

CITY OF GARDENA  
PLANNING & ENVIRONMENTAL QUALITY COMMISSION  
TUESDAY, MARCH 3, 2020, 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

**PLEDGE OF ALLEGIANCE**

Led by Chair Jackson.

**APPROVAL OF MINUTES**

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

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

**PUBLIC HEARING**

**Agenda Item #5**

**Zone Code Amendment #1-20**

Ordinance 1817 would amend Chapter 18.43 of the Gardena Municipal Code regarding density bonus. The ordinance would make the City's density bonus requirements consistent with recent legislative changes to the density bonus law. Staff had determined that the Zone Code Amendment would not have any significant effects and is therefore exempt from CEQA.

**Project Location: Citywide**

Assistant City Attorney Lisa Kranitz presented the staff report and recommended that the Planning Commission approve Resolution No. PC 1-20 recommending City Council adopt Ordinance 1817.

Commissioner Henderson asked a question regarding work force housing and how that fit into affordable housing.

Ms. Kranitz stated it would depend on the income level.

Chair Jackson asked whether the Single-Room Occupancy units that had come before the Planning Commission were considered affordable housing.

Ms. Kranitz stated they were proposed as market rate units.

Senior Planner John F. Signo stated that staff had recently received inquiries regarding developing more Single-Room Occupancy projects.

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

MOTION: It was moved by Vice Chair Sherman and seconded by Commissioner Langley to adopt Resolution No. PC 1-20.

The motion passed by the following roll call vote:

Ayes: Sherman, Langley, Pierce, Henderson, Jackson

Noes: None

Absent: None

#### **ORAL COMMUNICATIONS FROM THE PUBLIC**

There were no oral communications from the public.

#### **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Acting Community Development Director Raymond Barragan provided the Commissioners information regarding upcoming events help by the Recreation and Human Services Department as well as the annual Form 700 documents that were due by April 1, 2020.

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

Chair Jackson asked about the maintenance of the landscaping of the Best Western Hotel.

Mr. Barragan stated that he would discuss this issue with the property owner.

#### **ADJOURNMENT**

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

Respectfully submitted,

*Raymond Barragan*

RAYMOND BARRAGAN, SECRETARY  
Planning and Environmental Quality Commission

*Brenda Jackson*

BRENDA JACKSON, CHAIR  
Planning and Environmental Quality Commission