

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, DECEMBER 17, 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: None
Also in Attendance: Lisa Kranitz, Assistant City Attorney
Raymond Barragan, Acting Community Development Director
John F. Signo, Senior Planner
Amanda Acuna, Planning Assistant

PLEDGE OF ALLEGIANCE

Led by Commissioner Henderson.

APPROVAL OF MINUTES

A motion was made by Commissioner Langley and seconded Commissioner Pierce to approve the minutes of the meeting on September 17, 2019. The minutes were approved 5-0-0.

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

PUBLIC HEARING

Agenda Item #5

Site Plan Review #3-18, Tentative Parcel Map #2-18

A request for site plan review and tentative parcel map approval for the construction of three new residential condominium units in the Medium Density Multiple-Family Residential (R-3) zone per section 18.44.010.A and Chapter 17.08 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

Project Location: 1333 West 168th Street (APN: 6111-010-041)

Applicant: Sato Teruich

Planning Assistant Amanda Acuna presented the staff report and recommended that the Planning Commission approve Resolution No. PC 19-19 approving Site Plan Review #3-18 and Tentative Parcel Map #2-18, subject to the conditions of approval and directing staff to file a Notice of Exemption.

Commissioner Henderson stated his concerns regarding the high density in the neighborhood where the project was located.

Assistant City Attorney Lisa Kranitz stated that the project was consistent with the R-3 zoning in the area.

Commissioner Langley also stated his concerns regarding the density within the area.

Chair Jackson asked if the guest parking spaces had the proper turning radius to exit the property.

The applicant's representative, Sorin Done, 22948 Hatteras Street, Woodland Hill, CA 91367, stated that the parking spaces would have enough space to make a three-point turn to exit the property.

Chair Jackson stated her concerns regarding the size of the parking spaces.

Mr. Done stated that the project was compliant with all the provisions of the City's Zoning Code including parking.

Chair Jackson opened the public hearing, recognized there were no comments from the public and closed the public hearing.

MOTION: It was moved by Commissioner Langley and seconded by Commissioner Pierce to adopt Resolution No. PC 19-19.

The motion passed by the following roll call vote:

Ayes: Langley, Pierce, Henderson, Jackson

Noes: Sherman

Absent: None

Agenda Item #6 – Overview of California's New Housing Laws

Ms. Kranitz presented an overview of recent State Housing Laws that would affect how the City would be able to review new housing development.

Commissioner Langley stated that there needed to be more public outreach.

Ms. Kranitz stated that staff is making an effort to ensure that there will be more public input.

The Commission discussed the next steps for the City regarding the new housing regulations.

ORAL COMMUNICATIONS FROM THE PUBLIC

There were no oral communications from the public.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Acting Community Development Director Raymond Barragan presented a 2019 Year in Review.

The Commissioners asked the status of several projects that had come before the Planning Commission.

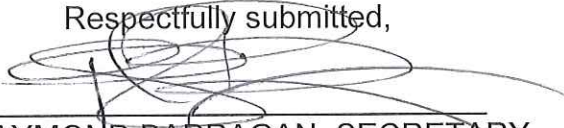
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

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

ADJOURNMENT

Chair Jackson adjourned the meeting at 8:22 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission



BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission