

ORDINANCE NO. 1884

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING CHAPTERS 18.04 (DEFINITIONS), 18.12 (SINGLE-FAMILY RESIDENTIAL ZONE (R-1)), 18.57 (LOW BARRIER NAVIGATION CENTERS), AND 18.76 (SUPPORTIVE HOUSING FOR HOMELESS AS A USE BY RIGHT) OF TITLE 18 (ZONING), AND CHAPTER 17.08 (PARCEL MAPS FOR URBAN LOT SPLITS) OF TITLE 17 (SUBDIVISIONS) OF THE GARDENA MUNICIPAL CODE TO IMPLEMENT STATE LAWS RELATING TO HOUSING AND MAKING A DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3).

WHEREAS State law continues to be amended relating to housing within California, including special types of housing; and

WHEREAS the City of Gardena wishes to amend the provisions of its Zoning Code to be compliant with State law; and

WHEREAS on May 6, 2025, the Planning Commission held a duly noticed public hearing at which time it considered all evidence presented, both written and oral; and

WHEREAS at the close of the public hearing the Planning Commission adopted a resolution recommending that the City Council adopt this Ordinance; and

WHEREAS May 27, 2025, the City Council held a duly noticed public hearing at which time it considered all evidence presented, both written and oral,

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

SECTION 1. In compliance with the definition in Government Code Section 65583, the definition of “emergency shelter” contained in Chapter 18.04 “E Definitions” is hereby amended to read as follows:

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of no more than six months by a homeless person. An emergency shelter may also include other interim interventions, including but not limited to a navigation center, bridge housing, and respite or recuperative care.

SECTION 2. In compliance with SB 450, which amended SB 9 (Government Code Sections 65852.21 and 66411.7), Section 18.12.060 of Chapter 18.12 (Single-Family

Residential Zone (R-1)) of Title 18 (Zoning) and Section 17.08.270 of Chapter 17.08 (Procedures and Standards) of Title 17 (Subdivisions), respectively, are hereby amended to read as follows:

18.12.060 Two-unit housing development.

A. For purposes of this section, the following definitions shall apply:

1. “Housing development” shall mean a development with no more than two primary units on a single lot within a single-family zone that meets the requirements of this section. The two units may consist of two new units or one new unit and one existing unit.

2. “Primary unit” shall mean a residential unit that is not otherwise classified as an accessory dwelling unit or junior accessory dwelling unit pursuant to Government Code Section 66313.

3. “Unit” shall mean a primary dwelling unit, but shall not include an accessory dwelling unit or a junior accessory dwelling unit.

4. “Urban lot split” shall have the same meaning as set forth in [Section 17.08.270](#).

B. The city shall ministerially approve a housing development containing no more than two primary units if it meets the following requirements:

1. Number of units:

a. On a lot which has not been divided pursuant to Section 17.08.270 of this Code, a maximum of four units, no more than two of which may be a primary unit.

b. On a lot which has been divided pursuant to Section 17.08.270, no more than two units, at least one of which shall be a primary unit.

2. The parcel is not located in any of the following areas and does not fall within any of the following categories:

a. A historic district or property included on the State Historic Resources Inventory, as defined in Section [5020.1](#) of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.

b. A hazardous waste site that is listed pursuant to California Government Code Section [65962.5](#) or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code Section [25356](#), unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

c. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.

d. A special flood hazard area subject to inundation by the one percent annual chance flood (one-hundred-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subsection and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subsection if either of the following are met:

i. The site has been subject to a letter of map revision prepared by FEMA and issued to the city; or

ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program as further spelled out in Government Code Section [65913.4\(a\)\(6\)\(G\)\(ii\)](#);

e. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section [60.3\(d\)\(3\)](#) of Title [44](#) of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subsection and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.

f. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 ([16 U.S.C. Section 1531](#) et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section [2050](#)) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section [1900](#)) of Division 2 of the Fish and Game Code).

3. The housing development does not require demolition or alteration of any of the following types of housing:

a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; or

c. Housing that has been occupied by a tenant in the last three years.

4. Unless demolition or alteration is prohibited pursuant to subsection (B)(3) of this section, a housing unit may be demolished.

5. The housing in not on a parcel or parcels on which an owner of residential real property exercised rights under Government Code Section 7060 et seq. to withdraw accommodations from rent or lease within fifteen years before the date of the application;

C. The city shall act upon an application within 60 days from the date the city receives a completed application. If the application is denied, the city shall return a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied within the 60 day time period. Any application not acted upon within this time period shall be deemed approved.

D. Standards and Requirements. Notwithstanding any other provisions of the municipal code to the contrary, the following requirements shall apply in addition to all other objective standards applicable to this zone:

1. Setbacks.

a. No setback shall be required for an existing structure, or a structure constructed in the same location and within the same dimensions as an existing structure.

b. Except for those circumstances described in subsection D.1.a of this section, the setback for side and rear lot lines shall be four feet.

c. The front setback shall be twenty feet on a lot that fronts on a street.

d. For landlocked parcels side yard setbacks shall apply to all property lines.

2. The applicant shall provide easements for the provision of public services and facilities as required.

3. One parking space per unit shall be required on the lot unless the parcel is located within one-half mile walking distance of either a high-quality transit

corridor as defined by Public Resources Code Section [21155\(b\)](#) or a major transit stop as defined in Public Resources Code Section [21064.3](#), or there is a car share vehicle located within one block of the parcel. The parking space need not be covered, but tandem parking shared by separate units shall not be allowed.

4. Lot coverage shall not exceed fifty percent for interior lots and seventy-five percent for corner lots.

E. Limitations on City Actions.

1. The city shall not impose any zoning or design standards that would have the effect of physically precluding the construction of two units on a lot or that would result in a unit size of less than eight hundred square feet.

2. The city shall not deny an application solely because it proposes adjacent or connected structures; provided, that all building code safety standards are met, and they are sufficient to allow a separate conveyance.

F. An applicant for a second house on a lot shall be required to sign an affidavit in a form approved by the city attorney to be recorded against the property stating the following:

1. That the uses shall be limited to residential uses.

2. That the rental of any unit created pursuant to this section shall be for a minimum of thirty-one days.

3. That the maximum number of units to be allowed on the parcels shall be as specified in subsection B.1, above.

G. The city may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code Section [65589.5\(d\)\(2\)](#), upon the public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

17.08.270 Parcel maps for urban lot splits.

A. Definitions. For purposes of this section, the following definition shall apply:

1. "Urban lot split" means a lot split of a single-family residential lot into two parcels that meets the requirements of this section.

B. The city shall ministerially approve a parcel map for a lot split that meets the following requirements:

1. The parcel is located within a single-family residential zone.

2. The parcel map divides an existing parcel to create no more than two new parcels of approximately equal lot area; provided, that one parcel shall not be smaller than forty percent of the lot area of the original parcel.

3. Both newly created parcels are no smaller than one thousand two hundred square feet.

4. The parcel is not located in any of the following areas and does not fall within any of the following categories:

a. A historic district or property included on the State Historic Resources Inventory, as defined in Section [5020.1](#) of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.

b. A hazardous waste site that is listed pursuant to Government Code Section [65962.5](#) or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code Section [25356](#), unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

c. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.

d. A special flood hazard area subject to inundation by the one percent annual chance flood (one-hundred-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subsection and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subsection if either of the following is met:

i. The site has been subject to a letter of map revision prepared by FEMA and issued to the city; or

ii. The site meets FEMA requirements necessary to meet minimum floodplain management criteria of the National Flood Insurance Program as further spelled out in Government Code Section [65913.4\(a\)\(6\)\(G\)\(ii\)](#);

e. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section [60.3\(d\)\(3\)](#) of Title [44](#) of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subsection and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.

f. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 ([16](#) U.S.C. Section [1531](#) et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section [2050](#)) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section [1900](#)) of Division 2 of the Fish and Game Code).

5. The proposed lot split would not require demolition or alteration of any of the following types of housing:

a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; ; or

c. Housing that has been occupied by a tenant in the last three years.

6. The housing is not on a parcel or parcels on which an owner of residential real property exercised rights under Government Code Section [7060](#) et seq. to withdraw accommodations from rent or lease within fifteen years before the date of the application

8. The lot split does not result in more than two units on a parcel, including any accessory dwelling units or junior accessory dwelling units.

9. The split does not create a flag lot.

C. Time limit for action. The city shall act upon an application within 60 days from the date the city receives a completed application. If the application is denied, the city shall return a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied

within the 60 day time period. Any application not acted upon within this time period shall be deemed approved.

D. Standards and Requirements. Notwithstanding any other provisions of this municipal code to the contrary, the following requirements shall apply:

1. The lot split conforms to all applicable objective requirements of the Subdivision Map Act and this title, except as the same are modified by this section.

2. No setback shall be required for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure.

3. Except for circumstances described in subsection D.1 of this subsection, the setback for side and rear lot lines shall be four feet.

4. The applicant shall provide easements for the provision of public services and facilities as required.

5. Landlocked parcels created by an urban lot split shall have an access easement over the other parcel on the same map. The easement shall be not less than ten feet in width and must connect to the same curb cut and apron as the other parcel on the same map.

6. Residential units developed on a lot created pursuant to this section shall be subject to the provisions of Section [18.12.060](#).

E. The city shall not require or deny an application based on any of the following:

1. The city shall not require dedications of rights-of-way or the construction of off-site improvements for the parcels being created as a condition of issuing a parcel map.

2. The city shall not impose any subdivision standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than eight hundred square feet.

3. The city shall not require the correction of nonconforming zoning provisions as a condition for the lot split.

4. The city shall not deny an application solely because it proposes adjacent or connected structures; provided, that all building code safety standards are met, and they are sufficient to allow a separate conveyance.

F. An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the city attorney to be recorded against the property stating the following:

1. That applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval. This requirement does not apply when the applicant is a “community land trust” or a “qualified nonprofit corporation” as the same are defined in the Revenue and Taxation Code.

2. That the uses shall be limited to residential uses.

3. That any rental of any unit created by the lot split shall be for a minimum of thirty-one days.

4. That the maximum number of units to be allowed on each parcel is two, including units otherwise allowed as an accessory dwelling units, junior accessory dwelling units, or units allowed pursuant to Section [18.12.060](#).

G. The city may deny the lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code Section [65589.5\(d\)\(2\)](#), upon the public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

H. This section shall not apply to:

1. Any parcel which has been established pursuant to a lot split in accordance with this section; or

2. Any parcel where the owner of the parcel being subdivided or any person acting in concert with the owner has previously subdivided an adjacent parcel in accordance with this section. For purposes of this section, “acting in concert” shall include, but not be limited to, where the owner of a property proposed for an urban lot split is the same, related to, or connected by partnership to the owner, buyer or seller (if transferred within the previous three years) of an adjacent lot.

SECTION 3. In compliance with SB 1395, the definition of “low barrier navigation center” in Section 18.57.020 (Definitions) of Chapter 18.57 (Low Barrier Navigation Centers) is hereby amended to read as follows:

18.57.020 Definitions

* * *

C. “Low barrier navigation center” means 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. A low barrier navigation center may be non-congregate and relocatable.

SECTION 4. In compliance with AB 1801, Chapter 18.76 (Supportive Housing for Homeless as a Use by Right) is hereby amended to add Section 18.76.015 (Definitions) and amend Section 18.76.030 (Application/Processing) to read as follows with respect to supportive housing for homeless:

18.76.015 Definitions.

For purposes of this Chapter, the following definition shall apply:

“Administrative office space” means an organizational headquarters or auxiliary office space utilized by a nonprofit organization for the purpose of providing onsite supportive services at a supportive housing development authorized pursuant to this Article and includes other nonprofit operations beyond the scope of the corresponding supportive housing development. “Administrative office space” includes parking necessary to serve the office space.

“Supportive housing” as defined in Chapter 18.04 includes nonresidential uses and administrative office space. “Supportive housing” also includes transitional housing for youth and young adults.

18.76.030 Application/processing.

A. The standard application for the housing development project shall be supplemented with the following information:

1. The plan for providing supportive services with appropriate documentation showing that the supportive services will be provided on site to the residents in the project;

2. The name of the proposed entity or entities that will provide supportive services;

3. The proposed funding source(s) for the provided on-site supportive services;

4. Proposed staffing levels by shift;

5. The number of units that are restricted to residents who meet criteria of the target population;

6. The amount of nonresidential floor area that shall be used for on-site supportive services and administrative office space.

a. For a development with no more than 20 units, at least 90 square feet shall be provided for onsite supportive services.

b. For a development of more than 20 units, at least 3 percent of the total floor area shall be provided for onsite support services that are limited to tenant use, including but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

c. The total floor area dedicated to administrative office space shall not exceed 25 percent of the total floor area;

7. An identification of the number of manager units that will be provided; and

8. An identification of the number of rental dwelling units on site, or units that have been vacated in the five-year period preceding the application, which are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power, or occupied by lower or very low income households.

B. An application shall be reviewed for completeness within thirty days of receipt. The application shall be acted on within sixty days after the application is complete for a project with fifty or fewer units, or within one hundred twenty days for a supportive housing project with more than fifty units.

C. The application for a supportive housing project that complies with all applicable requirements, including the requirement for replacement housing, shall be approved.

SECTION 5. CEQA. This Ordinance is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as it can be seen with certainty that the ordinance will not have any significant effect on the environment as it is simply implementing what is already required by state law.

SECTION 6. 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 7. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

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

Passed, approved, and adopted this 10th day of June, 2025.

Tasha Cerda, Mayor

TASHA CERDA, Mayor

ATTEST:

Mina Semenza

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez

CARMEN VASQUEZ, City Attorney

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

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance, being **Ordinance No. 1884** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **10^h day of June 2025**, and that the same was so passed and adopted by the following roll call vote:

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

NOES: NONE

ABSENT: NONE

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

(SEAL)