



CITY OF GARDENA

PLANNING & ENVIRONMENTAL QUALITY COMMISSION

CITY COUNCIL CHAMBER ■ 1700 WEST 162nd STREET ■ 7:00 P.M.

Telephone: (310) 217-9524 ■ E-mail address: CDDPlanningandZoning@cityofgardena.org

AGENDA

TUESDAY, SEPTEMBER 17, 2019

7:00 P.M.

1. Call meeting to order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes – September 3, 2019
5. **General Plan Amendment #2-18, Zone Change #3-18, Tentative Tract Map #6-18, Site Plan Review #11-18, and Environmental Assessment #20-18**

A request to develop a 114-unit townhome project on a 5.6 gross acre property. The request includes: General Plan Amendment changing the land use designation of the property from Industrial with a Mixed Use Overlay to High Density Residential; Zone Change changing the zoning of the property from General Industrial (M-2) with a Mixed Use Overlay (MUO) to High Density Multiple-Family Residential (R-4); Tentative Tract Map dividing the property for 114 condominium units and a Site Plan Review for the proposed project. A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) have been prepared to address the environmental impacts and will have to be approved and adopted prior to the project approvals. The Commission will consider the MND and MMP at the same time and approves those documents for the Tentative Tract Map and Site Plan Review and recommend the City Council adopt the same for the General Plan Amendment and Zone Change. The Planning Commission will be making a recommendation to the City Council on the General Plan Amendment and Zone Change and approving the Tract Map, and Site Plan Review, subject to Council approval of the other items.

Project Location: 1515 West 178th Street (APNs: 6106-013-040 and 6106-013-041)

Applicant: Jeff Weber representing Melia Homes

6. **Site Plan Review #5-18**

The applicant requests a Site Plan Review for construction of a new 22,402 square foot, 12-unit mixed-use housing development with 3,891 square feet of commercial use in the Commercial-Residential (C-R) zone per Gardena Municipal Code Section 18.20.025 and direction to staff to file a Notice of Exemption as an In-fill project.

Project Location: 1112 West Gardena Boulevard (APN: 6111-0004-032, 033)

Applicant: Zhen Xiang Zhou

7. Oral Communications from the Public
8. Community Development Director's Report
9. Planning & Environmental Quality Commissioners' Reports
10. Adjournment

The Planning and Environmental Quality Commission will hear from the public on any item on the agenda or any item of interest that is not on the agenda. However, the Commission cannot take action on any item not scheduled on the agenda. These items may be referred for administrative action or scheduled on a future agenda. Comments will be limited to five minutes for each speaker, unless extended by the Commission. You may also e-mail comments to the Planning Commission. Commissioners will receive comments e-mailed by 5:00 p.m. the evening of the meeting. Commission E-mail address: CDDPlanningandZoning@cityofgardena.org

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or e-mail bromero@cityofgardena.org at least two business days prior to the scheduled meeting to ensure assistance is provided. Assistive listening devices are available.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the office of the Community Development Department, 1700 W. 162nd Street, Room 101, Gardena, during normal business hours.

