

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, MAY 7, 2019, MEETING

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

ROLL CALL

Present: Dale Pierce, Deryl Henderson, Stephen Langley, Steve Sherman, Brenda Jackson

Absent:

Also in Attendance: Peter Wallin, City Attorney
Raymond Barragan, Community Development Manager
John Signo, Senior Planner
Jorge Gamboa, Planning Technician

PLEDGE OF ALLEGIANCE

Led by Commissioner Pierce.

APPROVAL OF MINUTES

A motion was made by Commissioner Henderson and seconded by Commissioner Pierce to approve the minutes of April 16, 2019. The minutes were approved 5-0.

Ayes: Henderson, Pierce, Langley, Sherman, Jackson

Noes: None

Absent: None

PUBLIC HEARING

Agenda Item #5

Parcel Map #1-19

A request for the subdivision of a 39,992 square foot parcel in the Industrial (M-1) zone into two separate parcels consistent with Title 17 and 18 of the Gardena Municipal Code and direct staff to file a Notice of Exemption for a minor land division.

Project Location: 1340 West 134th Street (APN: 6115-004-034)

Applicant: John Bertram

Planning Technician Jorge Gamboa presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 8-19, approving Tentative Parcel Map #1-19, subject to the conditions of approval and directing staff to file a Notice of Exemption as a minor land division project.

Commissioner Langley inquired about the existing buildings.

Mr. Gamboa stated that there are two industrial buildings attached to one another.

Commissioner Langley questioned if the walls that attach the structures are fire rated.

Senior Planner John Signo clarified that there are two structures on the property which can be noted by the difference roof designs.

Mr. Gamboa stated that as part of the review process, the project was routed to the Los Angeles County Fire and Building and Safety Divisions whom have included conditions of approval prior to finalizing the parcel map. Mr. Gamboa continued by stating that the applicant could also speak to the current fire measures in place for the buildings.

Commissioner Pierce inquired about the addresses for the properties if the parcel map is approved.

Mr. Gamboa stated that the address of the physical property is 1340 West 134th Street; however, since the building faces toward Normandie Avenue it is also recognized as 13420 Normandie Avenue. Mr. Gamboa continued by stating that the applicant and the postal office will determine how to properly address each parcel once it is finalized.

Commissioner Henderson questioned which of the parcels is considered Lot 1.

Mr. Gamboa stated that Lot 1 is the northern most parcel adjacent to 134th Street. Mr. Gamboa continued by stating that the plans indicate both parcels as being Lot 1 and will be corrected on the final parcel map.

Chair Jackson inquired about the drive way entrance to the property.

Mr. Gamboa stated that there are currently four driveway entrances located on Normandie Avenue that access the property. Mr. Gamboa continued by stating that each lot will have two driveway entrances following the subdivision.

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

The applicant, John Bertram, 11777 San Vicente Boulevard, Suite 620, Los Angeles, California, 90049, clarified that there are two separate buildings attached to one another, each with fire rated walls. Mr. Bertram continued by stating that the previous owner had painted the buildings the same color which makes it seem as it is only one building.

Vice-Chair Sherman inquired about the purpose for subdividing the property.

Mr. Bertram stated that there is more of a demand for tenants who occupy five to ten thousand square feet rather than twenty thousand. Mr. Bertram continued by stating that subdividing the property will allow them easier access to bank loans as well as possibly selling one of the parcels in the future.

Chair Jackson closed the public hearing.

MOTION: It was moved by Commissioner Langley and seconded by Vice-Chair Sherman to adopt Resolution No. PC 8-19, approving Tentative Parcel Map #1-19, subject to the conditions of approval and directing staff to file a Notice of Exemption as a minor land division project.

The motion passed by the following roll call vote:

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

Agenda Item #6

Conditional Use Permit #4-18

A request for a conditional use permit, per section 18.32.030.B of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine ancillary to a new restaurant establishment located in the General Commercial/ Mixed-Use Overlay (C-3/MUO) zone and direct staff to file a Notice of Exemption as an existing facilities project.

Project Location: 14320 South Western Avenue (APN: 6103-002-029)

Applicant: Chaneal Irving

Mr. Gamboa presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 9-19, approving Conditional Use Permit #4-18, subject to the conditions of approval and directing staff to file a Notice of Exemption as an existing facilities project.

Commissioner Pierce expressed his concern with the location of the trash enclosure in regard to possible fire hazards. Commissioner Pierce continued by stating that the trash enclosure should be placed against the block wall rather than the building in order to avoid any possible issues.

Mr. Gamboa stated that if the trash enclosure was placed against the block wall then two parking spaces would be removed. Mr. Gamboa continued by stating that the trash enclosure will be reviewed by the Building and Safety Division where if it happens to be that it is too close to the building, staff will work with the applicant to re-locate it as appropriate.

Commissioner Langley expressed his concern with the location of the trash enclosure in regard to rodent infestation. Commissioner Langley continued by stating that, in his experience, he has yet to see a trash enclosure that close to a building.

Mr. Signo stated that the trash enclosure was not placed on the east property line as it would be adjacent to a residential neighborhood. Mr. Signo continued by stating that the enclosure was not place on the south or west property line as it would be visible from the public right of way. Mr. Signo noted that it is common practice to place trash enclosures adjacent to the building as well that it would be covered subject to Building codes.

Vice-Chair Sherman questioned if the current business has an ABC license.

Mr. Gamboa stated that the current business does not have an ABC license.

Chair Jackson inquired about the off-street parking.

Mr. Gamboa stated that since there is no new development being proposed, the property will continue to meet the original parking standards when it was approved.

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

The applicant, Chaneal Irving, 718 West 28th Street, San Pedro, California, 90731, stated that she is the applicant for the project and is available to answer any questions.

Chair Jackson inquired about the proposed restaurant's menu.

Ms. Irving stated that the restaurant will primarily specialize in traditional American style dishes such as burgers, pizza, salads, wings etc.

Commissioner Langley inquired about the restaurant's hours.

Ms. Irving stated that the business will open around 10 or 11am in order to provide a brunch style menu.

Commissioner Pierce questioned if the applicant has held any type of ABC license within the state.

Ms. Irving stated that this will be her first ABC license if approved.

Vice-Chair Sherman inquired about the restaurant's menu.

Ms. Irving stated that the restaurant will not be a classy, high-standard type of restaurant.

Chair Jackson questioned if the business will operate more as a sports bar.

Ms. Irving stated that the business will not operate as a sports bar. Ms. Irving stated that it will be a friendly-family restaurant opened to everyone.

Commissioner Langley inquired about the new restaurant in terms of the identity brought upon the property by the current business.

Ms. Irving stated that the project will include interior and exterior improvements to the building that will reshape the identity of the property to the surrounding community.

Chair Jackson stated that guests of the Best Western Hotel will benefit the most as they are unaware of the sites history and currently have very few eating options.

Ms. Irving stated that she has been working with the property owner of the Best Western Hotel in supporting each other's businesses.

Commissioner Pierce stated that the property located across the street of the project site has done a very great job in replacing the adult-oriented business that previously occupied the building.

Chair Jackson inquired about the adult-oriented business Commissioner Pierce was referring to.

Community Development Manager Raymond Barragan stated that the business was called First King.

Commissioner Pierce stated that the building is currently being used as an office space that does not take any shape or form of the previous use.

Mr. Barragan stated that the City also worked with the adult-oriented business located on Rosecrans Avenue which has now been closed for over a year. Mr. Barragan continued by stating that the only adult-oriented business remaining is the Starz Club also located on Rosecrans Avenue which is tied to the sale of the property.

Commissioner Langley stated that the conditions of approval for the proposed project were far more extensive and in depth than any other previous CUP brought before them.

Mr. Barragan stated that the City wanted to ensure that the current business will cease and desist all operations immediately upon approval of the CUP. Mr. Barragan continued by stating that the City wanted to ensure that the primary use is a restaurant and the alcohol sales be ancillary.

Chair Jackson closed the public hearing.

MOTION: It was moved by Commissioner Pierce and seconded by Commissioner Langley to adopt Resolution No. PC 9-19, approving Conditional Use Permit #4-18, 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:	Pierce, Langley, Henderson, Sherman, Jackson
Noes:	None
Absent:	None

ORAL COMMUNICATIONS FROM THE PUBLIC

There were no oral communications from the public.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Barragan informed the Planning Commission that Mr. Gamboa was recently accepted to UCLA's Master of Urban and Regional Planning program.

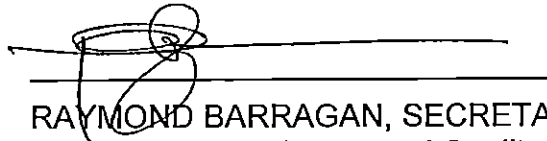
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Chair Jackson acknowledged Mental Health Awareness month.

ADJOURNMENT

Chair Jackson adjourned the meeting at 7:38 P.M.

Respectfully submitted,

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

RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission

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

FOR

BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission