

**RESOLUTION NO. PC 16-19**

**A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A MITIGATED NEGATIVE DECLARATION FOR A GENERAL PLAN AMENDMENT AND ZONE CHANGE, AND APPROVING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A TENTATIVE TRACT MAP, AND SITE PLAN REVIEW, ALL RELATED TO THE DEVELOPMENT OF A 114-UNIT TOWNHOME PROJECT ON A 5.63 GROSS ACRE PARCEL AT 1515 WEST 178<sup>TH</sup> STREET**

**(GPA #2-18; ZC #3-18; TTM #82390; SPR #11-18)  
(APNS: 6106-013-040 AND 6106-013-041)**

**WHEREAS**, in December 5, 2018, the applicant, Melia Homes, filed an application to develop a 114-unit residential condominium project consisting of attached three-story townhome style condominiums in 22 buildings on the 5.63 acre property located at 1515 West 158<sup>th</sup> Street (the "Property"); and

**WHEREAS**, in order to develop the residential project, the following entitlements (collectively, the "Project") are required: General Plan amendment changing the land use designation from Industrial with a Mixed Use Overlay to High Density Residential (GPA #2-18); Zone Change to change the zoning from General Industrial (M-2) with a Mixed-Use Overlay (MU) to High Density Multiple-Family Residential (R-4) (ZC #3-18); Tract Map to create 114 condominium lots (TTM # 82390); and Site Plan Review for the proposed Project (SPR #11-18); and

**WHEREAS**, a Mitigated Negative Declaration ("MND") was prepared for the Project and the draft MND was circulated for a 20-day public review period between August 15, 2019 and September 3, 2019; and

**WHEREAS**, on September 17, 2019, the Planning Commission of the City of Gardena held a duly noticed public hearing on the draft IS/MND and the approvals required for the Project at which time it considered all evidence, both written and oral.

**NOW, THEREFORE, THE PLANNING AND ENVIRONMENTAL QUALITY CONTROL COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1. FINDINGS.**

A. The City retained Kimley-Horn, an environmental consultant, to prepare the IS/MND, a copy of which is attached hereto as Exhibit A.

B. The IS/MND was prepared and noticed in accordance with all requirements of the California Environmental Quality Act (Public Resources Code § 21000 *et seq.*) and the CEQA Guidelines (14 Cal. Code of Regs. § 15000 *et seq.*) (collectively, “CEQA”).

C. The IS/MND adequately assesses the impacts of the Project.

D. The IS/MND determined that there would be potentially significant impacts with regard to the following topics: Biological Resources (Nesting Migratory Birds); Cultural Resources (Archaeological Resources); Hazards and Hazardous Materials (Remedial Action Plan); and Tribal Cultural Resources (Monitor/Consultant and Unanticipated Discovery). Although impacts to the following would be considered less than significant, conditions of approval have been included: Paleontological Resources; Recreational Facilities; and Transportation.

1. The Mitigation Measures listed in the Mitigation Monitoring and Reporting Program (“MMRP”), which is attached hereto as Exhibit C, will mitigate impacts to Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Tribal Cultural Resources to below a level of significance.

2. Following compliance with the conditions of approval that will be imposed on the project for Paleontological Resources, Recreational Facilities, and Transportation, potential impacts will be further reduced to less than significant and no mitigation is required for the impacts identified thereunder.

E. The City sent notices to the Native American tribes provided by the National American Heritage Commission. The City received one request for consultation from the Gabrieleno Band of Mission Indians – Kizh Nation. After consultation the City imposed Mitigation Measures TCR-1 regarding retaining a Native American monitor/consultant and TCR-2 regarding unanticipated discovery of tribal cultural and archaeological resources.

F. In addition to the letter received from the Kizh Nation, additional comment letters on the IS/MND were received from the Los Angeles Unified School District, and the Sanitation District of Los Angeles County. Kimley-Horn prepared a response to comments (Exhibit C) and none of the comments require recirculation of the MND. None of the comment letters addressed the adequacy of the MND.

G. The Initial Study, Mitigated Negative Declaration and the Comment Memo were all independently reviewed by City staff and the Planning Commission. In making all of the findings herein, the Planning Commission has exercised its independent judgment.

H. The Custodian of Record for the proceedings relating to the Project, including the MND and MMRP, is Raymond Barragan, Community Development Manager, City of Gardena, 1700 W. 162<sup>nd</sup> Street, Gardena, California 90247. Mr. Barragan's email is [rbarragan@cityofgardena.org](mailto:rbarragan@cityofgardena.org) and his phone number is 310/217-9546.

**SECTION 2. APPROVAL.**

Based on the findings set forth above as well as the record of proceedings, the Planning Commission hereby approves the Mitigated Negative Declaration and adopts the Mitigation Monitoring and Reporting Program for purposes of Tract Map No. 82390 and Site Plan Review #11-18 and recommends that the City Council adopts the Mitigated Negative Declaration for General Plan Amendment #2-18 and Zone Change #3-18. The Planning Commission further directs that the Comment Memo be filed with the document. As adopted, the MND consists of the draft IS/MND dated August 2019 as revised by the Comment Memo dated September 9, 2019.

**SECTION 3. APPEAL.** The approval granted by this Resolution may be appealed within 10 calendar days from adoption of this resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

**SECTION 4. RECORD.**

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

**SECTION 5. CERTIFICATION.**

The Secretary shall certify the passage of this resolution.

**SECTION 6. EFFECTIVE DATE.**

This Resolution shall take effect immediately.

PASSED, APPROVED, AND ADOPTED this 17<sup>th</sup> day of September 2019.



BRENDA JACKSON, CHAIR  
PLANNING AND ENVIRONMENTAL  
QUALITY COMMISSION

ATTEST:



RAYMOND BARRAGAN, SECRETARY  
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF GARDENA

I, Raymond Barragan, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify the following:

1. That a copy of this Resolution and the attachments will be sent to the applicant and to the City Council as a report of the findings and action of the Planning and Environmental Quality Commission; and
2. That the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 17<sup>th</sup> day of September 2019, by the following vote of the Planning and Environmental Quality Commission:

AYES: Henderson, Pierce, Langley, Jackson  
NOES:  
ABSENT: Sherman

Attachments:

Exhibit A – Draft IS/MND dated August 2019  
Exhibit B - Mitigation Monitoring and Reporting Program  
Exhibit C – Comment Memo