilities and services for the convenience and safety of each neighborhood. (See Policy LU 4.7)

EJ 2.12: Promote a safe and efficient circulation system that benefits residents and businesses and integrates with the greater Los Angeles/South Bay transportation system. (See Goal CI 1)

EJ 2.13: Promote a safe and efficient local street system that is attractive and meets the needs of the community. (See Goal CI 2)

EJ 2.14: Develop Complete Streets to promote alternative modes of transportation that are safe and efficient for commuters, and available to persons of all income levels and disabilities. (See CI Goal 3)

EJ 2.15: Provide adequate public facilities and infrastructure that support the needs of City residents and businesses. (See CI Goal 4)

EJ 2.16: Maintain and upgrade the existing parks and recreation facilities to meet the needs of all residents. (See OS Goal 1)

EJ 2.17: Increase the City's supply and quality of parkland, open space, and recreational programs. (See OS Goal 2)

EJ 2.18: Maintain a high level of fire and police protection for residents, businesses, and visitors. (See PS Goal 1)

EJ 2.19: Promote an attractive, clean, and well-maintained environment in commercial areas, especially in public meeting places, transits stops, and public buildings by providing pedestrian amenities such as attractive permanent trashcan enclosures and benches. (See Policy DS 4.4)

EJ 2.20: Promote pedestrian-friendly corridors by improving traffic and pedestrian safety and by providing pedestrian amenities such as benches and outdoor seating, potted plants, decorative paving, and detailed lighting elements along the street frontage. (See Policy DS 4.6)

Environmental Justice Element

3. Healthy Food Access

EJ Goal 3 Promote access to healthy food and nutritional choices.

Food plays a critical role in the health of a community. Therefore, it is essential that all residents have access to food that is healthy, affordable, and culturally appropriate. Disadvantaged populations may face constraints related to accessibility to nutritional food, and this lack of accessibility has a direct impact on personal health and well-being. Food access is not only associated with the physical accessibility of affordable and culturally appropriate food, but also with food security, defined as access by all people at all times to enough food for an active, healthy life. Food security includes the availability of nutritionally adequate and safe foods as well as the ability to acquire foods.

Policies

EJ 3.1 Identify vacant lots and underutilized public land that can be used for neighborhood-run community gardens including coordination with Los Angeles Unified School District.

EJ 3.2 Explore ways to expand healthy food options in the northern portion of the City.

EJ 3.3: Encourage the establishment and operation of a farmer's markets, farm stands, mobile health food markets, and Community-Supported Agriculture programs.

EJ 3.4: Expand walkable and bikeable healthy food options in areas of the City, especially DACs, with limited access to vehicles.

EJ 3.5: Ensure transportation systems link customers to grocery stores and other sources of healthy foods.

EJ 3.6: Coordinate with local markets to reduce food waste.

EJ 3.7: Implement the requirements of SB1383 to coordinate the recovery of edible food from various types of industry with organizations that distribute the food.

Environmental Justice Element

4. Safe and Sanitary Homes

EJ Goal 4 Foster healthy living conditions for people of all backgrounds and incomes.

The housing conditions of homes in a community have direct health implications for those who live in them. Lower-income or otherwise disadvantaged residents may live in dwellings built before standards and regulations were established to ensure that new homes are free from pollutants such as lead and asbestos. Older housing often has other problems such as poor ventilation, which leads to uncomfortable indoor temperatures and mold-producing moisture, as well as pest and vermin infestations.

Overcrowded housing is another issue that affects the safety and cleanliness of homes. Overcrowding is typically measured by determining the persons-per-room in a dwelling unit, with more than one person per room considered overcrowded.

Lastly, housing affordability also influences whether homes in a community are safe and sanitary. When a tenant or homeowner spends more than 30 percent of their income toward housing (including utilities), they are generally considered to be cost-burdened. When a household is cost-burdened, there is less money for housing maintenance or other needs such as healthcare and healthy food. These issues are further discussed and addressed in the City's Housing Element.

Policies

EJ 4.1: Raise awareness about the risks associated with lead-based paint and other housing hazards, including by distributing information about remediation of lead and best practices to reduce and eliminate other housing hazards.

EJ 4.2: Conduct periodic absentee owner outreach to inform owners of their legal requirements to maintain and upkeep their rental properties.

EJ 4.3: Distribute information with City newsletters or other periodic publications about protecting tenant rights so they are not penalized for reporting or living in a dwelling unit that does not meet health and safety standards.

EJ 4.4: Promote smoke-free multifamily housing properties to reduce secondhand and thirdhand smoke-related death and disability.

EJ 4.5: Encourage the upkeep, maintenance, and rehabilitation of existing housing units. (See Policy HE 1.1)

EJ 4.6: Continue to explore programs and funding sources designed to maintain and improve the existing housing stock. (See Policy HE 1.2)

Environmental Justice Element

EJ 4.7: Preserve the affordability of assisted rental projects located in the City. (See Policy HE 1.3)

EJ 4.8: Encourage room additions in the existing housing stock to alleviate overcrowding. (See Policy HE 1.4)

EJ 4.9: Promote sound housing and attractive and safe residential neighborhoods. (See Policy LU 1.1)

EJ 4.10: Protect existing residential neighborhoods from incompatible uses and development. (See Policy LU 1.2)

EJ 4.11: Encourage rehabilitation or upgrade of aging residential neighborhoods. (See Policy DS 2.6)

EJ 4.12: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy. (See Policy DS 2.11)

Environmental Justice Element

5. Promote Physical Activity

EJ Goal 5 Encourage physical activity and improved physical fitness.

Physical activity is a large contributor to the physical and mental health of Gardena residents. Research by Centers for Disease Control and Prevention shows that physically active people tend to live longer and have lower risk for heart disease, stroke, type 2 diabetes, depression, and some cancers. Physical activity is promoted by the built environment through providing places that encourage walking, biking, and other forms of exercise. These places include parks, open space, trails, urban green spaces, areas with robust tree canopies, and active transportation networks. If a community has facilities that promote physical activity, community members are more likely to be physically active within that community.

Policies

EJ 5.1: Prioritize increasing opportunities for physical activity within DACs.

EJ 5.2: Provide neighborhood commercial centers with convenient and safe pedestrian access. (See Policy LU 2.4)

EJ 5.3: Design public improvements to encourage pedestrian activity and access and to provide safe and convenient pedestrian circulation. (See Policy LU 4.3)

EJ 5.4: Traffic-calming measures and devices (e.g., sidewalks, streetscapes, speed humps, traffic circles, cul-de-sacs and signals) should promote safe routes through neighborhoods for pedestrians. (See Policy CI 2.5)

EJ 5.5: Maintain and expand sidewalk installation and repair programs, particularly in areas where sidewalks link residential neighborhoods to local schools, parks, and shopping areas. (See Policy CI 3.3)

EJ 5.6: Maintain a citywide bicycle route and maintenance plan that promotes efficient and safe bikeways integrated with the MTA's regional bicycle system. (See Policy CI 3.4)

EJ 5.7: As roadways are repaved or otherwise improved, evaluate opportunities to enhance the quality and safety of the roadway by implementing new or improved walking, bicycling, or public transit infrastructure. If no walking, bicycling, or public transit improvements are being provided, a report to the City Council should provide an explanation for why such improvements are not needed along this roadway segment. (See Policy CI 3.5)

Environmental Justice Element

EJ 5.8: Encourage walking, biking, carpooling, use of public transit and other alternative modes of transportation to minimize vehicular use and associated traffic noise. (See Policy N 1.8)

EJ 5.9: Promote pedestrian amenities in mixed-use developments and along arterials. (See Policy DS 3.2)

EJ 5.10: Support mixed-use developments that include adequate open space areas and a full range of site amenities. (See Policy DS 3.4)

EJ 5.11: Promote pedestrian-friendly corridors by improving traffic and pedestrian safety and by providing pedestrian amenities such as benches and outdoor seating, potted plants, decorative paving, and detailed lighting elements along the street frontage. (See Policy DS 4.6)

EJ 5.12: Increase the City's supply and quality of parkland, open space, and recreational programs. (See Goal OS 2)

EJ 5.13: Encourage the conversion of utility easements and right of ways to multi-purpose parkland, trails, and bicycle routes (i.e., the Southern California Edison right-of-way between Artesia Boulevard and 178th Street, storm channel side roads, and Vermont Avenue median strips). (See Policy OS 2.3)

EJ 5.14: Expand the City's bicycle route plan and integrate the routes with other local and regional bike routes. (See Policy OS 2.5)

Environmental Justice Element

6. Promote Civic Engagement

EJ Goal 6 Support accessible and culturally appropriate opportunities for all people regardless of race, color, national origin, language, or income to engage in the decision-making process.

Civic or community engagement is an important goal across all local planning and decision-making processes. It can help foster a strong sense of place within a neighborhood and can deepen the investment of stakeholders in working toward neighborhood improvements. Environmental justice issues will be more effectively identified and resolved if accessible and culturally appropriate opportunities to engage in local decision-making are created for low-income, minority, and linguistically isolated stakeholders. Effective civic engagement not only provides the City with an opportunity to strengthen its relationship with the community but provides for sound investment in better decision-making by ensuring decisions are informed by community needs and aspirations.

Policies

EJ 6.1: Support an equitable and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.

EJ 6.2: Promote, sponsor, and support a variety of community events to strengthen social cohesion and the overall identity of the City.

EJ 6.3: Make City information such as numbers to call for code enforcement, programs offered through the City, and housing needs easily accessible.

EJ 6.4: Specifically invite residents from traditionally underrepresented demographic groups to become board, commission, and committee members as openings occur.

EJ 6.5: Coordinate with the school district, neighborhood groups, and religious institutions to distribute information and promote input opportunities.

EJ 6.6: Explore ways to provide information to older residents who don't use computers or social media through the Senior Citizens Bureau, Nakaoka Community Center, and Gardena Senior Center.

EJ 6.7: Ensure meaningful cross-cultural participation in local planning and decision-making processes by:

- Providing City-sponsored material in multiple languages.
- Organizing outreach events and conducting surveys directly to specific demographic groups.

Environmental Justice Element

- Partnering with community-based organizations that have relationships, trust, and cultural competency with target communities to conduct outreach for local initiatives and issues.

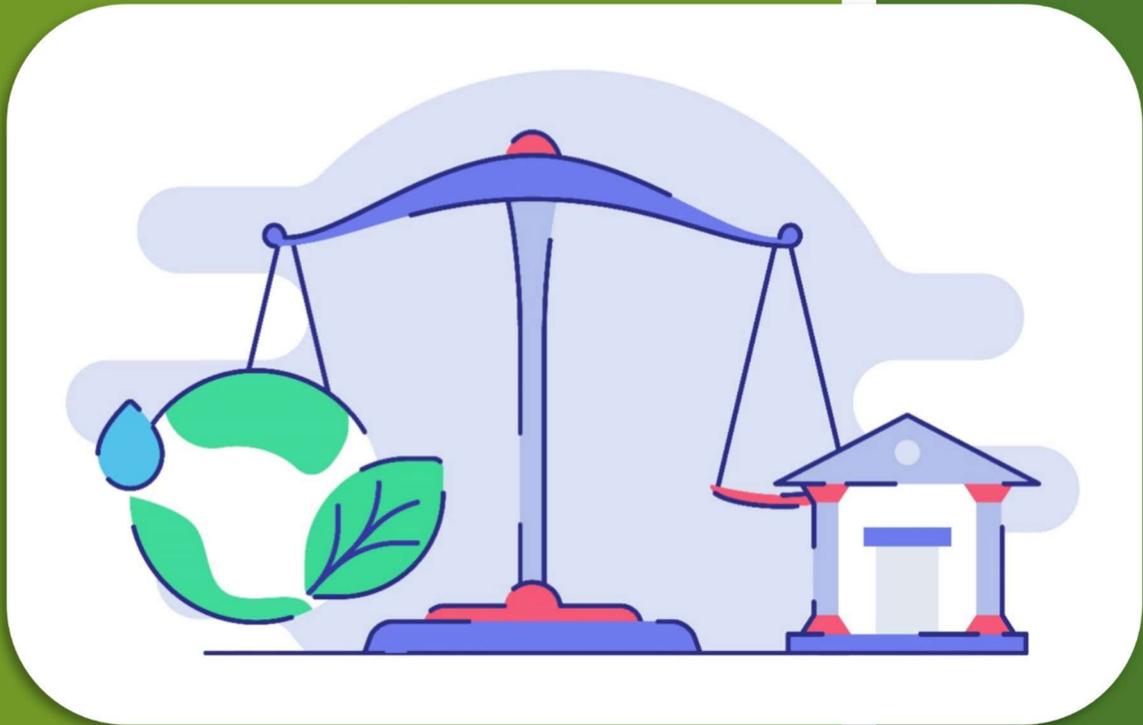
EJ 6.8: Ensure that meetings and other public engagement forums are accessible to a wide range of residents and encourage greater attendance by:

- Holding meetings at different locations and times and in different formats.
- Targeting outreach to communities that will be most impacted by an issue or decision.
- Ensuring any materials are distributed far enough in advance of meetings to allow sufficient time for review and comment.
- Using communication methods that convey complex or technical information in an easily understandable manner.
- Facilitating meetings using diverse methods that can engage all participants and can appeal to multiple styles of learning.

EJ 6.9: Utilize Channel 22 to advertise opportunities for community input.

EJ 6.10: Publish the information booklet called “Gardena Live, Work and Play” at least twice a year so residents can be aware of City events and services.

EJ 6.11: Consider establishing an Environmental Justice Committee to monitor the City’s progress on implementation of the Environmental Justice Element.



CITY OF GARDENA

Environmental Justice White Paper

Appendix A to the Environmental Justice Element

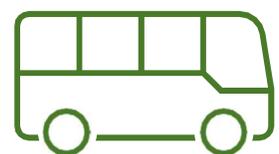
April 2021



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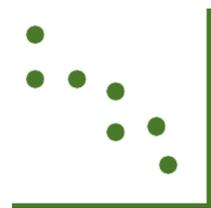
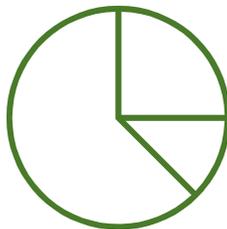
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A. BACKGROUND & REGULATORY FRAMEWORK

BACKGROUND

The negative effects of environmental degradation and pollution are well-documented and include severe impacts to human health and longevity, depending on the level of exposure. Within the United States, certain communities have historically been disproportionately affected by environmental threats and the negative health impacts of environmental degradation. These communities include, but are not limited to, low-income communities, communities of color, communities comprising members of tribal nations, and immigrant communities. Increased exposure to environmental pollutants, unsafe drinking water, and contaminated facilities/structures have contributed to poorer health outcomes for these communities. Structural inequalities that disadvantage certain individuals and groups, local and regional policies, zoning, code enforcement deficiencies, and lack of community engagement and advocacy are related to disproportionate environmental and social effects. The field of environmental justice is focused on addressing these disproportionate impacts and improving the wellness of all communities by bolstering community planning efforts, considering exposure to adverse environmental effects, increasing access to amenities and services, and promoting the fair treatment of all people regardless of their race, ethnicity, national origin, or income.

REGULATORY FRAMEWORK

STATE

SENATE BILL 1000

In 2016, the Senate passed Senate Bill 1000 (SB 1000), also known as The Planning for Healthy Communities Act, amending Section 65302 of the Government Code. SB 1000 requires local California jurisdictions with disadvantaged communities to prepare and maintain an Environmental Justice element or environmental justice-related goals, policies, and implementation programs in their General Plan's other elements. SB 1000 outlines the approach to identifying disadvantaged communities (DACs), strategies to promote the protection of sensitive land uses within the state and simultaneously mandates that local jurisdictions address the needs of DACs. Through this bill, environmental justice is a mandated consideration in all local jurisdictions' land-use planning policies, regulations, and activities.

SB 1000 specifies seven topics that must be integrated into a stand-alone Environmental Justice Element or through integrated Environmental Justice goals:

1. Pollution Exposure and Air Quality
2. Public Facilities
3. Food Access
4. Safe and Sanitary Homes
5. Physical Activity
6. Community Engagement
7. Address the Needs of Disadvantaged Communities

The key findings within the City of Gardena for each of these topics are summarized in section C of this report and more detailed existing conditions are included in section D.

SENATE BILL 535

In 2012, the Legislature passed SB 535, adding Sections 39711, 39713, 39715, 39721, and 39723 to the Health and Safety Code. SB 535 directs 25% of the proceeds from the Greenhouse Gas Reduction Fund (GGRF) (established by the California Global Warming Solutions Act of 2006 AB 52's cap and trade program) to projects that provide a benefit to DACs.

ASSEMBLY BILL 1550

In 2016, the Legislature passed AB 1550, amending Section 39713 of the Health and Safety Code. AB 1550 amended SB 535 to require all GGRF investments that benefit DACs to also be located within those communities. The law also requires that an additional 10% of the funds be dedicated to low-income households and communities, of which 5% is reserved for low-income households and communities living within a half-mile of a designated DAC.

SENATE BILL 673

In 2015, the Senate passed SB 673, adding Sections 25200.21 and 25200.23 to the Health and Safety Code. SB 673 directs the Department of Toxic Substances Control (DTSC) to include criteria such as cumulative impact and neighborhood vulnerability when issuing or renewing hazardous waste facility permits. The law provides the DTSC with an opportunity to use tools such as CalEnviroScreen (CES), an Internet-based mapping tool described below that helps jurisdictions identify DACs, when making decisions on hazardous waste permitting.

ASSEMBLY BILL 523

In 2017, the Legislature passed AB 523, amending Section 25711.5 of, and to add and repeal Section 25711.6 of, the Public Resources Code. AB 523 allocates at least 25% of the Electric Program Investment Charge (EPIC) funds administered by the California Energy Commission (CEC) to support technology demonstration and deployment projects located in and benefiting "disadvantaged communities," and dedicates at least 10% of the funds to activities located in and benefiting "low-income" communities as defined by AB 1550.

SENATE BILL 43

In 2013, the Senate passed SB 43, adding Chapter 7.6 (commencing with Section 2831) of Part 2 of Division 1 of the Public Utilities Code. SB 43 establishes the Green Tariff Shared Renewables program, administered by the California Public Utilities Commission (CPUC), which enables utility customers to meet their energy generation needs through offsite generation of renewable energy projects. The program requires 100 MW of renewable energy projects to be sited in the top 20% of CES scores based on each investor-owned utility (IOU) service territory.

ASSEMBLY BILL 2722

In 2016, legislature passed AB 2722, adding Part 4 (commencing with Section 75240) to Division 44 of the Public Resources Code. AB 2722 requires the California Strategic Growth Council to award competitive grants to specified eligible entities for the development and implementation of neighborhood-level transformative climate community plans that include greenhouse gas emissions reduction projects that provide local economic, environmental, and health benefits to DACs. AB 2722 created the Transformative Climate Communities (TCC) program administered through the California Strategic Growth Council (SGC). The TCC is a GGRF-funded program that supports innovative, comprehensive, and community-led plans

that reduce pollution and achieve multiple co-benefits at the neighborhood level.

CALIFORNIA DEPARTMENT OF TRANSPORTATION'S ACTIVE TRANSPORTATION PROGRAM (ATP)

The California Department of Transportation's (CalTrans) Active Transportation Program (ATP) aims to enhance public health and advance California's climate goals by increasing safety and mobility for non-motorized active transportation such as biking and walking. ATP projects in "disadvantaged communities" (defined as census tracts within the top 25% of CES scores along with several other options) are allocated 25% of program funds, while an additional 2% is set aside to fund active transportation planning in DACs.

LOCAL

CITY OF GARDENA GENERAL PLAN

A variety of policies contained in the existing City of Gardena General Plan support DACs and environmental justice issues through citywide improvements that provide equitable access to facilities and services, transportation network improvements, parks, and recreation opportunities, and promoting air and water quality.

Specific goals included within the General Plan that are most related to the topics of environmental justice and DACs include:

LAND USE PLAN

- POLICY LU 1.1: Promote sound housing and attractive and safe residential neighborhoods.
- POLICY LU 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.
- POLICY LU 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multifamily residential developments.
- POLICY LU 2.4: Provide neighborhood commercial centers with convenient and safe pedestrian access.
- POLICY LU 3.4: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.
- POLICY LU 3.6: New commercial and industrial developments shall meet or exceed local and state requirements pertaining to noise, air, water, seismic safety and any other applicable environmental regulations.
- POLICY LU 3.7: Require the mitigation or remediation of potential hazardous conditions in the City.
- POLICY LU 4.3: Design public improvements to encourage pedestrian activity and access and to provide safe and convenient pedestrian circulation.
- POLICY LU 4.7: Provide adequate public facilities and services for the convenience and safety of each neighborhood.

ECONOMIC DEVELOPMENT PLAN

- POLICY ED 1.4: Encourage high quality mixed-use development in underutilized commercial and industrial areas where it will improve the City's tax base and image.
- POLICY ED 1.7: Encourage diversification of businesses to support the local economy and provide a stable revenue stream.
- POLICY ED 2.3: Support business revitalization funding programs to help areas experiencing blighted conditions.

- POLICY ED 2.6: Support programs that tailor services and resources to small businesses.

COMMUNITY DESIGN PLAN

- POLICY DS 2.4: Strengthen the important elements of residential streets that unify and enhance the character of the neighborhood, including pedestrian amenities, parkways, mature street trees, compatible setbacks, and unified architectural detailing and building.
- POLICY DS 2.6: Encourage rehabilitation or upgrade of aging residential neighborhoods.
- POLICY DS 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener” environment for residents and those viewing from public areas.
- POLICY DS 2.11: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.
- POLICY DS 2.15: Promote innovative development and design techniques, new material and construction methods to stimulate residential development that protects the environment.
- POLICY DS 3.4: Support mixed-use developments that include adequate open space areas and a full range of site amenities.
- POLICY DS 4.6: Promote pedestrian-friendly corridors by improving traffic and pedestrian safety and by providing pedestrian amenities such as benches and outdoor seating, potted plants, decorative paving, and detailed lighting elements along the street frontage.

CIRCULATION PLAN

- POLICY CI 1.1: Prioritize long-term sustainability for the City of Gardena, in alignment with regional and state goals, by promoting infill development, reduced reliance on single- occupancy vehicle trips, and improved multi-modal transportation networks, with the goal of reducing air pollution and greenhouse gas emissions, thereby improving the health and quality of life for residents.
- POLICY CI Goal 3: Develop Complete Streets to promote alternative modes of transportation that are safe and efficient for commuters, and available to persons of all income levels and disabilities.
- POLICY CI Goal 4: Provide adequate public facilities and infrastructure that support the needs of City residents and businesses.

HOUSING ELEMENT

- POLICY 1.3: Preserve the affordability of assisted rental projects located in the City.
- POLICY 1.4: Encourage room additions in the existing housing stock to alleviate overcrowding.
- GOAL 2.0: Provide opportunity for increasing the supply of affordable housing within the City, with special emphasis on housing for special needs groups.
- GOAL 3.0: Minimize the impact of governmental constraints on housing construction and cost.
- GOAL 4.0: Provide adequate residential sites through appropriate land use and zoning to accommodate the City’s share of regional housing needs.
- GOAL 5.0: Promote equal opportunity for all residents to reside in the housing of their choice.

OPEN SPACE PLAN

- GOAL OS 1: Maintain and upgrade the existing parks and recreation facilities to meet the needs of all residents.
- GOAL OS 2: Increase the City's supply and quality of parkland, open space, and recreational programs.

CONSERVATION PLAN

- GOAL CN 2: Conserve and protect groundwater supply and water resources.
- GOAL CN 3: Reduce the amount of solid waste produced in Gardena.
- GOAL CN 4: Conserve energy resources through the use of technology and conservation methods.
- GOAL CN 5: Protect the City's cultural resources.

PUBLIC SAFETY PLAN

- GOAL PS 1: Maintain a high level of fire and police protection for residents, businesses and visitors.
- GOAL PS 2: Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards.
- GOAL PS 3: Protect public health, safety and the environment from exposure to hazardous materials and other dangers.
- GOAL PS 4: Increase public awareness of crime and fire prevention, and emergency preparedness and procedures.

NOISE PLAN

- GOAL N 1: Use noise control measures to reduce the impact from transportation noise sources.
- POLICY N 1.8: Encourage walking, biking, carpooling, use of public transit and other alternative modes of transportation to minimize vehicular use and associated traffic noise.
- GOAL N 2: Incorporate noise considerations into land use planning decisions.
- GOAL N 3: Develop measures to control non-transportation noise impacts.

B. DISADVANTAGED COMMUNITIES

The term ‘disadvantaged community’ is a broad designation that includes any community disproportionately affected by environmental, health, and other burdens or low-income areas disproportionately affected by environmental pollution and other hazards. In relation to environmental justice, DACs are typically those communities that disproportionately face the burdens of environmental hazards. Government Code Section 65302, as amended by SB 1000, defines a DAC as follows:

“...an area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

In February 2017, the Office of Environmental Health Hazard Assessment (OEHHA), on behalf of the California Environmental Protection Agency (CalEPA), released Version 3.0 of the California Communities Environmental Health Screening Tool (CES). CalEnviroScreen identifies communities that are disproportionately affected by environmental hazards. It is a science-based tool that uses existing environmental, health, and socioeconomic data to rank all census tracts in California with a CES score. CalEPA designates the tracts with a CES score in the top 25 percentile as DACs. In June 2018, OEHHA updated CalEnviroScreen 3.0 to address a minor flaw in the software program algorithm used to calculate overall census tract scores. Additionally, on February 22, 2021, OEHHA released the draft CalEnviroScreen 4.0 for public comment. Since it is still in draft form, the results of Version 3.0 are used in this analysis.

Although the scores and DAC status of specific census tracts may change over time (for example, as CalEnviroScreen is periodically updated), the goals, policies, and programs identified in the Environmental Justice element generally apply citywide. Therefore, while certain census tracts may shift in their identification as a DAC, the City's commitment to promoting environmental justice throughout the community remains.

Based on CalEnviroScreen 3.0, 10 out of 14 census tracts within the City have a CES score in the top 25 percentile, as illustrated in Figure 1, qualifying them as a DAC. Low-income communities disproportionately affected by environmental concerns are also considered an “environmental justice community”. These communities can be identified using the California Air Resources Board (CARB) Priority Populations Mapping Tool, which identifies low-income communities located within ½ mile of a CalEPA-identified disadvantaged community. Based on this assessment, three more census tracts (beyond the 10 identified via CalEnviroScreen 3.0) can be considered disadvantaged and are also shown in Figure 1.

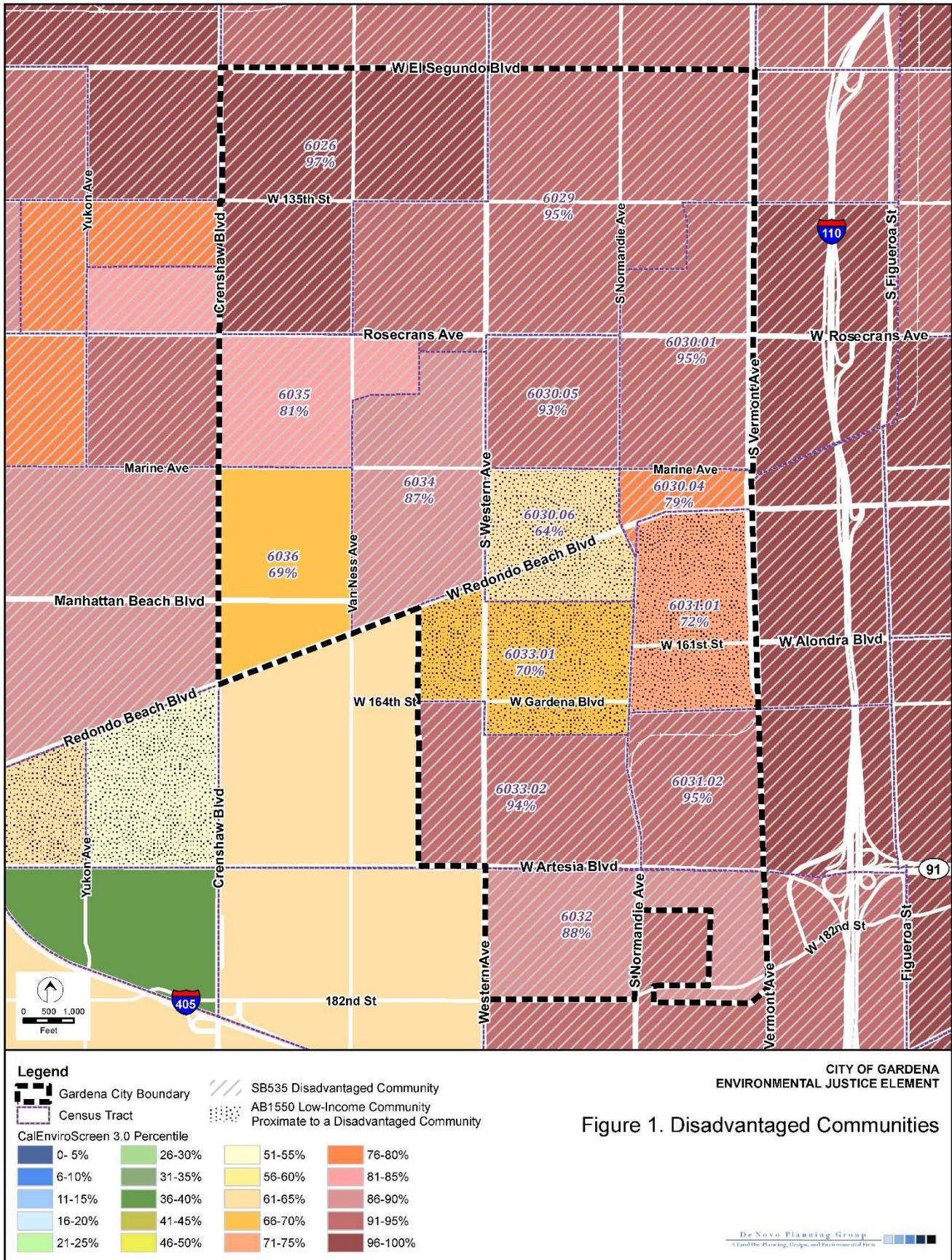
Based on the methodology outlined above, as of mid-2021 the City of Gardena includes **13 census tracts (out of 14) that are considered disadvantaged communities**. These areas represent approximately 93.9% of the City acreage, 92.9% of the City's population, and 93.4% of the City's households.

To understand the existing health and socioeconomic conditions of each DAC, Table 1 lists the percentiles for sensitive population and socioeconomic factor indicators in the City by census tract. The 13 DAC census tracts are outlined with bold lines. The sensitive population indicators reflect the communities' health and the socioeconomic factor indicators describe educational attainment, income level, employment, and housing conditions and burden. For each indicator, scores of 75% or higher represent a high burden on the population. All 13 DAC tracts are highly burdened in at least two indicators and have medium or high burdens in six or more of the eight indicators.



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FIGURE 1: DISADVANTAGED COMMUNITIES



Sources: Los Angeles County, Cal OEHHA CalEnviroScreen 3.0. Map date: May 21, 2021.

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TABLE 1: POPULATION CHARACTERISTICS BY SENSITIVE POPULATION AND SOCIOECONOMIC FACTOR INDICATORS

INDICATOR (%)	CENSUS TRACTS													
	6026	6029	6030.01	6030.04	6030.05	6030.06	6031.01	6031.02	6032	6033.01	6033.02	6034	6035	6036
SENSITIVE POPULATION INDICATORS														
Asthma	88	74	85	85	81	85	85	73	77	80	76	81	91	85
Low Birth Weight	95	35	73	71	90	32	46	81	66	35	83	88	67	58
Cardiovascular Disease	78	49	75	75	67	75	75	54	77	66	57	63	85	72
SOCIOECONOMIC FACTOR INDICATORS														
Education	47	77	72	53	69	44	47	56	58	35	65	54	66	52
Linguistic Isolation	16	88	77	90	72	60	61	87	86	88	81	54	79	62
Poverty	55	79	73	58	71	65	59	68	26	53	71	61	35	44
Unemployment	76	74	55	13	58	65	40	57	19	16	84	57	4	43
Housing Burden	70	58	90	61	96	66	76	74	6	78	72	50	18	34
Total Population Characteristics Score	95	99	92	74	88	68	69	78	59	60	85	75	66	64
CES 3.0 Score	97	95	95	79	93	64	72	95	88	70	94	87	81	69

Color Key		High Burden: 75.0 – 100.0%		Medium Burden: 25.0 – 74.9%		Low Burden: 0.0 – 24.9%
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Source: California Office of Environmental Health Hazard Assessment, CalEnviroScreen 3.0

Note: DAC census tracts are outlined in bold

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C. KEY FINDINGS & RECOMMENDED NEXT STEPS

The key findings for the seven required Environmental Justice topics are summarized below with recommended next steps. More detail on existing conditions is included in section D of this report.

1. POLLUTION EXPOSURE AND AIR QUALITY

Key Findings:

The various forms and sources of air and water pollution and hazardous waste often disproportionately affect DACs. This is typically due to the existence and relative concentration of pollution-emitting sources close to the communities. There are 12 CESpollution indicators. All census tracts (regardless of their status as a DAC or not) have medium or high burdens in at least seven out of the 12 indicators, including high burdens in particulate matter 2.5 and toxic releases and medium or high burdens in ozone, diesel particulate matter, traffic, and drinking water.

There are 38 hazardous waste sites in Gardena that are generally clustered in the northern portion of the City, predominately occupying locations within one DAC tract. This DAC is home to more than half of the City's hazardous waste sites, and all 38 sites are within DACs.

Next Steps:

- Evaluate sources of pollution with medium and high burdens, especially in DACs.
- Recognize that more than half of the City's hazardous waste sites are primarily within one DAC and create policies to address unique issues related to these sites.

2. PUBLIC FACILITIES

Key Findings:

Access and availability of public facilities is an aspect of the built environment that may disproportionately limit the opportunities of DACs. The City has two fire stations, one police station, and five medical centers within its boundaries. The police station and both fire stations are located within DACs. Most of the medical centers are located near the City center and are all within DACs. Several bus lines provide citywide service. Two Metro stations are just outside of the City's eastern boundary in unincorporated Los Angeles County.

City Hall is in a DAC within the southcentral portion of the City on W. 162nd St. just east of S. Western Ave. There is one library (the Mayme Dear Library) within City boundaries next to City Hall and one more just outside of the western border on Crenshaw Blvd. in unincorporated Los Angeles County. Seven out of the City's 11 parks and recreation facilities are evenly distributed in DACs throughout the community, though there are six DACs notably void of parks and other community facilities. Daycares are distributed mostly throughout the southern portion of the City although there is one north of Rosecrans Ave.

Next Steps:

- Evaluate opportunities to address areas of the City, especially DACs, which have limited access to park or open space facilities.

3. FOOD ACCESS

Key Findings:

Feeding America, the nation's largest domestic hunger-relief organization, has released a report entitled *Map the Meal Gap* for ten consecutive years to offer insights on how food insecurity and food costs vary at the county and congressional district level. Most census tracts in Gardena (11) are within the 43rd Congressional District and three census tracts are within the 44th Congressional District. The food insecurity rate in the 43rd District is 11.6%, which is generally consistent with County (11.4%), State (10.8%), and national (11.5%) rates. The food insecurity rate in the 44th District is 12.9%, which is notably higher than the 43rd District, County, and State.

Five supermarkets, 18 specialty food stores, and nine convenience stores lie within City boundaries. There are no supermarkets within City boundaries north of Marine Ave. The specialty food stores, and convenience stores are fairly well distributed throughout the City, however, there are more in the southern half.

The lack of proximate grocery stores has the greatest affect in locations where residences do not own vehicles or have sufficient access to transit. All census tracts have at least some households without access to a vehicle. Five census tracts have a higher rate of "no vehicle access" than the citywide rate of 6.8%. Three DAC tracts (located in the northeastern portion of the City) have double or nearly double the rate of no vehicle access as the City overall.

Next Steps:

- Explore ways to expand healthy eating options in the northern portion of the City.
- Expand walkable/bikeable healthy food options in census tracts, especially DACs, with higher rates of "no vehicle access" or limited vehicle access.

4. SAFE AND SANITARY HOMES

Key Findings:

The condition of the housing stock in a DAC may have negative impacts on the well-being of its residents. Housing conditions are considered "substandard" when conditions are found to be below the minimum standard of living conditions defined in the California Health and Safety Code. In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. While most homes have access to basic facilities like bathrooms and kitchens, 0.7% of the occupied housing units in Gardena lack complete plumbing facilities, and 2.5% lack complete kitchen facilities. About 1.4% of the units have no telephone service available.

Overcrowding within a housing unit is a primary cause of unsafe housing conditions. The City has a lower overcrowding rate (9.7%) than the County (11.3%). Seven DAC census tracts experienced overcrowding at a higher rate than at the citywide rate. Two DAC tracts on the east side have the highest overcrowding rates.

The City has a slightly lower rate of renter-occupied housing units (52.1%) than the County (54.2%). The City has a slightly higher percentage of renter-occupied cost burdened households (58.8%) than the County (57.6%). Four DAC census tracts experienced rental cost

burden at a higher rate than at the citywide rate. Two DAC tracts, one in the northwest area and the other in the central area, have the highest rental cost burden. It is also notable that more than half of renters within six DAC census tracts spend 35% or more of their income on housing. A higher percentage of renter-occupied units are in the low to extremely low-income levels (72.2% combined) compared to owner-occupied units (44.7% combined), demonstrating a higher housing cost burden for renters.

The City has a higher percentage of owner-occupied cost burdened households (69.8%) than the County (43.5%). No individual census tracts experienced ownership cost burden at a higher rate than at the citywide rate. More than half of homeowners in one DAC census tract in the eastern area spend 35% or more of their income on housing.

Next Steps:

- Prioritize the safety and sanitation of housing stock to create proper living conditions for all residents, especially those living in DACs.
- Explore policies to alleviate substandard and overcrowding conditions in identified DACs.
- Consider programs to expand homeownership and help reduce the number of cost burdened households.

5. PHYSICAL ACTIVITY

Key Findings:

Residents of DACs are often more likely to experience negative health outcomes. The built environment in DACs can often be limited by land use planning and lack of investment, leaving less opportunities for formal and informal physical activity. Data about active transportation use during daily commutes is one indicator of physical activity levels. Active transportation modes include walking and biking, while powered transportation modes include driving alone, carpooling, public transit, and taxicab, motorcycle, or other means.

Overall, the City of Gardena uses active transportation modes slightly less (3.1%) than the County (3.5%). Only 2.6% of Gardena commuters reported walking to work and 0.5% reported riding a bike to work. Most Gardena commuters drove to work alone (83.4%). Six DAC tracts have higher rates of commuters who walk and/or bike to work than both the City and County overall. These tracts have a mixture of rates for households with no vehicle access.

As previously mentioned, seven out of the City's 11 parks and recreation facilities are evenly distributed in DACs throughout the community, though there are six DACs notably void of parks and other community facilities. All census tracts in Gardena are within the ¼-mile or ½-mile buffer areas of multiple parks located either within or adjacent to the City.

Next Steps:

- Prioritize increasing opportunities for physical activity within DACs.
- Explore the reasons why some DAC tracts have higher rates of commuters who walk and/or bike to work and if there are actions that can be implemented in other DACs to increase their rates.
- Look into opportunities to increase the number of parks within DACs that do not have any.

6. COMMUNITY ENGAGEMENT

Key Findings:

An important aspect of planning for environmental justice is the development of effective policies and programs that enable all residents to participate in local decision making. DACs can often be excluded from decision-making when officials and policies do not focus on involving these communities in a strategic manner. Section D of this report outlines the recommended approach to community engagement in development of the Environmental Justice Element.

It is important to start with a baseline analysis of a community's existing level of civic engagement to estimate how likely residents are to participate. The primary means of measuring a community's level of civic engagement is the assessment of voter participation. Both the voter registration rate and voter turnout rate for Gardena were lower than the County for the 2020 presidential election. Certain demographic categories can also help predict a community's likely level of civic engagement.

Age distribution can help predict the likelihood of a community participating in civic activities and identify constraints associated with engaging different members of the community. Gardena's residents are somewhat older than the County as a whole. Only two DAC tracts are younger than the County as a whole, while the remaining DAC tracts are older than the County as a whole. The City's only tract that does not qualify as a DAC is older compared to the County.

Language is a critical signifier of a population's likely participation in civic activities. Non- native English speakers, and especially those individuals with limited English fluency, are less likely to participate in civic activities. The majority of households in Gardena speak a language other than English. More than half of households in 12 census tracts speak a language other than English, and the most common language spoken is Spanish, followed by various Asian and Pacific Islander languages.

Educational attainment is a strong signifier of a population's likely participation in civic activities. Higher educational attainment generally correlates with increased civic participation. More of Gardena's residents and the census tracts' populations have a high school diploma or equivalent and at least some college or an Associate's degree than on the countywide level. Only three census tracts have a higher percentage of residents with a Bachelor's degree or higher than the County, however. Within DACs, residents who did not complete high school or only obtained a high school degree are of greatest concern. There is one DAC in the northwestern portion of the City where the highest percentage of residents have less than a high school education.

Race and ethnicity are important predictors of civic engagement, and numerous studies have shown that whites are more likely to be civically engaged than other groups. Additionally, it is essential to consider the racial make-up of a community when evaluating environmental justice because race is known to correlate with disproportionate environmental burdens. The majority race in the City of Gardena is almost evenly split between Asian and White. The Asian population is higher in the City than the County, while the White population is lower in the City than the County. A smaller percentage of the City is Hispanic or Latino than the County,

although one DAC tract in the northwestern portion of the City has a notably higher percentage than both the City and County overall. There is a larger Black or African American population in the City than in the County, and two DACs (one in the northwest area and one in the east) are majority Black or African American. Two DACs are majority some other race.

Next Steps:

- Prioritize engaging DACs in the development of environmental justice plans and programs.
- Focus on methods to effectively engage older residents.
- Identify ways to engage members of the community who do not speak English.
- Tailor activities and the venues where they take place to accommodate the cultural preferences of different racial/ethnic groups.

7. ADDRESS THE NEEDS OF DISADVANTAGED COMMUNITIES

Key Findings:

An integral component of Environmental Justice planning is proactively prioritizing projects and investments that directly benefit DACs. These communities may have specific needs that are distinct from those of the greater community, which may require taking special actions to help improve existing conditions in DACs.

The UC Davis Center for Regional Change and Rabobank, N.A. partnered to develop the Regional Opportunity Index (ROI) intended to help understand social and economic opportunity in California's communities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The tool analyzes different indicators within six topics including civic life, health/environment, mobility/transportation, housing, economy, and education. There are two types of indicators: people-based and place-based. The specific indicators are discussed in more detail in Section D of this report.

The tool ranks each census tract in terms of highest opportunity to lowest opportunity levels. Highest opportunity tracts indicate that conditions are good across the indicators, while lowest opportunity tracts indicate that improvements need to be made. Gardena has mostly lower- or average-opportunity census tracts throughout the City, with people-based opportunities generally scoring better than place-based opportunities. It will be important for the City to consider the lower opportunity ROI topics and indicators within DAC census tracts when reviewing and establishing policies and programs and directing investments.

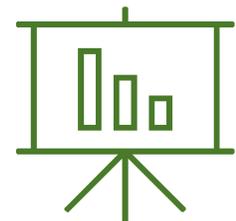
In terms of **people-based** assets, there are eight DAC census tracts, mostly located east of S. Western Ave., with lower levels of opportunity. Civic life (comprised of English speakers and voting rates) and housing (comprised of housing cost burden and homeownership) are the two most common recurring topics among lower-opportunity tracts.

In terms of **place-based** assets, there are four DAC census tracts, mostly located north of Marine Ave., with lower levels of opportunity. Housing (comprised of housing affordability

and housing adequacy) and economy (comprised of bank accessibility, job quality, job growth, and job availability) are two most common recurring topics among lower-opportunity tracts.

Next Steps:

- Consider the ROI topics and indicators within identified DAC census tracts when reviewing and establishing policies and programs.
- Prioritize identified DACs for public investments, public services, and/or increased environmental protections.



D. ENVIRONMENTAL JUSTICE ISSUES

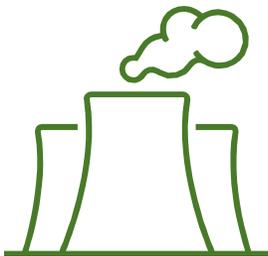
This section includes baseline conditions for the seven topics required to be addressed within the City's General Plan in accordance with Senate Bill 1000.

1. POLLUTION EXPOSURE AND AIR QUALITY

The various forms and sources of air and water pollution and hazardous waste often disproportionately affect DACs. This is typically due to the existence and relative concentration of pollution-emitting sources within close proximity to the communities. Disproportionate exposure to pollutants is linked to variety of negative health impacts, including but not limited to, asthma, cardiovascular diseases, cancer, and other potentially fatal conditions. There are 12 CES pollution indicators, and the percentile of pollution burden for each census tract are listed in Table 2.

Scores of 75% or higher represent a high pollution burden. All census tracts (regardless of their status as a DAC or not) have medium or high burdens in at least seven out of the 12 indicators, including high burdens in particulate matter 2.5 and toxic releases and medium or high burdens in ozone, diesel particulate matter, traffic, and drinking water.

Several census tracts have values of zero (0) for some of the exposure and environmental effects indicators. This typically implies that monitoring or reporting was conducted, but no impacts were present. For many exposure and environmental effects indicators, this means that no facilities or sites were located within 1000 meters of a populated area of the tract. Values of zero are not included in the percentile calculation, which would give the false impression that an impact is present.



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TABLE 2: POPULATION EXPOSURE AND AIR QUALITY

INDICATOR (%)	CENSUS TRACTS													
	6026	6029	6030.01	6030.04	6030.05	6030.06	6031.01	6031.02	6032	6033.01	6033.02	6034	6035	6036
EXPOSURE INDICATORS														
Ozone	40	40	40	40	40	40	40	40	32	40	40	40	40	40
Particulate Matter 2.5	82	82	82	82	82	82	82	82	82	82	82	82	82	82
Diesel Particulate Matter	72	76	81	81	72	70	81	81	75	69	69	70	72	69
Pesticides	51	64	59	0	22	0	0	33	10	0	0	0	11	0
Toxic Releases	80	81	84	87	85	88	89	92	95	90	94	86	82	87
Traffic	59	62	48	58	72	71	52	63	57	69	62	65	64	68
Drinking Water	38	31	31	26	26	26	26	49	52	31	30	26	26	30
ENVIRONMENTAL EFFECTS INDICATORS														
Cleanup Sites	97	94	54	42	42	2	50	78	91	42	96	42	42	0
Groundwater Threats	99	95	78	52	75	32	45	75	92	15	82	80	89	43
Hazardous Waste	91	88	70	50	66	19	19	47	82	43	18	70	67	51
Impaired Waters	72	72	0	0	0	0	0	98	98	72	98	72	72	72
Solid Waste	86	95	93	74	85	24	62	58	83	24	70	59	33	0
Total Population Characteristics Score	99	99	92	73	85	47	64	97	98	71	92	86	85	64
CES 3.0 Score	97	95	95	79	93	64	72	95	88	70	94	87	81	69

Color Key		High Burden: 75.0 – 100.0%		Medium Burden: 25.0 – 74.9%		Low Burden: 0.0 – 24.9%
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Source: California Office of Environmental Health Hazard Assessment, CalEnviroScreen 3.0

Note: DAC census tracts are outlined in bold

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HAZARDOUS MATERIALS AND TOXICS

There are 38 hazardous waste sites in the City of Gardena that are currently under evaluation or amid cleanup, as detailed in Table 3. These sites are generally clustered in the northern portion of the City, predominately occupying locations within DAC tract 6029. This DAC is home to more than half of the City’s hazardous waste sites (20 sites). This portion of the City is predominately industrial, and 18 sites are within industrial land use areas. All 38 sites are within DACs and predominately industrial areas, as illustrated in Figure 2.

TABLE 3: HAZARDOUS MATERIALS AND TOXICS SITES

NAME	PROJECT TYPE/ ACTIVITY	ADDRESS	CENSUS TRACT
ENVIROSTOR SITES¹			
Gardena Plating Co., Inc.	Tiered Permit	12901 S. Western Avenue	6026
Los Angeles Air Force Base	State Response	2400 El Segundo Boulevard	6026
Northrop Corporation Electronics Div.	Corrective Action	13215 S. Western Avenue	6026
Aerodynamic Plating Co., Inc. #3	Tiered Permit	13629 Saint Andrews Place	6029
Angelus Plating	Tiered Permit/ Evaluation	1713 W. 134th Street	6029
Azon Corp.	Evaluation	13771 S. Gramercy Place	6029
Chromalloy Los Angeles	Tiered Permit	2100 W. 139th Street	6029
Electronic Plating Company	Evaluation	13021 S. Budlong Avenue	6029
Hawthorne Printing	Evaluation	2140 1/2 139th Street	6029
Kb Gardena Building LLC	Voluntary Cleanup	13720 S. Western Avenue	6029
Mayan Patel (Connector Service Corp.)	Tiered Permit	13021 Budlong Avenue	6029
PB Fasteners, Division Of Paul R. Briles, Inc.	Tiered Permit	1700 W. 132nd Street	6029
Rosecrans Place	Voluntary Cleanup	2101 And 2129 W. Rosecrans Avenue	6029
Sonic Industries (Former)	Evaluation	13200 S. Western Avenue	6029
Sonic Plating Co., Inc. - Gardena	State Response	1930 W. Rosecrans Avenue	6029
Gardena (141st & Normandie)	Voluntary Cleanup	1335 - 1343 W. 141st Street	6030.01
Pearman & Son Ready Concrete Mix	Evaluation	14100 S. Normandie Avenue	6030.01
Normandie Estate	Voluntary Cleanup	16908 S. Normandie Avenue	6031.02
Gardena Sumps	State Response	1450 W. Artesia Boulevard	6032
Globe Illumination Company (Former)	Evaluation	1515 W. 178th Street	6032
Sonken-Galamba Corp	Evaluation	1439 W. 178th Street	6032
Ace Trailer Park Site/Honeywell	Voluntary Cleanup	17024 S. Western Avenue	6033.02
Gardena Marketplace	Voluntary Cleanup	1735, 1711, 1741 1701 And 1691 W. Artesia Boulevard	6033.02
Iri Dover	Tiered Permit	1859 W. 169 Street	6033.02
Control Plating Co., Inc.	Tiered Permit	17014 Gramercy Place	6034
2403 Marine Avenue	State Response	2403 Marine Avenue	6035

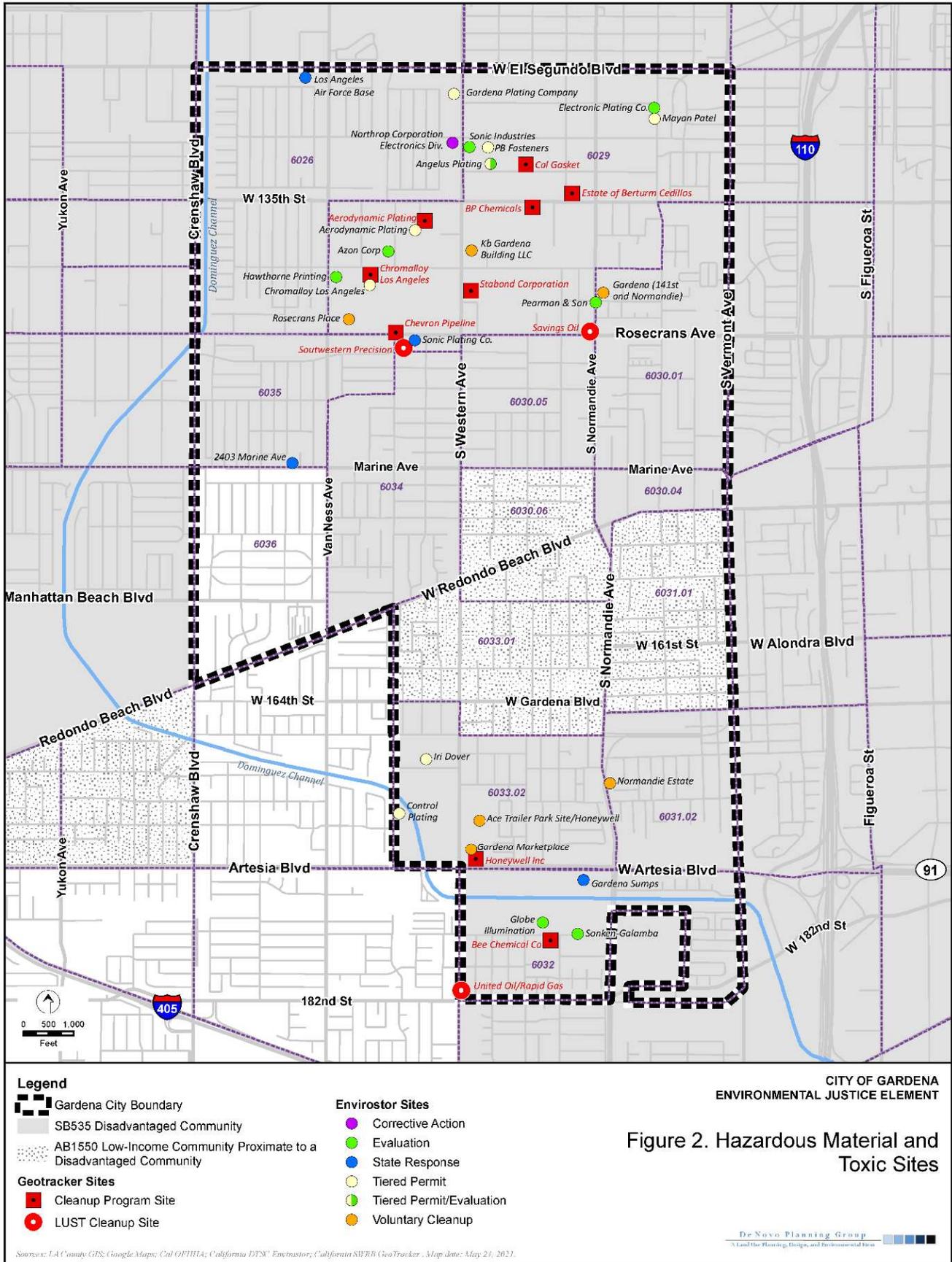
NAME	PROJECT TYPE/ ACTIVITY	ADDRESS	CENSUS TRACT
GEOTRACKER CLEANUP PROGRAM SITES²			
Aerodynamic Plating Company	Site Assessment	13620-13629 S. Saint Andrews Place	6029
BP Chemicals (Hitco)	Remediation	1600 W. 135th Street	6029
Cal Gasket	Open - Inactive	1601-1613 W. 134th Street	6029
Chevron Pipeline	Site Assessment	2001 W. Rosecrans Avenue	6029
Chromalloy Los Angeles	Verification Monitoring - Land Use Restrictions	2100 139th St W	6029
Estate of Bertrum Cedillos	Open - Inactive	13438 Halldale Avenue	6029
Stabond Corporation	Open - Inactive	14010 Western Avenue	6029
Bee Chemical Co (Former)	Assessment & Interim Remedial Action	1500 178th St W	6032
Honeywell Inc.	Remediation	17300 Western Avenue	6032
LUST CLEANUP SITES²			
Savings Oil Co.	Site Assessment	1401 Rosecrans W	6029
United Oil #44/Rapid Gas #44	Remediation	18130 Western Avenue S	6032
Southwestern Precision Co.	Assessment & Interim Remedial Action	1939 144th Street	6035

1: Source: California Department of Toxic Substances Control, Envirostor Database, 2021.

2: Source: California Water Resources Control Board Geotracker Database, 2021.

Note: DACs are in bold text.

FIGURE 2: HAZARDOUS MATERIALS AND TOXIC SITES



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2. PUBLIC FACILITIES

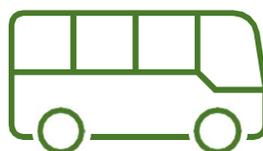
Access and availability of public facilities is an aspect of the built environment that may disproportionately limit the opportunities of DACs. If DACs have unequal access to public facilities, or if a city does not provide adequate facilities for public use, DACs may be limited in their ability to access necessary key resources. Limited access to resources as a result of inadequate public facilities can lead to reduced lifespan, poorer health outcomes, and diminished mental well-being. The adequate planning of parks and transportation infrastructure can help provide equal access to resources for all communities within a city. The location of public services and community facilities within and adjacent to the City of Gardena and with relationship to DACs are illustrated in Figures 3 and 4, respectively. The distribution of these facilities is summarized below.

PUBLIC SERVICES

The location of transit stations and routes, medical centers, and emergency services and public safety facilities are shown in Figure 3. The City has two fire stations, one police station, and five medical centers within its boundaries. Fire station 159 is within DAC tract 6029. The police station and fire station 158 are located in the southcentral portion of the City within DAC tract 6033.01. Most of the medical centers are located near the City center and are all within DACs. Several bus lines provide citywide service. Two Metro stations are just outside of the City's eastern boundary in unincorporated Los Angeles County.

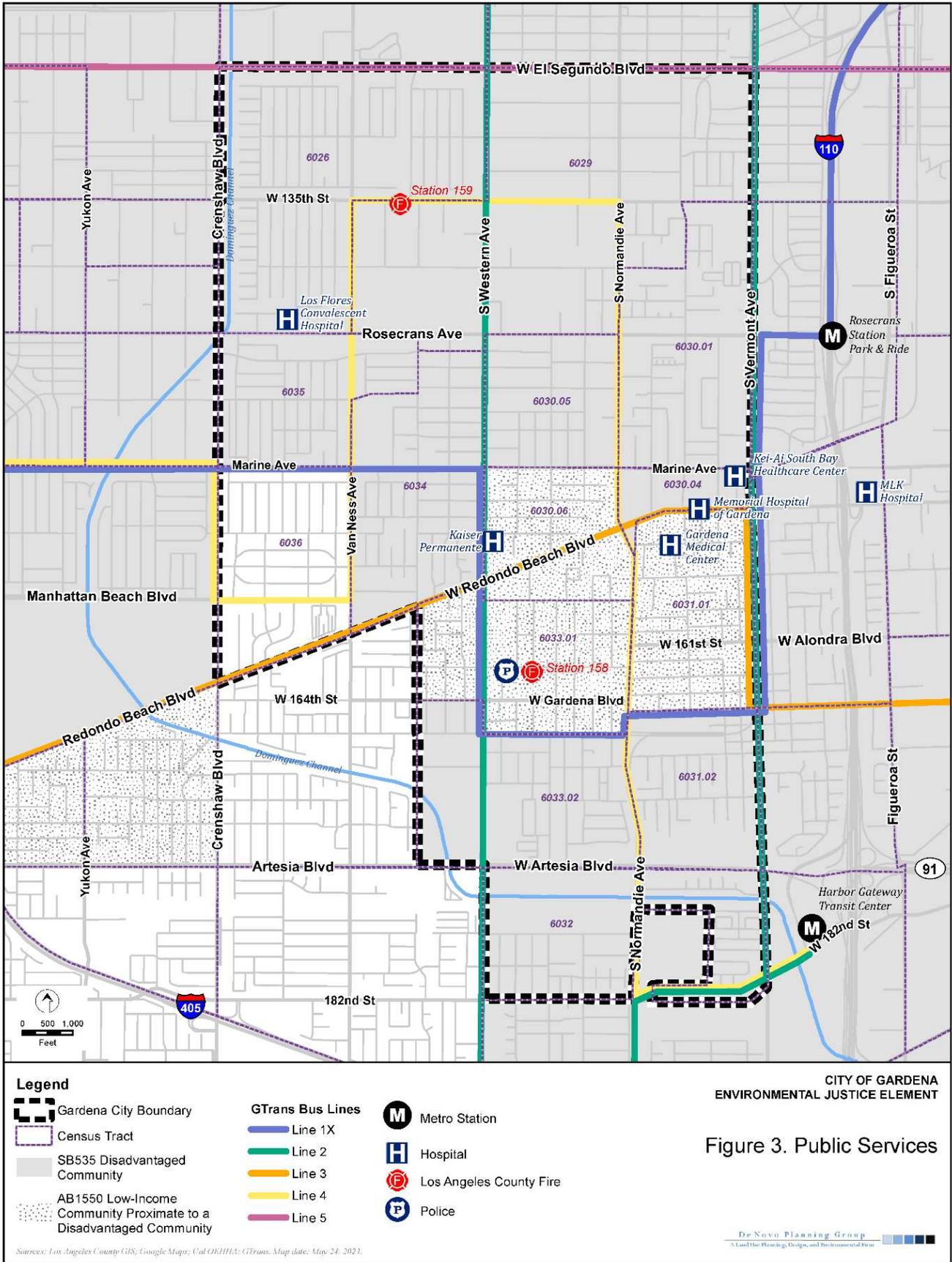
COMMUNITY FACILITIES

The location of City and County government buildings, parks, daycare centers, and libraries are shown in Figure 4. City Hall is located in the southcentral portion of the City in DAC tract 6033.01 at 1700 W. 162nd St., just east of Western Ave. Seven out of the City's 10 parks and recreation facilities are distributed in DACs throughout the community, though there are six DACs notably void of parks and other community facilities, including tracts 6029, 6030.01, 6030.04, 6033.02, 6032, and 6031.01. There is one County library (the Mayme Dear Library) within City boundaries next to City Hall in DAC tract 6033.01 and one more just outside of the western border on Crenshaw Blvd. in unincorporated Los Angeles County. Daycares are fairly evenly distributed mostly throughout the southern portion of the City although there is one north of Rosecrans Ave.



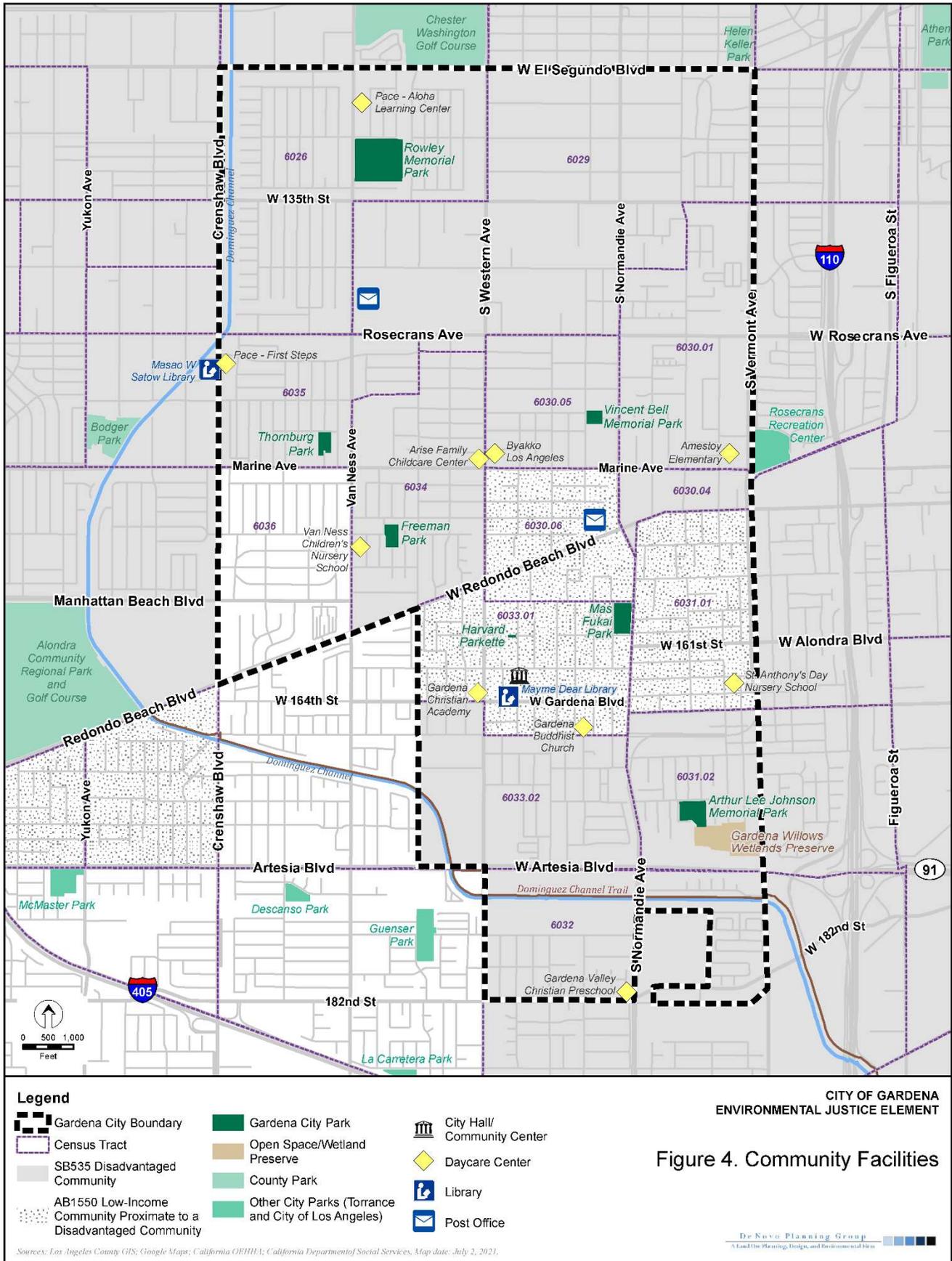
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FIGURE 3: PUBLIC SERVICES



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FIGURE 4: COMMUNITY FACILITIES



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3. FOOD ACCESS

Food access encompasses the following three interrelated topics:

- Nutritionally adequate, culturally appropriate, and affordable food;
- Income sufficient to purchase healthy food; and
- Proximity and ability to travel to a food source that offers affordable, nutritionally adequate, and culturally appropriate food.

Ensuring adequate food access is challenging in many communities. Many communities, and especially low-income areas, lack retailers with a sufficient selection of healthy foods. Consequently, many residents lack access to nutritional foods, known as “food insecurity”, resulting in public health challenges and poor health outcomes. Affected populations cope with food insecurity by consuming nutrient-poor, but calorie-rich foods. This may result in malnutrition, obesity, cognitive, behavioral, and mental health problems in children, and physical and mental health problems and birth complications among pregnant women. Children and communities of color are often disproportionately affected by food insecurity.

FOOD INSECURITY AND COST

No data about existing conditions on food insecurity and costs currently exists at the city level. As the best possible alternative, Feeding America, the nation’s largest domestic hunger-relief organization, has released a report entitled *Map the Meal Gap* for the past ten consecutive years to offer insights on how food insecurity and food costs vary at the county and congressional district level. The latest *Map the Meal Gap* report, which uses the most recent data from the United States Department of Agriculture (USDA) and Census Bureau, was released in 2020 and is based on data from 2018.

In response to COVID-19, Feeding America also released a companion study entitled *The Impact of the Coronavirus on Local Food Insecurity*, and an interactive map that used the *Map the Meal Gap* model to predict changes to food insecurity rates for the overall population and children in response to projected changes to poverty and unemployment in the wake of the pandemic. To better assess the current and future state of local food insecurity and develop effective strategies to reach people at risk of hunger, it is critical to understand historical variations prior to the pandemic.

Most census tracts in Gardena (11) are within the 43rd Congressional District. Census tract 6032 is within the 44th Congressional District, as well as a portion of tracts 6033.02 and 6031.02. Below is a summary of key findings from the 43rd and 44th Congressional Districts, as well as for Los Angeles County, the State of California, and the entire country for comparison.

- 43rd Congressional District food insecurity rate: 11.6%
- 44th Congressional District food insecurity rate: 12.9%
- Los Angeles County food insecurity rate: 11.4%
- State of California food insecurity rate: 10.8%
- National food insecurity rate: 11.5%

The *Map the Meal Gap* report shows that after nearly ten years, food insecurity levels for most communities across the country had reached their lowest levels in 2018. However, due to the impacts associated with the COVID-19 pandemic, Feeding America projects that progress made to food insecurity in the U.S. this past decade will likely be wiped out and food insecurity rates will climb higher than the peak of the Great Recession of 50 million people, potentially going from more than 37 million people facing hunger in 2018 up to more than 54 million in 2020.

Data on the total number of food insecure people, the food insecurity rate, and the estimated nutrition program eligibility among food insecure people is displayed in Table 4. Additionally, information about the average meal cost and annual food budget shortfall is shown for the County, State, and nation.

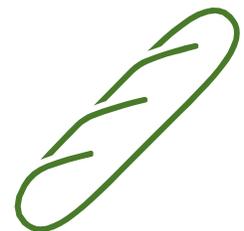
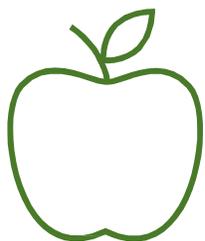


TABLE 4: FOOD INSECURITY

LOCATION	FOOD INSECURE PEOPLE ¹	FOOD INSECURITY RATE ²	ESTIMATED PROGRAM ELIGIBILITY AMONG FOOD INSECURE PEOPLE			AVERAGE MEAL COST ³	ANNUAL FOOD BUDGET SHORTFALL ⁴
			ABOVE OTHER NUTRITION PROGRAM THRESHOLD OF 185% POVERTY	BETWEEN 130%-185% POVERTY	BELOW SNAP THRESHOLD 130% POVERTY		
United States	37,227,000	11.5%	32%	19%	49%	\$3.09	\$19.5B
California	4,291,830	10.8%	24%	0%	76%	\$3.28	\$2.4B
Los Angeles County	1,146,290	11.4%	13%	0%	87%	\$3.46	\$672M
43 rd Congressional District	87,200	11.6%	15%	0%	85%	Data not available	Data not available
44 th Congressional District	93,230	12.9%	0%	0%	100%	Data not available	Data not available

Source: Feeding America – Map the Meal Gap report, 2020.

¹ Nutrition program eligibility is defined as the percentage of the estimated food-insecure population by income category, according to the eligibility thresholds of the major federal nutrition assistance programs, including SNAP (at or below 130% of the federal poverty line or the state-specific threshold, when it is a higher multiple) and other programs such as WIC (185% of poverty or the state-specific threshold).

² Nutrition program eligibility is defined as the percentage of the estimated food-insecure population by income category, according to the eligibility thresholds of the major federal nutrition assistance programs, including SNAP (at or below 130% of the federal poverty line or the state-specific threshold, when it is a higher multiple) and other programs such as WIC (185% of poverty or the state-specific threshold).

³ The average weekly dollar amount food-secure individuals report spending on food, as estimated in the Current Population Survey, divided by 21 (assuming three meals a day, seven days a week). This amount has been adjusted to reflect local food prices and relevant taxes.

⁴ The total annualized additional dollar amount that food-insecure individuals report needing, on average, to purchase just enough food to meet their food needs. This amount is based on responses in the Current Population Survey and the USDA assumption that individuals in households that are food insecure experience food insecurity, on average, seven months out of the year. This amount has been adjusted to reflect local food prices and relevant taxes.

ACCESS TO FOOD RETAILERS

The location of supermarkets, food stores and convenience stores as well as census tracts that qualify as food deserts within the City are illustrated in Figure 5. Major supermarkets are defined as larger food retailers that serve the community, small family-owned markets or specialty food stores as the range of smaller food retailers that serve individual neighborhoods or cater to specific groups, and convenience stores as small neighborhood stores that sell some food and produce. Food deserts are defined as census tracts in which at least 500 people or 33% of the population live farther than ½ mile from the nearest supermarket.

Five supermarkets, 18 specialty food stores, and nine convenience stores lie within City boundaries. There are no supermarkets within City boundaries north of Marine Ave. The specialty food stores, and convenience stores are fairly well distributed throughout the City, however, there are more in the southern half.

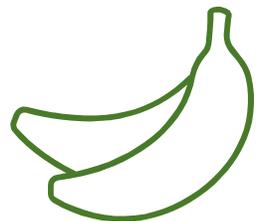
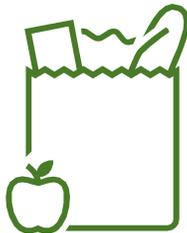
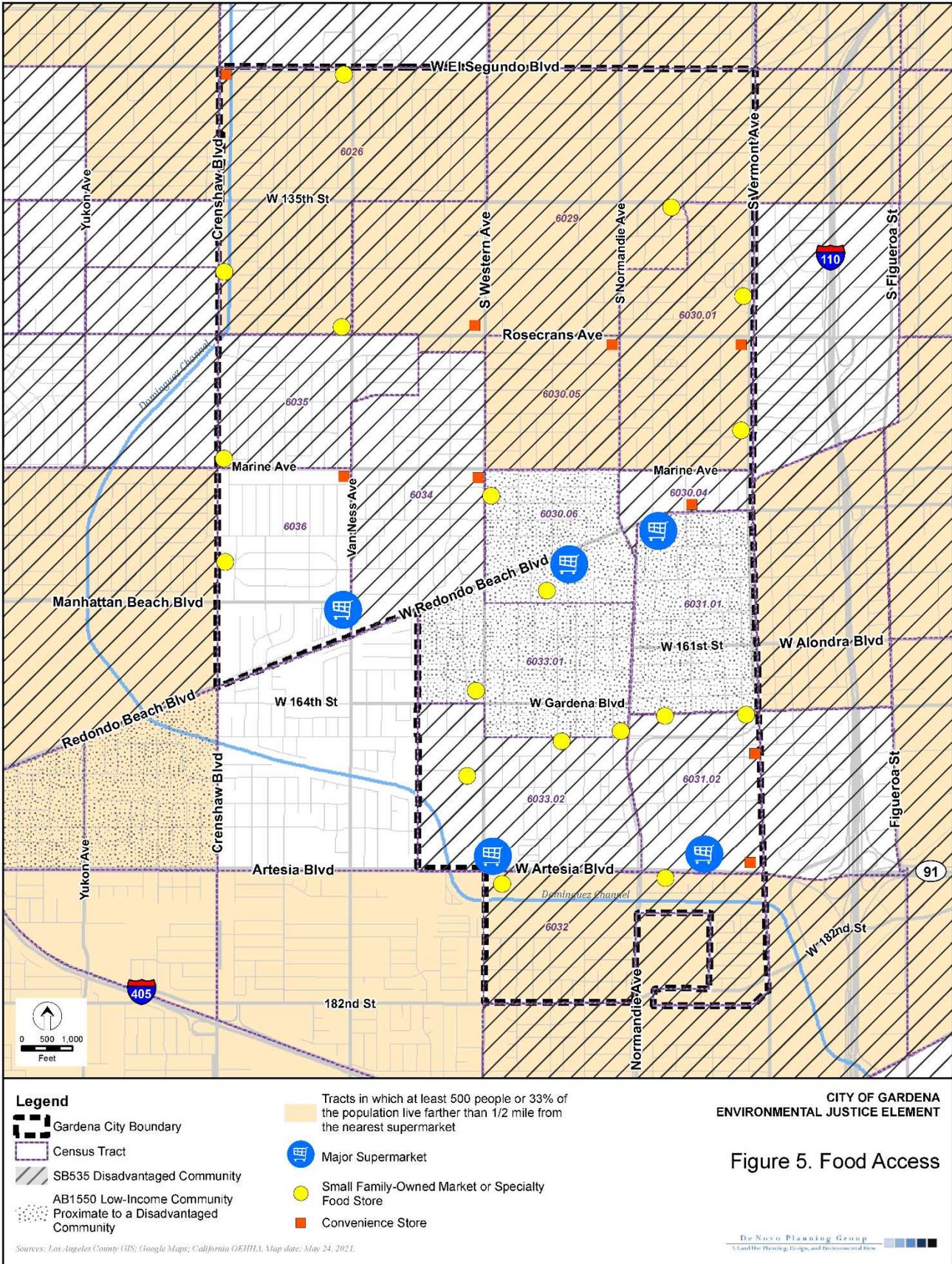


FIGURE 5: FOOD ACCESS



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The lack of proximate grocery stores has the greatest affect in locations where residences do not own vehicles or have sufficient access to transit. As shown in Table 5, all census tracts have at least some households without access to a vehicle. Five census tracts (outlined in bold) have a higher rate of “no vehicle access” than the citywide rate of 6.8%. DAC tracts 6029, 6030.01, and 6030.04 have double or nearly double the rate of no vehicle access as the City overall.

TABLE 5: CAR OWNERSHIP

LOCATION	# OF HOUSEHOLDS	# OF HOUSEHOLDS WITHOUT VEHICLES	% OF HOUSEHOLDS WITHOUT VEHICLES
United States	120,756,048	10,395,713	8.6%
California	13,044,266	927,957	7.1%
Los Angeles County	3,316,795	292,463	8.8%
City of Gardena	20,612	1,395	6.8%
6026	2,881	237	8.2%
6029	1,316	155	11.8%
6030.01	2,421	293	12.1%
6030.04	634	74	11.7%
6030.05	1,872	119	6.4%
6030.06	810	73	9.0%
6031.01	1,481	90	6.1%
6031.02	1,318	68	5.2%
6032	1,163	54	4.6%
6033.01	1,418	64	4.5%
6033.02	1,630	93	5.7%
6034	1,421	27	1.9%
6035	883	18	2.0%
6036	1,364	30	2.2%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: DP04

Note: DACs are in bold text.

4. SAFE AND SANITARY HOMES

The condition of the housing stock in a DAC may have negative impacts on the well-being of its residents. These health impacts stem from issues such as poor indoor air quality, toxic building materials, exposure to climate variation such as excess heat or cold, improper ventilation, and structural insecurity. Unsafe housing conditions can be a result of the age of the dwelling structure, which increases the likelihood of incorporation of dangerous materials like lead and asbestos that have significant negative health impacts. DACs often have a larger number of older units within their housing stock and therefore residents of these communities are more likely to be exposed to the harmful health impacts that are associated with older housing. Other factors that can contribute to unsafe housing conditions include improper regulation and overcrowding. Prioritizing the safety and sanitation of housing stock within a community helps create proper living conditions for all residents, including those living in DACs.

This section summarizes the existing housing conditions and cost of housing throughout the City. While the conditions apply on a citywide level, they can reasonably be extrapolated to understand housing conditions in the DACs, given that nearly the entire City is considered a disadvantaged community.

HOUSING STOCK CONDITIONS

Housing conditions are considered “substandard” when conditions are found to be below the minimum standard of living conditions defined in the California Health and Safety Code. Households living in substandard conditions are more likely to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to the 2019 American Community Survey⁵, 144 (0.7%) of the 20,612 occupied housing units in Gardena lack complete plumbing facilities, and 515 (2.5%) lack complete kitchen facilities. About 288 (1.4%) of the units have no telephone service available.

OVERCROWDING

Overcrowding within a housing unit is a primary cause of unsafe housing conditions. The World Health Organization notes that overcrowding is a potential health risk as it contributes to the transmission of disease by creating unsanitary conditions.⁶ A housing unit is considered overcrowded if there is more than one person per room (which can be any room, not just limited to bedrooms) and severely overcrowded if there

⁵ Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: DP04

⁶ World Health Organization (WHO). Accessed on March 8, 2021. Water Sanitation and Hygiene. What are the health risks related to overcrowding?. Available at: http://www.who.int/water_sanitation_health/emergencies/ga/emergencies_ga9/en/

are more than 1.5 persons per room. Overcrowding conditions in the City based upon data obtained from the U.S. Census 2019 American Community Survey are depicted in Table 6.

The City has a lower overcrowding rate (9.7%) than the County (11.3%). Seven DAC census tracts (outlined in bold) experienced overcrowding at a higher rate than at the citywide rate.

DAC tract 6030.04 (on the east side) has the highest rate of overcrowding in the City at 18.3%, followed closely by DAC tract 6030.01 (also on the east side) at 16.7%.

TABLE 6: OVERCROWDING BY TENURE

LOCATION	PERSONS PER ROOM						TOTAL UNITS	OVERCROWDING CONDITION	
	1.00 OR LESS		1.01 TO 1.50		1.51 OR MORE			#	%
	#	%	#	%	#	%			
Los Angeles County	2,940,883	88.7%	218,863	6.6%	157,049	4.7%	3,316,795	375,912	11.3%
City of Gardena	18,613	90.3%	1,175	5.7%	824	4.0%	20,612	1,999	9.7%
6026	2,750	95.5%	82	2.8%	49	1.7%	2,881	131	4.5%
6029	1,164	88.4%	138	10.5%	14	1.1%	1,316	152	11.6%
6030.01	2,015	83.2%	146	6.0%	260	10.7%	2,421	406	16.7%
6030.04	518	81.7%	38	6.0%	78	12.3%	634	116	18.3%
6030.05	1,606	85.8%	139	7.4%	127	6.8%	1,872	266	14.2%
6030.06	718	88.6%	69	8.5%	23	2.8%	810	92	11.3%
6031.01	1,428	96.4%	44	3.0%	9	0.6%	1,481	53	3.6%
6031.02	1,185	89.9%	101	7.7%	32	2.4%	1,318	133	10.1%
6032	1,095	94.2%	29	2.5%	39	3.4%	1,163	68	5.9%
6033.01	1,293	91.2%	73	5.1%	52	3.7%	1,418	125	8.8%
6033.02	1,504	92.3%	85	5.2%	41	2.5%	1,630	126	7.7%
6034	1,274	89.7%	83	5.8%	64	4.5%	1,421	147	10.3%
6035	799	90.5%	64	7.2%	20	2.3%	883	84	9.5%
6036	1,258	92.2%	84	6.2%	22	1.6%	1,364	106	7.8%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: DP04

Note: DACs are in bold text. Outlines indicate overcrowding at a higher rate than at the citywide rate.

HOUSING AFFORDABILITY

As what is typically the most expensive component of a household’s budget, housing cost (rent or mortgage, utilities, homeowner or renter insurance, and property taxes for homeowners only) is a preeminent factor in determining if the household is “cost burdened” or negatively impacted by its expenses. This consideration takes on even greater importance in Southern California where housing costs far exceed the national average.

As shown in Table 7, the City has a slightly lower rate of renter-occupied housing units (52.1%) than the County (54.2%). Renters tend to have lower income and spend a higher percentage of their income on housing than homeowners. Renters do not have control over rent increases, which have markedly accelerated over the past decade. The upfront costs of purchasing a

home, including down payments and closing costs, are commonly cited by renters as a primary obstacle to homeownership. Additionally, home prices have rebounded strongly since the depths of the Great Recession, thereby increasing the wealth of homeowners while making it more difficult for renters to make the transition into ownership.

TABLE 7: OWNER OCCUPIED VS. RENTER OCCUPIED HOUSEHOLDS

LOCATION	TOTAL OCCUPIED HOUSING UNITS	# OF OWNER-OCCUPIED HOUSEHOLDS	% OF OWNER-OCCUPIED HOUSEHOLDS	# OF RENTER-OCCUPIED HOUSEHOLDS	% OF RENTER-OCCUPIED HOUSEHOLDS
Los Angeles County	3,316,795	1,519,516	45.8%	1,797,279	54.2%
City of Gardena	20,612	9,877	47.9%	10,735	52.1%
6026	2,881	1,789	62.1%	1,092	37.9%
6029	1,316	690	52.4%	626	47.6%
6030.01	2,421	791	32.7%	1,630	67.3%
6030.04	634	163	25.7%	471	74.3%
6030.05	1,872	542	29.0%	1,330	71.0%
6030.06	810	312	38.5%	498	61.5%
6031.01	1,481	582	39.3%	899	60.7%
6031.02	1,318	416	31.6%	902	68.4%
6032	1,163	836	71.9%	327	28.1%
6033.01	1,418	407	28.7%	1,011	71.3%
6033.02	1,630	836	51.3%	794	48.7%
6034	1,421	823	57.9%	598	42.1%
6035	883	743	84.1%	140	15.9%
6036	1,364	947	69.4%	417	30.6%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: DP04

Traditionally, housing affordability has been assessed by the “maximum rent standard.” According to this standard, households that spend more than 30% of income on housing costs may be “cost burdened”. Gross rent as a percentage of household income is shown in Table 8 and monthly owner costs as a percentage of household income are shown in Table 9. Taken together, these tables demonstrate the total percentage of cost burdened households in the City of Gardena.

The City has a slightly higher percentage of renter-occupied cost burdened households (58.8%) than the County (57.6%). As shown in Table 8, four DAC census tracts (outlined in bold) experienced rental cost burden at a higher rate than at the citywide rate. DAC tract 6026(in the northwest area) has the highest rental cost burden in the City at 72%, followed closely by DAC tract 6030.05 (in the central area) at 71%. It is also notable that more than half of renters within six DAC census tracts spend 35% of more of their income on housing (also outlined in bold).

TABLE 8: GROSS RENT AS PERCENTAGE OF HOUSEHOLD INCOME

LOCATION	30.0 TO 34.9 %		35.0 % OR MORE		TOTAL OCCUPIED UNITS PAYING RENT	COST BURDENED	
	#	%	#	%		#	%
Los Angeles County	163,104	9.5%	822,780	48.1%	1,711,020	985,884	57.6%
City of Gardena	929	9.2%	5,031	49.6%	10,136	5,960	58.8%
6026	142	14.0%	586	58.0%	1,011	728	72.0%
6029	56	8.9%	361	57.7%	626	417	66.6%
6030.01	134	8.9%	665	44.2%	1,506	799	53.1%
6030.04	25	5.4%	201	43.2%	465	226	48.6%
6030.05	114	9.1%	779	61.9%	1,258	893	71.0%
6030.06	38	7.9%	193	40.2%	480	231	48.1%
6031.01	25	2.9%	463	53.6%	864	488	56.5%
6031.02	104	11.7%	302	34.1%	886	406	45.8%
6032	28	8.8%	135	42.3%	319	163	51.1%
6033.01	31	3.4%	504	55.1%	915	535	58.5%
6033.02	93	12.8%	389	53.5%	727	482	66.3%
6034	129	22.7%	227	40.0%	568	356	62.7%
6035	10	8.3%	59	49.2%	120	69	57.5%
6036	0	0.0%	167	42.7%	391	167	42.7%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: DP04

Note: DACs are in bold text. Outlines indicate higher rates than the citywide rate.

The City has a higher percentage of owner-occupied cost burdened households (69.8%) than the County (43.5%). As shown in Table 9, no individual census tract experienced ownership cost burden at a higher rate than at the citywide rate. More than half of homeowners in DAC census tract 6030.01 (in the eastern area) spend 35% of more of their income on housing (outlined in bold).

TABLE 9: MONTHLY OWNER COSTS AS PERCENTAGE OF HOUSEHOLD INCOME

LOCATION	30.0 TO 34.9 %		35.0 % OR MORE		TOTAL HOUSING UNITS WITH MORTGAGE	COST BURDENED	
	#	%	#	%		#	%
Los Angeles County	98,346	9.1%	371,735	34.4%	1,081,179	470,081	43.5%
City of Gardena	2,159	34.9%	2,159	34.9%	6,182	4,318	69.8%
6026	118	10.0%	439	37.2%	1,179	557	47.2%
6029	66	16.6%	91	22.9%	397	157	39.5%
6030.01	10	2.2%	251	55.5%	452	261	57.7%
6030.04	0	0.0%	21	30.9%	68	21	30.9%
6030.05	42	9.9%	187	43.9%	426	229	53.8%
6030.06	0	0.0%	36	22.8%	158	36	22.8%
6031.01	32	7.6%	118	28.0%	422	150	35.5%
6031.02	16	6.4%	54	21.7%	249	70	28.1%
6032	17	3.8%	149	33.0%	452	166	36.7%
6033.01	12	6.0%	68	34.0%	200	80	40.0%
6033.02	16	4.2%	149	38.9%	383	165	43.1%
6034	45	8.3%	168	30.9%	543	213	39.2%
6035	41	7.7%	172	32.2%	534	213	39.9%
6036	106	14.7%	256	35.6%	719	362	50.3%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: DP04

Note: DACs are in bold text. Outline indicates where more than half of homeowners spend 35% of more of their income on housing.

Another way to look at the cost burden for the City’s extremely low to low- -income residents is to analyze data taken from the most recent U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), which is an aggregation of ACS data. The income levels of owner-occupied units to renter-occupied units are compared in Table 10. A higher percentage of renter-occupied units are in the low to extremely low-income levels (72.2% combined, outlined in bold) compared to owner- occupied units (44.7% combined, outlined in bold), demonstrating a higher housing cost burden for renters.

TABLE 10: HOUSING AFFORDABILITY

INCOME LEVEL	OWNER-OCCUPIED		RENTER-OCCUPIED		TOTAL OCCUPIED HOUSING UNITS	
	UNITS	%	UNITS	%	UNITS	%
Extremely Low (30% or less AMI)	1,530	14.9%	2,730	26.3%	4,260	20.6%
Very Low (30-50% AMI)	1,310	12.8%	2,485	23.9%	3,795	18.4%
Low (50-80% AMI)	1,740	17.0%	2,285	22.0%	4,025	19.5%
Moderate (80-100% AMI)	1,160	11.3%	1,105	10.6%	2,265	11.0%
High (100% or more AMI)	4,530	44.1%	1,775	17.1%	6,305	30.5%
Total	10,265	100%	10,385	100%	20,650	100%

Source: HUD CHAS data, 2013-2017

Note: Outlines indicate low to extremely low-income levels.

5. PHYSICAL ACTIVITY

Residents of DACs are often more likely to experience negative health outcomes. Increased physical activity levels are associated with a decreased risk for numerous health conditions and chronic illnesses. The built environment in DACs can often be limited by land use planning and lack of investment, leaving less opportunities for formal and informal physical activity. Increasing the opportunity for physical activity within a community can work to positively impact the physical health of residents living in DACs.

This section summarizes the use of active transportation modes and the state and distribution of pedestrian and bicycle facilities and facilities conducive to physical activity in the City’s DACs.

ACTIVE TRANSPORTATION USE

Data from the 2019 American Community Survey (ACS) about commuting transportation modes for each of Gardena’s census tracts compared to the City and County overall is provided in Table 11. Active transportation modes include walking and biking, while powered transportation modes include driving alone, carpooling, public transit, and taxicab, motorcycle, or other means. Data about active transportation use during daily commutes is one indicator of physical activity levels. Increasing opportunities for active transportation within a city can yield several positive health benefits, including mortality risk reduction, disease prevention, cardiorespiratory fitness, and metabolic health, and can also help improve the overall health outcomes of DACs.

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TABLE 11: COMMUTING TRANSPORTATION MODES

	Los Angeles County	City of Gardena	6026	6029	6030.01	6030.04	6030.05	6030.06	6031.01	6031.02	6032	6033.01	6033.02	6034	6035	6036
Active Transportation Modes																
Walked	2.7%	2.6%	1.8%	1.3%	4.7%	16.7%	0.5%	3.7%	4.2%	3.6%	2.2%	1.4%	2.6%	0.0%	0.0%	2.4%
Bicycled	0.8%	0.5%	0.0%	0.9%	0.0%	0.0%	0.0%	2.0%	1.1%	0.0%	2.5%	0.5%	0.0%	0.3%	0.6%	0.0%
Total	3.5%	3.1%	1.8%	2.2%	4.7%	16.7%	0.5%	5.7%	5.3%	3.6%	4.7%	1.9%	2.6%	0.3%	0.6%	2.4%
Powered Transportation Modes																
Drove Alone	74.0%	77.1%	83.4%	77.4%	61.9%	58.4%	77.0%	80.6%	76.6%	85.5%	85.7%	76.7%	78.1%	78.3%	79.4%	81.6%
Carpooled	9.5%	11.0%	7.1%	8.7%	20.9%	20.7%	12.4%	3.2%	7.4%	4.3%	3.8%	13.4%	13.1%	11.9%	11.5%	11.1%
Public Transit	5.8%	3.5%	2.6%	6.9%	5.7%	2.2%	5.1%	6.0%	0.6%	2.7%	2.8%	0.7%	3.6%	5.7%	1.4%	1.1%
Taxicab, Motorcycle, or Other Means	1.6%	1.8%	1.8%	1.4%	4.0%	0.6%	4.3%	2.3%	0.0%	0.0%	0.0%	2.7%	0.6%	1.3%	2.9%	0.4%
Total	90.9%	93.4%	94.9%	94.4%	92.5%	81.9%	98.8%	92.1%	84.6%	92.5%	92.3%	93.5%	95.4%	97.2%	95.2%	94.2%

Source: United States Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: S0801

Note: Statistics on residents who work from home are not included. DAC census tracts are outlined in bold.

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Overall, the City of Gardena uses active transportation modes slightly less (3.1%) than the County (3.5%). Only 2.6% of Gardena commuters reported walking to work and 0.5% reported riding a bike to work. Most Gardena commuters drove to work alone (83.4%).

Six DAC tracts have higher rates of commuters who walk and/or bike to work than both the City and County overall. DAC tract 6030.04, located in the central eastern area of the City, has a notably higher percentage of commuters who walk to work (16.7%). This census tract also has a high rate of households without access to a vehicle. DAC tract 6030.06, located in the central area, has the second highest percentage at 5.6%, and also has a high rate of households without access to a vehicle. DAC tract 6030.01, located in the central eastern area, has the highest rate of households without access to a vehicle, and is tied with DAC tract 6032, located in the southernmost area, for the third highest percentage of commuters who walk and/or bike to work at 4.7%. Interestingly, tract 6032 has a lower percentage of households without access to a vehicle than the City.

FACILITIES CONDUCIVE TO PHYSICAL ACTIVITY

The City is home to 11 parks and recreation facilities. A list of the parks and their amenities, including facilities for physical activity, and whether the parks are in a DAC is included in Table 12. As previously mentioned, seven out of the City's 10 parks and recreation facilities are evenly distributed in DACs throughout the community, though there are six DACs notably void of parks and other community facilities, including tracts 6029, 6030.01, 6030.04, 6033.02, 6032, and 6031.01. All census tracts in Gardena are within the ¼-mile or ½-mile buffer areas of multiple parks located either within or adjacent to the City as shown in Figure 6.



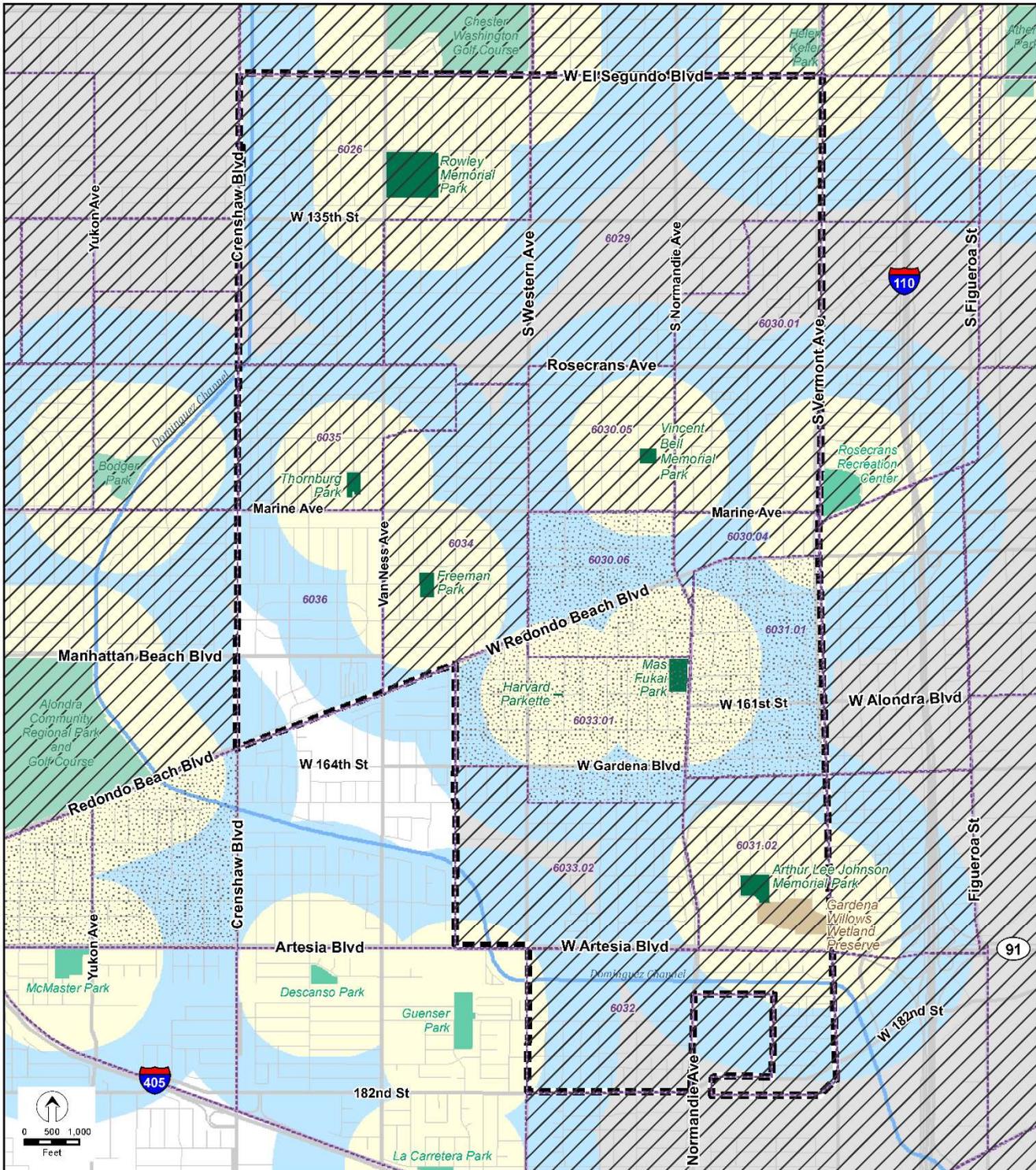
TABLE 12: CITY OF GARDENA PARKS AND RECREATION FACILITIES

PARK	ADDRESS	AMENITIES	CENSUS TRACT
Arthur Lee Johnson Memorial Park	1200 West 170th Street	Picnic shelter, basketball court, tennis court, skate park, playground, multi-use turf, restrooms	6031.02
Vincent Bell Memorial Park	14708 South Halldale Ave.	Picnic shelter, softball/baseball diamond, playground, soccer court, multi-use turf, restrooms	6030.05
Freeman Park	2100 West 154th Place	Picnic shelter, softball/baseball diamond, basketball court, tennis court, playground, multi-use turf, restrooms	6034
Gardena Willows Wetland Preserve	1202 W. 170th St.	Walking trail, overlook deck, ZigZag bridge, restrooms	6031.02
Mas Fukai Park	15800 South Brighton Ave.	Picnic shelter, softball/baseball diamonds, basketball courts, playground, multi-use turf, community center, restrooms	6033.01
Nakaoka Community Center	1670 West 162nd Street	Auditorium, restrooms	6033.01
Rowley Park & Gymnasium	13220 S. Van Ness Ave.	Picnic shelter, softball/baseball diamond, basketball courts, tennis courts, playground, multi-use turf, walking loops, skate park, multi-sport gymnasium, restrooms	6026
Rush Gymnasium	1651 West 162nd Street	Multi-sport gymnasium	6033.01
Thornburg Park	2320 West 149th Street	Picnic shelter, softball/baseball diamond, playground, basketball courts, handball court, multi-use turf, community center, restrooms	6035
Harvard Parkette	160th St./Harvard Blvd.	Playground and multi-use turf	6033.01

Source: <https://www.cityofgardena.org/gardena-facilities-2/>

Note: DACs are in bold text.

FIGURE 6: PARK BUFFERS



Legend

- Gardena City Boundary
- Census Tract
- SB535 Disadvantaged Community
- AB1550 Low-Income Community Proximate to a Disadvantaged Community
- Gardena City Park
- Wetland Preserve
- Other City Parks (Torrance and City of Los Angeles)
- County Park
- Quarter-Mile Park Buffer
- Half-Mile Park Buffer

CITY OF GARDENA
ENVIRONMENTAL JUSTICE ELEMENT

Figure 6. Park Buffers

Sources: Los Angeles County GIS; Google Maps; California OEHHA. Map date: July 2, 2021.

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A Land Use Planning, Design, and Professional Firm

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6. COMMUNITY ENGAGEMENT

An important aspect of planning for environmental justice is the development of effective policies and programs that enable all residents to participate in local decision making. DACs can often be excluded from decision-making when officials and policies do not focus on involving these communities in a strategic manner. SB 1000 emphasizes that community engagement must be promoted in a local jurisdiction through the development of objectives and policies that seek to specifically involve residents of DACs. By engaging DACs in decision-making processes, policymakers can effectively meet the needs of these community members. DACs often have culturally specific needs, distinct from those of the general population, that must be made a priority within local policy to achieve community success. The US EPA Environmental Justice Policy requires the “... meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.” The establishment of appropriate opportunities for those who are low-income, minorities, and linguistically isolated to engage in local decision making will help identify and resolve environmental justice issues. In addition, community programs that address the needs of DACs are critical to achieving environmental justice for these communities within a city.

The following section outlines the recommended approach to community engagement in development of the Environmental Justice Element.

RECOMMENDED COMMUNITY ENGAGEMENT APPROACH

STAKEHOLDER OUTREACH

- Identify and reach out to key stakeholders such as community groups and leaders who are focused on environmental justice issues within DACs to see how they would like to participate.

INFORMATION SHARING

- Share project information on the City’s existing website.
- Post project milestones on existing social media platforms, including the City’s Nextdoor, Instagram, Facebook, and Twitter pages.

OPPORTUNITIES FOR INPUT

- **Environmental Justice Focus Group**
 - Forming a focus group specifically related to environmental justice will allow the project team and the City to engage in more specific discussions than could occur at public workshops and open houses. The group will discuss key environmental justice and community health and wellness issues facing Gardena. Members can include key stakeholders identified above as well as regional agencies and nonprofit representatives, representative from the City, school district, and other local and regional stakeholders. Group meetings can take place in-person or digitally.
- **Community Workshop**
 - Host a workshop to gather community feedback on environmental justice priorities. This workshop may be virtual.
 - Summarize the results in a brief report and policy documents as appropriate.

- **Online Survey**
 - Host an online survey in multiple languages to gather community feedback on environmental justice priorities.
- **In-Person Community Open House**
 - After stakeholder input from the Environmental Justice Focus Group, workshop, and online survey have been incorporated into a Draft Environmental Justice Element, make it available online for public review.
 - As pandemic conditions allow, supplement the virtual community workshop with an in-person open house where attendees can learn about the Draft Environmental Justice Element.
 - The public can provide comments on the draft document which will be summarized and shared with the Planning Commission and City Council.

The following sections summarize the levels of civic engagement as measured by voter registration and turnout, and demographics that may influence community and civic engagement in Gardena’s DACs. This information may help inform the community engagement process described above.

LEVELS OF CIVIC ENGAGEMENT

It is important to start with a baseline analysis of a community’s existing level of civic engagement to estimate how likely residents are to participate. The primary means of measuring a community’s level of civic engagement is the assessment of voter participation. This includes the percentage of voting age residents registered to vote and the percentage of registered voters who cast ballots. A summary of both metrics for Gardena and Los Angeles County is included below. Both the voter registration rate and voter turnout rate for Gardena are lower than the County.

VOTER REGISTRATION AND TURNOUT FOR 2020 PRESIDENTIAL ELECTION

Los Angeles County⁷

- Eligible to vote: 6.1 million
- Registered: 5.8 million
- Voter registration rate: **95.1%**
- Votes cast in 2020 presidential election: 4.3 million
- Voter turnout rate: **74.1%**

City of Gardena

- Eligible to vote⁸: 38,525
- Registered⁹: 36,501
- Voter registration rate: **94.7%**
- Votes cast in 2020 presidential election¹⁰: 26,099
- Voter turnout rate¹¹: **71.5%**

⁷ Source: <http://www.laalmanac.com/election/el02.php>

⁸ Source: United States Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: DP05

^{9,10,11}Source: https://lavote.net/docs/rccc/svc/4193_Community.pdf?v=5

DEMOGRAPHICS THAT MAY INFLUENCE CIVIC ENGAGEMENT

Certain demographic categories can help predict a community's likely level of civic engagement. This section assesses four demographic categories: resident age, language spoken at home, educational attainment, and race/ethnicity. The assessments are based upon tables that compare the demographic categories at the County, City, and DAC tract levels.

RESIDENT AGE

Age distribution can help predict the likelihood of a community participating in civic activities and identify constraints associated with engaging different members of the community. A disproportionately high percentage of residents under the age of 18 suggests the significant presence of families. Parents of minors are generally busy raising their children, making them less likely to participate in civic activities. Encouraging the use of virtual outreach tools, such as social media and online surveying, and outreach approaches at other community events, such as farmers markets, fairs, and sporting events, can help increase participation among this group. Conversely, a disproportionately high percentage of seniors, a group that generally has fewer commitments and less time constraints, suggests that the community may participate in conventional civic activities at a higher rate. Because seniors are less familiar with technology than their younger counterparts, the group is less likely to utilize virtual outreach tools. However, patterns of civic participation are changing significantly as a result of the COVID-19 pandemic. Populations previously reluctant to use online methods of communication are now more aware and comfortable with these tools, presenting new opportunities to engage all members of the community.

As reflected by Table 13, Gardena's residents are somewhat older than the County as a whole. Only DAC tracts 6029 and 6030.05 are younger than the County as a whole, while the remaining DAC tracts are older than the County as a whole. The City's only tract that does not qualify as a DAC is older compared to the County.

TABLE 13: RESIDENT AGE

LOCATION	TOTAL POPULATION	AGE					
		UNDER 18 YEARS		18 TO 64 YEAR		65 YEARS AND OVER	
		NUMBER	%	NUMBER	%	NUMBER	%
Los Angeles County	10,081,570	2,217,945	22.0%	1,435,011	64.70%	1,340,849	13.3%
City of Gardena	59,709	11,643	19.5%	7,417	63.70%	10,031	16.8%
CENSUS TRACTS							
6026	8,118	1,469	18.1%	882	60.00%	1,778	21.9%
6029	4,443	1,106	24.9%	732	66.20%	395	8.9%
6030.01	7,498	1,507	20.1%	965	64.00%	1,192	15.9%
6030.04	1,549	222	14.3%	139	62.90%	353	22.8%
6030.05	5,928	1,589	26.8%	1,041	65.50%	456	7.7%
6030.06	1,898	338	17.8%	230	68.10%	268	14.1%
6031.01	4,139	799	19.3%	527	66.00%	608	14.7%
6031.02	3,664	692	18.9%	421	60.80%	744	20.3%
6032	3,394	506	14.9%	312	61.60%	798	23.5%
6033.01	3,617	633	17.5%	401	63.40%	691	19.1%
6033.02	4,048	591	14.6%	378	63.90%	870	21.5%
6034	4,113	835	20.3%	520	62.30%	716	17.4%
6035	3,042	602	19.8%	387	64.30%	484	15.9%
6036	4,258	766	18.0%	503	65.60%	698	16.4%

Source: United States Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: S0101
Note: DACs are in bold text.

LANGUAGE ACCESS

Language is a critical signifier of a population’s likely participation in civic activities. Non- native English speakers, and especially those individuals with limited English fluency, are less likely to participate in civic activities. Translation services are critical to reaching and actively communicating with these individuals. In addition, the metric of households who speak languages other than English can help identify the cultural diversity of a community. Civic activities, and the venues where they take place, can be tailored to accommodate the cultural preferences of individual racial, ethnic, and religious groups.

As identified by Table 14, the majority of households in Gardena (54%) speak a language other than English. More than half of households in 12 census tracts speak a language other than English (outlined in bold), and the most common language spoken is Spanish, followed by various Asian and Pacific Islander languages. Nearly 25% of Gardena’s population is Asian, with the following breakdown of total population: Asian Indian: 0.5%, Chinese: 1.7%, Filipino: 4.3%, Japanese: 7.7%, Korean: 5.6%, Vietnamese: 3.3%, and Other Asian: 1.8%.¹² Based on these percentages we can infer that Japanese is the most common Asian language spoken, followed by Korean, Tagalog, and Vietnamese.

¹² Source: United States Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: DP05

TABLE 14: LANGUAGES SPOKEN AT HOME

LOCATION	POPULATION 5 YEARS AND OVER	ENGLISH ONLY HOUSEHOLD	OTHER LANGUAGE SPOKEN AT HOME	LANGUAGES SPOKEN OTHER THAN ENGLISH			
				SPANISH	OTHER INDO- EUROPEAN	ASIAN AND PACIFIC ISLANDER	OTHER
		NUMBER	NUMBER	NUMBER	NUMBER	NUMBER	NUMBER
		%	%	%	%	%	%
Los Angeles County	9,470,085	4,111,587	5,358,498	3,716,660	503,528	1,032,901	105,409
		43.4%	56.6%	39.2%	5.3%	10.9%	1.1%
City of Gardena	56,381	25,912	30,468	18,792	937	9,809	931
		46.0%	54.0%	33.3%	1.7%	17.4%	1.7%
6026	7,660	5,569	2,091	1,239	224	379	249
		72.7%	27.3%	16.2%	2.9%	4.9%	3.3%
6029	4,157	965	3,192	2,966	2	215	9
		23.2%	76.8%	71.3%	0.0%	5.2%	0.2%
6030.01	7,084	3,082	4,002	2,611	29	1,107	255
		43.5%	56.5%	36.9%	0.4%	15.6%	3.6%
6030.04	1,464	595	869	321	32	494	22
		40.6%	59.4%	21.9%	2.2%	33.7%	1.5%
6030.05	5,550	2,794	2,756	2,076	113	450	117
		50.3%	49.7%	37.4%	2.0%	8.1%	2.1%
6030.06	1,809	875	934	465	0	469	0
		48.4%	51.6%	25.7%	0.0%	25.9%	0.0%
6031.01	3,926	1,852	2,074	1,213	46	803	12
		47.2%	52.8%	30.9%	1.2%	20.5%	0.3%
6031.02	3,442	1,323	2,119	1,349	13	721	36
		38.4%	61.6%	39.2%	0.4%	20.9%	1.0%
6032	3,255	1,402	1,853	1,018	123	712	0
		43.1%	56.9%	31.3%	3.8%	21.9%	0.0%
6033.01	3,415	1,246	2,169	883	36	1,242	8
		36.5%	63.5%	25.9%	1.1%	36.4%	0.2%
6033.02	3,840	1,385	2,455	1,249	0	1,188	18
		36.1%	63.9%	32.5%	0.0%	30.9%	0.5%
6034	3,846	1,757	2,089	1,320	58	623	88
		45.7%	54.3%	34.3%	1.5%	16.2%	2.3%
6035	2,864	1,127	1,737	1,024	47	558	108
		39.4%	60.6%	35.8%	1.6%	19.5%	3.8%
6036	4,069	1,940	2,129	1,058	214	848	9
		47.7%	52.3%	26.0%	5.3%	20.8%	0.2%

Source: United States Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: S1601
 Note: DACs are in bold text.

EDUCATIONAL ATTAINMENT

Educational attainment is a strong signifier of a population’s likely participation in civic activities. Higher educational attainment generally correlates with increased civic participation. This is reflective of individuals with less educational attainment experiencing underemployment circumstances, such as working for less than a living wage and/or on a part-time basis. This may require individuals to seek out additional employment, reducing the time that they can commit to civic activities. In addition, individuals with lower educational attainment generally make less money. Those individuals who cannot afford to own or otherwise have limited access to an automobile, may be unable to attend civic events. This may also be reflective of individuals with less educational attainment lacking the sufficient literacy level and/or a formal education in civics and government to feel comfortable participating in civic matters.

As seen in Table 15, more of Gardena’s residents and the census tracts’ populations have a high school diploma or equivalent and at least some college or an Associate’s degree than on the countywide level. Only three census tracts have a higher percentage of residents with a Bachelor’s degree or higher than the County, however (outlined in bold). Within DACs, residents who did not complete high school or only obtained a high school degree are of greatest concern. DAC tract 6029 has the highest percentage of residents (38.5%) with less than a high school education (outlined in bold).

TABLE 15: EDUCATIONAL ATTAINMENT

LOCATION	TOTAL POPULATION (25+ YEARS)	LESS THAN A HIGH SCHOOL GRADUATE		HIGH SCHOOL GRADUATE (OR EQUIVALENT)		SOME COLLEGE OR ASSOCIATE’S DEGREE		BACHELOR’S DEGREE OR HIGHER	
		NUMBER	%	NUMBER	%	NUMBER	%	NUMBER	%
Los Angeles County	6,886,895	1,437,059	20.9%	1,419,449	20.6%	1,789,308	26.0%	2,241,079	32.5%
City of Gardena	43,538	7,658	17.6%	10,932	25.1%	13,893	31.9%	11,055	25.4%
6026	6,244	770	12.4%	1,475	23.6%	2,533	40.6%	1,466	23.5%
6029	2,859	1,101	38.5%	867	30.3%	645	22.6%	246	8.6%
6030.01	5,299	1,126	21.3%	1,441	27.2%	1,566	29.6%	1,166	22.0%
6030.04	1,198	197	16.5%	307	25.6%	372	31.1%	322	26.9%
6030.05	3,840	681	17.7%	1,149	29.9%	1,353	35.3%	657	17.1%
6030.06	1,435	71	4.9%	392	27.3%	551	38.4%	421	29.3%
6031.01	2,996	317	10.6%	767	25.6%	991	33.1%	921	30.7%
6031.02	2,797	599	21.4%	732	26.2%	829	29.6%	637	22.8%
6032	2,593	188	7.3%	706	27.2%	630	24.3%	1,069	41.2%
6033.01	2,806	446	15.9%	604	21.5%	937	33.4%	819	29.2%
6033.02	3,106	544	17.5%	741	23.9%	795	25.6%	1,026	33.0%
6034	2,865	517	18.0%	633	22.1%	774	27.0%	941	32.8%
6035	2,200	490	22.3%	504	22.9%	769	35.0%	437	19.9%
6036	3,300	611	18.5%	614	18.6%	1,148	34.8%	927	28.1%

Source: United States Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: S1501

Note: Data is for residents aged 25 years and over. DACs are in bold text.

RACE/ETHNICITY

Numerous studies have shown that race and ethnicity are important predictors of civic engagement, and that whites are more likely to be civically engaged than other groups.¹³ Additionally, it is essential to consider the racial make-up of a community when evaluating environmental justice because race is known to correlate with disproportionate environmental burdens. In studies exploring the roles of both race and income, race was determined to be the stronger predictor of exposure to environmental hazards.¹⁴

The majority race in the County, City, and each census tract, as well as where Hispanic or Latino residents are more than 50% of the population is outlined in bold in Table 16. The majority race in the City of Gardena is almost evenly split between Asian and White. The Asian population is higher in the City (24.9%) than the County (14.6%), while the White population is lower in the City (24.6%) than the County (51.3%). A smaller percentage of the City (39.3%) is Hispanic or Latino than the County (48.5%), although DAC tract 6029 has a notably higher percentage (76.1%) than both the City and County. There is a larger Black or African American population in the City (22.5%) than in the County (8.1%), and DAC census tracts 6026 and 6030.01 are majority Black or African American. DAC census tracts 6029 and 6030.05 are majority some other race.



¹³ For example, see Foster-Bey, J. (2008, December). *CIRCLE Working Paper #62: Do Race, Ethnicity, Citizenship and Socio-economic Status Determine Civic-Engagement?* Retrieved from <https://files.eric.ed.gov/fulltext/ED505266.pdf>

¹⁴ Luke Cole, director, California Rural Legal Assistance Foundation, Testimony, February Hearing Transcript, p. 16; Luke W. Cole and Shelia R. Foster, *From the Ground Up: Environmental Racism and the Rise of the Environmental Justice Movement* (New York University Press, 2001), pp. 54–55, 167–83.

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TABLE 16: RACE/ETHNICITY

LOCATION	WHITE	BLACK OR AFRICAN AMERICAN	AMERICAN INDIAN AND ALASKAN NATIVE	ASIAN	NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	SOME OTHER RACE	TWO OR MORE RACES	HISPANIC OR LATINO (OF ANY RACE)
	%	%	%	%	%	%	%	%
Los Angeles County	51.3%	8.1%	0.7%	14.6%	0.3%	21.0%	4.0%	48.5%
City of Gardena	24.6%	22.5%	0.6%	24.9%	1.2%	21.3%	4.8%	39.3%
6026	12.3%	62.9%	0.0%	3.4%	5.3%	8.3%	7.8%	17.0%
6029	27.8%	13.8%	0.9%	5.2%	0.0%	48.2%	4.0%	76.1%
6030.01	18.4%	30.2%	1.3%	23.7%	0.0%	24.7%	1.8%	42.6%
6030.04	16.7%	27.4%	0.0%	38.2%	0.0%	17.3%	0.5%	29.6%
6030.05	15.2%	30.5%	0.0%	18.4%	0.0%	32.2%	3.7%	42.5%
6030.06	27.9%	6.0%	1.2%	42.1%	0.0%	19.4%	3.4%	38.6%
6031.01	34.7%	14.3%	0.0%	28.3%	0.4%	14.6%	7.6%	42.0%
6031.02	28.6%	14.5%	0.2%	28.7%	0.0%	23.1%	4.9%	45.9%
6032	22.2%	12.8%	0.0%	36.9%	0.0%	24.7%	3.4%	34.4%
6033.01	19.2%	3.8%	2.6%	47.6%	0.0%	18.8%	8.0%	31.6%
6033.02	26.8%	6.2%	1.5%	43.2%	0.0%	18.5%	3.9%	37.1%
6034	29.7%	11.1%	0.0%	26.1%	6.1%	20.5%	6.5%	40.0%
6035	40.8%	11.5%	0.0%	24.6%	0.3%	17.9%	4.9%	47.1%
6036	45.0%	8.8%	1.6%	31.4%	0.0%	9.2%	4.1%	35.2%

Source: United States Census Bureau, 2019 American Community Survey 5-Year Estimates, Table ID: DP05

Note: DACs are in bold text.

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7. IMPROVEMENTS AND PROGRAMS ADDRESSING THE NEEDS OF DACS

An integral component of Environmental Justice planning is proactively prioritizing projects and investments that directly benefit DACs. These communities may have specific needs that are distinct from those of the greater community, which may require taking special actions to help improve existing conditions in DACs, such as placing limits on new developments to compensate for already high pollution burdens. These kinds of actions may not be applicable across the entire City but may be needed due to the special circumstances DACs face.

DACs are often overlooked regarding public investments and development of new amenities, and delayed investments and programs can significantly prolong inequalities. Prioritizing DACs for future investment would help community benefits and programs get implemented in timely fashion. Additionally, identifying and prioritizing improvements and programs for DACs may also help the City obtain grants and/or other public funding that is targeted for DACs.

The UC Davis Center for Regional Change and Rabobank, N.A. partnered to develop the Regional Opportunity Index (ROI) intended to help understand social and economic opportunity in California's communities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI integrates six topics, including civic life, health/environment, mobility/transportation, housing, economy, and education, and maps areas of potential investment by identifying specific areas of urgent need and opportunity. The ROI relies on many of the same data sources already analyzed in this report, such as the American Community Survey (ACS), but also includes additional data sources such as the Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data, the California Department of Education, and the California Department of Public Health. All data points used in the ROI are from 2014.

The tool analyzes different indicators for each of the six topics, as summarized in Table 17 below. There are two types of indicators: **people-based** indicators illustrate the relative measure of **people's** assets in the six topics, while the **place-based** indicators illustrate the relative measure of a **place's** assets in those same topics, minus mobility/transportation.

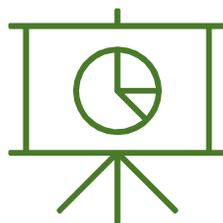


TABLE 17: REGIONAL OPPORTUNITY INDEX (ROI) TOPICS AND INDICATORS

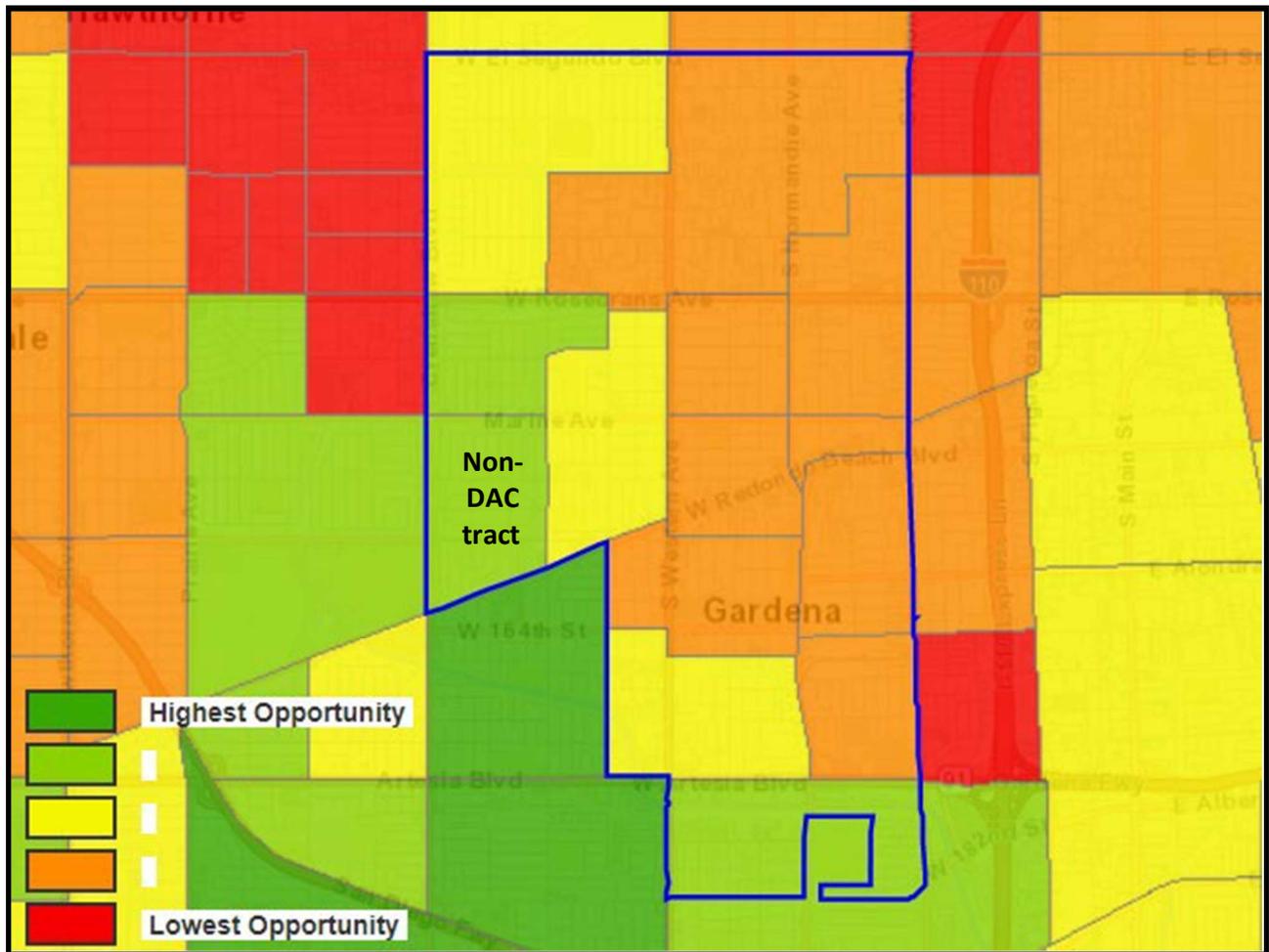
TOPICS	PEOPLE-BASED INDICATORS	PLACE-BASED INDICATORS
Civic Life	<ul style="list-style-type: none"> English Speakers Voting Rates 	<ul style="list-style-type: none"> Neighborhood Stability US Citizenship
Health/Environment	<ul style="list-style-type: none"> Years of Life Lost Births to Teens Infant Health 	<ul style="list-style-type: none"> Air Quality Health Care Availability Access to Supermarket Prenatal Care
Mobility/Transportation	<ul style="list-style-type: none"> Internet Access Commute Time Vehicle Availability 	<ul style="list-style-type: none"> N/A
Housing	<ul style="list-style-type: none"> Housing Cost Burden Homeownership 	<ul style="list-style-type: none"> Housing Affordability Housing Adequacy
Economy	<ul style="list-style-type: none"> Minimum Basic Income Employment Rate 	<ul style="list-style-type: none"> Bank Accessibility Job Quality Job Growth Job Availability
Education	<ul style="list-style-type: none"> Elementary School Truancy English Proficiency Math Proficiency College Educated Adults 	<ul style="list-style-type: none"> High School Discipline rate Teacher Experience UC/CSU Eligible High School Graduation Rate

Source: UC Davis Center for Regional Change, 2020

The tool ranks each census tract in terms of highest opportunity to lowest opportunity levels. Highest opportunity tracts, represented by green in the maps, indicate that conditions are good across the indicators; while lowest opportunity tracts, represented by red in the maps, indicate that improvements need to be made. Gardena has mostly lower- or average- opportunity census tracts throughout the City, with people-based opportunities generally scoring better than placed-based opportunities. The ROI topics and indicators with low levels of opportunity which make them ripe for focused public investments are discussed in further detail below. It will be important for the City to consider the lower opportunity ROI topics and indicators within DAC census tracts when reviewing and establishing policies and programs and directing investments.

In terms of **people-based** assets presented in Figure 7 and Table 18, there are eight DAC census tracts, mostly located east of Western Ave., with lower levels of opportunity (shown in orange). Only two DAC tracts in the City have higher opportunity levels (shown in light green), while the remaining DAC tracts have average opportunities (shown in yellow). Civiclife (comprised of English speakers and voting rates) and housing (comprised of housing cost burden and homeownership) are the two most common recurring topics among orange and yellow tracts.

FIGURE 7: PEOPLE-BASED OPPORTUNITIES



Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)

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TABLE 18: PEOPLE-BASED REGIONAL OPPORTUNITY INDEX (ROI) DAC CENSUS TRACTS

DAC CENSUS TRACT	OPPORTUNITY LEVEL	HIGHER OPPORTUNITIES	LOWER OPPORTUNITIES
6026	(yellow)	<ul style="list-style-type: none"> Civic Life 	<ul style="list-style-type: none"> Health/Environment Mobility/Transportation Housing Economy Education
6029	(orange)	<ul style="list-style-type: none"> Housing 	<ul style="list-style-type: none"> Civic Life Health/Environment Mobility/Transportation Economy Education
6030.01	(orange)	<ul style="list-style-type: none"> Mobility/Transportation 	<ul style="list-style-type: none"> Civic Life Health/Environment Housing Economy Education
6030.04	(orange)	<ul style="list-style-type: none"> Economy 	<ul style="list-style-type: none"> Civic Life Health/Environment Mobility/Transportation Housing Education
6030.05	(orange)	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Civic Life Health/Environment Mobility/Transportation Housing Economy Education
6030.06	(orange)	<ul style="list-style-type: none"> Health/Environment 	<ul style="list-style-type: none"> Civic Life Mobility/Transportation Housing Economy Education
6031.01	(orange)	<ul style="list-style-type: none"> Economy 	<ul style="list-style-type: none"> Civic Life Health/Environment Mobility/Transportation Housing Education
6031.02	(orange)	<ul style="list-style-type: none"> Health/Environment 	<ul style="list-style-type: none"> Civic Life Mobility/Transportation Housing Economy Education
6032	(light green)	<ul style="list-style-type: none"> Civic Life Health/Environment Housing Economy Education 	<ul style="list-style-type: none"> Mobility/Transportation
6033.01	(orange)	<ul style="list-style-type: none"> Health/Environment Mobility/Transportation Economy Education 	<ul style="list-style-type: none"> Civic Life Housing

DAC CENSUS TRACT	OPPORTUNITY LEVEL	HIGHER OPPORTUNITIES	LOWER OPPORTUNITIES
6033.02	(yellow)	<ul style="list-style-type: none"> • Health/Environment • Mobility/Transportation • Housing • Education 	<ul style="list-style-type: none"> • Civic Life • Economy
6034	(yellow)	<ul style="list-style-type: none"> • Mobility/Transportation • Economy • Education 	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing
6035	(light green)	<ul style="list-style-type: none"> • Health/Environment • Mobility/Transportation • Housing • Economy • Education 	<ul style="list-style-type: none"> • Civic Life

Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)

Note: Non-DAC census tracts are not included

In terms of **place-based** assets presented in Figure 8 and Table 19, there are four DAC census tracts, mostly located north of Marine Ave., with lower levels of opportunity (shown in red and orange). DAC census tracts 6029 and 6030.01 have the lowest levels of opportunity with challenges across all five applicable ROI topics (mobility/transportation is not considered in the place-based analysis). Three DAC tracts in the City have higher opportunity levels (shown in light green and dark green), while the remaining DAC tracts have average opportunities (shown in yellow). Housing (comprised of housing affordability and housing adequacy) and economy (comprised of bank accessibility, job quality, job growth, and job availability) are two most common recurring topics among all orange tracts and yellow tracts.

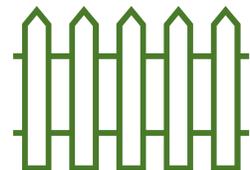
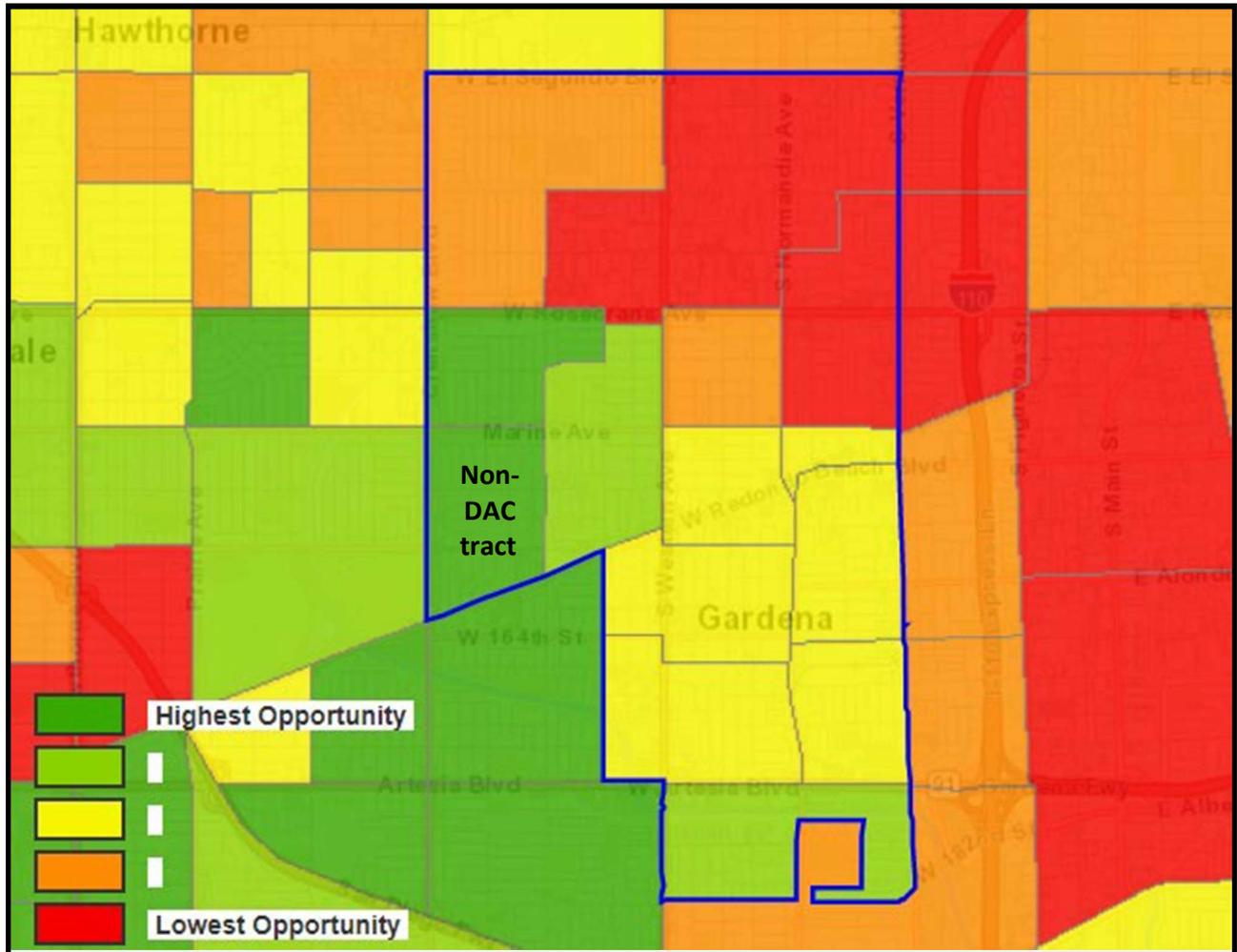


FIGURE 8: PLACE-BASED OPPORTUNITIES



Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)

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TABLE 19: PLACE-BASED REGIONAL OPPORTUNITY INDEX (ROI) DAC CENSUS TRACTS

DAC CENSUS TRACT	OPPORTUNITY LEVEL	HIGHER OPPORTUNITIES	LOWER OPPORTUNITIES
6026	(orange)	<ul style="list-style-type: none"> • Civic Life • Education 	<ul style="list-style-type: none"> • Health/Environment • Housing • Economy
6029	Lowest Opportunity (red)	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing • Economy • Education
6030.01	Lowest Opportunity (red)	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing • Economy • Education
6030.04	(yellow)	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Education 	<ul style="list-style-type: none"> • Housing • Economy
6030.05	(orange)	<ul style="list-style-type: none"> • Education 	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing • Economy
6030.06	(yellow)	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Education 	<ul style="list-style-type: none"> • Housing • Economy
6031.01	(yellow)	<ul style="list-style-type: none"> • Health/Environment • Education 	<ul style="list-style-type: none"> • Civic Life • Housing • Economy
6031.02	(yellow)	<ul style="list-style-type: none"> • Health/Environment • Education 	<ul style="list-style-type: none"> • Civic Life • Housing • Economy
6032	(light green)	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Economy • Education 	<ul style="list-style-type: none"> • Housing
6033.01	(yellow)	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Education 	<ul style="list-style-type: none"> • Housing • Economy
6033.02	(yellow)	<ul style="list-style-type: none"> • Health/Environment • Education 	<ul style="list-style-type: none"> • Civic Life • Housing • Economy
6034	(light green)	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Economy • Education 	<ul style="list-style-type: none"> • Housing
6035	Highest Opportunity (dark green)	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing • Economy • Education 	<ul style="list-style-type: none"> • None

Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)

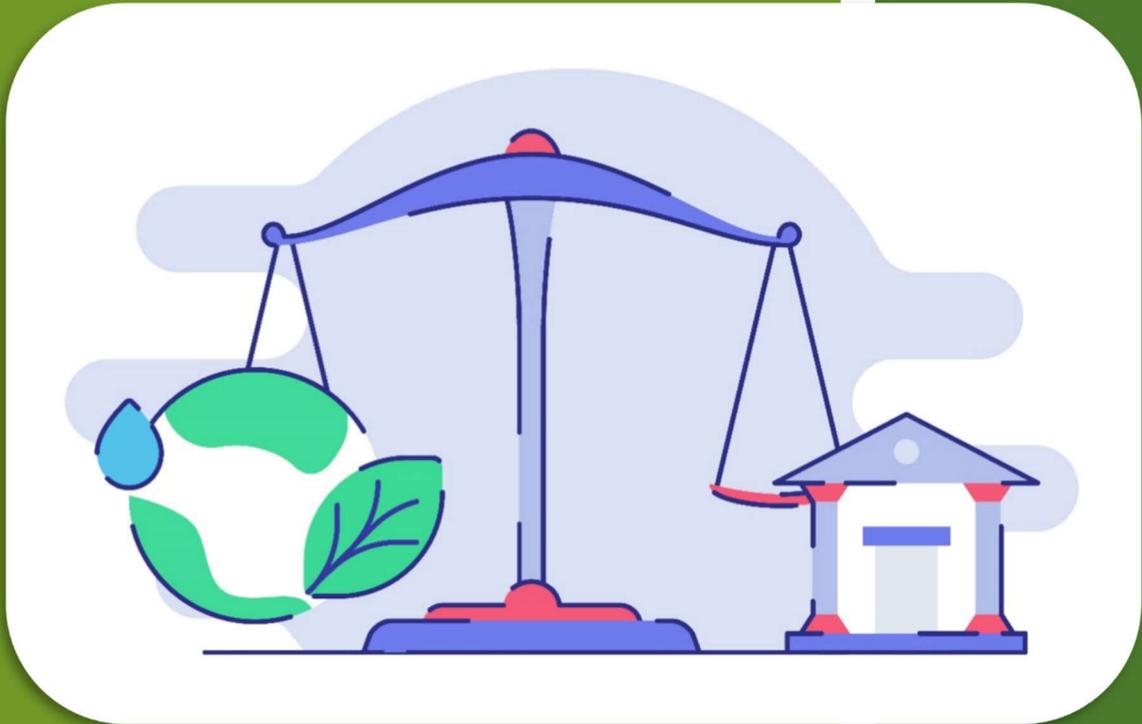
Note: Non-DAC census tracts are not included

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CITY OF GARDENA

Environmental Justice

Community Survey Summary

Appendix B to the Environmental Justice Element

November 2021



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Executive Summary

As part of the community outreach efforts for Gardena's Environmental Justice Element, the City conducted an online survey to gather information on resident concerns. The survey was available online via the SurveyMonkey platform from October 1 to November 5, 2021. A link to the survey was posted to the City's Environmental Justice Element webpage, and flyers with a link to the survey were also shared around the community. City staff also made paper copies of the survey available to residents at their request.

The survey contained 18 total questions, with 7 questions related to environmental justice topics and 11 questions related to the demographics of the respondent. The survey had 61 total responses with a 97 percent completion rate.

Below is a summary of the input received from the survey and the general themes that emerged.

Question 1

Are any of the following conditions impacting your community that make it difficult for residents to have good health and living conditions?

	ANSWER CHOICES	RESPONSES
	None of the above	17.54% 10
2	Air pollution from vehicles on streets and freeways.	47.37% 27
3	Air pollution from industrial businesses and activities.	35.09% 20
	Water pollution in waterways or storm drainage areas.	22.81% 13
	Access to safe and/or affordable drinking water.	21.05% 12
	Fumes, noise, and/or chemicals from current industrial businesses or gas stations.	29.82% 17
	Pollution at the location of past industrial businesses.	19.30% 11
1	Illegal dumping of trash and other items in waterways or other areas.	59.65% 34
	Other (please specify)	24.56% 14
	Total Respondents: 57	

Most people were concerned with Illegal dumping of trash and other items in waterways or other areas, followed by air pollution from vehicles and industrial businesses. People who responded with “Other” provided the following comments:

#	OTHER (PLEASE SPECIFY)
1	Transfer station on rosecrans/hall Dale Ave
2	Expanding on the air pollution from vehicles, there are several ice cream trucks that frequent my neighborhood. Several of those trucks sit idling while servicing customers and drive through the neighborhood at a snail's pace. This not only causes exhaust to enter my home but their engines and music are loud. One truck can go back and forth on my and adjacent streets for up to 1/2 an hour at a time.
3	Lack of trees in the city easements.
4	Illegal fireworks, firearms (Ghost guns), street racing and takeovers, auto theft,
5	Vehicle and truck traffic on 161st between Normandie & Vermont has increased tenfold. Big rigs, tow trucks, buses, transportation trucks are always on this street. Vehicle traffic is very high.
6	High traffic volume; noise from traffic; poor road condition.
7	Homeless individuals wandering the neighborhood from time to time
8	Speeding on Redondo Beach Blvd (safety) and motorcycles without adequate mufflers (noise pollution)
9	Blighted properties.
10	Noise pollution from fireworks (late at night) and leaf blower at 6 am in the morning
11	Insufficient parking on residential streets due to illegal garage conversions and additions.
12	Constant violation of the Gardena Noise Ordinance by motor vehicles with modified exhaust systems. Noise hazards are part of the environment based on the detrimental impact long term exposure has on citizens
13	Too few trees which provide shade and cool the area. Old growth trees are cut down citywide.
14	Not enough water and electricity in the afternoon.

Question 2

The second question asked people how satisfied they were with the adequacy of public amenities and services.

	VERY SATISFIED	SATISFIED	NEITHER SATISFIED NOR DISSATISFIED	DISSATISFIED	VERY DISSATISFIED	TOTAL
Sidewalks, crosswalks, and safety for people who walk and use wheelchairs or strollers.	17.86% 10	39.29% 22	14.29% 8	19.64% 11	8.93% 5	56
Bicycle lanes and safety for people who use bicycles to get around.	10.71% 6	16.07% 9	32.14% 18	30.36% 17	10.71% 6	56
Bus services for people who use buses to get where they need to go.	16.67% 9	29.63% 16	46.30% 25	3.70% 2	3.70% 2	54
Access to health care services like doctors, dentists, and hospitals.	23.21% 13	32.14% 18	32.14% 18	8.93% 5	3.57% 2	56
Access to libraries, museums, and other cultural centers.	14.29% 8	42.86% 24	14.29% 8	16.07% 9	12.50% 7	56
Availability of affordable daycare centers.	3.64% 2	16.36% 9	63.64% 35	5.45% 3	10.91% 6	55
Availability and response time of emergency services such as fire department, paramedics, and police department.	30.51% 18	44.07% 26	13.56% 8	8.47% 5	3.39% 2	59

People also provided the following additional comments:

#	IF YOU HAVE ANY ADDITIONAL COMMENTS YOU MAY ENTER THEM HERE
1	Most things are fine. My complaint with sidewalks are the unevenness that only can be experienced by walk around the blocks in the neighborhood no
2	Our hospital needs addressing. Perhaps partnership with a university to make it a specialty location...maybe childbirth? It would be neat if we could have some sort of historical museum about our city.
3	Schools drop off and pick up. Safety for children, respect for home owners and other traffic around the the schools. Need for more traffic signals and stop signs in areas with speeding problems.
4	Local buses don't run late enough. They pretty much stop around 10:00 pm which isn't enough time for people attending late classes or working late hours.
5	Police department outstanding.
6	I called the non emergency number one evening and received no response back. I even talked to someone.

Question 3

Are you able to access grocery stores, neighborhood markets and farmers markets, or other affordable healthy food options in your neighborhood?

ANSWER CHOICES	RESPONSES	
Yes	70.00%	42
No	3.33%	2
Somewhat	18.33%	11
If you have any additional comments you may enter them here	8.33%	5
TOTAL		60

People also provided the following additional comments:

#	IF YOU HAVE ANY ADDITIONAL COMMENTS YOU MAY ENTER THEM HERE
1	Somewhat, neighboring cities have Trader Joe's and Whole Foods, why not us?
2	Would Weeklu Farmers Market to return
3	I would like to see a farmers market in our areA
4	I would love for Gardena to have a farmers' market, and encourage more healthy nutrition education for residents
5	The city needs to do whatever it can to get a Trader Joes

Question 4

Do you know where to find information about nutrition and healthy eating habits?

ANSWER CHOICES	RESPONSES	
Yes	86.44%	51
No	11.86%	7
If you have any additional comments you may enter them here	1.69%	1
TOTAL		59

One respondent provided the following additional comment:

#	IF YOU HAVE ANY ADDITIONAL COMMENTS YOU MAY ENTER THEM HERE
1	Not in Gardena

Question 5

Survey takers were asked if they are concerned about a variety of issues in their neighborhood.

ANSWER CHOICES		RESPONSES	
	None of the above	17.54%	10
1	Affordable housing.	54.39%	31
2	Overcrowding conditions in homes.	43.86%	25
	Affordability of or access to heating and air conditioning.	24.56%	14
3	Unsafe or unhealthy conditions in homes (such as lead, asbestos, mold, poor ventilation, pests and rodents, or needed repairs).	33.33%	19
	Other (please specify)	26.32%	15
Total Respondents: 57			

Most people were concerned with affordable housing, followed by overcrowding conditions and unsafe or unhealthy conditions in homes. People who responded with “Other” provided the following comments:

#	OTHER (PLEASE SPECIFY)
1	Prior to the pandemic, summer cooling centers were open only during the weekdays. If possible, these centers should be open during the weekends.
2	Many neighborhoods do not have enough parking for the amount of people with cars in their household/property. I would also love the planing department to really make their policies clear and digitally accessible.
3	My neighbor split her rental property (formerly a single family home) into 2 or possibly 3 units with no on site parking. There could be up to 5 adults living on the property and one owns more than one car.
4	Increased traffic from new townhome construction without taking into account increased car usage in streets which lead to traffic which lead to bad environmental air for neighborhoods effected.
5	Too many people in one dwelling, to many cars on the street. Trash and vehicle traffic. Difficulty leaving driveway due to lack of visibility and speeding cars.
6	high density residential developments, parking
7	I am concerned about the maintenance of parks, and other recreational areas. Also, would like to see more vegetation, trees, planters.. too much concrete!
8	Multiple shanty dwelling structures built in back of house without permit. Cars park like sardines in front of houses.
9	The Dominguez channel is rotting and Gardena officials have made no statement on the air quality but the City of Carson got its residents aid from the county
10	"Affordable housing" programs should not only be for those who live near the poverty line but should be available to any LOCAL family who makes under 150,000 a year. Home prices have risen to ridiculous levels for Gardena.
11	The State of California has a law on the books prohibiting modified exhaust systems designed to make your car louder. The city of Gardena has a noise ordinance that applies to vehicle noise. This is in addition to the wreckless speeding associated with these vehicles. Normandie Ave becomes a race track after 5pm, especially between Artesia and Redondo which is primarily residential. ANY enforcement of existing laws would be much appreciated.
12	I'm concerned with the price of affordable housing but do not support SB 9.
13	Too many cars per house or apt.
14	People storing vehicles on the streets, not creating parking for tenants
15	Homelessness (both street homelessness and trailer vans)

Question 6

Survey takers were asked to rate how much they agreed with the following statements. They were prompted to try and think of how things were pre-COVID.

	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
It is convenient for me to get to a park or recreation center.	51.79% 29	33.93% 19	7.14% 4	5.36% 3	1.79% 1	56
I have access to a suitable space to do physical activity (such as exercise, play sports, ride a bike, walk, etc.).	35.09% 20	42.11% 24	10.53% 6	8.77% 5	3.51% 2	57
There are enough opportunities for affordable activities at local parks and recreation centers.	20.00% 11	34.55% 19	23.64% 13	16.36% 9	5.45% 3	55
I feel safe at my local park or recreation center.	14.04% 8	36.84% 21	29.82% 17	8.77% 5	10.53% 6	57
The amenities (such as sports fields, playgrounds, picnic tables, trash receptacles, benches, landscaping, shade, lighting, etc.) at my local park meet my needs.	14.29% 8	46.43% 26	19.64% 11	14.29% 8	5.36% 3	56
My community has enough parks, open space, and recreation centers to meet the needs of residents.	13.79% 8	36.21% 21	17.24% 10	17.24% 10	15.52% 9	58

People who responded with “Other” provided the following comments:

#	IF YOU HAVE ANY ADDITIONAL COMMENTS YOU MAY ENTER THEM HERE
1	We need more parks. Also Mas Fukai was renovated beautifully but that chain link fence needs to go
2	I would like to see more recreational activities offered by the city. I don't mind paying for it, but find myself looking at other cities for activities when i live here in gardena.
3	I only wish things will startup again to be like pre Covid
4	Gardena Parks do not feel safe at all. I have one within walking distance of my home and never take my kids there. I drive to parks in Torrance instead.
5	I would like to see year round access to the new swim facility and walking paths at the parks. Also, more rec classes through partnership with dance studios or people qualified to or who want to give lessons. Karate, Martial Arts, Swim, Beginning Dance, Tennis, Volleyball, etc
6	When I ride my bike I find it hard to cross major streets like Western Ave and Redondo Beach Blvd
7	I think we should turn some of the old abandoned properties into parks
8	Alondra Park is nearby but not in Gardena. Does that count for the survey? Too many homeless hanging out in the park but they need to spend time somewhere with toilets.
9	We need to add at least one dog park in our community.
10	Try holding events at parks other than Mas Fukai, or Rowley. Promote family activities at Freeman Park or Thornburg Park as well.
11	need more parks
12	Our park is over run with afterschool day care kids and there is not enough playground equipment for those kids and others.

Question 7

Survey takers were asked to rate how satisfied they are with communication from the City about community engagement opportunities.

	VERY SATISFIED	SATISFIED	NEITHER SATISFIED NOT DISSATISFIED	DISSATISFIED	VERY DISSATISFIED	TOTAL
Ability to find or access information about decisions that the City is considering and/or opportunities for residents to share their thoughts on City proposals.	17.86% 10	33.93% 19	14.29% 8	21.43% 12	12.50% 7	56
Availability of information about City proposals or decisions in multiple languages spoken by residents.	11.32% 6	28.30% 15	37.74% 20	13.21% 7	9.43% 5	53
Availability of information on City proposals or decisions in a communication method (such as American Sign Language, Lengua de Señas Mexicana, large print, screen reader compatible web page or document) that meets the needs of disabled residents.	9.09% 5	27.27% 15	40.00% 22	12.73% 7	10.91% 6	55
Ability to participate in City meetings at a time and through a communication channel (i.e. phone, video meeting, email) that works for residents.	15.52% 9	32.76% 19	32.76% 19	8.62% 5	10.34% 6	58

Several respondents provided the additional comments on the following page:

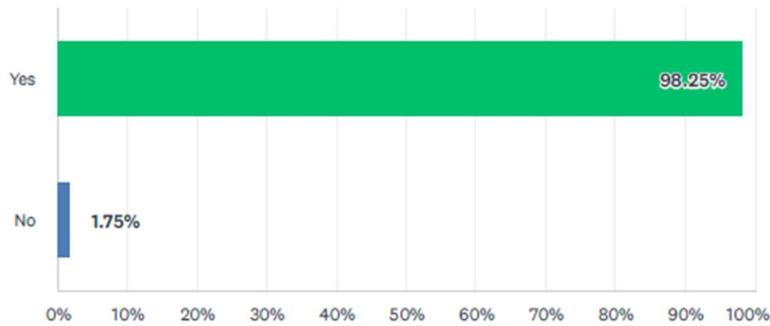
#	IF YOU HAVE ANY ADDITIONAL COMMENTS YOU MAY ENTER THEM HERE
1	If I wasn't a busybody and found this initiative, I wouldn't have come into access with it. I know a significant portion of our city would love to have a day but the city is not doing the legwork to get those opinions
2	I get most of my information through the hard work of my neighborhood watch coordinator Mary. Have some difficulty getting information from online sites. When I have gone to City online sites events are not updated. I don't use other social media. I believe banners help for large events but small events get lost.
3	Communications with our older residents who don't use social media is a big problem
4	I don't think the zoom process makes participation accessible
5	Getting permits to improve property is onerous and very time consuming. Even small improvements.
6	The pandemic and mitigation protocols have impeded these events. It should be improving as protocols are relaxed.
7	Stop allowing a few vocal busy bodies who have nothing better to do, create moratoriums the rest of us don't agree with (see stupid fireworks moratorium the past few years) The rest of us work and have families to attend to. We voted them in, they stay in until voted out.
8	It's very fitting the city takes an environmental justice effort after the comment periods for the Prologis development ended. I was beyond disappointed to learn the City took a buyout to withdraw their opposition to the project. Proposals like this bring traffic, noise and poison into communities like ours, so it's ironic the city gives off the notion it cares
9	This survey is a start to hearing from residents. I'm not aware of other means the City provides for input.

Demographic Questions

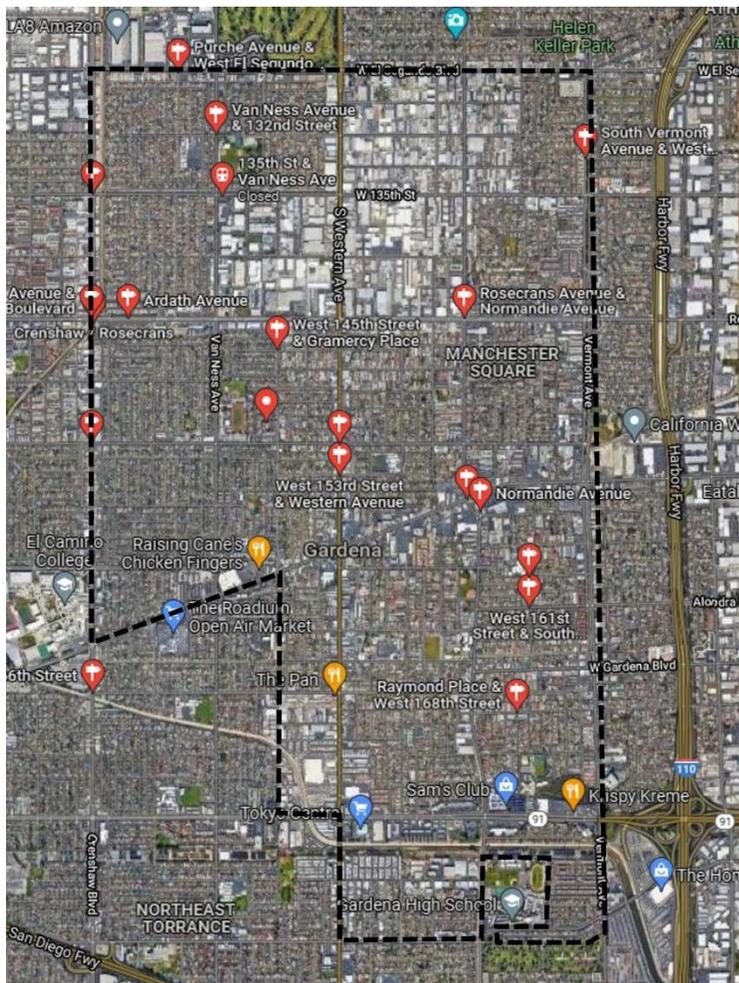
To help gain insight into the profile of survey-takers, the survey contained 11 questions related to demographics. The questions and responses are included below.

Q8 Do you live and/or work in Gardena?

Answered: 57 Skipped: 4

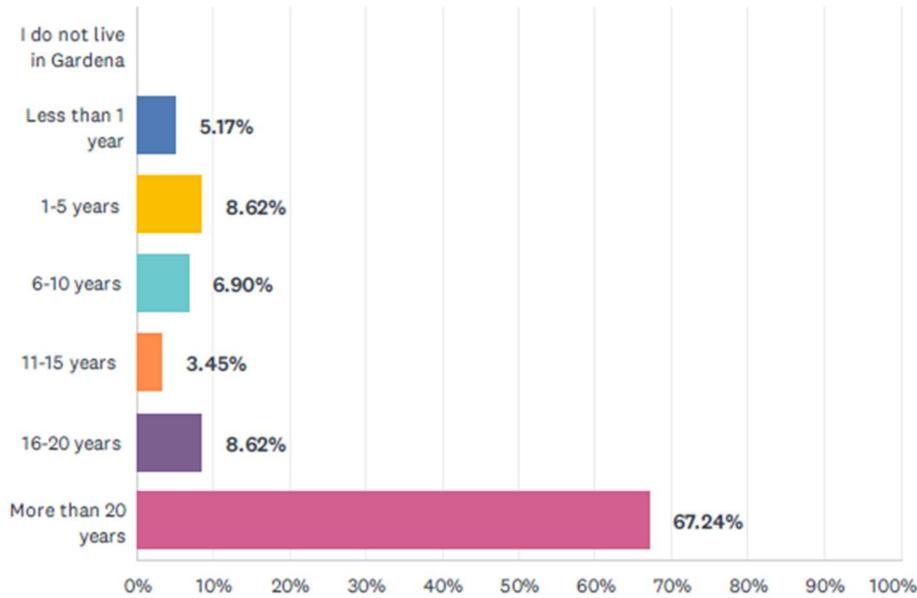


Survey takers were also asked to provide the nearest cross streets of where they live or work in the city. The city boundary is shown in a dashed black line. The red pins on the following map represent the reported cross streets and show a fairly even distribution.



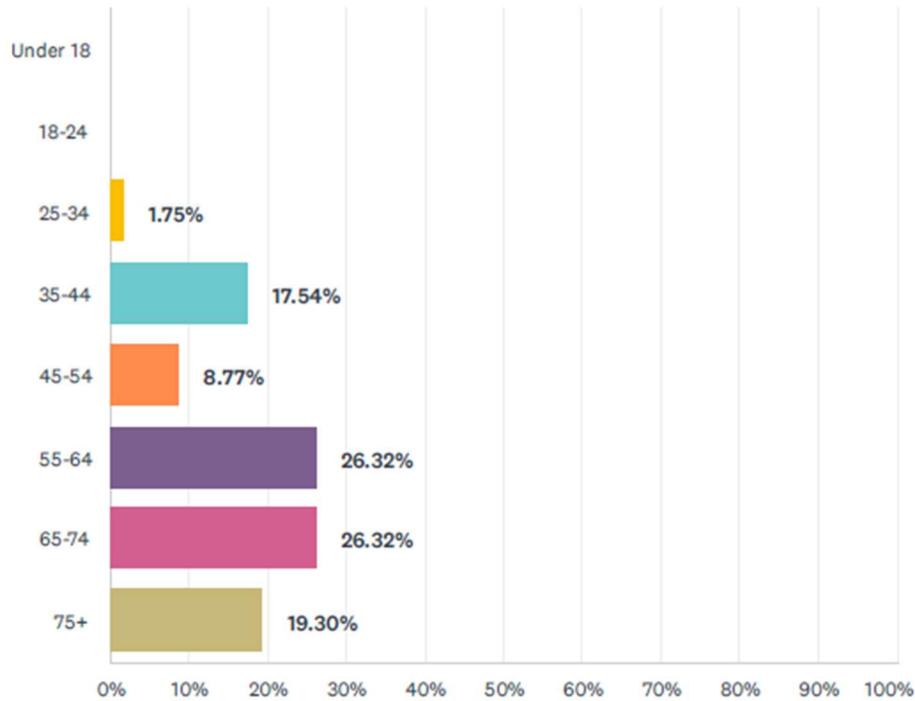
Q10 If you live in Gardena, how long have you lived here?

Answered: 58 Skipped: 3



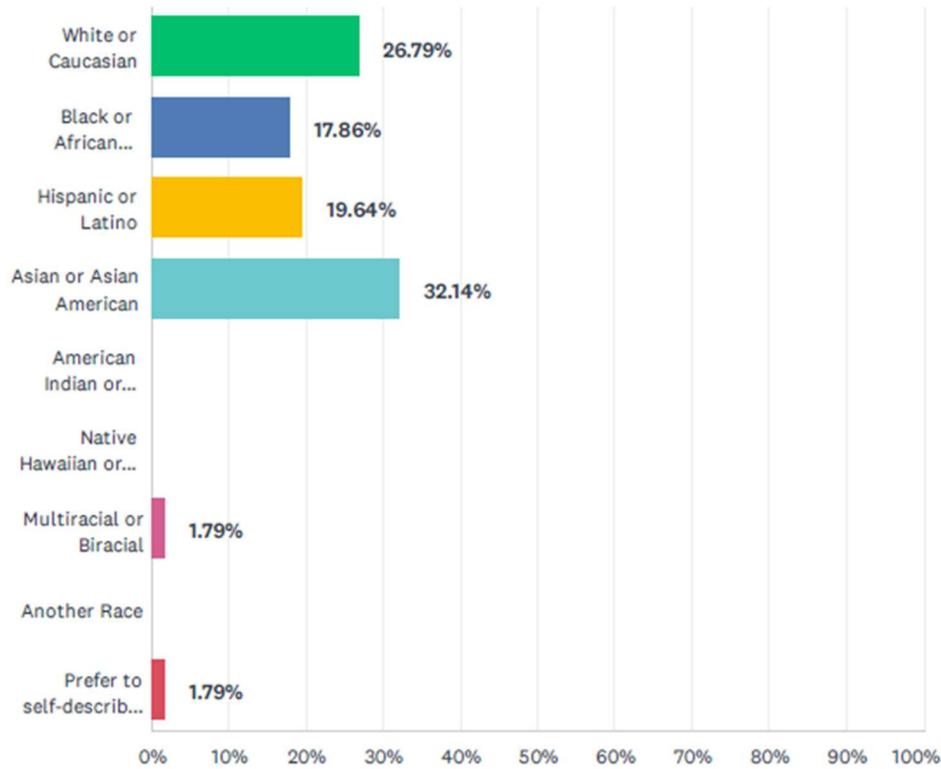
Q11 What is your age?

Answered: 57 Skipped: 4



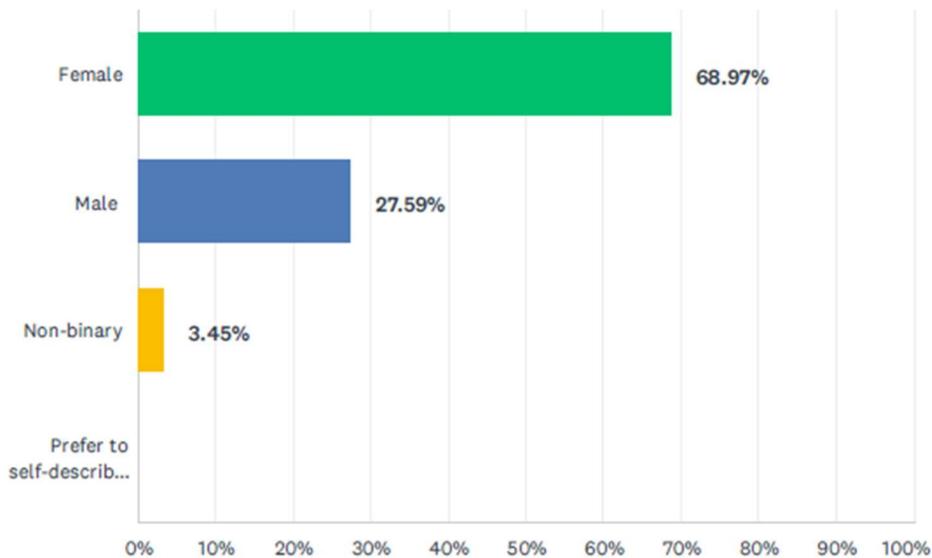
Q12 Which of the following best describes you?

Answered: 56 Skipped: 5



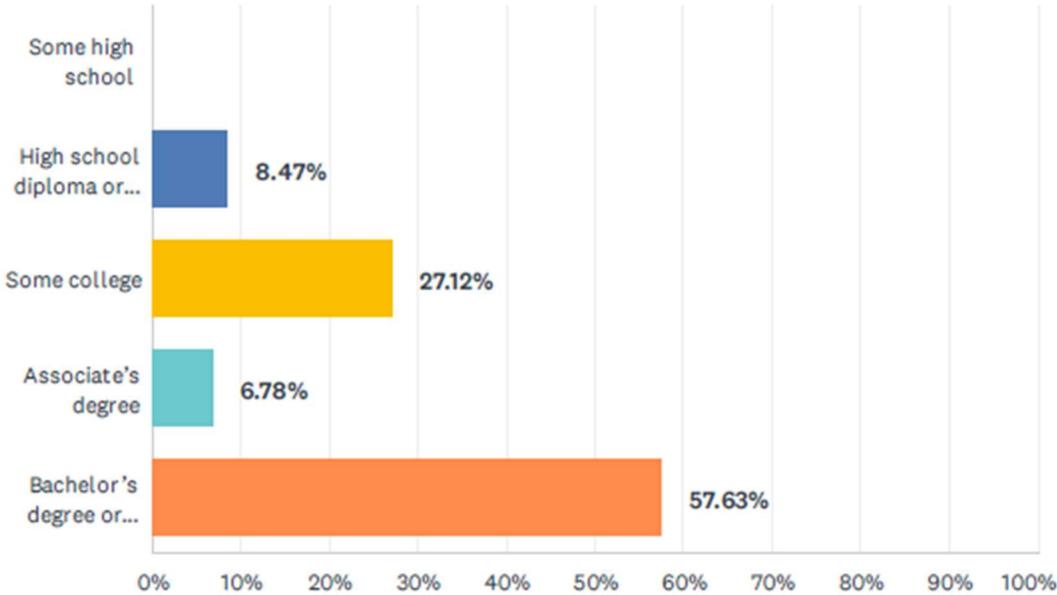
Q13 What gender do you identify with?

Answered: 58 Skipped: 3



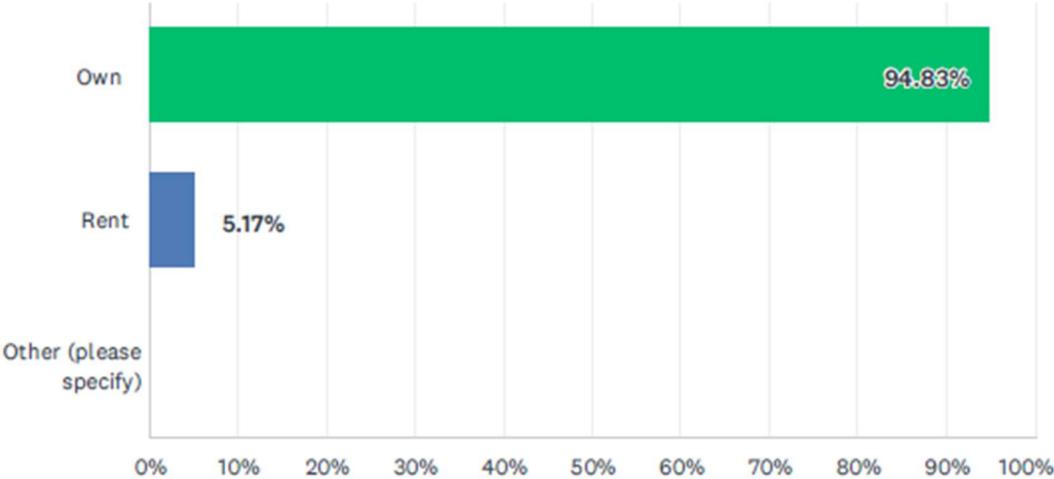
Q14 What is your highest level of education?

Answered: 59 Skipped: 2



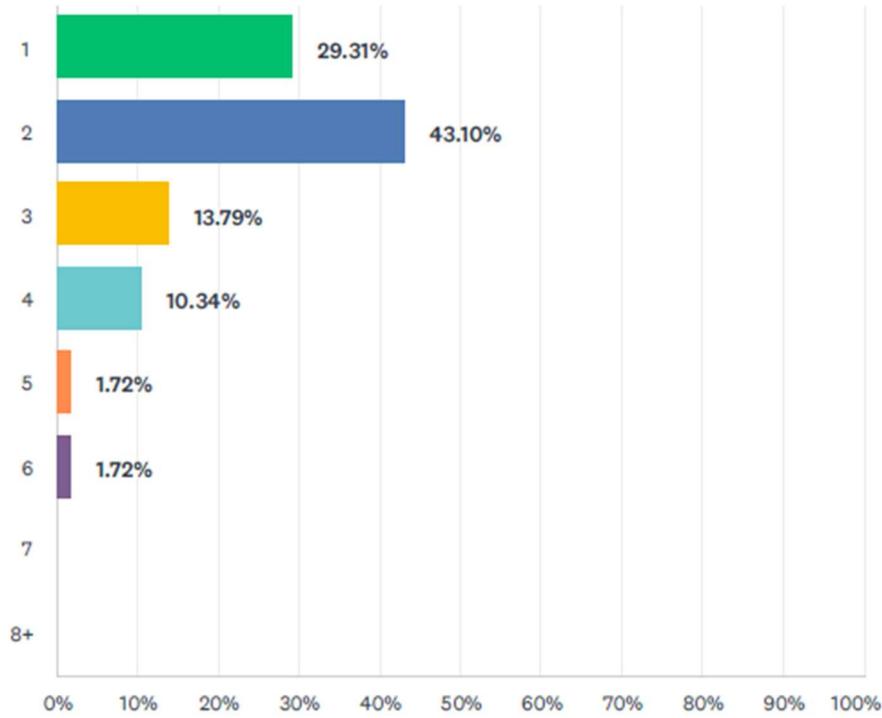
Q15 Do you own or rent your home?

Answered: 58 Skipped: 3



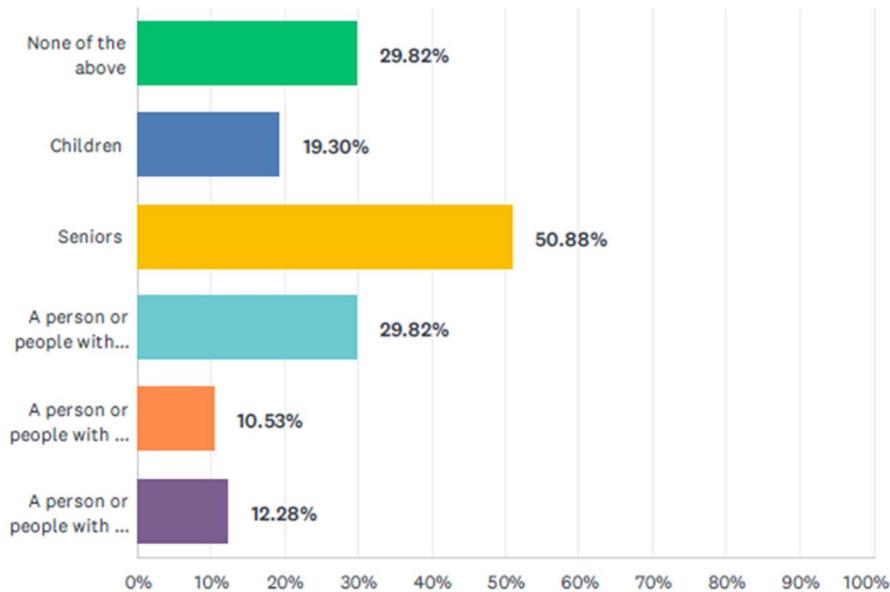
Q16 How many people live in your household?

Answered: 58 Skipped: 3



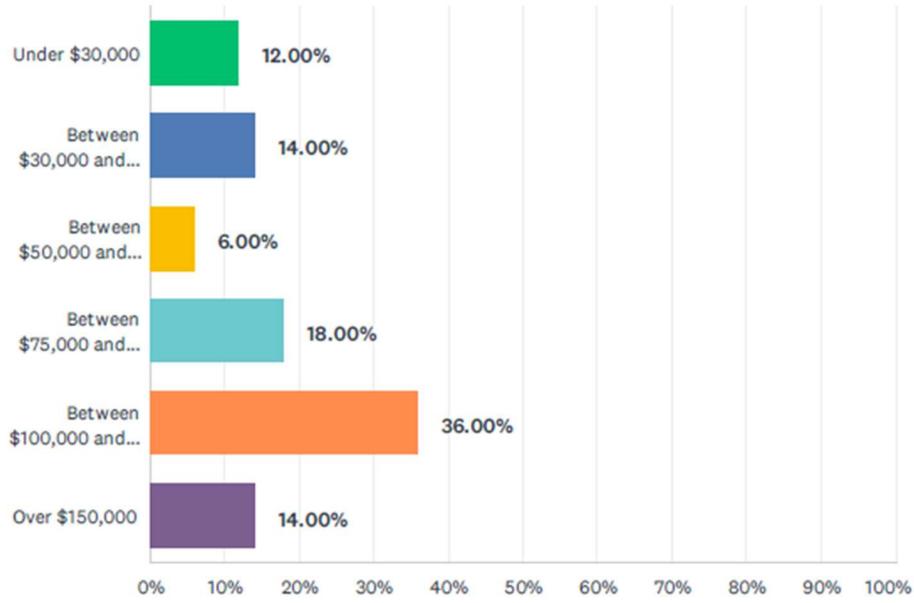
Q17 Does your household include any of the following people?

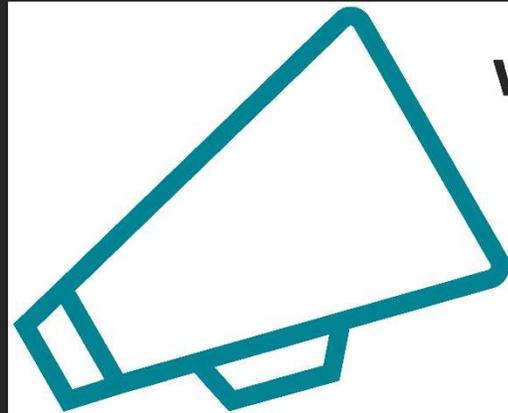
Answered: 57 Skipped: 4



Q18 How much total money did all members of your household earn in 2020?

Answered: 50 Skipped: 11





We want to hear from you!

Take the City of Gardena's ENVIRONMENTAL JUSTICE SURVEY

Use your phone camera to scan the QR code or visit <https://www.surveymonkey.com/r/GardenaEJ>



The survey is available until 5:00 pm on Friday, November 5, 2021.

For more information, visit: <https://cityofgardena.org/environmental-justice-element>



What is Environmental Justice?

Environmental Justice is the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Why is the City doing this survey?

The City of Gardena is developing its first Environmental Justice Element which will be part of the City of Gardena's General Plan. The Element will reflect the City's efforts in addressing Environmental Justice.

What will happen with my input?

Your answers to the survey will help the City develop the goals and policies in the Environmental Justice Element. A draft of the Element will be made available on the City's website for public review when complete.

If you have any questions, please contact the Planning Division at (310) 217-9524 or CDDPlanningandZoning@cityofgardena.org



RESOLUTION NO. 6619

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING THE GARDENA GENERAL PLAN BY READOPTING THE 6th CYCLE 2021 – 2029 HOUSING ELEMENT AND FINDING THAT THE ADOPTION IS SUBJECT TO THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(B)(3) AS THE HOUSING ELEMENT IS A POLICY DOCUMENT

WHEREAS, California state law requires every city to have a General Plan, including a Housing Element which complies with the provisions of Government Code section 65580 *et seq.*; and

WHEREAS, the Housing Element is required, among other things, to identify sites sufficient to accommodate the City's Regional Housing Needs Assessment (RHNA) as assigned by the Southern California Association of Governments; and

WHEREAS, the City's final RHNA allocation was a total of 5,735 housing units broken down among the various income levels as follows: above moderate – 2, 595; moderate – 894; low – 761; and very low – 1485; and

WHEREAS, on December 10, 2019 the City approved a consulting agreement with Veronica Tam and Associates for consulting services relating to the preparation of the Housing Element; and

WHEREAS, the City held a number of virtual meetings on the Housing Element due to the pandemic including: a workshop on February 4, 2021; a workshop on March 31, 2021; a Planning Commission meeting on May 4, 2021; a City Council meeting on May 11, 2021; a joint City Council and Planning Commission meeting on June 1, 2021; a City Council meeting on September 14, 2021, and a Planning Commission Meeting on September 21, 2021; a Planning Commission hearing on January 4, 2022; a City Council hearing on January 26, 2022; and a review of additional changes by the City Council on July 26, 2022; and

WHEREAS, the draft Housing Element and site inventory information has been posted on the City's website for comment and review; and

WHEREAS, in September, 2021, the City of Gardena sent its draft Housing Element to the Department of Housing and Community Development (HCD) for comment; and

WHEREAS, on November 24, 2021 the City received a comment letter from HCD on the Housing Element; and

WHEREAS, revisions to the draft Housing Element were made based on comments by HCD and were incorporated into the final draft; and

WHEREAS, the City also received a comment letter from Californians for Homeownership whose comments paralleled those of HCD;

WHEREAS, on December 29, 2021, the City sent a revised Housing Element to HCD and to Californians for Homeownership; and

WHEREAS, on January 4, 2022 the Planning Commission of the City of Gardena held a duly noticed public hearing on the Housing Element in accordance with State law requirements at which time it took into consideration all evidence presented, both oral and written; and

WHEREAS, at the close of the public hearing the Planning Commission adopted PC Resolution No. 1-22 recommending adoption of the Housing Element by the City Council; and

WHEREAS, on January 26, 2022 the City Council held a special, duly noticed meeting on the Housing Element at which time it considered all evidence presented, both written and oral at which time it adopted the Housing Element; and

WHEREAS, on April 8, 2022 HCD sent a letter indicating that additional changes were needed to fully comply with the State Housing Element Law; and

WHEREAS, the City has been working with HCD to revise the Housing Element to comply with State law; and

WHEREAS, on January 17, 2023 the City posted the revised Housing Element on its website; and

WHEREAS, at a special meeting held on January 31, 2023 the Planning Commission of the City of Gardena held a duly noticed public hearing on the Revised 6th Cycle Housing Element in accordance with State law requirements at which time it took into consideration all evidence presented, both oral and written; and

WHEREAS, at the close of the public hearing the Planning Commission adopted PC Resolution No. 1-23 recommending adoption of the Revised 6th Cycle Housing Element by the City Council and that City staff file a Notice of Exemption; and

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

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

SECTION 1. Findings. The City Council of the City of Gardena does hereby find as follows:

- A. The foregoing recitals are true and correct.
- B. The Housing Element was prepared in accordance with State law and in substantial compliance with the Housing Element Law.

- C. It is necessary to update the City's Housing Element to comply with State law.

SECTION 2. Sites for Lower Income Housing. As Gardena is almost 100 percent built-out and received a housing allocation that was approximately 27 percent of its existing dwelling units, the only way to accommodate this growth is primarily through the use of overlay zones on commercial and industrial properties. In accordance with Government Code section 65583.2(g)(2), the City Council hereby finds that the existing uses on the identified sites will not impede residential development and that such uses are likely to be discontinued during the planning period based on the following:

- A. The identified sites were carefully analyzed by staff to determine suitability for residential development. Staff took into account the age and condition of the buildings, floor area ratio and vacancies, and the ability to assemble adjoining sites. The reasoning for each site being included is set forth in Appendix C of the Housing Element.
- B. Gardena has had robust housing development over the past few years. Developers have sought legislative approvals where required to develop hundreds of units in the commercial and industrial zones, as well as the development of 204 separate SRO projects in the industrial zones which are allowed with a conditional use permit. These projects include conversion of a 1.22 acre warehouse space designated for commercial use for a 265 unit apartment project at a density of 200 units per acre; conversion of 4.23 acres of commercial space for high density residential development; and development of numerous properties in the Mixed-Use Overlay zone with 100 percent residential projects. The City has also received an application to develop a 5.2 acre industrial site with a residential development that will allow a mix of 403 condominium and apartment units.
- C. In addition to rezoning commercial and industrial space, the development pattern showing the desire to build high density residential is also exemplified by the requests to upzone low and medium residential properties to high density residential.
- D. COVID had an impact on development trends as numerous businesses have been forced to close and people's retail habits have changed as they turn to shopping on-line.
- E. The Community Development Department has received numerous calls throughout the past several years inquiring about the ability to develop housing on commercial and industrial sites throughout the City. Implementation of the Housing Overlay zones will make this development easier as it becomes by right.

SECTION 3. Adoption. Based on the above, the City Council hereby adopts the Revised 6th Cycle Housing Element for 2021 - 2029 and directs the Community Development Director to submit the document to HCD for certification.

SECTION 4. Modification. The City Council hereby authorizes the Community Development Director to make any non-legislative or technical revisions that are required by HCD.

SECTION 5. CEQA. The Housing Element is a policy document which will not have any physical impacts. Any changes required to the Land Use Element and City's Zoning Code as required by the proposed Housing Element will be reviewed for environmental impacts at such time as the changes are brought forward for consideration. The Housing Element requires adherence to state law requirements. The City Council finds adoption is exempt under CEQA Guidelines section 15061(b)(3), the common sense exemption and staff is directed to file a Notice of Exemption regarding the same.

SECTION 6. Effective Date. This Resolution is effective on the 31st day after adoption.

SECTION 7. Certification. The City Clerk shall certify to the passage of this Resolution.

PASSED, APPROVED AND ADOPTED this 15th day of February, 2023.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



CARMEN VASQUEZ, City Attorney



City of Gardena

Gardena City Council Special Meeting Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 3.B
Section: PUBLIC HEARING
ITEMS
Meeting Date: February 15, 2023

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL
SPECIAL MEETING

AGENDA TITLE: ENVIRONMENTAL ASSESSMENT #2-23, GENERAL PLAN AMENDMENT # 2-23, ZONE CHANGE #1-23, ZONE TEXT AMENDMENT #1-23

Adoption of Resolution No. 6620 Updating the Land Use Plan, including changes to the Land Use Map and adoption of Urgency Ordinance No. 1847, amending the Zoning Code and revising the Zoning Map both subject to findings of exemption under CEQA Guidelines sections 15061(b)(3) - the common sense exemption and 15308 for protection of the environment. Also adoption of Resolution No. 6621 adopting a color palette for buildings, fences, and walls subject to finding of exemption under CEQA Guidelines section 15061(b)(3) - the common sense exemption.

COUNCIL ACTION REQUIRED:

Staff Recommendation: Staff respectfully recommends the City Council:

- Conduct a public hearing; and
- **Approve Resolution No. 6620**, adopting the Update to the Land Use Plan, including an amended Land Use Map, with CEQA exemption determination under CEQA Guidelines 15061(b)(3) and 15308 (*Requires a majority vote of total Council*); and
- **Adopt Urgency Ordinance No. 1847**, amending Title 18 of the Gardena Municipal Code and revising the City's Zoning Map, with CEQA exemption determination under CEQA Guidelines 15061(b)(3) and 15308 (*Requires a 4/5 vote*).
- **Approve Resolution No. 6621**, adopting a color palette for residential design criteria, with CEQA exemption determination under CEQA Guidelines 15061(b)(3)

RECOMMENDATION AND STAFF SUMMARY:

State law was recently amended to provide that if a city missed certain deadlines for adoption of its Housing Element, it will not be considered to have a compliant Housing Element until any required rezoning identified in the Housing Element is accomplished. Gardena, along with most other cities in the SCAG region, missed this deadline.

The Revised 6th Cycle Housing Element for the 2021-2029 period identifies approximately 468 parcels that can accommodate affordable housing projects and can be used to satisfy the City's RHNA. These

parcels are referred to as the "Inventory Sites".

In order to have a compliant Housing Element, it is necessary to rezone the Inventory Sites as proposed in the Housing Element. In turn, this also requires changes to the Land Use Plan as there must be consistency between the Land Use Plan and zoning.

On January 31, 2023 The Planning Commission approved Ordinance No. PC 2-23, by vote 4-0-0, recommending the City Council approve the update to the Land Use Plan of the City General Plan including an amended Land Use map, adopt an Urgency Ordinance, amending Title 18 of the Gardena Municipal Code and revising the City's zoning map.

FINANCIAL IMPACT/COST:

ATTACHMENTS:

[Staff Report for Land Use and Zoning Changes.pdf](#)

[Attachment A - Comparison Chart.pdf](#)

[Attachment B - Zoning Summary.pdf](#)

[Attachment C - Resolution 6620- adopting Land Use Plan.pdf](#)

[Exhibit A Land Use Plan.pdf](#)

[Exhibit B Use Map \(in 5 sections\).pdf](#)

[Exhibit C Parcel List.pdf](#)

[Attachment D - Urgency Ordinance No. 1847 - adopting Zoning Changes.docx.pdf](#)

[Exhibit A Zoning Maps.pdf](#)

[Exhibit B Parcel List.pdf](#)

[Attachment E - Resolution No. 6621 - adopting Color Palette.pdf](#)

[Exhibit A Color List.pdf](#)



City of Gardena City Council Meeting

Agenda Item No.:3.B
Department: Community Development
Meeting Date: February 15, 2023

AGENDA STAFF REPORT

AGENDA TITLE:

Adoption of Resolution No. 6620 Updating the Land Use Plan, including changes to the Land Use Map and adoption of Urgency Ordinance No. 1847, amending the Zoning Code and revising the Zoning Map both subject to findings of exemption under CEQA Guidelines sections 15061(b)(3) – the common sense exemption and 15308 for protection of the environment. Also adoption of Resolution No. 6621 adopting a color palette for buildings, fences, and walls subject to finding of exemption under CEQA Guidelines section 15061(b)(3) – the common sense exemption.

RECOMMENDATION:

Staff respectfully recommends that the City Council approve Resolution No. 6620 which adopts an Updated Land Use Plan – requires majority of total Council to adopt, adopt Urgency Ordinance No. 1847 making amendments to the Zoning Code and the Zoning Map – requires 4/5 vote to adopt, and approve Resolution No. 6621 adopting a color palette that will apply to residential development – requires majority vote to adopt. Each approval contains findings to support the use of the exemptions.

BACKGROUND and ANALYSIS:

Staff is recommending that the City Council make changes to the land use and zoning maps as well as to the text of the Land Use Plan and Zoning Ordinance. This staff report is essentially the same as that provided to the Planning Commission, with some minor changes.

Changes Needed for a Compliant Housing Element

State law was recently amended to provide that if a city missed certain deadlines for adoption of its Housing Element, it will not be considered to have a compliant Housing Element until any required rezoning identified in the Housing Element is accomplished. Gardena, along with most other cities in the SCAG region, missed this deadline.

Without having a compliant Housing Element, the city is subject to various penalties, such as the inability to qualify for certain grants. Ironically, some of the funds that the City would lose eligibility for are the very funds that are needed to help with housing

issues, such as the Permanent Local Housing Allocation (PLHA) funds which the City plans to use towards multi-family and owner-occupied rehabilitation programs for lower and moderate income tenants to make proper improvements, develop incentives to encourage affordable owner-occupied workforce housing, and enhancing homelessness prevention and response efforts. The City has qualified for \$1,979,262 in PLHA grants; \$329,877 will be completely lost if the City does not have a compliant housing element by February 15, 2023.

Additionally, until the City has a compliant Housing Element, the City is subject to the Builder's Remedy set forth in the Housing Accountability Act (Government Code § 65589.5). Under the Builder's Remedy, if a city does not have a housing element that substantially complies with state law, then the city has only very limited grounds on which to deny an affordable housing project, even if the development does not comply with zoning or applicable development standards. An affordable housing project is one that provides at least 20% of the units for rent or sale to lower income households or 100% of units for rent or sale to moderate income households or persons and families of middle income. While it is not likely that there would be many Builder's Remedy projects used in Gardena, it is not impossible. Staff has had at least one inquiry regarding a 100 percent affordable development on El Segundo Boulevard. Without a compliant housing element and the adoption of development standards, staff would have had no authority to prevent the project from being built. The Builder's Remedy is currently being used by developers throughout the State to move forward with housing projects that would have most likely never been approved. Thousands of units have been proposed in Santa Monica. La Habra is facing a Builder's Remedy project as is Beverly Hills, Redondo Beach, and West Hollywood.

The Revised 6th Cycle Housing Element for the 2021-2029 period identifies approximately 468 parcels that can accommodate affordable housing projects and can be used to satisfy the City's RHNA. These parcels are referred to as the "Inventory Sites."¹ In order to have a compliant Housing Element, it is necessary to rezone the Inventory Sites as proposed in the Housing Element. In turn, this also requires changes to the Land Use Plan as there must be consistency between the Land Use Plan and zoning. Changes to the City's Land Use and Zoning maps are attached as exhibits to the respective resolution and ordinance. These maps do not add any additional sites to those approved by the City Council in January 2022 and shown again in the revised document in July 2022.

Except for two parcels along Artesia Boulevard which will be rezoned to a new Very High Density Residential Zone (R-6), the remainder of the Inventory Sites will receive housing overlays of HO-3, HO-4, HO-5, or HO-6.

¹ In addition to changing the Inventory Sites, Planning Commission and City Council reviewed numerous other sites which will receive overlay designations in order to provide for a more cohesive zoning pattern and provide additional development opportunities, but these did not qualify as Inventory Sites for the Housing Element.

Because new zones are being created for the Inventory Sites, there are no development standards for these areas. Ordinance No. 1847 therefore adds a new chapter for the Housing Overlay zones and a new chapter for the Very High Density Residential Zone which sets forth development standards. The HO-3 is very similar to the R-3 zone and the HO-4 is similar to the R-4 and MUO zones. (See Attachment A.)

Therefore, in order for the City to have access to needed grant funding as well as to be able to impose objective development standards, it is necessary to immediately rezone the Inventory Sites so that the City has a compliant Housing Element. In order to qualify for the PLHA grant, HCD recommended a program which was included in the Housing Element which required the City, by February 15, 2023, to amend the Land Use Plan and adopt an urgency ordinance which provided that any project with a minimum of 20 percent affordable housing would be ministerially approved. (Housing Program 4.1.)

Interplay Between the General Plan and Zoning

State law has changed with regard to the interplay between the Land Use Element and zoning. Cities generally have several categories of residential land use designations and then there are a number of zones that fit within each land use category. Recent case law, as well as changes to statutes, now provide where there is an inconsistency between the zoning and the land use in the General Plan, the General Plan will control.

For example, in Gardena the City's Home Business (H-B) zone allows one single family per 5,000 square feet. However, this zone currently corresponds with the Mixed Use land use designation which allows up to 34 units per acre. Under current law, someone could arguably build to the higher density. This leads to a need to create land use categories that are consistent with what was actually intended when the previous land use plans had been adopted.

The proposed changes are shown in the chart below which will replace Table LU-6 in the Land Use Plan. This chart shows the consistency between general plan land use designations and the respective zoning, with the density for each area. Changes are shown by underline for additions and ~~striketrough~~ for deletions.

Proposed Land Use Designations and Corresponding Zones

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

Changes Needed to Update Zoning Code

Over the past few years, the state has inundated local governments with new housing laws. One of the most prevalent trends of these laws is that discretion has been taken away from local government with respect to the ability to approve housing projects. Essentially, any housing project that consists of two or more units cannot be denied provided that it complies with objective standards. An objective standard is one that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark that is available and knowable to the applicant and the public official. Standards we once thought to be objective have been held otherwise by the courts. (A recent court case held that the following guideline was subjective - "if height varies by more than one story between buildings, a transition or step in height is necessary.")

The City's current zoning provisions do not contain objective standards for residential development, essentially leaving the City with no standards that can be applied to a housing project application. Although findings are required to be made under the City's Site Plan Review procedures, a project could not be denied based on design, siting or other criteria. In addition to adding the needed new zones to implement the housing element, objective standards have been added for multi-family and mixed-use housing developments. Changes were needed throughout the Zoning Code to implement and reference these objective standards.

In accordance with the programs of the Housing Element, affordable housing projects (20% lower income or 100% moderate income) are to be approved ministerially. The Planning Commission will continue to review multi-family housing projects. However, affordable housing projects will not be subject to CEQA and no findings will have to be made, other than that project complies with all of the objective standards. Other multi-family housing projects will still undergo site plan review, but like affordable projects, they cannot be denied if they comply with the objective standards, although it may be possible to impose conditions and there may be a limited opportunity for CEQA review. Single family and two-family developments will continue to be reviewed ministerially.

Updates and Text Changes

Land Use Plan

The City last did a major update of the Land Use Plan in 2006. In the intervening years, the City has amended the land use map a number of times, but has not updated the text of the Plan or the statistical figures to reflect various changes that have been made. The current changes to the Land Use Plan cover not only the inclusion of the new land use designations, but also a description of these designations, and an update of the technical data contained therein. Additionally, a new Goal was added relating to creating opportunities for diversity in housing opportunities.

Zoning Code

As set forth above, the Zoning Code Ordinance adds new zones, new objective development standards for these zones, and also revises existing provisions so that multi-family residential will be subject to the objective standards.

In reviewing the Ordinance, please note that we have only underlined changes to existing sections. Where a new section or chapter has been added, we have bolded the introductory language as shown below. In this way you will quickly be able to find new sections without having the visual clutter of all of the underlining that would otherwise be included. Additionally, we have prepared the attached list summarizing the text changes. (see Attachment B.)

Example:

SECTION . Section 18.20.022 is hereby **ADDED** to the Gardena Municipal Code to read as follows:

Deletions to existing text are still shown by ~~striketrough~~.

In addition to adding new zones, the major change to the Zoning Code is to make existing provisions objective and to add a section on residential design criteria that will apply to all multi-family residential developments. The more general residential design provisions that have always existed (Gardena Municipal Code § 18.42.095) will continue to apply to single-family homes. All other residential development will be subject to new Section 18.42.120 which sets forth objective criteria. The new criteria include adoption of a color palette by separate resolution of the City Council. The colors are listed by reference to Behr paint numbers/colors and the paint chips are on file in a notebook at City Hall. Behr paints are not required - any paint that color matches is sufficient. The criteria is not retroactive. Additionally, a chart has been added to the general provisions of Chapter 18.42 to make clear what sections apply to which types of developments.

Changes Since Planning Commission Review

Land Use Plan

The Land Use Plan that went to the Planning Commission had most of the substantive text changes, but statistical information had not been updated. The draft being presented to Council is in final form with updated information and pictures. There were minor clean-up language changes to the new policies under Land Use Goal 4 that was added.

Zoning Ordinance

Only minor changes were made to the Zoning Ordinance after review by the Planning Commission; these changes are highlighted in yellow on the draft.

- Section 18.14.020 – single family homes will continue to be allowed in the R-2 zone. A corresponding change had not been made in the Land Use Plan.
- Section 18.21.050.D – height reduced from 80 feet to 75 feet to match the R6 and limit of 7 stories included.
- Section 18.42.140B – language revised to create an objective standard for screening equipment.
- Section 18.45.010 – clarification language was added regarding how the 20 percent calculation would be determined for an affordable housing project.
- Section 18.45.040 – a section was added clarifying that the Director could approve a color change from the approved palette list on a project subject to design review.

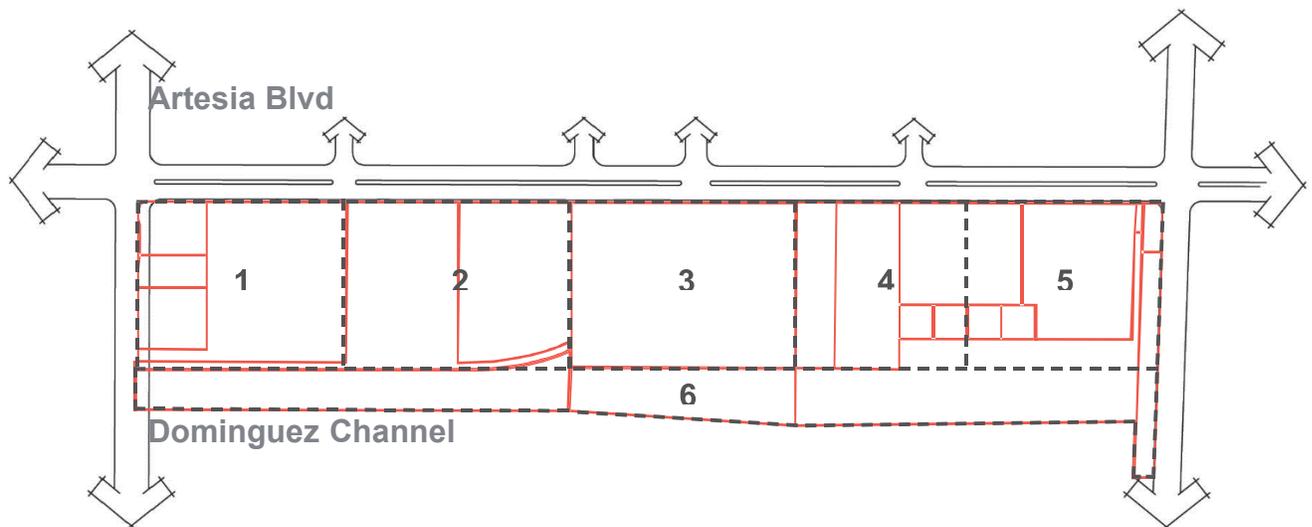
No Net Loss

Government Code section 65863 provides that the City may not change a land use designation or zoning ordinance to a less intensive use unless the city concurrently changes development standards, policies and conditions applicable to other parcels to ensure there is no net loss in residential capacity. The Legislature has clarified that “concurrently” means at the same meeting.

LAND USE LOSS		
Land Use Designation	Change	Total Change in City
(New) Single Family Residential	9 units → 1 unit	- 1,741
(Revised) Low Density Residential	17 units → 2 units	- 476
(New) Home Business	34 units → 1 unit	- 149
Specific Plan		- 40
TOTAL LOSS OF UNITS		- 2,406
LAND USE GAINS		
Land Use Designation	Change	Total Change in City
(New) Very High Density	Min. 51 du/ac	+ 388
(New) Medium Density 20 Overlay	Min. 12 du/ac	+ 204
(New) High Density 30 Overlay	Min. 21 du/ac	+ 928
(New) High Density 50 Overlay	Min. 31 du/ac	+ 1,931
(New) Very High Density 70 Overlay	Min. 51 du/ac	+ 3,478
TOTAL GAIN OF UNITS		+6,929
TOTAL NET GAIN OF UNITS		4,523

The amendments to the Land Use Plan include adding a new residential designation of Single Family residential and Home Business and revising the density allowed in the Low Density Residential. These changes are necessary to ensure that certain areas of the City are developed in the manner that was originally intended when the zoning was put into place. While the change in density results in a loss of potential units, this loss is more than made up for by the housing overlays that are being put into place as shown by the chart below. In reality, it is very unlikely that any of the areas identified under “Land Use Loss” would have actually built to the standards allowed in the General Plan.

The only place where the zoning has been changed which results in a decrease in residential units is in the Artesia Corridor Specific Plan (“ACSP”) area. The ACSP covers the area south of Artesia Boulevard between Western and Normandie Avenues. The southern boundary is the Dominguez Channel. Originally adopted in July 2006, the Specific Plan envisioned a mix of residential and commercial development. Potential tenants that were looked at included a panoply of stores that had ceased to exist even before the pandemic. Because of a change in the economy and the sump site on Area 5 (see below), the Specific Plan has not and will not develop as originally proposed. The Artesia Corridor Specific Plan is divided into 6 areas.



Areas 1, 3, and the western half of Area 4 are completely developed and no new development is expected in these areas. The parcels in Area 2 have been identified as Inventory Sites for Very High Residential development (51 -70 du/acre).

There is currently a development application for a Specific Plan being processed on the eastern half of Area 4 and Area 5 for a warehouse/self-storage use. Under the existing ACSP, an additional 40 housing units could be built in the remaining portion of Area 4. Because residential uses are being eliminated, it is necessary to rezone the property at this time to insure compliance with the No Net Loss rule.

The Table below shows the changes to the ACSP included in the Resolution and Ordinance.

AREA	GENERAL PLAN	ZONING	USE
1	Specific Plan → General Commercial	Artesia Corridor Specific Plan → General Commercial (C-3)	No change from existing commercial use
2	Specific Plan → Very High Density Residential	Artesia Corridor Specific Plan → Very High Density Residential (R-6)	Inventory sites which will allow 51 -70 du/acre.
3/4	Specific Plan → Mixed Use	Artesia Corridor Specific Plan → Artesia Mixed-Use	No change from existing mixed-use, but creation of a new General Plan land use category and zone
4/5	Specific Plan	Artesia Corridor Specific Plan → 1450 Artesia Specific Plan	Proposed mixed-use industrial/commercial/self-storage project. Residential to remain as legal non-conforming.
6	Specific Plan → Public/Institutional	Artesia Corridor Specific Plan → Official (O)	No change in use

CEQA

The City has begun its environmental review of the entirety of the proposed land use and zoning changes, which includes 1,270 parcels in addition to the Inventory Sites, as reviewed by Planning Commission and City Council during the Housing Element review process. However, due to the enormity of the changes which adds 13,128 net units, it has been a slow process. Every site is required to be identified and compared to the City's GIS database, all existing development has had to be inventoried in order to be accounted for against new impacts, and methodologies have had to be established. Based on this, the City will not realistically have an EIR ready for certification until late 2023 or early 2024, meaning that the City could not have a compliant Housing Element, or be eligible for needed funds until that time.

CEQA Guidelines section 15308 provides a categorical exemption for actions taken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection. So long as the City fails to have a compliant Housing Element, it has virtually no control over development in the City and loses its ability to obtain funding to help with future planning. Changing the land use designation and zoning and establishing development standards will help protect the environment. Therefore, changing the Inventory Sites in order to have a compliant Housing Element and amending the Land Use Plan for these sites are exempt from CEQA under the above-mentioned guideline.

Additional changes to the Housing Element and zoning, such as revising Land Use categories so that they match existing development and the zoning, updating the Land

Use Plan to reflect current circumstances, and establishing new procedures would not have any impact on the environment and these changes are therefore exempt pursuant to the common sense exemption of CEQA Guidelines section 15061(b)(3). Similarly, the adoption of a color palette will have no impact on the environmental and is also exempt under CEQA Guidelines section 15061(b)(3).

Although staff is recommending that the City Council find that these revisions are exempt from CEQA, the environmental impact report that is being prepared will still cover the impacts for *all* of the changes being proposed – Inventory Sites and non-Inventory Sites alike.

Submitted by: Greg Tsujiuchi, Community Development Director Date: February 8, 2023

Prepared by: Lisa Kranitz, Asst. City Attorney Date: February 8, 2022
Amanda Acuna, Senior Planner Date: February 8, 2022

Attachments:

A – Comparison chart of zones

B – Zoning Summary

C – Resolution No. 6620 – adopting the Land Use Plan

- Exhibit A – Land Use Plan
- Exhibit B – Land Use Map (in 5 sections)
- Exhibit C – Parcel list

D – Urgency Ordinance No. 1847 – adopting the Zoning Changes

- Exhibit A – Zoning Map (in 5 sections)
- Exhibit B – Parcel List

E– Resolution No. 6621 – adopting the Color Palette

- Exhibit A – Color list

	R-3	HO-3	R-4	MUO
DEVELOPMENT STANDARD				
Lot Width	50' interior/ 55' corner	50'	50' interior/ 55' corner	80' with curb cuts/55' without
Lot Depth	80'	N/A	80'	N/A
Lot Area	5,000 sf	5,000 sf	5,000 sf	1/2 acre
Front Setback	20'	10'	20'	5' from ROW - front door not on street 20' frin /ROW - front door on street 12' - 20' - face of curb from all else
Rear Setback	5 – 1 /2 stories 10' – abuts R-1/R-2 10' – fronts on rear yard	10' – abuts R-1/R-2 5' – everything else	5 – 1 /2 stories 10' – abuts R-1/R-2 10' – fronts on rear yard	10' - ≤ 35' and abuts R-1/R-2 15' - > 35' and abuts R-1/R-2 5' – all else but corner lot 10' – corner lot
Side Setback	5 – 1 /2 stories 10' – abuts R-1/R-2 10' - corner lot 10' - fronts on side yard	5' - 1/2 floors 10' - floors 3+ 10' - corner lot/street side	5 – 1 /2 stories 10' – abuts R-1/R-2 10' - corner lot 10' - fronts on side yard	10' - ≤ 35' and abuts R-1/R-2 15' - > 35' and abuts R-1/R-2 5' – all else but corner lot 10' – corner lot
Height*	35' - 3 stories	40' – w/in 20' of R-1/R-2 40' – w/in 20' of collector/local 40'/3 stories if R only 55'/4 stories – ground commercial	35' - 3 stories	40' - w/in 20' of R-1/R-2 40' – w/in 20' of collector/local 55' – other uses or arterial
Density/FAR	3 - 17 du/ac	12 – 20 du/ac	20 - 25 du/ac < 1/2 ac 20 - 30 du/ac ≥ 1/2 ac	20 - 25 du/ac < 1/2 ac 20 - 30 du/ac ≥ 1/2 ac
Open Space	600 sf/unit	150 sf/unit	600 sf/unit	150 sf/unit ; 100 sf/unit - live work
Storage Space	120 c.f.	80 c.f.	120 c.f.	120 c.f.

* In MUO and all overlays- extra 5' for architectural projections

	R-3	HO-3	R-4	MUO
Unit Size	400 sf – studio	400 sf - minimum	No minimum - to be repealed	No minimum - to be repealed
No min. for affordable	600 sf – 1 bd			
	800 sf – 2 bd			
Parking	1/unit - studio	1/unit - studio	1/unit - studio	1/unit - studio
	2/unit - all others	1.5/unit - 1 & 2 bdrm	2/unit - all others	2/unit - all others
	.5/unit - guest	2/unit - 3+ bdrm	.5/unit - guest	.5/unit - guest
		.25/unit - guest		Live Work
				2/ unit
				.5/unit - guest
				3/1,000 sf - non residential
				10/1,000 sf - restaurant

	HO-4	HO-5	HO-6	R-6
DEVELOPMENT STANDARD				
Lot Width	50'	50'	50'	50'
Lot Depth	N/A	N/A	N/A	N/A
Lot Area	5,000 sf	1/2 acre	1/2 acre	1/2 acre
Front Setback	10'	10'	10'	10'
Rear Setback	10' – abuts R-1/R-2 5' – everything else	15' – abuts R-1/R-2 5' – everything else	15' – abuts R-1/R-2 5' – everything else	15' - abuts R-1/R-2 5' - everything else
Side Setback	5' - 1/2 floors 10' - floors 3+ 10' - corner lot/street side	5' - 1/2 floors 10' - floors 3+ 10' - corner lot/street	5' - 1/2 floors 10' - floors 3+ 10' - corner lot/street	5' - 1/2 floors 10' - floors 3+ 10' - corner lot/street
Height*	40' - w/in 20' of R-1/R-2 40' – w/in 20' of collector/local 55' – 4 stories 65' - 5 stories or ground comm.	40' - w/in 20' of R-1/R-2 40' – w/in 20' of collector/local 65'/5 stories if R only 75'/6 stories - ground com	40' - w/in 20' of R-1/R-2 40' – w/in 20' of collector/local 80'	40' - w/in 20' of R-1/R-2 40' – w/in 20' of collector/local 75' - all else
Density/FAR	21 - 30 du/ac	31 - 50 du/ac	51 - 70 du/acr	51 - 70 du/ac
Open Space	150 sf/unit	150 sf/unit	150 sf/unit	150 sf/unit
Storage Space	80 c.f.			80 c.f./120 c.f. (both listed)
Unit Size	400 sf - min	400 sf - min	400 sf - min	None stated
Parking	1/unit - studio 1.5/unit - 1 & 2 bdrm 2/unit - 3+ bdrm .25/unit - guest Affordable/Sr - 18.43.090B	1/unit - studio 1.5/unit - 1 & 2 bdrm 2/unit - 3+ bdrm .25/unit - guest Affordable/Sr - 18.43.090B	1/unit - studio 1.5/unit - 1 & 2 bdrm 2/unit - 3+ bdrm .25/unit - guest Affordable/Sr - 18.43.090B	1/unit - studio 1.5/unit - 1 & 2 bdrm 2/unit - 3+ bdrm .25/unit - guest Affordable/Sr - 18.43.090B

* In MUO and all overlays- extra 5' for architectural projections

ATTACHMENT B
SUMMARY OF MAJOR SUBSTANTIVE ZONING CODE CHANGES

Definitions - Section 5

New definitions are being added.

- “Director” is being defined to include his designee to make clear staff has the authority to issue approvals.
- A “studio unit” is essentially the same as a bachelor or efficiency unit. Terminology is being updated.
- One of the statutes which requires objective standards is the Housing Accountability Act (“HAA”). Under the HAA, a housing project includes a mixed use project if at least 2/3 of the square footage is designated for residential. This concept is being incorporated into the Zoning Code so that a development which is primarily commercial cannot claim to be a ministerial project.

New Zoning Designations – Sections 6 and 7

These sections add the new zoning designations that will be included in the zoning map.

Site Plan Review/Design Review – Sections 9, 11,

The Zoning Code currently requires Site Plan Review for any residential development of four or more units. Cross-references have been added to the various zones to make clear to anyone reading the specific provisions of that zone that the project will be subject to Site Plan Review.

Additionally, the Ordinance includes a new Design Review procedure. Cross-references have been added to the R-1 and R-2 zones to clarify that these approvals will be subject to that procedure.

Objective residential criteria are being added to the general provisions in Chapter 18.42.

Under state law, staff is required to review the application and notify the applicant within a given time period of any inconsistencies with the development standards and an explanation of the same. However, in order to give the Planning Commission and public a chance to see the project, noticed public hearings will be held for the Design Review.

Projects in the R-2 zone did not require Site Plan Review. While they must still comply with the objective development standards, these projects will continue to be administratively reviewed by staff.

Cross-reference to General Provisions – Sections 8, 10, 12, 13, 14, 16, 19, 34

Chapter 18.42 of the Zoning Code includes general provisions which apply to both commercial and residential projects. In order to make clear which provisions apply to which zones, a chart has been added to Section 18.42.010 and instead of setting forth the specific-cross references in all of the sections, there is now just a general cross-reference to the chart in Section 18.42.010.

Dwelling Size - Sections 12, 13, 14, 16

Commitments were made in the 5th and 6th Cycle Housing Elements to eliminate minimum square footage requirements. Staff has retained the existing minimum requirement of 400 square feet without any reference to number of bedrooms and all other square footage requirements have been eliminated. The exemption from the 400 square foot requirement for affordable housing remains.

Elimination of Mid-Step Density/Reduction in Size – Sections 13, 16

In order for a property to count towards the City's RHNA as an Inventory Site for affordable housing, the land must be at least 0.5 acres and allow a minimum of 30 dwelling units per acre. In accordance with programs in the Housing Element, the stepped density in the R-4 and MUO zones have been changed by eliminating the middle step. Now anything 0.5 acres or greater is allowed a maximum of 30 du/acre. Similar changes are made in the land use plan.

Chapter 18.18A – Very High Density Multi-Family Residential Zone (R-6) - Section 14

Two of the Identified Sites in the Housing Element are the automobile center and Apollo Embroidery on the south side of Artesia Boulevard located at 1610 and 1650 Artesia Boulevard. As these sites were never meant to retain their industrial uses, they are being rezoned to a new, very high density multiple-family residential zone which will allow 51 – 70 du/acre. Chapter 18.18A sets forth the provisions that will apply to this new zone. The existing uses will be allowed to remain as legal non-conforming uses.

Chapter 18.19A – Artesia Mixed Use (AMU) – Section 18

As explained in the staff report, the Artesia Corridor Specific Plan will be rescinded with the approval of the Zoning Ordinance. The AMU chapter is a new chapter written to match what is currently developed on site and largely copies from the provisions of the Specific Plan. No other property will be subject to this zoning designation.

Chapter 18.21 – Housing Overlays - Section 20

Chapter 18.21 establishes the four new housing overlays that were discussed in the Housing Element – HO-3, HO-4, HO-5, and HO-6. This chapter sets forth the development standards for these overlay zones which are being placed on commercial and industrial sites throughout the City as identified in the Housing Element as Inventory Sites. A mix of commercial and residential uses will be allowed on these sites, but not a mix of industrial and residential uses.

As identified in the Housing Element, the new overlay zones allow the following densities:

	minimum density (du/acre)	maximum density (du/acre)
HO-3	12	20
HO-4	21	30
HO-5	31	50
HO-6	51	70

Parking – Sections 14, 20, 21, 22

In an effort to remove individuals from their cars, increase affordability, and reduce GHGs, Sacramento has been making a continued push to reduce or eliminate parking standards. Some reduced standards are required by law, such as for density bonus projects. This ordinance sets forth reduced parking standards for the R-6 and Overlay zones.

	Studio	1 bdrm	2 bdrm	3 bdrm	4+ bdrm	Guest
Zoning Code	1	2	2	2	2	0.5
Urgency Ord.	1	1.5	1.5	2	2	0.25
Density bonus – most restrictive	1	1	1.5	1.5	2.5	included

The standards for the Gardena Transit Oriented Development Specific Plan on Crenshaw Boulevard allowed 1 space per unit regardless of size.

The parking standards allow for the use of mechanical parking systems such as sliding and puzzle systems. (See video- [High Density Parking Solutions For Housing - Housing Innovation Collaborative](#) for examples of these systems.) These systems allow for a savings of valuable “real estate” as well as a reduction in costs versus traditional parking structures.

Other changes to the parking provisions include:

- A requirement to screen parking structures.
- Elimination of a requirement that parking must be included for tenants. This change is due to a push from the state, along with the trend from developers, to “unbundle” parking from a lease, meaning that a tenant would have to pay extra for a parking space. This helps encourage alternate modes of transportation.

- A requirement that residential parking areas be landscaped as well as commercial and industrial parking areas.
- A requirement for bicycle parking spaces in the R-6 and Overlay zones.

General Provisions – Sections 23 - 32

In addition to adding the table discussed above, existing development standards were refined and new development standards were added. The table from Section 18.42.010 is reproduced 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	-	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	-	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 – Enclosure of 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

The new residential design criteria are the standards which will apply to all residential and mixed-use housing projects with the exception of single-family homes. These standards include the orientation of the home, massing and articulation, allowed and prohibited materials, and an approved color palette consisting of over 200 colors. These colors are keyed to Behr paint colors found at Home Depot, but can be color matched at any paint store. The Community Development Department has a notebook of the color chips. Trim and accent colors may include colors not on the list provided that they do not constitute

more than 15%. Another new requirement is for a pet relief area in all multi-family developments of 10 units or more or for any development of fewer units that will allow dogs. Other standards are items that are usually included as conditions of approval on discretionary projects. As conditions cannot be imposed on ministerial projects, they are being added as standard code requirements. Additionally, projects will be required to comply with applicable General Plan mitigation measures.

Site Plan Review – Section 34

Additional findings have been added for a site plan review.

Chapter 18.45 - Design Review – Section 35

The Design Review procedure provides a ministerial process. The only determination to be made is that the project complies with the objective standards. This procedure will be used for affordable housing projects as well as projects in the R-2 zone. As noted in the staff report, although the standards are objective and the project ministerial, projects will still be brought before the Planning Commission at a noticed hearing.

RESOLUTION NO. 6620

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 1. Findings.

A. The foregoing recitals are true and correct.

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

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

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

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

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

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

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

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

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

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

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

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



Land Use Plan, 2023 Update

Gardena General Plan

Authority

The State of California has mandated, through Title 7, Chapter 3, Article 5, the requirement that city and county governments adopt a general plan. Section 65302(a) requires a land use element as part of the general plan and reads as follows:

“A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, and other categories of public and private uses of the land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.”

Purpose

The purpose of the land use element of a general plan is to improve the use of the land and relationships between the different land uses in the way that best serves the health, safety, welfare and convenience of the general public. Of all sections and elements of the general plan, the land use element is the foundation and focal point of the general plan. However, it does not stand alone. Significant policy exchange and interaction must exist with the other general plan elements to form a basis for a successful general plan.

Gardena is a fully developed city and, to a large degree, the land use pattern is established. Therefore, the purpose of the Gardena General Plan 2006, as updated in 2023, is to focus on refinements to the land use patterns and polices which will encourage community rejuvenation and address changes in the marketplace and demands for housing imposed by the State that have occurred since the original General Plan was adopted in 1975. Ideally, these refinements will enhance the community over time and provide direction for the future growth of the community.

Relationship to Other Plans and Planning Tools

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

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

The inseparable relationship between the Land Use Plan and all other plans and elements in the General Plan is especially true with the mandated Circulation Plan, Open Space Plan and Housing Element. Of all the elements required by State law, the Land Use Plan has the broadest scope. Since it governs how land is to be utilized, virtually all of the issues and policies contained in other elements are embodied and reflected in the Land Use Plan. The Land Use Plan should serve to promote a balance between and among conflicting forces of growth and change as represented by the other plans and elements. In Gardena’s case, with a well-defined land use pattern in existence, the land use refinements discussed in this Land Use Plan need to take into consideration the impact on traffic, housing, noise, etc. Every aspect of the environment is directly or indirectly affected by land use; this is true also of the social and economic sectors.

The General Plan Law and Guidelines and the Planning, Zoning, and Development Laws govern the scope and content of the Land Use Plan for the State (California Government Code Sections 65000 et seq.). Several regional plans and programs are also considered in the formulation, adoption, and implementation of local land use policy and they are discussed as follows.

SCAG CONNECT SoCal 2020 - 2045

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

In addition to the mobility component of the plan, it also complies with California's Sustainable Communities and Climate Protection Act of 2008 (SB 375), which required SCAG to develop a regional “Sustainable Communities Strategy” of land use, housing, and transportation policies that will move the region towards meeting the greenhouse gas (GHG) reduction target. Connect SoCal also includes land use and transportation policies, as well as population, household and employment growth forecasts for local jurisdictions. These forecasts were developed using a bottom-up approach with input from local governments and incorporating local general plans.

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

Gardena Municipal Code

As required by State law, the Gardena Municipal Code serves as the primary tool for implementing the goals and policies of the Land Use Plan in the General Plan. Title 18 of the Municipal Code pertains to Zoning and it specifies the types of allowable uses, as well as development standards such as minimum lot size, building heights, setbacks, parking standards, and others. The Land Use Plan defines the land use policies and the Zoning Ordinance provides the detailed and specific regulations and standards for all development projects within the City.

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

Specific Plans

Specific Plans are a statutory creation (Government Code § 65450 et seq.). Specific plans are either advisory or regulatory documents that provide more focused guidance and regulation for particular areas. Specific plans are a useful tool to implement planning and development goals within selected areas by adopting unique standards and requirements. Generally, specific plans include land use, circulation and infrastructure plans, development standards, design guidelines, and all specific plans must include phasing, financing, and implementation plans.

Specific plans can provide for all residential uses, all commercial uses, or a mix of uses as determined appropriate. Specific plans are also useful in allowing the City to provide for site specific high-density residential and mixed-use residential development which is required to meet the City’s obligations under State housing law.

As of the 2023 revision of this Land Use Plan, there are eleven approved specific plans within the City of Gardena, all for residential development. A twelfth specific plan area is identified which will be for commercial and industrial development. Each specific plan is summarized in the following Table LU-1.

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



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

Gardena Specific Plans	Adoption Year	Location	Description
Emerald Square	1999	177th St. between Budlong Ave. and Vermont Ave.	159 single-family homes within a 21.5-acre gated community.
Redondo Village	1999	Redondo Beach Blvd. west of Van Ness Ave.	Two gated residential communities consisting of 65 detached condominium units on 5 acres.
Gardena Village	1999	North side of Artesia Blvd. between Denker St. and Western Ave.	59 detached condominium units within a 5.7-acre gated community.
Cottage Place	2003	Budlong Ave. between 144th St. and 146th St.	35 detached condominium units within a 2.9-acre gated community.
Normandie Estates Normandie Courtyard	2004 2019	Southeast corner of Normandie Ave. and 168th St.	21 detached condominiums in a 1.5-acre gated community. In 2019, 9 units added on 0.71 additional acre.
Carnelian	2004	Vermont Ave. between 141st St. and 135th St.	101 single-family detached homes in an 11.4-acre gated community.
Normandie Place	2008	14532–14602 Normandie Ave.	12 single-family homes in a 38,280 square foot area.
Ascot Village	2011	1249 W. 139th St.	14 single-family homes in a 43,000 square foot area
Platinum Row	2015	14504 S. Normandie Ave.	96 townhome development on a 4.69-acre property
Western Avenue	2017	16958 Western Ave.	46 attached condominiums on a 2.31-acre property
Gardena Transit Oriented Development	2021	12850–12900 Crenshaw Blvd.	265 residential units on a 1.33 acre property
1450 Artesia	Future plan to be adopted	Southeast corner of Artesia Blvd. and Normandie Ave.	To be developed with industrial and commercial uses

Source: City of Gardena

Land Use - 2023

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

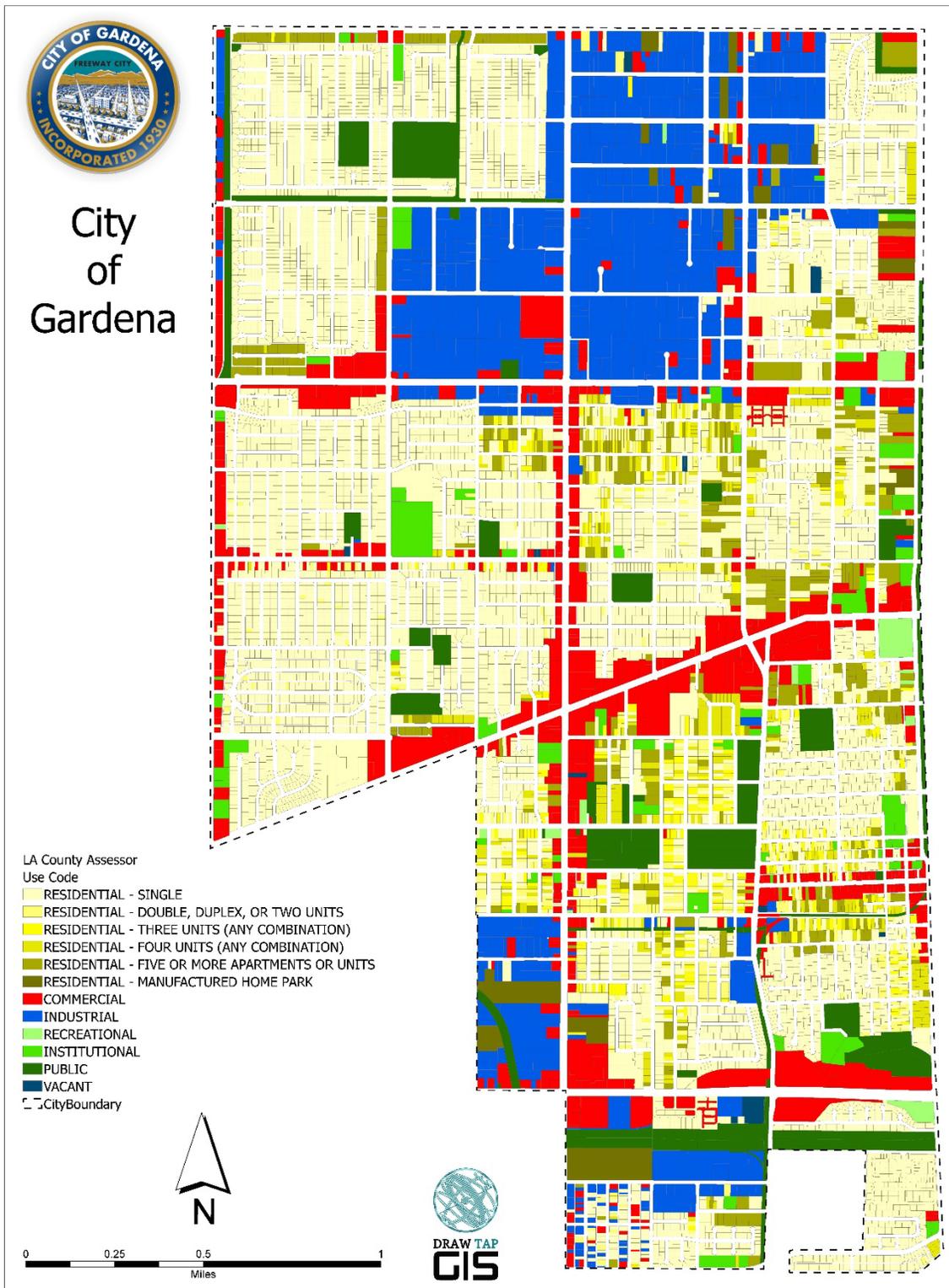
Table LU-2 presents the actual land uses in the City and Figure LU-1 illustrates the actual land use distribution as it exists as of January 2023. These general descriptions are not meant to be coextensive with the land use designations set forth in Table LU-3.

Table LU-2
Land Use - 2023

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

Source Los Angeles County, Office of the Assessor

**Figure LU-1
Existing Land Uses, 2023**



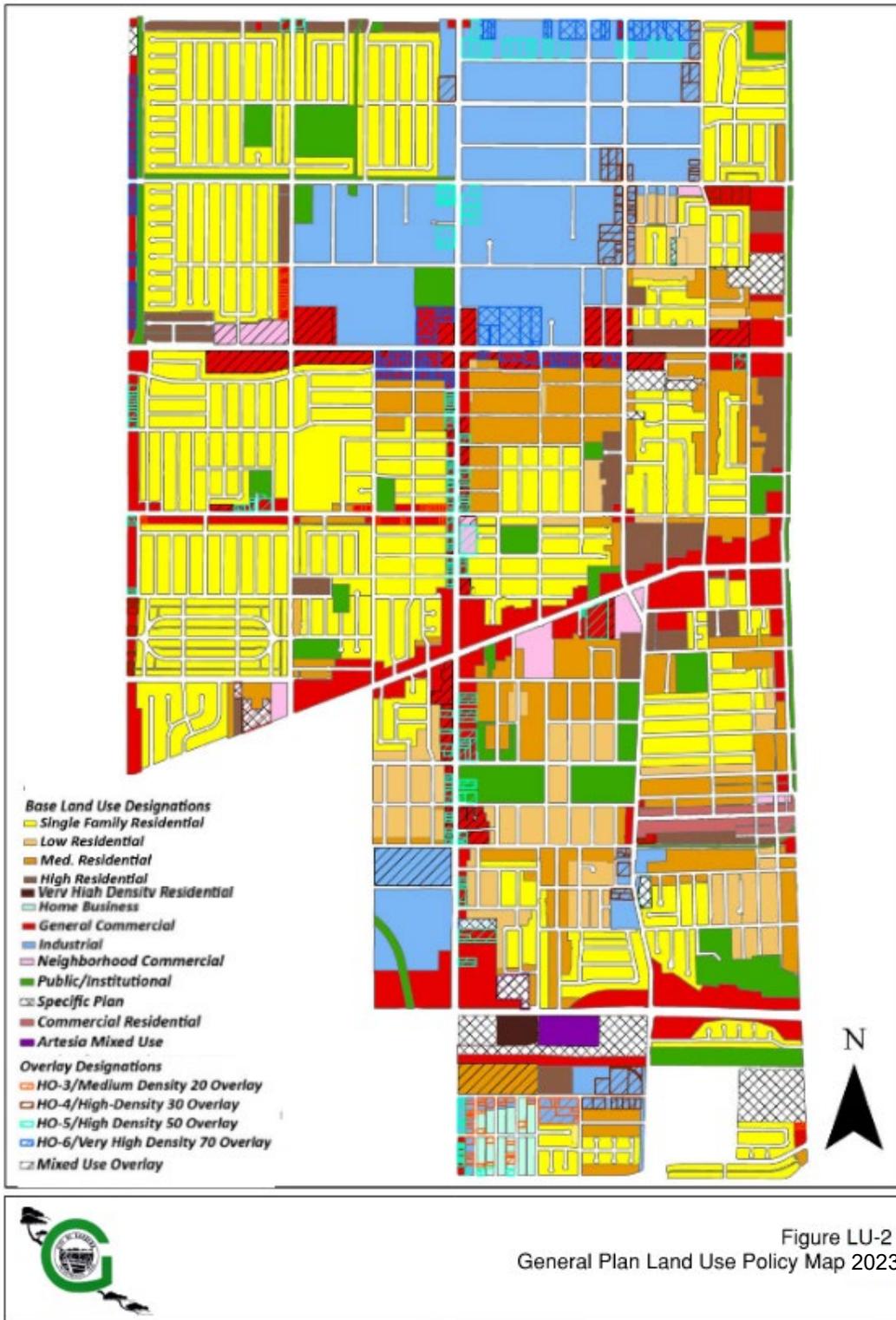
Land Use Designation

With the adoption of this updated Land Use Plan, land uses are now separated into base designations and overlay designations as shown in Table LU-3. This table also includes the acreage and distribution throughout the City. The Land Use Policy Map identifies a land use designation for each parcel of land in the City and guides the City's desired future development patterns until the next General Plan update. The location of permitted land uses are shown in Figure LU-2, General Plan Land Use Policy map.

Table LU-3
General Plan Land Use, Updated 2023

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

**Figure LU-2
Land Use Map, 2023**



Density and Intensity

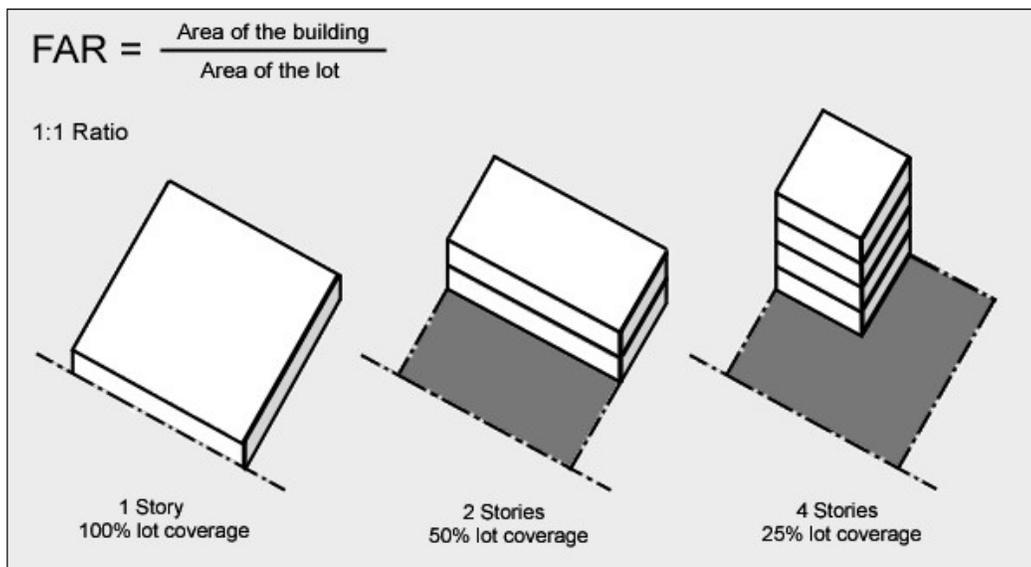
State law requires a precise description of the various land use designations using two universal terms—density and intensity. Density and intensity are terms used to describe the level of development existing or permitted on a lot or parcel of land.

Density is one method of describing the residential land use categories and it refers to the number of housing units per acre of land. Density does not define the type of housing; therefore, zoning codes and general plans often include sub-categories to describe the type of housing, such as single family and multiple family. For example, areas with apartments have higher densities than traditional single-family neighborhoods.

Intensity frequently applies to commercial and industrial land use categories. A method of defining intensity is the relationship between the total floor area of a building and the total area of the lot. This quantification is known as the Floor Area Ratio (FAR) which is determined by dividing the total building floor area by the total size of the parcel. For instance, a 10,000 square foot building on a 20,000 square foot lot has an FAR of 0.5. Generally, commercial corridors along arterials are at higher intensities than neighborhood retail developments.

As shown in Figure LU-3, a building with the same FAR can be designed in different ways—as a low-rise building covering most of the lot, as a mid-size structure with less lot coverage, or as a taller structure with ample surrounding open space.

Figure LU-3 Floor Area Ratio



Residential Designations

The City of Gardena offers several designations for housing products of varying densities to meet the demand of current and future residents. Each residential designation is defined in the following sections. It should be noted that other compatible uses in residential neighborhoods include schools, parks, child care facilities, churches, and in certain instances mixed uses (residential and commercial). The maximum densities listed below do not include accessory dwelling units, junior accessory dwelling units, or additional types of residential units which are allowed by state law and explicitly excluded from density limits.

Single Family Residential

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

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



Low Density Residential

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

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



Medium Density Residential

(Density: 12 -17 units per acre)



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

High Density Residential

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

Density: 20 – 30 units per acre for lots 0.5 acres or greater)

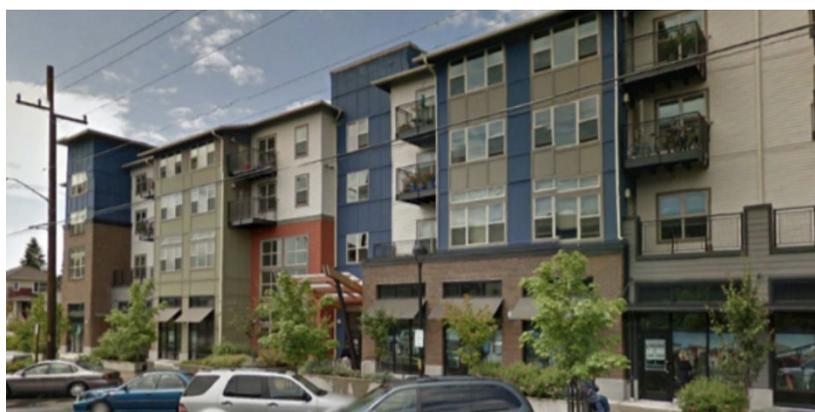
The High Density Residential designation provides for a high quality, multiple- family living environment. This category is implemented by the High Density Multiple-Family Residential (R-4) zone and consists of two to three story multi-unit buildings. The High Density Residential land use designation accounts for 109.24 acres—slightly less than 3 percent of land in the City.



Very High Density Residential

(Density: 51-70 units per acre)

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



Overlay Designations

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

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

Mixed-Use Overlay

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

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



Medium Density 20 Overlay

(Density: 12-20 units per acre)

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

High Density 30 Overlay

(Density: 21-30 units per acre)

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

High Density 50 Overlay

(Density: 31-50 units per acre)

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

Very High Density 70 Overlay

(Density: 51-70 units per acre)

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

Mixed-Use Designations

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

Home Business

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

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

Commercial Residential

(Density: 24 - 34 units per acre)

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



Artesia Mixed Use

(Maximum Density: 18 units per acre)

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



Non-Residential Designations

Gardena is a vibrant city that offers a variety of non-residential services for its residents and visitors. The non-residential land use designations include Neighborhood Commercial, Commercial, Industrial, and Public/Institutional uses. The commercial uses are located primarily along major streets to conveniently service the public. The industrial uses are located primarily in the northern and southern portions of the City, while the public uses are distributed throughout the City.

Neighborhood Commercial

(Maximum Permitted FAR: 0.5)

The Neighborhood Commercial designation is intended to serve the surrounding residential neighborhood or cluster surrounding residential neighborhoods with uses such as smaller scale food markets, drug stores, restaurants, childcare centers, health clubs, and other neighborhood-oriented retail and professional uses. It is implemented by the Commercial (C- 2) and Parking (P) zones.



Commercial

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



The Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. Its corresponding zoning are Business and Professional Office (C-P), General Commercial (C-3), Heavy Commercial (C-4) and Parking (P). Higher FARs of up to 2.75 may be allowed under the Zoning Code for specific uses or zones.

Industrial

(Maximum Permitted FAR: 1.0 in general; up to 2.00 for specific uses described in the Zoning Code)

The Industrial land use designation allows for a wide variety of clean and environmentally friendly industries, technology-related uses, supporting facilities, and business parks. Most of the Industrial land use designation is located in the northern portion of the City and is implemented by the Industrial (M-1) and General Industrial (M-2) zones. Higher FARs of up to 2.0 may be allowed under the Zoning Code for specific uses or zones.



Public/Institutional

The Public/Institutional land use designation provides for a wide range of public and quasi-public uses, including government offices, transportation facilities, parks, schools, public utilities, public libraries, non-profit senior housing and other public uses. It is implemented by the Official (O) zoning designation.

Summary

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

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

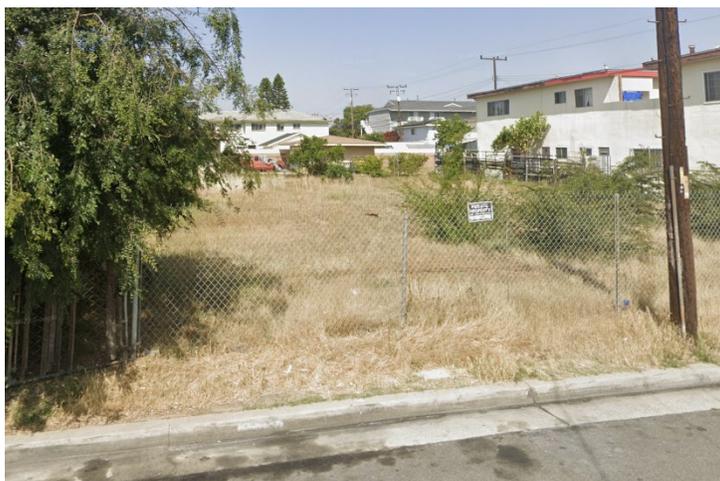
Land Use Designation		Zoning
Residential Designations	Density¹ (in du/ac)	
Single Family Residential	9 (max 1 per lot)	R-1 Single Family Residential
Low Density Residential	17 (max 2 per lot)	R-2 Low Density Multiple Family Residential
Medium Density Residential	12 - 17	R-3 Medium Density Residential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

Holding Capacity Analysis

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

Table LU-5 provides an estimate of the total number of dwelling units planned and the resulting population, and Table LU-6 estimates the potential future development in building square feet of commercial, industrial and public uses within the City. These estimates are based on assumptions of future dwelling unit densities and commercial and industrial building intensities.

Since the original estimates were prepared in 2006, a number of assumptions were corrected to provide a more accurate estimate of development. In the June 2012 update there was a recognition that to more accurately represent buildout, development in the mixed use overlay designation should be calculated at 50 percent residential and 50 percent non-residential. In the 2013 update there was further adjustment to reflect that the Mixed Use designation is made up of two distinct zones, one which allows up to 34 dwelling units per acre (C-R zone) and one which allows only 9 dwelling units per acre (H-B zone). Furthermore, it was recognized that development in the C-R zone should be allocated as 60 percent residential and 40 percent non-residential. In the 2023 update, the housing population per dwelling unit was increased to match current estimates. Realistic capacities for the Single Family and Low Density Residential designations were updated to match the maximum allowed dwelling units per lot and the High Density Residential and Mixed-Use Overlay designation were updated to reflect the change in allowed density per range of lot size. Lastly, the capacity for the new housing overlay designations were included in the 2023 update.



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

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

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

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

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

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

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

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

Goals and Policies

Residential Land Use

LU Goal 1	Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.
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Policies

LU 1.1: Promote sound housing and attractive and safe residential neighborhoods.

LU 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.

LU 1.3: Protect the character of lower density residential neighborhoods.

LU 1.4: Locate new medium- and high- density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities.

LU 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi- family residential developments.

LU 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.

LU 1.7: Preserve the City’s residential buildings of historic and cultural significance.

LU 1.8: Minimize through-traffic on residential streets.

LU 1.9: Allow well designed and attractive residential mixed-use development to occur on existing underutilized commercial/industrial blocks designated as Mixed-Use Overlay.

LU 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.

LU 1.11: Design infill development to be compatible and consistent with the existing low-density character of residential neighborhoods.

LU 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.

LU 1.13: Allow for increased density through the use of Specific Plans where the City determines that there would be a benefit to the community, including meeting the City's housing obligations.

Non-Residential Land Use

LU Goal 2 Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.

Policies

LU 2.1: Require ample landscaping and high level maintenance in all new and existing commercial and industrial developments.

LU 2.2: Encourage the assembly of smaller commercial properties into larger centers and discourage the subdivision of larger commercial/industrial sites into smaller parcels.

LU 2.3: Encourage a balanced distribution of neighborhood commercial development throughout the City.

LU 2.4: Provide neighborhood commercial centers with convenient and safe pedestrian access.

LU Goal 3 Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.

Policies

LU 3.1: Require adequate off-street parking, internal circulation and loading spaces for commercial developments.

LU 3.2: Encourage the upgrade and re- habilitation of existing commercial and industrial building facades and sites.

LU 3.3: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.

LU 3.4: Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking and the full range of customer amenities.

LU 3.5: New commercial and industrial developments shall meet or exceed local and state requirements pertaining to noise, air, water, seismic safety and any other applicable environmental regulations.

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

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

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

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

LU 3.10: Promote conformance of existing nonconforming commercial and industrial development through assembly, consolidation and/or joint venture.

Public and Institutional

LU Goal 4 **Provide the highest quality of public facilities possible to meet the needs of the City’s residents and businesses and promote the City’s image and cultural heritage.**

Policies

LU 4.1: Design parks and public facilities that enhance the appearance of the surrounding areas and promote the City’s identity.

LU 4.2: Require all new public buildings to provide adequate and safe off-street parking facilities to accommodate employees and the public.

LU 4.3: Design public improvements to encourage pedestrian activity and access and to provide safe and convenient pedestrian circulation.

LU 4.4: Utilize public easements and right of ways (flood control, power lines) for recreational, open space, and beautification purposes.

LU 4.5: Encourage the preservation of historical and cultural locations and monuments that highlight the heritage of the City.

LU 4.6: Preserve and maintain as open space those areas in the City that serve as significant natural habitats.

LU 4.7: Provide adequate public facilities and services for the convenience and safety of each neighborhood.

LU 4.8: Promote the development of the Civic Center area as the focal point of the community and expand the Civic Center to Western Avenue.

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

Policies

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

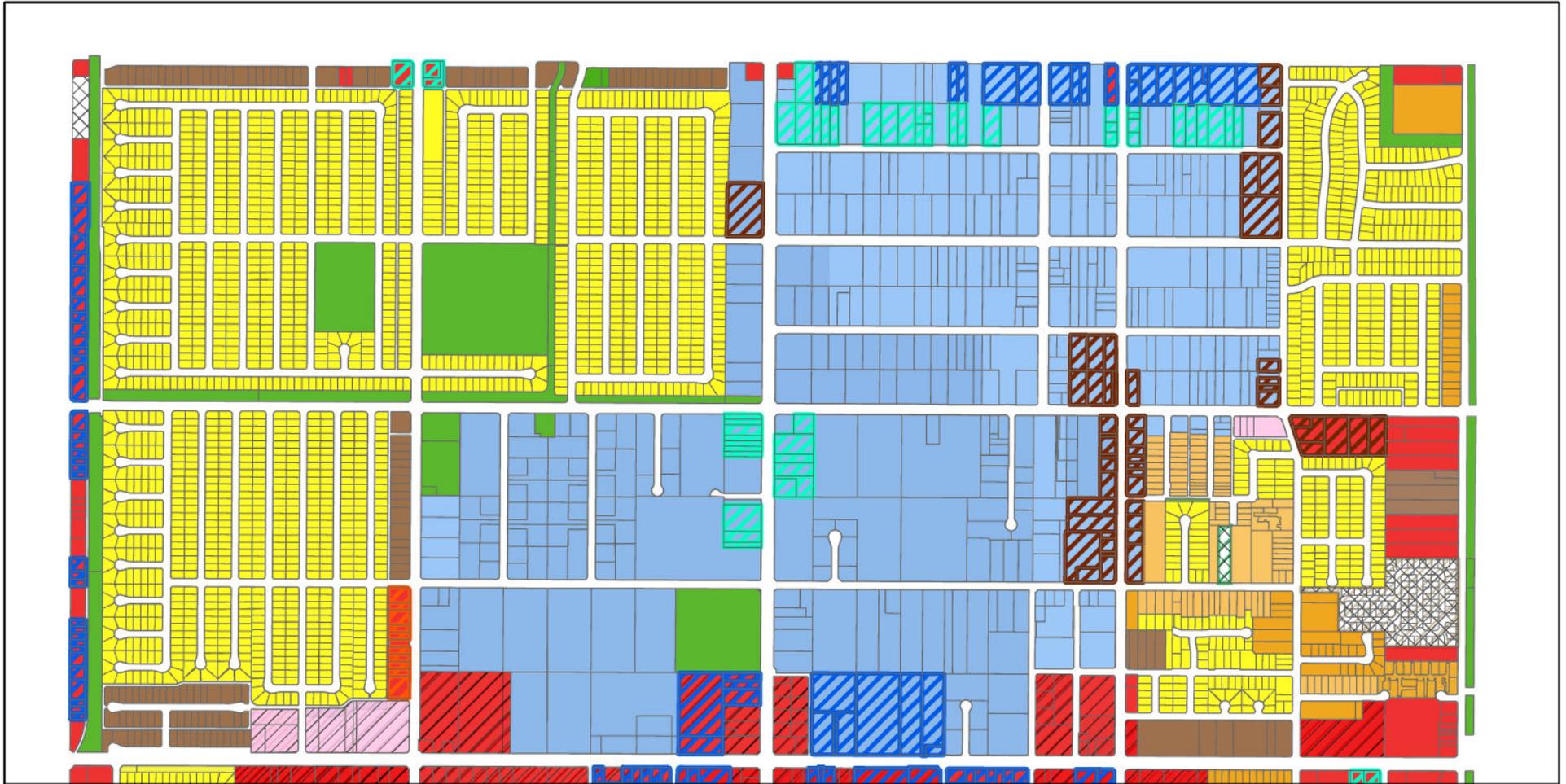
LU 5.2: Develop and maintain objective development standards for higher density housing to ensure quality development for all income levels.

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

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

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

El Segundo Blvd to Rosecrans Ave



Overlay Designations

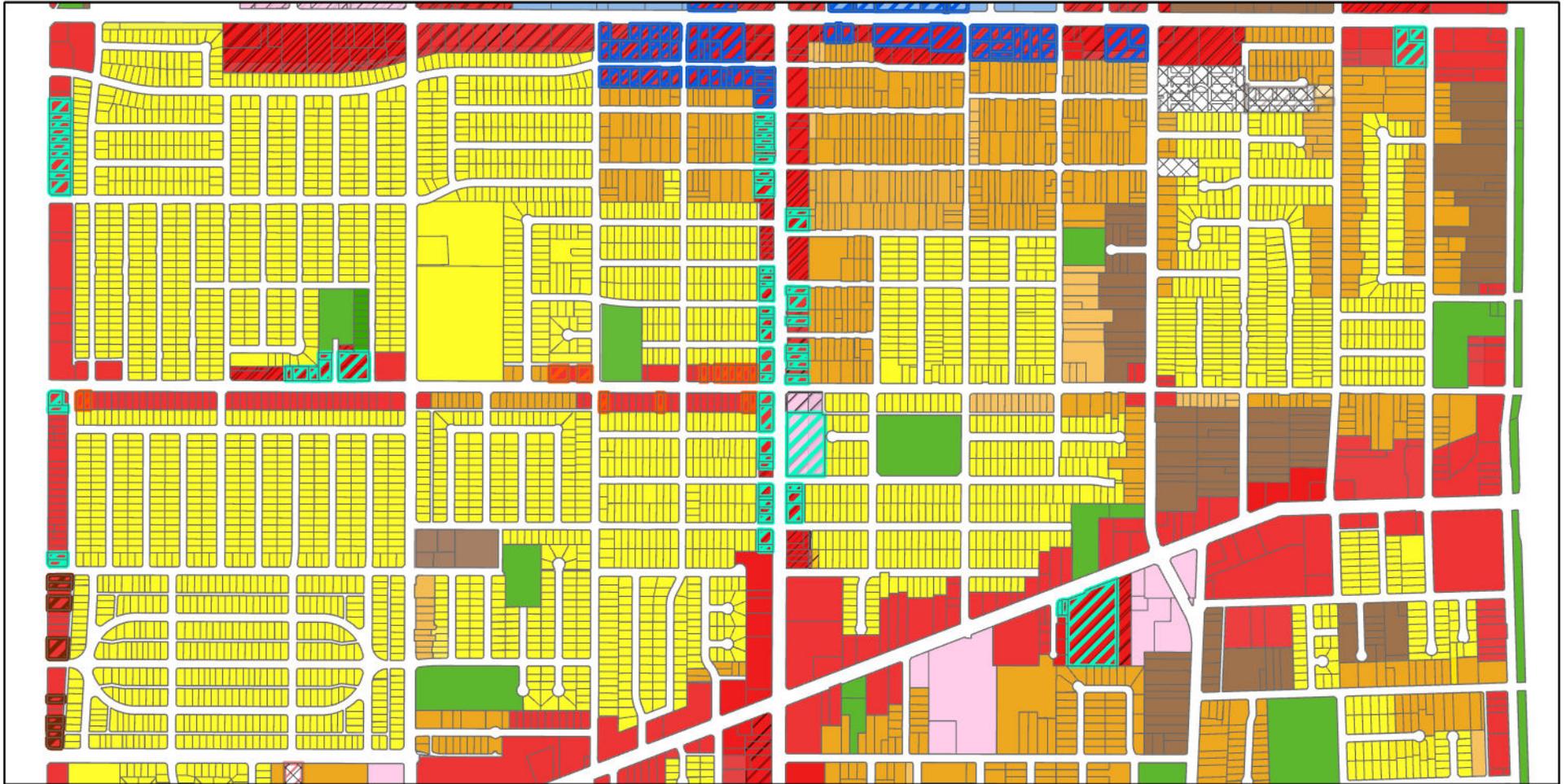
-  Medium Density 20 Overlay
-  High Density 30 Overlay
-  High Density 50 Overlay
-  Very High Density 70 Overlay

Base Land Use Designations

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

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

Rosecrans Ave to Redondo Beach Blvd



Overlay Designations

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

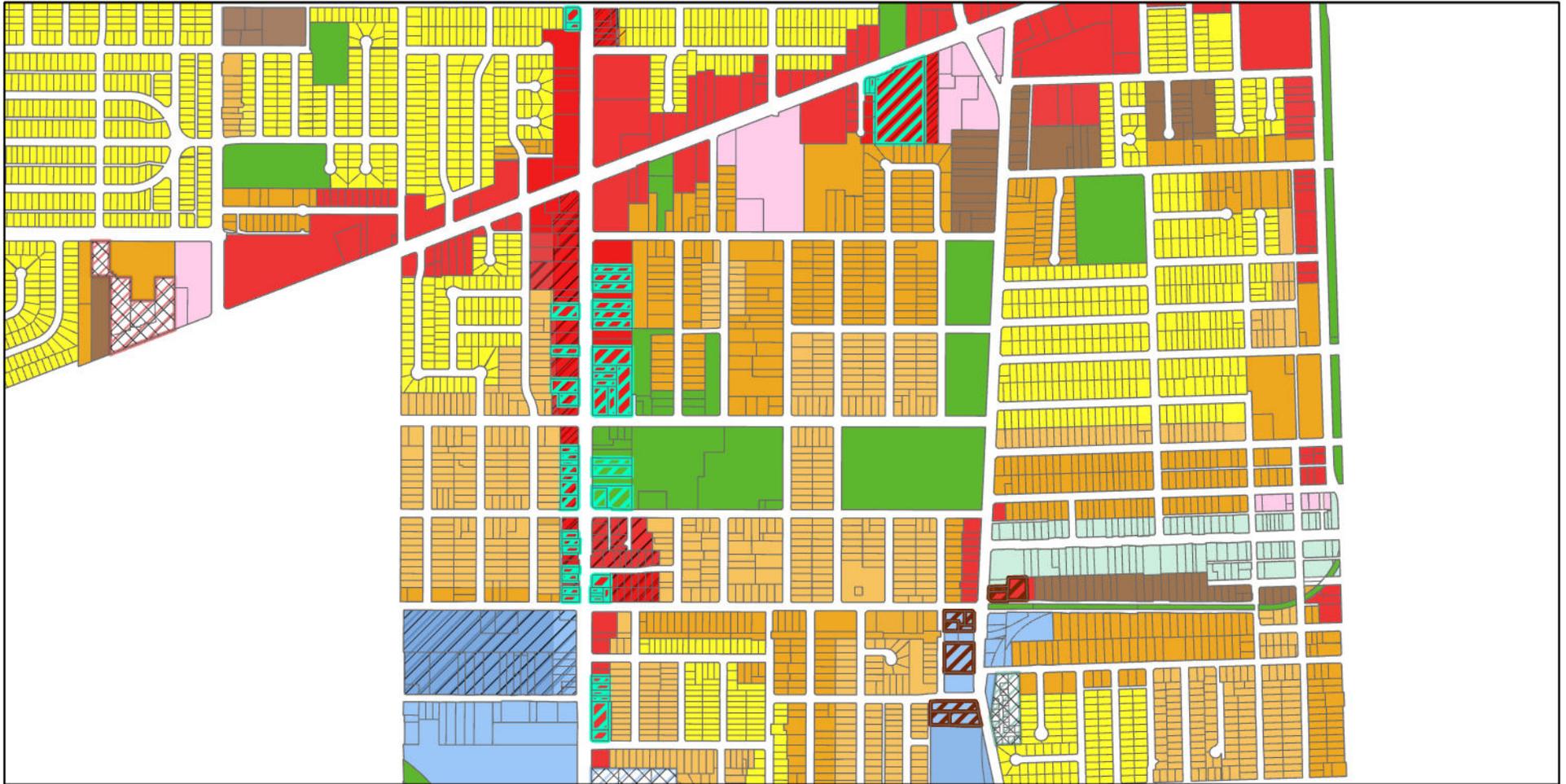
Base Land Use Designations

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

Specific Plan

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

Redondo Beach Blvd to Gardena Blvd



Overlay Designations

-  High Density 30 Overlay
-  High Density 50 Overlay

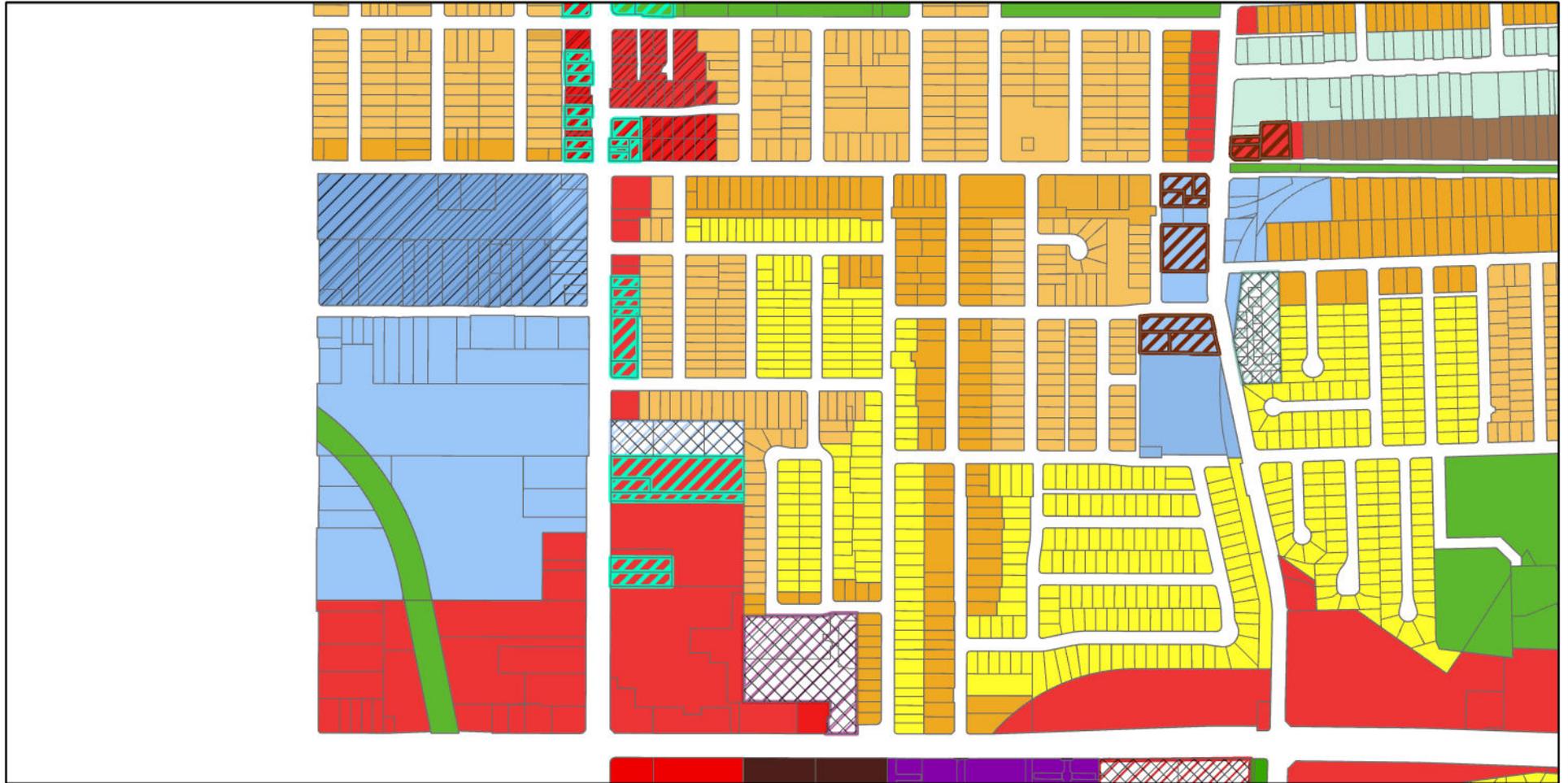
Base Land Use Designations

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

-  Neighborhood Commercial
-  Industrial
-  Public/Institutional
-  Home Business

-  Mixed Use Overlay
-  Specific Plan
-  Commercial

Gardena Blvd to Artesia Blvd



Overlay Designations

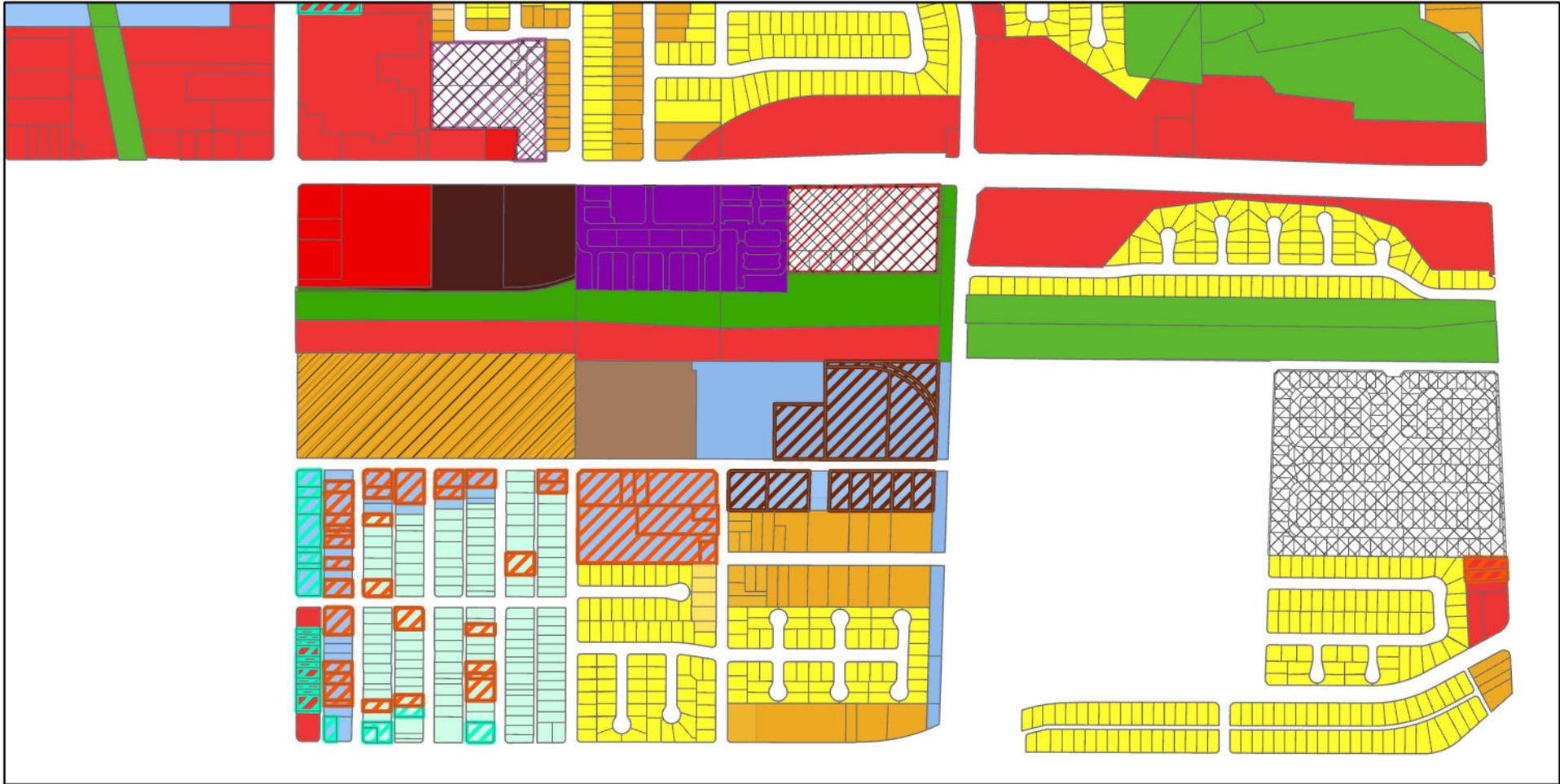
-  High Density 30 Overlay
-  High Density 50 Overlay

Base Land Use Designations

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

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

Artesia Blvd to 182nd Street



Overlay Designations

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

Base Land Use Designations

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

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

Exhibit C - Parcel List

New Overlay Land Use Table

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

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

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

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

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

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

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

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

13714 S NORMANDIE AVE	6115009010	Industrial	High Density 30 Overlay
13706 S NORMANDIE AVE	6115009014	Industrial	High Density 30 Overlay
13850 S NORMANDIE AVE	6115009078	Industrial	High Density 30 Overlay
13618 S WESTERN AVE	6102013011	Industrial	High Density 50 Overlay
1746 W 135TH ST	6102013019	Industrial	High Density 50 Overlay
13610 S WESTERN AVE	6102013017	Industrial	High Density 50 Overlay
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13610 S WESTERN AVE	6102013014	Industrial	High Density 50 Overlay
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NA	4061026030	Industrial	High Density 50 Overlay
NA	4061026006	Industrial	High Density 50 Overlay
13511 S WESTERN AVE	4061026036	Industrial	High Density 50 Overlay
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NA	4061026034	Industrial	High Density 50 Overlay
13715 S WESTERN AVE	4061026032	Industrial	High Density 50 Overlay
13801 S WESTERN AVE	4061026023	Industrial	High Density 50 Overlay
13727 S WESTERN AVE	4061026022	General Commercial	High Density 50 Overlay
14119 S WESTERN AVE	4061027006	General Commercial	Very High Density 70 Overlay
14101 S WESTERN AVE	4061027004	General Commercial	Very High Density 70 Overlay
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1835 W ROSECRANS AVE	4061027014	General Commercial	Very High Density 70 Overlay
1859 W ROSECRANS AVE	4061027013	General Commercial	Very High Density 70 Overlay
1957 W 144TH ST	4062003008	General Commercial	Very High Density 70 Overlay
1930 W ROSECRANS AVE	4062003027	General Commercial	Very High Density 70 Overlay
1922 W ROSECRANS AVE	4062003028	General Commercial	Very High Density 70 Overlay
1939 W 144TH ST	4062003022	General Commercial	Very High Density 70 Overlay
1954 W ROSECRANS AVE	4062003024	General Commercial	Very High Density 70 Overlay
1119 W 144TH PL	4062003037	General Commercial	Very High Density 70 Overlay
1916 W ROSECRANS AVE	4062003029	General Commercial	Very High Density 70 Overlay
1910 W ROSECRANS AVE	4062003030	General Commercial	Very High Density 70 Overlay
1919 W 144TH ST	4062003021	General Commercial	Very High Density 70 Overlay
NA	4062003023	General Commercial	Very High Density 70 Overlay
1900 W ROSECRANS AVE	4062003031	General Commercial	Very High Density 70 Overlay
1901 W 144TH ST	4062003036	General Commercial	Very High Density 70 Overlay
1839 W 144TH ST	4062004008	General Commercial	Very High Density 70 Overlay
1847 W 144TH ST	4062004032	General Commercial	Very High Density 70 Overlay

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Artesia Corridor Properties

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

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

URGENCY ORDINANCE NO. 1847

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING TITLE 18 OF THE GARDENA MUNICIPAL CODE PRIMARILY RELATING TO THE ESTABLISHMENT OF HOUSING OVERLAYS AND DEVELOPMENT STANDARDS PERTAINING THERETO AND REVISING THE CITY'S ZONING MAP AND FINDING THE ADOPTION TO BE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(b)(3) and 15308

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

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

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

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

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

WHEREAS, the City does not have any development standards for the new zones which are required to be adopted by the City’s 6th Cycle Housing Element and would like to have them in place to provide some means of regulation; and

WHEREAS, newly enacted AB 2334 provides that if a maximum allowable density is not provided in dwelling-units-per-acre standard, realistic density may be estimated based on applicable objective standards and then density bonuses awarded above the realistic density; and

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

WHEREAS, Government Code section 36937 allows an Ordinance to take effect immediately if it is from the immediate preservation of the public peace, health or safety,

containing a declaration of the facts constituting the urgency and it is passed by a four-fifths vote of the city council; and

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

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

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

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

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

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

WHEREAS, prior to adopting this Ordinance, the City Council adopted Resolution No. 6619 readopting the Revised 6th Cycle 2021 - 2029 Housing Element and Resolution No. 6620 amending the Land Use Plan of the City's General Plan;

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

SECTION 1. 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 2. Adoption of Zoning Map. The City Council hereby adopts the zoning map attached hereto as Exhibit A as the zoning map for the City.

BEGINNING OF TEXT AMENDMENTS

SECTION 3. The term “multiple-family” is hereby replaced with the term “multi-family” throughout the Gardena Municipal Code.

SECTION 4. Chapter 18.04, Definitions, is hereby amended by deleting all section numbers starting with section 18.04.010 and ending with section 18.04.495. Definitions shall be divided by lettering so that definitions beginning with the letter “A” fall under a heading reading “A Definitions,” definitions beginning with the letter “B” fall under a heading reading “B Definitions,” and so on.”

SECTION 5. Chapter 18.04, Definitions, of the Gardena Municipal Code is hereby amended by **ADDING** the following definitions to read as follows:

“Director” shall mean the Community Development Director or the Director’s designee.

“Studio unit” shall mean a dwelling unit with one room devoted to living, dining, and sleeping purposes, with a separate bathroom. The kitchen may be in the same room or in a separate room.

“Residential Mixed-Use Housing Project” shall mean a mixed-use development consisting of residential and commercial uses with at least two-thirds of the square footage designated for residential use.

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

18.08.010 Zones established.

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

- R-1 Single-family residential ~~zone~~
- R-2 Low-density multi-family residential ~~zone~~
- R-3 Medium density multi-family residential ~~zone~~
- R-4 High density multi-family residential ~~zone~~
- R-6 Very high density multi-family residential
- AMU Artesia mixed-use
- ~~M-U Mixed use overlay~~

- 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:
 - 1450 Artesia Specific Plan
 - ~~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 Estates Specific Plan
 - Normandie Place Specific Plan
 - Redondo Village Specific Plan
 - Platinum Row Specific Plan

B. In addition, the City has established the following overlay zones to further carry out the purposes and provisions of this title:

- MUO Mixed-Use Overlay
- HO-3 Medium density 20 Overlay
- HO-4 High density 30 Overlay
- HO-5 High density 50 Overlay
- HO-6 Very high density 70 Overlay

SECTION 7. Section 18.08.015 is hereby **ADDED** to the Gardena Municipal Code to read as follows:

18.08.015 1450 Artesia Specific Plan

The 1450 Artesia Specific Plan zone is intended to be used for a mix of commercial and industrial uses. No development shall occur in this zone until a specific plan for the properties within this area is adopted by the City Council.

CHAPTER 18.12 – SINGLE-FAMILY RESIDENTIAL ZONE (R-1)

SECTION 8. Subsection L of Section 18.12.050 is hereby amended to read as follows and subsections M - Q are hereby deleted:

L. General provisions as set forth in the table found in section 18.42.010. ~~Fences, Hedges, and Walls. The provisions of Section 18.42.070 shall apply;~~

~~M. Swimming Pool Areas. The provisions of Section 18.42.090 shall apply;~~

~~N. Projections Permitted in Required Yards. The provisions of Section 18.42.100 shall apply;~~

~~O. Protection of Intersection Visibility. The provisions of Section 18.42.110 shall apply;~~

~~P. Repealed.~~

~~Q. All new structures and additions to existing structures shall demonstrate compliance with residential design guidelines set forth in Chapter 18.42.~~

CHAPTER 18.14 – LOW DENSITY MULTI-FAMILY RESIDENTIAL ZONE (R-2)

SECTION 9. Section 18.14.020 of the Gardena Municipal Code is hereby amended to read as follows:

18.14.020 Uses permitted.

The following uses shall be permitted in the R-2 zone and other such uses the commission may deem to be similar to those listed and not detrimental to the public health, safety and welfare:

A. All uses permitted in the R-1 zone, except single family dwellings; and

B. Single and two-family dwellings, subject to the design review provisions of Chapter 18.45.; and

~~C. Condominiums and stock cooperative apartments of up to two units.~~

SECTION 10. Subsections L-S of Section 18.14.050 of the Gardena Municipal Code are hereby amended to read as follows, so that the subsections now end with “N”:

~~L. Fences: the provisions of Section 18.42.070 shall apply;~~

~~M. Refuse areas: the provisions of Section 18.42.130 shall apply;~~

~~N. Swimming pool areas: the provisions of Section 18.42.090 shall apply;~~

~~O. Projections permitted in required yards: the provisions of Section 18.42.100 shall apply;~~

~~P. Protection of intersection visibility: the provisions of Section 18.42.110 shall apply;~~

QL. Lot coverage:

1. a maximum of ~~fifty~~ 50 percent for interior lots and
2. a maximum of ~~seventy five~~ 75 percent for corner lots;

RM. Storage space: a minimum of ~~one hundred twenty~~ 120 cubic feet of storage space shall be provided for each dwelling unit with a minimum of two feet in any direction. Such space may be located in areas which include, but are not limited to, the garage, in an outside closet, or below stairways; and

N. General Provisions as set forth in the table found in section 18.42.010.

~~R. All new structures and additions to existing structures shall demonstrate conformance with residential design guidelines set forth in Chapter 18.42.~~

~~S. All new structures and additions to existing structures shall demonstrate conformance with residential design guidelines set forth in Chapter 18.42.~~

CHAPTER 18.16 – MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL ZONE (R-3)

SECTION 11. Section 18.16.020 of the Gardena Municipal Code is hereby amended to read as follows:

18.16.020 Uses permitted.

The following uses shall be permitted in the R-3 zone and other such uses as the commission may deem to be similar to those listed and not detrimental to the public health, safety and welfare:

A. All uses permitted in the R-1 and R-2 zones, and multiple family dwelling units, except single and two-family dwellings; and

B. Multi-family dwelling units, subject to the site plan review provisions of Chapter 18.44.

SECTION 12. Subsections D and E of Section 18.16.050 of the Gardena Municipal Code are hereby amended to read as follows, subsections L – P and R are hereby deleted,

subsection Q is relettered as subsection L and a new subsection M is added; except as amended, all other sections remain the same:

D. Density: a minimum density of 12 units per acre and a maximum of 17 units per acre. Fractional units shall be rounded upward if such fraction is at or above the five-tenths breakpoint. ~~However, when the application of such density standard results in a fraction of a dwelling unit, such fraction, if below the five-tenths breakpoint, shall be rounded downward to the nearest whole number, and, if such fraction is at or above the five-tenths breakpoint, it shall be rounded upward to the nearest whole number;~~

E. Dwelling unit size:

1. A minimum of 400 square feet per unit. ~~one thousand square feet for three or more bedroom units,~~

2. ~~A minimum of eight hundred square feet for two bedroom units,~~

3. ~~A minimum of six hundred square feet for one bedroom units,~~

4. ~~A minimum of four hundred square feet for bachelor/efficiency units,~~

52. No minimum dwelling unit size shall be required for an affordable housing unit where the applicant enters into an affordable housing agreement with the city to be recorded against the property to ensure continued affordability of all moderate, low, and very low income rental units for at least fifty-five years or where the applicant enters into an equity sharing agreement for all for-sale affordable housing units upon the same terms and conditions as in Section 18.43.045.D (D);

* * *

~~L. Fences: the provisions of Section 18.42.070 shall apply;~~

~~M. Refuse areas: the provisions of Section 18.42.130 shall apply;~~

~~N. Swimming pool areas: the provisions of Section 18.42.090 shall apply;~~

~~O. Projections permitted in required yards: the provisions of Section 18.42.100 shall apply;~~

~~P. Protection of intersection visibility: the provisions of Section 18.42.110 shall apply;~~

QL. Storage space: a minimum of one hundred twenty 120 cubic feet of storage space shall be provided for each dwelling unit with a minimum of two feet in any direction. Such space may be located in areas which include, but are not limited to, the garage, in an outside closet, or below stairways; and;

~~R. All new structures and additions to existing structures shall demonstrate conformance with residential design guidelines set forth in Chapter 18.42.~~

M. General provisions as set forth in Section 18.42.010.

CHAPTER 18.18- HIGH DENSITY MULTI-FAMILY RESIDENTIAL ZONE (R-4)

SECTION 13. Subsections E and J of Section 18.18.020 of the Gardena Municipal Code are hereby amended to read as follows, a new subsection K and N are added, subsections K and Q are relettered and L and M; except as amended, all other subsections remain the same:

E. Maximum density: the maximum permitted density shall be as follows set forth in this subsection; fractional units shall be rounded upward if such fraction is at or above the five-tenths breakpoint:

1. Twenty-five units per acre for lots less than one-half acre;
2. ~~Twenty-seven units per acre for lots between one half acre and one acre;~~
and
32. Thirty units per acre for lots ~~greater than one acre~~ one-half acre or greater.

* * *

J. Usable open space: a minimum of ~~three hundred~~ 300 square feet of usable common or private open space shall be provided for each unit of all multi-family dwellings and condominiums in accordance with the minimum size requirements of Section 18.42.065;

K. Dwelling unit size:

1. A minimum of 400 square feet per unit.
2. No minimum dwelling unit size shall be required for an affordable housing unit where the applicant enters into an affordable housing agreement with the city to be recorded against the property to ensure continued affordability of all moderate, low, and very low income rental units for at least fifty-five years or where the applicant enters into an equity sharing agreement for all for-sale affordable housing units upon the same terms and conditions as in Section 18.43.045.D.

~~K~~L. Signs: the provisions of Chapter 18.58 shall apply;

~~L~~. ~~Fences: the provisions of Section 18.42.070 shall apply;~~

~~M~~. ~~Refuse areas: the provisions of Section 18.42.130 shall apply;~~

~~N~~. ~~Swimming pool areas: the provisions of Section 18.42.090 shall apply;~~

~~O. Projections permitted in required yards: the provisions of Section 18.42.100 shall apply;~~

~~P. Protection of intersection visibility: the provisions of Section 18.42.110 shall apply;~~

~~QM. Storage space: a minimum of one hundred twenty 120 cubic feet of storage space shall be provided for each dwelling unit with a minimum of two feet in any direction. Such space may be located in areas which include, but are not limited to, the garage, in an outside closet, or below stairways; and~~

~~R. All new structures and additions to existing structures shall demonstrate conformance with residential design guidelines set forth in Chapter 18.42.~~

N. General provisions as set forth in the table found in section 18.42.010

CHAPTER 18.18 A- VERY HIGH DENSITY MULTI-FAMILY RESIDENTIAL ZONE (R-6)

SECTION 14. Chapter 18.18A is hereby **ADDED** to the Gardena Municipal Code to read as follows:

Chapter 18.18A VERY HIGH DENSITY MULTI-FAMILY RESIDENTIAL ZONE (R-6)

18.18A.010 Purpose.

The R-6 very high density multi-family residential zone is intended as the highest density residential district for apartments and condominiums.

18.18A.020 Uses permitted.

The following uses shall be permitted in the R-6 zone and other such uses as the Commission may deem to be similar to those listed and not detrimental to the public health, safety, and welfare:

A. All uses permitted in the R-1 and R-2 zones, except single and two-family dwellings; and

B. Multi-family residential developments, subject to the site plan review provisions of Chapter 18.44.

18.18A.030 Uses prohibited.

A. All uses not listed in Sections 18.18A.020 are deemed to be prohibited in the R-6 zone, except those determined to be similar pursuant to the provisions of Section 18.42.040.

B. The following uses are expressly prohibited:

1. Short-term rental of residential units.

18.18A.040 Development standards.

The development standards set forth herein shall apply and supersede any Zoning Code provision in this title to the contrary.

A. Lot dimensions:

1. Minimum lot width at street frontage: 50 feet;
2. No minimum or maximum lot depth.

B. Minimum lot area: 0.5 acres.

C. Yards: Minimum setbacks measured from property lines:

1. Front yard: 10 feet;
2. Side yard:
 - a. 5 feet for first two stories of a building;
 - b. 10 feet for corner lots (street side only);
 - c. 10 feet for stories above the second story.
3. Rear yard:
 - a. 15 feet if adjacent to R-1 or R-2 zoned property;
 - b. 5 feet in all other circumstances.

4. Garages may be constructed along the rear and side property lines when located in the rear one-third of the lot. Garages fronting on public streets shall maintain a minimum 20-foot yard setback.

D. Dwelling unit size:

1. A minimum of 400 square feet per unit.
2. No minimum dwelling unit size shall be required for an affordable housing unit where the applicant enters into an affordable housing agreement with the city to be recorded against the property to ensure continued affordability of all moderate, low, and very low income rental units for at least fifty-five years or where the applicant enters into an equity sharing agreement for all for-sale affordable housing units upon the same terms and conditions as in Section 18.43.045.D.

E. Distances between buildings on the same site: notwithstanding any other provision of this code to the contrary, the following shall apply:

Residential side to side	10 feet
Residential front to side	15 feet
Front to front with interior court	20 feet
Front to front with driveway between	30 feet
Residential to accessory structure	6 feet

F. Density:

1. Minimum density: 51 units per acre
2. Maximum density: 70 units per acre

G. Maximum building height:

1. 40 feet for any portion of a development that is within 20 feet of:
 - a. R-1 or R-2 zoned property; or
 - b. a property line abutting a collector or local street.
2. For the remaining portions of a development, maximum height is 75 feet.
3. An additional five feet of structural height without usable floor area is permitted for architectural projections in all areas.

H. Storage space: 80 contiguous cubic feet of private secure storage space shall be provided for each dwelling unit with a minimum dimension of 2 feet in any direction. Bicycle lockers satisfy this requirement, but bedroom closets and kitchen and bathroom cabinets do not.

I. Off-street parking: the provisions of Chapter 18.40 shall apply, with the following exceptions or additions:

1. Minimum residential parking requirements:
 - a. Studio units: 1 parking space per unit;
 - b. 1 and 2-bedroom units: 1.5 parking spaces per unit;
 - c. Units with more than 2 bedrooms: 2 parking spaces per unit.
 - d. Unless reduced or eliminated by applicable state law, units that are affordable to low-, very low-, or extremely low-income households, senior

housing, and special needs or supportive housing shall provide parking at the rates specified in Section 18.43.090.B.

e. Guest Parking spaces required:

- i. 0.25 space per unit in all residential and mixed-use developments unless reduced or eliminated by applicable state law;
- ii. Guest spaces in a mixed-use project may not be tandem.

2. Tandem and mechanical parking:

a. Residential parking may be satisfied by tandem spaces where parking is assigned to a single residential unit. Two-level mechanical vehicle lifts are to be treated as tandem and subject to the same restrictions. Unassigned parking and parking assigned to different units may not be tandem;

b. Mechanical or robotic parking structures, other than two-level mechanical vehicle lifts, are permitted subject to the development standards applicable to residential structures in this chapter and Chapter 18.42;

3. Shared parking between commercial and residential guest spaces is permitted in mixed-use developments as follows:

a. Only guest parking spaces that are directly accessible to both commercial customers and residential visitors may be used as shared parking. The percentages below are applied only to guest parking that meets this criterion. "Directly accessible," as used here shall mean: 1) using the same curb cuts and driveways as the commercial parking; and 2) not being separated from commercial or residential pedestrian entry points by a wall, fence, gate, berm, or other similar barrier.

b. Commercial space developed as office: 75% of the guest parking spaces may also be counted toward required commercial parking;

c. Commercial space developed as retail: 50% of the guest parking spaces may also be counted toward required commercial parking;

d. Commercial space developed as a restaurant: 20% of the guest parking spaces may also be counted toward required commercial parking;

e. Commercial space developed for any use other than those listed above shall be considered retail for the purpose of this calculation;

f. If more than one type of commercial use is developed within the commercial space, shared parking shall be determined by the use with the

lowest sharing percentage. If circumstances indicate that a higher sharing percentage may be warranted, this may be allowed subject to the following:

- i. The applicant pays for a shared parking study to be commissioned by the City which shows that the number of spaces being provided is sufficient for shared parking use; and
- ii. A declaration of restrictions is recorded against the property which provides that there shall be no change in uses allowed without a subsequent parking study that verifies that the number of parking spaces provided is sufficient for shared parking use; and
- iii. The applicant complies with any conditions required by the parking study to ensure there is sufficient parking.
- iv. The Planning Commission shall approve shared parking under the process set forth in Chapter 18.44 for site plan review.

4. Bicycle Parking.

a. Long-term bicycle parking shall be provided at the rate of one space per every four residential units. Long-term spaces shall be covered, lockable enclosures with permanently anchored racks for bicycles, lockable bicycle rooms with permanently anchored racks, or lockable, permanently anchored bicycle lockers. This requirement shall not apply to any unit which has an enclosed two-car garage.

b. Short-term bicycle parking shall be provided at a rate of 5% of required visitor parking, with a minimum of one two-bike capacity rack. Such parking shall be by means of permanently anchored bicycle racks.

J. Usable open space: a minimum of 150 square feet of usable common or private open space shall be provided for each unit of all multi-family dwellings in accordance with the requirements of Section 18.42.065; and

K. General provisions as set forth in Section 18.42.010.

CHAPTER 18.19 – MIXED USE OVERLAY ZONE (MUO)

SECTION 15. The initial paragraph in Section 18.19.020 of the Gardena Municipal Code is hereby amended to read as follows:

With application of the mixed use overlay zone, the city seeks to take advantage of development opportunities in key areas of the city, each of which faces unique opportunities and constraints. A description of the desired purpose for four of these areas is described in this section to provide guidance for those seeking to construct mixed use

development in such areas. In cases of conflict between the areas described below and the zoning map, the zoning map shall prevail.

SECTION 16. Subsection B, C, D and J of Section 18.19.060 of the Gardena Municipal Code are hereby amended to read as follows, Subsection N is deleted and a new subsection N and O are added to read as follows; except as amended all other sections remain the same:

B. Minimum project area³:

1. One half acre minimum., ~~with the following exceptions:~~

a. ~~Parcels that cannot be consolidated to satisfy the minimum project area because they are bordered on all sides by property that is not zoned with the mixed use overlay zone;~~

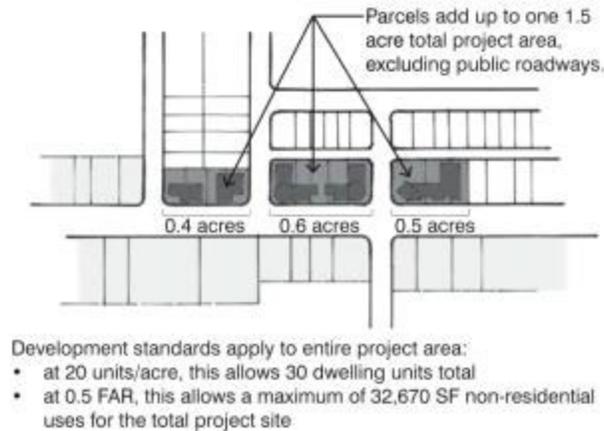
b. ~~Parcels that cannot be consolidated because they are bordered on three or more sides by roadways;~~

c. ~~Parcels that cannot be consolidated because adjacent property is not zoned with the mixed use overlay; or~~

d. ~~Other circumstances prevent the consolidation of parcels to meet this requirement.~~

2. Lots ~~across~~ separated by public roadways may be consolidated to create larger project areas.

3. The community development director must be consulted before the review of projects that cause an orphaned parcel condition. An orphaned parcel condition exists if the group of consolidated parcels that comprise the minimum project area of 0.5 ~~one~~ acre results in an adjacent isolated or orphaned parcel that will be unable to meet the minimum project area. The involvement of the community development director ensures that adequate effort has been made to negotiate between the project and adjacent orphaned parcel. In addition, in the event that the orphaned parcel is not included in the adjacent development for reasons such as its recent date of development, the involvement of the community development director will ensure that compatibility exists between the orphaned parcel's existing condition and the adjacent project's current development.



C. Density and intensity:

1. Floor area ratio (FAR): nonresidential intensity shall be a maximum of 0.5 FAR as calculated over the portion of the project area devoted to such use, including when such use is part of a vertical development.

2. For mixed use projects approved after August 1, 2012, the minimum permitted residential density shall be twenty units per acre for any residential development. This subsection shall not apply to the expansion of any existing use.

3. Residential by itself or as part of a mixed use project: the maximum residential density shall be as follows, calculated over the portion of the project area devoted to residential such use, including when ~~such use is~~ part of a vertical development:

- a. Twenty-five units per acre maximum for sites less than one-half acre;
- b. Thirty ~~Twenty-five~~ units per acre maximum for sites at least one-half acre but less than one acre.; ~~and~~
- c. ~~Thirty units per acre maximum for all sites of one acre or greater.~~

4. Projects may develop both the maximum FAR for nonresidential development and maximum density for residential development within the same project area, provided all other standards in this section are met.

5. Site coverage: eighty percent.

D. Dwelling unit size:

1. A minimum of ~~one thousand~~ 400 square feet per unit. ~~for three or more bedroom units;~~

2. ~~A minimum of eight hundred square feet for two bedroom units;~~

~~3. A minimum of six hundred square feet for one bedroom units;~~

~~4. A minimum of four hundred square feet for bachelor/efficiency units;~~

25. No minimum dwelling unit size shall be required for an affordable housing unit where the applicant enters into an affordable housing agreement with the city to be recorded against the property to ensure continued affordability of all moderate, low, and very low income rental units for at least fifty-five years or where the applicant enters into an equity sharing agreement for all for-sale affordable housing units upon the same terms and conditions as in Section 18.43.045.D.

* * *

J. Usable open space:

1. Residential uses: a minimum of ~~one hundred fifty~~ 150 square feet of outdoor usable common or private open space shall be provided per dwelling unit in accordance with the ~~minimum size~~ requirements of Section 18.42.065.

* * *

~~N. Service, trash and loading areas, and mechanical equipment:~~

~~1. Service and loading areas shall be oriented away from public view and provided with ornamental screening;~~

~~2. Exterior on-site facilities and mechanical equipment, including sewer, gas, water, electric, telephone, and communications equipment, shall be installed underground where feasible. Transformers and other mechanical equipment that must be above ground shall be screened in accordance with Section 18.42.140, and incorporated into the landscape wherever possible;~~

~~3. Trash enclosures shall be screened in accordance with Section 18.42.130. In addition, they shall be enclosed within the building envelope or architecturally integrated with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscaped area.~~

N. Signs: the provisions of Chapter 18.58 shall apply; and

O. General provisions as set forth in the table found in section 18.42.010.

SECTION 17. Section 18.19.080 is hereby **ADDED** to the Gardena Municipal Code read as follows:

18.19.080 Phasing of mixed-use developments.

New mixed-use projects shall include construction of both the residential and non-residential parts concurrently.

CHAPTER 18.19A - ARTESIA MIXED USE (AMU)

SECTION 18. Chapter 18.19A is hereby **ADDED** to the Gardena Municipal Code to read as follows:

**Chapter 18.19A
ARTESIA MIXED USE (AMU)**

18.19A.010 Purpose.

The Artesia mixed-use zone is intended for a mix of commercial space and restaurants with medium density and live-work style residential units. The Artesia mixed-use zone is different from other mixed-use opportunities in the City (primarily overlays) in that it is designed to feature commercial and restaurant uses along the Artesia Boulevard frontage, along with some live-work units; while strictly residential units are clustered along the Dominguez Channel. Live-work units fill the space between the commercial and residential units.

18.19A.020 Definitions.

For the purposes of this chapter, the following words shall have the meanings described below:

“Main Street” means that private street running east-west that roughly bisects the AMU zone into north and south halves.

“Service businesses generally based on-site” provide a service directly to the customer at the business premises. Examples include but are not limited to: copying and shipping; notary public; barber; small item repair; tailor and alterations; dry cleaner; financial advising and banking; tutoring; childcare; and indoor playgrounds.

“Service businesses generally conducted off-site” provide a base of operations and limited customer interaction at the business location while the core of the business activity is performed remotely. Examples include but are not limited to: plumbing; mobile pet grooming; windshield repair; private investigation; pool service; house painting; and wedding planning.

“Studio uses” include but are not limited to: martial arts; art and design, including digital formats; post production; photography; sound recording; physical therapy, and yoga.

18.19A.030 Uses permitted.

The following uses shall be permitted by-right in the Artesia mixed-use zone provided they are not listed as requiring a conditional use permit (18.19A.040) or prohibited (18.19A.050):

- A. Residential—permitted only south of Main Street:
 - 1. Multi-family dwellings
 - 2. Single-family attached dwellings (townhomes)
 - 3. Transitional housing, subject only to those restrictions that apply to other residential dwellings of the same type in this zone
 - 4. Supportive housing, subject only to those restrictions that apply to other residential dwellings of the same type in this zone
 - 5. ADUs and JADUs subject to the provisions of Chapter 18.13
- B. Commercial—permitted only north of Main Street:
 - 1. Retail stores up to 5,000 square feet
 - 2. Restaurants
 - 3. Service businesses generally based on-site
 - 4. Studio uses
- C. Live-work—permitted in live-work-style units only adjacent to Main Street and subject to a home occupation permit:
 - 1. Professional, administrative, and business offices
 - 2. Retail stores
 - 3. Service businesses generally based on-site
 - 4. Service businesses generally conducted off-site
 - 5. Studio uses

18.19A.040 Uses permitted subject to a conditional use permit.

The following uses may be permitted in the AMU zone subject to the issuance of a conditional use permit in accordance with the procedure set forth in Chapter 18.46:

- A. Commercial—permitted only north of Main Street:

1. Retail stores over 5,000 square feet.
 2. Medical offices, including urgent care facility
- B. Live-work:
1. Restaurants
 2. Catering services
- C. Establishments selling or serving alcoholic beverages for consumption on or off the premises

18.19A.050 Uses prohibited.

All uses not listed in Sections 18.35.030 and 18.35.040 are deemed to be expressly prohibited, except those determined to be similar pursuant to the provisions of Section 18.42.040. No similar use determination may be made for the following specific uses, which are deemed to be incompatible with the uses permitted in the C-3 zone and are therefore prohibited:

- A. Residential:
1. Any residential units other than live-work north of Main Street
- B. Commercial:
1. Any commercial uses other than live-work south of Main Street
 2. Fitness and training facilities
- C. Live-work:
1. Industrial uses
 2. Wholesaling and warehousing
 3. Outdoor sales
 4. Adult-oriented businesses as defined by Section 18.62.020.G

18.19A.060 Property development standards.

The property development standards set forth in this section shall apply to all land and buildings in the AMU zone.

- A. Lot area: 0.5 acres.
- B. Lot dimensions: minimum lot width of 92 feet. No minimum or maximum lot depth.

- C. Density: 18 dwelling units per acre maximum.
- D. Building height: 3 stories and 45 feet maximum.
- E. Setbacks and building separation—minimum requirements:
 - 1. Street front: 22 feet.
 - 2. Sides and rear abutting property lines: 5 feet.
 - 3. Commercial building to commercial building: 15 feet.
 - 4. Commercial building to residential building: 15 feet.
 - 5. Live-work building to residential building: 10 feet.
 - 6. Live-work building to live-work building: 10 feet.
 - 7. Residential building to residential building: 10 feet.
- F. Parking:
 - 1. Residential and live-work: 2 spaces per unit plus 0.5 per unit for guest parking.
 - 2. Commercial: 1 space per every 175 gross square feet.
- G. Open Space:
 - 1. Commercial: 10% of commercial gross square feet.
 - 2. Live-work: 100 square feet per unit.
 - 3. Residential: 150 square feet per unit.
- H. General provisions set forth in Section 18.42.010.

18.19A.070 Design criteria.

The design standards set forth in this section shall be used to review site plans, building plans and use permits for all development within the AMU zone and the residential design criteria in section 18.42.190. In the case of conflicting design criteria, this Section shall prevail.

- A. Site design: the following principles intend to establish an engaging street edge defined by the orientation and placement of buildings fronting major streets.

1. Building orientation: buildings and major pedestrian entrances must be oriented towards centers of activity, specifically, a primary street frontage or public plaza.

a. All primary ground-floor common entries or individual dwelling unit entries fronting on public or private streets must be oriented to the street, not to the interior or to a parking lot.

b. Entrances at building corners may be used to satisfy this requirement.

2. Setback encroachments: restaurant facilities and retail may encroach into the street setback as permitted by the City under an approved encroachment permit up to a maximum of eight feet from the building frontage, provided at least four feet of unobstructed walkway is maintained.

B. Architecture: the following principles intend to promote quality design.

1. Siding materials: plain concrete block, plain concrete, plywood, sheet pressboard, or vinyl panels are prohibited. Siding should be of high quality materials that weather well over time;

2. Color: colors must include a base color and two or more accent colors for each building. Colors must be selected from the approved color palette adopted by resolution of the City Council;

3. Multiple story structures: each subsequent story above the second story shall be set back from the story below by a minimum of eight feet. Architectural features, private open spaces, and patios may encroach up to fifty percent into the multiple story setback area, up to the wall face of the lower story;

4. Building facade: street-facing facades must be architecturally enhanced through the use of the architectural features listed below:

a. Maximum total wall plane without windows or entrances (on any facade) should not exceed thirty percent of the first story wall;

b. A minimum of 60 percent of the street-facing facade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas;

5. Architectural details listed below must adhere to the following:

a. Architectural projections, such as bays, dormer windows, sun-control devices, un-roofed porches, cornices, belt courses and appendages such as water tables, sills, capitals, and bases, may encroach into the required setback by up to eighteen inches:

- b. Balconies and porches are encouraged to create distinction between units, but are not required,
 - c. Awnings, if used, must be broken into segments that mirror the door and window openings beneath them,
 - d. Canopy posts may not be placed within the public right-of-way;
6. Window placement shall reflect the use:
- a. For commercial uses, large windows shall front onto major pedestrian thoroughways to promote exposure and visibility,
 - b. For residential uses, windows shall face away from loading areas, docks, and trash storage areas.
7. A lighting plan is required for any new construction pursuant to section 18.42.150 and 18.42.190.H.

SECTION 19. Section 18.20.050.A.7 of the Gardena Municipal Code is hereby amended to read as follows:

7. Other Standards. To the extent not otherwise addressed in this chapter, the provisions of Chapter 18.42 as shown in the table in Section 18.42.010 shall also apply to multi-family residential and residential mixed-use housing projects.

CHAPTER 18.21 - HOUSING OVERLAYS (HO-3, HO-4, HO-5, AND HO-6)

SECTION 20. Chapter 18.21 (Housing overlays (HO-3, HO-4, HO-5, and HO-6)) of the Gardena Municipal Code is hereby **ADDED** as follows:

**Chapter 18.21
HOUSING OVERLAYS (HO-3, HO-4, HO-5, AND HO-6)**

18.21.010 Housing overlays.

Gardena has few vacant or underutilized properties within the existing residential zones to accommodate residential growth without fundamentally changing residential land use policy. To accommodate residential demand, housing overlays are created that are placed over commercial- and industrial-zoned properties that are considered viable for housing development. The overlays provide for four density categories progressing from 12-20 units/acre to 51-70 units/acre. The overlays are designated HO-3 through HO-6 with HO-3 representing the overlay with the lowest density and HO-6 the highest density.

18.21.020 Superimposed nature of housing overlays.

Land classified in the housing overlays shall also be classified in one or more underlying commercial or industrial zones. Property so classified shall be identified on the zoning map by both the underlying zone and the housing overlay. The regulations set forth in this chapter shall be in addition to those regulations in other chapters of this title. In the event of conflict between the provisions of the applicable housing overlay and the underlying zone, Chapter 18.42 (General provisions), the provisions of the housing overlay shall prevail when residential uses are part of the development. If the housing overlay is silent on any development standard, the controlling development standards shall be in the following order: housing overlay, 18.42 (General provisions); and then the underlying zone.

18.21.030 Permitted uses in housing overlays.

The following uses shall be permitted in the housing overlays:

A. Residential developments and residential mixed-use housing projects that comply with the residential design criteria of Section 18.42.190, subject to the density and development standards of the applicable overlay, and subject to the site plan review provisions of Chapter 18.44.

B. Mixed residential and commercial developments are permitted in commercial zones only. Industrial-residential mixed-use is not permitted.

1. Commercial uses in mixed-use developments are permitted, conditionally permitted, or prohibited in the same way they are permitted in the underlying zone. All conditions and limitations on the use within the underlying zone apply to the commercial portion of the development;
2. Residential portion of mixed-use follows development standards of the applicable overlay.

C. Transitional and supportive housing are permitted subject only to those restrictions that apply to other residential dwellings of the same type within the overlay.

D. Commercial and industrial uses permitted in the underlying zone are subject to the provisions of the underlying zone only.

18.21.040 Prohibited uses in housing overlays.

The following uses shall be explicitly prohibited in the housing overlays:

A. Short-term rentals.

18.21.050 Development standards for all housing overlays.

The property development and design standards set forth in this section shall apply to land and buildings within the HO-3, HO-4, HO-5, and HO-6 for a residential or mixed-use project. In the event of a conflict with standards or requirements within other chapters of this title, the provisions in this section shall prevail.

- A. Lot dimensions:
 - 1. Minimum lot width at street frontage: 50 feet;
 - 2. No minimum or maximum lot depth.
- B. Minimum lot area:
 - 1. In HO-3, HO-4, and HO-5: 5,000 square feet;
 - 2. In HO-6: 0.5 acres.
- C. Yards: Minimum setbacks measured from property lines:
 - 1. Front yard: 10 feet;
 - 2. Side yard:
 - a. 5 feet for first two stories of a building;
 - b. 10 feet for corner lots (street-facing side only);
 - c. 10 feet for stories above the second floor.
 - 3. Rear yard:
 - a. 15 feet if adjacent to R-1 or R-2 zoned property;
 - b. 5 feet in all other circumstances.
 - 4. Minimum distances between buildings on the same site: notwithstanding any other provision of this code to the contrary, the following shall apply:

Between residential, commercial, and mixed-use	10 feet
Residential side to side	10 feet
Residential front to side	15 feet
Front to front with interior court	20 feet
Front to front with driveway between	30 feet
Residential to accessory structure	6 feet

D. Maximum building height:

1. In all housing overlays, 40 feet for any portion of a structure that is within 20 feet of:
 - a. R-1 or R-2 zoned property; or
 - b. a property line abutting a collector or local street.
2. For the remaining portions of a structure, the maximum height is as follows:
 - a. HO-3:
 - i. 40 feet and 3 stories for residential only structures;
 - ii. 55 feet and 4 stories for mixed-use structures with ground floor commercial.
 - b. HO-4:
 - i. 55 feet and 4 stories for residential only structures;
 - ii. 65 feet and 5 stories for mixed-use structures with ground floor commercial.
 - c. HO-5:
 - i. 65 feet and 5 stories for residential only structures;
 - ii. 75 feet and 6 stories for mixed-use structures with ground floor commercial.
 - d. HO-6: 80 75 feet/7 stories.
3. An additional five feet of structural height without usable floor area is permitted for architectural projections in all overlay zones.

E. Density and intensity: For developments involving residential alone or as part of a mixed-use project, the minimum and maximum residential densities are as follows:

	minimum density (du/acre)	maximum density (du/acre)
HO-3	12	20
HO-4	21	30
HO-5	31	50
HO-6	51	70

F. Minimum unit size:

1. 400 square feet;
2. No minimum dwelling unit size shall be required for an affordable housing unit where the applicant enters into an affordable housing agreement with the city to be recorded against the property to ensure continued affordability of all moderate, low, and very low income rental units for at least fifty-five years or where the applicant enters into an equity sharing agreement for all for-sale affordable housing units upon the same terms and conditions as in Section 18.43.045.D.

G. Usable open space: A minimum of 150 square feet of outdoor usable common or private open space shall be provided per dwelling unit in accordance with the requirements of Section 18.42.065.

H. Off-street parking: the provisions of Chapter 18.40 shall apply, with the following exceptions or additions:

1. Minimum residential parking requirements:
 - a. Studio units: 1 parking space per unit;
 - b. 1 and 2-bedroom units: 1.5 parking spaces per unit;
 - c. Units with more than 2 bedrooms: 2 parking spaces per unit.
 - d. Unless reduced or eliminated by applicable state law, units that are affordable to low-, very low-, or extremely low-income households, senior housing, and special needs or supportive housing shall provide parking at the rates specified in Section 18.43.090.B.
2. Tandem and mechanical parking:
 - a. Residential parking may be satisfied by tandem spaces where parking is assigned to a single residential unit. Two-level mechanical vehicle lifts are to be treated as tandem and subject to the same restrictions. Unassigned parking and parking assigned to different units may not be tandem;
 - b. Mechanical or robotic parking structures that accommodate three or more vehicles are permitted subject to the development standards applicable to a residential structure;
3. Parking for residential units on lots less than 10,000 square feet shall be directly accessible to the street system via an alley, if available, otherwise as follows:
 - a. Local street, if available;

- b. If no alley or local street is available, then a collector street;
 - c. If no alley, local or collector street is available, then an arterial.
4. Residential lots of 10,000 square feet or greater shall not provide direct vehicular access to an alley. Parking shall be directly accessible to the street system via a local street, if available, otherwise as follows:
- a. If no local street is available, then a collector street;
 - b. If no local or collector street is available, then an arterial.
5. Parking for commercial and guest parking shall be directly accessible to the street system via an arterial, if available, otherwise as follows:
- a. Collector street, if available;
 - b. If no arterial or collector streets are available, then a local street.
6. Guest Parking spaces required:
- a. 0.25 space per unit in all residential and mixed-use developments unless reduced or eliminated by applicable state law;
 - b. Guest spaces in a mixed-use project may not be tandem.
7. Shared parking between commercial and residential guest spaces is permitted in mixed-use developments as follows:
- a. Only guest parking spaces that are directly accessible to both commercial customers and residential visitors may be used as shared parking. The percentages below are applied only to guest parking that meets this criterion. "Directly accessible," as used here shall mean: 1) using the same curb cuts and driveways as the commercial parking; and 2) not being separated from commercial or residential pedestrian entry points by a wall, fence, gate, berm, or other similar barrier.
 - b. Commercial space developed as office: 75% of the guest parking spaces may also be counted toward required commercial parking;
 - c. Commercial space developed as retail: 50% of the guest parking spaces may also be counted toward required commercial parking;
 - d. Commercial space developed as a restaurant: 20% of the guest parking spaces may also be counted toward required commercial parking;
 - e. Commercial space developed for any use other than those listed above shall be considered retail for the purpose of this calculation;

f. If more than one type of commercial use is developed within the commercial space, shared parking shall be determined by the use with the lowest sharing percentage. If circumstances indicate that a higher sharing percentage may be warranted, this may be allowed subject to the following:

i. The applicant pays for a shared parking study to be commissioned by the City which shows that the number of spaces being provided is sufficient for shared parking use; and

ii. A declaration of restrictions is recorded against the property which provides that there shall be no change in uses allowed without a subsequent parking study that verifies that the number of parking spaces provided is sufficient for shared parking use; and

iii. The applicant complies with any conditions required by the parking study to ensure there is sufficient parking.

iv. The Planning Commission shall approve shared parking under the process set forth in Chapter 18.44 for site plan review.

8. Bicycle Parking.

a. Long-term bicycle parking shall be provided at the rate of one space per every four residential units. Long-term spaces shall be covered, lockable enclosures with permanently anchored racks for bicycles, lockable bicycle rooms with permanently anchored racks, or lockable, permanently anchored bicycle lockers. This requirement shall not apply to any unit which has an enclosed two-car garage.

b. Short-term bicycle parking shall be provided at a rate of 5% of required visitor parking, with a minimum of one two-bike capacity rack. Such parking shall be by means of permanently anchored bicycle racks.

I. Signs: the provisions of Chapter 18.58 shall apply;

J. Storage space: A minimum of 80 contiguous cubic feet of private secure storage space shall be provided for each dwelling unit with a minimum dimension of 2 feet in any direction. Bicycle lockers satisfy this requirement, but bedroom closets and kitchen and bathroom cabinets do not; and

K. General provisions as set forth in the table found in section 18.42.010; and

18.21.060 Building separation within a project.

A. Between a residential and commercial or mixed-use building: 15 feet;

B. Between residential buildings: 10 feet.

18.21.070 Phasing of mixed-use developments.

New mixed-use projects shall include construction of both the residential and non-residential parts concurrently.

CHAPTER 18.40 – OFF-STREET PARKING AND LOADING

SECTION 21. Subsections I, J, and O of Section 18.40.060 of the Gardena Municipal Code are hereby amended to read as follows; except as amended, all other sections remain the same:

I. Drainage and paving.

1. Drainage from parking lots to the public rights-of-way shall be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.

2. The applicant shall be responsible for the construction of all on-site drainage facilities and provide a drainage plan. This will include Low Impact Development (LID) referring to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of Stormwater in order to protect water quality.

3. The applicant shall demonstrate compliance with the Construction Stormwater Program of the State Water Resources Board and the applicant must implement Best Management Practices, to the satisfaction of the Building Official, during construction to prevent construction materials and soil from entering the storm drain.

4. ~~Parking areas shall be graded to drain and shall be paved with not less than two inches finished thickness of asphaltic pavement laid on not less than four inches of base material, or not less than four inches of finished thickness of Portland cement concrete.~~

J. Patrons or employees of an occupant of a commercial or industrial building shall not be charged for the use of parking spaces designated toward providing the minimum parking requirements. The provisions of this subsection shall be inapplicable to any project whose minimum parking requirements are in whole or in part met by public parking provided by the Gardena Parking Authority pursuant to Section 18.40.110.

* * *

O. Screening of parking facilities

1. ~~A thirty30 to forty-two42 inch masonry/ or other decorative wall, landscape screen or landscaped berm shall be provided between the property line and~~

~~surface parking spaces lots located along street frontages, and between driveway aisle and parking spaces, which face main entrances to new, expanded or reconfigured parking facilities.~~

2. Such walls or landscape berms shall be set back from the property line and the area between the property line and wall or berm shall be landscaped. The height of the wall or berm shall be measured from the finished grade of the parking space;

3. Parking structures and all mechanical vehicle lifts shall be screened as follows:

a. Parking structures that do not have solid walls facing the property lines shall incorporate screening on those sides by means of metal mesh or slats that are no less than 50% solid material.

b. Mechanical vehicle lifts must be screened by the walls of a structure.

SECTION 22. Subsections A and B of Section 18.40.090 of the Gardena Municipal Code are hereby amended to read as follows:

18.40.090 Landscape regulations for parking areas.

A. Landscape plans for parking areas shall be submitted in accordance with Section 18.42.075A.B and landscape shall be maintained in accordance with Section 18.42.075D.F.

B. ~~For commercial and industrial developments,~~ The amount of landscaping required shall be not less than five percent of the total paved area utilized for driveways and open parking areas. Said landscaping shall be evenly distributed throughout the parking areas wherever feasible. Any unused space resulting from the design of the parking spaces shall be landscaped. This requirement does not apply to indoor parking areas.

CHAPTER 18.42 – GENERAL PROVISIONS

SECTION 23. Section 18.42.010 of the Gardena Municipal Code is hereby amended 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 24. Section 18.42.065 of the Gardena Municipal Code is hereby amended to read as follows:

18.42.065 Open space - Residential uses.

A. Open space may be either private or common.

1. "Private open space" must be directly accessible from the individual dwelling unit and may be in the form of patios, decks, balconies, and roof decks.
2. "Common open space" must be accessible to all residents and may include plazas, courtyards and paseo areas. "Open space" shall not include: sidewalks; parking areas; garages; driveways; turning aisles; storage areas; refuse areas; or areas inaccessible to residents.

B. Dimensions.

1. All common areas shall have a minimum continuous area of 150 ~~one hundred fifty~~ square feet and no dimension less than eight feet in any zone;
2. Except for balconies, patios, and decks, private open space in the ~~R-2, R-3 and R-4 zones~~ shall have a minimum continuous area of ~~one hundred fifty~~ 150 square feet and no dimension less than eight feet;
3. ~~Except for balconies, patios, and decks, private open space in the MUO or C-R zone shall not have any dimension less than eight feet;~~
43. Private balconies, patios, and decks shall have a minimum area of ~~forty~~ 40 square feet and no dimension less than four feet.

C. Landscaping. ~~All usable open space, excluding private balconies, patios, decks, designated common game areas, and fenced private swimming pool areas, shall be landscaped. Common swimming pool areas may be landscaped if feasible. Not less than 10 percent of the area devoted to outdoor open space must be planted and irrigated pursuant to Section 18.42.075.~~

D. An outdoor swimming pool, jacuzzi, or hot tub (including surrounding decks or walkways) may be substituted for up to 50 percent of open space.

~~DE. Indoor Areas. Indoor areas improved and designated for the leisure and recreational use of all the residents may contribute to a maximum of ten percent of the usable open space requirement. Indoor common recreation or gathering spaces may be counted as common space if it is immediately adjacent to and accessible from a common area and does not exceed 25 percent of the total required common open space.~~

SECTION 25. Subsections A and C of Section 18.42.070 of the Gardena Municipal Code are hereby amended to read as follows; all other provisions remain the same:

18.42.070 Fences, hedges and walls.

For purposes of this section the term "fence" includes a "wall"

A. Height.

1. Residential Uses. A fence, ~~hedge or wall~~ not more than eight ~~seven~~ feet in height may be located along the side or rear property lines.

2. Residential front yard fences shall be composed of only the following materials: wood, wrought iron, tubular steel, stone, brick, stucco, or decorative block such as slump stone or split-faced block. If the fence consists of wrought iron or tubular steel, it shall be interspersed with stone, brick, stucco, or decorative block at a minimum of every eight feet ~~for aesthetic reasons~~.

a. Driveway gates shall be set back ~~at least~~ a minimum of twenty feet from front or corner side yards.

b. Driveway gates abutting alleys shall be located ~~at least~~ a minimum of twenty-five feet from the opposite side of the alley.

c. Except as provided by subsection A.2.d of this section, fences and hedges, in the front yard setback shall have a maximum height of three and one-half feet for interior lots and three feet for corner lots in the required front yard setback area. Fences in the front yard beyond the setback shall not exceed ~~seven~~ eight feet in height.

d. In cluster developments that provide perimeter fencing, fences in the front yard setback may be up to ~~seven~~ eight feet in height provided the following requirements are met:

i. The fence shall consist of wrought iron or tubular steel and shall be interspersed with stone, brick, stucco, or decorative block at a minimum of every eight feet ~~for aesthetic reasons~~; and

ii. There is a minimum of five feet of landscaping between the front of the fence and the back of the sidewalk area closest to the fence.

3. Nonresidential Uses. A fence, ~~hedge or wall~~ not more than eight feet in height may be located along the side or rear property lines. A fence or hedge ~~or wall~~ shall have a maximum height of three and one-half feet for interior lots and three feet for corner lots in the required front yard setback area when such setback is required pursuant to the provisions of this code.

a. Nonresidential fences shall be composed of only the following materials: wrought iron, tubular steel, stone, brick, stucco or decorative block such as slump stone or split-faced block.

b. Nonresidential fences ~~and walls~~ located on street frontages shall have a minimum three-foot landscape setback.

4. Nonresidential Parking Lot Abutting Residential Zone. Wall enclosure requirements shall be as follows:

a. Where a commercial or industrial parking lot abuts property in a residential zone, a decorative masonry wall at least eight feet in height shall be constructed along the abutting property line. Such walls shall uniformly step down to a height of three and one-half feet within the required front yard setback area of the adjacent property.

b. Where a commercial or industrial parking lot is adjacent to a street or highway, a decorative masonry wall three feet in height or a landscape hedge shall be constructed to serve as a visual screen.

* * *

C. Measurement of Fences. When a fence, wall or landscaping treatment of a specified height is required as a condition of approval to a development request, and there is substantial difference in the finished grade on either side of such fence, the height shall be measured from a grade on the higher side ~~as determined by the community development director in order to protect the safety and general welfare of affected property owners.~~

SECTION 26. Section 18.42.075 (Landscape regulations) of the Gardena Municipal Code is hereby amended as follows; all other sections remain the same:

18.42.075 Landscape regulations.

A. For the purposes of this section, the following definitions shall apply:

1. “High water use plants” means plants listed as “high” water use on the WUCOLS plant list for Region 3. The list can be found at:

<https://ucdavis.app.box.com/s/sunee4loougj2cmnfeqqmbax1mpvmyv0>.

2. “Water efficient” means using plants listed as “low” or “very low” water use on the WUCOLS plant list for Region 3. The list can be found at:

<https://ucdavis.app.box.com/s/sunee4loougj2cmnfeqqmbax1mpvmyv0>.

3. “WUCOLS” is Water Use Classification of Landscape Species published by California Center for Urban Horticulture, University of California, Davis and can be found at:

<http://ucanr.edu/sites/WUCOLS/>.

AB. A complete landscaping plan shall accompany site development plans for all newly constructed or expanded buildings or structures in all the multi-family residential, commercial, and industrial zones. This requirement shall not apply to the following:

1. A change in use, involving no addition or alterations to buildings or parking layout;
2. An addition to or alteration of any building or structure required by other provisions of this code or state laws;
3. An addition to or alteration of any building or structure, which does not exceed five hundred square feet.

BC. The landscaping plan shall include:

1. The botanical and common names of the plants ~~listed alphabetically~~ with a key ~~number assigned~~ to each plant so it can easily be located on the plan;
2. The size and quantity of the plants;
3. The spacing and design of landscape material.

CD. For commercial and industrial developments, the amount of landscaping required in parking areas and size of planting materials shall be as set forth in Section 18.40.090.

E. Plants

1. At least 75% of plantings must be water efficient plants and not more than 5% may be high water use plants or turf grass. California native plants are encouraged, but plants native to other Mediterranean climates (including South Africa and Australia) are permitted.

2. Trees must be a minimum of 24 inch box size. Shrubs must be a minimum of 1 gallon size.

3. Landscaping shall be placed to not obstruct pedestrian pathways when the plants reach mature size.

DE. Landscape maintenance requirements shall be as follows:

1. An automatic sprinkler or irrigation system shall be installed and permanently maintained in working order.

a. The system must include controllers that utilize either evapotranspiration or soil moisture sensor data utilizing non-volatile memory.

b. Metal cages, painted green, shall be used to protect irrigation check valves and controllers.

c. All above ground piping, such as double detector check valves, shall be placed behind the front setbacks and shall be screened with landscaping and painted green.

d. Protective bollards shall be of a decorative type and/or painted green where appropriate.

2. All landscaping shall be permanently maintained in thriving condition.
3. Lawn and ground covers shall be trimmed or mowed regularly. All planted areas shall be kept free of weeds and debris.
4. Adjustments, replacements, repairs and cleaning of plant material shall be a part of the regular maintenance.
5. Stakes, guys, and ties on trees shall be checked regularly for correct function. Ties shall be adjusted to avoid creating abrasion or girding on trunks or branches.

G. Non-planted areas:

1. Seating areas, fire pits, patios, and shade structures, etc., may be substituted for up to 50% of the planted area requirement. These areas may be paved with brick or stone pavers, decomposed granite, raised wood or artificial wood platforms, or decorative concrete pavers.

2. Poured concrete and asphalt are not permitted except to provide accessible pathways and courts for sports such as tennis and basketball.

3. Hardscape, such as stone, gravel, decomposed granite, and pavers, may be use in front and side setbacks as follows:

a. Hardscape may not exceed 50% of the required setback area;

b. Hardscape in required open space shall not exceed 90% of the total open space area;

c. All hardscape in the front setback area must be buffered from the public right-of-way by a minimum four foot landscaped strip that must be:

i. Planted with living plant materials pursuant to subsection E above; and;

ii. Be irrigated pursuant to subsection F above;

4. Sculptures, shade structures, fountains, and other constructed or erected features are limited to not more than 20% of the front yard or more than 50% of required open space;

5. Water features: Except for birdbaths, only recirculating water features may be used.

SECTION 27. Section 18.42.120 of the Gardena Municipal Code is hereby amended to read as follows:

18.42.120 ~~Distance between buildings~~ Residential design criteria.

~~Zones in which tall buildings are permitted: In all zones where buildings of three or more stories in height are permitted, the requirements for space between buildings on the same site shall be increased two and one-half feet for each story, or fraction thereof, above the second story.~~

A. Multi-family site design:

1. In residential zones:

- a. Multi-family buildings with ground floor units fronting a street shall have the pedestrian entrances to those units facing the street; or
- b. Where a courtyard is provided with units on at least two sides, the main pedestrian entrances may all face the courtyard provided there is direct pedestrian access to the courtyard from the public right-of-way;
- c. For townhomes and apartments not fronting on a public street, the main pedestrian entrances, private or common, shall be oriented toward walkways within the development.

2. In commercial zones:

- a. Ground floor residential units need not have their primary pedestrian entrances facing the street;
- b. On a corner lot, units fronting on a secondary street may provide the primary pedestrian entrances facing that street;
- c. For mixed use developments, the primary residential pedestrian entrances may not be shared with commercial unit entrances.

B. Massing and articulation.

- 1. Buildings shall have major massing breaks at a minimum of every 25 feet along any street frontage by stepping back upper floors (above second floor) by 10 feet for a minimum of 50% of the facade width.
- 2. Variations in wall plane (projection or recess) of a minimum of 2 feet are required for a minimum of 25 percent of all facades of first and second stories.

3. Entries must be recessed or under a roof projection, such as a transom or porch, with a minimum area of 24 square feet. Fabric awnings do not satisfy this requirement.
4. Vertical ornamental elements, such as pilasters, if used, must protrude a minimum of 4 inches from the wall surface and extend from the ground or floor to the full height of the wall segment to which it is attached.

C. Exterior surfaces

1. On all exterior structure, wall, and fence surfaces, except those noted in Subsection 2 below, at least two exterior surface materials and colors are required on each building elevation and are limited to:
 - a. Stucco (smooth or rough);
 - b. Stone or brick veneer;
 - c. Wood (or equivalent), fiber cement, or metal cladding (siding), horizontal or vertical orientation;
 - d. Metal, provided they have a non-reflective coating or have the property of being non-reflective;
 - e. Other materials, provided they do not cover more than 25% of building elevations facing public streets. These materials include, but are not limited to, tile, and decorative concrete blocks—which are blocks that are textured or colored other than unstained concrete.
2. The following structure surfaces are exempt from Subsection C.1 above:
 - a. Metal mesh or slats may be used on the entire surface or parking structures; and
 - b. Glass.
3. Prohibited exterior materials include the following:
 - a. Concrete masonry units (CMU);
 - b. Aluminum, galvanized steel, or corrugated metal panels;
 - c. Plywood and T1-11 siding;
 - d. Vinyl or plastic panels;
 - e. Mirrored glass;
 - f. Glossy tiles.

4. Exterior colors: for all structures, including buildings, walls, and fences, the following shall apply:

a. Colors must include a base color and at least one accent or trim color for each building.

b. Only colors on the approved exterior color palette list, as adopted by City Council resolution, are permitted by-right, except as set forth below. Accent or trim colors that are not included on the approved color palette list are allowed provided they do not exceed 15 percent of the total surface area on each elevation of the building.

c. Stone veneer, approved metals, and wood, both stained and unstained, are not subject to the exterior palette list;

D. Roofs.

1. Rooflines shall be vertically articulated at a minimum of every 48 feet along the street frontage through one of the following techniques:

a. A change in wall or roof height of a minimum 2 feet;

b. A change in roof form; or

c. The inclusion of dormers, gables, or parapets

2. Materials for sloped roofs may be one of the following:

a. Composition shingles;

b. Flat concrete tiles;

c. Curved terracotta tiles;

d. Glazed tiles; or

e. Standing seam metal.

3. Eaves

a. Minimum projection from walls is 8 inches;

b. Maximum projection from walls is 24 inches.

4. Flat roofs must have a minimum 3-foot parapet wherever it meets an exterior wall.

E. Main entry. Main entry doors must be recessed by a minimum of 4 inches or be surrounded by molding at least 3.5 inches wide and projecting from the wall not less than

3/4 of an inch. Side lights, transoms, pilasters, and other decorative entry features must also be recessed or trimmed in the same manner as the door.

F. Windows.

1. All windows must be recessed by a minimum of 4 inches or be surrounded by molding at least 3.5 inches wide and projecting from the wall not less than 3/4 of an inch.
2. Window frames must be wood, vinyl, or equivalent. Aluminum framed windows are prohibited.

G. Trellises

1. Attached and detached trellises are permitted provided any posts, brackets, or other supporting elements do not encroach into setbacks;
2. The top horizontal elements may project into setback areas not more than 18 inches.
3. Plants that are supported by a trellis may not extend more than the top horizontal elements if adjacent to a property line.

H. Lighting. In addition to the development standards of 18.42.150, the following design criteria apply to all Multi-Family residential developments:

1. All exterior light bulbs and LEDs must be enclosed on the top and sides when mounted to the side of a building, a pole, or other structure. The enclosing material may be glass, plastic, or metal, except that;
 - i. Suspended light strings may have exposed bulbs; and
 - ii. Holiday lights are exempt from this subsection.
2. All exterior lighting fixtures on the same building shall be of the same manufacturer and shall be of the same design, materials, and color. Size may vary if design, materials, and color are consistent.
3. All pole- or bollard-mounted lighting must be of the same manufacturer and of the same size, design, materials, and colors.
4. All light poles, standards, and fixtures shall not exceed a height of 16 feet measured from finished grade. The maximum 16 feet in height shall include all elements of the light, such as pole and light fixture combined.

I. Balconies, porches, and other projections.

1. All projections into the setback areas are subject to the restrictions found in Section 18.42.100.

2. Awnings, if used, must be broken into segments that mirror the door and window openings beneath them.

SECTION 28. Section 18.42.130.A of the Gardena Municipal Code is hereby amended to read as follows:

18.42.130 Refuse Enclosures.

A. Residential.

1. All trash containers shall be stored so they are not visible from the public right-of-way.
2. For all multi-family dwellings ~~in excess of four units, refuse enclosures shall be provided as required by Chapter 8.20 that do not use individual trash containers, trash, recycling, organic waste, and green waste bins or dumpsters shall comply with one of the following:~~
 - a. The enclosures are located on the rear half of the property, housed in covered enclosures with an opaque gate that screens the trash receptacles and the enclosures shall be constructed of the same wall material and color as the nearest building within the development; or
 - b. The enclosures are to be housed in a non-required parking area within a parking structure; or
 - c. The enclosures are to be enclosed within a building envelope;
3. Stand-alone trash enclosure structures located adjacent to or within a landscaped area shall be planted with climbing vines to cover adjacent exterior surfaces.

SECTION 29. Section 18.42.140 of the Gardena Municipal Code is hereby amended to read as follows:

18.42.140 ~~Enclosure of~~ Utilities and mechanical equipment.

A. Utilities that service the site shall be undergrounded from the point of connection to the utility to the structures or meters for the units. This includes utilities servicing the property through pipes, wires, or cables.

B. All mechanical equipment, plumbing lines, heating and cooling units and storage tanks and ductwork, roof or ground mounted, shall be incorporated into the building envelope. ~~When that is not feasible, all such items or~~ shall be screened on all sides with solid material as follows so that no part of the equipment is above the enclosure or

screening: architecturally compatible with the main structure or when located at ground level, may be screened with landscaping

1. Ground-mounted equipment shall be screened with the same material and colors as the building it serves. Alternatively, when located at ground level, the equipment may be screened with landscaping.

2. Roof-mounted equipment shall be screened with either the same material and colors as the building it serves, wood, or metal. Vertical slats may be used such that no more than 20 percent of the screening material is open for air circulation. All screening must be painted to exactly match the closest painted surface of the building it serves and must be a color from the approved color palette. Such screening shall be maintained at all times.

SECTION 30. Section 18.42.150 of the Gardena Municipal Code is hereby amended to read as follows:

18.42.150 Security and lighting plan.

Complete security and lighting plans shall accompany all site development plans for multi-family development of four or more units and commercial and industrial developments to ensure that safety and security issues are addressed in the design of the development.

A. Intensity

1. Lighting plans for commercial and industrial developments shall demonstrate an average of two footcandles with no single point less than one footcandle for all public/common areas;

B2. Lighting plans for multi-family developments shall demonstrate an average of one footcandle for all public/and common areas.

B. All entries, parking areas, trash enclosures, active outdoor areas, and pedestrian pathways shall include dusk to dawn lighting for safety and security.

C. Security lighting shall not be directed beyond the property lines.

SECTION 31. Section 18.42.170 of the Gardena Municipal Code is hereby amended to read as follows:

18.42.170 Pedestrian amenities.

A. Pedestrian access via walkways that are at least ~~forty-four~~48 inches wide shall be delineated by ~~decorative material~~, pavers or stamped concrete for each new residential unit except as described in B below. The delineated walkways are required to provide primary access to each unit from the public right-of-way;

B. Pathways to accessible units as well as pathways that connect such units to common areas, such as mailboxes, lobbies, amenities, disposal facilities, and parking areas shall have smooth concrete surfaces.

SECTION 32. Sections 18.42.190 through 18.42.210 are hereby **ADDED** to the Gardena Municipal Code to read as follows:

18.42.190. Pet relief areas

A. Multi-family developments of 10 units or more and where pets are permitted shall provide a pet relief area subject to the following standards. In buildings where residents cannot keep pets, this section is not applicable;

B. Location: Pet relief areas must be outside in an area that is accessible to all resident pets of the building and not less than 15 feet from public sidewalks and not less than 10 feet from any building entrances;

C. Size: the pet relief area shall be a minimum of 40 square feet for developments of 10-40 units and 60 square feet for larger developments;

D. Ground material: Ground surface material should be pea gravel or artificial turf;

E. Screening: Area shall be screened from adjoining spaces by a minimum three foot wall or hedge;

F. Amenities: At least one post, a minimum two feet high, preferably shaped like a fire hydrant, shall be provided in the pet relief area;

G. Cleaning supplies: The pet relief area shall be supplied with disposal bags, a trash bin, and a water connection for a hose.

18.42.200 Pre-permit requirements.

A. The applicant shall submit a Final Geotechnical Investigation for City review and approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official.

B. Air quality. The project shall comply with the objective standards of the South Coast Air Quality Management District (SCAQMD) Rule 403 for fugitive dust control, rule 1113 for architectural coatings, Rule 1403 for asbestos containing materials, and regulation XIII for new on-site nitrogen oxide emissions.

C. The applicant shall prepare construction and demolition waste recycling plans for review and approval by the Building Division. Applicant shall enroll in the city's waste diversion program.

D. Prior to building permit issuance, the applicant is required to demonstrate to the Building Division that the HVAC units, if used, that are proposed to be installed on the site comply with the Chapter 8.36 (noise ordinance).

E. Prior to approval of grading plans or prior to issuance of grading and building permits, the following noise reduction techniques shall be included in the construction plans or specifications:

1. Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.

2. The project applicant shall demonstrate to the satisfaction of the City's Building Official that construction noise reduction methods shall be used where feasible, including shutting off idling equipment.

3. During construction, equipment staging areas shall be located such that the greatest distance is between the staging area noise sources and noise-sensitive receptors.

4. Per Gardena Municipal Code Section 8.36.080, construction activities shall not occur during the hours of 6:00 p.m. and 7:00 a.m. on weekdays; between the hours of 6:00 p.m. and 9:00 a.m. on Saturday; or any time on Sunday or a Federal holiday.

F. The applicant shall submit a sewer capacity study for all projects in accordance with the Department of Public Works policy as posted on the City's website.

G. For all new residential construction and all construction involving grading or other ground disturbance below a depth of 12 inches, a Phase I Environmental Site Assessment is required and all recommendations in the report adhered to.

18.42.210 Post-permit requirements.

A. Development Impact Fees.

The applicant shall be required to pay all residential development impact fees as posted on the City's website.

B. Mitigation Measures.

The applicant shall be required to comply with all applicable mitigation measures set forth in a mitigation monitoring program for the City's General Plan or any element thereof as posted on the City's website.

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 25-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;
- b. Designation, responsibilities, and participation of professional tribal monitors during grading, excavation and ground disturbing activities;
- c. Project grading and development scheduling;
- d. Terms of compensation for the tribal monitors;
- e. Treatment and final disposition of any cultural resources, 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; 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.

E. Migratory bird protection. Construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (typically March 15 through September 1, if possible). If construction is conducted during nesting season, a Pre-construction Nesting Bird Survey shall be conducted within and immediately adjacent to the project site by a qualified professional biologist no more than seven days prior to the beginning of any project-related physical activity that is likely to impact migratory birds. If active nests are found during the Pre-Construction Nesting Bird Survey, a Nesting Bird Plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size location and duration of all buffer zones, if required, shall be based on the nesting species, nesting sage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity. The buffers shall be maintained until the breeding season has ended or until a qualified professional biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.

CHAPTER 18.44 – SITE PLAN REVIEW

SECTION 33. Section 18.44.010.E of the Gardena Municipal Code is hereby amended to read as follows:

18.44.010 When required.

E. All new multifamily development of four units or more, unless subject to Design Review pursuant to Chapter 18.45;

SECTION 34. Section 18.44.030. is hereby amended to read as follows.

18.44.030 Findings and factors for approval.

A. A site plan shall be approved, or conditionally approved, subject to the following findings:

1. 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 applicable standards; ~~only after finding that the proposed development and the physical design of the~~

2. The development is ~~are~~ consistent with the intent and general purpose of the general plan and provisions of the municipal code;;

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

4. The project is compatible with the surrounding sites and neighborhoods; and

5. The project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made. ~~and will not adversely affect the orderly and harmonious development of the area and the general welfare of the city; otherwise such plans shall be disapproved.~~

B. In addition to all other applicable zoning and development requirements and policies, the following factors shall also be considered in determining whether the site plan shall be approved:

1. The dimensions, shape and orientation of the parcel;
2. The placement of buildings and structures on the parcel;
3. The height, setbacks, bulk and building materials;
4. The distance between buildings or structures;
5. The location, number and layout of off-street parking and loading spaces;
6. The internal vehicular patterns and pedestrian safety features;
7. The location, amount and nature of landscaping;
8. The placement, height and direction of illumination of light standards;
9. The location, number, size and height of signs;
10. The location, height and materials of walls, fences or hedges;

11. The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development;

~~12. *Repealed*; and~~

12. The general provisions, including residential design criteria, contained in Chapter 18.42 for residential developments subject to this Chapter; and

13. Such other information which the community development director or commission may require to make the necessary findings that the provisions of this code are being complied with.

C. The community development director may make minor modifications to an approved site plan in order to resolve conflicts due to site conditions, building, fire, utility and similar requirements.

CHAPTER 18.45 – DESIGN REVIEW

SECTION 35. Chapter 18.45 (Design Review) of the Gardena Municipal Code are hereby ADDED as follows:

Chapter 18.45 **DESIGN REVIEW**

18.45.005 Purpose.

Design review is a ministerial process that is not subject to the California Environmental Quality Act. The purpose of design review is to ensure that a project meets the applicable objective standards while at the same time encouraging affordable housing.

18.45.010 Where Applies.

Design review applies to:

A. All two-family dwellings;

B. Any new housing project of two or more units, including a residential mixed-use housing project as defined in Chapter 18.04, or transitional or supportive housing where either 20 percent of the total units or sold or rented to lower income households or 100 percent are sold or rented to persons and families of moderate income or middle income as those terms are further defined in Government Code section 65915. **For purposes of determining the 20 percent, the calculation is based on the number of units prior to the award of any density bonus units that may be requested.**

18.45.020 Review

A. Whenever design review is required and prior to issuance of a building permit, a project’s design shall be approved pursuant to the following criteria:

- 1. The provisions of this chapter; and
- 2. All applicable and objective standards contained in Chapter 18.42; and
- 3. All applicable and objective development standards in the zone in which the development occurs.

B. Any modifications to the design aspects made after planning commission approval shall be grounds for a building permit plan check to be denied. This may be remedied in one of the following ways:

- 1. The plans may be revised to conform to the design review approval; or
- 2. A design review modification may be approved by the planning commission pursuant to 18.45.030.G;

C. If a development project involves discretionary permits as well as design review, the design review hearing shall be concurrent with said discretionary permits.

18.45.030 Procedure

The procedure for design review shall be as follows:

A. Filing of Applications. An application for design review shall be filed by the property owner, the property owner’s representative, or other person having the right to the possession of the land for which design approval is sought. Such application shall be filed with the community development department on forms provided by the department. As a part of the application, the applicant shall submit copies of the site plan, all building elevations drawn to scale, and either color renderings or specifications of exterior colors and materials that will be used. A color and materials board that displays exact colors to be used as well as samples of exterior finishes must also be submitted.

B. Filing Fees. The applicant shall pay to the city a filing fee established by City Council resolution for the purpose of defraying the costs incurred by the city in processing the design review application.

C. Review.

- 1. An application shall be reviewed for completeness.
- 2. Staff shall provide a review for consistency within the time frames provided for by state law. If an application is determined not to be consistent, the city shall notify the applicant in writing, identifying the provisions for which the application is

non-conforming along with an explanation of the reasons it considers the project to be inconsistent or not in compliance with the objective provisions.

D. The Director shall approve all designs that meet the applicable objective development standards of the applicable zone and Chapter 18.42 for the single-family residential, and low-density multi-residential zones.

E. The planning commission shall hold a noticed public hearing and approve designs that meet the applicable objective development standards of the applicable zone and Chapter 18.42 for all other projects subject to this Chapter.

1. Notice of hearings shall be given in accordance with Government Code Section 65091.

2. Notice shall be mailed to property owners and occupants within 300 feet of the project site.

F. The decision of the planning commission shall be rendered in writing. Decisions shall be final unless appealed or called for review.

G. Any modification to an approved design review must be approved by the planning commission in the same manner as a new design review application. However, only the changes from the previously approved design review will be considered at a modification hearing,

1. In the event that any modifications are found by the planning commission to not be compliant with the objective standards, the original approval will remain in force for those modifications;

2. In such case, applicants shall be provided the opportunity to revise all modifications to make them compliant with objective standards and the hearing shall be continued until this is achieved or the modification application is withdrawn;

3. When a modification application is continued and no revisions are submitted to the community development department for 90 days, the modification application shall be deemed by the planning commission at the next regularly scheduled meeting to be abandoned;

a. An abandoned application shall be considered equivalent to a withdrawn application and no further continuances of the hearing are required;

b. The applicant shall be notified in writing not less than 15 days prior to the 90 day expiration of a modification application;

c. Any subsequent modifications after a modification application is deemed abandoned shall be a new modification application.

4. After modifications are approved, any further modification requests shall be considered a new modification application.

5. Notwithstanding the above, the Director may approve a change of color to another approved color.

18.45.050 Appeals.

Any aggrieved person may appeal the decision of the commission to the city council. Such appeal shall be filed in writing with the city clerk within ten days after the date of the decision by the commission. Upon the receipt of such an appeal and the payment of filing fees established by the city council, the city clerk shall place the matter for consideration on the city council's agenda of the first regular meeting of the city council following ten days' written notice to the appellant and/or applicant and property owners and residents within ~~three hundred~~ 300 feet of the boundaries of the project site. The city council shall approve the design review if it finds that the project meets the objective standards.

END OF TEXT AMENDMENTS

SECTION 36. Overlay on Housing Element Inventory Sites.

The City's Housing Element identified approximately 468 parcels that were identified as Inventory Sites which were to receive an housing overlay to accommodate the City's Regional Housing Needs Allocation. The parcels shown on Exhibit A are listed on Exhibit B are all rezoned to receive housing overlays as shown on said Exhibit.

SECTION 37. Rescission of Artesia Corridor Specific Plan.

A. The Artesia Corridor Specific Plan is hereby rescinded. The properties within the Artesia Corridor shall be rezoned from Artesia Corridor Specific Plan to the following as more specifically described on Exhibit B:

AREA	ZONING
1	Artesia Corridor Specific Plan → General Commercial (C-3)
2	Artesia Corridor Specific Plan → Very High Density Residential (R-6)
3/4	Artesia Corridor Specific Plan → Artesia Mixed-Use
4/5	Artesia Corridor Specific Plan → 1450 Artesia Specific Plan
6	Artesia Corridor Specific Plan → Official (O)

SECTION 38. No Net Loss. Government Code section 65863 provides that the City may not change a land use designation or zoning ordinance to a less intensive use unless the city concurrently changes development standards, policies and conditions applicable to other parcels to ensure there is no net loss in residential capacity. The eastern portion of Area 4 of the Artesia Corridor Specific Plan would have allowed for approximately 40

housing units to be built. With the change of zoning to 1450 Artesia Specific Plan, residential uses will not be allowed in this area. The loss of residential units in this area is more than made up for by the rezoning of Area 2 of the Specific Plan to the Very High Density Multi-Family (R-6) zone which will allow 51-70 dwelling units per acre.

SECTION 39. CEQA Compliance. This Ordinance is categorically exempt from CEQA based on the following:

CEQA Guidelines section 15308 provides a categorical exemption for actions taken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection. So long as the City fails to have a compliant Housing Element, it has virtually no control over development in the City and loses its ability to obtain funding to help with future planning. Additionally, until the City adopts development standards for these new zones, there will be no limits on what can be built in these new zones, with the minor exception of the density standards set forth in the General Plan. Further, the City loses its ineligibility for certain funding until the inventory properties are rezoned. Therefore, the rezoning of the Inventory Sites and adoption of the new development standards fall within this exemption. None of the exceptions to the exemption which are set forth in Section 15300.2 of the Guidelines apply.

CEQA Guidelines 15061(b)(3) provides a common sense exemption for actions where it can be seen with certainty that there will not be an effect on the environment. Under existing law, if there is an inconsistency between the general plan and zoning, a developer may build to the density allowed in the general plan. Therefore, rezoning properties to be consistent with the higher density land use designation has no effect because those properties may already be built out to what is allowed under the new zoning.

Additionally, the common sense exemption applies to the rezoning of the properties of the Areas 1, 3, 4, 5 and 6 of the Artesia Corridor Specific Plan.

SECTION 40. 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 41. 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 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 42. Effective Date. This ordinance shall become effective immediately pursuant to Government Code section 36937. The grounds for the urgency adoption are set forth in the WHEREAS clauses cited above.

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

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

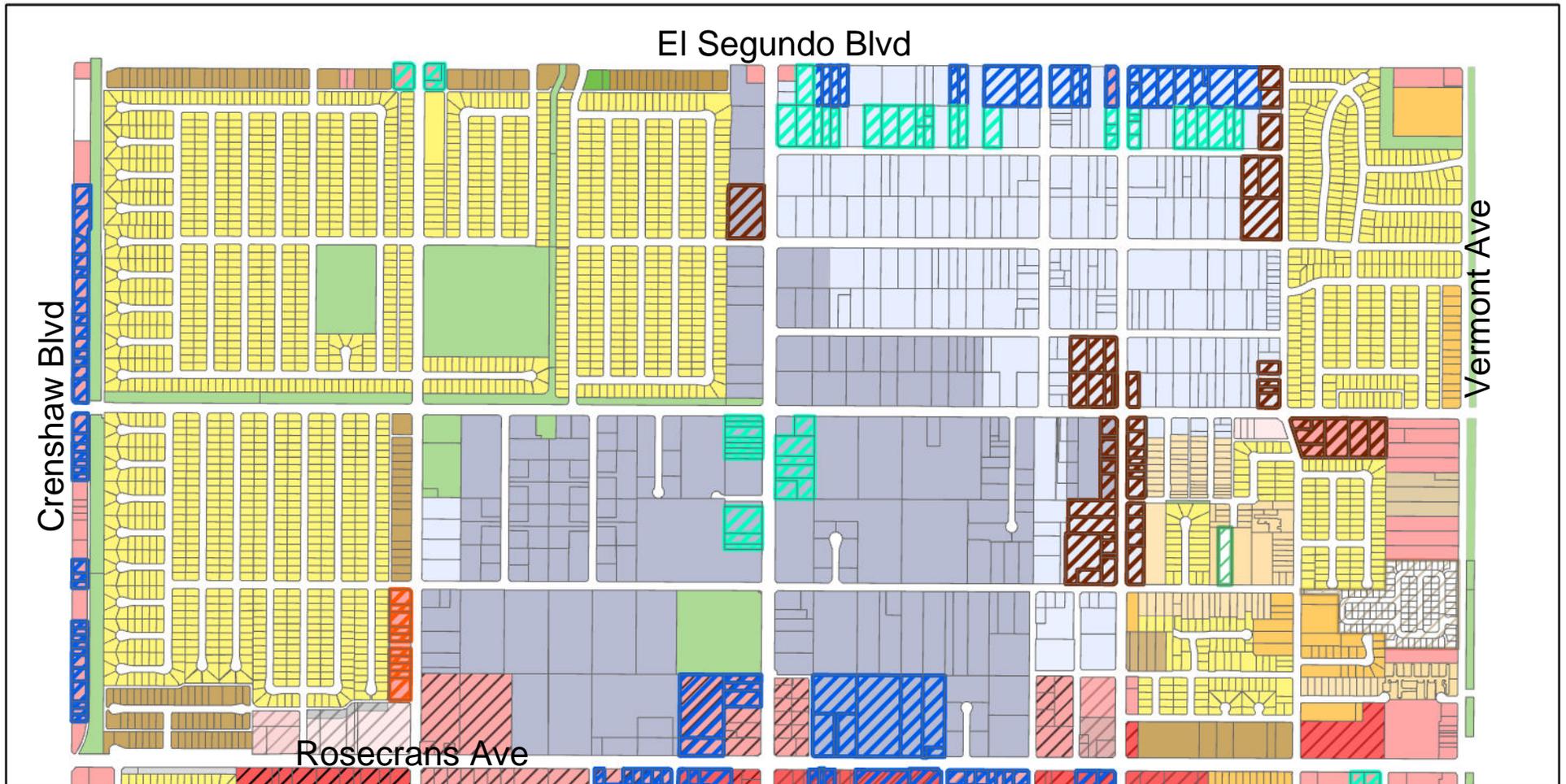


CARMEN VASQUEZ, City Attorney

Exhibit A – Zoning Map (in 5 sections)
Exhibit B – Parcel List

Exhibit A

El Segundo Blvd to Rosecrans Ave



Overlay Designations

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

Zoning 2023

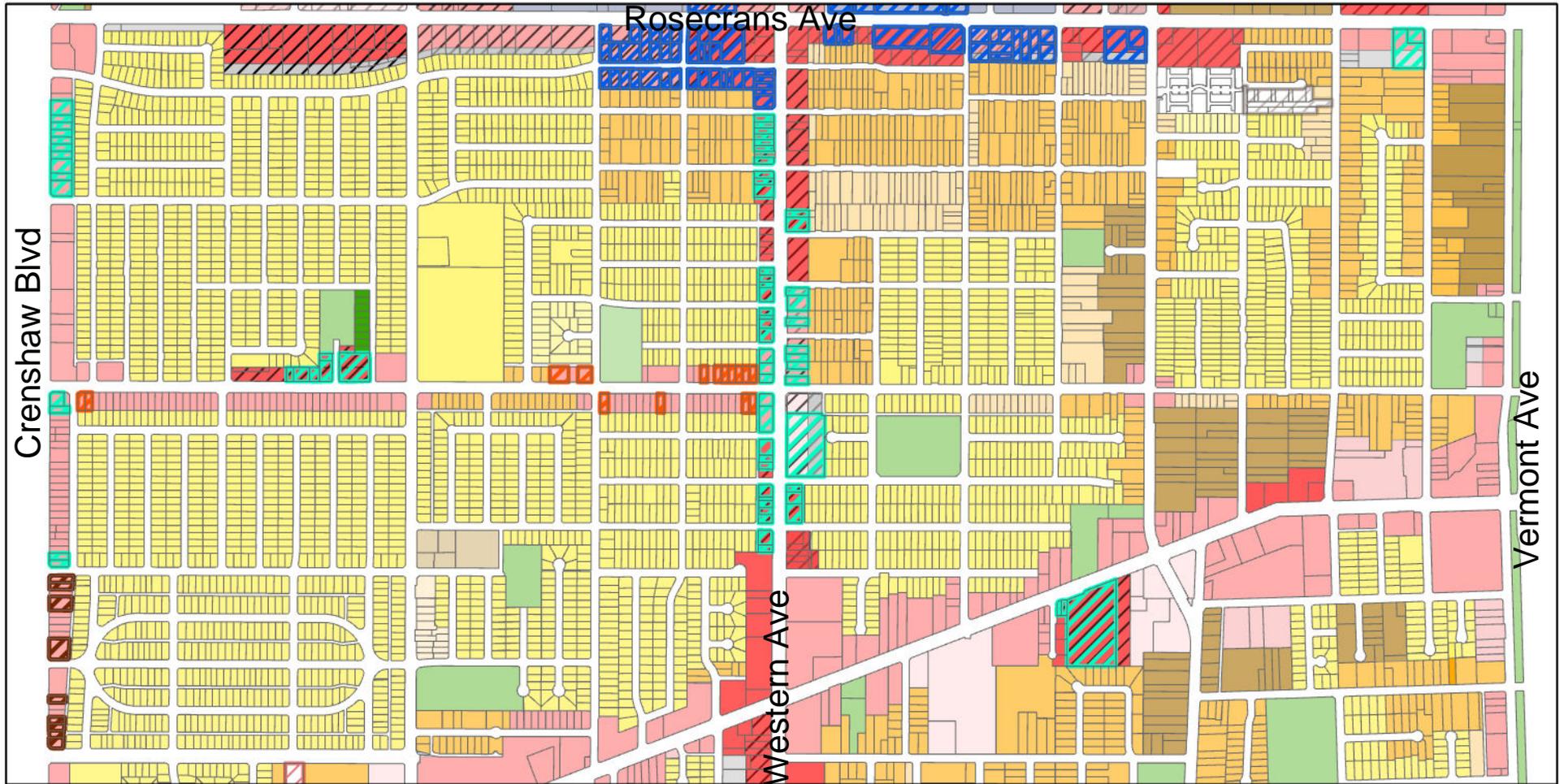
- Ascot Village Specific Plan
- Carnelian Specific Plan
- C2
- C3

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

- R1
- R2
- R3
- R4
- MUO

Exhibit B

Rosecrans Ave to Redondo Beach Blvd



Overlay Designations

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

Zoning 2023

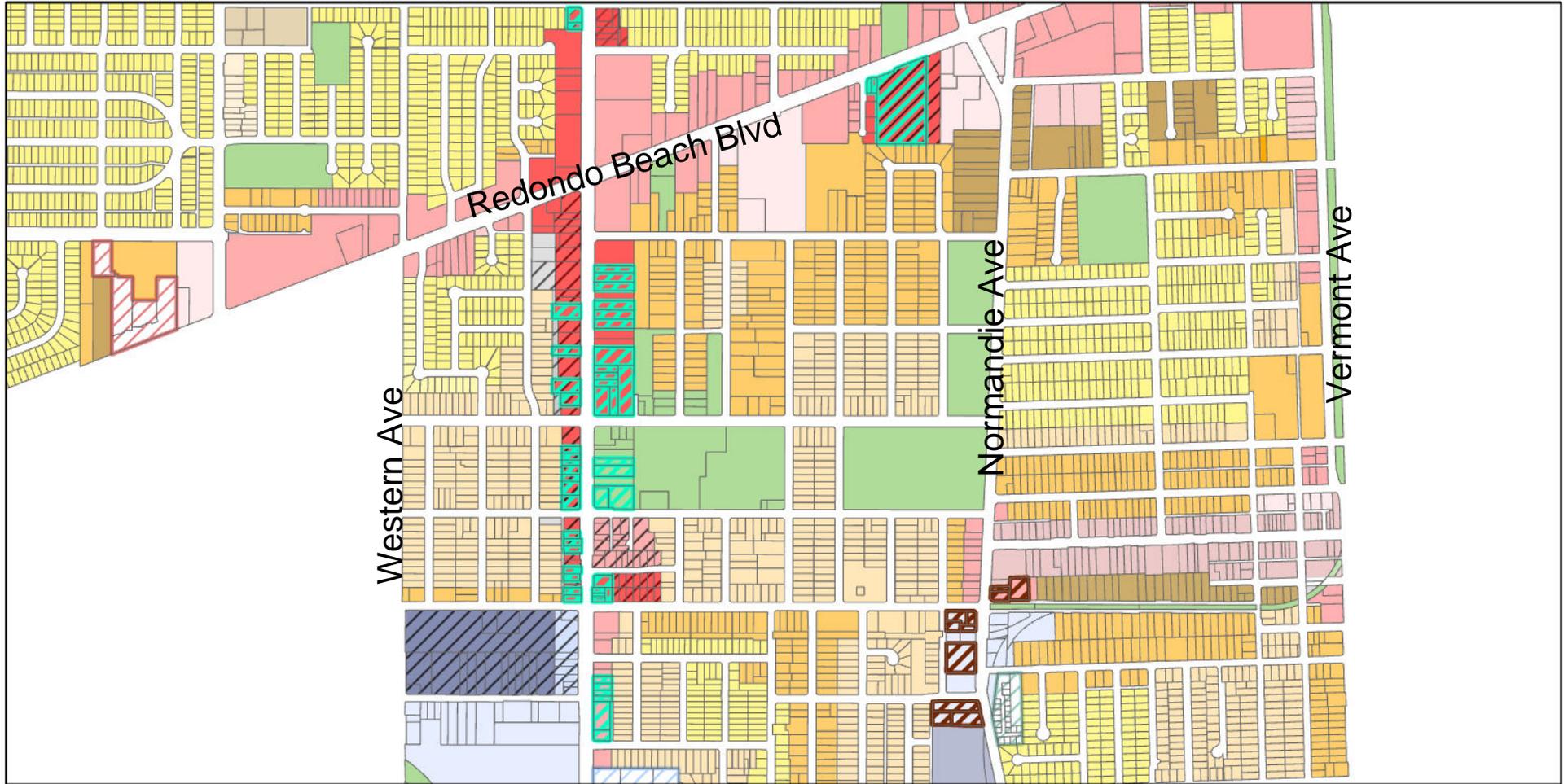
- Cottage Place Specific Plan
- Redondo Village Specific Plan
- C2
- C3

- C4
- CP
- M2
- O
- P

- R1
- R2
- R3
- R4
- MUO

Exhibit C

Redondo Beach Blvd to Gardena Blvd



Overlay Designations

-  HO-4
-  HO-5
- Zoning 2023**
-  Normandie Estates Specific Plan

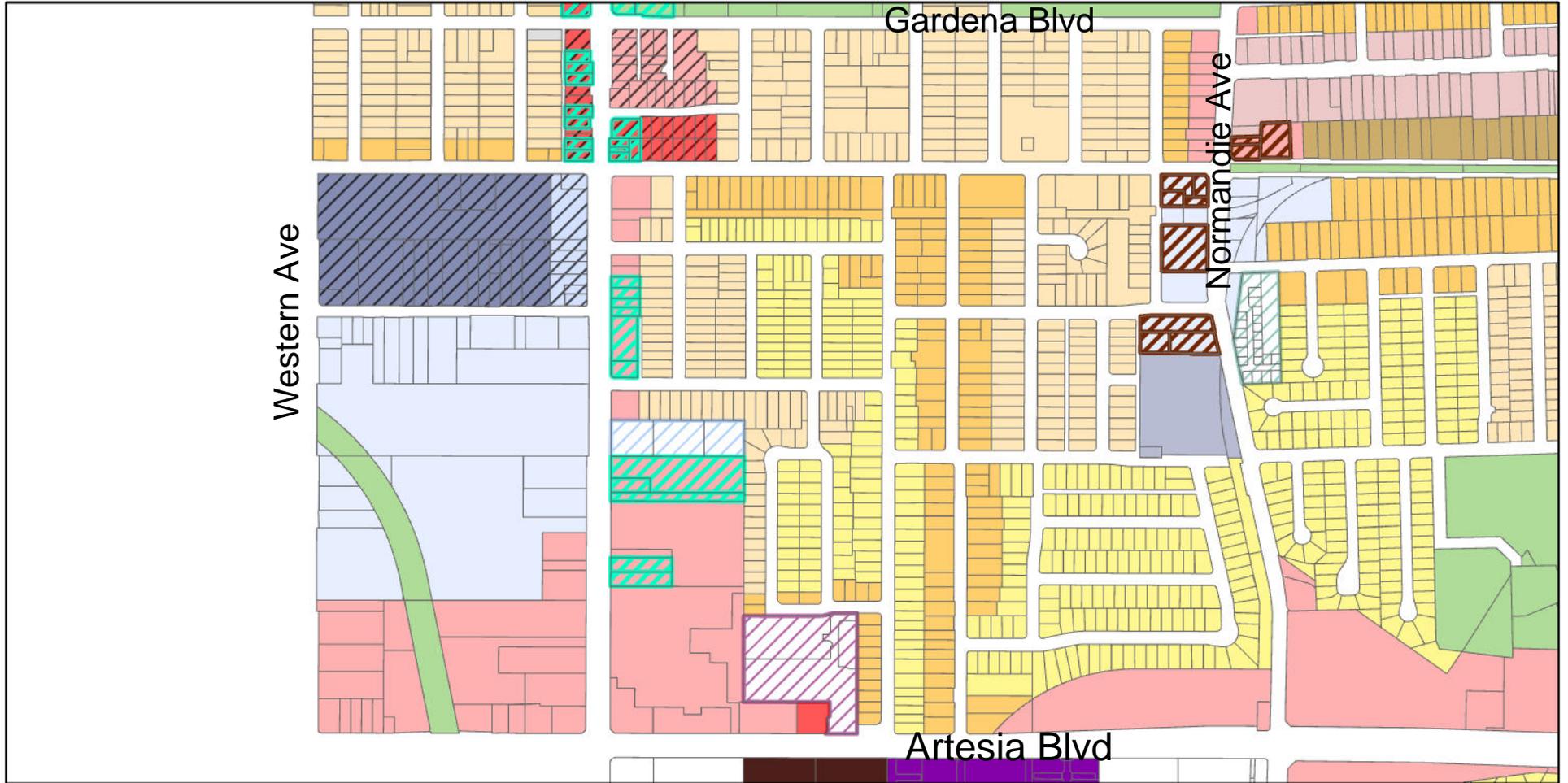
-  Redondo Village Specific Plan
-  Western Avenue Specific Plan
-  C2
-  C3
-  CP

-  CR
-  M1
-  M2
-  O
-  P

-  R1
-  R2
-  R3
-  R4
-  MUO

Exhibit D

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

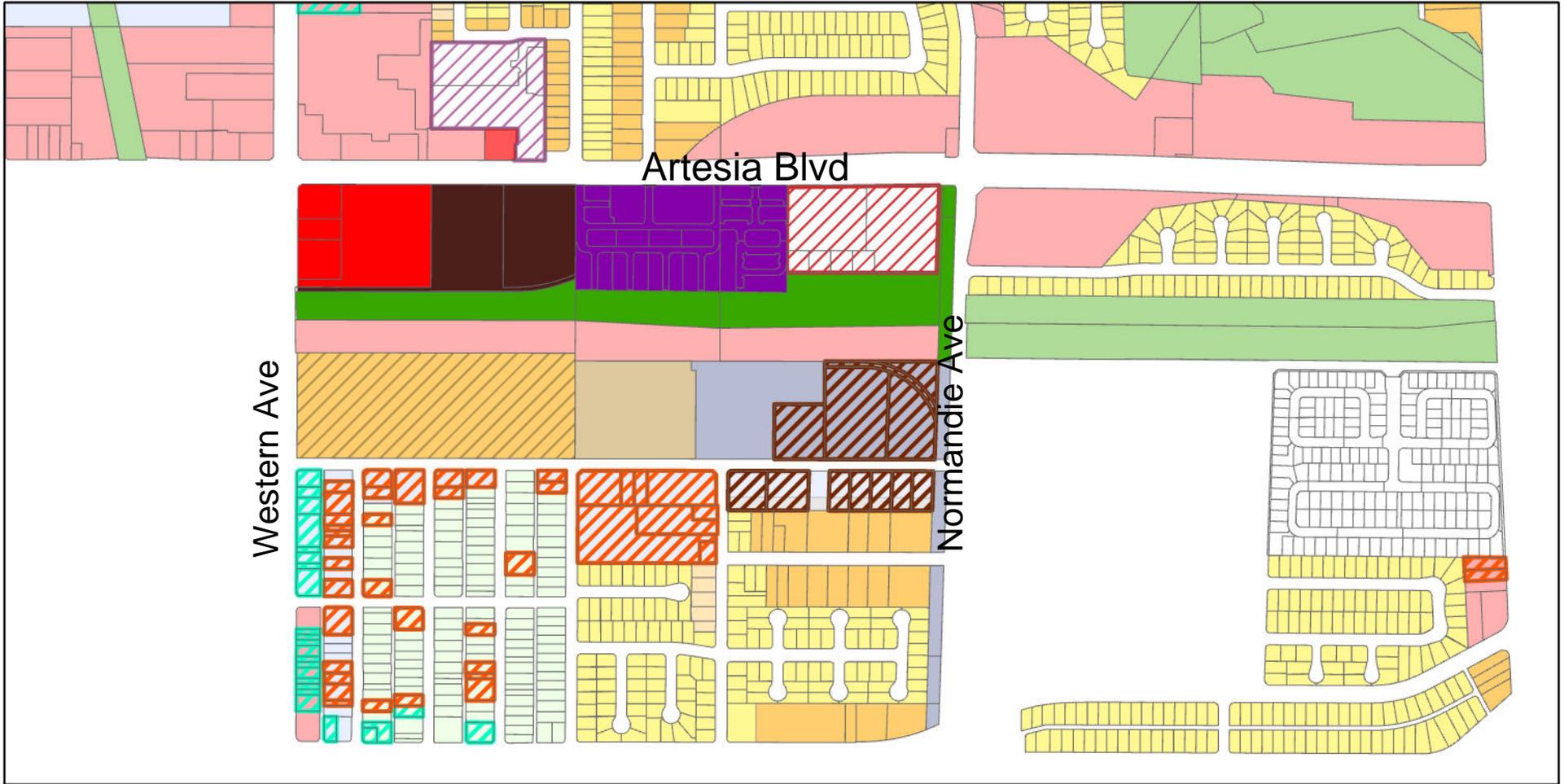
 R3

 R4

 MUO

Exhibit E

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
- Very High Density Residential
- 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

1700 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	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)

RESOLUTION NO. 6621

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA ADOPTING A COLOR PALETTE FOR DEVELOPMENT IN THE CITY OF GARDENA

WHEREAS, under recent changes to State law, the City must have objective standards for housing developments; and

WHEREAS, on January 31, 2022 the Planning Commission held a duly noticed public hearing on an update to the City's Land Use Plan, revisions to the City's Zoning Code and Zoning Map, and adoption of a color palette; and

WHEREAS, after the close of the public hearing the Planning Commission adopted Resolution No. 2-23 recommending that the City Council approve the Land Use Plan update, revise the Zoning Code and Map, and adopt the color palette; and

WHEREAS, on February 15, 2023, the City Council held a duly noticed public hearing on the Land Use Plan, revisions to the Zoning Code and Zoning Map, and adoption of the color palette at which time it considered all evidence presented, both written and oral;

WHEREAS, prior to adopting this Resolution, the City Council adopted Urgency Ordinance No. 1847; and

WHEREAS, Section 18.19.070.B.2 of Urgency Ordinance No. 1847 provides that exterior colors shall be approved by resolution of the City Council;

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

SECTION 1. The City Council hereby adopts the color palette attached hereto as Exhibit A for primary and accent colors.

SECTION 2. CEQA. The City Council hereby determines that adoption of this Resolution is exempt from CEQA under the common sense exemption set forth in CEQA Guidelines section 15061(b)(3) as the color of a building will not have an effect on the environment.

SECTION 3. Effective Date. This Resolution shall take effect immediately.

SECTION 4. Certification. The City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the

proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

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

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez

CARMEN VASQUEZ, City Attorney

Exhibit A – color palette list

COLOR NUMBER PER BEHR CHART	COLOR NAME	COLOR NUMBER PER BEHR CHART	COLOR NAME
WHITES		WHITES	
57	Frost	BWC-08	Pebble Cream
52	White	BWC-22	Lambskin
75	Polar Bear	BWC-04	Beach House
BWC-06	Solid Opal	BWC-03	Lively White
BWC-13	Smoky White	YL-W07	Smooth Silk
BWC-20	Melting Icicles	HDC-NT-11A	Warm Marshmallow
HDC-MD-06	Nano White	YL-W03	Honied White
MQ3-32	Cameo White	YL-W02	Spanish Lace
BWC-30	Diamonds Therapy	YL-W01	Spinning Silk
GR-W15	Palais White	GR-W14	Coconut Twist
GR-W08	Arcade White	YL-W09	Spun Cotton
OR-W13	Shoelace	DC-012	White Stone
YL-W10	Night Blooming Jasmine	BWC-16	Ancient Ivory
OR-W14	White Veil	PPU7-15	Ivory Lace
13	Cottage White	OR-W08	Coco Malt
70	Linen White	YL-W13	Sentimental Beige
22	Navajo White	OR-W15	Sleek White
23	Antique White	BWC-07	Cotton Blossom
73	Off White	BWC-01	Simply White
HDC-MD-08	Whisper White	OR-W12	Morning Dove
BWC-23	Vanilla Frost	GR-W13	Polished Marble
OR-W11	White Mocha	GR-W12	Confident White
PPU5-11	Delicate Lace	BWC-11	Fresh Popcorn
PPU7-11	Cotton Knit	PPU7-12	Silky White
PPU7-09	Aged Beige	PPU10-13	Snowy Pinne
DC-011	Gray Envelope	PPU24-14	White Moderne
RD-W15	Cotton Sheets	PPU12-12	Gallery White
OR-W01	White Blush	GR-W06	Winds Breath
OR-W05	Almond Milk	GR-W11	Silver Ash
OR-W03	Mannequin Cream	PPU25	Minimalistic
OR-W04	Nice Cream	GR-W10	Calcium

COLOR NUMBER PER BEHR CHART		COLOR NAME	COLOR NUMBER PER BEHR CHART	COLOR NAME
WHITES			GREYS	
GR-W09		Snowfall White	BWC-29	Silver Feather
GR-W01		White Wool	MQ2-59	Silver City
DC-013		Harmonious White	HDC-MD-26	Sonic Silver
BL-W06		Whispering Waterfall	PPU24-10	Downtown Gray
BLW09		Bakery Box	PPU24-12	Whitewash Oak
PR-W10		Swirling Water	PPU25-09	Foggy London
BWC-12		Vibrant White	MQ6-23	Pumice
BL-W02		Ice Sculpture	790C-3	Dolphin Fin
BL-W12		Canyon Wind	PPU25-08	Heirloom Silver
BL-W11		Tinsmith	PPU25-05	Old Celadon
BL-W08		Frothy Surf	PPU24-19	Shark Fin
PR-W14		Bit of Sugar	PPU24-17	Hairstorm Gray
PR-W13		Crystal Cut	PPU24-18	Great Graphite
RD-W10		New House White	PPU25-17	Euro Gray
RD-W05		Moonlit Beach	DC0-14	Gray View
PPU5-09		Bleached Linen	PPU25-15	Flipper
			710F-4	Sage Gray
			PPU26-17	Fast as the Wind
			HDC-NT-27	Millennium Silver
			740F-4	Dark Storm Cloud
			PPU26-12	Solemn Silence
			780E - 3	Sterling
			PPU26-16	Hush
			PPU26-18	Silver Mine
			MQ5-31	Distant Star
			PP26-19	Chance of Rain
			MQ5-22	Rainmaster
			PPU26-21	Overcast
			MQ3-27	Etched Glass
			PPU26-14	Drizzle

COLOR NUMBER PER		COLOR NUMBER PER	
BEHR CHART	COLOR NAME	BEHR CHART	COLOR NAME
GREYS		RUST/BROWN	
PPU18-05	N250-3	N180-1	Barely Brown
PPU26-05	Flint Gray	N180-2	Jodhpur Tan
PPU26-11	Platinum	N180-3	Race Track
PPU18-11	Classic Silver	N190-1	Smokey Cream
PPU 26-08	Elemental Gray	N190-2	Stonewashed Brown
MQ6-22	Gateway Gray	N190-3	Windrift Beige
MQ3-28	Rock Crystal	PPU18-09	Burnished Clay
PPU18-10	Natural Gray	N200-2	Doeskin Gray
780F-4	Sparrow	N200-3	Nightingale Gray
G11-4	Cathedral Gray	N210-1	Taupe Tease
PPU26-15	Halation	PPU18-12	Graceful Gray
PPU26-09	Graycloth	N210-2	Cappuccino Froth
PPU26-08	Silverstone	N220-1	Spun Wool
PPU26-07	Smokey Wings	N220-2	Ashen Tan
		N220-3	Smokestack
		N230-1	Castle Beige
		N230-2	Old Map
		N230-3	Armadillo
		N240-1	Cascade Beige
		N240-2	Adobe Sand
		N240-3	Sonoran Desert
		PPU5-10	Heavy Cream
		N250-2A	Bali Sand
		N250-3	Pottery Wheel
		S190-1	Seaside Villa
		S200-1	Conch Shell
		S210-1	Nutmeg Frost
		S220-1	Autumn Blush
		S230-1	Buff Tone
		S240-1	Crème Fraiche
		S250-1	Macaroon Cream

COLOR NUMBER PER BEHR CHART	COLOR NAME	COLOR NUMBER PER BEHR CHART	COLOR NAME
OLIVE/SAGE		GOLD/ TAUPE	
S340-1	Lychee	N260-1	Vanilla Mocha
S340-2	Green Power	N260-2	Almond Latte
S340-3	Hybrid	N270-2	Lentil
S350-1	Climate Change	PPU4-07	Mushroom Bisque
S350-2	Windmill	N280-1	Scroll
S350-3	Washed Olive	N280-2	Writer's Parchment
S360-1	Yoga Daze	MQ2-23	Almond Butter
S360-2	Breathe	N290-1	Original White
S360-3	Balance Green	N290-2	Authentic Tan
S370-1	Positive Energy	PPU7-18	Sand Pearl
S370-2	Feng Shui	HDC-MD-11	Exclusive Ivory
S370-3	Sage Brush	PPU4-12	Natural Almond
S380-1	Moss Mist	N300-3	Casual Khaki
S380-2	Morning Zen	MQ3-13	Crisp Linen
S380-3	Urban Nature	PPU5-12	Almond Wisp
S390-1	Sounds of Nature	N310-3	Sandstorm
S390-2	Spring Valley	N320-1	Campfire Ash
PPU11-10	Whitewater Bay	N320-2	Toasty Gray
S400-1	At Ease	PPU18-13	Perfect Taupe
S400-2	Comforting Green		
S410-1	River Mist		
PPU11-13	Frosted Jade		
MQ3-49	Jade Tinge		

COLOR NUMBER	COLOR NAME	COLOR NUMBER	COLOR NAME
PER BEHR CHART	COLOR NAME	PER BEHR CHART	COLOR NAME
TURQUOISE/BLUE		YELLOW/LIME	
M420-1	Sparkling Brook	M260-1	String Cheese
M420-2	Green Aqua	M260-2	Light Nougat
M430-2	Snowbound	M270-1	Pearly White
M430-2	Ice Rink	HDC-CT-03	Candlewick
HDC-CT-26A	Seaglass	M280-2	Lunaria
M450-1	Dew Pointe	HDC-CT-01	Amber Moon
M450-2	Tidewater	M290-1	Thickened Cream
M460-1	Tahitian Sky	M290-2	Frittata
MQ3-52	Ethereal Mood	PPU6-10	Cream Puff
M470-2	Basin Blue	M300-2	Taj Mahal
M480-1	Helium	M310-1	Tibetan Jasmine
M480-2A	Winterscape	M310-2	Proper Temperature
M490-1	Breezy Blue	M320-1	Painter's Canvas
		M320-1	Rice Wine
COLBALT/VIOLET		PPU6-12	Calla
M500-1	Tinted Ice	M330-1	Chanoyu
M500-2	Early September	M330-2	Flowery
M510-1	Blue Me Away	M330-3	Sweet Jasmine
M510-2	Life at Sea		
M520-1	Soft Cloud	NEUTRAL	
M520-2	After Rain	PPU7-10P	Roman Plaster
M530-1	Ice Drop	PU7-08	Baja
M530-2	Sky's the Limit	710D-4	Harvest Brown
		BWC-09	Atlantis Pearl
FOREST/NAVY		HDC-NT-15	Rococo Beige
S240-1	New Day	BWC-26	Stucco Tan
S420-2	Moon Glass	BWC-27	Alpaca Blanket
S430-1	Mleting Moment	BWC-25	Sandy Clay
S430-2	Fresh Tone	750-C-3	Sandstone Cliff
S440-1	Sunken Pool		
S450-1	Beach Foam		
S450-2	Wind Speed		
PPU13-15	Clear Pond		
S460-1	Air Blue		
S460-2	Drip		
HDC-CT-16B	Waterfall		
S470-2	Gentle Sea		
S480-1	Rain Dance		
S480-2	Sea Wind		
S490-1	Permafrost		
S490-2	Glacial Stream		