

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, APRIL 16, 2019, MEETING

* * *

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

ROLL CALL

Present: Dale Pierce, Deryl Henderson, Steve Sherman, Brenda Jackson
Absent: Stephen Langley
Also in Attendance: Lisa Kranitz, Assistant City Attorney
Raymond Barragan, Community Development Manager
John Signo, Senior Planner
Amanda Acuna, Planning Assistant

PLEDGE OF ALLEGIANCE

Led by Commissioner Pierce.

APPROVAL OF MINUTES

A motion was made by Commissioner Pierce and seconded by Vice-Chair Sherman to approve the minutes of March 5, 2019. The minutes were approved 4-0.

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

PUBLIC HEARING

Agenda Item #5

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) 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

Planning Assistant Amanda Acuna presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 6-19, approving Tentative Parcel Map #1-18 and directing staff to file a Notice of Exemption as a minor land division project.

Vice-Chair Sherman inquired about the street trees noted in the conditions of approval.

Ms. Acuna stated that when the project was initially approved, the applicant was required to install a tree in one of the planters on the public right of way. Ms. Acuna continued by stating that the Public Works Department determined that this requirement was no longer applicable as no development is being proposed.

Chair Jackson inquired about the entitlement requested as the units are existing.

Ms. Acuna stated that the applicant is requesting to subdivide the property into two separate lots. Ms. Acuna continued by stating that any subdivision requires review by the

Planning Commission. Ms. Acuna noted that the subdivision will allow the applicant to sell one or both parcels as well as develop an additional unit on each lot.

Chair Jackson questioned if this parcel map is being reviewed because the original date for filing expired.

Ms. Acuna stated that this parcel map is being reviewed again because the original time for filing when it was initially approved, expired.

Chair Jackson opened the public hearing and invited the applicant to speak.

The applicant's representative, Karl Riemer, 17625 Crenshaw Boulevard, Suite 300, Torrance, California, 90504, stated that he is the civil engineer for the project and is available to answer any question the Planning Commission may have for him. Mr. Riemer continued by providing additional background about the subject property and the proposed project.

Commissioner Pierce inquired about the multiple addresses that are used to identify the property.

Mr. Riemer stated that the issuance of addresses are determined by the post office; however, the property has two single family homes with tenants in each of them.

Vice-Chair Sherman inquired about the applicant's background with the property.

Mr. Riemer stated that the property owners are brother and sister whom the property has been passed down for three generations.

Vice-Chair Sherman inquired about the applicants plans with the properties if the project was approved.

Mr. Riemer stated that there are no current plans for the properties; however, in the future they do plan to sell one.

Chair Jackson closed the public hearing.

MOTION: It was moved by Commissioner Pierce and seconded by Commissioner Henderson to adopt Resolution No. PC 6-19, approving Tentative Parcel Map #1-18 and directing staff to file a Notice of Exemption as a minor land division.

The motion passed by the following roll call vote:

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

Agenda Item #6

Zone Code Amendment #1-19

A request that the Planning and Environmental Quality Commission recommend that the City Council make amendments to residential provisions of the Zoning Code. Staff has determined that these changes would not have the possibility of having any significant impact and therefore the ordinance qualifies for a Notice of Exemption.

Project Location: Citywide

Applicant: City of Gardena

Senior Planner John Signo presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 7-19,

recommending that the City Council approve Ordinance XXXX, making changes to Title 18, Zoning, of the Gardena Municipal Code relating primarily to residential development.

City Attorney Lisa Kranitz stated that the draft ordinance was also sent to current applicants who have submitted an application for a residential project in which they also found the amendments to be appropriate.

Chair Jackson opened the public hearing.

No member of the public commented on the project.

Chair Jackson closed the public hearing.

Commissioner Henderson expressed his concern with Section 13 of the proposed Ordinance regarding wrought iron fencing.

Mr. Signo stated that the Planning Commission can amend the section to include a type of pilaster throughout the fence.

Commissioner Henderson continued to express his concern with the type of fence in regard to its lack of appeal.

Community Development Manager Raymond Barragan stated that the section will be amended to include alternatives for the type of fencing allowed.

Ms. Kranitz stated that Section 13.A.2. of the proposed ordinance will also be amended to reflect the comments regarding fencing.

Chair Jackson inquired about tandem parking.

Ms. Kranitz stated that tandem parking is when one stall is located in front of the other.

Commissioner Henderson stated that due to the recent types of developments, cities are becoming denser while losing their single-family identity

Ms. Kranitz stated that the state Housing and Development Department set forth the minimum densities for the R-3, R-4 and Mixed-Use zone. Ms. Kranitz continued by stating that these amendments will allow developers to meet the density requirements mandated by the state.

MOTION: It was moved by Commissioner Henderson and seconded by Commissioner Pierce to adopt Resolution No. PC 7-19, recommending that the City Council approve Ordinance XXXX making changes to Title 18, Zoning, of the Gardena Municipal Code relating primarily to residential development.

The motion passed by the following roll call vote:

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

ORAL COMMUNICATIONS FROM THE PUBLIC

There were no oral communications from the public.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

There was no report from the Community Development Director.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

There were no reports from the Planning and Environmental Quality Commission.

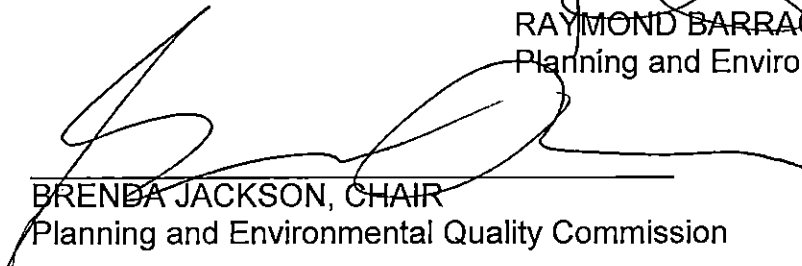
ADJOURNMENT

Chair Jackson adjourned the meeting at 7:32 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'R. Barragan', written over a horizontal line.

RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission

A large, stylized handwritten signature in black ink, appearing to be 'B. Jackson', written over a horizontal line.

BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission