

### III. Housing Constraints

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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 constraint to housing development and improvement in the City.

#### 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.

#### 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 \$151,671 in 2002 to \$222,511 in 2009, but declined to \$184,125 in 2011<sup>8</sup>. The recent decline could be the result of smaller units. The NAHB construction cost survey indicated that the average single-family home declined from 2,716 square feet in 2009 to 2,311 square feet in 2011, which resulted in the average price per square foot declining from \$82 per square foot in 2009 to \$80 per square foot in 2011. In 2011, total construction cost of a home accounted for 59.3 percent of the total sales price.

#### 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

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<sup>8</sup> National Association of Home Builders, New Construction Cost Breakdown, Special Study for HousingEconomics.com, 2011, <http://www.nahb.org>.

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.

## 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 give consideration to 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. 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 2008 to 2012, as shown in Table 32, annual average mortgage interest rates have declined significantly, from 6.03 percent in 2008 to 3.66 percent in 2012. The recent and ongoing turmoil in the national housing and financial markets, however, could cause rates to fluctuate significantly from recent lows, depending on how the situation develops and how economic policy makers respond.

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, and the number of properties in the U.S. on which foreclosure filings were reported rose to record levels in 2009. 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 severely 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 32**  
**National Annual Average Mortgage Interest Rates**

Year	Average Interest Rate
2008	6.03%
2009	5.04%
2010	4.69%
2011	4.45%
2012	3.66%

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

## B. Governmental Constraints

Housing affordability is affected by factors in both the public and private sectors. 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.

### 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 Ordinance 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 zones (R-4) and as high as 34 units per acre in the mixed-use C-R zone. Table 33 summarizes the residential land use categories and their corresponding zone designations and previous Figure 2 shows the General Plan Land Use Map.

**Table 33**  
**Residential Land Use Categories**

General Plan Land Use Category	Zoning Designation	Max. Density DUs/Acre	Residential Types
Low Density Residential	R-1	9 du/ac	Single Family Residences
Medium Density Residential	R-2, R-3	17 du/ac	Low Density Multiple-Family Residential (R-2) and Medium Density Multiple-Family Residential (R-3)
High Density Residential	R-4	30 du/ac	High Density Multiple-Family Residential
Mixed Use	C-R, H-B	34 du/ac	Commercial Residential (C-R) and Home Business (H-B)
Specific Plan (when used)	SP	At Least 20 du/ac	Residential dwellings allowed under any residential zone.
Mixed Use Overlay	MUO	30 du/ac	Multi-family dwellings, Single-family attached and live-work units.

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. The Low Density Residential designation is the largest land use category in the City. It occupies over one-quarter (26.5%) of all the land in the City and represents 61 percent of all residentially designated land in the General Plan.

**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. Approximately 13 percent of all land in the City is designated for Medium Density Residential which represents 31 percent of all residentially designated land in the City.

**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. The High Density Residential land use has a step density of 25 units per acre for lots under 0.5 acre, 27 units per acre for lots between 0.5 to 1.0 acre, and 30 units per acre for lots greater than 1.0 acre. The minimum permitted density is 20 units per acre for any residential development approved after August 1, 2012. The High Density Residential land use designation accounts for three percent of all the land in the City, and six percent of all residential land in the City.

**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. The maximum residential density of the C-R zone is 34 units per acre and 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 residential development pursuant to a site plan review on selected areas designated for commercial and industrial land uses. A conditional use permit 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 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 maximum residential density of the MU zone is based on a step density of 20 units per acre for lots under 0.5 acre, 25 units per acre for lots between 0.5 to 1.0 acre, and 30 units per acre for lots greater than 1.0 acre. Additionally, the minimum permitted residential density is 20 units per acre.

## 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 34, there are nine specific plans within the City of Gardena. The land use for eight of the specific plans is residential and the Artesia Corridor Specific Plan includes mixed-use (residential and commercial). Each specific plan is summarized in the following Table 34 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 allow a maximum residential density of at least 20 units per acre on portions of the specific plan where residential units are allowed.

Of the nine adopted specific plans, only the Artesia Corridor Specific Plan still has land which has not been fully entitled for development. Of the 44-acres, which allows up to 300 units, development plans have only been approved for the 7.3 acre Artesia Square project which includes 98 units which have been completed or are currently under construction. The Artesia Corridor Specific Plan encourages high-density development by permitting both multi-family dwellings and single-family attached dwellings.

The General Plan also identifies certain areas along the Rosecrans Corridor that provide an opportunity for a mix of commercial and residential development as specific plan study areas. Land Use Policy 3.3 of the Community Development Element provides: Consider the adoption of specific plans for the four corners at the Van Ness-Rosecrans, Western-Rosecrans, Rosecrans-Normandie centers to promote and direct revitalization efforts, and to further study and evaluate whether a mix of commercial and residential development is appropriate in these areas. All of these Specific Plan Study Areas are designated either Neighborhood Commercial or General Commercial in the General Plan and would potentially provide a significant number of additional housing units.

**Table 34**  
**Specific Plans**

<b>Specific Plans</b>	<b>Adoption Year</b>	<b>Location</b>	<b>Land Use Plan Description</b>
<b>Emerald Square</b>	1999	177 <sup>th</sup> Street between Budlong Avenue and Vermont Avenue	159 single-family homes within a 21.5-acre gated community
<b>Redondo Village</b>	1999	Redondo Beach Boulevard west of Van Ness Avenue	Two gated residential communities consisting of 65 detached condominium units within a 5-acre gated community
<b>Gardena Village</b>	1999	North side of Artesia Boulevard between Denker Street and Western Avenue	59 detached condominium units within a 5.7-acre gated community
<b>Cottage Place</b>	2003	Budlong Avenue Between 144 <sup>th</sup> Street and 146 <sup>th</sup> Street	35 detached condominium units within a 2.9-acre gated community
<b>Normandie Estates</b>	2004	Southeast corner of Normandie Avenue and 168 <sup>th</sup> Street	21 detached condominium units within a 1.5-acre gated community (approved but not constructed)
<b>Carnellian</b>	2004	Vermont Avenue between 141 <sup>st</sup> Street and 135 <sup>th</sup> Street	101 single-family detached homes within an 11.4-acre gated community
<b>Artesia Corridor</b>	2006	South side of Artesia Boulevard between Normandie Avenue and Western Avenue	44-acre Specific Plan provides for up to 300 residential units, 375,000 square feet of commercial space, and 40,000 square feet of restaurant space (as of March 2013, 63 housing units and 35 live/work units have been approved and are completed or under construction)
<b>Normandie Place</b>	2007	14532-14602 Normandie Avenue	12 detached single-family residential dwelling with two car garage per dwelling and 11 guest parking spaces within a 0.8 acre space
<b>Ascot Village</b>	2011	1249 W 139th Street	14 detached single-family two-story condominium residential dwellings with two-car garage per dwelling and 7 guest parking spaces on a 1.01 acre space (currently under construction)

Source: City of Gardena

## Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety and welfare of local residents, as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. Table 34 presents the City Zoning Ordinance, which sets forth the City residential development standards, including density, lot area, lot coverage, and parking.

**Site Requirements:** Maximum height and lot coverage rules limit the number of units constructed on a given lot. Lot size is the same for all residential zones, with a minimum size of 5,000 square feet required, except in the Mixed Use Overlay zone. The Mixed Use Overlay zone requires a lot size of one acre; the size may be reduced in cases where this size lot cannot be assembled because the adjoining property is not zoned mixed-use overlay.. Width and depth of the R1, R2, R3 and R4 zones are identical. The minimum width and depth are 50 and 80 feet respectively, with a minimum width of 55 feet required for corner lots. The C-R and H-B zones also have a minimum lot size of 5,000 square feet and a width of 50 feet, but no separate requirements for depth or corner lots. The MU zone requires a width of 80 feet with curb cuts and 50 feet without curb cuts and no depth requirements.

The R-1, R-2, and R-3 zones all require a front yard of 20 feet, at least 50 percent of which must be landscaped. The R-4 zone also requires a front yard of 20 feet, but only requires that 460 square feet of the entire project landscaped. The MU zone requires a front yard of 12 feet. In the C-R zone the front setback is 0 feet for the first and second floors for both horizontal and vertical mixed-use developments and 5 feet for a residential only development, in which case 50 percent of the setback has to be landscaped; the setbacks step-back an additional five feet for residential units on the 3<sup>rd</sup> and 4<sup>th</sup> floors. For the H-B zone, there is a minimum requirement of 20 feet for the front yard.

Height limits are 25 feet for the R-1 zone, 30 feet for the R-2 zone and 35 feet for the R-3 and R-4 zones. For the MU zone, a maximum building height is 35 feet if adjacent to one story residential or collector streets, 40 feet if adjacent to two story residential or major collector streets, and 55 feet if adjacent to three story residential or a non-residential use, or adjacent to arterial streets. For the C-R zone, building height is 45 feet if development is less than half acre and may go up to 55 feet if development is greater than half acre and there is a multi-family residential component included. Residential uses in the C-R zone may go up to four stories.

**Parking Requirements:** The R-1 zone requires a two-car garage. However, 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. Multiple units require two spaces per unit plus ½ space per unit for guest parking. These spaces must be in a garage or in an enclosed parking facility. The R-4 zone allows tandem parking and for seniors or income restricted units in the R-4 zone, off-street parking is reduced to only one space for each one-bedroom or studio unit. In the C-R zone, one enclosed parking space is required for every studio and one-bedroom unit and two spaces for

every unit with two or more bedrooms. In addition, guest parking is to be provided at a rate of one quarter space per unit.

**Unit Sizes:** The Zoning Ordinance generally requires a single-family unit to have a size of at least 800 square feet. For multi-family units, the minimum sizes are 450 square feet for a studio, 750 square feet for a one-bedroom unit, 900 square feet for a two-bedroom unit, and 1,200 square feet for a three-bedroom unit. The exception is in the C-R zone, where the minimum size of residential units are 450 square feet for studio/efficiency/bachelor units; 600 square feet for one-bedroom units; 800 square feet for two-bedroom units; and 1,100 square feet for three or more bedroom units.

The standards are summarized in Table 35.

**Cumulative Impact of Development Standards:** Gardena's R-2, R-3 and R-4 zones contain development standards relating to density, height, setbacks, parking and usable open space. These standards generally do not prohibit the construction of the maximum number of units allowed under the density for these zones. The floor area ratio requirement was recently deleted from the R-3 and R-4 zones to help insure that the maximum number of units could be reached.

In both 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 (20 feet), side (five feet) and rear (10 feet) 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.

This is more than enough room to accommodate two (2), two-bedroom units (minimum of 900 square feet each) in a single story building. Three-bedroom units, however, require at least 1,200 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 of 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. The R-4 and Mixed Use Overlay zone



amendments were written so as to ensure that the requirements for open space and front/rear/side yard setbacks generally permit the construction of the maximum number of units permitted under the code. All development standards were reviewed and modified as determined necessary to ensure that the available building envelope was not unduly constrained. In the case of the R-4 zone, the open space requirement was reduced to 600 square feet to ensure additional density could be accommodated on the largest sites (over 1.0 acre). On sites smaller than 1.0 acre but larger than 0.5 acre, the density remained the same as before the zone amendment. On sites smaller than 0.5 acre, the maximum density was reduced slightly to 25 du/ac. 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 example, was reduced to only 150 square feet. 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 requirement. Additionally, the FAR requirement was eliminated.

## **Development Fees**

The City assesses various development fees in order to cover the costs of permit processing, as well as the costs of providing public services to the developments. Table 36 presents a summary of total development fees for a single-family unit and a multiple-family unit. Planning fees and entitlement fees are calculated for the entire project, while building fees are calculated on a per unit basis. Planning and entitlement fees are similar for both single-family and multi-family development, with the exception that site plan review which costs \$1,667 for a single-family units and \$3,109 for multi-family unit. Based on a 1,400-square foot single-family detached home and a 1,200-square foot multi-family units, the typical development fee would total \$22,827 for a single-family home and \$23,489 for a multi-family unit.

**Table 35**  
**Residential Development Standards**

<b>Standards</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>
<b>Min. Lot Size</b>	5,000 SF	5,000 SF	5,000 SF	5,000 SF
<b>Min. Width</b>	50 ft. 55 ft for corner lot	50 ft 55 ft for corner lot	50 Ft 55 ft for corner lot	50 ft 55 ft for corner lot
<b>Min. Depth</b>	80 ft	80 ft	80 ft.	80 ft.
<b>Max. Density</b>	9 du/acre (1 du/lot)	17 du/acre (2 du/lot)	17 du/acre	Stepped Density up to 30 du/acre; 20 du/acre min. for new projects
<b>Max. Building Height</b>	25 ft.	30 ft.	35 ft.	35 ft.
<b>Min. Front Yard</b>	20 ft.	20 ft.	20 ft.	20 ft.
<b>Min. Side Yard</b>	5 ft. 10 ft. for corner lot	<ul style="list-style-type: none"> <li>5 ft.</li> <li>10 ft. for corner lots on street side</li> <li>10 ft. if bldg fronts on side yard</li> <li>10 ft. semi-sub. parking</li> </ul>	<ul style="list-style-type: none"> <li>5 ft. for 1 or 2 stories</li> <li>7½ ft. for 2 stories with semi-sub. parking or 3 stories</li> <li>10 ft. for &gt;3 stories</li> <li>10 ft. for corner lots on street side</li> <li>10 ft. if bldg fronts on side yard</li> </ul>	<ul style="list-style-type: none"> <li>5 ft. for 1 or 2 stories</li> <li>7½ ft. for 2 stories with semi-sub. parking or 3 stories</li> <li>10 ft. for &gt;3 stories</li> <li>10 ft. for corner lots</li> <li>10 ft. front on side yard</li> </ul>
<b>Min. Rear Yard</b>	<ul style="list-style-type: none"> <li>10 ft. for new developments</li> <li>5 ft. for existing 1 story</li> </ul>	10 ft.	<ul style="list-style-type: none"> <li>5 ft. for 1 or 2 stories</li> <li>7½ ft. for 2 stories with semi-sub. parking or 3 stories</li> <li>10 ft. for &gt;3 stories or if bldg abuts R-1 or R-2</li> <li>10 ft. if bldg fronts on rear yard</li> </ul>	<ul style="list-style-type: none"> <li>5 ft. for 1 or 2 stories</li> <li>7½ ft. for 2 stories with semi-sub. parking or 3 stories</li> <li>10 ft. for &gt;3 stories or if bldg abuts R-1 or R-2</li> <li>10 ft. if bldg fronts on rear yard</li> </ul>
<b>Min. Usable Open Space</b>	<ul style="list-style-type: none"> <li>50% lot size</li> <li>25% lot size for corner lot</li> </ul>	600 SF	600 SF	600 SF
<b>Min. Landscaping</b>	50% front yard	50% front yard	50% front yard	460 SF

**Table 35 (Cont.)**  
**Residential Development Standards**

<b>Standards</b>	<b>MU</b>	<b>C-R</b>	<b>H-B</b>
<b>Min. Lot Size</b>	1 acre (unless this cannot be assembled because surrounding property not zoned MUO)	5,000 SF	5,000 SF
<b>Min. Width</b>	80 ft w/curb cuts 50 ft w/o curb cuts	50 ft	50 ft
<b>Min. Depth</b>	N/A	N/A.	N/A
<b>Max. Density</b>	Stepped Density up to 30 du/acre; 20 du/acre min. for new projects	34 du/acre; 24 du/acre min. if all residential for new projects	9 du/acre (1 du/lot)
<b>Max. Building Height</b>	<ul style="list-style-type: none"> <li>35 ft. adj to 1 story res. or collector street</li> <li>40 ft. adj to 2 story res uses or to major collector street</li> <li>55 ft. adj. to ≥ 3 stories res. use, non-res. use or arterial street</li> </ul>	<ul style="list-style-type: none"> <li>&lt;0.5 acres 45 ft.</li> <li>&gt;0.5 acres 55 ft. if multi-family res. included</li> <li>4 stories for residential</li> </ul>	35 ft. (25 ft. for single-family homes)
<b>Min. Front Yard</b>	12 ft.	Vertical Mixed Use <ul style="list-style-type: none"> <li>1<sup>st</sup> &amp; 2<sup>nd</sup> floors 0 ft.</li> <li>3<sup>rd</sup> and 4<sup>th</sup> floors 5 ft.</li> </ul> Horizontal Mixed Use <ul style="list-style-type: none"> <li>1<sup>st</sup> &amp; 2<sup>nd</sup> floors 0 ft.</li> <li>3<sup>rd</sup> &amp; 4<sup>th</sup> floors 5 ft.</li> </ul> Residential Only <ul style="list-style-type: none"> <li>1<sup>st</sup> &amp; 2<sup>nd</sup> floors 5 ft.</li> <li>3<sup>rd</sup> &amp; 4<sup>th</sup> floors 10ft.</li> </ul>	20 ft.

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**Table 35 (Cont.)**  
**Residential Development Standards**

Standards	MU	C-R	H-B
<b>Min. Side Yard</b>	10 ft. if adj. to res. or ind. zone or street	Vertical Mixed Use N/A Horizontal Mixed Use <ul style="list-style-type: none"> <li>▪ 1 or 2 story 5 ft</li> <li>▪ 2 story w/sub parking or 3+stories 10 ft.</li> <li>▪ corner yard 10 ft.</li> <li>▪ fronts on side yard of multi-family 10 ft.</li> </ul> Residential Only <ul style="list-style-type: none"> <li>▪ ≤2 story 5 ft.</li> <li>▪ All other 10 ft.</li> </ul>	5 ft. for structures on front half of lot
<b>Min. Rear Yard</b>	<ul style="list-style-type: none"> <li>▪ 20 ft. abutting res. or ind. zone</li> <li>▪ 10 ft. if adj. to com. zone</li> </ul>	Vertical or Horizontal Mixed Use <ul style="list-style-type: none"> <li>▪ adj. to com 5 ft</li> <li>▪ 1<sup>st</sup> &amp; 2<sup>nd</sup> adj. to multi-family 10 ft.</li> <li>▪ 3<sup>rd</sup> &amp; 4<sup>th</sup> adj. to multi-family 15 ft.</li> </ul> Residential Only <ul style="list-style-type: none"> <li>▪ adj. to com. 5 ft.</li> <li>▪ 1<sup>st</sup> &amp; 2<sup>nd</sup> adj. multi-family 10 ft.</li> <li>▪ 3<sup>rd</sup> &amp; 4<sup>th</sup> adj. multi-family 15 ft. or 20 ft. if building &gt; 45ft.</li> </ul>	N/A
<b>Min. Usable Open Space</b>	150 SF	150 SF per unit	N/A
<b>Min. Landscaping</b>	N/A	50% of setback if all residential	N/A

Source: City of Gardena Municipal Code

**Table 36**  
**Typical Planning and Zoning Fees**

Service	Single-Family Unit	Multi-Family Unit
<b>Planning Department Fees</b>		
Site Plan Review	\$1,667.00*	\$3,109.00*
Environmental Assessment Review	\$283.00*	\$283.00*
Public Notice Mailing Fee	\$350.00 deposit*	\$350.00 deposit*
<b>Building Department Fees</b>		
Building Permit Fees	\$1,729.75 based on housing type <sup>(a)*</sup> C&D fee \$7,500	\$1,261.75 based on housing type <sup>(b)*</sup> C&D fee \$7,500
Plan Check Fees	\$1,526.18 based on housing type <sup>(a)*</sup>	\$1,104.98 based on housing type <sup>(b)*</sup>
Other Fees (SMIP, JOB, SCAN, DOCS)	\$228.10 based on housing type <sup>(a)*</sup>	\$137.10 based on housing type <sup>(b)*</sup>
<b>Entitlement Fees</b>		
Planning Commission Determination	\$2,588.00	\$2,588.00
Conditional Use Permits	\$3,109.00	\$3,109.00
General Plan Amendment	\$3,593.00	\$3,593.00
Land Division – Parcel Map/Tract Map	\$3,109.00*	\$3,109.00*
Lot-Line Adjustment/Parcel Map Merger	\$788.00	\$788.00
Specific Plan	Actual Cost, deposit of \$2,290.75	Actual Cost, deposit of \$2,290.75
Variance	\$3,109.00	\$3,109.00
Zone Change	\$3,593.00	\$3,593.00
<b>Impact Fees (per unit)</b>		
Sewer Usage Fee	\$140.00*	\$140.00*
Parkland In-lieu Fee	\$7,710.00 <sup>(c)*</sup>	\$7,710.00 <sup>(c)*</sup>
Multi-family Impact Fee	—	\$1,000.00*
School District Fee (LAUSD)	\$5,600.00 <sup>(d)*</sup>	\$4,800.00 <sup>(d)*</sup>
<b>Total fees for a project with zoning/General Plan entitlements in place and requiring a new subdivision</b>	<b>\$22,827.03</b>	<b>\$23,488.83</b>

Source: City of Gardena CDD

(a) Fees based on a single-family detached dwelling of: 1,400 sq. ft. of living area, 400 sq. ft. garage, 3 bedrooms and 2 baths, building valuation \$200,000, and land valuation of \$20 per square foot

(b) Fees based on a multiple-family unit of: 1,200 sq. ft. of living area, 400 sq. ft. garage, 2 bedrooms and 1.5 baths, unit valuation of \$120,000, and land valuation of \$20 per square foot

(c) Calculated thusly per Gardena Municipal Code: (.003 acre/resident)x(No. of units in subdivision)x(Avg. 2.95 persons/unit)x(fair market value per acre of unimproved site); applies only to new subdivisions

(d) Calculated from rate of \$4.00/square foot

\* Used in total fee calculations

The City exacts from all new-construction multi-family residential development projects a multi-family development impact fee at the rate of \$1,000 per unit. Non-profit multi-family developments for senior citizens currently are exempted from the fee. 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.

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. It accounts for much of the difference in total fees between the hypothetical single-family and multi-family units analyzed above. For this reason, the fee could be considered a constraint on affordable housing production. To remove this constraint, the City, as part of the 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).

## 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 City's General Plan Circulation Element which are presented in Table 37. According to the City's Public Works Department, a residential street costs approximately \$6.70 per square foot to construct and \$1.80 per square foot to maintain. These costs are not directly imposed on the housing developed in the neighborhood where the street is located.

The General Plan Circulation Element's roadway classification and right-of-way standards are presented in Table 37.

**Table 37**  
**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*

## Permit and Processing Procedures

Development processing time is relatively short and expeditious due to a one-stop counter, streamlined procedures, and concurrent processing. 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 does not require site plan review. Of course, larger developments may require additional time. The following Table 38 presents the general processing time by level of approval required for a typical residential development project:

**Table 38**  
**Residential Project Approval Processing Time**

Process	Required Time Period	Review and Approval
Site Plan Review <sup>(1)</sup>	3-4 Months	Community Development Dept. (CDD), Planning Commission (PC)
Plan Check/Building Permit	4-5 Weeks	CDD, Public Works (PW), Building and Safety (BS), Fire Department (FD)
Conditional Use Permit	3-4 Months	CDD, PC
Variance	3-4 Months	CDD, PC
Subdivision	3-4 Months	CDD, PC, LA County
Zone Change w/EIR and Public Hearing	6-12 Months	CDD, PC, City Council (CC)
General Plan Amendment w/ EIR and Public Hearing	6-12 Months	CDD, PC, CC

Source: City of Gardena CDD

<sup>1</sup> Not required for single-family homes.

**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 consultants.

**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, a conditional use permit, a variance, or a tract map; multi-family developments of four units or more; any multi-family development in the C-R zone regardless of number; and any residential development in the mixed-use overlay zone regardless of number. 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 25 copies of the site plan and pay a filing fee

A site plan will be approved if the proposed development, including the uses and the physical design, 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 is to consider includes: dimensions, shape and orientation of the parcel; placement of buildings and structures; height, setbacks, bulk and building materials; off-street parking; landscaping; lighting; signs; the screening; and compatibility and overconcentration of uses in the immediate area. The Planning Commission may impose conditions. The Planning Commission's decision may be appealed to the City Council.

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 the extension upon a showing of good cause.

The process is more fully spelled out in Chapter 18.44 of the Gardena Municipal Code.

**Conditional Use Permit:** A residential mixed-use development in the Mixed-Use Overlay zone would require a CUP 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 city 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 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, house 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 opposition;
- The cumulative effect of the proposed use in the community;
- Whether, under the circumstances of the particular application, the establishment and maintenance or operation of the use will be detrimental to the health, safety, peace, moral, comfort or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental in injurious to property and improvement in the neighborhood or the city;
- Other factors as the Commission deems relevant; and
- Failure to satisfy any of the criteria set forth in this section.



As with Site Plan Review, once the CUP has been approved, it must be utilized within 12 months. After that time period, the CUP automatically 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. Only one extension is permitted.

## **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 has 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.

In March 2004, the responsibility of code enforcement, other than permit approvals, was transferred to the Gardena Police Department. The Police Department is responsible for all land use-related City and State regulations and policies. The Police Department's specialized Code Enforcement Detail works within the Patrol Bureau and interactively with the Community Oriented Policing and Problem Solving (COPPS) Team. The Police Department 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
- Deferred maintenance or deterioration that harms property values in the area or interferes with the peaceful use of nearby land and structures
- Abandonment of property in a way that leaves it vulnerable to unauthorized occupation

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. In addition, code violators are encouraged by the Police Department to participate in the City's Owner Occupied Housing Rehabilitation Loan Program.

## **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. Generally speaking, 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 Gardena has over 5,600 people over the age of five with disability.

The City of Gardena has adopted and currently enforces the 2010 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.

All visitors to the Community Development Department are informed that they are entitled to request a 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:

- the qualifying status of the individual;
- the necessity of the accommodation; and
- the financial or administrative burden on the City.

In the City Owner-Occupied Housing Rehabilitation Loan Program, housing rehabilitation standards promote renovations that create accessibility for persons with disabilities. This Program is a no-interest loan program for low-moderate income persons. The Program provides loans for the mobile home and single family residential home owners. Applicants are not required to make any payments for 30 years or until the sale of the property, transfer of title or when they no longer reside in the house, whichever occurs first. The City provides information on its website in both Spanish and English. Additionally, the City's Parks and Recreation Department distributes flyers and information material regarding the availability of loan funds to make accessibility improvements.

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

In addition, the City's Youth and Family Services Bureau works with the "at risk" population which includes the "disabled." The Bureau has trained counselors who survey and utilize all of the Los Angeles County Services to locate housing for the handicapped, and other members of the "at risk" population. The City is also authorized to purchase from the County "one time only" assistance for senior citizens and persons with disabilities. These services include locating housing, paying rent, buying food, and helping persons with disabilities to locate service providers to accommodate special needs

In order to comply with the definition of "family" as defined under State law, the City amended Municipal Code Section 18.04.180 to read "Family means 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."

## **C. Environmental and Infrastructure Constraints**

### **Environmental Constraints**

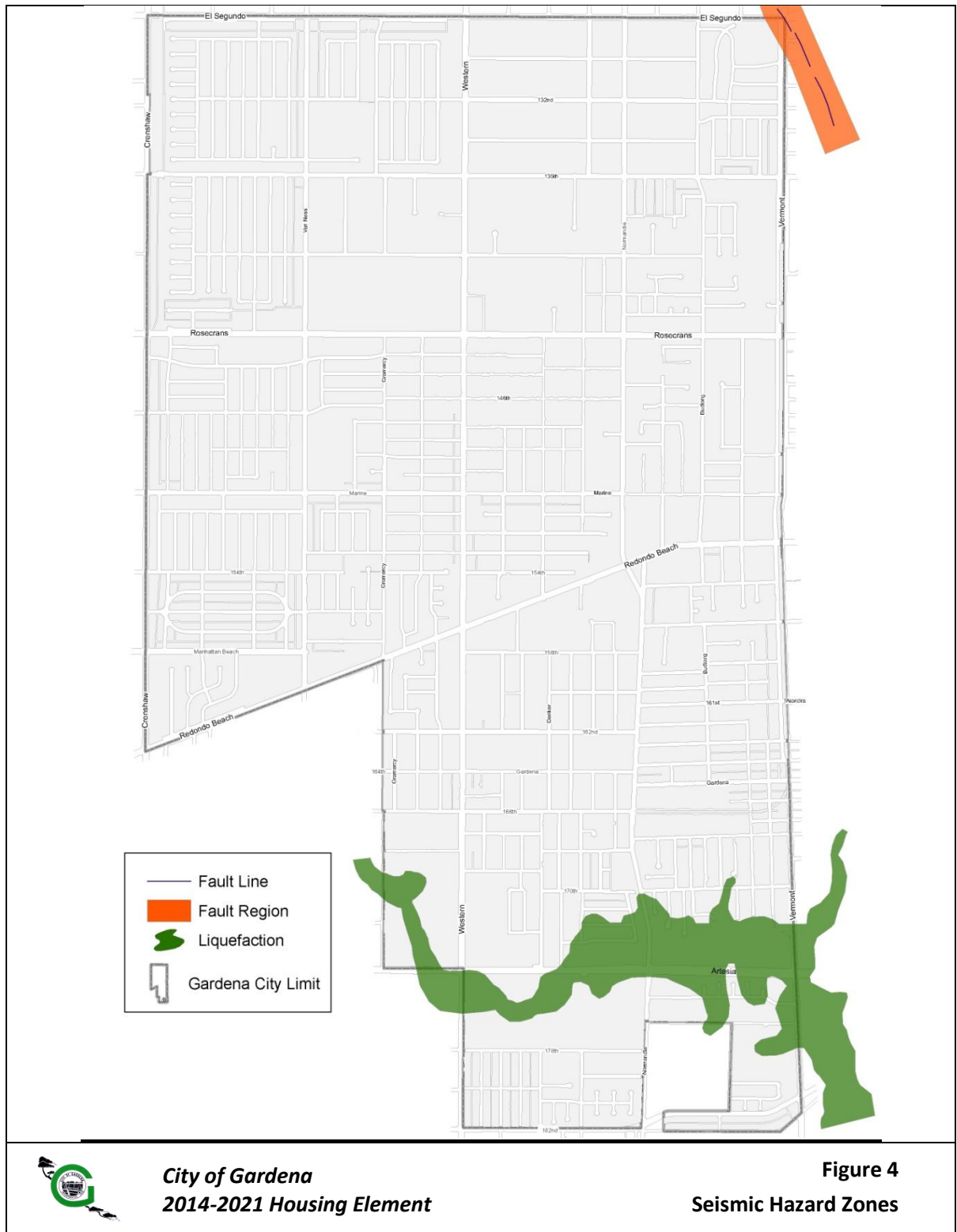
**Seismic Conditions.** Southern California is a region of high seismic activity. The City, which is located in the southwestern portion of the region, is also subject to risks and hazards associated with potentially destructive earthquakes. Faults that could affect the City include the regional San 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, as this fault is potentially active.

Figure 4 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 the City is dependent on the distance to the fault and the type and intensity of seismic activity along these faults.

**Liquefaction.** The area located along Artesia Boulevard and the Dominguez Flood Control Channel in the southern portion of the City is located 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 4 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 City are vulnerable to loss by liquefaction as they may not have been constructed or reinforced to meet seismic standards.

Gardena is subject to seismic shaking due to the numerous fault systems located near the region. The source for most severe ground shaking would likely be the Newport-Inglewood fault, which is the fault in closest proximity to the City.



**Hazardous Sites.** The Gardena Sumps located at the southwest corner of Normandie Avenue and Artesia Boulevard is listed on the CERCLIS list as a site of hazardous substances. Atlantic Richfield is in the process of conducting a Feasibility Study of the most effective way to remediate the site with minimal health risks to Gardena residents. There are 53 properties identified by the Regional Water Quality Control Board's (RWQCB) Leaking Underground Storage Tank (LUST) database as potential contaminated sites. The contamination of the sites could affect not only the soil but also the underlying groundwater resources.

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 2011, there were 72 Brownfield sites within the City.

At sites currently or formerly occupied by commercial or industrial uses, there may be some environmental obstacles to development. The site where such problems may likely occur is underutilized Site 3 located at the northeast corner of Rosecrans Avenue and Van Ness Avenue (See Appendix C), which includes land where a gas station once stood and two existing commercial vehicle operations facilities. The gas station has had its underground tank removed and has completed soil remediation, while the two maintenance facilities may require toxic substance issues to be mitigated before, during or after demolition<sup>9</sup>.

**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 Housing Element includes policies that take into account the need to:

- Minimize impacts from storm water and urban runoff on the biological integrity of Natural Drainage Systems and water bodies in accordance with requirements under CEQA (Cal. Pub. Resources Code § 21100), CWC § 13369, CWA § 319, CWA § 402(p), CWA § 404, CZARA § 6217(g), ESA § 7, and local government ordinances. Maximize the percentage of pervious surfaces to allow percolation of storm water into the ground
- Minimize the quantity of storm water directed to impervious surfaces and the municipal storm drain system
- Minimize pollution emanating from parking lots through the use of appropriate Treatment Control BMPs and good housekeeping practices
- Properly design and maintain treatment control BMPs in a manner that does not promote the breeding of vectors; and

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<sup>9</sup> Soil Vapor Probe Installation and Sampling, ATC Associates, Inc. (October 2011) concluded that based on the results of the benzene soil vapor evaluation, ATC's professional opinion that no further action regarding benzene is soil vapor at the locations and depths at which soil vapor samples were collected is warranted.

- Provide for appropriate permanent measures to reduce storm water pollutant loads in storm water from the development site

Effectively, the above objectives have been met and will continue to be met through the implementation of the development planning program of the NPDES permit, which calls for the implementation of post-construction runoff pollution mitigation controls.

The NPDES permit requires such controls for housing developments that involve the construction of 10 or more unit homes, including single family homes, multifamily homes, condominiums and apartments. 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 infiltrate runoff from roof tops and other hardscaped areas to landscaped areas. If this is not possible because of space limitations, sub-surface infiltration controls should be required (e.g., storm water chambers, dry wells, French drains).

The NPDES permit 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 has the potential to adversely impact biota and wildlife that exist in the wetlands. Any such project shall be subject to a rigorous CEQA evaluation, including, at a minimum, a mitigated negative declaration, that shall prescribe appropriate pollution reduction controls as mitigation measures during and following construction.

## **Infrastructure Constraints**

The infrastructure of critical importance to the maintenance and development of new housing includes water facilities, sewerage facilities, streets and sidewalks. The provision and maintenance of these facilities in a community enhances not only the character of the neighborhoods but also serves as an incentive to homeowners to routinely maintain the condition of their homes. In the alternative, when public improvements are left to deteriorate or are overextended in use, the neighborhoods in which they are located become neglected and show early signs of deterioration.

As an entirely urbanized community, Gardena already has in place all the necessary infrastructure to support future development. All vacant and underutilized sites on residentially zoned land are adequately served by water, wastewater, stormwater, energy and communications infrastructure. There should be no significant problems with connecting potential developments on these sites to the City's utility grid.