



City of Gardena General Plan 2006



Adopted
April 25, 2006



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City of Gardena
1700 West 162nd Street
Gardena, CA 90247-3778



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Gardena General Plan 2006

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Introduction

Gardena General Plan 2006

The City of Gardena

Since its incorporation in 1930, the City of Gardena has grown from a three square mile community known for its farm products to a highly developed and diverse community of six square miles and 60,000 residents. Gardena has always been and continues to be a residential community that prides itself in its diverse ethnic and cultural heritage. The City is situated in an ideal geographic location in proximity to key regional destinations, such as Downtown Los Angeles, Long Beach and Los Angeles Ports, the beach communities and Los Angeles International Airport, making Gardena an ideal location to live and work. In addition, Gardena has ready access to regional destinations via the Harbor Freeway (I-110), Century Freeway (I-105), San Diego Freeway (I-405) and the Artesia Freeway (SR-91). Figure I-1 shows areas annexed to Gardena since 1930.



While Gardena has ideal location, weather and access, the City faces numerous challenges such as, improving its urban landscape, becoming a destination rather than a

drive-thru city, securing economic stability and strength, improving its aging infrastructure, providing adequate housing for all income levels and continuing to provide its residents, businesses and visitors with the best public services available. Thus, the Gardena General Plan 2006 ("General Plan") development process provides the City the opportunity to reaffirm the community's vision for the future and reconsider the assumptions and facts that have guided development and investment decisions in the City.

Purpose of the General Plan

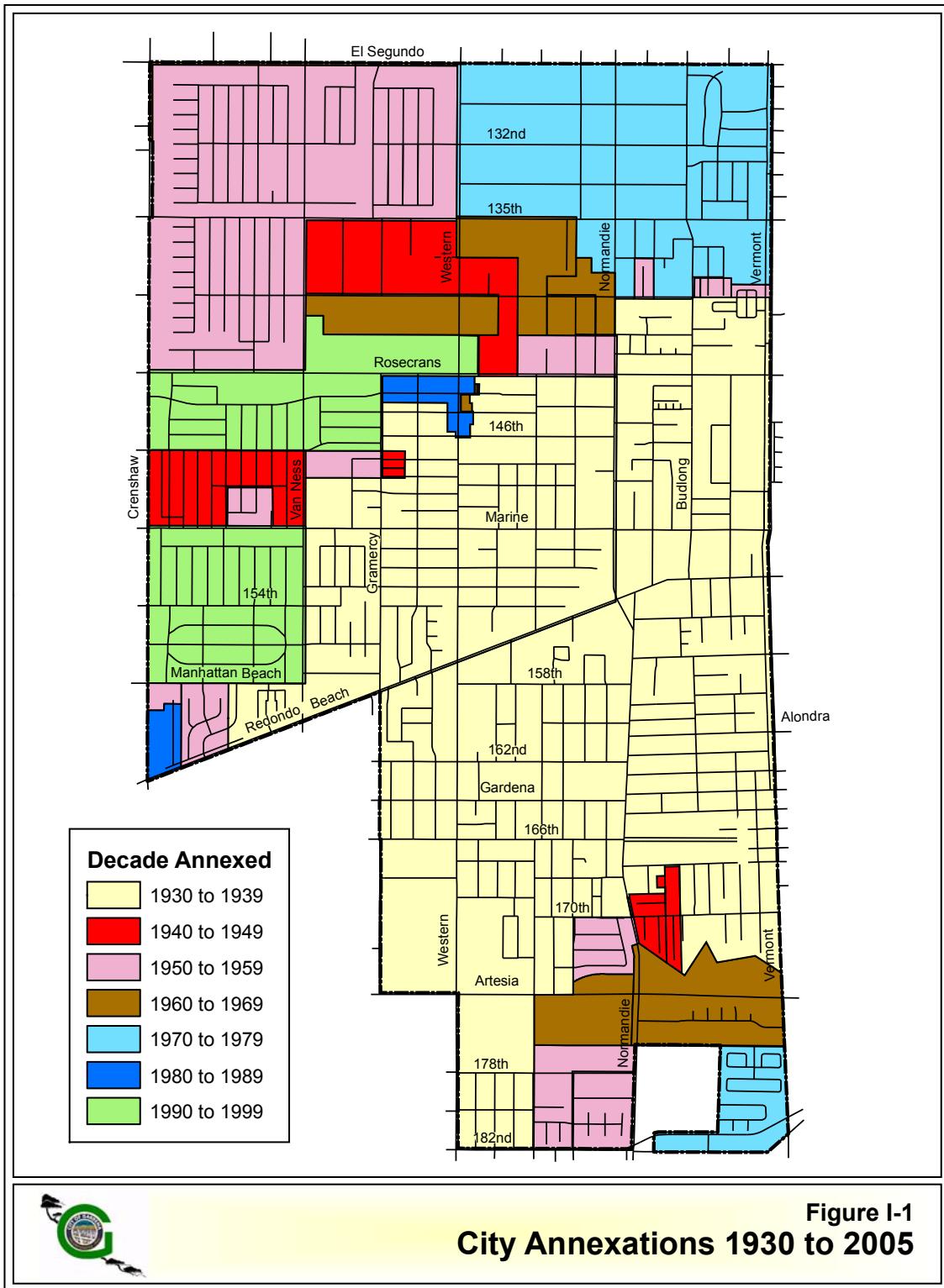
Every city and county in California is required by State law to prepare and maintain a comprehensive planning document called a general plan. The general plan is the long-range "blueprint" for a jurisdiction and guides development decisions, identifies long-term objectives for the next 15-20 years and contains policies and actions to help achieve community goals over that period of time. The general plan addresses all aspects of development and community enhancement.

The general plan serves to:

- Articulate a 15-20 year vision for the future growth of the City;
- Identify the City's land use, circulation, housing, environmental, economic, and social goals, policies and actions; and
- Provide direction in the planning and evaluation of future development and resource allocation decisions.



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This General Plan will provide direction to the administrative and legislative functions within the City and help provide guidance to effectively determine desired development and revitalization. In addition, the General Plan will aid in prioritizing needed projects in the City.

Planning Area

California State law requires that all general plans cover the area within the boundaries of the adopting city or county and “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” In addition, each city should consider its sphere of influence adopted by the Local Agency Formation Commission (LAFCO) into the planning area.

Gardena’s sphere of influence once included the unincorporated community of El Camino Village which was shared with the cities of Hawthorne and Lawndale. In September 2005, LAFCO removed El Camino Village from Gardena’s sphere of influence. Therefore, the planning area for this General Plan encompasses only the area within the boundary lines of the City of Gardena that includes 3,749 acres or approximately 5.9 square miles of land. Figure I-2 illustrates the boundaries of the City of Gardena.

Supporting Documents to the General Plan

Existing Conditions Report

Understanding the existing conditions of the City was the first step in the process of updating the General Plan. The Existing Conditions Report presents information compiled through research, field surveys, and discussions with various City Departments and local agencies.

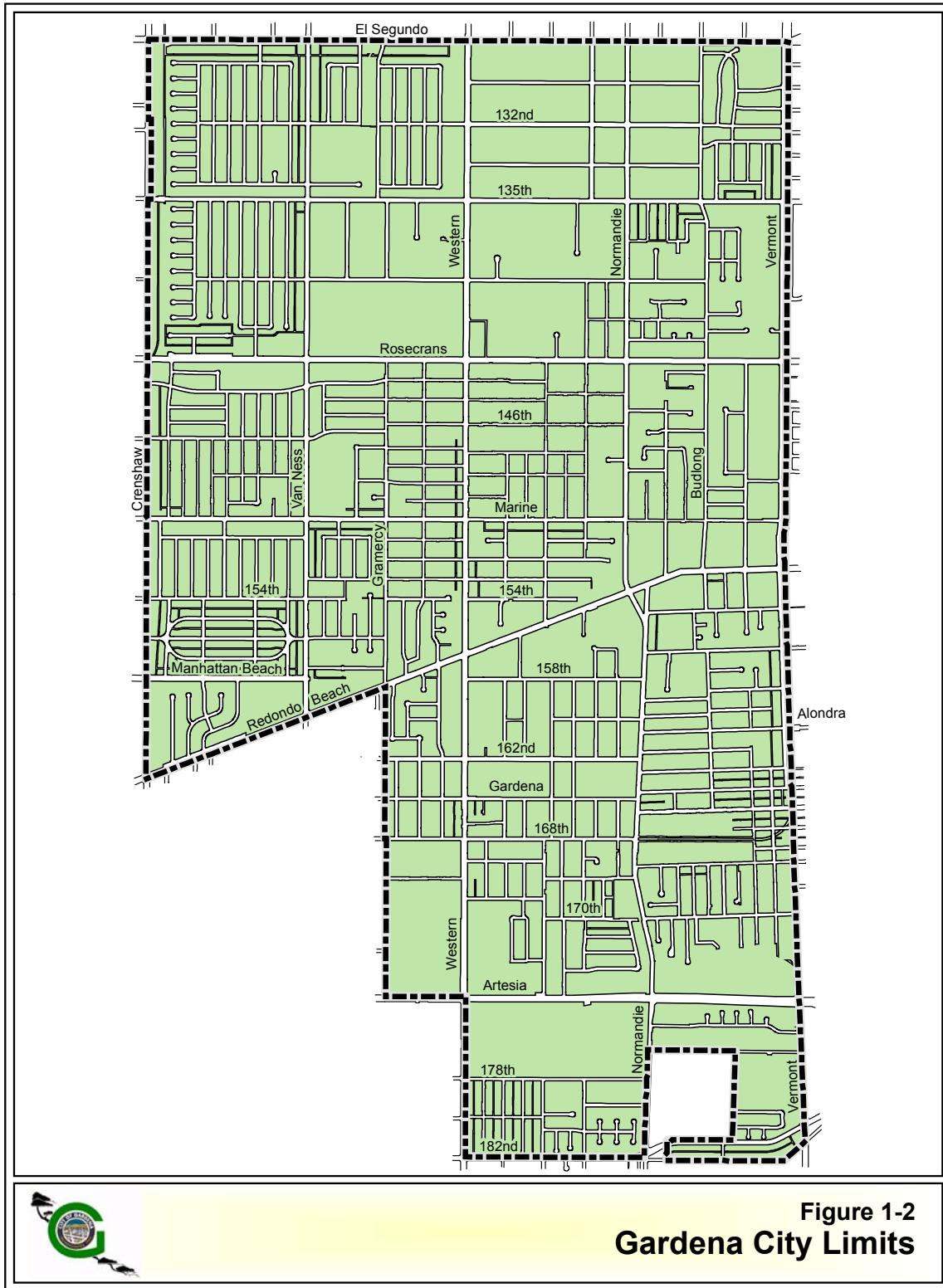
The Existing Conditions Report summarizes baseline information on existing conditions and recent trends. It also includes qualitative and quantitative information on such topics as existing land use, demographic and socio-economic trends, traffic conditions, community noise levels, potential hazardous sites, and public facilities and infrastructure. The report identifies areas of need, provides the foundation for policymaking and presents the environmental setting of the General Plan Environmental Impact Report (EIR). All technical studies prepared for this effort are included in the technical appendix to the Existing Conditions Report.

Environmental Impact Report

The California Environmental Quality Act (CEQA) was adopted by the State legislature in 1970 to require thorough environmental analysis of any project that might affect the environment. Under CEQA, most projects that require discretionary approval by a public agency must first be reviewed to determine related environmental effects. An EIR was prepared for this General Plan to fully assess its potential long-term implications on the environment and it was certified by the City Council along with the adoption of this General Plan.



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**Figure 1-2
Gardena City Limits**

Contents of the General Plan

State law requires that each general plan address seven topics: land use, housing, circulation, open space, conservation, safety and noise, as well as other topics that are relevant to the community. State law also prescribes the content for each element. While a city is required to address the mandatory seven topics or elements, State law allows a general plan format that best fits the unique circumstances of the city. The City of Gardena has chosen to consolidate a number of State mandated elements into three elements:

1. Community Development Element
2. Community Resources Element
3. Community Safety Element

Table I-1 presents the State-mandated elements and how it corresponds to the elements in the City of Gardena General Plan.

The General Plan elements are constructed as follows:

Community Development Element

Land Use Plan. Designates the type and intensity of uses, and general distribution of the land for housing, business, industry, open-space, education, public buildings and grounds, and other categories of public and private uses.

Economic Development Plan. Addresses the economic needs of the City and provides goals, policies and programs to retain and attract businesses and to improve the overall economic/business climate of the City.

Community Design Plan. Promotes a better quality of life for its residents and business community through policies and programs that create an attractive environment. This Plan recognizes that an attractive natural and built environment is good for the City's image and good for business.

Table I-1
State Mandated Elements in the Gardena General Plan

Gardena General Plan Element	State-Mandated General Plan Elements						
	Land Use	Housing	Circulation	Open Space	Conservation	Safety	Noise
Community Development	X	X	X				
Community Resources				X	X		
Community Safety						X	X



Housing Plan. Assesses the current and projected housing needs for all residents of the City. In addition, it embodies policies for providing adequate housing and includes action programs for that purpose. This element is a stand-alone document that was adopted and certified by the State Department of Housing and Community Development (HCD) in 2000 and is currently scheduled for an update in 2007.

Circulation Plan. Identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, bicycle routes and other local public utilities and facilities. Goals, policies and programs that address issues related to traffic congestion and inadequate public facilities are in this Plan.

Community Resources Element

Open Space Plan. Addresses the City's open space resources and the preservation and enhancement of recreational opportunities. Emphasis is placed on enhancing existing parks and recreational programs.

Conservation Plan. Establishes goals and policies to protect and manage the City's natural resources including biological, water and land. In addition, this Plan addresses energy conservation and the preservation of the cultural resources.

Community Safety Element

Safety Plan. Establishes goals, policies and programs to protect the community from risks associated with natural hazards and man-made hazards such as the presence of hazardous waste sites within the planning area.

Noise Plan. Identifies and appraises Gardena's noise environment and establishes noise level standards, goals, policies and programs to address areas of potential problems.

Community Participation

To accurately address community needs and values, it is important to receive input and feedback from residents, businesses and property owners in the City. Throughout the development of the General Plan, which was initiated in the summer of 2004, the community was invited to participate in this General Plan process. Both residents and representatives from the business community contributed insight and vision into the planning effort and helped develop the goals and policies contained in this General Plan. Additionally, the community participation program provided information on the state of the City in terms of existing conditions, recent trends and areas of need.

Community Workshops

During the year there were 11 community workshops conducted at various locations throughout the City, including Rowley Park, South Park and the Nakaoka Community Center. These meetings solicited input from the residents on issues important to the community. In addition, a meeting was conducted with the City's Economic Development Committee and Chamber of Commerce to provide information and receive input from the business community. Further, the Planning Commission and the City Council were provided periodic progress reports.

General Plan Advisory Committee

A seven-member General Plan Advisory Committee was formed to discuss issues and policies and receive further comments at a greater level of detail from key members of the residential and business communities. Committee meetings were generally held every other month and were also attended by members of the general public. All General Plan goals, policies, programs and alternative



land use concepts were discussed at these committee meetings.

Website

To attract the largest possible audience to the General Plan, a website was created at www.ci.gardena.ca.us/residents/generalplan/. This website provides information on the status of the General Plan update, land use maps, support documents, announcements of upcoming events and workshops, and an e-mail message page to send comments to the Gardena Director of Community Development.



Vision For Gardena

The “vision” for the City’s future becomes the foundation and focus for identifying goals and objectives that are translated into policies and programs. This vision is the common thread woven through each of the General Plan elements. Gardena’s “vision” is to be a community that:

- Values ethnic and cultural diversity
- Is a safe and attractive place to live, work and play with a wide range of public services
- Has a strong and diverse economic base that attracts commerce from within and outside the City

