

**CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
MINUTES**

**TUESDAY, DECEMBER 1, 2020, MEETING
VIRTUAL MEETING VIA ZOOM**

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Called to order by Vice Chair Sherman at 7:01 P.M.

ROLL CALL

Present: Stephen Langley, Dale Pierce, Deryl Henderson, Steve Sherman, Brenda Jackson
Absent: None
Also in Attendance: Raymond Barragan, Acting Community Development Director
Lisa Kranitz, Assistant City Attorney
John F. Signo, AICP, Senior Planner
Amanda Acuna, Senior Planner
Rita Garcia, Project Manager, Kimley-Horn and Associates

PLEDGE OF ALLEGIANCE

None.

APPROVAL OF MINUTES

A motion was made by Commissioner Henderson and seconded by Commissioner Langley to approve the minutes of the meeting on November 17, 2020. The minutes were approved 5-0-0.

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

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, Continued from the November 17, 2020 meeting

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), Mixed-Use Overlay (MUO), and Parking (P) 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.

Senior Planner Acuna gave the staff presentation. Ms. Acuna explained that the item was originally scheduled for the November 17, 2020 Planning Commission meeting, but continued to tonight's meeting. At the November 17th meeting, the public hearing was opened and the public was allowed to speak, however there were no speakers. She then gave a brief presentation of the surrounding area, project site, and proposed project. She indicated the project meets all development standards and required findings for approval.

Rita Garcia, Project Manager for Kimley Horn and Associates who is the City's environmental consultant, gave a presentation on the requirements of the California Environmental Quality Act (CEQA). She mentioned that the project would either have no significant impacts or less than significant impacts for various criteria. Therefore, the project is Categorically Exempt from CEQA.

Ms. Acuna stated the project was adequately noticed for the November 17, 2020 PEQC meeting and continued to tonight's meeting. There were no comments prior to November 17, 2020, however, staff did receive an inquiry from the public prior to tonight's meeting regarding vehicular access.

Commissioner Langley observed there were handicap markings on some of the units and asked what that means.

Assistant City Attorney Lisa Kranitz stated the question should be directed to the applicant when it is his time to speak.

Commissioner Langley also asked about parks.

Chair Jackson called for the applicant to speak.

Mitch Gardner, President of Development for G3 Urban, gave the presentation for Walnut Place. He mentioned his other project is already garnering interest. Their office met with Cheryl Sherman who was concerned about landscaping for that project. Her comments inspired the name "Walnut Place" for this new project. They plan on planting a walnut tree at the entry into the new project. They considered a willow tree, however, Mrs. Sherman mentioned they were problematic. He stated the community would have two housing types: townhomes and workforce housing. They will provide ample landscaping throughout. They go to nurseries and find large enough trees so you do not have to wait ten years to see large trees. He mentioned all the traffic would come from the main gate. Trees have been strategically placed and they are considering the idea of decorative pavers in the driveways. Metal screens and landscaping are provided at the ends of the driveways. They tried to consider every detail to make the project aesthetically pleasing. They have done 360-degree architecture to go along with the more modern architecture. He stated he has read the conditions and do not oppose them.

Ms. Kranitz asked if the applicant could address the two questions asked earlier.

Mr. Gardner stated the handicap requirements are required by the Building Code. In regards to open space, the Code does not require a fixed amount of open space; it allows a choice between private and common open space. They have found that their buyers prefer to have larger private open space areas and that is how they design their projects.

Vice Chair Sherman commented on the new name. He stated "Walnut Place" is good.

Chair Jackson thanked the applicant. She then opened the public hearing.

Ms. Acuna clarified that the public hearing was opened at the last meeting and continued to this meeting, and then gave the public time to speak.

Chair Jackson, after hearing no speakers, closed the public hearing.

MOTION: It was moved by Commissioner Henderson and seconded by Commissioner Pierce to adopt Resolution No. PC 13-20 approving Site Plan Review #5-20 and Vesting Tentative Tract Map #4-20 subject to conditions of approval, and directing staff to file a Notice of Exemption.

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

Acting Community Development Director Raymond Barragan indicated there was nothing to report on the Planning side. Staff is still processing the numerous building permit applications that have been received. The good news is the furlough is over so staff can work more hours, however, the office is still closed to the public. Staff is still experiencing a large workload because people continue to work on their houses even during the pandemic. He reminded the Commission of the special meeting on December 8.

Agenda Item #7

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Pierce stated it's good to know everyone is well and had no report.

Commissioner Henderson mentioned he has a health issue that will require him to undergo surgery. He is in no pain but may have to take a temporary leave of absence. The surgery date has not yet been determined.

Chair Jackson mentioned he will be in her prayers.

Commissioner Sherman mentioned he would not be present at the December 8th meeting.

Commissioner Langley and Chair Jackson had no report.

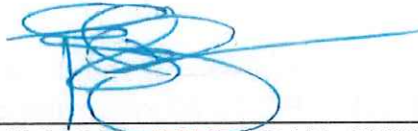
Ms. Kranitz explained there would be no regularly scheduled meeting on December 15 so that is why there will be a special meeting on December 8. The December 15 meeting

was canceled because the City Council decided to have their meeting on that date. The special meeting is needed so that applicants would not have to wait until the new year.

ADJOURNMENT

Chair Jackson adjourned the meeting at 7:48 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission



BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission