

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
MINUTES

TUESDAY, DECEMBER 8, 2020, MEETING
VIRTUAL MEETING VIA ZOOM

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

ROLL CALL

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

PLEDGE OF ALLEGIANCE

None.

APPROVAL OF MINUTES

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

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

ORAL COMMUNICATIONS FROM THE PUBLIC

Agenda Item #4

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

There were no oral communications from the public.

PUBLIC HEARING

Agenda Item #5

Modification #1 to Environmental Assessment #5-19, Site Plan Review #1-19, Variance #1- 20, and Tentative Tract Map #1-19

A request to modify the median improvements and Mitigation Monitoring and Reporting Program approved by Resolution No. PC 7-20.

**Project Location: 2101 and 2129 Rosecrans Avenue (APNs: 4061-028-018, 049)
Applicant: Mitchell Gardner representing G3 Urban Inc.**

Senior Planner Signo gave the staff presentation. He explained that the Commission approved this project on August 4, 2020, and this modification is for a change to the street median in front of the project site. He showed the approved plan and the proposed modification that would allow a left-turn into the project site, but no left-turn out of the project site. He explained that the modification would preserve most of the existing street median.

Commissioner Pierce stated he agrees with the no left-turn out and that it would make for a safer project.

Chair Jackson concurred with Commissioner Pierce's statement.

Mitch Gardner, applicant, stated he has nothing to add but is available for any questions.

Commissioner Henderson and Langley had no questions but both agreed with the improvements.

Chair Jackson asked if there were any speakers. After hearing none, she closed the public hearing.

MOTION: It was moved by Commissioner Langley and seconded by Commissioner Pierce to adopt Resolution No. PC 14-20 approving Modification #1 to Environmental Assessment #5-19, Site Plan Review #1-19; Variance #1-20, and Tentative Tract Map #1-19.

The motion passed by the following roll call vote:

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

Agenda Item #6

Environmental Assessment #12-20, Conditional Use Permit #2-20, Modification to Site Plan Review #2-94

A request for a conditional use permit, per Section 18.46.030.C.23 of the Gardena Municipal Code, to allow for the continuation of an automobile service station and modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps to the existing ARCO gasoline station located at 1001 West Artesia Boulevard, within in the General Commercial (C-3) zone, and direct staff to file a Notice of Exemption.

Project Location: 1001 West Artesia Boulevard (APN: 6111-022-033)
Applicant: A&S Engineering/ARCO AM/PM

Senior Planner Acuna gave the staff presentation. She described the surrounding area, project site, and proposed project. She indicated the project meets all development standards and required findings for approval.

Chair Jackson asked if there were any questions of staff from the Commission. After hearing none, she opened the public hearing and welcomed the public to speak on this item.

Ahmad Ghaderi, applicant, introduced himself and thanked the Commission for their time. He stated he is available for any questions.

Commissioner Henderson asked if the tanks were not being added to or altered, how would they supply the additional pumps?

Mr. Ghaderi stated there are no additional tanks.

Commissioner Langley asked about Fire Department requirements.

Mr. Ghaderi stated it is usually handled by staff.

Ms. Acuna added that the Fire Department reviews the project for compliance with their requirements.

Chair Jackson closed the public hearing.

MOTION: It was moved by Commissioner Langley and seconded by Commissioner Henderson to adopt Resolution No. PC 15-20 approving Environmental Assessment #12-20, Conditional Use Permit #2-20, Modification to Site Plan Review #2-94.

The motion passed by the following roll call vote:

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

Agenda Item #7

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Acting Community Development Director Raymond Barragan reminded the Commission that there is an ethics training on December 9 for those that have not yet taken it. He also stated that during the last year he would like to thank staff and Assistant City Attorney Lisa Kranitz on the many projects and day-to-day operations. He thanked everyone for

showing up and providing assistance. He also stated that some of the upcoming projects for next year deal with state mandates. The City has applied for grants and has secured about \$600,000 to work on this. He again thanked staff and is looking forward to 2021.

Agenda Item #8

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Chair Jackson thanked Ms. Acuna for her efforts with Zoom and with questions. She thanked staff for their work.

Commissioner Henderson had no report. He stated he is doing well and has doctor's appointments for health issues.

Commissioner Langley asked if the training meeting tomorrow is a Zoom meeting?

Ms. Acuna stated that it is and a link has been sent. She can resend if needed.

Commissioner Langley asked about the project on Normandie, specifically the project at 168th and Normandie, and the building across from Perry Middle School.

Mr. Barragan mentioned the project on Normandie is still on-going. The applicant is securing construction loans so it should be starting soon. The other project was approved administratively a year or two ago. He mentioned he drove by recently and they have started again. They may be moving slowly but they are still working on it.

Commissioner Pierce wished everyone happy holidays; especially for Commissioner Henderson who will be in his prayers.

Chair Jackson stated this has been a challenging year but everyone has made it worthwhile. She thanked the commissioners for asking tough questions and working for the community. She thanked staff for their professionalism. She wished everyone happy holidays.

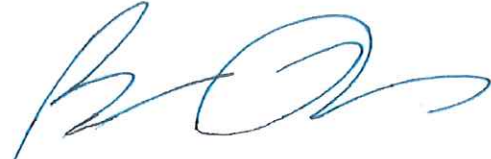
ADJOURNMENT

Chair Jackson adjourned the meeting at 7:49 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission



BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission

