

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, FEBRUARY 5, 2019, MEETING

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

ROLL CALL

Present: Dale Pierce, Deryl Henderson, Stephen Langley, Steve Sherman
Absent: Brenda Jackson
Also in Attendance: Peter Wallin, City Attorney
Raymond Barragan, Community Development Manager
Amanda Acuna, Planning Assistant

PLEDGE OF ALLEGIANCE

Led by Commissioner Henderson.

APPROVAL OF MINUTES

A motion was made by Commissioner Langley and seconded by Commissioner Pierce to approve the minutes of January 15, 2019. The minutes were approved 4-0.

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

PUBLIC HEARING

Agenda Item #5

Conditional Use Permit #16-17

Approval of a conditional use permit to allow the operation of a 1,994 square foot children's daycare facility within an existing commercial building in the General Commercial (C-3)/Mixed-Use overlay (MUO) zone, per section 18.32.030.G of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption as an existing facility.

Project Location: 15019 Western Avenue (APN: 4062-017-047/50)

Applicant: LaRhonda Mobley/ARISE Family Childcare Center, LLC

Planning Assistant Amanda Acuna presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 2-19, approving Conditional Use Permit #16-17 subject to the Conditions of Approval and directing staff to file a Notice of Exemption as an existing facilities project.

Commissioner Langley questioned if the project had been reviewed by the Los Angeles County Fire Department.

Ms. Acuna stated that the project was routed to the Fire Department for review. Ms. Acuna stated that the Fire Department did not include any conditions of approval on the proposed use. Ms. Acuna noted that any tenant improvement will need to be reviewed by the Fire Department prior to the issuance of any building permit.

Commissioner Langley expressed his concern with the potential lack of fire access as the property is completely fenced and the only vehicle access is through the alley.

Commissioner Langley continued by questioning the height of the fence that surrounds the parking lot.

Ms. Acuna stated that the existing fence that surrounds the parking lot is eight feet tall.

Commissioner Langley questioned the portion of the existing fence that is five feet tall.

Ms. Acuna stated that the fence will be eight feet tall all throughout the property. Ms. Acuna continued by stating that the applicant will need to obtain a building permit with the Building and Safety Division for the fence.

Commissioner Langley questioned the entrances/exits within the building.

Ms. Acuna stated that the structure currently has two exits. Ms. Acuna continued by stating that the second ramp within the building that leads to the second exit was required by the Building and Safety Division in order to comply with state guidelines.

Vice-Chair Sherman opened the public hearing and invited the applicant to speak.

Applicant, LaRhonda Mobley, 13504 Daphne Avenue, Gardena, California, 90249, stated that she is the owner and director of ARISE Family Child Care Center. Ms. Mobley stated that she is available to answer any questions the commissioners may have for her.

Commissioner Langley questioned if there will be any form of barrier on the wrought iron fence to protect the children from interacting with the public.

Ms. Mobley stated that a four-foot fence will surround the play area. Ms. Mobley continued by stating that a privacy fence will be installed along the perimeter, not of tarp material, to mitigate any interaction between the children and the public.

Commissioner Langley noted the poor conditions of the previous use on the subject property. Commissioner Langley continued by expressing his concern for the children's safety in regard to the area it is located.

Ms. Mobley stated that the children's safety is of primary concern and that the day care will implement all adequate measures to reduce such incidents from occurring. Ms. Mobley continued by stating that, in her experience with family day cares, there have not been any incidents regarding the children's safety.

Commissioner Langley questioned if the shade requirement to the play area is a state requirement.

Ms. Mobley stated that it is a requirement of the state to provide a certain amount of shade to the play area.

Commissioner Langley noted that the proposed use is subject to all of the state and city requirements.

Commissioner Pierce questioned if there were any additional barrier methods in place to protect the children in the event there is a traffic collision.

Ms. Mobley stated that aside from the perimeter wrought iron fence and four-foot fence of the play area, the landscape will be designed to enact as a barrier for further protection.

Vice-Chair Sherman expressed his concern with the potential traffic impact the proposed use will have on the alley in terms of the number of vehicles dropping off and picking up children.

Ms. Mobley stated that there will be 20 parking spaces available on-site for parents to use as well as two-hour parking available on Western Avenue. Ms. Mobley continued by

stating that parents will be required to sign their children in and out of the facility; thus, be required to park their vehicle. Ms. Mobley noted that the path of travel is designed so that vehicles enter the alley through 150th Street and exit towards Marine Avenue.

Vice-Chair Sherman clarified that the plan was to have parents park their vehicles in the stalls rather than have them drop off their children in the alley.

Ms. Mobley stated that the plan is for parents to park their vehicles rather than wait in the alley.

Vice-Chair Sherman questioned the path of travel through the alley.

Ms. Mobley reiterated that the vehicles will enter through 150th street and exit toward Marine Avenue. Ms. Mobley continued by stating that this was the best method in reducing any traffic impacts on the surrounding neighborhood.

Commissioner Henderson questioned if there will be any adult-only restrooms within the facility.

Ms. Mobley stated that the two proposed restrooms will be for the children. Ms. Mobley continued by stating that, per state guidelines, she is required to provide another restroom for the staff. Ms. Mobley noted that she was unaware of the requirement and has included the modifications on the most updated version of the plans.

Commissioner Langley questioned the status of the updated plans whether they were included in the packet or are still being finalized for submittal.

Ms. Mobley stated that they are currently being finalized for submittal.

Ms. Acuna stated that the revised plans will be reviewed by the Building and Safety Division in accordance with all state and city regulations, prior to issuance of any building permits.

Commissioner Langley questioned if the two restrooms on the floor plan submitted were to remain for children thereafter installing a third restroom.

Ms. Mobley stated that the two restrooms will remain as the children's restrooms.

Commissioner Langley stated that another restroom could possibly be installed in the area adjacent to the ramp within the facility. Commissioner Langley continued by questioning the height of the toilet stalls.

Ms. Mobley stated that the height of the toilets will be designed for younger children as well as that the bathrooms will be child-proof.

Commissioner Langley questioned if the facility is ADA accessible for children with disabilities.

Ms. Mobley stated that the facility will comply with all applicable ADA standards.

Vice-Chair Sherman closed the public hearing.

MOTION: It was moved by Commissioner Langley and seconded by Commissioner Henderson to adopt Resolution No. PC 2-19, approving Conditional Use Permit #16-17 subject to the Conditions of Approval and directing Staff to file a Notice of Exemption as an existing facilities project.

The motion passed by the following roll call vote:

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

ORAL COMMUNICATIONS FROM THE PUBLIC

There were no oral communications from the public.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Manager, Raymond Barragan, informed the Planning Commission that they will be receiving a copy of the Initial Study and Mitigated Negative Declaration for a 63-Unit Townhome project at the conclusion of tonight's meeting. Mr. Barragan continued by stating that the project will be presented to them at the February 19th Planning Commission meeting and that staff wanted the Commissioners to have enough time to review the study thoroughly. Mr. Barragan noted that the Commissioners will be receiving the packets the Friday before the hearing date.

Mr. Barragan stated that staff needed direction from the Planning Commission as to how to go about the parking regulations that were discussed at the previous meeting. Mr. Barragan continued by stating that the City's Building Official can present and discuss the background and findings for the new parking guidelines as it relates to ADA standards.

The Planning Commission mutually agreed to have the City's Building Official present the findings for the new parking guidelines.

Mr. Barragan stated that the presentation will be included in the upcoming agenda.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Langley inquired about the Planning Commissioners workshop that will be held in March 2019 in Long Beach, CA.

Mr. Barragan stated that the Commissioners should have received an email that contains all of the information about the workshop. Mr. Barragan continued by stating that he can follow up with Commissioner Langley about the specific agenda and that there is still time to sign up if anyone is interested.

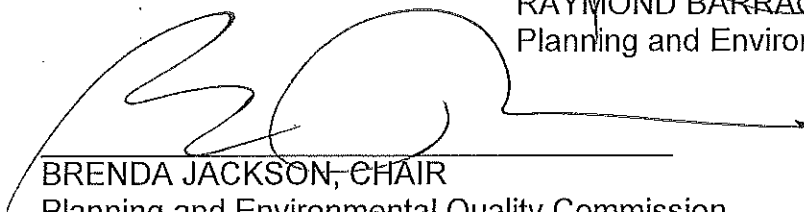
ADJOURNMENT

Vice-Chair Sherman adjourned the meeting at 7:30 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission



BRENDA JACKSON, CHAIR

Planning and Environmental Quality Commission