

RESOLUTION NO. 6498

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM RELATING TO THE AMENDMENT OF THE GENERAL PLAN TO ALLOW INCREASED FLOOR AREA RATIO IN THE COMMERCIAL AND INDUSTRIAL LAND USE DESIGNATIONS AND AMENDMENT TO THE GARDENA ZONING CODE RELATING TO CHANGES IN DEVELOPMENT STANDARDS, PRIMARILY RELATING TO AMENITY HOTELS IN THE COMMERCIAL AND INDUSTRIAL ZONES

WHEREAS, the City's existing zoning provisions for hotels were adopted in 1990 to combat the then proliferation of hotels/motels on small narrow lots within the City that lacked amenities and led to high vacancy rates, cut-rate prices, and deleterious effects; and

WHEREAS, since that time, only one new hotel has been approved in the City; and

WHEREAS, hotels can be an important source of revenue for a city through transient occupancy taxes; and

WHEREAS, Gardena is situated to be in a position to capitalize on a demand for new hotel spaces due to its proximity to SoFi Stadium, Hollywood Park, Dignity Health Sports Park (formerly "Stub Hub"), and other attractions; and

WHEREAS, during the past year, developers have indicated that the City's development standards have been an impediment to new hotel development; and

WHEREAS, at the City Council meeting on July 14, 2020, the City Council gave direction to staff to implement changes; and

WHEREAS, the revised standards require a change to the maximum floor area ratio ("FAR") allowed under the General Commercial and Industrial land use designations of the Land Use Plan and respective zones; and

WHEREAS, the City Council desires to allow increases in the FAR and to make other changes to the Zoning Code; and

WHEREAS, in accordance with SB 18 and AB 52 requiring Tribal Consultation for General Plan amendments and projects subject to CEQA, the City sent out letters to those Native American Tribes identified by the California Native American Heritage Commission; and

WHEREAS, in response to the Tribal Consultation letters the City only received one response, from the Gabrieleno Band of Mission Indians – Kizh Nation, requesting consultation for future projects; and

WHEREAS, De Novo prepared an Initial Study and Mitigated Negative Declaration on the proposed changes to the Land Use Plan of the General Plan and the Zone Change amendments (collectively the “Hotel Project”) which was reviewed by staff and circulated for a 20-day public review period from January 14, 2021 to February 3, 2021; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the General Plan Amendment and this Ordinance on February 16, 2021 at which time it considered all evidence presented, both written and oral; and

WHEREAS, at the close of the public hearing the Planning Commission adopted a Resolution recommending approval of the Initial Study/Mitigated Negative Declaration, the General Plan Amendment and the Zone Change amendment; and

WHEREAS, on March 9, 2021 the City Council held a duly noticed public hearing on the Initial Study/Mitigated Negative Declaration, General Plan Amendment and Zone Change amendments, at which time it considered all evidence presented, both written and oral;

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

SECTION 1. FINDINGS – CEQA PROCESS.

- A. On October 13, 2020, the City Council approved a consultant agreement with De Novo Planning Group, Inc. (“De Novo”) to conduct the environmental review on the Hotel Project.
- B. De Novo prepared an Initial Study and Mitigated Negative Declaration (hereafter “MND”) on the Hotel Project which was reviewed by staff and circulated for a 20-day public review period from January 14, 2021 to February 3, 2021.
- C. No comments were received on the MND during the public review period.
- D. Prior to circulating the MND, the City sent notices to the Native American Tribes on the list provided by the California Native American Heritage Commission in accordance with SB 18 and AB 52. The City received one reply, from the Gabrieleno Band of Mission Indians – Kizh Nation, which requested to be consulted on future development.
- E. The MND was prepared, published, circulated, and reviewed in accordance with the requirements of the California CEQA statutes (Public Resources Code § 21000 *et seq.*), the California CEQA Guidelines (14 Cal. Code of Regs. § 15000*et seq.*), and the City’s CEQA Guidelines and constitutes an adequate, accurate, objective and complete analysis addressing all issues relevant to the Hotel Project.

SECTION 2. FINDINGS – ENVIRONMENTAL IMPACTS.

- A. The MND identifies all potentially significant adverse environmental impacts and feasible mitigation measures or standard conditions of approval that would reduce such impacts to a less than significant level. The impacts are limited to the development of Amenity Hotels. These conditions and mitigation measures identified in the MND will be imposed on all Amenity Hotel developments as conditions of approval.
- B. As set forth in the MND, attached hereto as Exhibit A, after the imposition of standard conditions of approval and compliance with the Gardena Municipal Code and other regulations, the Hotel Project will have the potential to have impacts in the following areas: Biological Resources – construction activities are removal of trees could potentially impact nesting migratory birds; Cultural Resources – construction on developed property could potentially impact historical resources; Geology and Soils – construction activity could have potential adverse effects due to earthquake fault, strong seismic ground shaking, seismic-related ground failure, being located on unstable or expansive soils, or destroying a unique paleontological resource; Hazards and Hazardous Materials – construction could cause a release of hazardous materials or be located on an identified hazardous waste site; Transportation – new amenity hotel development could conflict with the CEQA Guidelines requiring a Vehicle Miles Traveled analysis; Tribal Cultural Resources – construction could cause changes to tribal cultural resources.
- C. The Mitigation Measures set forth in the Mitigation Monitoring and Reporting Program (“MMRP”) attached hereto as Exhibit B will mitigate the impacts identified above below a level of significance. The MMRP includes the recommended mitigation measures of the Gabrieleno Band of Mission Indians – Kizh Nation.
- D. There is no evidence, let alone substantial evidence, that the Project could result in a significant impact that could not be mitigated.

SECTION 3. INDEPENDENT REVIEW.

The City Council has reviewed and considered the information contained within the MND and the MMRP and finds that it reflects the independent judgment and analysis of the City.

SECTION 4. APPROVAL.

Based on the above, and the entire administrative record which is incorporated by reference, the City Council hereby adopts the MND that was prepared for the Hotel Project attached hereto as Exhibit A and the Mitigation Monitoring and Reporting Program that is attached hereto as Exhibit B.

SECTION 5. CUSTODIAN OF RECORD. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in

part on that fact. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at City Hall, 1700 W. 162nd Street, Gardena, California 90247. The Custodian of Records is Gregg McClain, Interim Community Development Director who can be reached at 310/217-9546 or gmcclain@cityofgardena.org.

SECTION 6. This Resolution shall take effect immediately.

SECTION 7. Certification. The City Clerk shall certify the passage of this Resolution.


PASSED, APPROVED AND ADOPTED this 9th day of March, 2021.


TASHA CERDA, Mayor

ATTEST:


for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:


LISA E. KRANITZ, Assistant City Attorney

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. 6498** 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 **9th day of March, 2021**, and that the same was so passed and adopted by the following roll call vote:

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

NOES: COUNCIL MEMBER FRANCIS

ABSENT: NONE

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

