

## **RESOLUTION NO. 6412**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP AND SITE PLAN ON THE CALL FOR REVIEW RELATING TO THE PROPERTY LOCATED AT 1515 WEST 178<sup>TH</sup> STREET**

**(TTM No. 82390 and 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 a 5.63 acre property located at 1515 West 178<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 (MUO) to High Density Multiple-Family Residential (R-4); Tentative Tract Map to create 114 airspace condominium lots (TTM No. 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 and Environmental Quality Commission ("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, the Planning Commission adopted Resolution No. PC 16-19 which approved the MND and adopted the Mitigation Monitoring Reporting Program ("MMRP") for the Tentative Tract Map and Site Plan Review and recommended that the City Council approve the MND and adopt the MMRP for the General Plan Amendment and Zone Change; and adopted PC Resolution No. 17-19 which approved the Tentative Tract Map and Site Plan Review and recommended that the City Council approve the General Plan Amendment and Zone Change; and

**WHEREAS**, on September 24, 2019, the City received an email from a resident indicating that they wanted to appeal the Planning Commission's decision primarily based on traffic and parking impacts ("Haase Appeal"); and

**WHEREAS**, during the September 24, 2019, City Council Meeting, prior to the resident being able to perfect the appeal, Council Member Henderson called the Planning Commission's item for review; and

**WHEREAS**, after the Planning Commission's September 17, 2019, hearing, the applicant submitted a revised Open Space Enlargement Plan, dated October 2, 2019, modifying the open space to be more usable; and

**WHEREAS**, on October 22, 2019, the City Council held a duly noticed public hearing on the Project at which time it considered all evidence, both written and oral; and

**WHEREAS**, after the close of the public hearing and prior to adopting this Resolution the City Council adopted Resolution No. 6405 approving the Mitigated Negative Declaration for the General Plan Amendment, Zone Change, Tentative Tract Map, and Site Plan Review and approved the Mitigation Monitoring and Reporting Program for the Tentative Tract Map, and Site Plan Review, approved Resolution No. 6406 amending the General Plan land use map for this Property to High Density Residential, and introduced Ordinance No. 1808 rezoning the property to high-density residential;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE, AS FOLLOWS:**

SECTION 1. APPROVAL OF TENTATIVE TRACT MAP ON CALL FOR REVIEW

Tentative Tract Map No. 82390, dated March 4, 2019, and shown on Exhibit A, dividing the property into 114 condominium lots is hereby approved, subject to the conditions of approval attached as Exhibit D and subject to the further condition that the Map be modified to conform to the revised Open Space Enlargement Plans dated October 2, 2019. This approval is 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 City Council adopted Resolution No. 6406 changing the land use designation from Industrial with a Mixed Use Overlay to High Density Residential. The map is consistent with the new Land Use Plan of the Community Development Element of the General Plan. There are no applicable Specific Plans. An Ordinance introducing a zone change to high density residential was also introduced.

***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 are 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 and will actually improve the public health by eliminating nuisances from the adjoining use and by remediating the hazardous soils.

The mitigated negative declaration that was prepared for the Project and approved by the City Council 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).***

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 2. APPROVAL OF SITE PLAN ON CALL FOR REVIEW.

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 B and the Landscape Plans dated May 17, 2019, attached hereto as Exhibit C which are to be modified to conform to the revised Open Space Enlargement Plan dated October 2, 2019 and 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.***

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. This same density of housing could be built under the prior Land Use and zoning designations. However, commercial could not be developed which is required under the previous designation because a commercial component would not be viable at this location. 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, as amended.

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

- LU 1.1: Promote sound housing and attractive and safe residential neighborhoods.
  - The proposed project will provide 114 attached condominium units in a well-designed, gated townhome community.
- LU 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.
  - The proposed project will be compatible with the mobilehome park to the west and residential neighborhood further south.
- 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.
  - The proposed project will be in close proximity to commercial shopping centers to the north and the Harbor Gateway Transit Center to the east.
- LU 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multifamily residential developments.
  - The proposed project will include a swimming pool, tot lot, recreational open space area, off-street parking, and pedestrian walkways in a multifamily condominium community.
- LU 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.
  - The project site is located in a developed area where there is adequate public service from police and fire and adequate water, sewer, electrical, and gas systems.
- LU 1.8: Minimize through-traffic on residential streets.
  - The proposed project will provide a main driveway and a secondary driveway for emergency purposes only. All traffic will take ingress and egress from 178<sup>th</sup> Street, and the majority of vehicles will be from Normandie Avenue to the east and Western Avenue to the west. Traffic onto the residential streets to the south is expected to be minimal.
- LU 1.11: Design infill development to be compatible and consistent with the existing low-density character of residential neighborhoods.
  - The proposed project is for an infill development that includes the demolition of an industrial building and construction of a condominium townhome community. The proposed project is consistent with the mobilehome park to the west and the residential neighborhood further south. Furthermore, the proposed project helps satisfy a continued need for housing within the City.
- 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.

