

RESOLUTION NO. 6493

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING SITE PLAN REVIEW #5-20 AND VESTING TENTATIVE TRACT MAP #4-20 FOR THE CONSTRUCTION OF 52 NEW RESIDENTIAL CONDOMINIUM UNITS IN THE GENERAL COMMERCIAL AND MIXED-USE OVERLAY (C-3/MUO) ZONE PER SECTION 18.44.010.A AND CHAPTER 17.08 OF THE GARDENA MUNICIPAL CODE, AND DIRECTION TO STAFF TO FILE A NOTICE OF EXEMPTION FOLLOWING A CALL FOR REVIEW

(2500 WEST ROSECRANS AVENUE) (APN: 4064-003-028, 040)

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

SECTION 1. RECITALS

- A. On August 19, 2020, G3 Urban Inc., the applicant, submitted an application for a Site Plan Review and a Vesting Tentative Tract Map to develop 53 residential units, including three live work units, in ten buildings located at 2500 Rosecrans Avenue, comprising of 2.35 gross acres (the "Property");
- B. The project was reduced to 52 units in order to comply with the requirements of the Los Angeles County Fire Department for a proper fire access driveway within the entrance of the development. The actions required include approving a site plan review for the development and a tentative tract map for the subdivision (collectively the "Project");
- C. The project site has a General Plan land use designation of General Commercial and Mixed Use Overlay and the zoning is General Commercial (C-3) and Mixed-Use Overlay (MUO);
- D. The subject property is bounded by a vacant bank facility and convalescent hospital (C-P/MUO) to the north across Rosecrans Avenue, a carwash facility (C-3) to the east, and single-family homes (R-1) to the west and south of the project site;
- E. On November 5, 2020, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for November 17, 2020;
- F. On November 17, 2020 the Planning Commission opened and continued the public hearing to December 1, 2020;
- G. On December 1, 2020 the Planning Commission held the public hearing at which time it considered all material and evidence, whether written or oral, after which it adopted Resolution No. PC 13-20 approving the Project and directing staff to file a notice of exemption;
- H. On December 9, 2020 Council Member Francis timely called for review of the Project;

- I. On December 31, 2020, a public hearing was duly noticed for the City Council meeting of January 12, 2021;
- J. On January 12, 2021, the City Council held a duly noticed public hearing on the Project;
- K. In making the various findings set forth herein, the City Council has considered all of the evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code. The record of these proceedings can be found at the Community Development Department, Room 101, 1700 West 162nd Street, Gardena, California. The Director of Community Development is the custodian of such record.

SECTION 2. SITE PLAN REVIEW

Site Plan Review (#5-20) for the construction of 52 new townhomes, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are dated October 7, 2020, and attached hereto as Exhibit B, as the same may be modified by the conditions of approval.

- A. *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 General Plan land use designation for the subject property is Commercial and Mixed-Use Overlay and the zoning is General Commercial/Parking/Mixed Use Overlay (C-3/P/MUO). The General Commercial land use designation is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. As shown in the staff report, which is incorporated by reference, the site plan meets or exceeds all development standards of the MUO zoning code.

Additionally, the Mixed-Use Overlay permits residential development on selected areas designated for Commercial and Industrial land uses. The purpose of this land use designation is to allow greater flexibility of development alternatives, especially attractive higher density residential development in appropriate areas that are experiencing both physical and economic blight. As explained in the staff report which is incorporated by reference, allowing the development of the 52-unit residential with live-work project on an underutilized site would be consistent with various goals and policies of the General Plan including the following: LU Policy 1.2, LU Policy 1.4, LU Policy 1.5, LU Policy 1.9, LU Policy 1.10, LU Policy 1.12, DS Goal 2, DS Policy 2.2, DS Policy 2.3, DS Policy 2.7, DS Policy 2.9, DS Policy 2.10, DS Policy 3.2, DS Policy 3.5, Housing Plan Goal 1, Housing Plan Goal 4, Housing Policy 4.1, and Housing Policy 4.4.

- *The project site consolidates two parcels which are vacant and underutilized commercial parcels with a mixed-use overlay. The project will create a new 52-unit residential condominium project with a variety of floor plans for the townhomes and live-work units. The buildings are well-articulated and incorporate a variety of building materials, textures, and colors. Except for the live-work units*

which will be open to the public, the other housing will be gated.

The project provides common open space in the form of lush, landscaped paseos and private open space in the form of second story covered decks. Various plants and shrubbery will be placed in the front yard setback that fronts Rosecrans Avenue enhancing the overall public view of not only the subject property, but the overall neighborhood.

The project adds 52 single-family attached residences to the City's overall housing stock. The residential development creates an attractive living environment for prospective homebuyers in this area of Gardena.

- B. *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.

- C. *The Project complies with all applicable development standards of the MUO zone as set forth in the staff report and the design criteria of the Gardena Municipal Code Section 18.42.095.*

- *Scale and Massing. The general perception of the size and volume of a building shall be compatible with and not more massive than that of surrounding buildings. Multiple massing, front facing and varied facade detailing are methods that can be used to reduce the scale of two-story homes.*

The MUO zone allows for a maximum height of 40-feet, with an additional five feet allowed for architectural projections and shall consist of no more than four stories. The proposed structures are all three-stories that are 36 feet and four-inches in height. The proposed project consists of a contemporary architectural theme consisting of various roof pitches and changes in plane that assists in the scaling and massing of the proposed structures. The general perception of the size and volume of the buildings is compatible with that of the surrounding neighborhood, and varied façade helps to decrease the massing of the buildings.

- *Street-Facing Entries. Homes and multi-unit dwellings shall have primary entrances and doorways oriented toward the street, rather than away from the street, to the greatest extent feasible.*

The project also includes three (3) three-story, 2,010 square feet live-work townhome units fronting Rosecrans Avenue. Each live-work unit contains 320 square feet of ground-floor workspace with doorways oriented toward the street. Pedestrian and patron entrance into the development is provided by a private walkway along the Rosecrans Avenue.

- *Architectural Detailing. Structures and walls and rooflines of structures shall contain a variety of distinct parts, architectural elements and surface treatments.*

The proposed project consists of a modern architectural theme with decorative materials such as masonry veneer, stucco, faux wood tile, foam trim, and wooden posts/beams. Other distinct parts of the architecture include variation in planes, various roof pitches, and projected second-story decks.

Rooflines. The rooflines provide a finishing visual detail for the residential structure. Varied rooflines reduce the scale of development. Single massing and box-like structures with minimal facade articulation shall be prohibited.

The Project provides various roof pitches on all sides of all ten buildings with substantial amount of articulation.

- *Garages, Driveways and Parking. The structures and paved surfaces devoted to cars have a major impact on the visual quality of the neighborhood and shall not dominate, detract from the architectural details or divide the visual impact of the site.*

The parking structures are attached to each unit and are architecturally compatible. The driveway of the Project will have a newly paved driveway that will include colored pavers in the entrance that will enhance the Property and the overall aesthetics of the residential neighborhood.

- *Walls and Fences. While they can provide privacy and a perception of security, walls and fences affect the visual quality of the neighborhood. Walls and fences visible from the street shall be compatible with the finish material and architecture of the structures and softened with landscape treatment placed at the base of or grown on the face of the wall or fence.*

The development includes an eight-foot high decorative block wall along the west and south property lines, and a six-foot high block wall along the remaining side perimeters. There are two metal vehicular gates provide access to the 49 residential townhomes within the development. Pedestrian access to the townhome development is provided by three- and one-half-foot metal gates located to the side of the vehicular gates.

- *Materials, Color and Texture. The pattern of colors, materials and surface treatment of structures affect not only the image of the buildings, but also the overall identity of the neighborhood. Selection of materials, color and surface treatment shall be compatible with architectural style of the structures. Neutral colors with the use of appropriate accent colors are the easiest to maintain and are preferred.*

The proposed project consists of a modern architectural with a light neutral color palette. The buildings include a variety of finishing materials such as masonry veneer, stucco, faux wood tile, foam trim, and wooden posts/beams.

SECTION 3. VESTING TENTATIVE TRACT MAP NO. 83182 (VTTM #4-20)

Vesting Tentative Tract Map No. 83182, as shown on Exhibit C, creating 52 condominium lots is hereby approved, subject to the conditions of approval attached as Exhibit A based on the fact that none of the findings which would prohibit the approval of a map are present and the map satisfies all of the requirements of the Gardena Municipal Code Chapter 17.08 and Government Code Sections 66474, 66473.1, and 66473.5.

- A. *The map and design and improvement of the proposed subdivision is consistent with applicable general and specific plan (Government Code § 66474; § 66473.5).*

The Land Use Plan and the zoning map currently designate the project site as General Commercial; Mixed Use Overlay (C-3/MUO), respectively. The proposed project will involve 52 townhomes, three of which are live-work units fronting Rosecrans Avenue and will be consistent with the following goals and policies of the General Plan as set forth in the staff report: LU Policy 1.2, LU Policy 1.4, LU Policy 1.5, LU Policy 1.9, LU Policy 1.10, LU Policy 1.12, DS Goal 2, DS Policy 2.2, DS Policy 2.3, DS Policy 2.7, DS Policy 2.9, DS Policy 2.10, DS Policy 3.2, and DS Policy 3.5. There are no applicable Specific Plans.

The City's Housing Element identifies various goals and policies that will set the stage for new opportunities for housing. Housing Plan Goal 4 provides for adequate residential sites through appropriate land use and zoning to accommodate the City's share of regional housing needs. Policies for Goal 4 include implementing land use policies that allow for a range of residential densities (Policy 4.1) and encourage development at maximum attainable densities (Policy 4.4). The proposed project will provide a density of 22.1 dwelling units per acre. Therefore, the project will be consistent with the City's General Plan Land Use Plan and Housing Element Plan and meets the minimum requirements of the MUO zone.

- B. *The site is physically suitable for the type or density of development (Government Code § 66474).*

The site is 2.35 gross acres and is essentially flat. The subject parcel can accommodate the 52 units within the various proposed buildings and the development adheres to the Gardena Municipal Code standards.

- C. *The design of the subdivision and the proposed improvements will not cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Government Code § 66474).*

The property was previously a vacant parcel and another parcel was developed with a standalone restaurant building and is currently vacant. There is no substantial natural

environment, fish, or wildlife in the area which will be harmed by the proposed project. Furthermore, the subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The townhomes, including live-work units are a mixed-use development in a commercial area and adjacent to a residential zone and are not expected to create environmental damage or public health problems.

- D. *The design of the subdivision or type of improvements will not conflict with public access easements (Government Code § 66474).*

The subdivision was designed so as not to interfere with all existing public access easements including for road, highway and alley improvements, storm drain and an easement for underground telegraphing communication equipment. The applicant is proposing two additional public access easements to the gated 49 townhome units for ingress and egress of emergency and public service vehicles. Additionally, the project includes an easement for the new public utilities. The applicant is also proposing a 10-foot private easement with the abutting commercial property. The property owner to the north of the condominium units (buildings 6 - 10) is granting a 10-foot easement to provide for walkways and setbacks which is considered part of the project site. This is a private easement and will not interfere with any existing or new public access easements.

- E. *The design of the subdivision provides for, to the extent feasible, future passive or natural heating and cooling opportunities (Government Code § 66473.1).*

During winter, a north/south alignment of parcels provides for southern exposure to the winter path of the sun. During the summer, prevailing winds are west southwest from the north (Los Angeles International Airport) and west from the south (Torrance Airport). The general direction of these prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities in the summer. The buildings all have solar power. Therefore, the design of the proposed subdivision provides for the configuration structures to provide for future passive or natural heating and cooling opportunities.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval, the subdivision and subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

SECTION 4. HOUSING ACCOUNTABILITY ACT

The City Council further finds that under on Government Code section 65589.5, known as the Housing Accountability Act, the Council may not deny the project as it complies with all applicable development standards and findings cannot be made to deny the project.

- A. Government Code section 65589.5(b) provides: It is the policy of the state that a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without complying with subdivision (d).

- B. Government Code section 65589.5(j) provides: When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

[1] The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

[2] There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

SECTION 5. CALIFORNIA ENVIRONMENTAL QUALITY ACT

- A. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15332, in-fill development. The project is consistent with the applicable general plan and zoning designations of Mixed-Use Overlay. The project occurs within the City boundaries on a site of less than 5 acres which is surrounded by urban uses; had no value as habitat for endangered, rare or threatened species; and can adequately be served by all required utilities and public services. Further, approval will not result in any significant effects for traffic, noise, air or water. The City's environmental consultant, Kimley-Horn and Associates, Inc, conducted a CEQA compliance review for the subject project and presented those findings in a technical memorandum along with technical assessments for transportation, noise, and air quality. The assessments completed by Kimley-Horn and Associates determined that there were no significant impacts or less than significant impacts with regard to traffic, noise, and air. In regard to water quality, the applicant will be subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) and Gardena Municipal Code Chapter 8.70 regarding Stormwater and Runoff Pollution control. Additionally, a Preliminary Hydrology Study and Preliminary Low Impact Development (LID) Report have been prepared for the project. The LID report is a stormwater management strategy that seeks to mitigate the impacts of increases in runoff and stormwater pollution as close to its source as possible. The report comprises a set of site design approaches and Best Management Practices (BMPs) that promote the use of natural systems for infiltration, evapotranspiration, and use of stormwater. Compliance with NPDES and Gardena Municipal Code requirements which require the implementation of LID BMPs, the project would not violate any water quality standards. Kimley-Horn has indicated that the change

in the Project from 53 units to 52 units does not impact any of the conclusions set forth in its Technical Memo as the studies and analysis looked at a more intense project, by one unit. Therefore, the project qualifies for a categorical exemption under Class 32, for in-fill development.

- B. The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact; this project is for the addition of 52 single-family homes in an area of the City which has a General Plan and zoning designation for this type of use. The proposed Project is not expected to have a significant effect on the environment due to unusual circumstances as justified by the assessment completed by the environmental consultant. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Therefore, the project is categorically exempt from CEQA.

- C. Staff is hereby directed to file a Notice of Exemption.

SECTION 6. EFFECTIVE DATE.

This Resolution shall be effective immediately.

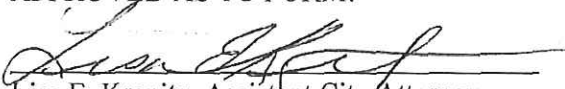
PASSED, APPROVED, AND ADOPTED this 12th day of January, 2021


TASHA CERDA, MAYOR

ATTEST:


for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:


Lisa E. Kranitz, Assistant City Attorney

Attachments:

Exhibit A – Conditions of Approval

Exhibit B – Architectural Plans

Exhibit C – Vesting Tentative Tract Map #83182 (VTM#4-20)

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. 6493** 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 **12th day of January, 2021**, and that the same was so passed and adopted by the following roll call vote:

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

NOES: NONE

ABSENT: COUNCIL MEMBER KASKANIAN

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



(SEAL)