

PC RESOLUTION NO. 17-19

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT AND ZONE CHANGE, AND APPROVING A TENTATIVE TRACT MAP AND SITE PLAN REVIEW RELATED TO THE DEVELOPMENT OF A 114-UNIT TOWNHOME PROJECT ON A 5.63 GROSS ACRE PARCEL AT 1515 WEST 178TH STREET

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

WHEREAS, on 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 178th 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; and

WHEREAS, at the close of the public hearing and prior to the adoption of this Resolution, the Planning Commission adopted PC Resolution No. 17-19, approving the MND and adopting the Mitigation Monitoring Reporting Program for the Tract Map and Site Plan Review, and recommending that the City Council approve the MND and adopt the Mitigation Monitoring and Reporting Program for the General Plan Amendment and Zone Change;

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

SECTION 1. GENERAL PLAN AND ZONING RECOMMENDATION.

The Planning Commission hereby recommends that the City Council: adopt the Resolution attached hereto as Exhibit A changing the General Plan land use designation for the Property from Industrial with a Mixed-Use Overlay to High Density Residential; and adopt the Ordinance attached hereto as Exhibit B changing the zoning from the Property from General Industrial (M-2) with a Mixed-Use Overlay (MUO) to High Density Multiple-Family Residential (R-4). In making this recommendation the Planning Commission incorporates the findings set forth in those Exhibits.

SECTION 2. TRACT MAP APPROVAL.

Tentative Tract Map No. 82390, dated March 4, 2019, and shown on Exhibit C, dividing the property into 114 condominium lots is hereby approved, subject to the conditions of approval attached as Exhibit D, based on the fact that none of the findings which would prohibit the approval of a map are present and the map satisfies all of the requirements of the Gardena Municipal Code and the Subdivision Map Act.

A. The map and design and improvement of the proposed subdivision is consistent with applicable general and specific plan (Government Code § 66474; § 66473.5).

The Planning Commission has recommended that the City Council adopt a resolution amending the General Plan and Zoning to High Density Residential. If approved, the map will be consistent with the Land Use Plan of the Community Development Element of the General Plan. There are no applicable Specific Plans.

B. The site is physically suitable for the type or density of development (Government Code § 66474).

The site is 5.63 gross acres consisting of two parcels which are flat, and serviced by all necessary utilities. The site has been previously developed. The size and topography of the parcels allows the development of the 114 townhomes in 22 buildings while adhering to Gardena Municipal Code standards. Furthermore, the zoning allows for a maximum density of 30 dwelling units to the acre and a minimum density of 20 units to the acre and falls within these requirements. The density of this project is 20.36 units per acre and falls within these requirements. The site also provides adequate ingress and egress. Therefore, the site is physically suitable for the type and density of the proposed development.

C. The design of the subdivision and the proposed improvements will not cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Government Code § 66474).

The property has already been fully developed and has been used for a trucking business and parking lot. There is an industrial building on the property which is used for

distribution logistics administration and management. The paved areas of the property is used for vehicle and truck parking. There is no natural environment, fish, or wildlife in the area which will be harmed by the proposed project. Furthermore, the subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The townhomes will be located adjacent to an existing mobilehome park. A mitigated negative declaration was prepared for the Project and approved by the Planning Commission for purposes of the Tract Map and Site Plan. The mitigated negative declaration determined that there would not be any public health problems, substantial environmental damage, or injury to fish and wildlife or their habitat.

D. The design of the subdivision or type of improvements will not conflict with public access easements (Government Code § 66474).

There are no public access easements on the property and therefore no conflict with such easements.

E. The design of the subdivision provides for, to the extent feasible, future passive or natural heating and cooling opportunities (Government Code § 66473.1).

The design of the subdivision provides for over 70,000 square feet of open space, including common open space and private patios and balconies. Each townhome will be built to meet insulation, air and ventilation requirements pursuant to the Building Code. Windows and doors will allow for ventilation and natural light to penetrate inside townhomes for natural heating and cooling opportunities.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval, the subdivision and subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

SECTION 3. SITE PLAN REVIEW APPROVAL.

Site Plan Review (#11-18) for the construction of a 114-unit condominium development in 22 buildings, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit D. The plans being approved are those dated, August 29, 2019, attached hereto as Exhibit E as the same may be modified by the conditions of approval.

A. The proposed development, including the uses and physical design, is consistent with the intent and general purpose of the general plan and provisions of the municipal code.

As part of the Project, Developer has sought approval of a General Plan amendment and zone change designation. Staff has determined that based on the calculation of density on gross acreage prior to dedication, the General Plan land use and zoning should both be changed to high density residential and the Planning Commission has recommended approval of these changes.

The High Density Residential land use category provides for a high quality, multiple-family living environment consisting of three-story multi-unit buildings. The high density

multiple-family residential zone (R-4) implements this land use designation. The allowed density is a maximum of 30 units per acre under both the General Plan Land Use Plan and the City's Zoning Code.

In recommending approval of the General Plan Amendment and Zone Change, the Planning Commission has determined that high-density residential zoning represents good planning practices. The proposed density is approximately 20.36 units per acre and therefore falls within the allowable density requirements, so it is consistent with the General Plan and zoning.

The Project is also consistent with the following Goal and Policies of the General Plan Land Use Plan:

- LU Goal 1 – Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.
 - LU 1.1: Promote sound housing and attractive and safe residential neighborhoods.
 - LU 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.
 - LU 1.4: Locate new medium- and high density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities.
 - LU 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multifamily residential developments.
 - LU 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.
 - LU 1.8: Minimize through-traffic on residential streets.
 - LU 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.

As shown in the staff report, which is incorporated by reference, the site plan meets or exceeds all development standards of the zoning code.

B. The proposed development will not adversely affect the orderly and harmonious development of the area and the general welfare of the city.

As set forth above and in the staff report, which is incorporated by reference, the proposed site plan meets all of the development requirements, and the proposal, as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

SECTION 4. APPEAL.

The approvals for the Tentative Tract Map and Site Plan review 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 5. 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 6. CUSTODIAN OF RECORD.

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. 162nd Street, Gardena, California 90247. Mr. Barragan's email is rbarragan@cityofgardena.org and his phone number is 310/217-9546.

SECTION 7. NOTICE OF DETERMINATION.

Staff is hereby directed to file a Notice of Determination of the approvals granted herein with the County Recorder's office within five working days from the date of approval.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately but the approvals granted by this Resolution shall only become effective if the City Council approves the General Plan Amendment and Zone Change as recommended in Section 1 above.

SECTION 9. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 17th 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 17th 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 General Plan Amendment Resolution
○ Exhibit – General Plan Land Use Map change
Exhibit B – Draft Ordinance Rezoning Property
○ Exhibit – Zone Change Map
Exhibit C – Tract Map
Exhibit D – Conditions of Approval