- The proposed project will provide 228 garage parking spaces and 66 guest parking spaces for a total of 294 spaces. The guest parking is nine spaces in excess of the required guest spaces. The proposed project will include a swimming pool, tot lot, and recreational open space areas.
- DS 2.2: Ensure that new and remodeled dwelling units are designed with architectural styles, which are varied and are compatible in scale and character with existing buildings and the natural surroundings.
  - The proposed buildings will have a contemporary design that includes a variety of materials and colors. The scale and character of the buildings are consistent with a three-story townhome development. Units will be accessed via a courtyard and parking will be accessed via a rear driveway.
- DS 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.
  - The proposed project will have three types of building designs and four floor plans. The buildings will be articulated using a variety of colors and materials.
- DS 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener” environment for residents and those viewing from public areas.
  - Landscaping includes a variety of trees, shrubs, and groundcover. Interior buildings will be separated by landscaped courtyards. Recreational and passive open space areas will be provided in the northern portion of the lot.
- DS 2.11: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.
  - The proposed project includes 15,937 square feet of private patios, 7,220 square feet of balconies, and 48,868 square feet of common open space. In total, the project provides 72,025 square feet of common and private open space or approximately 632 square feet of open space per unit, which is more than the 600 square feet of open space required.
- DS 2.12: Provide well-designed and safe parking areas that maximize security, surveillance, and efficient access to building entrances.
  - The proposed project will be gated with a single entry from 178<sup>th</sup> Street. Two garage spaces are provided for each unit and all guest parking will be behind the gate. Additionally, a homeowners association will be established that will handle the maintenance and security of the community in the future.
- DS 2.14: Require design standards be established to provide for attractive building design features, safe egress and ingress, sufficient parking, adequate pedestrian amenities, landscaping, and proper signage.
  - The proposed project has been attractively designed with various architectural features. The project provides safe egress and ingress onto 178<sup>th</sup> Street to the south. There is sufficient resident and guest parking onsite. Pedestrian amenities include walkways, a swimming pool area, and recreational open space areas. The project will be landscaped throughout and adequate directional signage will be provided.

- PS Goal 3 – Protect public health, safety and the environment from exposure to hazardous materials and other dangers.
  - The proposed residential use is more compatible with the existing residential neighborhood than the existing trucking facility. Hence, the proposed project will further protect the public health, safety and the environment from exposure to hazardous materials and other dangers that are associated with industrial uses. Additionally, as documented in the Initial Study/Mitigated Negative Declaration, the soil on a portion of the property is contaminated. Prior to being allowed to build any residential units, the Property will be remediated to the satisfaction of the responsible County agency.

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.

The Site Plan will be revised as shown in the revised Open Space Enlargement Plan to make the open space more usable and to create additional on-site parking.

The issues which were raised by the Haase Appeal and subsequent letters do not have merit. As set forth above and in the accompanying General Plan and Zoning approvals, the changes and the Project are consistent with the General Plan. The Project complies with the parking requirements of the zoning code. Additionally, once the trucking use is gone, there will be a greater availability of street parking as employees and visitors, and trucks will no longer be parking on the local streets. The Traffic Distribution analysis supports that there will not be a significant amount of cut-through street traffic and the local streets can handle the anticipated traffic. There is a secondary ingress/egress from the project site which can be used in emergencies. Conditions have been imposed regarding sewage and Southern California Edison has not raised any concerns regarding the high voltage lines.

**SECTION 3. 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 4. 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. 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 5. EFFECTIVE DATE.

This Resolution shall take effect immediately, but the approvals shall only be valid if both the General Plan Amendment set forth in Resolution No. 6406 and the zone change set forth in Ordinance No. 1808 become effective.

SECTION 6. 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.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.


PASSED, APPROVED, AND ADOPTED this 22nd day of October, 2019.

  
TASHA CERDA, Mayor

ATTEST:

  
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

  
PETER L. WALLIN, City Attorney

Attachments:

*Exhibit A* – Tentative Tract Map dated March 4, 2019

*Exhibit B* – Site Plan dated Aug. 29, 2019

*Exhibit C* – Landscape Plans dated May 17, 2019

*Exhibit D* – Conditions of Approval

STATE OF CALIFORNIA                     )  
COUNTY OF LOS ANGELES            ) SS:  
CITY OF GARDENA                        )

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6412** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **22<sup>nd</sup> day of October, 2019**, and that the same was so passed and adopted by the following roll call vote:

AYES:     MAYOR PRO TEM KASKANIAN, COUNCIL MEMBERS TANAKA, MEDINA,  
              AND COUNCIL MEMBER HENDERSON AND MAYOR CERDA  
  
NOES:     NONE  
  
ABSENT:   NONE

*for Becky Romero*  
\_\_\_\_\_  
City Clerk of the City of Gardena, California

(SEAL)