



# CITY OF GARDENA

## PLANNING & ENVIRONMENTAL QUALITY COMMISSION

### Meeting Agenda

1700 W. 162<sup>nd</sup> Street, Gardena, California  
Website: [www.cityofgardena.org](http://www.cityofgardena.org)

## AGENDA

### Tuesday, July 7, 2020

### 7:00 P.M.

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In order to minimize the spread of the COVID 19 virus Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that all the Gardena Planning and Environmental Quality Commissioners may attend this meeting telephonically.

1. This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on the ZOOM app. Details on how to access this live stream can be found on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>.
2. Observers may view the meeting by downloading the ZOOM app and clicking onto the following link:  
<https://us02web.zoom.us/j/85211691086>
3. You may also dial in using your phone:  
United States: +1 (669) 900 9128  
Webinar ID: 852 1169 1086
4. We strongly encourage that if you wish to make a comment on a specific agenda item, to please submit your comment via email to [CDDPlanningandZoning@cityofgardena.org](mailto:CDDPlanningandZoning@cityofgardena.org) prior to the meeting. Comments will be accepted via email up until 7:00pm on Tuesday, July 7, 2020.
5. If you wish to speak live on a specific agenda item during the meeting you, may use the "Raise your Hand" feature during the item you wish to speak on. For Non-Agenda Items, you would be allowed to speak during Oral Communications, and during a Public Hearing you would be allowed to speak when the Mayor opens the Public Hearing. Members of the public wishing to address the City Council will be given three (3) minutes to speak.
6. Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>.

7. 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 Planning Division by phone (310) 217-9524 or email [CDDPlanningandZoning@cityofgardena.org](mailto:CDDPlanningandZoning@cityofgardena.org) at least 6 hours prior to the scheduled special meeting to ensure assistance is provided.

**The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.**

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**PUBLIC COMMENT:** 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.

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#### **STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS**

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

***Thank you for your attendance and cooperation.***

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1. Call meeting to order
2. Roll Call
3. Approval of Minutes – June 2, 2020
4. Oral Communications from the Public

5. **Zone Code Amendment #2-20**

The Planning Commission will consider an ordinance making changes to Title 18 of the City's Zoning Code, primarily relating to residential development standards throughout the City and provide extensions for entitlements. The Planning Commission will make a recommendation to the City Council on the ordinance. Staff has determined that the Zone Code Amendment would not have any significant effects and is therefore exempt from CEQA.

**Project Location: Citywide**

6. Community Development Director's Report
7. Planning & Environmental Quality Commissioners' Reports
8. Adjournment

Dated this 7<sup>th</sup> day of July, 2020

/s/ RAYMOND BARRAGAN  
Raymond Barragan, SECRETARY  
Planning and Environmental Quality Commission

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

TUESDAY, JUNE 2, 2020, MEETING  
VIRTUAL MEETING VIA ZOOM

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Called to order by Chair Jackson at 7:00 P.M.

**ROLL CALL**

Present: Deryl Henderson, Steve Sherman, Dale Pierce, Stephen Langley, Brenda Jackson  
Absent: None  
Also in Attendance: Lisa Kranitz, Assistant City Attorney  
Raymond Barragan, Acting Community Development Director  
John F. Signo, Senior Planner  
Amanda Acuna, Planning Assistant

**PLEDGE OF ALLEGIANCE**

None.

**APPROVAL OF MINUTES**

A motion was made by Commissioner Pierce and seconded by Commissioner Langley to approve the minutes of the meeting on May 19, 2020. The minutes were approved 5-0-0.

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

**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. All written comments and questions will be read.

There were no oral communications from the public.

**PUBLIC HEARING**

**Agenda Item #5**

**Site Plan Review #3-19; Tentative Parcel Map #2-19; Modification of Memorandum #10-05 approving Site Plan Review #6-05 for Target and Variance #1-05 for a reduction in parking on the Target Site**

The applicant is requesting the following entitlements: Site Plan Review, Tentative Parcel Map, and Modification to a Site Plan Review and Parking Variance. The Tentative Parcel

Map will divide a 9.47-acre parcel into a 9.27-acre parcel for the Target store and a 0.84-acre parcel for a fast-food, drive-thru restaurant. Revisions to the previous Site Plan approval and Parking Variance are needed to reduce the Target parcel size and allow a reduction in parking spaces to 392 spaces in accordance with Section 18.54.040 of the Gardena Municipal Code relating to nonconforming off-street parking. A Site Plan approval is also required for the creation of a standalone 3,486 square foot fast-food restaurant with drive-thru and 501 square foot outdoor patio. There will be 40 parking spaces for the fast-food restaurant. The project is located in the General Commercial (C-3) zone, is consistent with Titles 17 and 18 of the Gardena Municipal Code and qualifies for a Categorical Exemption under Guidelines Section 15303 for New Construction Projects and 15061(b)(3) where it can be seen with certainty that there will not be any significant impact to the environment.

**Project Location: 2169 West Redondo Beach Boulevard (APN: 4063-014-017)**  
**Applicant: Kristen Roberts, Raising Cane's/Target Corporation**

Assistant Planner Acuna gave the staff presentation, explained that the findings for approval can be made, and the project is categorically exempt from the California Environmental Quality Act (CEQA). On May 21, 2020, a public hearing notice was advertised in the Gardena Valley News and sent to residents and owners within 300 feet of the subject property. No written comments have been received from the public.

Assistant City Attorney Kranitz introduced Clare Look-Jaeger from Linscott, Law and Greenspan Engineers (LLG) and that she is available for any questions on parking.

Commissioner Henderson asked if parking is going to be reduced during peak times and if a number was given. Where do you accommodate the overflow with the parking problem in Gardena?

Traffic Engineer Chin Taing from LLG explained that weekend and weekday peak periods were observed. It is forecasted that there would be a surplus of parking during peak periods for Target and Raising Cane's.

Commissioner Langley asked about the applicant. Is Raising Cane's the same as Target?

Assistant Planner Acuna explained that Kristen Roberts is representing Raising Cane's. Target is included as an applicant because there will be modifications made to the Target site with different conditions for the modification.

Commissioner Langley explained that he visits Target regularly and peak season would be around Thanksgiving to Christmas. Target knows how many people visit their store each day. He expressed concerns that the study was taken during the off-season.

Assistant Planner Amanda explained that the applicant submitted in September of last year, but staff made the determination that the parking analysis be conducted during another time because it would not be an accurate representation for the site during the majority of the year.

Assistant City Attorney Kranitz explained that parking studies are not done during peak season because there would be an over-abundance of parking.

Commissioner Langley mentioned that sales would tell when Target is busy.

Assistant Attorney Kranitz stated it would not account for other users using the bus and going to the adjacent shopping center.

Commissioner Pierce had no comments.

Commissioner Sherman stated he is concerned about the parking. The tentative parcel map shows a driveway that may impact the property to the east. He stated his concern with the turning radius with the drive through of Raising Cane's. You would be forced to make a right-hand turn coming out to Redondo Beach Boulevard.

Assistant Attorney Kranitz asked if the driveway to the east is still Target's.

Assistant Planner Acuna explained the Target property abuts the shopping center to the east. The Raising Cane's property does not abut the adjacent shopping center.

Commissioner Sherman explained that if you drove along the top of Raising Cane's parking lot, exiting would be an issue and you would be forced onto Redondo Beach Boulevard.

Chair Jackson asked if the opening through the shopping center would remain open.

Assistant City Attorney Kranitz answered yes.

Chair Jackson asked if the driveway could be changed. It can be a hazard going from the restaurant to Target. It can be confusing.

Assistant Planner Acuna explained that with multiple driveways leading out, it would help alleviate traffic.

Acting Community Development Director Barragan suggested the applicant can explain.

Applicant representative Bethany Kwon introduced herself and spoke about the project.

John Pollock, Civil Engineer, from Kimley Horn representing Raising Cane's presented background information on Raising Cane's. He indicated the menu is very limited but delicious. The restaurant will be a great part of the community and creates a lot of jobs. In regards to parking concerns, the site to the east through the retail center really has no legal obligation that it remains open for cross access. To address Commissioner Sherman's question, the area is striped due to concern for vehicular movement to try to alleviate traffic issues. The drive through allows queuing for 15-16 cars assuming 20-22 feet per car. They have done studies at other sites to make sure the design is appropriate. The project was considered by Target because the parking lot has in excess of over 160 parking spaces. Even in peak season parking does not fill up like a lot of other stores.

Chair Jackson stated the 3D rendering addresses her concern where it shows the property to the east.

Commissioner Langley stated he lives close by to the east of Target and uses the driveway to go to Gramercy Place. He asked if the intersection at Van Ness and Redondo Beach Boulevard would be improved for left turns.

Commissioner Pierce indicated that the intersection from Van Ness onto Redondo Beach Boulevard consists of two left-turn lanes and cycling is more than adequate from what he's observed.

Commissioner Langley stated to be aware that the situation may change during semi-peak season. The difficulty is making a left turn into Ralph's from Van Ness, that there is interference.

Commissioner Pierce agreed.

Chair Jackson opened the public hearing and asked if there are any speakers.

Ms. Acuna stated that there were comments sent via Zoom that Senior Planner Signo will read into the record.

Senior Planner Signo read a statement from C. Garcia:

"Has there also been a study on the increase in traffic on Redondo Beach Blvd. Since you mentioned Feb & March of this year, the community has also been under "shelter at home orders" so traffic both with cars and people have been drastically reduced. What is your response to address more accurate statistics? Also, there are a lot of traffic accidents coming out of the parking lot, what will be addressed to reduce traffic accidents with the proposed increase in traffic? Will there be another traffic light in place on Redondo Beach Blvd?"

"Another note on the entry to the proposed drive thru, there is a lot of traffic going to the current Ramen restaurant in the small area of that driveway. As it stands today, that area to drive through has a lot of people standing around outside plus traffic trying to park. This will be a hazard as well. This will need to be adequately addressed during peak times at lunch and dinner."

Mr. Signo responded that there would not be another traffic light in place on Redondo Beach Boulevard. Target is willing to consider the restaurant due to the surplus in parking.

Ms. Kranitz indicated the study was done on February 29 and March 5 and there was no lockdown during that time; traffic should have been normal.

Mr. Signo continued reading C. Garcia's statement:

"If there is people taking orders, that will still cause traffic issues as there is a new chicken restaurant on Redondo Beach Blvd. & Crenshaw that has a HIGH level traffic that has backed up traffic on both streets. This Chick Filet is only a few blocks down the road from the proposed site. The traffic on the street is a REAL issue today. This sounds like it will create more traffic issues as well."

Mr. Signo indicated the other restaurant is about half a mile away to the west.

Ms. Acuna confirmed the distance and stated there is at least one major intersection between the restaurants.

Ms. Taing, LLG, stated there should not be difficulties turning out of the Target driveway due to the center median on Redondo Beach Boulevard.

Commissioner Henderson asked if entry way to the east will still be accessible. He mentioned the Raising Cane's in Lakewood is filled every day.

Ms. Taing, LLG indicated the driveway will be maintained.

Ms. Acuna agreed.

Chair Jackson asked if there are other questions.

Ms. Acuna stated there are more questions in the Q&A box.

Mr. Signo read C. Garcia's statement:

"On March 5<sup>th</sup> the COVID-19 was still taking lives and people were not out shopping as much. The dates you have don't reflect an accurate count of people and cars."

Mr. Signo stated there was a pandemic during that time but the order to shut down came after.

C. Garcia stated: "When coming out of the Target parking lot there are a LOT of accidents from that driveway. There needs to be a traffic light."

Mr. Signo stated there is no new traffic light being proposed.

Commissioner Henderson asked if the median could be better identified.

Mr. Signo indicated the street is shared with the City of Torrance and there is usually a schedule for restriping.

Ms. Acuna stated if there are other speakers, the "raise your hand" feature could be used. She indicated there were no other speakers.

Clare Look-Jaeger of LLG indicated they prepared the parking analysis. The City required parking counts when schools and businesses were in normal sessions. Parking counts were taken before the safer-at-home order was issued. The parking counts for Target were slightly higher given that in early March there was word that safer-at-home orders would be given. They typically do counts in fall or spring. They did find a substantial parking surplus and observed no more than 60 percent of parking being utilized. They were conservative in their analysis and did not assume overlap of customers using different stores. As it relates to the access scheme with Raising Cane's drive through, 95 percent of the queue does not exceed 10 vehicles, and on weekends it's 12 vehicles. The drive through allows 14 vehicles to queue. They believe queuing is sufficient. She indicated on Redondo Beach Boulevard, patrons can make a left or right on egress.

Commissioners indicated their acknowledgement of Ms. Look-Jaeger response.

Chair Jackson closed the public hearing.

MOTION: It was moved by Commissioner Pierce and seconded by Commissioner Henderson to adopt Resolution No. PC 3-20 approving Site Plan Review #3-19, Tentative Parcel Map #2-19, and the Modification to Variance #1-05, subject to the attached conditions of approval, and directing staff to file a Notice of Exemption.

The motion passed by the following roll call vote:

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



## **Agenda Item #6**

### **General Plan Amendment #3-20**

Consideration of PC Resolution No. 5-20 recommending that the City Council amend the Circulation Plan of the City's General Plan, adopt the revised CEQA policies and procedures which incorporate the new thresholds for transportation impacts related to vehicle miles traveled and direct staff to file a notice of exemption.

**Project Location: Citywide**

**Applicant: City of Gardena**

Assistant City Attorney Kranitz introduced the City's consultant, Fehr & Peers.

Sara Brandenburg from Fehr & Peers gave a presentation and showed a video on the item. She mentioned that the Southern California Association of Governments (SCAG) has a model on vehicle miles travelled (VMT).

Ms. Kranitz discussed the California Environmental Quality Act (CEQA) review process.

Commissioner Henderson had no questions but stated he was very impressed with the thorough presentation, although there was a lot to process.

Commissioner Langley discussed methodical changes with SB 743. He mentioned he does not know what greenhouse gas goals are under State legislation.

Ms. Sara Brandenburg gave explanation on recent State legislation, including SB 35. She discussed the Circulation Plan and mentioned it makes the community look at streets holistically to find ways to improve it. There are no funding obligations that come from the policy.

Commissioner Pierce asked if this is bringing the City's policies and procedures up to date with the State's mandate.

Ms. Kranitz indicated it is and that we are no longer able to use level of service (LOS) in analyzing traffic thresholds. This will help developers understand what they need to do to comply.

Commissioner Pierce agreed that it would save in resources.

Commission Sherman indicated the Circulation Plan was last updated in 2006 and that we are doing amendments that eliminate LOS and replaces it with VMT.

Ms. Kranitz agreed. If we keep LOS as a standard then we wind up with inconsistency. The Circulation Plan attached to the staff report shows what is being added and deleted.

Commissioner Sherman asked what is needed to comply with CEQA.

Ms. Kranitz explained that the Planning Commission will make a recommendation to the City Council to adopt the Circulation Plan. The other part is adopting the CEQA Policies and Procedures. She elaborated more on the contents in the Policies and Procedures.

Chair Jackson opened the public hearing. There being no questions from the public, the public hearing was closed.

MOTION: It was moved by Commissioner Langley and seconded by Commissioner Pierce to adopt PC Resolution No. 5-20 recommending that the City Council amend the Circulation Plan of the City's General Plan, adopt the revised CEQA Guidelines which

incorporate the new thresholds for transportation impacts related to vehicle miles traveled and direct staff to file a Notice of Exemption.

The motion passed by the following roll call vote:

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

### **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Acting Community Development Director Raymond Barragan had no report.

### **PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS**

Commissioner Langley indicated he would like to get a booklet from Fehr & Peers and mentioned their presentation was very well presented.

Commissioner Pierce had nothing to report.

Commissioner Henderson indicated at the last meeting there was a project that the Planning Commission had to approve. If there is no discretion then why does it come before the Planning Commission?

Ms. Kranitz explained that the Planning Commission has purview over a few things under Site Plan Review, but the City has to allow residential units to meet State requirements.

Mr. Barragan added that we can ask for certain modifications but have to approve a housing project.

Commissioner Langley stated that on page 6, it says we are promoting high-quality housing types. He indicated six units seems to be in violation of that.

Ms. Kranitz indicated it is not; the property was zoned R3 and there is similar development in the area.

Commissioner Pierce stated there are approximately three to four single-family homes on that block surrounded by multifamily homes.

Commissioner Langley mentioned he walked the subject street which brought back memories.

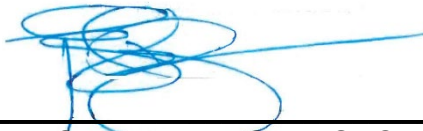
Commissioners Sherman had no report.

Chair Jackson had no report.

### **ADJOURNMENT**

Chair Jackson adjourned the meeting at 9:15 P.M.

Respectfully submitted,



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RAYMOND BARRAGAN, SECRETARY  
Planning and Environmental Quality Commission

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BRENDA JACKSON, CHAIR  
Planning and Environmental Quality Commission

**CITY OF GARDENA  
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION**

**STAFF REPORT  
RESOLUTION NO. PC 6-20  
ZC # 2 – 20  
AGENDA ITEM #5**

MEETING DATE: July 7, 2020

TO: Chair Jackson and Members of the Planning and Environmental Quality Commission

FROM: Raymond Barragan, Director  
Community Development Department

APPLICANT: City of Gardena

LOCATION: Citywide

REQUEST: Zoning Amendment to Residential Provisions of the Code

Staff has determined that these changes would not have the possibility of having any significant impact and qualify as minor alterations in land use limitations therefore the ordinance qualifies for a Notice of Exemption.

**BACKGROUND**

On April 21, 2020 the Planning Commission reviewed draft Ordinance No. 1820 making changes to the City's Zoning Code. The original staff report is attached for the Planning Commission's reference. At the close of the public hearing, the Planning Commission recommended that the City Council adopt the proposed Ordinance with some minor modifications.

On May 12, 2020 the City Council held a duly, noticed public hearing on the proposed Ordinance. After considering all of the evidence, including written and oral comments, the City Council requested a study session which was held on June 18, 2020. Prior to the study session, staff took into consideration comments made by both the Planning Commission and the City Council and made revisions to the draft Ordinance.

State law requires that when the City Council modifies a proposed ordinance and the changes were not considered by the Planning Commission, the matter shall be referred back to the Planning Commission. In an abundance of caution, a public hearing before the Planning Commission has been scheduled.

The Planning Commission need not revisit the entire Ordinance, but may instead focus on the changes from what was originally presented. These changes are as follows:

- Minimum Size of Dwelling Units - Staff had originally recommended that the minimum dwelling unit size be eliminated from all zones except the R-1 zone. The R-1 zone requires that houses be a minimum of 800 square feet without any restriction on the number of bedrooms. In contrast, the other zones of the City require minimum square footages of units as follows:
  - Bachelor/Efficiency – 400 SF
  - One bedroom - 750 SF
  - Two bedrooms - 900 SF
  - Three + bedrooms - 1,200 SF

The reason for the recommended change originally came at the suggestion of a developer who indicated that the minimum size requirements of the units made it difficult to provide affordable housing. Other reasons to eliminate or reduce the minimum size requirements is to allow the developer to have flexibility to. Additionally, staff felt that developers should have the flexibility of building the type of unit that the market will support and that provision should be made for smaller units for people who may want to downsize, but stay in the area.

At the special Council meeting, there was concern expressed with the complete elimination of the minimum size requirements and staff was asked to bring back additional information as to what other similarly situation cities did. At least some members of the City Council, including the Mayor, indicated that they would be supportive of reducing, but not eliminating the size requirements. In researching the matter staff has found that cities either have mostly comparable size regulations or no regulations at all.

Cities without any set requirements include:

- Manhattan Beach
- El Segundo
- Torrance
- Carson
- Lomita
- Santa Monica

The minimum square footage requirements for other cities in LA/Orange County are shown in the chart on the following page.

	<b>Gardena (Single Family)</b>	<b>Gardena (Multi- family)</b>	<b>Whittier</b>	<b>PVE</b>	<b>Hawthorne (Single/ Duplex)</b>	<b>Hawthorne (Apt/Multi- unit)</b>	<b>Downey</b>	<b>Los Alamitos (R-1)</b>	<b>Los Alamitos (R-2)</b>	<b>Los Alamitos (R-3)</b>	<b>Cerritos</b>	<b>Redondo Beach (Single Family)</b>	<b>Redondo Beach (Multi- Family)</b>
<b>Senior</b>		N/A											
<b>Studio</b>		400	450		600	500				450	600		500
<b>1 bdrm</b>	800	750	600	750	900	850	700	No min.	800	650	750	800	500
<b>2 bdrm</b>	800	900	750	900	1,250	1,200	850	No min.	800	800	900	800	500
<b>3 bdrm</b>	800	1,200 for anything 3+	1,000	1,050 (+ 100 SF for each additiona l room)	1,650	1,500	1,100	No min.	800	800	1,200	800	500
<b>4 bdrm</b>	800		1,250		1,900	1,750	1,300	No min.	800	800	1,400	800	500
<b>5 bdrm</b>			1,500				1,500						

In addition to looking at the minimum size requirements in other cities, staff also looked at the homes that are for sale on Zillow. It is noted that the homes include a 1 bedroom, 700 square foot home, several 2-bedroom homes that are less than 850 square feet, a 3-bedroom home that is 823 square feet, and one that is 1,135 square feet. While almost all of these homes meet the minimum requirements of 800 square feet for a single-family zone, none of them would meet the requirements for a home in any other zone. The floor plan on the following page shows a 3-bedroom home in Redondo Beach that is 1,008 square feet.



- FLOOR 1

After reviewing the other cities, staff suggests that the minimum size requirements be reduced as follows:

- Bachelor/Efficiency – 400 SF



- One bedroom - 600 SF
- Two bedrooms - 800 SF
- Three + bedrooms - 1000 SF

Additionally, staff is recommending that the size requirements be eliminated in for homes that are affordable for moderate or lower income individuals when an appropriate restriction is place upon the home guaranteeing the affordability for a period of 30 years.

- R-4 Setback – Staff had originally proposed a minimum front-yard setback of ten feet; the City Council requested that this be increased to 15 feet.
- Density – Staff had originally recommended increasing the density in both the R-4 and MU Overlay zones by changing the maximum density of lots from ½ to 1 acre to match the density for more than one acre. Staff is recommending that no change be made at this time as density throughout the City will be examined as part of the Housing Element update.
- Distance between buildings – Staff had originally recommended that the distance between buildings on the R-4 and MUO zone be governed by the Building and Fire Codes. Upon further reflection, staff amended the regulations as follows:

H. Distances between buildings on the same site (R-4 Zone):

	Height – 40' or less	Height – Greater than 40'
Side to side – detached home*	6' - if openings are offset from adjacent openings; otherwise 10'	10' – if openings are offset from adjacent openings; otherwise 15'
Side to side – attached condominium buildings*	10'	15'
Front to front with interior court*	10'	15'
Front to front with driveway between structures*	30'	30'
Main to accessory building	6'	6'

H. Distances between buildings on the same site (MUO zone):

	Height – 40' or less	Height – Greater than 40'
<b>Adjacent to Industrial</b>	<b>20'</b>	<b>30'</b>
Adjacent to Commercial	10'	15'
Side to side – detached home*	6' – if openings are offset from adjacent openings; otherwise 10'	10' – if openings are offset from adjacent openings; otherwise 15'
Side to side – attached condominium buildings*	10'	15'
Front to front with interior court*	10'	15'
Front to front with driveway between structures*	30'	30'
Main to accessory building	6'	6'

- Parking – The Planning Commission's concerns about parking were brought forward to the City Council. At the Special meeting, staff presented a revised ordinance that would only change the size of parking spaces in the R-4 and MUO zones. After reviewing the information included as Attachment A, the Council was in agreement with reducing the size of garages in this zone from 20' x 20' to 19' x 19' and also reducing the size of tandem parking spaces to 10 ½' x 38'. The Council was also in agreement with reducing the size of parallel parking spaces to 22'.
- Site Plan Review – Staff originally proposed language which would have given the Community Development Director the ability to approve site plans that had minor

changes and did not involve an expansion of more than 10% of existing square footage. After the City Council raised concern about these changes, staff revised the language to provide as follows:

*C. The Community Development Director may make minor modifications to an approved Site Plan in order to resolve conflicts due to site conditions, building, fire, utility and similar requirements.*

- Time Limits for Development – Staff had originally proposed that an applicant could apply for unlimited extensions of administrative approvals. The revised Ordinance provides that an applicant may only apply for a total of (2) 6 - month extensions.

#### NOTICE

As a zoning ordinance, a public hearing is required. Because the Ordinance created city-wide changes, notice was given by way of a 1/8 page advertisement on June 25, 2020.

#### RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. PC 6-20 which recommends that the City Council: adopt the zoning ordinance as presented or with any changes that the Planning Commission feels should be made after discussing the matter; and direct staff to file a Notice of Exemption .

#### ATTACHMENTS

Resolution No. PC 6-20

- Exhibit A – Zoning Ordinance

Public Comments

## **RESOLUTION NO. PC 6-20**

### **A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ORDINANCE NO. 1820 MAKING ADDITIONAL CHANGES TO TITLE 18, ZONING, OF THE GARDENA MUNICIPAL CODE RELATING TO RESIDENTIAL DEVELOPMENT AND TIME EXTENSIONS FOR ENTITLEMENTS**

**WHEREAS**, City staff initiated zone text amendments to update Title 18 of the Gardena Municipal Code, related to residential development; and

**WHEREAS**, on April 21, 2020, the Planning Commission of the City of Gardena held a duly noticed public hearing on the draft Ordinance at which time it considered all evidence, both written and oral; and

**WHEREAS**, at the close of the public hearing the Planning Commission adopted a Resolution recommending approval of this Ordinance; and

**WHEREAS**, the City Council held a duly noticed public hearing on Ordinance No. 1820 on May 12, 2020 at which time it considered all evidence presented, both written and oral; and

**WHEREAS**, the City Council directed that the Ordinance be brought back before them at a special meeting to further discuss the matter; and

**WHEREAS**, based on the initial input received from the City Council staff made modifications to Ordinance No. 1820 and on June 18, 2020, the City Council held a duly noticed public hearing at a Special Meeting at which time the revised Ordinance was reviewed in depth with City staff, and other minor changes were proposed; and

**WHEREAS**, on July 7, 2020, the Planning Commission held a duly noticed public hearing on revised Ordinance No. 1820 and at which time it considered all evidence presented, both written and oral.

**NOW, THEREFORE, THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:**

The Planning Commission hereby recommends that the City Council adopt the Ordinance attached hereto as Exhibit A making changes to Title 18 of the Gardena Municipal Code, related to residential development time extensions for entitlements. For all of the reasons set forth in the reasoning provided by staff, the Planning Commission believes that these changes represent good land use practices which are required by public necessity, convenience and the general welfare.

PASSED, APPROVED, AND ADOPTED this 7<sup>th</sup> day of July 2020.

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BRENDA JACKSON, CHAIR  
PLANNING AND ENVIRONMENTAL  
QUALITY COMMISSION

ATTEST:

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RAYMOND BARRAGAN, SECRETARY  
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF GARDENA

I, Raymond Barragan, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 7<sup>th</sup> day of July 2020, by the following vote:

AYES:

NOES:

ABSENT:

Attachments:

Exhibit A – Draft Ordinance

## **ORDINANCE NO. 1820**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, MAKING ADDITIONAL CHANGES TO TITLE 18, ZONING, OF THE GARDENA MUNICIPAL CODE RELATING TO RESIDENTIAL DEVELOPMENT AND TIME EXTENSIONS FOR ENTITLEMENTS**

**WHEREAS**, California is facing a housing crisis; and

**WHEREAS**, staff continues to receive applications for high density developments which point out places where the City's Zoning law should be adjusted to provide additional flexibility to developers so that they may make individual determinations based on market considerations as to the best layout for each project; and

**WHEREAS**, modifications to the development standards are required in order that projects may be developed to the allowed densities of the zone; and

**WHEREAS**, staff will begin to work on an overall update to the City's Zoning law at a future time to modernize the City's Zoning law; and

**WHEREAS**, staff has determined that it is in the best interests to continue to process these changes in phases so that the simpler changes can continue to be quickly implemented; and

**WHEREAS**, during the time that staff was working on the changes to the development standards, the Pandemic caused by COVID-19 caused all non-essential services to cease operations and caused havoc with the economy; and

**WHEREAS**, the period of recovery from the Pandemic will be not be immediate; and

**WHEREAS**, the City Council believes that extensions should be granted for all discretionary planning entitlements and applicants should have the ability to obtain additional extensions as needed; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on Ordinance No. 1820 on April 21, 2020 at which time it considered all evidence presented, both written and oral; and

**WHEREAS**, at the close of the public hearing the Planning Commission adopted a Resolution recommending approval of this Ordinance; and

**WHEREAS**, the City Council held a duly noticed public hearing on Ordinance No. 1820 on May 12, 2020 at which time it considered all evidence presented, both written and oral; and

**WHEREAS**, the City Council directed that the Ordinance be brought back before them at a special meeting to further to discuss the matter; and

**WHEREAS**, based on the initial input received from the City Council staff made modifications to Ordinance No. 1820 and on June 18, 2020, the City Council held a duly noticed public hearing at a Special Meeting at which time the revised Ordinance was reviewed in depth with City staff, and other minor changes were proposed; and

**WHEREAS**, on July 7, 2020, the Planning Commission held a duly noticed public hearing on revised Ordinance No. 1820 and at which time it considered all evidence presented, both written and oral; and

**WHEREAS**, after the close of the public hearing the Planning Commission adopted Resolution No. PC 6-20 recommending that the City Council adopt Ordinance No. 1820 as revised; and

**WHEREAS**, on July 28, 2020, the City Council held a duly noticed public hearing on revised Ordinance No. 1820 at which time it considered all evidence presented, both written and oral;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1. FINDINGS.**

A. The City Council finds that adopting the changes set forth in this Ordinance represents good planning practices for the following reasons: it modernizes the City's Zoning law; it makes the Municipal Code easier to use; it makes sense to have different development regulations in the medium and high density residential zones.

B. The City Council further finds that this Ordinance is consistent with the City's General Plan.

**SECTION 2.** Section 18.14.050 E of the Gardena Municipal Code relating to the R-2 zone is hereby deleted.

E. [Deleted] Dwelling unit size:

~~1. A minimum of one thousand two hundred square feet for three or more bedroom units;~~

~~2. A minimum of nine hundred square feet for two bedroom units;~~

~~3. A minimum of seven hundred fifty square feet for one bedroom units; and~~

~~4. A minimum of four hundred fifty square feet for bachelor/efficiency units;~~

**SECTION 3.** Section 18.16.050 E, H and Q of the Gardena Municipal Code relating to the R-3 zone are hereby amended to read as follows; all other sections remain the same:

E. [Deleted] Dwelling unit size:

~~1. A minimum of one thousand two hundred square feet for three or more bedroom units;~~

~~2. A minimum of nine hundred square feet for two bedroom units;~~

~~3. A minimum of seven hundred fifty square feet for one bedroom units; and~~

~~4. A minimum of four hundred fifty square feet for bachelor/efficiency units;~~

\* \* \*

H. Distances between buildings: The following distances shall apply to buildings within the project site:

1. A minimum of six feet between main and accessory buildings;

2. A minimum of fifteen feet between main buildings; provided, however:

a. A minimum of twenty feet for buildings front to front and with interior courts;

b. A minimum of thirty feet for buildings front to front and with driveways between structures; and

c. For buildings that are greater than two stories, the distance shall be increased two and one-half feet between buildings for each floor over the second floor;

\* \* \*

Q. Storage space: a minimum of onetwo hundred-twenty cubic feet of storage space shall be provided in the garage of for each dwelling unit with a minimum of two feet in any direction. Such space may be located in areas which include, but are not limited to the garage, in an outside closet, or below stairways.



**SECTION 4.** Section 18.18.020 of the Gardena Municipal Code relating to development standards in the R-4 zone is hereby amended to read as follows:

**18.18.020 Development standards.**

The development standards set forth herein shall apply and supersede any zoning code provision in this title to the contrary.

A. Lot area: a minimum of five thousand square feet

B. Lot width:

1. A minimum of fifty feet for interior lots, and

2. A minimum of fifty-five feet for corner lots;

C. Lot depth: a minimum of eighty feet;

A.D. Minimum Density. For any project approved after August 1, 2012, the minimum permitted density shall be twenty units per acre for any residential development. This subsection shall not apply to the expansion of any existing use.

E. Maximum Density. The maximum permitted density shall be as set forth in this subsection; fractional units shall be rounded upward if such fraction is at or above the five-tenths breakpoint:

1. Twenty-five units per acre for lots less than one-half acre;
2. Twenty-seven units per acre for lots between one-half acre and one acre; and
3. Thirty units per acre for lots greater than one acre.

F. Building Height. The maximum building height for habitable space shall not exceed ~~thirty-five feet, or~~ forty feet. An with an additional five feet may be allowed for architectural projections which are building elements such as towers, cupolas, decorative parapets that screen equipment, and pitched roofs at a minimum pitch of four to twelve, that are added to buildings to provide architectural interest without adding interior floor area, and also include skylights and chimneys. In no event may the building exceed three ~~four~~ stories.

G. Yards. For cluster developments, setbacks are calculated from the project boundaries and not from individual units or buildings within the development.

1. Front yard setback: a minimum of fifteen feet; no more than fifty percent, including driveways, shall be paved or otherwise covered with hardscaped materials. The remaining area shall be permanently landscaped with softscape materials and provided with a permanent irrigation system subject to city approval.

2. Side and rear yard setbacks:

a. A minimum of ten feet when the building is thirty-five feet or less in height, including architectural projections, and the property directly abuts parcels zoned R-1 or R-2;

b. A minimum of fifteen feet when the building exceeds thirty-five feet in height, including architectural projections, and the property directly abuts parcels zoned R-1 or R-2;

c. A minimum of five feet when the property does not directly abut parcels zoned R-1 or R-2, unless the property is a corner lot in which case, the street side must be a minimum of ten feet;

3. Accessory buildings: one-story accessory buildings, other than a garage, shall be set back four feet from the rear and side property lines when located in the rear one-third of the lot. Garages may be constructed along the rear and side property line when located in the rear one-third of the lot. Garages fronting on public streets shall maintain a minimum ten-foot yard setback. All garages shall be provided with garage doors and new front facing garages and replacement garage doors for front facing garages shall be sectional type doors;

H. Distances between buildings on the same site: Notwithstanding any other provision of this Code to the contrary, the following shall apply:

	Height – 40' or less	Height – Greater than 40'
Side to side – detached home*	6' - if openings are offset from adjacent openings; otherwise 10'	10' – if openings are offset from adjacent openings; otherwise 15'
Side to side – attached condominium buildings*	10'	15'
Front to front with interior court*	10'	15'
Front to front with driveway between structures*	30'	30'

Main to accessory building	6'	6'

I. Off-street parking: the provisions of Chapter 18.40 shall apply with the exception that:

1. Tandem parking shall be allowed, but not for guest parking spaces.
2. For senior or income restricted units: one off-street parking space for each one bedroom or studio unit.

J. ~~C.~~ Landscaping. The minimum landscaping requirement shall be four hundred sixty square feet. Usable open space: a minimum of 600 300 hundred square feet of usable common or private open space shall be provided for each unit of all multiple-family dwellings and condominiums in accordance with the minimum size requirements of Section 18.42.065.

K. Signs: the provisions of Chapter 18.58 shall apply;

L. Fences: the provisions of Section 18.42.070 shall apply;

M. Refuse areas: the provisions of Section 18.42.130 shall apply;

N. Swimming pool areas: the provisions of Section 18.42.090 shall apply;

O. Projections permitted in required yards: the provisions of Section 18.42.100 shall apply;

P. Protection of intersection visibility: the provisions of Section 18.42.110 shall apply;

Q. Storage space: a minimum of one hundred-twenty cubic feet of storage space shall be provided for each dwelling unit with a minimum of two feet in any direction. Such space may be located in areas which include, but are not limited to, the garage, in an outside closet, or below stairways.

R. All new structures and additions to existing structures shall demonstrate conformance with residential design guidelines set forth in Chapter 18.42.

**SECTION 5.** Section 18.19.030 B of the Gardena Municipal Code related to the MU zone is hereby amended to read as follows:

B. If property is developed solely in accordance with provisions of the underlying zoning district, uses permitted or conditionally permitted in the underlying

~~zoning district shall be allowed. Site plan review shall not be required for such development unless required by another provision of this title. Property may be developed solely for residential uses or solely for uses permitted or conditionally permitted in accordance with the provisions of the underlying zoning district.~~

1. If developed in accordance with the provisions of the underlying zoning district, ~~uses permitted or conditionally permitted in the underlying zoning district shall be allowed.~~ Site plan review shall not be required for such development unless required by another provision of this title.

2. If developed solely for residential purposes, development shall be in accordance with the provisions of this Chapter for residential development and site plan review shall be required.

**SECTION 6.** Section 18.19.050 of the Gardena Municipal Code is hereby amended to read as follows:

**18.19.050 Uses prohibited.**

~~A.~~ All uses not listed in Sections [18.19.030](#) and [18.19.040](#) ~~are prohibited~~, unless determined to be similar pursuant to the provisions of Section [18.42.040](#).

~~B. Any project consisting solely of residential uses~~

**SECTION 7.** Subsections 18.19.060.B.1, C.3, D, E, F, I, J.1, and L of the Gardena Municipal Code relating to development standards in the MUO zone are hereby amended to read as follows, all other provisions of section 18.19.060 remain the same:

B. Minimum project area<sup>3</sup>:

1. One half acre minimum, with the following exceptions:

\* \* \*

C. Density and intensity:

3. Residential as part of a mixed use project: the maximum residential density shall be as follows, calculated over the portion of the project area devoted to such use, including when such use is part of a vertical development:

a. Twenty units per acre maximum for sites less than one-half acres;

b. Twenty-five units per acre maximum for sites at least one-half acre but less than one acre; and

c. Thirty units per acre maximum for all sites of one acre or greater.

\* \* \*

D. ~~[Deleted] Dwelling unit size:~~

~~1. A minimum of one thousand two hundred square feet for three or more bedroom units;~~

~~2. A minimum of nine hundred square feet for two bedroom units;~~

~~3. A minimum of seven hundred fifty square feet for one bedroom units, and~~

~~4. A minimum of four hundred fifty square feet for bachelor/efficiency units.~~

\* \* \*

E. Maximum Building Height. The following height standards apply to individual buildings within a project area<sup>5</sup>:

1. ~~Thirty-five~~Forty feet, with an additional five feet or forty feet with for architectural projections if<sup>6</sup>:

a. Adjacent to single-family (R-1) or low-density multiple-family residential (R-2) zones~~one-story residential uses~~; or

b. Adjacent to a collector or major collector street.

~~2. Forty feet, or forty-five feet with architectural projections if:~~

~~a. Adjacent to two-story residential uses; or~~

~~b. Adjacent to a major collector street.~~

~~23.~~ Fifty-five feet, with an additional five feet for ~~or sixty feet with~~ architectural projections if:

a. Adjacent to any use other than single-family (R-1) or low-density multiple-family (R-2) residential zones~~three-story or greater residential uses; or adjacent to commercial or other nonresidential uses; and or~~

b. Adjacent to an arterial street.

\* \* \*

F. Yards: for mixed use projects, setbacks are calculated from the project boundaries and not from individual units or buildings within the development.

1. Front yard setback:

a. Five feet from the public right of way for vertical residential developments that do not have front doors facing the street;

b. Twenty feet from the public right of way for residential developments that have front doors which face on to the street; and

c. Aa minimum of twelve feet from face of curb and a maximum of twenty feet from face of curb for all other developments;

2. Side yard setback:

a. A minimum of ten feet when the building is thirty-five feet in height or less, including architectural projections, and the property directly abuts parcels zoned R-1 or R-2;

b. A minimum of fifteen feet when the building exceeds thirty-five feet in height, including architectural projections, and the property directly abuts parcels zoned R-1 or R-2;

c. A minimum of five feet when the property does not directly abut parcels zoned R-1 or R-2, unless the property is a corner lot in which case, the street side must be a minimum of ten feet;

3. Rear yard setback: ~~ten feet from property line;~~

a. A minimum of fifteen feet when the building exceeds thirty-five feet in height, including architectural projections, and the property directly abuts parcels zoned R-1 or R-2;

b. A minimum of ten feet when the building is thirty-five feet in height or less, including architectural projections, and the property directly abuts parcels zoned R-1 or R-2;

c. A minimum of five feet when the property does not directly abut parcels zoned R-1 or R-2, unless the property is a corner lot in which case, the street side must be a minimum of ten feet.;

4. ~~Building to building:~~

a. ~~Main structures less than or equal to forty feet in height: twenty feet if adjacent to industrial structures; ten feet if adjacent to all other structures;~~

b. ~~Main structures greater than forty feet in height: thirty feet if adjacent to industrial structures; twenty feet if adjacent to residential structures; and fifteen feet if adjacent to commercial structures; and~~

c. ~~A minimum of six feet between main and accessory buildings.~~

d. ~~The provisions of Section 18.42.120 shall not apply to this section.~~

H. Distances between buildings on the same site: Notwithstanding any other provision of this Code to the contrary, the following shall apply:

	Height – 40' or less	Height – Greater than 40'
Adjacent to Industrial	20'	30'
Adjacent to Commercial	10'	15'
Side to side – detached home*	6' - if openings are offset from adjacent openings; otherwise 10'	10' – if openings are offset from adjacent openings; otherwise 15'
Side to side – attached condominium buildings*	10'	15'
Front to front with interior court*	10'	15'
Front to front with driveway between structures*	30'	30'
Main to accessory building	6'	6'

\* \* \*

I. Usable open space:

1. Residential uses: a minimum of 150 square feet of outdoor usable common or private open space shall be provided per dwelling unit in accordance with the minimum size requirements of Section 18.42.065.

~~a. A minimum of seventy square feet per unit shall be private open space and directly accessible from the individual dwelling unit.~~

~~b. The remainder of the open space may be either private or common.~~

2. Live/work uses: a minimum of one hundred square feet of either outdoor usable common or private open space shall be provided for each live/work unit in accordance with the requirements of Section 18.42.065.

3. The usable common open space requirements of residential mixed use and live/work units can be combined into one or more large spaces to satisfy the usable common open space requirements, so long as the space is located along or directly accessed and visible from perimeter or interior streets.

\* \* \*

J. Off-street parking: the provisions of Chapter 18.40 shall apply, with the following exceptions:

1. ~~Tandem Residential and Live/Work~~ parking: ~~up to fifty percent of~~ Parking requirements for residential or live/work units may be satisfied by tandem parking. Guest spaces may not be tandem. ~~Garaged Tandem~~ garage parking shall be no smaller than ~~twelve~~ 10.5 feet wide by ~~38~~ forty feet long, as measured from the interior walls;

\* \* \*

L. Storage ~~areasspace~~: a minimum of one hundred-twenty cubic feet of storage space shall be provided for each dwelling unit with a minimum of two feet in any direction. ~~F~~for dwelling units without a private parking garage, general storage cabinets/closets ~~with a minimum size of one hundred cubic feet capacity shall be required for each unit. The storage cabinets~~ are encouraged to be located within the parking area, in close proximity to the respective units, or below interior stairways. ~~For dwelling units with tandem parking garages, each storage cabinet/closet shall be a minimum of two hundred cubic feet capacity.~~

**SECTION 8.** Section 18.20.050B is hereby amended to read as follows:

B. Residential Units.



1. Multiple-family residential uses built as a mixed use shall be restricted to the upper stories in a vertical development or the rear of the property in a horizontal development.

2. ~~[Deleted.] The minimum size of residential units shall be as follows:~~

~~a. Studio/efficiency/bachelor: four hundred fifty square feet.~~

~~b. One bedroom: six hundred square feet.~~

~~c. Two bedrooms: eight hundred square feet.~~

~~d. Three or more bedrooms: one thousand one hundred square feet.~~

3. Open Space Requirements. Each residential unit shall have a minimum of one hundred fifty square feet of usable common and private open space in accordance with the requirements of Section [18.42.065](#).

~~a. A minimum of fifty square feet per unit shall be private open space and directly accessible from the individual dwelling unit.~~

~~b. A minimum of seventy-five square feet per unit shall be usable common open space.~~

~~c. The remaining twenty-five square feet per unit may be provided as either common or private open space.~~

4. The maximum residential density shall be thirty-four units per acre.

5. If multifamily residential is the only use on the property:

a. The minimum density shall be twenty-four units per acre;

b. No more than fifty percent of the front yard setback, including driveways, shall be paved or otherwise covered with hardscaped materials. The remaining area shall be permanently landscaped with softscape materials and provided with a permanent irrigation system subject to city approval.

**SECTION 9.** Section 18.39.015B of the Gardena Municipal Code is hereby deleted.

~~B. A specific plan shall be required for any housing project on a site of five acres or more, planned as an integrated development in the R-1, R-2, R-3, R-4, MU, or C-R zone.~~

**SECTION 10.** Section 18.39.030B of the Gardena Municipal Code is hereby deleted.

B. ~~Specific plan applications for a single structure on a single parcel shall not be permitted. [Deleted.]~~

**SECTION 11.** Section 18.39.040 of the Gardena Municipal Code is hereby amended to read as follows:

A. In addition to state requirements as specified in the California Government Code Section 65450 et seq., the contents listed below shall be included in all specific plans, unless the ~~applicant demonstrates to the satisfaction of the~~ community development director determines that the item is clearly not applicable or relevant to the specific plan application under consideration.

B. Specific plan contents shall include the following, but need not be in the order listed:

1. Title, table of contents, acknowledgements;
2. Summary statement;
3. Introduction:
  - a. Initiator of plan,
  - b. Purpose and intent,
  - c. Site location, brief description and maps,
  - d. Project history/background,
  - e. ~~[Deleted] Relationship to neighboring jurisdictions, regional agencies and the state,~~
  - f. Environmental assessment,
  - g. Related applications and documents;
4. Detailed description of site:
  - a. Topography,

- b. Geology/soils,
  - c. Hydrology,
  - d. Biological resources,
  - e. Land use,
  - f. General plan and zoning designations,
  - g. Circulation,
  - h. Cultural resources,
  - i. Public services,
  - j. Utilities,
  - k. Site summary,
  - l. Appropriate maps and diagrams;
5. Specific plan concepts:
- a. Project goals and objectives,
  - b. ~~Opportunities and constraints~~,
  - c. Conceptual site plan/land use plan,
  - d. Transportation/circulation plan:
    - i. Private,
    - ii. Public,
    - iii. Internal and affected external,
    - iv. Pedestrian, vehicular and mass transit,
  - e. Grading plan,
  - f. Public facilities/utilities plan:
    - i. Sewage,

- ii. Water,
  - iii. Drainage,
  - iv. Solid waste,
  - v. Energy,
  - vi. Utilities,
  - g. Recreation and open space plan,
  - h. ~~Fire protection/fuel modification plan~~[Deleted],
  - i. Natural and man-made resources protection,
  - j. Phasing program,
  - k. Home-owners association,
  - l. Landscape plan,
  - m. Appropriate maps and diagrams,
  - n. Other appropriate conceptual plans;
6. Development regulations and requirements:
- a. Development standards,
  - b. Recreation and open space standards,
  - c. Parking,
  - d. Nonconformities,
  - e. Lighting standards,
  - f. Sign program,
  - g. Maintenance standards,
  - h. Standards for accessory structures, additions, walls, fences,

other changes;

7. Design guidelines:
  - a. Architecture,
  - b. Landscape, streetscape,
  - c. Views,
  - d. Performance standards;
8. General plan consistency:
  - a. Applicable goals and policies,
  - b. How the specific plan meets the requirements of and implements the general plan;
9. Implementation:
  - a. Phasing plan,
  - b. Precise plan review process,
  - c. Infrastructure improvements/coordination,
  - d. Financing measures,
  - e. Monitoring programs,
  - f. Administration of plan,
  - g. Amendment procedures.

**SECTION 12.** Section 18.40.040 A of the Gardena Municipal Code is hereby amended to read as follows:

Use	Number of Parking Spaces Required
A. Residential:	

Use	Number of Parking Spaces Required
Single-family:	Two-car <u>enclosed</u> garage.
<del>Two-family</del> <u>Low-Density and Medium-Density Multiple-Family Residential</u>	Two spaces <u>per dwelling unit</u> in an <u>enclosed</u> garage or in an <del>enclosed</del> parking facility <u>structure</u> , <del>per dwelling unit</del> .
<u>High-Density</u> <del>and</del> multiple-family dwellings <u>(anything over 20 units per acre)</u> :	Two spaces <u>per dwelling unit</u> , other than a studio unit, one of which must be in an <u>enclosed garage or parking structure and the other which may be in a covered parking area</u> .
<u>Studio unit</u>	<u>One space per dwelling unit</u>
Mobile home parks:	Two spaces per mobile home or trailer on the same space where the mobile home or trailer is located.
Accessory dwelling units:	See Chapter <u>18.13</u> .
<u>Additional standards and requirements:</u>	<u>See Section 18.40.070</u>

**SECTION 13.** Subsection 18.40.050 A and C of the Gardena Municipal Code relating to parking spaces is hereby amended to read as follows:

A. Parking spaces shall have a minimum dimension of nine feet by eighteen feet; parallel parking spaces shall have a minimum dimension of nine feet by twenty-five two feet.

## C. Compact parking spaces.

1. Compact parking shall ~~not have exceed twenty-five percent of all required parking spaces and shall have~~ a minimum dimension of eight feet by seventeen feet. All compact spaces shall be so marked on the pavement and/or wheel stop.

2. Twenty-five percent of all non-residential parking may be compact in size.

3. In the R-4 and MU zones, where there is a minimum of four guest parking spaces, twenty-five percent of such spaces may be compact in size.

4. Except as may specifically be allowed, Notwithstanding any provision of this code to the contrary, compact parking spaces shall not be considered as satisfying the parking requirements for residential uses, as set forth in Section 18.40.040(A).

**SECTION 14.** Section 18.40.050F relating to the tables and charts for parking spaces is hereby amended by changing the minimum parking layout dimension for the stall length for a parallel space to 22 feet from 25 feet.

**SECTION 15.** Section 18.40.070 relating to additional standards for residential parking areas is hereby amended by revising subsection D to read as follows and adding a new subsection G; all other sections remain the same:

D. Garage spaces.

1. Unless subject to D.2 below, tandem parking is allowed, a two-car garage shall be fully enclosed and have a minimum interior dimension of twenty feet in width by twenty feet in depth. A garage designed for tandem parking shall have a minimum interior dimension of twelve feet in width by forty-one feet in depth.

2. Garage spaces in the R-4 and MU Overlay zones. Unless tandem parking is allowed, a two-car garage shall be fully enclosed and have a minimum interior dimension of nineteen feet in width by nineteen feet in depth. A garage designed for tandem parking shall have a minimum interior dimension of ten and one-half feet in width by thirty-eight feet in depth.

3. In all garage parking spaces, the dDesignated parking area shall be designed to remain free and clear of all obstructions, including, but not limited to, washer/dryer units, water heaters, trash enclosures, etc.

\* \* \* \* \*

G. If parking spaces are not provided in an attached garage, then the spaces in the parking structure or parking area shall be assigned to a specific unit.

**SECTION 16.** Section 18.42.150 is hereby amended to read as follows:

**18.42.150 Security and lighting plan.**

Complete security and lighting plans shall accompany all site development plans for multiple-family development of four or more units and commercial and industrial developments to ensure that safety and security issues are addressed in the design of the development.

A. Lighting plans for commercial and industrial developments shall demonstrate an average of 2-foot candle with no single point less than 1-foot candle for all public/common areas.

A.B. Lighting plans for multiple-family developments shall demonstrate an average of 1-foot candle for all public/common areas.

**SECTION 17.** Section 18.44.030 of the Gardena Municipal Code is hereby amended to read as follows:

**18.44.030 Factors for Approval**

A. A site plan shall be approved, or conditionally approved, only after finding that the proposed development, ~~including the uses~~ and the physical design of the development, is consistent with the intent and general purpose of the general plan and provisions of the municipal code, and will not adversely affect the orderly and harmonious development of the area and the general welfare of the city; otherwise such plans shall be disapproved.

B. In addition to all other applicable zoning and development requirements and policies, the following factors shall also be considered in determining whether the site plan shall be approved:

1. The dimensions, shape and orientation of the parcel;
2. The placement of buildings and structures on the parcel;
3. The height, setbacks, bulk and building materials;
4. The distance between buildings or structures;
5. The location, number and layout of off-street parking and loading spaces;



6. The internal vehicular patterns and pedestrian safety features;
7. The location, amount and nature of landscaping;
8. The placement, height and direction of illumination of light standards;
9. The location, number, size and height of signs;
10. The location, height and materials of walls, fences or hedges;
11. The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development;
12. ~~Compatibility and overconcentration of uses in the immediate area~~  
~~Deleted~~; and
13. Such other information which the community development director or commission may require to make the necessary findings that the provisions of this code are being complied with.

C. The Community Development Director may make minor modifications to an approved Site Plan in order to resolve conflicts due to site conditions, building, fire, utility and similar requirements.

**SECTION 18.** Section 18.44.060 of the Gardena Municipal Code relating to time limits for Site Plan Review is hereby amended to read as follows:

**18.44.060 Time limits for development.**

A. The subject property under a site plan review shall be developed within a period of time not exceeding twelve months from and after the date of its approval, and, if not so developed and utilized, such approval automatically shall become null and void at the expiration of such twelve-month period.

B. Upon a showing of good cause, the community development director may grant up to two one or more ~~an~~ extensions of up to six months each, upon receipt of a written request from the applicant prior to expiration.

C. When such a request for an extension is filed, a fee in an amount established by city council resolution shall be paid for the purpose of defraying the costs incurred by the city in processing such extension of time.

**SECTION 19.** Section 18.46.040H of the Gardena Municipal Code related to time limits for conditional use permits is hereby amended to read as follows:

## H. Time Limits for Development.

1. The subject property and the use granted under a conditional use permit shall be developed within a period of not to exceed twelve months from and after the date of granting such permit, and, if not so developed and utilized, such conditional use permit automatically shall become null and void at the expiration of such twelve month period.

2. The permittee may apply in writing to the Planning Commission for ~~one an~~ extension of time, ~~not to exceed six months~~, within which to develop and use such conditional use permit. Such application shall be made prior to the expiration of the utilization period. ~~The application for such extension of time shall be in duplicate.~~ When such an application for an extension is filed, a filing fee established by city council resolution shall be paid for the purpose of defraying the costs incidental to the processing of such extension. Upon a showing of good cause, the Planning Commission, after due consideration, shall may either grant one or more up to two extensions of up to six months each ~~of time for such development and use. Only one such extension shall be permitted.~~

**SECTION 20.** Section 18.48.030H of the Gardena Municipal Code related to time limits for variances is hereby amended to read as follows:

## H. Time Limits for Development.

1. The construction or occupancy of land or buildings granted under a variance shall be utilized within a period of not to exceed twelve months from and after the date of granting such permit, and, if not so developed and utilized, such variance automatically shall become null and void at the expiration of such twelve-month period.

2. The permittee may apply in writing to the ~~P~~lanning ~~C~~ommission for ~~one an~~ extension of time, ~~not to exceed six months~~, within which to develop and use such variance. Such application shall be made prior to the expiration of the utilization period. When such an application for an extension is filed, a filing fee established by city council resolution shall be paid for the purpose of defraying the costs incidental to the processing of such extension. Upon a showing of good cause, the Planning Commission, after due consideration, shall may either grant one or more up to two extensions of up to six months each ~~or deny such extension of time for such development and use. Only one such extension shall be permitted.~~

**SECTION 21.** Section 18.50.040E of the Gardena Municipal Code related to time limits for administrative adjustments is hereby amended to read as follows:

E. Time Limits for Development. The construction or occupancy of land or buildings granted under the administrative adjustment shall be utilized within a period not to exceed twelve months from and after the date of approval, and if not so developed and

utilized, such administrative adjustment shall automatically become null and void at the expiration of such period. The permittee may apply in writing to the community development director for ~~an one-time extension of time, not to exceed six months,~~ prior to the expiration of the utilization period. Upon a showing of good cause, the community development director may grant one or more up to two extensions of up to six months each. Only one such extension shall be permitted.

**SECTION 22.** Notwithstanding any other provision of the Gardena Municipal Code to the contrary, all entitlements that were in effect as of March 16, 2020 for site plan reviews, conditional use permits, variances, and administrative adjustments are automatically extended for a six month period from the date of expiration without the need to apply for an extension pursuant to Sections 18.44.060, 18.44.040, 18.48.030, and 18.50.040.

**SECTION 23. CEQA.** This Ordinance is categorically exempt from CEQA pursuant to the common sense exemption set forth in Guidelines section 15061(b)(3) that CEQA only applies to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity will have a significant effect, the activity is not subject to CEQA. None of the changes to the development standards and definitions set forth above would change the density, intensity, or allowed uses or would have other effects on the environment. The changes are primarily a reorganization and clarification of the existing code and practices relating to residential development standards. For these same reasons, the Ordinance also qualifies for an exemption under CEQA Guidelines section 15305 (Class 5) for minor alterations in land use limitations in areas with an average slope of less than 20%. No part of Gardena has a slope in excess of 20%. The changes are not for any specific project and therefore will not impact any environmental resource of hazardous or critical concern, will not create cumulative impacts, or impacts to scenic highways, hazardous waste sites, or historical resources. Because this is an ordinance pertaining to citywide development standards there will not be any significant effects on the environment due to unusual circumstances. As such, staff is directed to file a Notice of Exemption.

**SECTION 24.** Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

**SECTION 25.** This Ordinance shall take effect on the thirty-first day after passage.

**SECTION 26.** Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City;

shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

PASSED, APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
TASHA CERDA, Mayor

ATTEST:

\_\_\_\_\_  
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CARMEN VASQUEZ, City Attorney



**To:**  
**City of Gardena**  
**Raymond Barragan**  
**Community Development Director**

**RE: ZONING CHANGES**

Gardena City Council/Planning Commission:

We at G3Urban would like to offer this letter in support of the Zoning changes currently being considered by the City of Gardena. In our 30+ years in the development industry, we have never experienced a City with the foresight, consideration, and determination to evolve in order to encourage sustainable growth that is in keeping with a changing marketplace, that we have seen in Gardena. Staff, Planning Commission, and City Council are to be commended!

Raymond Barragan and Lisa Kranitz have, as stewards of the City's development interests, been instrumental in reviewing the Zoning from a variety of angles: What are the City's development goals? What do developers need to meet these goals? What are the barriers to entry and how do we overcome these? How does the current Code hinder meeting these new goals? To ask these questions, and have the relationship with the development community to garner honest and thoughtful responses, is the key to identifying proper development standards.

G3Urban has read the draft of the new Zoning changes and is in full support of their adoption into the Municipal Code.

Thank you for the opportunity to be a part of the process, and solution, for an improved and more vibrant Gardena! We look forward to working with the City for many years to come.

Mitchell Wade Gardner, Architect  
President of Development

13 APR 20



**MELIA HOMES**

8951 Research Drive Suite 100 Irvine, CA 92618

p 949-759-4367  
f 949-988-7179  
[www.melia-homes.com](http://www.melia-homes.com)

April 10, 2020

Gardena Planning Commission:

As an active developer within the City of Gardena, the proposed ordinance modifications and clarifications will help the City achieve goals of opportunity for new housing, while maintaining a high-quality living environment for current and new residents. The proposed modifications allow modern clarifications and regulations that will allow market demands to be met, while protecting compatibility with neighboring properties. They also provide solid development standards that should eliminate cumbersome interpretive evaluation for both the development community and your staff.

I commend you and your staff for having the foresight and responsiveness to help meet the need for quality housing into the future. I urge you to accept and recommend to City Council this proposed Ordinance 1820.

Respectfully,

Chad Brown  
Melia Homes, VP Planning and Development





April 15, 2020

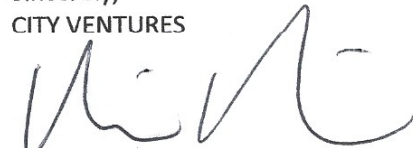
Raymond Barragan  
Community Development Manager  
City of Gardena  
1700 West 162nd Street  
Gardena, CA 90247

RE: New Proposed Development Standards for Residential Zones

Dear Mr. Barragan:

City Ventures strongly supports the proposed changes to the Gardena Zoning Code related to Residential Development. The updated code, if adopted, will provide the flexibility needed for the development community to design and build projects of varying densities to meet the housing needs of the area. The City of Gardena is very progressive in understanding the demand for new housing and making the necessary adjustments to support the types of projects being built today. We strongly encourage the Planning Commission and City Council to adopt the proposed changes. We look forward to the opportunity to work with the City of Gardena in the future.

Sincerely,  
CITY VENTURES



Kim Prijatel  
Senior Vice President of Development

## John F. Signo

---

**From:** Michelle Thrakulchavee <michellet@cityventures.com>  
**Sent:** Tuesday, April 14, 2020 10:08 AM  
**To:** Amanda Acuna  
**Cc:** John F. Signo; Kim Prijatel; Shayan Emtiaz; Spencer Dela Cruz  
**Subject:** RE: City of Gardena - Residential Development Standards Ordinance

Hi Amanda,

Thank you for sending this to me. Our Senior VP of Development had a chance to go through the proposed Ordinance and offered the following comments:

*"Most of the recommendations made at the meeting with the developers have been incorporated and this will enable us to get a lot more density with reduced setbacks, open space (and allowance to combine common and private to meet it), smaller parking spaces (inside garage and out), some compact spaces allowed to meeting guest parking, no commercial required in MOU zone (can be 100% res). They made changes to all Res Zones. I wish all cities were this progressive!"*

Needless to say, we're very excited about the City's leadership in doing all it can to encourage reinvestment and redevelopment in your City and will continue to aggressively pursue opportunities in the City on both privately owned parcels, as well as publicly-owned parcels (to the extent they're available).

Is there anything you need from us to assist in the approval? Perhaps a support letter? Please let us know. We're happy to help!

Best,  
Michelle

**Michelle Thrakulchavee | Managing Director | Acquisitions & Development**  
949.258.7536 {direct} | 805.657.4535 {mobile} | [michellet@cityventures.com](mailto:michellet@cityventures.com) {email}



3121 Michelson Drive, Suite 150 | Irvine, California 92612 {address}  
[Website](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

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**From:** Amanda Acuna <AAcuna@cityofgardena.org>  
**Sent:** Friday, April 10, 2020 4:15 PM  
**To:** Michelle Thrakulchavee <michellet@cityventures.com>  
**Cc:** John F. Signo <jsigno@cityofgardena.org>  
**Subject:** City of Gardena - Residential Development Standards Ordinance

Good Afternoon Michelle,

I hope you are doing well. Back in February you came to a meeting at Gardena City Hall to discuss with the Planning Staff about potential changes to the City's residential development standards. I wanted to provide you with a copy of the



latest draft Ordinance. We will be taking the proposed amendments to the Planning Commission on Tuesday April 21<sup>st</sup>, I have attached the notice for more information. If you were to have any comments on the proposed Ordinance it would be helpful to have that ahead of time to be able to present to our Commission. If you have any questions please feel free to reach out. Have a great weekend!

**Amanda Acuna**

Planning Assistant | City of Gardena

1700 West 162nd Street | Gardena CA | 90247

Phone 310.217.6110 | Fax 310.217.9698 | [aacuna@cityofgardena.org](mailto:aacuna@cityofgardena.org)

Website: [www.cityofgardena.org](http://www.cityofgardena.org)



April 17, 2020

Planning Commissioners  
City of Gardena  
1700 West 162nd Street  
Gardena, CA 90247

RE: Zoning Ordinance Amendments

Dear Planning Commissioners,

The Olson Company would like to express support for the City's vision in modifying the Zoning Code to alleviate the housing crisis. These steps are very forward thinking and places the City in a great position to manage the growth, while addressing the issues.

Olson would like to suggest one change to the Storage Space sections of the Code, which calls out a "minimum of four feet in any direction". This would be difficult to achieve in a linen cabinet or traditional closet because the depth is approximately 2'. In addition, much of the space underneath a staircase is less than 4' in height. Finally, a garage in a new home is typically 8' in height from the floor to the ceiling. If 4' tall storage racks are hung from the ceiling, they would take up half of the space. In most other City codes, there is no minimum dimension called out. However, if a minimum dimension is preferred, 2' would be a practical solution.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Doris' followed by a stylized surname.

Doris Nguyen  
VP of Development



May 19, 2020

Raymond Barragan  
City of Gardena  
Community Development Director  
1700 West 162<sup>nd</sup> Street  
Gardena, CA 90247

Re: Proposed City Zoning Ordinance

Dear Mr. Barragan:

Angeleno Associates has been working closely with G3 Urban and Borstein Enterprises to create innovative and vibrant communities in Gardena. The City's progressive amendments to development standards have made both Gardena Place and Rosecrans Place possible. The current proposal of a garage and parking modification will significantly improve the future project Gardena Place II. We support the code adoption of streamlining the garage depth to 18 feet for attached projects and curbside parallel parking length of 22 feet in multi-family development. The prior garage and parking standards conceived during the era of America's large muscle cars are becoming archaic.

The scarcity of land channeled today's opportunities to repurpose in-fill parcels once considered undevelopable. These sites present physical and environmental challenges, site access, restrictive easements, and constricting parcel dimensions.

Today's challenges call for the re-evaluation and reconsideration of the city's vehicular standards. Foremost live and work environments continue to merge in recent days. Advanced communication technology allowing residents to work from home, minimizing travel to office and school, resulting in less usage of the vehicles. Cars are stationary versus maneuvering in and out of the garages frequently.

As it is in the case of a busy road, the construction and dimension requirements are more significant to accommodate the volume of large service vehicles. The garage and curbside parking, on the contrary, are no longer serving large cars from the 1950s- 1970s when these dimensional standards were adopted. We are driving smaller and fuel-efficient vehicles today.

The downward trend of commuting means less demand for garage usage. The upward trend of the population working from home could benefit from shifting the space from the garage to the living area such as home office, or open space. Trading unnecessary space in the garage makes a world of difference in a bathroom even by a few inches and especially for accessible units. The balance would best serve toward a better way of life, live, and work, altogether, as things evolve. The reduced parallel parking dimension could afford many more trees planted in the neighborhood.

# Angeleno Associates, Inc. architecture - planning

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T e l ( 7 1 4 ) 2 8 5 - 1 8 8 8 F a x ( 7 1 4 ) 2 8 5 - 1 9 8 8

Furthermore, the 20-foot garage depth was established as the norm half a century ago for large vehicles no longer found on the road. Compared to cars of recent years, older cars are, on average, more substantial in length and less equipped with a device to maneuver and park. With the current vehicles averaging 15 feet, today's cars are smarter, typically equipped with cameras, hazard sensors, and even a "self-parking" option, making cars easily and precisely maneuvered into the dedicated space. Drivers are less dependent on their spatial recognition and require less error margin to park in the confined area of garages and parking stalls. At 18 feet of garage depth, there are sufficiently 1.5 feet of clearance at the front and rear of the car.

For curbside parking roughly 150% the length of the vehicle, the 22 feet parallel parking length is plentiful. Cumulatively multiple stalls of 25' will take away the neighborhood's green space.

As an infill attached project, much of the Gardena Place II's site has been taken up by a 40-foot wide access easement. The fire lanes are required at every motor courts, making them more extensive than those approved earlier projects. As a result, motor courts do not just simply function as vehicular access for passenger cars but must also stretch and widen for the accessibility of fire trucks for rescue while life safety and property protection are of the utmost importance for developments. However, this effort, unfortunately, results in a large amount of land consumed. Hence, in consideration, the private garage and parallel parking stalls' superfluous dimensions are oversized for today's vehicle. Reducing its size and the land could be better utilized for open green space; fire access and or livable areas contribute to a better quality of life, beauty, and safety.

As architects, we approach this amendment from a technical viewpoint by careful assessment of the needs and spatial allocation. These measures lead to positive value by utilizing these subjected space to benefit the community. We hope our position in support of the new parking standards would be consistent with the City's findings. Thank you for your consideration.

Sincerely,

*David Ko*

*Christine Ly*

David Ko & Christine Ly  
Principals



18 May 2020

To:

**City of Gardena**  
**Raymond Barragan**  
**Community Development Director**

**RE: ZONING CHANGES**

Gardena City Council:

On April 13, 2020, G3 Urban penned a letter to the Planning Commission expressing support for the proposed Zone Code Amendment (see attached). Since that time, the Amendment has been heard by the Planning Commission, and most of the proposed changes were agreed upon. The PC had reservations regarding reduced garage sizes and parking stalls sizes. I would like to address those items at this time.

We were invited to a Workshop put on by the Community Development Department in which we, architects and developers, were asked what items in the zoning code were most significant in assisting the City's ability to reach its housing goals, as required by state law. Without question, the driving factor in number of total units, and affordability, is density. In terms of site design, the driving factor in unit count/density is parking. The process we employ is quite simple:

- What is our acreage and what is the land cost
- What Zone are we in and what are the development standards
- We develop a density study/prelim site plan based on the code
- A number of units is developed
- This determines the price of the home

With slightly reduced garage sizes and parking stalls, it is easy to see how quickly the number of units goes up, and price has the ability to go down. While this may seem like an opportunity for the developer to seek more profit, this is not the case. If we are able to secure more units, and reduce prices by \$20-40k, and be ahead of our competitors, I can assure you that is exactly what we would do. In addition, the smaller garages encourage more energy efficient vehicles which reinforces a move towards sustainability. G3 Urban already provides, as a standard feature, configuration for EV charging stations in the garages.

This allows us to provide more units at a more affordable price, which was the exact goal outlined in the City's workshop.

Another item we feel quite strongly about is the allowance of all residential in the MU Zone. With the current Covid19 crisis, small retail is taking a major hit in the marketplace. As a builder, it is very difficult to overcome the negative appearance of vacant retail while attempting to sell new homes. This change in the market drastically diminished the number, and quality, of potential tenants that would support the adjacent community. We believe this crisis will have a long term effect on housing design as well. It's clear that more people will work from home in the future! G3 Urban is ahead of the curve here with

15235 western ave  
gardena, ca 90249

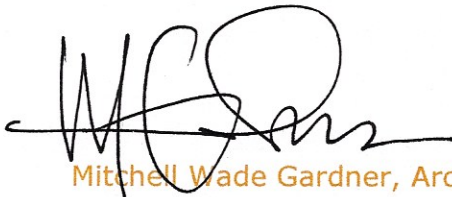


multiple floor plans offering flex spaces inside the home. We believe allowing the flexibility to provide residential only in the MU Zone affords the opportunity for a changing market.

It is our opinion, with over 30 years in the business, that these amendments do not negatively impact the quality of life for the residents, quality of the development, or quality of urban planning for the City. We see this as the future of development in Southern California, and other cities are already adopting similar changes.

G3Urban has read the draft of the new Zoning changes and is in full support of their adoption into the Municipal Code.

Thank you for the opportunity to be a part of the process, and solution, for an improved and more vibrant Gardena! We look forward to working with the City for many years to come.



Mitchell Wade Gardner, Architect  
President of Development





To:  
City of Gardena  
Raymond Barragan  
Community Development Director

**RE: ZONING CHANGES**

Gardena City Council/Planning Commission:

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Raymond Barragan and Lisa Kranitz have, as stewards of the City's development interests, been instrumental in reviewing the Zoning from a variety of angles: What are the City's development goals? What do developers need to meet these goals? What are the barriers to entry and how do we overcome these? How does the current Code hinder meeting these new goals? To ask these questions, and have the relationship with the development community to garner honest and thoughtful responses, is the key to identifying proper development standards.

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Mitchell Wade Gardner, Architect  
President of Development

13 April 20

15235 western ave  
gardena, ca 90249



11766 Wilshire Boulevard, Suite 820, Los Angeles, California 90025  
T 310 582 1991 F 310 582 1999 borsteinenterprises.com

Raymond Barragan  
City of Gardena  
Community Development Director  
1700 West 162nd Street  
Gardena, CA 90247

May 15, 2020

RE: Proposed City Zoning Ordinance Changes

Dear Raymond:

We have been following the city's proposed amendments to the new zoning ordinance and wanted to express our support. As you know, we have financed numerous projects in the city which, among others, include Gardena Place, Rosecrans Place and the soon to be submitted Gardena Place II. We have also provided joint venture equity or debt financing to almost every merchant builder that has done business in the city over the past five years and can attest that the proposed changes will allow for builders to develop a wider variety of product types and improve affordability levels of these product types.

We know that the PC had reservations regarding reducing garage sizes and parking dimensions and we remain hopeful that the council will approve of these changes. Flexibility in garage depths allows for more useable ground floor living spaces or larger pedestrian paseos while still providing adequate area within the garage. This is particularly important given recent 2020 Los Angeles County Fire code changes which require wider roads for units over 30 feet tall and therefore limit density at a time when providing attainable price points to buyers is dependent on density and smart planning.

We are also hopeful that the council will approve of parallel parking dimensions of 22 feet given that this standard is used in many cities throughout Southern California and provides an appropriate amount of space for cars to comfortably maneuver. Keeping the dimensions at 25 feet also takes away valuable space that can be allocated towards additional units, improving floor plans, offering more open space or even providing additional parking stalls; all of which make a community more attractive to buyers in terms of price points and community amenities.

Finally, our most recent project, Gardena Place II, has site constraints that could greatly benefit from the approval of both proposed changes to garage depths and parking dimensions. We remain hopeful that we will not have to compromise our floor plans or lose density in this economically challenging environment and that staff's recommendation of the aforementioned changes will be approved. Thank you in advance for your consideration.

Sincerely,

*Loren Borstein*

Loren Borstein  
President