

RESOLUTION NO. 6465

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, UPHOLDING THE DECISION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION APPROVING SITE PLAN REVIEW #2-20 AND TENTATIVE TRACT MAP #1-20 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 DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION

(SPR#2-20; TTM #1-20) (APN: 4062-007-025)

WHEREAS, on January 31, 2020, the applicant, Javier Ordonez, filed an application for a Site Plan Review and Tentative Tract Map to demolish one single-family unit and construct six residential condominium units (the “Project”) at the property located at 1938 West 146th Street (the “Property”). The actions required include approving a site plan review for the development and a tentative tract map for the subdivision; and

WHEREAS, the project site General Plan designation is Medium Residential and the zoning is Medium Density Multiple-Family Residential (R-3); and

WHEREAS, the Property is bounded by single family residential zones (R-1) to the south, and multi-family dwelling zones (R-3) to west, east, and north across 146th Street; and

WHEREAS, on May 19, 2020, the Planning and Environmental Quality Commission (“Planning Commission”) of the City of Gardena held a duly noticed public hearing on 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 4-20, which approved Site Plan Review #2-20 and Tentative Tract Map #1-20 for the construction of six new townhome units at 1938 West 146th Street subject to conditions of approval; and

WHEREAS, on June 9, 2020, Mayor Cerda requested a call for review of the Planning Commission’s action, requesting to know more about the Project; and

WHEREAS, after the Planning Commission’s May 19, 2020, hearing, the applicant submitted revised project plans dated June 5, 2020, modifying the design of the buildings; and

WHEREAS, on June 23, 2020, the City Council held a duly noticed public hearing on all portions of the Project at which time it considered all evidence, both written and oral;

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

SECTION 1. SITE PLAN REVIEW.

Site Plan Review (#2-20) for the construction of a six-unit townhome, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are attached hereto as Exhibit B, 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.

1. The General Plan designates the subject property as medium density residential land use and the subject property is zoned Medium Density Multiple-Family Residential (R-3). The medium residential land use category is intended to provide a quality multifamily living environment. Allowing the six-unit townhome project would be consistent with various goals and policies of the General Plan including the following:

a. Housing Element Goal 1 – Maintain and enhance the stability and quality of the City's housing stock and residential neighborhoods.

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.

b. Land Use Plan LU Policy 1.4 – Locate new medium- and high-density residential development near neighborhood and community shopping centers with commensurate high levels of community services and facilities.

The subject site is located approximately one-half mile from several shopping centers within the City's jurisdiction. Additionally, local public schools including Chapman Elementary School and Junipero Serra High School are located less than one-half mile from the project site.

c. Community Design Plan DS Policy 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 will have an abundant amount of open space, all private, exceeding the City's requirements. All open spaces will be located behind secured fencing and gates for sole resident use.

2. The Project complies with all applicable development standards of the R-3 zone as set forth in the staff report and the design criteria of the Gardena Municipal Code Section 18.42.095.

a. Scale and Massing. The general perception of the size and volume of a building shall be compatible with and not more massive than that of surrounding buildings.

Multiple massing, front facing, and varied facade detailing are methods that can be used to reduce the scale of two-story homes.

The residential buildings do not exceed the maximum height regulation for the R-3 zoning district. The development does provide a front-facing façade towards West 146th Street, and various façade detail including changes in planes and materials on all sides that assist in reducing the scale of the buildings.

b. Street-Facing Entries. Homes and multi-unit dwellings shall have primary entrances and doorways oriented toward the street, rather than away from the street, to the greatest extent feasible.

The unit closest to West 146th Street has an enhanced entry that is oriented toward the street.

c. Architectural Detailing. Structures and walls and rooflines of structures shall contain a variety of distinct parts, architectural elements and surface treatments
The Project is of modern Spanish design with off-white stucco and light tan accent color through the buildings. The design of the structures also includes rustic red tile roofing and corbels that wrap around the roof line of each building. Other distinct parts of the architecture include variation in planes, projected balconies, and window shutters.

d. Rooflines. The rooflines provide a finishing visual detail for the residential structure. Varied rooflines reduce the scale of development. Single massing and box-like structures with minimal facade articulation shall be prohibited.

The Project provides various roof pitches on all sides of the buildings with substantial amount of articulation.

e. Garages, Driveways and Parking. The structures and paved surfaces devoted to cars have a major impact on the visual quality of the neighborhood and shall not dominate, detract from the architectural details or divide the visual impact of the site.

The parking structures are attached to each unit and are architecturally compatible. The driveway of the Project will include a newly paved driveway that will enhance the Property and not detract from the architectural details.

f. Walls and Fences. While they can provide privacy and a perception of security, walls and fences affect the visual quality of the neighborhood. Walls and fences visible from the street shall be compatible with the finish material and architecture of the structures and softened with landscape treatment placed at the base of or grown on the face of the wall or fence.
As conditioned the Project will include a decorative block wall along the perimeters of the property. A vehicular wrought-iron gate will be located twenty feet from the front property line.

g. Materials, Color and Texture. The pattern of colors, materials and surface treatment of structures affect not only the image of the buildings, but also the overall identity of the neighborhood. Selection of materials, color and surface treatment shall be compatible with architectural style of the structures. Neutral colors with the use of appropriate accent colors are the easiest to maintain and are preferred.

The Project consists of off-white stucco and light tan accent color throughout the buildings, and stone detailing on the front-facing façade, which is compatible with modern Spanish architecture.

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

1. 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 2. TENTATIVE TRACT MAP NO. 83046 (#1-20).

Tentative Tract Map No. 83046, dated February 6, 2020, and shown on Exhibit C, creating six condominium lots is hereby approved, subject to the conditions of approval attached as Exhibit A 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 Chapter 17.08 and Government Codes 66474, 66473.1, and 66473.5

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

1. The Land Use Plan and the zoning map currently designate the project site as Medium Residential Density, respectively. The proposed project will involve six townhome units and will be consistent with the Land Use Plan of the Community Development Element of the General Plan. Additionally, the Circulation Plan of the Community Development Element designates West 146th Street as a local street. Local streets are designed to provide vehicular, pedestrian and bicycle access to individual parcels. As conditioned, the applicant will be making street improvements that will be consistent with the Circulation Plan. There are no applicable Specific Plans.

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

1. The site is 14,420 square feet, flat, and serviced by all necessary utilities. The zoning of the property allows for 17 units per acre, or six units, and the applicant is proposing six units. 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).

1. The property was developed with one-story single-family home and detached garage. There is no substantial 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 six-unit residential units are not expected to create environmental damage or public health problems
- D. The design of the subdivision or type of improvements will not conflict with public access easements (Government Code § 66474).**
1. The proposed subdivision was designed so as not to interfere with public access 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).**
1. During winter, a north/south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, prevailing winds are west/southwest from the north (Los Angeles International Airport) and west from the south (Torrance Airport). The general direction of these prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities in the summer. Therefore, the design of the proposed subdivision provides for the configuration structures to provide for future passive or natural heating and cooling opportunities

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT

- A. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption:
1. Guidelines Section 15303(b) New Construction or Conversion of Small Structures. The project consists of the construction of six new residential condominium units and is located in an urbanized area.
 2. Guidelines Section 15332, In-Fill Development Projects. The project: is consistent with the general plan and zoning designations and regulations; occurs within the City boundaries on a site of less than 5 acres which is surrounded by urban uses; had no value as habitat for endangered, rare or threatened species; and can adequately be served by all required utilities and public services. Further, approval will not result in any significant effects for traffic, noise, air or water. After review of the project and review of appropriate studies related to the project, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality.
- B. The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The

cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the project not have any significant effects, but there are no unusual circumstances applicable to this project site. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

C. Staff is hereby directed to file a Notice of Exemption.

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. EFFECTIVE DATE. This Resolution shall take effect immediately.

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 23rd day of June, 2020.


TASHA CERDA, Mayor

ATTEST:

APPROVED AS TO FORM:


for MINA SEMENZA, City Clerk
Attorney


CARMEN VASQUEZ, City

Attachments:

Exhibit A – Conditions of Approval

Exhibit B – Project Plans dated June 5, 2020

Exhibit C – Tentative Parcel Map #83046 (TTM#1-20)

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. 6465** 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 **23rd day of June, 2020**, and that the same was so passed and adopted by the following roll call vote:

AYES: MAYOR CERDA AND COUNCIL MEMBER TANAKA, MAYOR PRO TEM
 HENDERSON, COUNCIL MEMBERS KASKANIAN AND FRANCIS

NOES: NONE

ABSENT: NONE

for Becky Romero
City Clerk of the City of Gardena, California

(SEAL)