

CITY OF GARDENA  
PLANNING & ENVIRONMENTAL QUALITY COMMISSION  
TUESDAY, MAY 19, 2020, MEETING  
VIRTUAL MEETING VIA ZOOM  
\* \* \*

Called to order by Chair Jackson at 7:04 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**

None.

**APPROVAL OF MINUTES**

A motion was made by Commissioner Henderson and seconded by Commissioner Langley to approve the minutes of the meeting on April 21, 2020. The minutes were approved 5-0-0.

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

**ORAL COMMUNICATIONS FROM THE PUBLIC**

**Agenda Item #4**

Assistant Planner Acuna addressed the Commission and public on procedures for conducting the online meeting since all participants were attending from a remote location. Instructions on how to comment and ask questions via the Zoom application was given. All written comments and questions will be read.

There were no oral communications from the public.

**PUBLIC HEARING**

**Agenda Item #5**

**Site Plan Review #3-19; Tentative Parcel Map #2-19; Variance #1-05 (MOD)**

A request to construct a new 3,486-square-foot fast-food restaurant with drive-thru in the General Commercial (C-3) zone, including Site Plan Review for development, Tentative Parcel Map to create separate parcels, and a modification to a previously approved parking variance.

**Project Location: 2169 West Redondo Beach Boulevard (APN: 4063-014-017)**

**Applicant: Kristen Roberts, Raising Cane's/Target Corporation**

Assistant Planner Acuna stated that the item would be re-noticed for the June 2, 2020 Planning Commission meeting.

**Agenda Item #6**

**Site Plan Review #2-20; Tentative Tract Map #1-20**

The Planning Commission considered a request for site plan review and tentative tract map approval for the construction of six new townhome units in the Medium Density Multiple-Family Residential (R-3) zone per Section 18.44.010.E and Chapter 17.08 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

**Project Location: 1938 West 146th Street (APN: 4062-007-025)**

**Applicant: Javier Ordonez**

Assistant Planner Acuna gave the presentation.

Commissioner Pierce asked to clarify the height.

Ms. Acuna confirmed the height would be 33 feet and 8 inches. Ms. Acuna stated there were written comments received from a neighbor, Kate Hong, and from YIMBY Law. Ms. Acuna stated there are conditions to address privacy, noise, and construction issues. Additionally, Ms. Acuna stated a phone call was received from a neighbor concerned with parking issues. Ms. Acuna stated the applicant had agreed to the added conditions to address the issues. Staff's recommendation is for approval of the project with the added conditions made during the presentation.

Commissioner Pierce asked the City Attorney if the CC&Rs expressly preclude homeowners from converting a garage to living area.

Assistant City Attorney stated she has not seen the draft CC&Rs, but the CC&Rs can prohibit homeowners from converting a garage. The applicant can address the question.

Commissioner Langley had concerns about the trash location inside the garage.

Ms. Acuna stated that the trash location was recommended inside the garage to address noise concerns to neighbors. She mentioned there is enough space inside the garage and there is also a separate storage room where trash containers can be located.

Commissioner Langley stated concerns about parking and asked if there was only parking on one side of the street.

Ms. Acuna confirmed there is only parking on one side. The street plans show the street to be wider. There are existing areas along the street which are wider. There is a requirement for the subject property to dedicate two feet, but widening is for property to the north side of 164<sup>th</sup> Street.

Commissioner Henderson stated his question had been answered and has no further questions.

Commissioner Sherman had no further questions.

Chair Jackson opened the public hearing and welcomed the applicant to speak.

Javier Ordonez, the applicant, had nothing further to state. He mentioned he had a translator.

Maria Barragan stated she has assisted Mr. Ordonez in many projects. He has developed many beautiful projects and this project would make a big difference on that street. The kind of construction that Mr. Ordonez brings in is quality and will add more beauty to that street.

Commissioners Pierce, Sherman, Langley, and Henderson had no questions for the applicant.

Chair Jackson asked about the price points for selling the condos.

Ms. Barragan, translating for Mr. Ordonez, stated the price would be between \$500,000 and \$600,000 depending on where the market is at that time.

Senior Planner Signo asked if the applicant agreed with the conditions.

Ms. Barragan stated the applicant is comfortable and understands all the conditions.

Ms. Acuna restated instructions for speakers to participate.

Tolei Fatafehi stated she lives west of the property and has lived there since childhood. She is concerned with the development and her property lies near the backyard of the subject property. Her mother and her own the apartment building. Her neighbors have to park down the street or on another block due to parking issues. There is already a large amount of population in the area. It is more of an inconvenience to the neighbors.

Kate Hong, neighbor, stated she sent an email and agrees with the previous speaker. Parking is extremely impacted. Her house is directly adjacent to the property in question. They cannot park in front of their house. Sometimes they have to park outside of their block. If you consider the amount of residents coming in that's about six to 12 cars coming in. The way the property is being built she will be able to hear everything. It will compromise their ability to open windows because of noise. Her father has a hearing issue and noise will worsen his condition. The project is not a good idea for them and others in the neighborhood.

Chair Jackson asked if there is anyone else who would like to speak. After hearing none the public hearing was closed.

Assistant Attorney Kranitz stated staff can address questions. She mentioned the YIMBY letter stated a project cannot be denied if it meets all the standards of the municipal code. This project meets all requirements so there is no choice but to approve.

Chair Jackson reopened the public hearing due to another comment.

Ms. Acuna read comments asking about what would be done during construction to address rodents and if the six to seven-foot wall would be paid by the builder. Ms. Acuna stated the applicant will be responsible to pull permits and pay for the block wall in addition to the other conditions added. In regards to rodents, that issue can be addressed by contacting Code Enforcement.

Chair Jackson gave an opportunity for additional comments. After hearing none closed the public hearing.

MOTION: It was moved by Commissioner Pierce and seconded by Commissioner Henderson to adopt Resolution No. PC 4-20 approving Site Plan Review #2-20 and

Tentative Tract Map #1-20, subject to the attached conditions of approval, and directing staff to file a Notice of Exemption.

The motion passed by the following roll call vote:

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

Ms. Kranitz explained there is a 10-day appeal period in case anyone is aggrieved by the decision.

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

Acting Community Development Director Raymond Barragan indicated we are still processing applications and staff is still issuing building permits and completing projects. Staff has done an amazing job at providing a level of service that is consistent. He commended Ms. Acuna for presenting the project and work on the Zoom platform, as well as with City Council meetings on their Zoom meetings.

Ms. Kranitz indicated the next meeting on June 2 will have an item on traffic impacts. There is a lengthy report that will be sent out early to give opportunity for commissioners to review. The item deals with going from level of service to vehicle miles traveled.

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

Commissioner Langley asked if a home inspection is allowed when occupants live in the house.

Mr. Barragan indicated staff is considering equipment that allows for remote inspections. Right now, there is limited interior inspections. If occupants are in the house it becomes difficult.

Commissioner Langley stated concerns with issues discussed in the YIMBY letter.

Commissioner Pierce gave good wishes to staff, commissioners, and the assistant city attorney to stay safe during this time.

Commissioner Henderson had no report but asked that everyone stay safe.

Vice Chair Sherman agreed with concerns on 146<sup>th</sup> Street because of new houses.

Chair Jackson stated she also had concerns with the YIMBY letter.

Ms. Kranitz stated there are housing groups that send these letters when a city has a housing project.

Chair Jackson commended Ms. Acuna and the rest of staff for their work.

### **ADJOURNMENT**

Chair Jackson adjourned the meeting at 8:03 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'RB', written over a horizontal line.

RAYMOND BARRAGAN, SECRETARY  
Planning and Environmental Quality Commission

A handwritten signature in black ink, appearing to be 'BJ', written over a horizontal line.

BRENDA JACKSON, CHAIR  
Planning and Environmental Quality Commission

