

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
MINUTES

TUESDAY, November 17, 2020, MEETING
VIRTUAL MEETING VIA ZOOM

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Called to order by Vice Chair Sherman at 7:05 P.M.

ROLL CALL

Present: Deryl Henderson, Stephen Langley, Dale Pierce, Steve Sherman
Absent: Brenda Jackson
Also in Attendance: John F. Signo, AICP, Senior Planner
Amanda Acuna, Senior Planner
Peter Wallin, City Attorney
Lisa Kranitz, Assistant City Attorney
Starla Barker, Environmental Consultant, De Novo

APPROVAL OF MINUTES

A motion was made by Commissioner Langley and seconded by Commissioner Pierce to approve the minutes of the meeting on October 20, 2020. The minutes were approved 4-0-1.

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

ORAL COMMUNICATIONS FROM THE PUBLIC

Agenda Item #4

Senior Planner Acuna addressed the Commission and public on procedures for conducting the online meeting since all participants were attending from a remote location. Instructions on how to comment and ask questions via the Zoom application was given.

There were no oral communications from the public.

PUBLIC HEARING

Agenda Item #5

**Environmental Assessment #10-20, Site Plan Review #5-20,
Vesting Tentative Tract Map #4-20**

The applicant is requesting a site plan review and vesting tentative tract map approval for the construction of 52 three-story attached condominium townhomes, including three live-work units, in the General Commercial (C-3) and Mixed-Use Overlay (MUO) zone areas per section 18.19.030.A, 18.44.010 and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

Project Location: 2500 West Rosecrans Avenue (APN:4064-003-028, 040)
Applicant: G3 Urban Inc.

Vice Chair Sherman opened the public hearing and asked if there were any speakers. Hearing none, he continued the item to the December 1, 2020, Planning and Environmental Quality Commission Meeting.

Agenda Item #6

Environmental Assessment #7-20, General Plan Amendment #4-20, Zone Change #3-20

The applicant requests the following for a 4.59-acre property located at the northeast corner of Rosecrans and Budlong Avenues, adjacent to the Lucky Lady Casino:

- 1) General Plan Amendment to change the land use designation (GPA #4-20) from Medium Density Residential and High Density Residential to General Commercial with a Mixed-Use Overlay; and
- 2) Zone Change (ZC #3-20) from Medium Density Multiple-Family Residential (R-3) and High Density Multiple-Family Residential (R-4) to General Commercial (C-3) with a Mixed-Use Overlay (MUO).

Approval of these items requires adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (EA #7-20).

Project Location: 1108 W. 141st Street (APN: 6115-015-023)
Applicant: Gardena LF, LLC

Senior Planner Signo gave the staff presentation. He mentioned some residents received notice of the project and thought it would directly affect their homes. He stressed that the item only affected the Lucky Lady Casino parking lot and is a change to the land use designation and zoning for that property. No other properties would be directly affected. He also stated there was no physical development being proposed at this time. Any future development would require review and approval by the Planning Commission. Mr. Signo discussed the surrounding area and project site. He discussed the "no net loss" finding and the fact that two other projects, Melia Evergreen Residential Project and The Olson Company development, were approved by the Planning Commission at the last meeting which would more than compensate the loss of housing at the project site. Furthermore, since there is a Mixed Use Overlay, development housing at the project site is still a possibility. Mr. Signo stated a mitigated negative declaration (MND) and mitigation monitoring and reporting program (MMRP) were prepared and a representative from De Novo Planning Group was available should the Planning Commission have any questions on the environmental documents.

Vice Chair Sherman opened the public hearing and asked if there were any speakers.

Jennifer Sacks, representing the applicant, introduced herself and was available for any questions.

Commissioner Henderson asked about parking for casino patrons if the site was to be developed.

Ms. Sacks mentioned there is more than enough parking for the casino and the parking provided has always been excessive.

Mr. Signo mentioned there is no development at this time and when development is proposed it will be sent to the Planning Commission for review and approval.

Assistant City Attorney Kranitz stated the two acres discussed in the MND was for environmental analyses and an actual development was not proposed at this time. When a proposal is submitted, the applicant would need to show that adequate parking is provided for the existing casino and the proposed development.

Vice Chair Sherman asked if there were any more speakers. There being none, he closed the public hearing.

MOTION: It was moved by Commissioner Langley and seconded by Commissioner Pierce to adopt Resolution No. PC 12-20, which: recommends that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the General Plan Amendment and Zone Change (Resolution No. 646); recommends that the City Council adopt the General Plan Amendment (Resolution No. 6487); and recommends that the City Council adopt the Zone Change (Ordinance No. 1823) for the subject property.

The motion passed by the following roll call vote:

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

Agenda Item #7

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Senior Planner Signo reported that the City Council approved the General Plan Amendments and introduced the ordinances for the Zone Changes for the Melia Evergreen Residential Project and The Olson Company development on November 10, 2020. The ordinances are scheduled for second reading by the City Council on December 15, 2020.

Mr. Signo stated that furloughs for staff has ended as of November 16. Although the furlough has caused the workload to be back-logged, returning to regular hours will help staff get back on track.

Mr. Signo wished the Commission and everyone a happy Thanksgiving.

Agenda Item #9

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Pierce wished everyone a happy Thanksgiving.

Commissioners Langley and Henderson wished everyone the same.

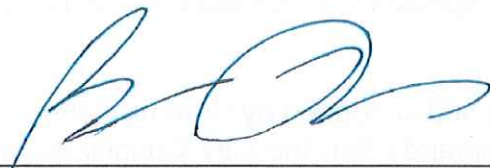
ADJOURNMENT

Vice Chair Sherman adjourned the meeting at 7:35 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission



BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission