

ORDINANCE NO. 1803

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING ZONE CHANGE #2-18 CHANGING THE ZONING OF A 3.9 GROSS ACRE SITE AT 14031 SOUTH VERMONT AVENUE, 1101 WEST 141ST STREET, AND 1017 WEST 141ST STREET TO MEDIUM-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3)

(ZC #2-18; APNS: 6115-017-036 and 6115-018-004)

WHEREAS, on July 5, 2018, the applicant, KB Home Greater Los Angeles Inc., filed an application to develop a 63-unit residential project consisting of attached townhomes in 14 buildings on the two parcels located at 14031 South Vermont Avenue, 1101 West 141st Street, and 1017 West 141st Street, comprising 3.9 gross acres (the "Property"); and

WHEREAS, in order to develop the residential project, the following entitlements (collectively, the "Project") are required: General Plan Amendment changing the land use designation from General Commercial to Medium Density Residential (GPA #1-18); Zone Change to change the zoning from General Commercial (C-3) to Medium-Density Residential (R-3) (ZC #2-18); Vesting Tract Map to create 63 townhome lots (VTTM 82263); Site Plan Review for the proposed Project (SPR #8-18); and a variance to approve the proposed wall for perimeter fencing along South Vermont Avenue which is eight (8) feet on the South Vermont side and six (6) feet on the Project side along South Vermont Avenue (VAR #1-18); and

WHEREAS, the applicant originally applied for a General Plan Amendment and Zone Change for High Density Residential but, after recalculating the density, it was determined that the development met the Medium Density residential standards; and

WHEREAS, a Mitigated Negative Declaration ("MND") was prepared for the Project and there was a public review period on the MND from November 29, 2018 through December 28, 2018; and

WHEREAS, on February 19, 2019, the Planning Commission of the City of Gardena held a duly-noticed public hearing on the Project at which time it considered all evidence, both written and oral; and

WHEREAS, after the close of the public hearing, the Planning Commission adopted Resolution No. PC 4-19 which: approved the Mitigated Negative Declaration for the Vesting Tentative Tract Map, Site Plan Review, and Variance; approved the entitlements for the Vesting Tentative Tract Map, Site Plan Review, and Variance; recommended that the City Council approve the Mitigated Negative Declaration for the General Plan Amendment and Zone Change; and recommended that the City Council approve the General Plan Amendment; and approve the Zone Change; and

WHEREAS, after the Planning Commission meeting it was discovered that the property designated as 1101 West 141st Street had a land use designation of medium density residential and a zoning designation of Low-Density Multiple-Family Residential (R-2); and

WHEREAS, the property at 1101 West 141st Street was always shown as part of the project and included in the zone change map provided to the Planning Commission; and

WHEREAS, on March 12, 2019, the City Council held a public hearing on the Project at which time it considered all evidence, both written and oral; and

WHEREAS, after the close of the public hearing and prior to adopting this Ordinance the City Council adopted Resolution No. 6366 approving the Mitigated Negative Declaration and Resolution No. 6363 approving the General Plan amendment change from General Commercial to Medium Density Residential;

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

SECTION 1. Section 18.52.010 of the Gardena Municipal Code provides that the land use and zoning of property may be amended “[w]henever the public necessity, convenience, general welfare, or good land use and zoning practices require. . .” The City Council hereby approves the zone change of the property at 14031 South Vermont Avenue and 1017 West 141st Street from General Commercial (C-3) to Medium Density Multiple Family Residential (R-3) and the zone change of the property designated as 1101 West 141st Street from Low-Density Multiple-Family Residential (R-2) to Medium Density Multiple Family Residential (R-3) as shown on Exhibit A, attached hereto. In taking this action, the City Council makes the following specific findings:

A. The change is in the best interests of the general welfare and represents good land use planning practices.

B. The zone change is consistent with General Plan Amendment #1-18 that was approved by Resolution No. 6363 changing the land use designation to Medium Density Residential and will make the zoning consistent with the General Plan.

C. The Project site is in the City’s northeast quadrant, in a predominantly commercial and residential area. The current land use designation is General Commercial. Single-family and multiple-family residential uses lie directly to the west of the site, although that area has a General Plan land use designation of medium density and a zoning designation of Low-Density Multiple-Family Residential (R-2) and Medium Density Multiple-Family Residential (R-3). The zone change, and corresponding General Plan amendment, represent a logical extension of the residential uses to the west and residential uses is more compatible with such uses than commercial uses.

D. The Property is currently underutilized. The Property was originally operated as excess parking for the Lucky Lady Casino and its predecessor but is no longer used for this purpose. Instead, it is used for onsite wood shop/storage, office/storage, and shipping containers for the Casino. Additionally, the parking lot is also used by a vehicle repossession/auction company as an onsite parking lot. The Project represents a better use of the Property than the current uses.

company as an onsite parking lot. The Project represents a better use of the Property than the current uses.

SECTION 2. This Ordinance shall take effect on the thirty-first (31st) day after passage.

SECTION 3. 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 9th day of April, 2019.


TASHA CERDA, Mayor

ATTEST:


MINA SEMENZA, City Clerk

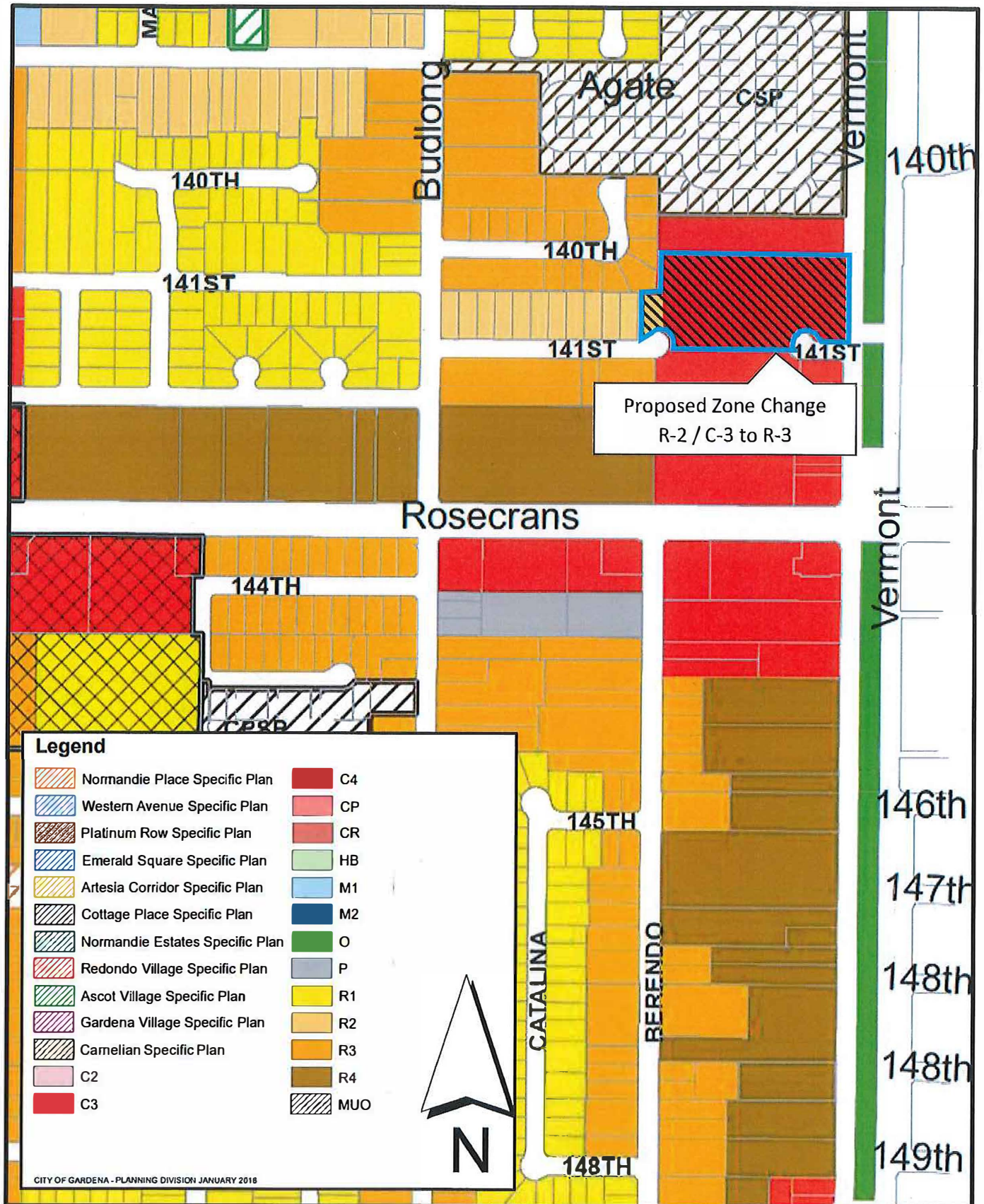
APPROVED AS TO FORM:


PETER L. WALLIN, City Attorney

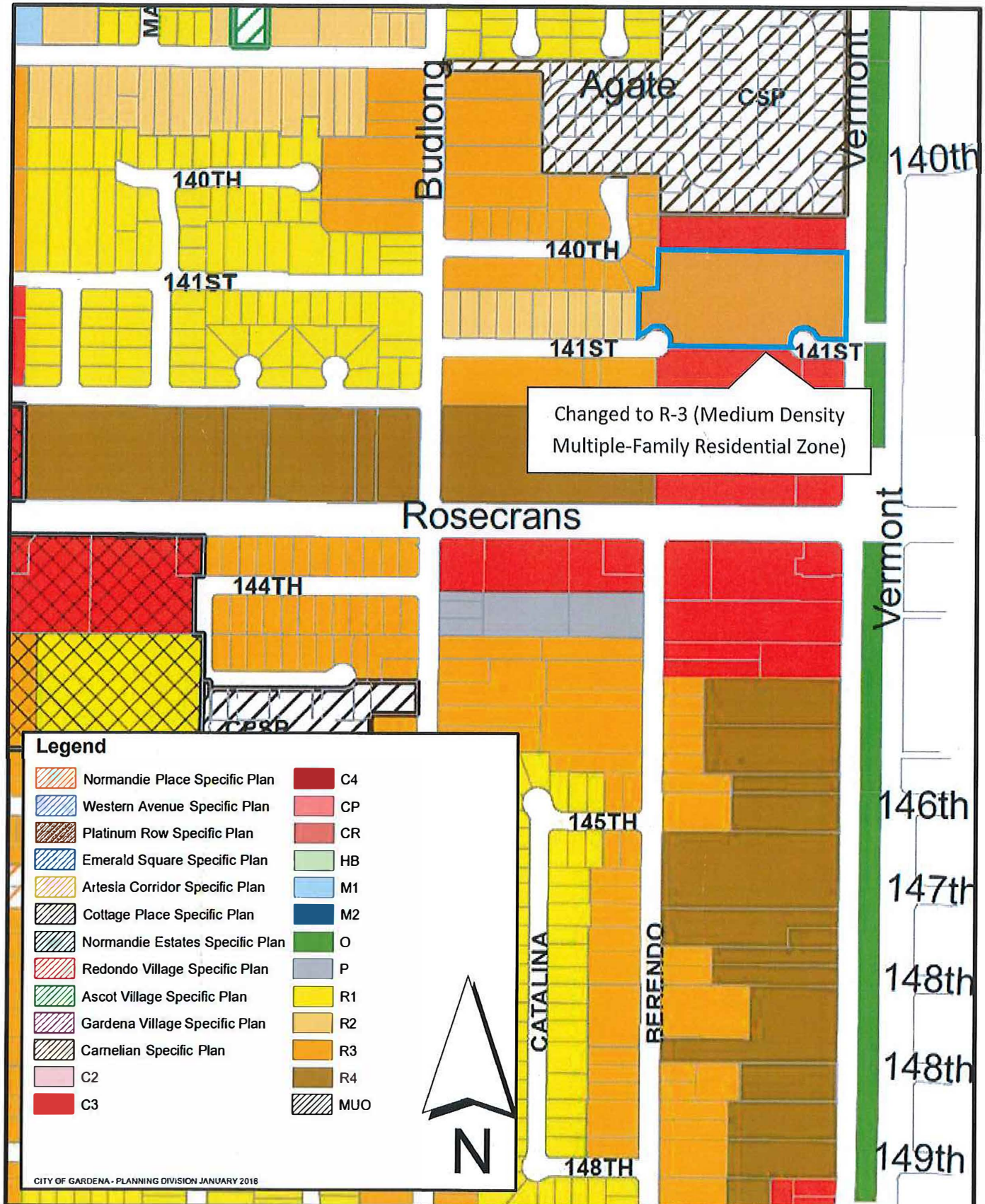
Attachment:

Exhibit A – Land Use Map

Proposed Zone Change #2-18



Adopted Zone Change #2-18



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss:
CITY OF GARDENA)

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance being **Ordinance No. 1803** was duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a meeting of said City Council held on the **9th** day of **April, 2019**, and that the same was so passed and adopted by the following roll call vote:

AYES: MAYOR PRO TEM TANAKA, COUNCIL MEMBERS HENDERSON, MEDINA
 AND KASKANIAN AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

for Becky Romero
City Clerk of the City of Gardena, California

(SEAL)