

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
MINUTES

TUESDAY, AUGUST 18, 2020, MEETING
VIRTUAL MEETING VIA ZOOM

* * *

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

ROLL CALL

Present: Steve Sherman, Stephen Langley, Deryl Henderson, Brenda Jackson
Absent: Dale Pierce
Also in Attendance: Lisa Kranitz, Assistant City Attorney
Raymond Barragan, Acting Community Development Director
John F. Signo, AICP, Senior Planner
Amanda Acuna, Planning Assistant

PLEDGE OF ALLEGIANCE

None.

APPROVAL OF MINUTES

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

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

ORAL COMMUNICATIONS FROM THE PUBLIC

Agenda Item #4

Assistant 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

**Site Plan Review #4-19; Tentative Tract Map #2-19
*Continued from the August 4, 2020 meeting***

Request for site plan review and tentative tract map approval for the construction of six new townhome units in the Medium Density Multiple-Family Residential (R-3) zone per

Section 18.44.010.E and Chapter 17.08 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

Project Location: 1621 W. 147th Street (APN: 6103-031-075)
Applicant: Julio Vargas

Assistant Planner Acuna gave the staff presentation. Ms. Acuna explained that the item was originally scheduled for the August 4, 2020 Planning Commission meeting, but continued to tonight's meeting. She 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. She stated the project was adequately noticed and staff did receive a number of comments from the public. Concerns included property maintenance, parking, blocking of traffic, and how the project would benefit the City. She explained that the property would be maintained by the homeowners once developed, that the Police Department could respond to parking violations and traffic concerns, and the project would help the City meet its regional housing needs obligation.

Assistant Attorney Kranitz explained that this project is a by-right product since it meets the development standards of the R-3 zone. The Planning Commission does have certain discretion over appearance and may condition the project to address concerns.

Commissioner Langley stated that this property jets out into the street more than adjacent properties. He asked if the street will be aligned.

Ms. Acuna stated that Public Works did review the project and will require a two-foot dedication to widen the street.

Commissioner Langley asked that since the City's population will be increased, is there a plan for new parks? Will Parks and Recreation determine where they will put new parks?

Ms. Kranitz indicated that the Recreation Department would be responsible for park development and information is included in the Open Space Plan of the City's Resources Element. If a site is available for recreation then information can be passed on to the Recreation Department.

Chair Jackson asked if there were any other questions of staff. Hearing none, she asked if the public hearing can be opened.

Ms. Kranitz explained that the public hearing is open from the previous meeting. It was continued to a date certain to avoid re-noticing.

Chair Jackson asked the applicant to speak.

Julio Cesar Vargas indicated he grew up in the area and lives in Inglewood. He attended Hawthorn High School and his family has a business in the City of Gardena and is familiar with the area. He added that he helped open the DaVita clinic on Redondo Beach Boulevard in the City.

Commissioner Henderson asked if there would be a block wall on the east side of the property to secure the park.

Ms. Acuna explained that the project plans does show a sliding gate.

Commissioner Henderson asked about the access gates. He asked about the spaces behind the units; are they accessible to other units?

Ms. Acuna explained that they would be accessible to other units.

Mr. Vargas added that he did reach out to other residents in the neighborhood and showed them the project plans. He stated they were impressed with the project and out of the seven residents he met, three asked for advice on home improvement.

Chair Jackson asked if there was an issue with the garage standards.

Ms. Kranitz explained this project did not have an issue and that standards for the R-3 zone were not changed in the recently approved zone text amendment.

Ms. Kesha Harris who is a neighbor to the west asked about the median cost for the townhouses. Would it change the property value in the area? Would it be comparable to other homes sold recently?

Mr. Vargas indicated he is a developer and contractor. They look at market price, but focus on first-time homebuyers. They would like people in the area who are renting to have an opportunity to buy their own home. He explained that if the houses were completed today, a two bedroom, two-and-a-half bath would go for around \$430,000 to \$500,000, and larger units would sell for around \$475,000 to \$550,000.

Ms. Harris indicated this answered her question and gave thanks.

Chair Jackson asked if there were any other speakers. There being none, the public hearing was closed.

MOTION: It was moved by Commissioner Henderson and seconded by Commissioner Langley to adopt Resolution No. PC 8-20 approving Site Plan Review #4-19 and Tentative Tract Map #2-19 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, Langley, Sherman, Jackson
Noes: None
Absent: Pierce

Agenda Item #6

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Acting Community Development Director Raymond Barragan indicated they are working on directives from the Commission from the last meeting and will be bringing those items to the next couple of meetings.

Agenda Item #7

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Henderson asked if the City Council determined the setback distancing at the last meeting?

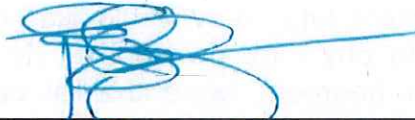
Mr. Barragan mentioned the adjustment was made to the R-4 zone. The distance went from 10 feet to 15 feet. City Council wanted a larger front yard setback. That was the only adjustment to the setbacks in that project.

Ms. Kranitz indicated a copy of the signed ordinance can be provided to the Commission. Commissioner Langley, Vice Chair Sherman, and Chair Jackson had no report.

ADJOURNMENT

Chair Jackson adjourned the meeting at 7:43 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission



BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission