

## **RESOLUTION NO. 6698**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ESTABLISHING FEES FOR VACANT PROPERTY PROGRAM REGISTRATION AND RENEWAL, AS AUTHORIZED PURSUANT TO ORDINANCE NO. 1882 AND FINDING THAT THE FEE RESOLUTION IS EXEMPT FROM CEQA UNDER GUIDELINES SECTION 15273 AND PUBLIC RESOURCES CODE SECTION 21080(b)(8).**

**WHEREAS** On June 10, 2025, the Gardena City Council adopted Ordinance No. 1882 (the "Ordinance") relating to the Vacant Property Registry Program; and

**WHEREAS** the Ordinance added Chapter 9.72, establishing the procedure for registering residences within the City that are vacant, abandoned, or in foreclosure; and

**WHEREAS** the purpose of Chapter 9.72 is to alleviate nuisances, such as the presence of vacant, abandoned, or foreclosed-upon residential real property, which can lead to neighborhood decline, lower property values, and could discourage potential buyers from purchasing a home adjacent to or in neighborhoods with properties that are vacant, abandoned, or in foreclosure; and

**WHEREAS** Government Code Section 66014 provides that when a local agency charges fees, such as for filing and processing applications for planning services, the amount charged may not exceed the estimated reasonable cost of providing the service, and such fees may include the costs reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations; and

**WHEREAS** the cost of staff time and consultant fees for processing vacant property registrations and renewals should be borne by the registrants rather than the general public; and

**WHEREAS** the Vacant Property Registration Fee and Annual Renewal Fee have been established based on the cost of service, which includes City staff hourly labor rates and a one-time registration fee charged by a third-party service provider for platform access, and are consistent with fee ranges observed in comparable programs across other local jurisdictions, typically between \$200 and \$350; and

**WHEREAS** on August 26, 2025, the City Council held a duly noticed public hearing on the fees that are the subject of this Resolution, which hearing was noticed in accordance with Government Code Section 66016.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

**SECTION 1.** The City Council finds that all recitals set forth above are true and correct.

**SECTION 2.** The City Council determines the fees imposed under Section 5.75.050.C of the Gardena Municipal Code as follows:

Vacant Property Registry fee shall be \$245.00; and  
Annual Renewal fee shall be \$245.00.

**SECTION 3.** The City Council finds that the fees do not exceed the cost of providing the services for which the fees are charged.

**SECTION 4. CEQA.** The adoption of this resolution is statutorily exempt from the requirements of CEQA because these fees are imposed to meet operating expenses through cost recovery for staff wages incurred by the City and the adoption of this resolution falls within the exemptions for local agency decisions specified in Public Resources Code section 21080(b)(8) and CEQA Guidelines section 15273.

**SECTION 5. SEVERABILITY.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Resolution, or any part hereof, including any specific fee, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution or any part thereof, including any other fee. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, phrase or fee, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, phrases, or fees be declared invalid or unconstitutional.

**SECTION 6. CITY CLERK.** The City Clerk shall certify 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.

**SECTION 7. EFFECTIVE DATE.** This resolution shall be effective immediately.

Passed, approved, and adopted this 26th day of August 2025.


  
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TASHA CERDA, Mayor

ATTEST:



\_\_\_\_\_  
MINA SEMENZA  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CARMEN VASQUEZ, City Attorney

Resolution No. 6698

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

I, **MINA SEMNZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council said City is five; that the foregoing Resolution, being **Resolution No. 6698** 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 **26<sup>th</sup> day of August 2025**, and that the same was so passed and adopted by the following roll call vote:

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

NOES:       COUNCIL MEMBER LOVE

ABSENT:    NONE

  
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for City Clerk of the City of Gardena, California

(SEAL)