

TO: Gardena Valley News
FROM: City of Gardena

DATE: April 1, 2019

Publication Date: April 4, 2019

NOTICE OF PUBLIC HEARING ON ZONING CHANGES

PUBLIC NOTICE IS HEREBY GIVEN that on April 16, 2019 at 7:00 p.m. the Planning Commission will consider an ordinance making changes to Title 18 of the City's Zoning Code relating to residential development. The changes relate to the following subject matters:

- Definitions – minor amendments.
- Clean up of wording in density provisions for the R-1, R-2, and R-3 zones, but no change in allowed density.
- Open Space Provisions – creation of definition and addition of section to make requirements uniform among all sections. Change in dimensions of minimum open space area – must still be 150 square feet, but minimum dimension reduced from 10 to 8 feet. Clarification that patio, balcony, and deck space may be divided among more than one such area provided that no such area is less than 40 square feet. Clarification that private open space only needs to be accessible from the unit, but not from a specific area of any unit. Individual zones still specify the amount of open space.
- Clarification that for cluster type developments in the R-3, R-4, and MUO zone, setbacks are calculated from the project boundaries and not from the individual units or buildings within the development.

R-4 Zone

- Increase in building height in the R-4 zone from 35 to 40 feet for architectural projections which are building elements or pitched roof.

MUO Zone

- Reduction to side and rear yard setbacks in MUO zone; clarification that distances between buildings do not have to be increased when above two stories.
- Change in distribution of open space requirements so developer may choose whether to make it all private; no reduction in total amount of open space required.
- Allow tandem parking for residential units and live/work units for up to 50% of residential parking requirement. Changes to related code sections to cross-reference that tandem parking is allowed in certain zones.

General Provisions

- Clarifies that fences in front yard setback cannot exceed 3½ feet in height and adds provision that in cluster developments fences may be 7 feet in height if there is open fencing and at least 5 feet of landscape area in front of the fence.
- Consolidates fencing requirements into one section.
- Clarifies that through the site plan review process the City can modify the expectation that residential units be oriented to face the street for cluster-type developments.

Administrative Adjustments

- Adds that the Community Development Director may make an administrative adjustment for distances between buildings of up to 15 percent.

Staff has determined that the Ordinance would not have any significant effects and is therefore exempt from CEQA.

All interested persons may appear at the hearing and present any testimony or evidence which they may care to offer. If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. You may also e-mail the Planning Commission at the following address: PlanningCommission@ci.gardena.ca.us. For further information, please contact the Community Development Department, Planning Division at 310/217-9526.

This notice is dated this 4th day of April, 2019

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on **Tuesday, April 16, 2019, at 7:00 P.M.** the **Gardena Planning and Environmental Quality Commission** will hold a public hearing on the following:

1. Parcel Map #1-18

A request for the subdivision of a 17,221 square foot residential parcel in the Low-Density Multiple-Family Residential Zone (R-2) and Parking (P) zone into two separate parcels consistent with Title 17 and Title 18 of the Gardena Municipal Code and direct staff to file a Notice of Exemption as a minor land division.

Project Location: 15906-15908 South Manhattan Place (APN: 4066-011-016)

Applicant: John & Nancy Hurt

The **Planning & Environmental Quality Commission public hearing** will be held in the Council Chambers of City Hall, 1700 W. 162nd Street, Gardena. The related materials are on file and open for public inspection in the Community Development Department, 1700 W. 162nd Street, Room 101, in City Hall. All interested persons may appear at said public hearing and present any testimony or evidence which they may care to offer. If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Community Development Department, Planning Division, at (310) 217-9524. You may also e-mail your comments to the Planning Commission at: PlanningCommission@cityofgardena.org. This notice is dated this 4th day of April, 2019.

Amanda Acuna
Planning Assistant