

**CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
MINUTES
TUESDAY, April 6, 2021, MEETING
VIRTUAL MEETING VIA ZOOM**

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Called to order by Vice Chair Sherman at 7:06 P.M.

ROLL CALL

Present: Deryl Henderson, Brenda Jackson, Stephen Langley, Steve Sherman, Dale Pierce

Absent:

Also in Attendance: Gregg McClain, Interim Community Development Director
Lisa Kranitz, Assistant City Attorney
John F. Signo, AICP, Senior Planner
Amanda Acuna, Senior Planner
Rita Garcia, Kimley-Horn, Environmental Consultant

APPROVAL OF MINUTES

The minutes of the meeting on March 2, 2021 will be included at the next meeting on April 20, 2021.

ORAL COMMUNICATIONS FROM THE PUBLIC

Agenda Item #4

Chair Jackson invited anyone from the public to speak on any issues not on the agenda.

There were no oral communications from the public.

PUBLIC HEARING

Agenda Item #5(A)

Environmental Assessment #14-20, Conditional Use Permit #4-20

A request for a conditional use permit, per section 18.32.030.B of the Gardena Municipal Code, to allow the on-site sale and consumption of beer, wine, and distilled spirits ancillary to an existing restaurant establishment located in the General Commercial/Mixed-Use Overlay (C-3/MUO) zone and direct staff to file a Notice of Exemption as an existing facility project.

**Applicant: Krave Dine & Lounge Inc.
Location: 2222 W. Rosecrans Avenue**

Senior Planner Acuna gave the staff presentation. She provided background on the property and business. She mentioned the CUP runs with the land, not the applicant. For future tenants that want to operate at a different time, the condition on hours of operation was modified by Staff to allow operation until 10:00 pm under the CUP without having to come back to the Planning Commission. She indicated the outdoor patio is enclosed and only accessible from inside the restaurant building. The restaurant is a primary use allowed by-right in the zone. However, the Municipal Code requires a CUP for the sale of alcoholic beverages. The applicant's request does not include any interior or exterior modifications to the building. The required findings can be made in the affirmative thus supporting the project. The public hearing was duly noticed and public comments were received which were sent to all Commissioners.

Chair Jackson asked if any Commissioners had questions.

Vice Chair Sherman asked why they were requesting a Type 47 license when they could be requesting a Type 41. He asked about the food they would be serving.

Ms. Acuna stated they serve southern-style food. In regards to the license type, the question was referred to the applicant.

Liliger Damaso, 5243 E. Beverly Boulevard, Los Angeles, identified herself as the applicant's representative. The restaurant has been in operation since 2010. The restaurant has proven to be extremely desirable because of its food and reasonable prices. The operator guarantees that all employees will be properly trained to serve alcohol. Krave Dine and Lounge Inc. won a Type 47 ABC license from a lottery provided by ABC that would allow them to serve beer, wine, and distilled spirits. A Type 41 license does not allow the sale of distilled spirits. She stated surveillance cameras will be installed and recordings kept for 30 days.

Vice Chair Sherman indicated his questions were answered.

Commissioner Langley asked for clarification about the hours of operation.

Ms. Acuna stated the hours of operation would be 9 a.m. to 8 p.m. daily. However, the recommendation from staff extends the hours to 10 p.m. because the CUP runs with the land and not with the business. If ownership of the restaurant changes hands and the new owner wishes to operate until 10 p.m., the new owner would not have to apply for a new CUP; the current CUP would still be active provided all conditions are met.

Commissioner Langley asked about the location of the restaurant next to the new housing development. He was wondering why it does not open earlier for breakfast to serve those residents.

Assistant Attorney Kranitz stated the hours of operation only apply to alcohol sales, not to the operation of the restaurant. The restaurant may open earlier, but alcohol sales would be restricted to the hours stated in the CUP.

Commissioner Langley stated he understood and thanked Ms. Kranitz for her explanation.

Chair Jackson opened the public hearing.

Graham Jenkins, resident on Artesia Boulevard between Normandie and Western Avenues, stated the project sounds great and he is in support. He mentioned that buses should run more often so he can frequent the restaurant.

Vice Chair Sherman indicated he hopes everything is being included in the administrative record.

Ms. Kranitz stated it is.

MOTION: It was moved by Commissioner Langley and seconded by Vice Chair Henderson.

The motion passed by the following roll call vote:

Ayes: Langley, Henderson, Sherman, Jackson
Noes: None
Abstain: Pierce (absent during first minutes of presentation)
Absent: None

Agenda Item #5(B)

Environmental Assessment #1-20; General Plan Amendment #1-20; Specific Plan #1-20; Zone Change #1-20; Zoning Code Amendment #3-20; Development Agreement #1-20; Lot Line Adjustment #1-20; Site Plan Review #1-20

The applicant requests the following entitlements for the development of a 265-dwelling unit apartment building on a 1.33-acre site, with a 2,500-square-foot dynamic, digital display on the north side of the building:

- 1) General Plan Amendment (GPA #1-20) to change the land use designation from General Commercial to Specific Plan and amend the Land Use Plan text;
- 2) Specific Plan (SP #1-20) to adopt the Gardena Transit Oriented Development Specific Plan (GTODSP);
- 3) Zone Change (ZC #1-20) to change the zoning from C-3 (General Commercial) to GTODSP;
- 4) Zoning Code Amendment (ZCA #3-20) to amend the Gardena Municipal Code by adding a new land use category of GTODSP and amending the text to allow for digital signage;
- 5) Development Agreement (DA #1-20) to provide the developer with vested rights to build over a 5-year period, with the possibility of extensions, in return for community benefits;
- 6) Site Plan Review (SPR #1-20) to develop the 265-unit apartment building as shown on the plans within the Specific Plan; and
- 7) Lot Line Adjustment (LLA #1-20) to combine four legal lots into one single lot.

Approval of these items requires certification of an Environmental Impact Report (EA # 1-20), adoption of a Mitigation Monitoring and Reporting Plan, CEQA Findings, and a Statement of Overriding Considerations.

Applicant: Din/Cal 4, Inc.

Location: 12850-12900 Crenshaw Boulevard

Senior Planner Signo gave the staff presentation. He provided background on the property and showed an aerial of the subject property and neighboring properties. He described the project as a transit-oriented development because it is located near the Crenshaw Station and Dominguez Trail, and provides unbundled parking and bike parking. He discussed the digital dynamic display on the north building elevation and mentioned how the City will have opportunities to display messages and collect revenue via the Development Agreement. He discussed the many amenities and presented plans on the outdoor space, including the elevated courtyards. Development of the project would create economic benefits not provided by the current condition of the property.

Environmental Consultant Rita Garcia of Kimley-Horn, discussed the California Environmental Quality Act (CEQA) process and the purpose of an environmental impact report (EIR). She identified the environmental issue areas, the findings prepared in the EIR, the alternatives considered, the public comment period, and letters received from agencies. She indicated the only significant and unavoidable impact would be construction noise.

Mr. Signo indicated the project had been properly noticed. He gave staff's recommendation which was to adopt Resolution No. PC 4-21 approving the proposed project.

Commissioner Henderson asked about unbundled parking.

Mr. Signo explained the project is considered a transit-oriented development because of its proximity to the Crenshaw Station and bus lines. Residents will have to pay for a parking space and this is done to encourage alternative modes of transportation such as buses, bikes, and ride sharing.

Commissioner Langley asked about the adoption of the Gardena Transit Oriented Development Specific Plan (GTODSP) and whether it would apply elsewhere in the City.

Ms. Kranitz explained the purpose of the specific plan and stated it would become the zoning for the property. The Municipal Code currently does not allow a density of 200 dwelling units per acre and the specific plan is a tool that would allow for such a density. The specific plan includes development standards such as setbacks, parking, and density.

Commissioner Langley asked what would happen if the property to the south wanted to develop similarly. He also asked about the fire lane that goes around the building.

Ms. Kranitz explained the specific plan could be extended, but more likely a new specific plan would be more appropriate.

Mr. Signo explained the driveway gates along the northern and southern property lines would remain closed at all times with the exception of emergencies. In the event a fire truck would need to enter, the gates are equipped with Knox boxes which are accessible to emergency personnel. The fire truck would enter through the northern or southern driveway and could go around the building by using the driveway along the Dominguez Channel.

Vice Chair Sherman discussed the size of the units being studios, one-bedroom, and two-bedroom units. He asked how much rent would be. He was concerned that Crenshaw Boulevard would be closed for two years.

Mr. Signo explained it is a market-rate project and rents would be based on market conditions. He deferred the question to the applicant. He explained that closure usually involves one lane at a time, and there is typically one lane open at all times for each direction. Closure would most likely involve northbound lanes which are closest to the project site. Southbound lanes are farther away and located in the City of Hawthorne; it is unlikely they would be closed.

Ms. Garcia stated there is a mitigation measure in the EIR which deals with temporary road closures. MM Trans-1 requires the preparation of a Construction Transportation Plan which addresses the need for alternative access and provisions for minimizing disruptions during temporary closures. Road closures must be coordinated with local emergency and transportation services prior to implementation per MM Trans-2.

Vice Chair Sherman indicated construction would be between third quarter of 2021 to third quarter of 2023, which is a very long time.

Mr. Signo clarified that Condition BS12 needed to be amended per the applicant: "Each unit shall be separately sub-metered for all metered utilities..."

Josh Vasbinder, from The Dinerstein Companies, introduced himself as the representative for the applicant. The development team is a partnership between The Dinerstein Companies and Blackwood. He provided the background on each company and discussed the existing conditions of the project site. He stated the project will be a gateway into Gardena and provided a project overview. He indicated the environment is transit-rich, being accessible to bus lines and the Green Line Station. He discussed transportation demand management measures such as pre-leasing for area employees, free monthly Metro passes, unbundled parking, an on-site bike room, and a ride-sharing pick-up/drop-off area. He went over community benefits including the City's share in net profits and time on the digital dynamic display. He emphasized the amenities being offered and showed examples of existing facilities his company built. He mentioned that rents would be market driven and are expected to range from \$1,900 for studios to low \$3,000 for the largest two-bedroom units.

Chair Jackson thanked Mr. Vasbinder for his presentation and asked if the Commissioners had any questions.

Commissioner Pierce asked about the security plan.

Mr. Vasbinder indicated they would emulate the facility up the street which is 24 hours per day. They will have on-site staff during business hours and there will be onsite security during non-business hours. Electronic fobs will be provided to residents and parking is secured within the garage.

Commissioner Pierce asked about a strategic plan for future security problems.

Mr. Vasbinder indicated they self-manage their properties so they are cognizant of safety and how quickly bad news spreads on social media. They want to make sure they put the project in the best possible position at the highest standard possible.

Commissioner Pierce thanked the applicant and felt it would be a benefit to the community.

Chair Jackson thanked Mr. Vasbinder and opened the public hearing.

Ms. Acuna provided instructions on how the public can participate.

Ms. Wanda Love complimented the developer and stated she is very impressed with this project. She stated the amenities are amazing and 400 employees are a lot. She complimented the amount of tax generated and the digital marketing screen. She is excited to see this project move forward.

Mr. Graham Jenkins stated this is a transformative project that could be a catalyst for improving infrastructure in the area. It is an impressive conversion of the land use. His only issue is the DWP who restricted pedestrian access to the running path in the back. These are essential to the City and encouraged the City to work on that. He commended the project and thanked the Commission for considering it.

Mr. Steven Ludwig stated he is the owner of two businesses in Gardena: Tasoro Products and Turnaround Solutions. He wanted to congratulate the City and the developer for this collaborative effort. He mentioned he is in support of this project and the developer has been proactive in reaching out to local businesses.

Chair Jackson closed the public hearing with no other speakers.

MOTION: It was moved by Vice Chair Sherman and seconded by Commissioner Pierce to adopt Resolution No. PC 4-21 which recommends that the City Council certify the EIR and adopt the MMRP, findings related to alternatives and mitigation measures, and statement of overriding considerations, and approve the GPA, GTODSP, Zone Change, ZCA, DA, and SPR, with the amendment to Condition BS12.

The motion passed by the following roll call vote:

Ayes: Henderson, Pierce, Langley, Sherman, Jackson
Noes: None
Absent: None

Agenda Item #6

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. McClain had nothing to report.

Agenda Item #7

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Pierce commended staff, including the Assistant City Attorney, for all their work in the midst of the all the cut backs during the pandemic.

Commissioner Langley agreed with Commissioner Pierce and mentioned he hopes we can find other opportunities along Crenshaw Boulevard.

Vice Chair Sherman stated his support for the approval of the apartment building project.

ADJOURNMENT

Chair Jackson adjourned the meeting at 8:54 P.M.

Respectfully submitted,



GREGG MCCLAIN, SECRETARY
Planning and Environmental Quality Commission



BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission