

RESOLUTION NO. 6319

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, UPHOLDING THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION'S DECISION AND APPROVING CONDITIONAL USE PERMIT #3-17, SITE PLAN REVIEW #4-18, AND A MANAGEMENT PLAN FOR THE CONSTRUCTION OF A NEW 10,410 SQUARE FOOT, 20-UNIT SINGLE-ROOM-OCCUPANCY HOUSING DEVELOPMENT IN THE INDUSTRIAL (M-1) ZONE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION AS AN IN-FILL PROJECT (APN: 6102-018-017) (SPR #4-18, CUP #3-17)

THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. RECITALS. The City Council finds:

On July 7, 2017, the applicant, West Realty Group, Incorporated, submitted an application for a conditional use permit to improve the property at 13919 South Normandie Avenue (APN: 6102-018-017) with a 20-unit single room occupancy development. Additionally, the City Council is required to approve the property management plan for the development;

The application was determined by staff to be complete on February 6, 2018;

The project site zoning is Industrial (M-1);

The subject property is bounded to the north by a hotel use, to the east and south by multi-family residential uses, and to the west by single-family residential uses;

On March 8, 2018, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for March 20, 2018, at 7:00 PM at City Hall Council Chambers, 1700 West 162nd Street, Gardena for a hearing for a conditional use permit and the accompanying site plan review;

On March 20, 2018, the Planning Commission held the public hearing at which time it considered all material and evidence, whether written or oral and approved Resolution No. PC 06-18 approving Conditional Use Permit #3-17, Site Plan Review #4-18 and the management plan and directed staff to file a notice of exemption for an in-fill project;

On March 27, 2018, Mayor Cerda called the Planning Commission's action for review; and

On April 24, 2018, the City Council held a duly-noticed hearing on the call for review for the Project at which time it considered all evidence presented, both written and oral.

SECTION 2. CONDITIONAL USE PERMIT

Conditional Use Permit #3-17 to allow the construction of a 10,410-square foot, 20-unit single-room occupancy housing development located in the Industrial (M-1) zone as shown on the submitted plans, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A and the Management Plan, which is also approved, attached hereto as Exhibit B. In making these findings, the discussion contained in the staff report is incorporated by reference.

- 1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter:**

The applicant is requesting to construct a single-room occupancy use on an Industrial (M-1) zoned lot. Section 18.36.030(O) of the Gardena Municipal Code requires a Conditional Use Permit for any single-room occupancy housing development. Therefore, the application for a conditional use permit is deemed proper, and if approved, will authorize the applicant to construct and rent a single-room occupancy housing development.

- 2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare:**

The construction of single-room occupancy units will help the City to grow its housing stock in-line with state goals while also providing a more affordable housing type than a typical apartment. Conditions of approval for Conditional Use Permit #3-17 and Site Plan Review #4-18 will ensure that the operations of the single-room occupancy apartments will be compatible with, and not detrimental to, the surrounding land uses. Additionally, the City Council has approved the property management plan as part of this resolution.

The request for the construction and operation of single-room occupancy apartments will be consistent with the following General Plan Goals and Policies:

- Housing Element HE Goal 5.0: Promote equal opportunity for all residents to reside in the housing of their choice.
- Housing Element HE Policy 5.2: Support accessible residential design that facilitates use of housing units by all persons regardless of age or disability status.
- Land Use LU Policy 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multifamily residential developments.
- Land Use LU Policy 1.11: Design infill development to be compatible and consistent with the existing low-density character of residential neighborhoods.
- Community Design DS Policy 2.2: Ensure that new and remodeled dwelling units are designed with architectural styles, which are varied and are

compatible in scale and character with existing buildings and the natural surroundings.

- Community Design DS Policy 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.
- Community Design DS Policy 2.9: Integrate new residential developments with the surrounding built environment. In addition, encourage a strong relationship between the dwelling and the street.
- Community Design DS Policy 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener” environment for residents and those viewing from public areas.
- Community Design DS Policy 3.5: Encourage underground parking or surface parking with effective landscape buffers to minimize the visual impact of parking areas.

3. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood

As set forth in the staff report, the proposed development meets or exceeds all development requirements per 18.36.030(O) of the Gardena Municipal Code. Therefore, the site is considered adequate in size and shape to accommodate the development.

4. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;

The Traffic analysis provided by Linscott, Law and Greenspan Engineers, which is included as part of the staff report, determined that the project would have no adverse impacts on local traffic flow. The streets are properly designed and improved to carry the traffic that is anticipated to be generated by the project.

5. That the conditions stated in the decisions are deemed necessary to protect the public health, safety, and general welfare.

The conditions of approval for Conditional Use Permit #3-17, along with the Management Plan, will ensure that the construction and operation of a single-room occupancy housing development will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

SECTION 3. APPROVAL OF PROPERTY MANAGEMENT PLAN

The management plan attached hereto as Exhibit B addresses the management and operation of the facility, rental procedures, safety and security of the residents, and building maintenance as required by the Gardena Municipal Code. Additionally, the Plan provides that there will be a 24-hour resident manager. The City Council hereby approves the Property Management Plan.

SECTION 4. SITE PLAN REVIEW

Site Plan Review (#4-18) for development of a new single room occupancy building as shown on the site plan dated December 20, 2017, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. In making these findings the City Council took into consideration the factors set forth in Section 18.44.030 of the Gardena Municipal Code. Additionally, in making these findings, the discussion contained in the staff report is incorporated by reference.

1. ***The proposed development, including the uses and physical design, is consistent with the intent and general purpose of the general plan and provisions of the municipal code.***

The purposes of the Zoning Code is to encourage, classify, designate, regulate, restrict, and segregate the highest and best location and use of buildings and structures for residence, commerce, trade, industry, water conservation, or other purposes in appropriate places; to regulate and limit the height, number of stories, and size of buildings and other structures erected or altered; to regulate and determine the size of yards and other open spaces; to regulate and limit the density of population; to provide for adequate off-street parking and loading spaces; and for such purposes to divide the city into zones of such number, shape, and area as may be deemed best suited to carry out these regulations and provide for their enforcement. Residential type buildings, such as single room occupancy residential uses, are typically meant for placement in the Industrial (M-1) zone. As set forth in the staff report incorporated herein by reference, the proposed site plan for a single room occupancy residential use, as conditioned, meets all development requirements of the Municipal Code and is, therefore, consistent with the Zoning Code.

The site plan is consistent with the intent of the General Plan as described above in Section 2 and as set forth in the staff report.

2. ***The proposed development will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.***

As set forth above and in the staff report, which is incorporated by reference, the proposed site plan meets all of the development requirements, and the proposal, as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

SECTION 5. CALIFORNIA ENVIRONMENTAL QUALITY ACT

1. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption:
 - Guidelines Section 15332, In-Fill Development Projects. The proposed project is a new 15,109 square foot single-room occupancy housing development that is consistent with all applicable general plan and zoning designations and regulations. The project occurs within city limits on a project site of no more than five acres, substantially surrounded by urban

uses. The proposed site has no value as a habitat for endangered, rare, or threatened species. The project site is able to be served by all required utilities and public services. After review of the project and review of appropriate studies related to the project, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality.


2. The proposed project is not categorized under CEQA Guidelines Section 15300.2, Exceptions.
3. Staff is hereby directed to file a Notice of Exemption.

SECTION 6. This resolution shall take effect immediately.

SECTION 7. The City Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered among the original resolutions of the City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council for the meeting at which the same is passed and adopted.


SECTION 8. Notice is hereby given that that the time to file judicial review of this matter is governed by Code of Civil Procedure Section 1094.6.

PASSED, APPROVED AND ADOPTED this 24th day of April, 2018.




Tasha Cerda, Mayor

ATTEST:



Mina Semenza, City Clerk

APPROVED AS TO FORM:



Peter L. Wallin, City Attorney

Attachments:

- Exhibit A – Conditions of Approval
- Exhibit B – Property Management Plan

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

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6319** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **24th** day of **April, 2018**, and that the same was so passed and adopted by the following roll call vote:

AYES: MAYOR CERDA, MAYOR PRO TEM TANAKA, COUNCIL MEMBERS MEDINA,
 HENDERSON, AND KASKANIAN

NOES: NONE

ABSENT: NONE

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

(SEAL)