



Land Use Plan, 2023 Update

Gardena General Plan

Authority

The State of California has mandated, through Title 7, Chapter 3, Article 5, the requirement that city and county governments adopt a general plan. Section 65302(a) requires a land use element as part of the general plan and reads as follows:

"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, and other categories of public and private uses of the land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas."

Purpose

The purpose of the land use element of a general plan is to improve the use of the land and relationships between the different land uses in the way that best serves the health, safety, welfare and convenience of the general public. Of all sections and elements of the general plan, the land use element is the foundation and focal point of the general plan. However, it does not stand alone. Significant policy exchange and interaction must exist with the other general plan elements to form a basis for a successful general plan.

Gardena is a fully developed city and, to a large degree, the land use pattern is established. Therefore, the purpose of the Gardena General Plan 2006, as updated in 2023, is to focus on refinements to the land use patterns and policies which will encourage community rejuvenation and address changes in the marketplace and demands for housing imposed by the State that have occurred since the original General Plan was adopted in 1975. Ideally, these refinements will enhance the community over time and provide direction for the future growth of the community.

Relationship to Other Plans and Planning Tools

There are eight mandated elements to the General Plan: Land Use; Circulation; Housing; Conservation; Open Space; Noise; Safety; and Environmental Justice. Gardena has adopted each of these elements, although some elements are grouped together under a "super" element and the documents are referred to as plans, rather than elements. Gardena's Land Use Plan is part of the Community Development Element which also

includes an Economic Development Plan, a Community Design Plan, and a Circulation Plan.

The inseparable relationship between the Land Use Plan and all other plans and elements in the General Plan is especially true with the mandated Circulation Plan, Open Space Plan and Housing Element. Of all the elements required by State law, the Land Use Plan has the broadest scope. Since it governs how land is to be utilized, virtually all of the issues and policies contained in other elements are embodied and reflected in the Land Use Plan. The Land Use Plan should serve to promote a balance between and among conflicting forces of growth and change as represented by the other plans and elements. In Gardena's case, with a well-defined land use pattern in existence, the land use refinements discussed in this Land Use Plan need to take into consideration the impact on traffic, housing, noise, etc. Every aspect of the environment is directly or indirectly affected by land use; this is true also of the social and economic sectors.

The General Plan Law and Guidelines and the Planning, Zoning, and Development Laws govern the scope and content of the Land Use Plan for the State (California Government Code Sections 65000 et seq.). Several regional plans and programs are also considered in the formulation, adoption, and implementation of local land use policy and they are discussed as follows.

SCAG CONNECT SoCal 2020 - 2045

In 2012, the Southern California Association of Governments (SCAG) adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). On September 3, 2020, SCAG's Regional Council adopted the updated RTP/SCS, known as Connect SoCal (2020-2045) which covers SCAG's six-county region (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura). "Connect SoCal is a long-range visioning plan that builds on and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern."

In addition to the mobility component of the plan, it also complies with California's Sustainable Communities and Climate Protection Act of 2008 (SB 375), which required SCAG to develop a regional "Sustainable Communities Strategy" of land use, housing, and transportation policies that will move the region towards meeting the greenhouse gas (GHG) reduction target. Connect SoCal also includes land use and transportation policies, as well as population, household and employment growth forecasts for local jurisdictions. These forecasts were developed using a bottom-up approach with input from local governments and incorporating local general plans.

According to Connect SoCal, almost the entirety of Gardena is located within a High Quality Transit Area. Despite Connect SoCal predicting an increase of 3,100 households (occupied housing units) between 2020 and 2040 for a total of 24,200 households, SCAG assigned Gardena a Regional Housing Needs Assessment of 5,735 dwelling units between 2021 and 2029. This unprecedented increase was due to the Department of Housing and Community Development's projection of a need for 1,341,827 housing units throughout the SCAG region based on projected and existing needs.

Gardena Municipal Code

As required by State law, the Gardena Municipal Code serves as the primary tool for implementing the goals and policies of the Land Use Plan in the General Plan. Title 18 of the Municipal Code pertains to Zoning and it specifies the types of allowable uses, as well as development standards such as minimum lot size, building heights, setbacks, parking standards, and others. The Land Use Plan defines the land use policies and the Zoning Ordinance provides the detailed and specific regulations and standards for all development projects within the City.

Concurrent with the adoption of this Land Use Plan, additional zones and development standards are being added to the Zoning Code to address the new policies, particularly with respect to higher density development and overlay zones and to bring the Zoning Code into compliance with the General Plan. Additionally, this Land Use Plan and the Zoning Code have been updated to address the housing programs that were set forth in the Housing Elements since the adoption of the General Plan in 2006, including the most recent adoption of the 6th Cycle 2021-2029 Housing Element.

Specific Plans

Specific Plans are a statutory creation (Government Code § 65450 et seq.). Specific plans are either advisory or regulatory documents that provide more focused guidance and regulation for particular areas. Specific plans are a useful tool to implement planning and development goals within selected areas by adopting unique standards and requirements. Generally, specific plans include land use, circulation and infrastructure plans, development standards, design guidelines, and all specific plans must include phasing, financing, and implementation plans.

Specific plans can provide for all residential uses, all commercial uses, or a mix of uses as determined appropriate. Specific plans are also useful in allowing the City to provide for site specific high-density residential and mixed-use residential development which is required to meet the City's obligations under State housing law.

As of the 2023 revision of this Land Use Plan, there are eleven approved specific plans within the City of Gardena, all for residential development. A twelfth specific plan area is identified which will be for commercial and industrial development. Each specific plan is summarized in the following Table LU-1.

Much of the recent new housing construction in Gardena occurred through the implementation of specific plans. The Gardena Transit Oriented Development Specific Plan, adopted in 2021, the newest residential specific plan in Gardena, introduced 265 residential units. In total, over 880 residential units have been or will be developed in the specific plan areas. As of December 2022, the City received applications for two new specific plans, one on Normandie Avenue and one on Western Avenue, for high density residential uses where the current land use regulations do not allow for such use. Between the two specific plans, they propose an additional 599 new residential units.



**Table LU-1 – Updated January 2023
Gardena Specific Plans**

Gardena Specific Plans	Adoption Year	Location	Description
Emerald Square	1999	177th St. between Budlong Ave. and Vermont Ave.	159 single-family homes within a 21.5-acre gated community.
Redondo Village	1999	Redondo Beach Blvd. west of Van Ness Ave.	Two gated residential communities consisting of 65 detached condominium units on 5 acres.
Gardena Village	1999	North side of Artesia Blvd. between Denker St. and Western Ave.	59 detached condominium units within a 5.7-acre gated community.
Cottage Place	2003	Budlong Ave. between 144th St. and 146th St.	35 detached condominium units within a 2.9-acre gated community.
Normandie Estates	2004	Southeast corner of Normandie Ave. and 168th St.	21 detached condominiums in a 1.5-acre gated community. In 2019, 9 units added on 0.71 additional acre.
Normandie Courtyard	2019		
Carnelian	2004	Vermont Ave. between 141st St. and 135th St.	101 single-family detached homes in an 11.4-acre gated community.
Normandie Place	2008	14532–14602 Normandie Ave.	12 single-family homes in a 38,280 square foot area.
Ascot Village	2011	1249 W. 139th St.	14 single-family homes in a 43,000 square foot area
Platinum Row	2015	14504 S. Normandie Ave.	96 townhome development on a 4.69-acre property
Western Avenue	2017	16958 Western Ave.	46 attached condominiums on a 2.31-acre property
Gardena Transit Oriented Development	2021	12850–12900 Crenshaw Blvd.	265 residential units on a 1.33 acre property
1450 Artesia	Future plan to be adopted	Southeast corner of Artesia Blvd. and Normandie Ave.	To be developed with industrial and commercial uses

Source: City of Gardena

Land Use - 2023

Gardena is a highly urbanized city that is approximately 99 % developed. In 2005 there were 44 acres of land considered vacant in the City; in January 2013, this was reduced to 31.7 acres of vacant land. And as of February 2023, there are only 7.5 vacant acres remaining, which includes approximately 3 acres known as the Gardena Sumps which cannot be developed. The predominant land use has been and remains single-family residential, which now accounts for 33.2 % of the total area of the City. Remaining residential land uses, which includes two units and above, as well as mobile home parks, account for approximately 12 % of the City. Commercial uses, which are primarily located along Artesia Boulevard, Redondo Beach Boulevard, Crenshaw Avenue, and Western Avenue, cover 10.12 % of the total. Industrial uses accounted for 14.9% and are largely located north of Rosecrans Avenue between Van Ness Avenue and Normandie Avenue. Streets and rights-of-way account for 21.7 percent of City land.

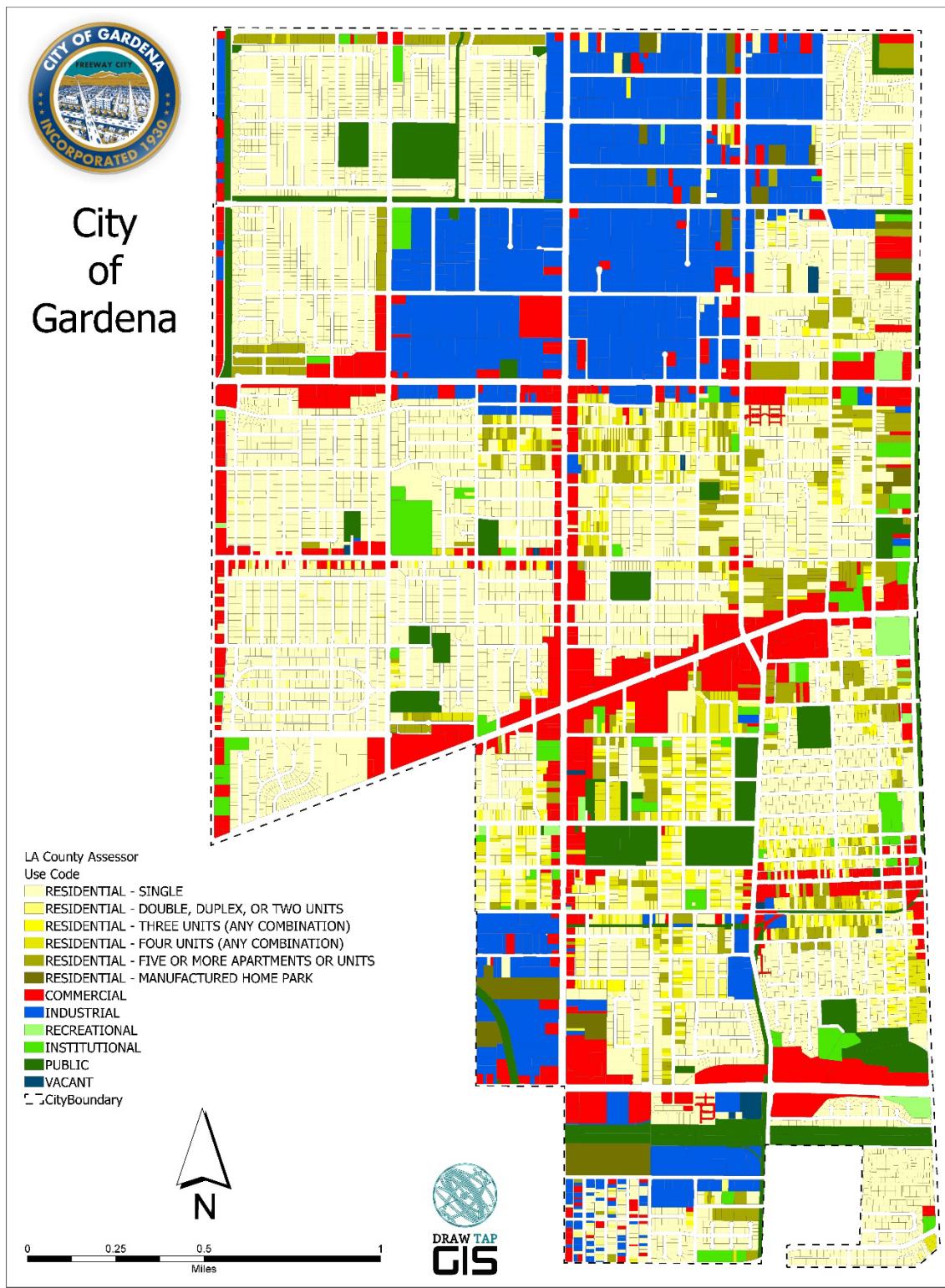
Table LU-2 presents the actual land uses in the City and Figure LU-1 illustrates the actual land use distribution as it exists as of January 2023. These general descriptions are not meant to be coextensive with the land use designations set forth in Table LU-3.

**Table LU-2
Land Use - 2023**

Land Use Description	Acres	Percentage
Land Use Description	Acres	Percentage
Residential - Single	1,245.08	33.21%
Residential - Double, Duplex, Or Two Units	93.82	2.50%
Residential - Three Units (Any Combination)	50.88	1.36%
Residential - Four Units (Any Combination)	77.46	2.07%
Residential - Five Or More Apartments Or Units	159.00	4.24%
Residential - Manufactured Home Park	52.39	1.40%
Commercial	379.44	10.12%
Industrial	557.46	14.87%
Recreational	18.89	0.50%
Institutional	79.00	2.11%
Public	214.60	5.72%
Vacant	7.42	0.20%
Right Of Way	814.00	21.71%
Total	3,749.43	

Source Los Angeles County, Office of the Assessor

Figure LU-1
Existing Land Uses, 2023



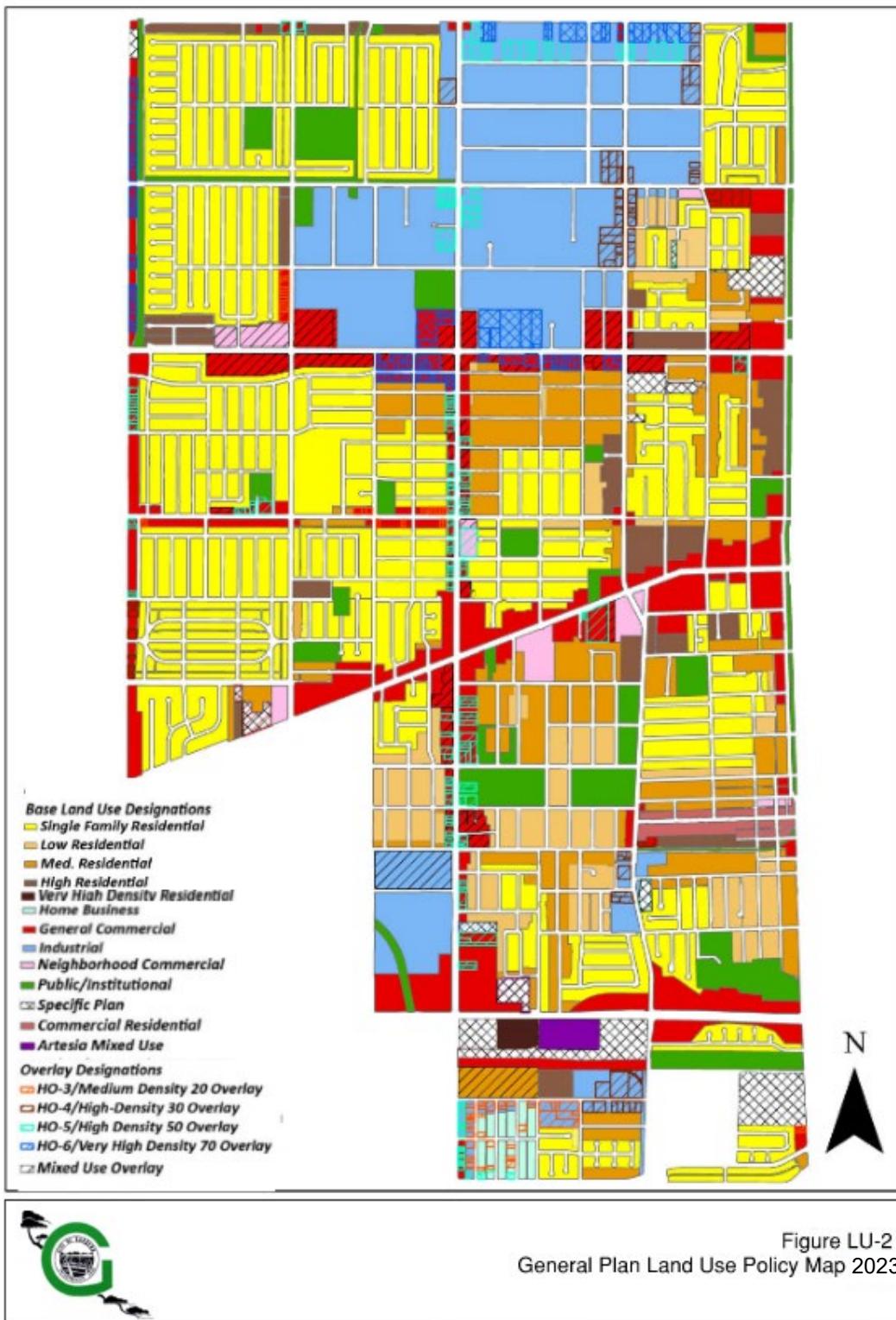
Land Use Designation

With the adoption of this updated Land Use Plan, land uses are now separated into base designations and overlay designations as shown in Table LU-3. This table also includes the acreage and distribution throughout the City. The Land Use Policy Map identifies a land use designation for each parcel of land in the City and guides the City's desired future development patterns until the next General Plan update. The location of permitted land uses are shown in Figure LU-2, General Plan Land Use Policy map.

Table LU-3
General Plan Land Use, Updated 2023

Land Use	Acres	Percent
BASE DESIGNATIONS		
Single Family Residential	987.71	26.34%
Low Density Residential	167.53	4.47%
Medium Density Residential	333.23	8.89%
High Density Residential	109.24	2.91%
Very High Density Residential	7.61	0.20%
Commercial Residential	18.51	0.49%
Home Business	19.46	0.52%
Artesia Mixed Use	10.71	0.29%
Specific Plan	62.94	1.68%
Neighborhood Commercial	34.77	0.93%
Commercial	419.89	11.20%
Industrial	545.07	14.54%
Public/Institutional	224.27	5.98%
Streets and Right of Ways	808.24	21.56%
TOTAL CITY	3749.19	100.0%
OVERLAY DESIGNATIONS		
Mixed Use Overlay	154.46	
Medium Density Overlay	17.81	
High Density Overlay 30	45.372	
High Density Overlay 50	65.59	
Very High Density Overlay 70	60.57	

Figure LU-2
Land Use Map, 2023



Density and Intensity

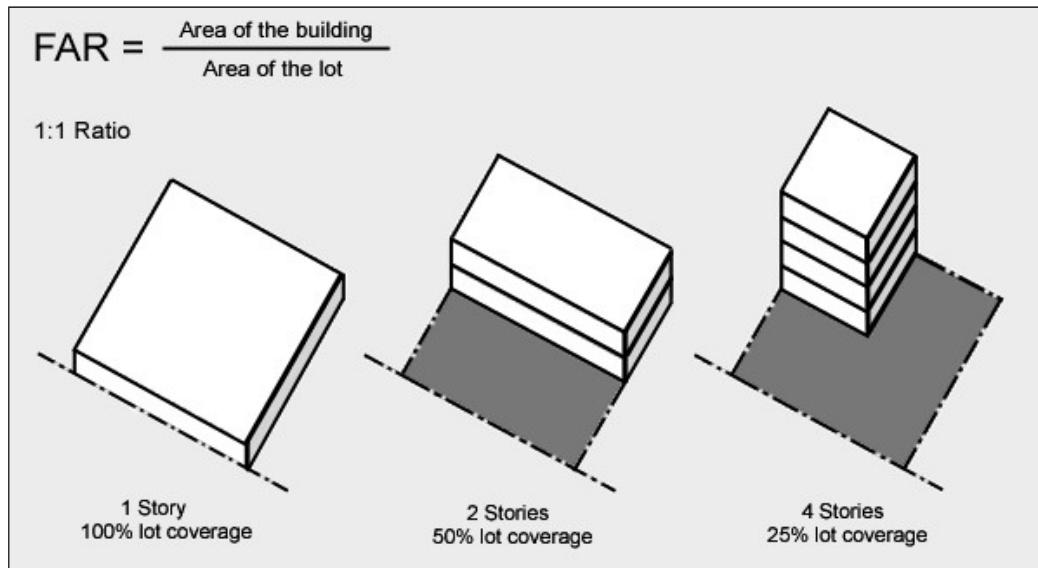
State law requires a precise description of the various land use designations using two universal terms—density and intensity. Density and intensity are terms used to describe the level of development existing or permitted on a lot or parcel of land.

Density is one method of describing the residential land use categories and it refers to the number of housing units per acre of land. Density does not define the type of housing; therefore, zoning codes and general plans often include sub-categories to describe the type of housing, such as single family and multiple family. For example, areas with apartments have higher densities than traditional single-family neighborhoods.

Intensity frequently applies to commercial and industrial land use categories. A method of defining intensity is the relationship between the total floor area of a building and the total area of the lot. This quantification is known as the Floor Area Ratio (FAR) which is determined by dividing the total building floor area by the total size of the parcel. For instance, a 10,000 square foot building on a 20,000 square foot lot has an FAR of 0.5. Generally, commercial corridors along arterials are at higher intensities than neighborhood retail developments.

As shown in Figure LU-3, a building with the same FAR can be designed in different ways—as a low-rise building covering most of the lot, as a mid-size structure with less lot coverage, or as a taller structure with ample surrounding open space.

Figure LU-3Floor Area Ratio



Residential Designations

The City of Gardena offers several designations for housing products of varying densities to meet the demand of current and future residents. Each residential designation is defined in the following sections. It should be noted that other compatible uses in residential neighborhoods include schools, parks, child care facilities, churches, and in certain instances mixed uses (residential and commercial). The maximum densities listed below do not include accessory dwelling units, junior accessory dwelling units, or additional types of residential units which are allowed by state law and explicitly excluded from density limits.

Single Family Residential

(Maximum Density: 9 units per acre: maximum 1 dwelling per lot)

The single-family areas within Gardena are recognized as the backbone of the community and serve as one of its most important assets. The Single Family Residential designation is implemented by the Single-Family Residential (R-1) zone, which provides for the development of conventional single-family detached houses. The Single Family Residential category is the largest land use category in the City. It occupies over one-quarter (26.34%) of all the land in the City and represents approximately one half (50.7%) of all residentially designated land in the General Plan.



Low Density Residential

(Maximum Density: 17 units per acre: maximum 2 dwellings per lot)

This designation allows for two units on a lot, whether single-family attached or and detached units. such as duplexes. This category is implemented by the Low Density Multiple-Family Residential (R-2) zone and represents 167.53 acres, which is approximately 4.5% of all residentially designated land in the General Plan.



Medium Density Residential

(Density: 12 -17 units per acre)



The Medium Density Residential designation is intended to provide for a range of multiple-family living environments. This category is implemented by the Medium Density Multiple-Family Residential (R-3) zone. This type of development could include lower density multi-unit residential development such as townhome style units and higher density single-family residential development. This designation covers 333.23 acres, or approximately 9% of all residentially designated land in the City.

High Density Residential

(Density: 20 – 25 units per acre for lots less than 0.5 acres;
Density: 20 – 30 units per acre for lots 0.5 acres or greater)

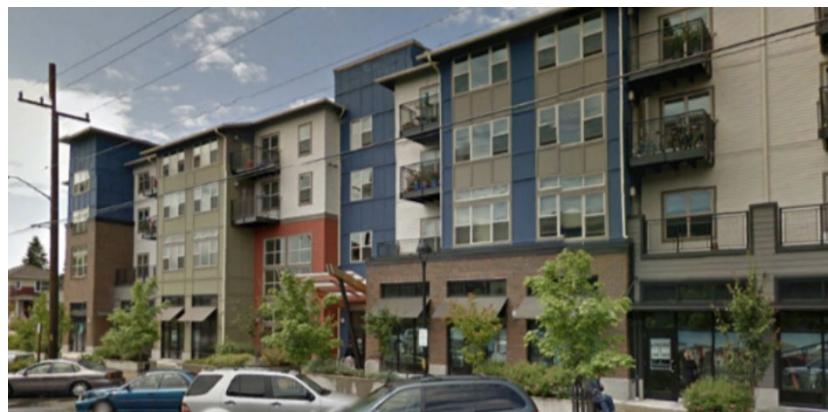
The High Density Residential designation provides for a high quality, multiple-family living environment. This category is implemented by the High Density Multiple-Family Residential (R-4) zone and consists of two to three story multi-unit buildings. The High Density Residential land use designation accounts for 109.24 acres—slightly less than 3 percent of land in the City.



Very High Density Residential

(Density: 51-70 units per acre)

The Very High Density Residential category provides for the highest concentration of residential units in the City. This designation is provided on two industrial lots that were part of a specific plan that did not develop as intended. This category is implemented by the Very High Density Multiple-Family Residential (R-6) zone and consists of 7.61 acres or one fifth of one percent of the City..



Overlay Designations

The mixed-use overlay concept was originally introduced in 2006. The 2023 update of the Land Use Plan introduces four new housing overlays to account for the increased densities that are required to comply with the programs set forth in the City's 6th Cycle Housing Element. The purpose of the overlay designations is to allow greater flexibility of development alternatives and provide opportunities for housing to meet the City's housing needs. The overlays allow properties to be developed either in accordance with the underlying land use, as residential areas, or as a combination of commercial and residential uses.

In all of the designations, the mixed-use development may either be horizontal (residential behind or alongside commercial) or vertical (residential and commercial in the same building). Mixed use allows greater flexibility of development alternatives and allows for higher density residential development. Unlike the original Mixed-Use Overlay which only applied to certain commercial properties, the new housing overlay zones introduce the ability to allow residential uses or mixed residential and commercial uses in industrial zones. Specific Plans can also allow for mixed-use development.

Mixed-Use Overlay

(Density: 20 – 25 units per acre for lots less than 0.5 acres;
Density: 20 – 30 units per acre for lots 0.5 acres or greater; FAR: 0.5 for non-residential component)

The mixed-use overlay was the original overlay designation first adopted in 2006. This designation basically matches the High Density 30 Overlay in terms of density. There are 154.5 acres of Mixed-Use Overlay in the City. The underlying acreage is as follows: Neighborhood Commercial—13 acres; Commercial—101 acres; and Industrial—23 acres.



Medium Density 20 Overlay

(Density: 12-20 units per acre)

There are 17 acres of the Medium Density 20 Overlay in the City. The underlying acreage is as follows: Commercial—5 acres; Homes Business—1.91 acres; and Industrial—10.1 acres. This designation has a maximum density of 20 units per acre and development standards that are similar to the standards of the Medium Density Residential designation and the R-3 zone. The corresponding overlay in the Zoning Code is HO-3.

High Density 30 Overlay

(Density: 21-30 units per acre)

There are 44.2 acres of the High Density 30 Overlay in the City. The underlying acreage is as follows: Commercial—6.19 acres; and Industrial—38.08 acres. This designation has a maximum density of 30 units per acre and development standards that closely adhere to the standards of the High Density Residential designation and the R-4 zone. The corresponding overlay in the Zoning Code is HO-4.

High Density 50 Overlay

(Density: 31-50 units per acre)

There are 62.3 acres of High Density 50 Overlay in the City. The underlying acreage is as follows: Home Business—0.69 acres; Commercial—35.7 acres; Industrial—23.92 acres; and Public and Institutional—1.89 acres. This designation allows density up to 50 unit per acre and corresponds to HO-5 overlay zone.

Very High Density 70 Overlay

(Density: 51-70 units per acre)

There are 68.2 acres of Very High Density 70 Overlay in Gardena. The underlying acreage is as follows: Commercial—36.40 acres; and Industrial—32.17 acres. The Very High Density 70 Overlay designation is for select areas where 70 units per acre can be accommodated and are most compatible with nearby uses. The corresponding overlay zone is HO-6, which is similar to the R-6 zone with respect to development standards.

Mixed-Use Designations

The Mixed-Use designations are much like the overlay designations in that they are intended to provide for the co-existence of residential and commercial, office or industrial uses in the same area, and even within the same building or on the same lot. Mixed-use areas create a more vibrant community and help reduce reliance on personal vehicles.

Home Business

(Maximum Density: 9 units per acre; maximum 1 dwelling per lot)

The Home Business designation allows specified businesses and industrial uses to be located on lots occupied by single-family residences. This limited area is located in the southern portion of the City, generally between 178th Street, Hobart Boulevard, 182nd Street and Denker Avenue.

Commercial Residential

(Density: 24 - 34 units per acre)

There are 18.51 acres of Commercial Residential in the City. The Commercial Residential designation is located along Gardena Boulevard between Normandie Boulevard and Vermont Boulevard. This designation allows for a mix of commercial and residential uses.



Artesia Mixed Use

(Maximum Density: 18 units per acre)

The Artesia Mixed-Use designation covers the residential areas of the former Artesia Corridor Specific Plan and amounts to 10.71 acres. As with the previous Specific Plan, this use continues to allow a mix of residential, live-work and commercial. The maximum density is slightly higher than the maximum for Medium Density Residential but lower than the minimum density in High Density Residential or High Density Overlay.



Non-Residential Designations

Gardena is a vibrant city that offers a variety of non-residential services for its residents and visitors. The non-residential land use designations include Neighborhood Commercial, Commercial, Industrial, and Public/Institutional uses. The commercial uses are located primarily along major streets to conveniently service the public. The industrial uses are located primarily in the northern and southern portions of the City, while the public uses are distributed throughout the City.

Neighborhood Commercial *(Maximum Permitted FAR: 0.5)*

The Neighborhood Commercial designation is intended to serve the surrounding residential neighborhood or cluster surrounding residential neighborhoods with uses such as smaller scale food markets, drug stores, restaurants, childcare centers, health clubs, and other neighborhood-oriented retail and professional uses. It is implemented by the Commercial (C-2) and Parking (P) zones.



Commercial

(Maximum Permitted FAR: 0.5 in general; up to 2.75 for specific uses described in the Zoning Code)



The Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. Its corresponding zoning are Business and Professional Office (C-P), General Commercial (C-3), Heavy Commercial (C-4) and Parking (P). Higher FARs of up to 2.75 may be allowed under the Zoning Code for specific uses or zones.

Industrial

(Maximum Permitted FAR: 1.0 in general; up to 2.00 for specific uses described in the Zoning Code)

The Industrial land use designation allows for a wide variety of clean and environmentally friendly industries, technology-related uses, supporting facilities, and business parks. Most of the Industrial land use designation is located in the northern portion of the City and is implemented by the Industrial (M-1) and General Industrial (M-2) zones. Higher FARs of up to 2.0 may be allowed under the Zoning Code for specific uses or zones.



Public/Institutional

The Public/Institutional land use designation provides for a wide range of public and quasi-public uses, including government offices, transportation facilities, parks, schools, public utilities, public libraries, non-profit senior housing and other public uses. It is implemented by the Official (O) zoning designation.

Summary

Table LU-4 provides a summary of the land use designation, density/intensity, and corresponding zoning.

Table LU-4
**Summary of the Land Use Designation, Density/
Intensity, and Corresponding Zoning**

Land Use Designation		Zoning
Residential Designations	Density¹ (in du/ac)	
Single Family Residential	9 (max 1 per lot)	R-1 Single Family Residential
Low Density Residential	17 (max 2 per lot)	R-2 Low Density Multiple Family Residential
Medium Density Residential	12 - 17	R-3 Medium Density Residential
High Density Residential	20 - 25 20 - 30	R-4 High Density Residential < 0.5 acres ≥ 0.5 acres
Very High Density Residential	51 - 70	R-6 Very High Density Residential
Home Business	9 (max 1 per lot)	H-B Home Business
Overlay Designations		
Mixed Use Overlay	20 - 25 20 - 30	MUO Mixed Use Overlay < 0.5 acres ≥ 0.5 acres
Medium Density 20 Overlay	12 - 20	HO-3 Medium Density 20 Overlay
High Density 30 Overlay	21 - 30	HO-4 High Density 30 Overlay
High Density 50 Overlay	31 - 50	HO-5 High Density 50 Overlay
Very High 70 Density Overlay	51 - 70	HO-6 Very High Density 70 Overlay
Mixed Use Designations		
Commercial Residential	24 - 34	C-R Commercial Residential
Artesia Mixed Use	18	AMU Artesia Mixed Use
Non-Residential Designations	Floor Area Ratio	
Neighborhood Commercial	0.5	C-2 Commercial P Parking
Commercial	0.5 - 2.75	C-P Business and Professional Office C-3 General Commercial C-4 Heavy Commercial P Parking
Industrial	1.0 - 2.0	M-1 Industrial M-2 General Industrial
Public/Institutional	N/A	O Official
Other		
Specific Plan		(see Table LU-1)

Holding Capacity Analysis

Gardena is virtually built out, with 99.2 percent of the total area developed. There are approximately 7.42 acres of vacant land currently available for development. As a result, future development will either occur through limited infill development, through recycling of existing developed land, or through utilization of the overlay zones.

Table LU-5 provides an estimate of the total number of dwelling units planned and the resulting population, and Table LU-6 estimates the potential future development in building square feet of commercial, industrial and public uses within the City. These estimates are based on assumptions of future dwelling unit densities and commercial and industrial building intensities.

Since the original estimates were prepared in 2006, a number of assumptions were corrected to provide a more accurate estimate of development. In the June 2012 update there was a recognition that to more accurately represent buildout, development in the mixed use overlay designation should be calculated at 50 percent residential and 50 percent non-residential. In the 2013 update there was further adjustment to reflect that the Mixed Use designation is made up of two distinct zones, one which allows up to 34 dwelling units per acre (C-R zone) and one which allows only 9 dwelling units per acre (H-B zone). Furthermore, it was recognized that development in the C-R zone should be allocated as 60 percent residential and 40 percent non-residential. In the 2023 update, the housing population per dwelling unit was increased to match current estimates. Realistic capacities for the Single Family and Low Density Residential designations were updated to match the maximum allowed dwelling units per lot and the High Density Residential and Mixed-Use Overlay designation were updated to reflect the change in allowed density per range of lot size. Lastly, the capacity for the new housing overlay designations were included in the 2023 update.

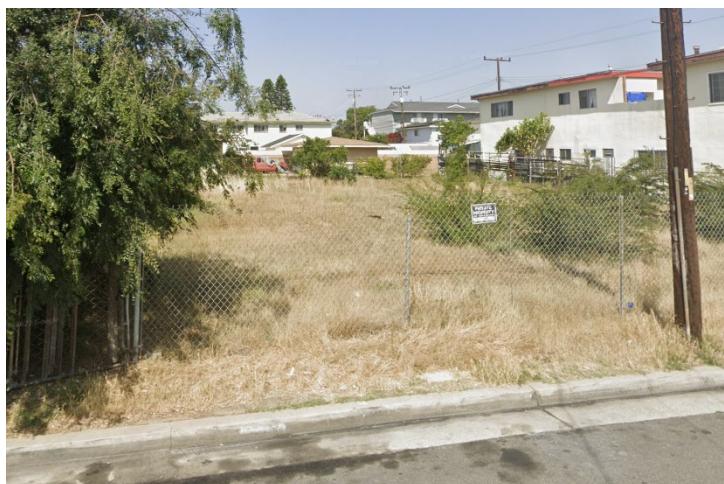


Table LU-5
General Plan Land Use – Residential Capacity
Updated January 2023

Land Use Designation	Acres	Max. Density (du/acre)	Realistic Density	Dwelling Units	Pop./ DU	Estimated Population
Single Family	987.71	9 (1 du/lot)	1 du/lot	7,194	2.89	20,791
Low Density	167.53	9 (2 du/lot)	2 du/lot	2,372	2.89	6,855
Medium Density	333.23	17	17	5,665	2.89	16,372
High Density						
(<0.5 acres)	74.18	25	22	1,632	2.89	4,716
(> 1.0 acres)	35.06	30	24	841	2.89	2,431
Very High Density	7.61	51-70	60	457	2.89	1,321
Commercial Residential (a)	1.9	24-34	24	46	2.89	133
Home Business	19.46	9 (1 du/lot)	9 (1 du/lot)	139	2.89	402
Artesia Mixed Use	10.71	-	-	157	2.89	457
Public/Institutional (b)	224.27	-	-	259	1	259
Specific Plan	55.27	-	-	882	2.89	2,549
City Subtotal	1,917			19,644		56,286
OVERLAY DESIGNATIONS						
(<0.5 acres)	34.78	20	22	765	2.89	2,212
(> 0.5 acres)	42.5	30	24	1,020	2.89	2,948
Medium Density 20 Overlay (b)	8.5	<u>12-20</u>	17	150	2.89	434
High Density 30 Overlay (b)	22.1	<u>21-30</u>	24	530	2.89	1,532
High Density 50 Overlay (b)	31.15	<u>31-50</u>	40	1,246	2.89	3,601
Very High 70 Density Overlay (b)	34.1	<u>51-70</u>	60	2,046	2.89	5,913
Overlay Subtotal	173.13					16,640

(a) 1.9 acres is 10% of the total 18.5 acres in the C-R zone.

(b) Assumes 50% of total acreage for residential development.

Table LU-6
Commercial, Industrial, and Public Use Capacity – Updated 2023

Land Use Designation	Acres	Realistic Intensity (FAR)	Capacity (SF)
Commercial Residential (a)	16.6	0.75	542,322
Mixed-Use HB (b)	9.4	0.3	122,839
Neighborhood Commercial	34.77	0.5	757,291
Commercial	419.9	0.5	9,145,422
Industrial	545.1	0.5	11,872,278
Public/Institutional	224.3		1,065,000
City Total	1,250.07		23,505,152
Mixed-Use Overlay	77.23	0.3	1,009,242
CITY TOTAL	1,327.30		24,514,394

(a) 16.6 acres is 90% of the total 18.5 acres in the C-R zone.

(b) Assumes 50% of total acreage for non-residential development

Goals and Policies

Residential Land Use

LU Goal 1	Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.
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Policies

LU 1.1: Promote sound housing and attractive and safe residential neighborhoods.

LU 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.

LU 1.3: Protect the character of lower density residential neighborhoods.

LU 1.4: Locate new medium- and high- density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities.

LU 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi- family residential developments.

LU 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.

LU 1.7: Preserve the City's residential buildings of historic and cultural significance.

LU 1.8: Minimize through-traffic on residential streets.

LU 1.9: Allow well designed and attractive residential mixed-use development to occur on existing underutilized commercial/industrial blocks designated as Mixed-Use Overlay.

LU 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.

LU 1.11: Design infill development to be compatible and consistent with the existing low-density character of residential neighborhoods.

LU 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.

LU 1.13: Allow for increased density through the use of Specific Plans where the City determines that there would be a benefit to the community, including meeting the City's housing obligations.

Non-Residential Land Use

LU Goal 2 Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.

Policies

LU 2.1: Require ample landscaping and high level maintenance in all new and existing commercial and industrial developments.

LU 2.2: Encourage the assembly of smaller commercial properties into larger centers and discourage the subdivision of larger commercial/industrial sites into smaller parcels.

LU 2.3: Encourage a balanced distribution of neighborhood commercial development throughout the City.

LU 2.4: Provide neighborhood commercial centers with convenient and safe pedestrian access.

LU Goal 3 Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.

Policies

LU 3.1: Require adequate off-street parking, internal circulation and loading spaces for commercial developments.

LU 3.2: Encourage the upgrade and re-habilitation of existing commercial and industrial building facades and sites.

LU 3.3: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.

LU 3.4: Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking and the full range of customer amenities.

LU 3.5: New commercial and industrial developments shall meet or exceed local and state requirements pertaining to noise, air, water, seismic safety and any other applicable environmental regulations.

LU 3.6: Require the mitigation or remediation of potentially hazardous conditions in the City.

LU 3.7: Require all outdoor storage to be concealed from view from the public right of ways and adjoining land uses.

LU 3.8: Require loading and unloading of materials to be conducted completely on private property and out of sight from a public street.

LU 3.9: Ensure new development provides adequate improvements, dedications, and fees to the City to fully cover the cost of the City services and facilities.

LU 3.10: Promote conformance of existing nonconforming commercial and industrial development through assembly, consolidation and/or joint venture.

Public and Institutional

LU Goal 4 **Provide the highest quality of public facilities possible to meet the needs of the City's residents and businesses and promote the City's image and cultural heritage.**

Policies

LU 4.1: Design parks and public facilities that enhance the appearance of the surrounding areas and promote the City's identity.

LU 4.2: Require all new public buildings to provide adequate and safe off-street parking facilities to accommodate employees and the public.

LU 4.3: Design public improvements to encourage pedestrian activity and access and to provide safe and convenient pedestrian circulation.

LU 4.4: Utilize public easements and right of ways (flood control, power lines) for recreational, open space, and beautification purposes.

LU 4.5: Encourage the preservation of historical and cultural locations and monuments that highlight the heritage of the City.

LU 4.6: Preserve and maintain as open space those areas in the City that serve as significant natural habitats.

LU 4.7: Provide adequate public facilities and services for the convenience and safety of each neighborhood.

LU 4.8: Promote the development of the Civic Center area as the focal point of the community and expand the Civic Center to Western Avenue.

LU Goal 5 Create opportunity for diversity in housing opportunities through the City.

Policies

LU 5.1: Encourage higher density housing near arterials and collector streets for all income levels throughout the City.

LU 5.2: Develop and maintain objective development standards for higher density housing to ensure quality development for all income levels.

LU 5.3: Require adequate amenities, open space, and landscaping for new housing developments.

LU 5.4: Provide high-quality housing for current and future residents at all income levels to achieve a balanced community.

LU 5.5: Provide opportunities for a variety of housing types throughout the City.