

**CITY OF GARDENA**  
**PLANNING & ENVIRONMENTAL QUALITY COMMISSION**  
**TUESDAY, AUGUST 6, 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  
John Signo, Senior Planner  
Amanda Acuna, Planning Assistant

**PLEDGE OF ALLEGIANCE**

Led by Commissioner Henderson.

**APPROVAL OF MINUTES**

A motion was made by Commissioner Pierce and Commissioner Langley to approve the minutes of May 7, 2019. The minutes were approved 4-0.

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

A motion was made by Commissioner Langley and seconded by Commissioner Henderson to approve the minutes of July 16, 2019. The minutes were approved 4-0.

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

**PUBLIC HEARING**

**Agenda Item #6**

**Conditional Use Permit #17-17**

A request for a conditional use permit, to allow the operation of an indoor practice facility for a roller derby team per Section 18.46.030.C of the Gardena Municipal Code in the General Industrial (M-2) zone that qualifies for a Notice of Exemption.

**Project Location: 1519 West 139th Street (6102-017-009)**

**Applicant: Rachel Johnston, Angel City Derby Girls, Inc.**

Planning Assistant Amanda Acuna presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 13-19, approving Conditional Use Permit #17-17, subject to the conditions of approval and directing staff to file a Notice of Exemption as an existing facilities project.

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

The applicant, Rachel Johnston, 4470 West Sunset Boulevard, Suite #318, Los Angeles, California, 90027, stated that she is available to answer any questions.

Vice-Chair Sherman asked the applicant to provide further information about the proposed project.

Ms. Johnston provided a brief background about the Roller Derby sport as well as the Angel City team.

Vice-Chair Sherman inquired about the team's membership.

Ms. Johnston stated that the organization is voluntary based and that there are currently about 200 members. Ms. Johnston continued by stating that not all of the members are competitive athletes; more so, it includes those that hold administrative and officiating positions, as well as volunteers and families of youth participants.

Commissioner Langley inquired about the location of the competitive games.

Ms. Johnston stated that the games are played within the City of Culver City's Veterans Auditorium. Ms. Johnston continued by stating that the proposed project would be truly beneficial as the team had to travel daily through out various locations in the Los Angeles region to hold practice sessions.

Commissioner Pierce inquired about the organizations funding.

Ms. Johnston stated that the organization's primary source of funding comes from the monthly dues of its members. Ms. Johnston continued by stating that other sources include profits from games, local and state grants as well as fundraisers.

Commissioner Henderson inquired about the proposed hours of operation.

Ms. Johnston stated that practices are only available to members of the organization in which hours vary for each day of the week. Ms. Johnston continued by stating that there will not be an overlap in the hours set for each team to practice.

Commissioner Henderson questioned if there is time scheduled for individuals, whom are not members of the organization, to learn and/or practice.

Ms. Johnston stated that because the project is still under review, there is no set timeframe for private lessons; however, there will be private group sessions available for people interested in becoming members in the near future.

Vice-Chair Sherman questioned the total number of teams within the organization.

Ms. Johnston stated that there are currently five adult teams and one junior team.

Vice-Chair Sherman questioned if the organization owned the subject property.

Ms. Johnston stated that the organization does not own the subject property.

Vice-Chair Sherman questioned if the proposed parking layout will accommodate the expected level of traffic.

Ms. Johnston stated that there have not been any issues with parking. Ms. Johnston continued by stating that the organization has established mutual agreements with the adjacent tenants and property owners in the event that there is an overflow of vehicles.

Commissioner Langley questioned if the proposed hours of operation were conditioned by the City.

Ms. Acuna stated that the hours of operation are conditioned as to allow for minor alterations on the proposed timeframes.

Ms. Johnston stated the organization does not plan to deviate from the proposed hours of operation as a majority of the members hold jobs with standard work hours.

Commissioner Henderson questioned the existing lighting of the facility.

Ms. Johnston stated that solar panel flood lights were installed on the frontage of the building to provide more light; however, the area as a whole is very dark.

Commissioner Henderson expressed his concern with the lighting in terms of safety as he is familiar with the area.

Ms. Johnston stated that the organization is very aware of the potential safety concerns and is taking the necessary precautions to avoid any issues from developing.

Vice-Chair Sherman questioned if there are security cameras installed throughout the subject property.

Ms. Johnston stated that there are security cameras installed throughout the subject property.

Vice-Chair Sherman closed the public hearing.

Commissioner Langley expressed his concern with the potential overflow of parking on the subject property.

MOTION: It was moved by Commissioner Langley and seconded by Vice-Chair Sherman to adopt Resolution No. PC 13-19, approving Conditional Use Permit #17-17, 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**

There was no report from the Community Development Director.

### **PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS**

Commissioner Langley inquired about the ongoing Public Works project on Normandie Avenue between Redondo Beach Boulevard and Artesia Boulevard.

Community Development Manager Raymond Barragan stated that the Capital Improvements Project includes repairing and replacing sidewalks, curb and gutter, as well as meeting all applicable ADA standards.

Commissioner Henderson expressed his concern with the project and the potential traffic impact it will have as the academic school year is set to begin next week.

Mr. Barragan stated that the Capital Improvements Project is close to finishing and should not create any impacts in regard to the academic school year. Mr. Barragan continued by stating that he will follow up with the Public Works Division as far as timelines for the project.

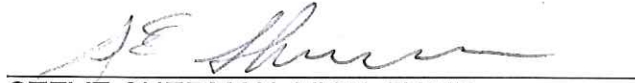
**ADJOURNMENT**

Vice-Chair Sherman adjourned the meeting at 7:28 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY  
Planning and Environmental Quality Commission



STEVE SHERMAN, VICE-CHAIR  
Planning and Environmental Quality Commission