



CITY OF GARDENA

PLANNING & ENVIRONMENTAL QUALITY COMMISSION

Meeting Agenda

1700 W. 162nd Street, Gardena, California
Website: www.cityofgardena.org

AGENDA

Tuesday, August 4, 2020

7:00 P.M.

In order to minimize the spread of the COVID 19 virus Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that all the Gardena Planning and Environmental Quality Commissioners may attend this meeting telephonically.

1. This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on the ZOOM app. Details on how to access this live stream can be found on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>.
2. Observers may view the meeting by downloading the ZOOM app and clicking onto the following link:
<https://us02web.zoom.us/j/83564230357>
3. You may also dial in using your phone:
United States: +1 (669) 900 9128
Webinar ID: 835 6423 0357
4. We strongly encourage that if you wish to make a comment on a specific agenda item, to please submit your comment via email to CDDPlanningandZoning@cityofgardena.org prior to the meeting. Comments will be accepted via email up until 7:00pm on Tuesday, August 4, 2020.
5. If you wish to speak live on a specific agenda item during the meeting you, may use the "Raise your Hand" feature on Zoom, or if you are dialing in on your phone you may press *9 during the item you wish to speak on. For Non-Agenda Items, you would be allowed to speak during Oral Communications, and during a Public Hearing you would be allowed to speak when the Public Hearing is opened. Members of the public wishing to address the Planning Commission will be given three (3) minutes to speak.

6. Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>.
7. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the Planning Division by phone (310) 217-9524 or email CDDPlanningandZoning@cityofgardena.org at least 6 hours prior to the scheduled special meeting to ensure assistance is provided.

The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

PUBLIC COMMENT: The Planning and Environmental Quality Commission will hear from the public on any item on the agenda or any item of interest that is not on the agenda. However, the Commission cannot take action on any item not scheduled on the agenda. These items may be referred for administrative action or scheduled on a future agenda.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

Thank you for your attendance and cooperation.

1. Call meeting to order
2. Roll Call
3. Approval of Minutes – July 7, 2020
4. Oral Communications from the Public
5. **Site Plan Review #4-19; Tentative Tract Map #2-19**
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: 1621 W. 147th Street (APN: 6103-031-075)

Applicant: Julio Vargas

Direction by Staff: *Continue Item to the August 18, 2020, Planning and Environmental Planning Commission Meeting*

6. Site Plan Review #1-19, Variance #1-20, and Tentative Tract Map #1-19

The applicant is requesting a Site Plan Review to allow the development of 113 townhomes, including 57 attached townhomes, 41 detached single-family units, and 15 attached live-work units; a Variance to construct a front yard fence abutting a public sidewalk; and a Tentative Tract Map to subdivide 5.46 acres consisting of two properties for 113 condominium units (VTTM #82667). The property is zoned C-3/MUO (General Commercial/Mixed Use Overlay). A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) have been prepared to address the environmental impacts and will have to be approved and adopted prior to the project approvals. The Commission will consider the MND and MMP at the same time as it considers the Site Plan Review and Tentative Tract Map.

Project Location: 2101 and 2129 Rosecrans Avenue (APNs: 4061-028-049 and 4061-028-018)

Applicant: G3 Urban Inc.

7. Community Development Director's Report
8. Planning & Environmental Quality Commissioners' Reports
9. Adjournment

Dated this 30th day of July, 2020

/s/ RAYMOND BARRAGAN

Raymond Barragan, SECRETARY
Planning and Environmental Quality Commission

**CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
MINUTES**

TUESDAY, JULY 7, 2020, MEETING
VIRTUAL MEETING VIA ZOOM

* * *

Called to order by Vice Chair Sherman at 7:04 P.M.

ROLL CALL

Present: Steve Sherman, Deryl Henderson, Stephen Langley, Dale
Pierce
Absent: Brenda Jackson
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 Langley and seconded by Commissioner Pierce to approve the minutes of the meeting on June 2, 2020. The minutes were approved 4-0-1.

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

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.

There were no oral communications from the public.

PUBLIC HEARING

Agenda Item #5

Zone Code Amendment #2-20

The Planning Commission will consider an ordinance making changes to Title 18 of the City's Zoning Code, primarily relating to residential development standards throughout the City and provide extensions for entitlements. The Planning Commission will make a recommendation to the City Council on the ordinance. Staff has determined that the Zone

Code Amendment would not have any significant effects and is therefore exempt from CEQA.

Project Location: Citywide
Applicant: City of Gardena

Assistant City Attorney Kranitz gave the staff presentation. She mentioned the Planning Commission looked at this item a few months ago and there are some changes directed by City Council. The purpose for these changes was to provide flexibility to developers, but it does not necessarily mean we are allowing for increased density. She presented the G3 Rosecrans Place site plan of what can be built and what is being proposed. This shows that creating more flexibility does not necessarily mean more density. In this case, the developer is proposing less than what is being proposed in the amendment. She mentioned the City Council did not want to remove minimum unit sizes, but wanted to reduce the minimum unit sizes. She mentioned how it would affect affordable housing units.

Acting Community Development Director Barragan discussed distance between buildings. In the R-3 zone, it applied to buildings on the project site. Staff wants to clarify this in the Code. We want to link this to building and fire codes. He discussed standard changes in the R-4 zone and mixed use overlay (MUO). We want to protect privacy by creating separation if windows between units are directly opposed. We developed these standards after looking at what other cities are doing.

Ms. Kranitz discussed the parking standards. Staff went back to do more research and is only looking to make changes to the R-4 and MUO zones. She discussed common vehicle sizes and what would be able to fit inside a garage. We are recommending that parallel parking be reduced to 22 feet. Unless we're talking about full-sized pickup trucks, all other vehicles can park in a parallel parking space. Not a lot of city have tandem parking requirements, but out of the ones that do, Gardena requires the most depth.

Mr. Barragan discussed the requirements for site plan review. The Planning Commission and City Council had some concerns with the amount of discretion made at the staff level. We modified it so that the Director can make minor changes for specific issues. In addition, staff is proposing to remove the type of use approved under site plan review. These should be approved by the Planning Commission under a conditional use permit. In regards to density changes, staff is not recommending density changes at this time. In regards to setbacks in the R-4 zone, we are looking to reduce the setbacks, but did hear concerns from City Council. Therefore, staff is proposing a setback of 15 feet in the side and rear yard based on height when adjacent to an R-1 or R-2 zoned property. We are also proposing changes in the MUO zone. The proposal for the front yard would be taken from the property line rather than the curb face. In the MUO zone, the setback differs based on if a property is next to R-1 or R-2 zone.

Ms. Kranitz discussed the changes proposed for the extension of time for entitlements. Staff is now proposing two extensions for a six-month period. A chart showing what other cities allow was presented.

Vice Chair Sherman asked if there are any questions from Commissioners.

Commissioner Langley asked that if this needs to come back to the Planning Commission if it already gone to City Council.

Ms. Kranitz explained there were some changes made by City Council so we wanted to be sure the Planning Commission reviewed the changes before it moved forward. There was a special session with the City Council where changes were made item by item.

Commissioner Henderson asked if it allows for more density.

Ms. Kranitz explained there was one area in the MUO and R-4 zone. Since it also requires a General Plan Amendment we decided not to pursue any density changes at this time. We are not proposing any more than what the Code already allows. By allowing flexibility, the developer can actually come up with a more spacious, less dense proposal. They are required to provide a minimum of 20 units per acre. Just because we are allowing flexibility, it does not mean the developer will propose more density.

Vice Chair Sherman opened the public hearing.

Ms. Acuna gave instructions for speakers and mentioned there were no speakers.

Vice Chair Sherman closed the public hearing.

Ms. Kranitz explained we are looking to adopt the resolution with one change for a reduction in the minimum unit sizes.

MOTION: It was moved by Commissioner Pierce and seconded by Commissioner Langley to adopt Resolution No. PC 6-20 approving Zone Code Amendment #2-20, and directing staff to file a Notice of Exemption.

The motion passed by the following roll call vote:

Ayes: Pierce, Sherman, Langley, Henderson

Noes: None

Absent: Jackson

Agenda Item #6

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Acting Community Development Director Raymond Barragan thanked the Commission during this time while we are working remotely. We do have a lot of projects in the process so there will be a number of projects coming forward. As discussed at the last Commission meeting, although building permits have slowed we are still processing permits even with the office closed. We appreciate the Commission's support at this time.

Agenda Item #7

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Langley had a question or request on books on the future of cities that the Commission can read. If so, the Commission would like to receive them.

Mr. Barragan mentioned we will look at that and can bring that to the Commission at future meetings.

Commissioner Henderson, Commissioner Pierce, and Commissioner Sherman had no report.

ADJOURNMENT

Vice Chair Sherman adjourned the meeting at 7:55 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission

STEVE SHERMAN, VICE CHAIR
Planning and Environmental Quality Commission



MEMORANDUM

DEPARTMENT of COMMUNITY DEVELOPMENT

TO: Planning and Environmental Quality
Commission

DATE: July 31, 2020

FROM: Amanda Acuna, Planning Assistant

REF:

SUBJ: Agenda Item #5

CC:

As a direction by staff, Site Plan Review #4-19 and Tentative Tract Map #2-19 will be continued to the August 18, 2020, Planning and Environmental Quality Commission meeting.

**CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION**

**STAFF REPORT
RESOLUTION NO. PC 7-20
SPR #1-19; VAR #1-20; TTM #1-19
APNS: 4061-028-018, 049
AGENDA ITEM #6**

DATE: August 4, 2020

TO: Chair Jackson and Members of the Planning and Environmental Quality Commission

FROM: Raymond Barragan, Community Development Manager

CASE PLANNER: John F. Signo, AICP, Senior Planner

APPLICANT: Mitchell Gardner representing G3 Urban Inc.

LOCATION: 2101 and 2129 Rosecrans Avenue (APNs: 4061-028-018, 049)

REQUEST: The applicant requests the following entitlements for the construction of a 113-unit townhome development on a 5.46 gross acre property:

- 1) Site Plan Review (SPR #1-19) allowing the development of the 113 townhomes, including 57 attached townhomes, 41 detached single-family units, and 15 attached live-work units;
- 2) Variance (VAR #1-20) to install a front yard fence along the public sidewalk with no landscaping in between; and
- 3) Vesting Tentative Tract Map (TTM #1-19; VTTM #82667) subdividing the property for 113 condominium units.

Approval of these items requires adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (EA #5-19).

BACKGROUND

On May 28, 2019, the applicant, G3 Urban Inc., filed an application to develop 105 residential units and a 5,080-square-foot commercial building at 2101 and 2129 Rosecrans Avenue, comprising 5.46 gross acres (the "Property"). On April 7, 2020, the applicant requested staff to stop processing the application due to changes to the site plan that will eliminate the commercial building. On May 4, 2020, the applicant submitted a revised plan that eliminated the commercial building and included a total of 113 condominium units. This revised plan is what is being considered by the Planning and Environmental Quality Commission.

An Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared by the City's Consultant for the Revised Plan, and the documents were circulated for a 20-day review period from July 2, 2020 to July 21, 2020.

PROJECT DESCRIPTION/SETTING

The project site is 5.46 gross acres consisting of two properties located on the north side of Rosecrans Avenue between Van Ness Avenue to the west and Gramercy Place to the east. The project site's topography is relatively flat and the dimensions of the subject property are approximately 610 feet deep by 390 feet wide. The southeastern 1.6 acres along Rosecrans Avenue is undeveloped. The remainder of the site is developed with 42,400 square feet of commercial uses comprised of three buildings which include an approximately 11,500-square-foot office building, a 5,400-square-foot ancillary building, and a 25,500-square-foot automotive repair service building. The site also includes surface parking and drive aisles. The site is currently used for a taxi business and automotive repair activities.

The project site is bounded to the north and east by industrial (M-2 zone), and to the west and south by commercial and mixed use (C-3/MUO zone).

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3/MUO	General Commercial/Mixed Use Overlay	Taxi parking/Auto repair
North	M-2	Industrial	Manufacturing
South	C-3/MUO	General Commercial/Mixed use Overlay	Retail/Sales
West	C-3/MUO	Medium Residential/Mixed Use Overlay	Self-storage/Truck rental/Vacant (U-Haul Site)
East	M-2	Industrial	Self-storage

The applicant proposes to demolish all existing structures and construct a 113-unit townhome community. The following table summarizes the proposed unit sizes.

	<u>Number of Units</u>	<u>Floor Plan Types</u>	<u>Unit Sizes</u>
Townhomes	57	3	1,690 SF – 1,803 SF
Detached Single-Family	41	4	1,800 SF – 2,505 SF
Live-Work	15	2	1,610 SF – 1,792 SF
TOTAL	113	9	1,610 SF – 2,505 SF

In addition, the applicant proposes the following:

- 295 parking spaces (226 parking spaces in garages and 69 guest parking spaces);
- A total of 25,915 square feet of private open space via ground level patios, decks, and balconies;
- A total of 68,268 square feet of common and private open space via courtyards, a barbecue area, and other recreational and open space areas; and
- Landscaping throughout the development.

Vehicular and pedestrian access is proposed from Rosecrans Avenue via a central driveway leading into the community where guest parking for the live-work units will be available. A motorized gate will provide security and allow vehicles to access the garages and additional guest parking. Two secondary driveways are proposed on either side of the main driveway for emergency purposes. The two live-work buildings will be located on either side of the main driveway. Interior units will front a courtyard area and pedestrian walkway. The project will be conditioned to have an eight-foot-high perimeter wall along the side and rear property lines to buffer from the abutting commercial and industrial parking lots. Otherwise, perimeter side and rear walls may be seven feet in height.

Project construction could begin the end of 2020 and complete in late 2022. It includes the following sequences: demolition, site preparation, grading, building construction, and paving, architectural coating, and landscaping. Home construction would occur over several phases, the timing of which would be dependent upon market conditions.

The project includes a Tentative Tract Map to create the 113 condominium units in accordance with Gardena Municipal Code Section 17.08.020 and the Subdivision Map Act, a site plan approval in accordance with Gardena Municipal Code Chapter 18.44, and a variance for the fence in the front yard. The Gardena Municipal Code provides that in a cluster development, fences in the front yard setback may go up to 7 feet in height provided the fence consists of wrought iron or tubular steel and there is a minimum of 5 feet of landscaping between the fence and back of the sidewalk area. The applicant seeks a variance to allow a fence to be placed right at the back of the sidewalk area along portions of the project area.

It is additionally noted that except for the front yard setback which meets the requirements of the Gardena Municipal Code when the application was submitted, the applicant has assumed that the changes set forth in Ordinance No. 1820, which was introduced by the City Council after a public hearing on July 28, 2020 recommended for adoption by the Planning Commission, will be adopted by the City Council.

The Planning Commission is being asked to take the following actions:

- 1) Adopt the MND and MMRP; and
- 2) Approve the Site Plan Review, Variance, and Tentative Tract Map.

ANALYSIS

GENERAL PLAN CONSISTENCY

Findings related to General Plan consistency are required for the Site Plan Review, Variance, and Tentative Tract Map. Staff has determined that the project is consistent with the following goals and policies of the City's General Plan:

A. *Land Use Plan and Community Plan Policies:*

- LU 1.2: *Promote sound housing and attractive and safe residential neighborhoods*
- LU 1.5: *Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi-family residential developments.*
- LU 1.9: *Allow well designed and attractive residential mixed-use development to occur on existing underutilized commercial/industrial blocks designated as Mixed-Use Overlay*
- DS 2.3: *Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.*
- 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.*
- DS 2.13: *Encourage lot consolidation for multi-family development projects in order to produce larger sites with greater project amenities.*

The Project Site consolidates two parcels which are underutilized commercial parcels with a mixed-use overlay. The Project will create a new 113-unit residential condominium project with three different types of housing (garden court, attached townhomes, and attached live-work units) with a variety of floor plans for the townhomes and live-work units. The buildings are well-articulated and incorporate a variety of building materials, textures, and colors. Except for the live-work units which will be open to the public, the other housing will be gated. The project provides common open space in the form of an outdoor kitchen/barbeque area and over 40,000 square feet of paseos and terraces with shade structures and grass lawn areas. Private open space includes decks and yards. The landscaping is varied. Parking meets the City's requirements with a total of 295 spaces being provided, including guest spaces.

B. *Public Safety Plan Policies*

- PS 2.3: *Require compliance with seismic safety standards in the Unified [sic] Building Code*
- PS 2.4 *Require geotechnical studies for all new development projects located in an Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.*

A geotechnical study was prepared for the Project and construction will be required to comply with the recommendations of the study. Construction of the Project will be required to comply with the most current edition of the California Building Code as adopted by the City.

DEVELOPMENT STANDARDS

The proposed project has been reviewed for compliance with the development standards of the Mixed Use Overlay (MUO) zone. As indicated, the applicant is anticipating the approval of Ordinance NO. 1820 which amends the residential development standards.

Development Standard Comparison			
Standard	MUO	Project	Compliant
Lot Area	1 acre minimum	5.46 acres	Yes
Lot Width	80' (with curb cuts)	390'	Yes
Lot Depth	N/A	610'	N/A
Density	20 DU/AC min. 30 DU/AC max.	20.7 DU/ acre	Yes
Building Height	55' max. or 60' max. w/ architectural projections	38' max. (Live-work Building #1)	Yes
Min. Dwelling Unit Size	1,200 SF for 3+ bedrooms 900 SF for 2 bedrooms 750 SF for 1 bedroom 450 SF for bachelor	1,610 SF for smallest unit	Yes
Lot Coverage	80% max.	<80%	Yes
Setback			Yes
▪ Front	12'-20' from curb face	12'-17' from curb face	
▪ Side	5' min.	5'	
▪ Rear	10' min.	10.5'	
Distance Between Buildings	Main to Accessory: 6' min. Main to Main: 10' min. Main to Industrial: 20' min.	Main to Trellis: >6' min. Main to Main: 6.5' min. Main to Industrial: 5' min.	<i>Compliant with the approval of ZCA #2-20</i>
Off Street Parking	2 spaces/DU plus 0.5 guest spaces/DU Live-work add: ▪ 3 spaces/1,000 SF of nonresidential or ▪ 10 spaces/1,000 SF of restaurant		Yes

Development Standard Comparison			
Standard	MUO	Project	Compliant
	<ul style="list-style-type: none"> Nonresidential parking may be uncovered <p>Required:</p> <ul style="list-style-type: none"> 113 units x 2.5 = 283 sps. 3,950 SF (L-W) x 3/1,000 = 12 sps. TOTAL = 295 sps. 	<ul style="list-style-type: none"> 226 parking spaces in garages 49 guest parking 20 live-work sps. TOTAL: 295 	
Useable Open Space	<p>Residential:</p> <ul style="list-style-type: none"> 150 SF/DU usable 70 SF/DU private <p>Live/work:</p> <ul style="list-style-type: none"> 100 SF/DU total 	<p>Residential:</p> <ul style="list-style-type: none"> 432 SF/DU average usable 88 SF/DU min. for decks <p>Live/work:</p> <ul style="list-style-type: none"> 102 SF/DU min. 	Yes
Fences	<p>Front (cluster dev.): 7'H max.</p> <ol style="list-style-type: none"> Consist of wrought iron or tubular steel and interspersed with stone, brick, stucco, or decorative block Min. 5' landscaping <p>Side/rear: 7'H max. (8'H if adjacent to nonresidential parking lot)</p>	<p>Front fence does not have 5' landscaping</p> <p>8'H required for sides and rear</p>	Variance required for front fence; condition included for side and rear fences
Refuse areas	All trash containers shall be stored to not be visible from public right-of-way	Trash bins will be located in garage or backyard	Yes
Storage Area	Required for units without a garage	All units have a garage	Yes
Security/ Lighting Plan	Required for 4 units or more		Condition of approval
Design Guidelines	Section 18.19.070 – Design principles for all mixed use projects	Project provides live-work, detached single-family, and attached multifamily units with various design and architectural standards being used	Planning Commission's discretion
	Site Design	Articulated building faces with visual interest	
	Architecture	High quality materials with a variety of complementary colors; architectural features include balconies and porches; windows are offset to maximize privacy	

Development Standard Comparison			
<i>Standard</i>	<i>MUO</i>	<i>Project</i>	<i>Compliant</i>
	Streetscape	Landscaping and street furniture are incorporated into residential development along paseos; fences and gates provide privacy	

VESTING TENTATIVE TRACT MAP NO. 82667

The purpose of a tentative tract map review is to identify those conditions that should be applied to ensure that each parcel is designed so as to comply with the State Subdivision Map Act and good design practice. As stated above, the applicant proposes a Tentative Tract Map (TTM #1-19; VTTM #82667) for the development of a 113-unit mixed use project.

The condominium development will be regulated by specific covenants, conditions and restrictions (CC&Rs) that are enforced by a Homeowners Association. The condominium owners will have mutual ownership of the “common” areas within the development, and individual ownership of the “air space” occupied by each unit. These areas will be delineated on a condominium plan, which will be filed with the Department of Real Estate.

The State Subdivision Map Act includes a list of grounds for denial; if any one of the findings is made, the map must be denied:

- ❖ The map and design and improvement of the proposed subdivision is not consistent with applicable general and specific plan (§ 66474; § 66473.5)
 - The Land Use Plan and the zoning map currently designate the project site as General Commercial with a Mixed Use Overlay. The project is for 113 residential condominiums and will be in compliance with the Mixed Use Overlay designation.
 - The City’s Housing Element identifies various goals and policies that will set the stage for new opportunities for housing. Housing Plan Goal 4 provides for adequate residential sites through appropriate land use and zoning to accommodate the City’s share of regional housing needs. Policies for Goal 4 include implementing land use policies that allow for a range of residential densities (Policy 4.1). The proposed project will provide a density of 20.7 dwelling units per acre. Therefore, the project is consistent with the City’s General Plan Land Use Plan and Housing Element Plan and meets the minimum requirements of the MUO zone.

- ❖ The site is not physically suitable for the type or density of development (§ 66474)
 - The site is 5.46 gross acres. The site is essentially flat and is currently serviced by all utilities. The subject parcel can accommodate the 113 units within the various proposed buildings and the development adheres to the Municipal Code standards.
- ❖ The design of the subdivision or the proposed improvements are likely to cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (§ 66474)
 - The Property is currently developed with industrial buildings and parking lot. There is no natural environment, fish or wildlife in the area that will be harmed. The subdivision has been adequately designed to provide adequate access for pedestrians and vehicles, guests and residents along with adequate emergency access. Vehicular and pedestrian access is proposed from Rosecrans Avenue. The townhomes will not create environmental damage, nor will they create any public health problems, as further documented in the Mitigated Negative Declaration.
- ❖ The design of the subdivision or type of improvements will conflict with public access easements (§ 66474).
 - There are no public easements on the subject property.
- ❖ The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating and cooling opportunities (§ 66474.5).
 - Passive cooling opportunities exist as each unit contains windows that open to allow ventilation. The windows also allow sunlight for passive heating opportunities and natural lighting.
 - All buildings will be pre-wired for solar power and will be in compliance with all Title 24 requirements, including Cal Green standards.

The developer shall pay in lieu park fees based on a flat rate of \$10,000 per unit in accordance with Chapter 17.20 of the Gardena Municipal Code. Total in lieu park fees due for the development of 113 units, is \$1,130,000. Payment will be paid in full to the City prior to final map recordation.

With the conditions of approval (Exhibit D to Resolution No. PC 7-20) and approval of the associated entitlements, the project and project design will be consistent with the General Plan, Commercial/Mixed Use Overlay (C-3/MUO) zone, and the State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code. As no findings can be made on which to deny a map, the Vesting Tentative Tract Map should be approved.

SITE PLAN REVIEW

The proposed site plan is shown in Exhibit E to PC Resolution No. 7-20. Site plans may be approved where the Commission finds that the proposed development, including the uses and physical design is consistent with the general plan and municipal code and that the development will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.

The following factors shall be considered in determining whether the site plan shall be approved.

1. The dimensions, shape and orientation of the parcel;

The site is 5.63 gross acres and measures approximately 610 feet deep by 390 feet wide. The parcel is an interior lot located on the north side of Rosecrans Avenue between Van Ness Avenue to the west and Gramercy Place to the east. The dimension and orientation of the project site sets the stage for a development that offers open space opportunities, ample parking, and landscaping.

2. The placement of buildings and structures on the parcel;

The proposed project consists of 10 separate multifamily buildings and 41 detached single-family dwellings. Each townhome building contains between seven to eight attached condominium units. Each unit includes an attached two-car garage. Three townhome buildings, including two mixed use buildings, front Rosecrans Avenue to the south of the property. Two single-family dwellings front Rosecrans Avenue in the southeastern corner of the property. The remaining buildings and units are located in the middle and rear of the property. The interior units face an interior courtyard between buildings; the perimeter buildings along the southwestern corner and northern property line have access to a walkway. The trellis and barbecue area are located in the rear of the property at the terminus of the main driveway.

The project is consistent with GMC section 18.19.070 because the structures, walls, and rooflines contain a variety of distinct parts, architectural elements, and surface treatments; garages are located in the back of units and face private interior driveways; and walls and fences in the front of the property will be compatible with the buildings.

3. The height, setbacks, bulk and building materials;

The proposed height of each building varies from 24 feet 5 inches for some of the two-story detached single-family residences to a maximum of 38 feet for the western live-work building. The flat roofs have parapets to screen equipment and piping. The parapet heights are off-set to provide architectural variation.

The proposed buildings fronting Rosecrans Avenue have a minimum setback of 12 feet from the face of curb as required by Code at the time of application submittal. Fences and walls along the front property line will be located along the public sidewalk. A variance has been requested in order to deviate from the development standards. Buildings in the rear are setback a minimum of 10.5 feet from the rear property line. Buildings along the western and eastern property lines are setback approximately 11 feet and 5 feet from the property line, respectively.

The proposed project consists of a modern architectural theme with decorative materials such as masonry veneer, stucco, faux wood tile, foam trim, metal awnings, wood shutters on faux track and wooden posts/beams.

The proposed height, setbacks, bulk, and building materials of the development are consistent with Section 18.19.070 of the Municipal Code. The general perception of the size and volume of the buildings will not overbear the area and will be pleasant contrast to the surrounding neighborhood. A varied façade helps to decrease the massing of the buildings while the perimeter setbacks create separation from adjoining properties.

4. The distance between buildings or structures;

The proposed distance between buildings and structures varies throughout the site. Distance between buildings separated by the interior driveways are a minimum of 25 feet. Multifamily buildings fronting an interior courtyard are separated by a minimum of 13.5 feet. A minimum of 6.5 feet is provided between the sides of the single-family buildings. The City is processing a code amendment that will allow a separation of 6 feet. Once approved, the project will meet the requirement for distance between buildings.

5. The location, number, and layout of off-street parking and loading spaces;

Per Municipal Code Section 18.19.060.J and Chapter 18.40, a development of this size requires 295 parking spaces: 2 parking spaces per unit, plus one-half space per unit for guest parking, plus 3 spaces for every 1,000 square feet of nonresidential (i.e., work area of the live-work units) square footage. The proposed project meets and incorporates this requirement by providing a total of 295 parking spaces; 226 garage spaces (two per unit) and 69 guest spaces. Visitor parking spaces are spread throughout the development in several locations: 20 spaces near the main entrance to serve the live-work units; 13 parallel parking spaces along the main driveway behind the entry gates; five compact parking spaces in the western part of the property at the end of the first driveway behind the entry gates; and the remainder spread throughout the community between residences and at the ends of driveways. Four accessible parking spaces are provided near the main entrance. No loading spaces are provided or required.

The proposed layout of the off-street parking spaces is consistent with Municipal Code section 18.19.070. The location of off-street parking spaces does not detract from the architectural details or divide the visual impact of the site. Garage parking is located within interior driveways, away from pedestrian walkways, and guest parking is located throughout the development with various landscaping amenities.

6. The internal vehicular patterns and pedestrian safety features;

The vehicular entrance will be from Rosecrans Avenue in the southcentral part of the property with emergency exits located on either side of the main entrance. Several private driveways are spread throughout the development for access to garages. All driveways provide for two-way traffic.

Proposed pedestrian amenities include walkways that run throughout the project site, courtyard areas, and barbecue area. The walkways connect to the public sidewalk at Rosecrans Avenue to the south at four locations. A perimeter wall will enclose the community on the sides and rear, and a fence will be located at the front.

The proposed internal vehicular patterns and pedestrian safety features of the site are consistent with Municipal Code Section 18.19.070. By separating driveways from pedestrian walkways, the proposed development helps to ensure automobile uses do not detract from the pedestrian orientation of the site. Similarly, callouts for enhanced paving techniques in crosswalks help to promote the visual quality of the neighborhood.

7. The location, amount, and nature of landscaping;

A conceptual landscape plan and plant palette were prepared. Total proposed area of common area, including the barbecue area, paseos, and terraces, is 42,353 square feet. The applicant proposes a palette of trees and shrubs throughout the property. A mix of trees is located near the entrance and main driveway, and in the courtyard areas between buildings. Various other shrubs and groundcover is placed throughout the development.

In addition, the proposed plant palette includes species that are tolerant of local environmental conditions and require low maintenance. As a condition of approval, all landscaping is to be maintained by the development's homeowners association. The Landscape Plan is attached as Exhibit E to Resolution No. PC 7-20 for further reference.

When all entitlements have been granted, the landscape plan will conform to the Mixed Use Overlay (MUO) standards, and the project will be consistent with the Gardena Municipal Code.

8. The placement, height and, direction of illumination of light standards;

The area of the property fronting Rosecrans Avenue shall be lighted by streetlights located on the public right of way. Appropriate lighting, such as streetlamps and/or landscape lighting will be utilized throughout the development for safety and aesthetic purposes. Lighting standards will be either shielded or located in such a manner as to mitigate the impact to interior living spaces and neighboring properties.

9. The location, number, size and height of signs;

The provisions of Chapter 18.58 of the Gardena Municipal Code shall apply to signs within the proposed project. Address numbers will be lighted for safety and aesthetics. Any signage depicted in the materials submitted by the applicant is representational only at this point.

10. The location, height and materials of walls, fences or hedges;

Multiple wall and fence types are proposed throughout the development. They will be utilized for privacy, sound attenuation, articulation, and security purposes. The western, northern, and eastern perimeter walls will have an eight-foot high decorative block wall to buffer from the abutting commercial and industrial parking lots pursuant to Gardena Municipal Code Section 18.42.070. Elsewhere the Code allows fencing for cluster development to be up to seven feet in height. The front yard fence will be up to seven feet high with pilasters interspersed in between. A variance has been requested to eliminate landscaping and place the fence along the public sidewalk.

Gardena Municipal Code Section 18.42.085 provides that there should be an eight foot fence between residentially zoned properties and commercial and industrial parking lots. Additionally, Section 18.42.070.C provides that where there is a substantial difference in the finished grade on either side of the fence, the height shall be measured from a grade as determined by the Director in order to protect the safety and general welfare of affected property owners.

The fences and walls are compatible with the finish material and architecture of the main buildings. Landscaping adjacent to the fences and walls will help soften the overall appearance from within the community and from the public right-of-way.

11. The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development;

Refuse areas for the proposed project are located within the enclosed garages or in the private yards of each individual residence. Where utilities or all other equipment not contained in the main building exist, a combination of walls or landscaping may be used for screening.

The screening of refuse areas and utility equipment is consistent with Municipal Code Sections 18.42.130 and 18.42.140 by ensuring trash receptacles are entirely hidden from view and mechanical equipment is to be screened.

12. Compatibility and overconcentration of uses in the immediate area; and

Ordinance No. 1820 which was introduced by the City Council on July 28, 2020 deletes this requirement. Nevertheless, zones within the immediate area include General Commercial (C-3) with a Mixed Use Overlay (MUO) to the south and west and Industrial (M-2) to the north and east. Land uses in the immediate area include a self-storage to the west and east, industrial uses to the north, and commercial and industrial uses to the south across Rosecrans Avenue. The proposed use is appropriate for the MUO district and is an improvement to the underutilized and vacant condition of the property. Furthermore, the proposed project is an impetus for future mixed use development in the area.

13. Such other information which the community development director or commission may require to make the necessary findings that the provisions of this code are being complied with.

No additional information is required to make the necessary findings that the provisions of this code comply with the proposed plan.

The Land Use Plan and the zoning map designate the project site as General Commercial (C-3) with a Mixed Use Overlay (MUO). A Zone Code Amendment (ZCA #2-20) is currently being processed by the City to update residential standards to accommodate newer housing development criteria. The Zone Code Amendment will allow a 6½-foot separation between buildings for this project for the detached single-family units. Once approved, the project will be consistent with the goals of the Municipal Code and General Plan. The development will not adversely affect the orderly and harmonious development of the area or impact the general welfare of the City.

VARIANCE

The applicant has designed the project to meet the current Code requirements for a front yard setback, which is 12 feet minimum and 20 feet maximum from the face of curb. In doing so, the buildings will be a few feet away from the public sidewalk, thus eliminating an opportunity to provide for a five-foot-wide landscape area. In order to provide security and privacy for the development, it is necessary to allow a fence along the public sidewalk without providing five feet of landscaping. Landscaping will be provided behind the fence in front of the building, as well as other areas in the project site. The conditions will require that the landscaping be kept in a thriving manner and that the fence and any walls in the community be maintained graffiti free.

Although the fence will not have a five-foot landscaped setback from the street, it will not be detrimental to the public health, safety or welfare as it will actually be a much needed improvement over existing conditions which will remove the eyesore of the existing building and vacant lot.

Additionally, there is no landscaping along Rosecrans Avenue. The fence, with the landscaping behind it, will therefore enhance the visual environment and create a positive image along one of major thoroughfares of the City.

Pursuant to GMC Section 18.42.070.A.2.d:

“In cluster developments that provide perimeter fencing, fences in the front yard setback may be up to seven feet in height provided the following requirements are met:

- i. The fence shall consist of wrought iron or tubular steel and shall be interspersed with stone, brick, stucco, or decorative block for aesthetic reasons; and
- ii. There is a minimum of five feet of landscaping between the front of the fence and the back of the sidewalk.”

Since the buildings are setback 12 feet from the face of curb, there is no room to install five feet of landscaping between the fence and the sidewalk. The fence will be of proper material and will be no higher than seven feet. However, a variance request is needed in order to put the fence along the sidewalk since it is not possible to put five feet of landscaping.

A variance is allowed when certain findings can be made:

- There are special circumstances, including size, shape, topography, location or surroundings which would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications;

The Project is located in an area that is surrounded by commercial and industrial development along Rosecrans Avenue which is identified in the City's General Plan as an arterial roadway. Arterial roadways are principal urban thoroughfares designed to carry 40,000 to 60,000 vehicles a day. In order to provide the required security to the development, it is necessary to allow a seven-foot fence along the back of the sidewalk on Rosecrans Avenue. Other residential uses on arterial roadways have been allowed to have fences which exceed the allowed 3 ½ feet in height. Additionally, because this development is required to have a minimum density of 20 units/acre, it cannot eliminate units in order to achieve the required landscaping setback without completely changing the nature of the project.

- That the variance shall be subject to conditions to assure that the adjustment shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zone in which the property is located;

The project shall be required to provide landscaping and tubular steel or similar type of fencing in order that the landscaping be visible from the public right-of-way. The MUO zone specifically provides that walls, fences and gates should be used to provide needed privacy and security.

- That granting the variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvements in the same vicinity and zone in which the property is located;

Contrary to being detrimental to the public health, safety, convenience and welfare, the variance accomplishes the opposite by protecting the public health, safety, and welfare. Allowing for the variance: provides additional security to the residents of the Project; reduces the opportunities for graffiti; reduces the opportunities for criminal activities. Additionally, the landscaping that will be provided behind the fence will be an aesthetic improvement to what currently exists along that portion of Rosecrans Avenue.

- That granting the variance will not adversely affect or be in conflict with the General Plan.

As set forth above, there will not be any conflict with the policies of the City's General Plan.

NO NET LOSS

Government Code section 65583 requires each city's housing element to include an inventory of land suitable and available for residential development to meet the locality's housing need for each of the designated income levels of the assigned regional housing need. Appendix C of the City's 2014-2021 housing element is a list of 26 sites for potential lot consolidation; these sites identify the number of housing units which could be built on the various parcels for lower income and for moderate/above moderate income. One of the parcels that comprises the Project Site is identified as being developed with 35 lower income units and 34 upper income units. Government Code section 65589.5 prohibits the City from rejecting a development proposal that complies with the City's objective standards. Government Code section 65863 provides that if the City allows development of any parcel with fewer units by income category than identified in the housing element for that parcel, the City must make written findings supported by substantial evidence as to whether there are remaining sites identified in the housing element to accommodate the City's share of regional housing needs, including a quantification of the remaining unmet need for each income level.

The City's 2014-2021 housing element identified a total regional housing needs of 397 units broken down as follows: extremely low-income – 49 units; very low-income – 49 units; low-income – 60 units; moderate-income – 66 units; and above moderate-income – 173 units. The City has met its housing obligation for above moderate-income units, but has not met its need for any other income category. Based on development that has been constructed, been approved, or is likely to occur since the housing element was adopted, there is still room for the construction of 250 lower income and 513 moderate income units without lot consolidation and 524 and 393 units with lot consolidation. Therefore, there are more than sufficient sites remaining that are identified

in the housing element to accommodate the City's share of regional housing needs as identified in the 2014 – 2021 housing element. A copy of Appendix C and the City's updated numbers are attached hereto as Attachment B.

ENVIRONMENTAL REVIEW

Kimley-Horn Consulting prepared an Initial Study and Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) under contract to the City.

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"). (Exhibit A to PC Resolution No. 7-20.) The IS/MND was subject to a 20-day public review period of July 2, 2020 to July 21, 2020. The only comment received during that time was from the Los Angeles County Sanitation Districts which clarified the average wastewater flow from the project site was slightly lower than stated in the IS/MND. Subsequent comments were received after the close of the comment period from the Los Angeles County Sanitation Districts, an adjoining property owner to the north, and the Los Angeles County Fire Department.

After the IS/MND was prepared and circulated, it was determined that a variance was required for the front yard fence as described above.

Kimley Horn has prepared a Response to Comments Memo (Exhibit C to Resolution No. PC 7-20) indicating that neither the comments nor the addition of the variance changes any part of the analysis. With regard to the correspondence sent by the neighboring property owner, as the Response to Comments Memo points out, CEQA only addresses the impact of the project on the environment and not the impact of the existing environment on the project. Nevertheless, a condition is included that will require notice to be recorded on the northern most units informing potential buyers and property owners that they are adjacent to an industrial use that produces noise.

The IS/MND determined that there were potentially significant impacts with regard to a number of topics. However, the mitigation measures included in the Mitigation Monitoring and Reporting Program attached to the Resolution as Exhibit B will mitigate the impacts relating to Biological Resources (Nesting Migratory Birds); Transportation (hazards due to design feature); and Cultural Resources/Tribal Cultural Resources to below a level of significance.

The City received a request for consultation from the Gabrieleno Band of Mission Indians – Kizh Nation under AB 52. 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.

The Initial Study, Mitigated Negative Declaration and the Response to Comments Memo were all independently reviewed by City staff. In making all of the required findings, the Planning Commission will exercise its independent judgment.

The Initial Study was prepared to determine whether implementation of the project may cause significant adverse environmental impacts. On the basis of this evaluation, it was found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures were added to the project. Ultimately, approval of the MND and adoption of the MMRP for the purposes of the site plan review and the tentative tract map lies with the Planning Commission and approval of the MND and adoption of the MMRP lies with the City Council for purposes of approving the general plan amendment and zone change.

Response Plan

Section 4.9 of the IS/MND analyzed Hazards and Hazardous Materials and noted that DTSC had approved a Response Plan for the clean-up of the site. On July 21, 2020 DTSC sent an email to the applicant's environmental consultant which is Attachment C hereto. Based on this, the City will be able to immediately issue construction permits. However, a condition will be imposed that final certificates of occupancy will be withheld until DTSC issues a final determination that the property is safe for the intended use. It is further noted that DTSC went through its own public hearing process on the Response Plan (see also Attachment D – email from Mitch Gardner dated July 28, 2020).

ECONOMIC IMPACT

The project will be required to pay school impact fees to LAUSD, in lieu park fees in the amount of \$1,130,000 as discussed above, and the multi-family residential impact fee required by Chapter 15.48 of the Gardena Municipal Code of \$1,000 per unit for an additional \$113,000.

RECOMMENDATION

Staff recommends the Planning Commission make a motion to adopt Resolution No. PC 7-20 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING SITE PLAN REVIEW #1-19, VARIANCE #1-20 AND TENTATIVE TRACT MAP #1-19 FOR THE CONSTRUCTION OF A MIXED-USE CONDOMINIUM COMMUNITY CONSISTING OF 113 DWELLING UNITS LOCATED ON A 5.46 ACRE PROPERTY IN THE GENERAL COMMERCIAL (C-3) ZONE WITH A MIXED-USE OVERLAY (MUO) AND APPROVING A MITIGATED NEGATIVE DECLARATION AND A MITIGATED MONITORING AND REPORTING PROGRAM FOR THE SAME

As the name indicates, the Resolution:

- 1) Adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and

- 2) Approves the Site Plan Review, Variance, and Tentative Tract Map subject to conditions of approval.

ATTACHMENTS

Attachment A - Resolution No. PC 7-20

- Exhibit A –IS/MND dated July 2020
- Exhibit B – Mitigation Monitoring and Reporting Program
- Exhibit C – Response to Comments Memo
- Exhibit D – Conditions of Approval
- Exhibit E – Development Plans (filed under separate cover)
- Exhibit F – VTTM #82667 (filed under separate cover)

Attachment B – Housing Site Information

Attachment C – Email from applicant regarding Response Plan

Attachment D – Email from applicant responding to comment email from Pulp Studio

RESOLUTION NO. PC 7-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING SITE PLAN REVIEW #1-19, VARIANCE #1-20 AND TENTATIVE TRACT MAP #1-19 FOR THE CONSTRUCTION OF A MIXED-USE CONDOMINIUM COMMUNITY CONSISTING OF 113 DWELLING UNITS LOCATED ON A 5.46 ACRE PROPERTY IN THE GENERAL COMMERCIAL (C-3) ZONE WITH A MIXED-USE OVERLAY (MUO) AND APPROVING A MITIGATED NEGATIVE DECLARATION AND A MITIGATED MONITORING AND REPORTING PROGRAM FOR THE SAME

(2101 AND 2129 ROSECRANS AVENUE; APN: 4061-028-018, 049)

THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. GENERAL FINDINGS

The Planning Commission of the City of Gardena does hereby make the following findings:

- A. On, May 28, 2019, G3 Urban Inc., the applicant, submitted an application for a Site Plan Review and Vesting Tentative Map for an approximate 5.46 acre site located at 2101 and 2129 Rosecrans Avenue (the “Project Site”);
- B. The original project was for development of a 5,080 square foot commercial building on 0.54 acres and 105 condominium units, including 14 live-work units, on the remaining 4.93 acres;
- C. On May 4, 2020, G3 Urban Inc. submitted a revised application, modifying the Site Plan and Tentative Tract Map to allow for development of 113 condominium units consisting of 41 single-family garden court units, 57 attached townhome style units, and 15 attached live-work units (the “Project”);
- D. The application requires a Variance to install a front yard fence along the public sidewalk with no landscaping in between;
- E. The General Plan land use designation of the Project Site is General Commercial with a Mixed-Use Overlay and the zoning is similarly zoned as General Commercial (C-3) with a Mixed-Use Overlay (MUO);

- F. The Project Site is currently developed with three existing buildings totaling approximately 42,400 square feet of commercial space, relating to taxi operations. A large portion of the Project Site is vacant land;
- G. The Project Site is identified in the 2014-2020 Housing Element as part of an Opportunity Site on which 35 lower income units and 34 moderate/above-moderate income units could be placed;
- H. An Initial Study and Mitigated Negative Declaration (“IS/MND”) was prepared for the Project and the draft MND was circulated for a public review period between July 2, 2020 and July 21, 2020;
- I. On July 23, 2020, a virtual public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for August 4, 2020 at 7:00 p.m. The notice and hearing included a site plan review, variance, and tentative tract map;
- J. On July 28, 2020, the City Council of the City of Gardena held a public hearing on Ordinance No. 1820 revising the development standards relating to residential developments and introduced said Ordinance. It is anticipated that the Ordinance will be approved upon second reading;
- K. On August 4, 2020, the Planning Commission held the virtual public hearing at which time it considered all material and evidence, whether written or oral; and
- L. In making the various findings set forth herein, the Planning Commission has considered all of the evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code. All such evidence is incorporated by reference. The record of these proceedings can be found at the Community Development Department, Room 101, 1700 West 162nd Street, Gardena, California. The Director of Community Development is the custodian of such record.

SECTION 2. CEQA

The IS/MND attached hereto as Exhibit A and the Mitigation Monitoring and Reporting Program (“MMRP”) attached hereto as Exhibit B and the Response to Comments Memo attached hereto as Exhibit C are hereby approved and 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. The approvals are based on the following:

- A. The City retained Kimley-Horn to prepare the IS/MND.

- 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 were potentially significant impacts with regard to a number of topics. However, the mitigation measures included in the Mitigation Monitoring and Reporting Program attached hereto as Exhibit B will mitigate the impacts relating to Biological Resources (Nesting Migratory Birds); Transportation (hazards due to design feature); and Cultural Resources/Tribal Cultural Resources to below a level of significance.
- E. The City received a request for consultation from the Gabrieleno Band of Mission Indians – Kizh Nation under AB 52. 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, which is part of the Mitigation Monitoring and Reporting Program.
- F. On July 21, 2020 the City received a comment letter from the Los Angeles County Sanitation Districts (“LACSD”) that the average wastewater flow from the project site was slightly lower than stated in the IS/MND.
- G. After the IS/MND was made available for the public review period, it was determined that a variance would be required for the front-yard fence.
- H. After the close of the public comment period the City also received an email from the neighboring property owner to the north expressing concerns about soil contamination and noise, as well as a letter from the Los Angeles County Fire Department.
- I. Kimley-Horn submitted a Response to Comments memorandum dated July 30, 2020 providing that none of the comment letters nor the addition of the variance to allow a wrought-iron fence on the property line along Rosecrans Avenue impacts the analysis contained in the IS/MND.
- J. The IS/MND and Response to Comments memorandum 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.
- K. The Custodian of Record for the proceedings relating to the Project, including the MND and MMRP, is Raymond Barragan, Acting Community Development Director, 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 3. CONSISTENCY WITH THE GENERAL PLAN

The Planning Commission hereby finds that the Project is consistent with the Goals and Policies of the City's General Plan listed below and further finds that the Project will not adversely impact other goals and policies of the General Plan:

A. Land Use Plan and Community Plan Policies:

- LU 1.2: Promote sound housing and attractive and safe residential neighborhoods
- LU 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi-family residential developments.
- LU 1.9: Allow well designed and attractive residential mixed-use development to occur on existing underutilized commercial/industrial blocks designated as Mixed-Use Overlay
- DS 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.
- 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.
- DS 2.13: Encourage lot consolidation for multi-family development projects in order to produce larger sites with greater project amenities.

The Project Site consolidates two parcels which are underutilized commercial parcels with a mixed-use overlay. The Project will create a new 113-unit residential condominium project with three different types of housing (garden court, attached townhomes, and attached live-work units) with a variety of floor plans for the townhomes and live-work units. The buildings are well-articulated and incorporate a variety of building materials, textures, and colors. Except for the live-work units which will be open to the public, the other housing will be gated. The project provides common open space in the form of an outdoor kitchen/barbeque area and over 40,000 square feet of paseos and terraces with shade structures and grass lawn areas. Private open space includes decks and yards. The landscaping is varied. Parking meets the City's requirements with a total of 295 spaces being provided, including guest spaces.

B. Public Safety Plan Policies

- PS 2.3: Require compliance with seismic safety standards in the Unified [sic] Building Code
- PS 2.4 Require geotechnical studies for all new development projects located in an Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.

A geotechnical study was prepared for the Project and construction will be required to comply with the recommendations of the study. Construction of the Project will be required to comply with the most current edition of the California Building Code as adopted by the City.

SECTION 4. SITE PLAN REVIEW

Site Plan Review (#1-19) for the construction of the 113-unit condominium project consisting of 41 single-family garden court units, 57 townhomes, and 13 live-work townhomes, 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, April 29, 2020, and 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.*

1. The General Plan land use designation for the Project Site is General Commercial/Mixed Use Overlay and zoning is General Commercial, with a Mixed-Use Overlay (C-3/MU). As specified in the General Plan, the Mixed Use Overlay permits residential development on selected areas designated for Commercial and Industrial land uses. The purpose of this land use designation is to allow greater flexibility of development alternatives, especially attractive higher density residential development in appropriate areas that are experiencing both physical and economic blight.
2. For the reasons set forth in Section 3 above, the Project is consistent with the intent and purpose of the general plan.
3. Developer submitted the applications prior to the Municipal Code being amended relating to residential standards and may therefore continue to comply with the standards in effect at the time of his application or take advantage of the changed standards if desired. As demonstrated in the staff report, the Project is consistent as to the front yard setback allowed at the time of project application and with the provisions of the municipal code, as amended by Ordinance No. 1820. Except for the placement of the fence on the property line, for which a variance is granted below, the Project meets all of the applicable development standards. A condition has been imposed on the Project to provide that the approvals granted herein are of no further force and effect if Ordinance No. 1820 does not take effect.

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, 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 5. TENTATIVE TRACT MAP NO. (#1-19)

Vesting Tentative Tract Map No. 82667 (TTM #1-19), dated May 1, 2020, and shown on Exhibit F, dividing the property into 113 condominium units 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 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).*

The Land Use Plan and the zoning map currently designate the project site as General Commercial; Mixed Use Overlay (C-3/MUO), respectively. The proposed project will involve 113 condominium units and 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 5.46 acres, flat, and serviced by all necessary utilities. The Project Site has been previously developed and the size and topography of the Project Site allows for the proposed development while adhering to Gardena Municipal Code standards, subject to the variance approval below. Furthermore, the zoning allows for 30 units per acre and the applicant is proposing 20.7 units per acre. 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 previously been developed. 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 condominiums, including live-work units are a mixed-use development in a commercial area, adjacent to commercial and industrial land uses, and 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).*

The design of the subdivision will not be in conflict with any 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).*

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. Windows and doors can be opened to allow for natural ventilation. Windows will meet building requirements for energy ratings to allow for proper insulation. The building is also designed to meet the most recent CalGreen standards with regard to the units being constructed to be ready for solar panels. Therefore, the design of the proposed subdivision provides for the configuration structures to provide for future passive or 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 6. VARIANCE

The Planning Commission of the City of Gardena does hereby approve Variance # 1-20 to allow a tubular steel (or similar) fence of seven feet in height with pilasters to be located on the property line based on the following findings and subject to the conditions set forth in Exhibit D:

- A. *That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this title would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.*

The Project is located in an area that is surrounded by commercial and industrial development along Rosecrans Avenue which is identified in the City's General Plan as an arterial roadway. Arterial roadways are principal urban thoroughfares designed to carry 40,000 to 60,000 vehicles a day. In order to provide the required security to the development, it is necessary to allow a seven-foot fence along the back of the sidewalk on Rosecrans Avenue. Other residential uses on arterial roadways have been allowed to have fences which exceed the allowed 3 ½ feet in height. Additionally, because this development is required to have a minimum density of 20 units/acre, it cannot eliminate units in order to achieve the required landscaping setback without completely changing the nature of the project.

- B. *That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.*

The project shall be required to provide landscaping and tubular steel or similar type of fencing in order that the landscaping be visible from the public right-of-way.

- C. *That the granting of the variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvements in the same vicinity and zone in which the subject property is situated.*

Contrary to being detrimental to the public health, safety, convenience and welfare, the variance accomplishes the opposite by protecting the public health, safety, and welfare. Allowing for the variance: provides additional security to the residents of the Project; reduces the opportunities for graffiti; reduces the opportunities for criminal activities. Additionally, the landscaping that will be provided behind the fence will be an aesthetic improvement to what currently exists along that portion of Rosecrans Avenue. The MUO zone specifically provides that walls, fences and gates should be used to provide needed privacy and security.

- D. *That the granting of such variance will not adversely affect or be in conflict with the policies of the General Plan of the city.*

As set forth in Section 3 above, there will not be any conflict with the policies of the City's General Plan.

SECTION 7. NO NET LOSS

- A. Government Code section 65583 requires each city's housing element to include an inventory of land suitable and available for residential development to meet the locality's housing need for each of the designated income levels of the assigned regional housing need.
- B. Appendix C of the City's 2014-2021 housing element is a list of 26 sites for potential lot consolidation; these sites identify the number of housing units which could be built on the various parcels for lower income and for moderate/above moderate income.
- C. One of the parcels that comprises the Project Site is identified as being developed with 35 lower income units and 34 upper income units.
- D. Government Code section 65589.5 prohibits the City from rejecting a development proposal that complies with the City's objective standards.
- E. Government Code section 65863 provides that if the City allows development of any parcel with fewer units by income category than identified in the housing element for that parcel, the City must make written findings supported by substantial evidence as to whether there are remaining sites identified in the housing element to accommodate the City's share of

regional housing needs, including a quantification of the remaining unmet need for each income level.

- F. The City's 2014-2021 housing element identified a total regional housing needs of 397 units broken down as follows: extremely low-income – 49 units; very low-income – 49 units; low-income – 60 units; moderate-income – 66 units; and above moderate-income – 173 units.
- G. The City has met its housing obligation for above moderate-income units and has not met its need for any other income category.
- H. Appendix C showed that the individual lots could support 398 lower income units and 687 moderate/upper income units; with consolidation of lots the numbers increase to 722 lower income units and 565 moderate/upper income units.
- I. Based on development that has been constructed, been approved, or is likely to occur since the housing element was adopted, there is still room for the construction of 250 lower income and 513 moderate income units without lot consolidation and 524 and 393 units with lot consolidation.
- J. The Planning Commission hereby finds that based on the above, there are sufficient remaining sites that are identified in the housing element to accommodate the City's share of regional housing needs as identified in the 2014 – 2021 housing element.

SECTION 8. EFFECTIVE DATE/APPEAL.

- A. This Resolution shall be effective immediately. However, no permit shall be issued under the approvals granted herein until such time as Ordinance No. 1820 becomes effective. Should Ordinance No. 1820 fail to go into effect, then the approvals granted hereunder shall be null and void. This section shall not prohibit issuance of any permit required for remediation of the property under the Response Plan approved by DTSC.
- B. The time to file an appeal pursuant to Titles 17 and 18 of the Gardena Municipal Code is ten days from the date of adoption of this Resolution. Failure to file an appeal constitutes a failure to exhaust administrative remedies.

SECTION 9. 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@cityofgarden.org and his phone number is 310/217-9546.

PASSED, APPROVED, AND ADOPTED this 4th day of August, 2020.

BRENDA JACKSON, CHAIR
PLANNING COMMISSION

ATTEST:

RAYMOND BARRAGAN, SECRETARY
PLANNING COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

AYES:
NOES:
ABSENT:

Attachments:

- Exhibit A – Initial Study
- Exhibit B – Mitigation Monitoring and Reporting Program
- Exhibit C – Response to Comments Memo
- Exhibit D – Conditions of Approval
- Exhibit E – Development Plans
- Exhibit F – VTTM 82667



Rosecrans Place Project – Revised Site Plan

Public Review Draft Initial Study/ Mitigated Negative Declaration

July 2020

Lead Agency:

City of Gardena

1700 West 162nd Street
Gardena, California 90247
Raymond Barragan
310.217.9500

Consultant:

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Table of Contents

1.0	INTRODUCTION	1
1.1	Statutory Authority and Requirements.....	1
1.2	Summary of Findings	2
1.3	Initial Study Public Review Process	2
1.4	Incorporation by Reference.....	3
1.5	Report Organization	5
2.0	PROJECT DESCRIPTION	7
2.1	Location	7
2.2	Environmental Setting.....	7
2.3	Background and History	14
2.4	Project Characteristics.....	14
2.5	Project Construction Activities and Phasing.....	20
2.6	Agreements, Permits, and Approvals.....	21
3.0	ENVIRONMENTAL CHECKLIST FORM.....	17
3.1	Background.....	17
3.2	Environmental Factors Potentially Affected	18
3.3	Lead Agency Determination	19
4.0	EVALUATION OF ENVIRONMENTAL IMPACTS.....	21
4.1	Aesthetics	22
4.2	Agricultural and Forestry Resources	25
4.3	Air Quality.....	27
4.4	Biological Resources	42
4.5	Cultural Resources.....	45
4.6	Energy.....	47
4.7	Geology and Soils	52
4.8	Greenhouse Gas Emissions	59
4.9	Hazards and Hazardous Materials.....	66
4.10	Hydrology and Water Quality.....	75
4.11	Land Use Planning	86
4.12	Mineral Resources.....	89
4.13	Noise.....	90
4.14	Population and Housing	106

4.15	Public Services	108
4.16	Recreation	111
4.17	Transportation.....	113
4.18	Tribal Cultural Resources.....	137
4.19	Utilities and Service Systems.....	140
4.20	Wildfire	145
4.21	Mandatory Findings of Significance	147
5.0	REFERENCES	149

Appendices

Appendix A, Air Quality Assessment

Appendix B, Assembly Bill 52 Communications

Appendix C1, Geotechnical and Infiltration Evaluation

Appendix C2, Gardena Building Division Preliminary Review of Site Plan

Appendix D, Greenhouse Gas Emissions Assessment

Appendix E1, Phase I Environmental Site Assessment and Supplemental Subsurface Investigation

Appendix E2, Final Response Plan

Appendix E3, Screening Levels for Revised Site Plan

Appendix E4, DTSC Response Plan Approval

Appendix E5, EPA Approval Letter

Appendix F1, Preliminary Hydrology Study

Appendix F2, Preliminary Low Impact Development Plan

Appendix G, Acoustical Assessment

Appendix H1, Transportation Impact Study

Appendix H2, Draft SB 743 Maps

Appendix I, Will Serve Letters

List of Exhibits

Exhibit 2-1: Regional Vicinity Map	9
Exhibit 2-2: Site Vicinity Map	11
Exhibit 2-3: Conceptual Site Plan	17
Exhibit 4.13.1: Noise Measurement Locations	95
Exhibit 4.17-1: Existing Street System.....	117
Exhibit 4.17-2: Project Trip Distribution	123
Exhibit 4.17-3: Net New Project Traffic Volumes – Weekday AM Peak Hour	125
Exhibit 4.17-4: Net New Project Traffic Volumes – Weekday PM Peak Hour.....	127

List of Tables

Table 2-1: Onsite and Surrounding Land Uses.....	14
Table 4.3-1: South Coast Air Quality Management District Emissions Thresholds	28
Table 4.3-2: Local Significance Thresholds (Construction/Operations).....	29
Table 4.3-3: Construction-Related Emissions (Maximum Pounds Per Day)	32
Table 4.3-4: Operational Emissions (Maximum Pounds Per Day)	33
Table 4.3-5: Equipment-Specific Grading Rates.....	35
Table 4.3-6: Localized Significance of Construction Emissions (Maximum Pounds Per Day)	36
Table 4.3-7: Localized Significance of Operational Emissions (Maximum Pounds Per Day)	37
Table 4.8-1: Description of Greenhouse Gases.....	60
Table 4.8-2: Construction-Related Greenhouse Gas Emissions.....	62
Table 4.10-1: Hydrology Summary.....	81
Table 4.13-1: Existing Noise Measurements.....	94
Table 4.13-2: Sensitive Receptors.....	97
Table 4.13-3: Gardena Noise and Land Use Compatibility	99
Table 4.13-4: Allowable Exterior and Interior Noise Levels.....	100
Table 4.13-5: Typical Construction Noise Levels.....	101
Table 4.13-6: Typical Construction Equipment Vibration Levels	104
Table 4.17-1: Project Trip Generation Forecast.....	119
Table 4.17-2: Summary of Volume Ratios and Levels of Service Weekday AM and PM Peak Hours.....	121
Table 4.17-3: Existing Transit Routes	131
Table 4.17-4: VMT Screening Options for Land Use Projects	134

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1.0 INTRODUCTION

1.1 Statutory Authority and Requirements

This Initial Study has been conducted in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.). Pursuant to State CEQA Guidelines §15063, this Initial Study has been conducted to determine if the proposed Rosecrans Place Project – Revised Site Plan (“Project”) would have a significant effect on the environment. The approximately 5.47-acre Project site is at 2101 and 2129 Rosecrans Avenue, in the City of Gardena (“City” or “Gardena”), California. The Project would remove all existing on-site structures and in their place construct a mixed-use (residential and live/work commercial) development with 113 dwelling units (DU) (57 attached townhouse units, 41 detached single-family units, and 15 live-work units), at a density of 20.7 dwelling units per net-acre (DU/net AC). The Project includes 3,949 square feet (SF) of workspace within the live-work units, and 295 parking spaces. The requested entitlements include a Vesting Tentative Tract Map and Site Plan Review.

State CEQA Guidelines §15063(b) states that if the Lead Agency determines that there is substantial evidence that any aspect of a project, either individually or cumulatively, may cause a significant effect on the environment, the Lead Agency shall prepare an Environmental Impact Report (EIR), use a previously prepared EIR, or determine, which of a project’s effects were adequately examined by an earlier EIR or Negative Declaration (ND). Conversely, the Lead Agency shall prepare a ND if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.

Pursuant to State CEQA Guidelines §15063(c), the purposes of an Initial Study are to:

- Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a ND;
- Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND;
- Assist in the preparation of an EIR, if one is required;
- Facilitate environmental assessment early in the design of a project;
- Provide documentation of the factual basis for the finding in a ND that a project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine whether a previously prepared EIR could be used with the project.

This Initial Study is intended to be used as a decision-making tool for the Lead Agency and responsible agencies in considering and acting on the proposed Project. Responsible agencies

would comply with CEQA by considering this environmental analysis for discretionary actions associated with Project implementation, if any.

State CEQA Guidelines §15063(g) specifies that as soon as a Lead Agency has determined that an Initial Study will be required for a project, the Lead Agency shall consult informally with all Responsible Agencies and all Trustee Agencies responsible for resources affected by the project to obtain their recommendations as to whether an EIR, Mitigated Negative Declaration (MND), or ND should be prepared.

1.2 Summary of Findings

Pursuant to State CEQA Guidelines §15367, the City of Gardena, as the Lead Agency, has the authority for environmental review and adoption of the environmental documentation, in accordance with CEQA. This Initial Study evaluated the environmental issues outlined in **Section 3.2: Environmental Factors Potentially Affected**. It provides decision-makers and the public with information concerning the Project's potential environmental effects and recommended mitigation measures, if any.

Based on the Environmental Checklist Form and supporting environmental analysis, the Project would have no impact or a less than significant impact concerning all environmental issue areas, except the following, for which the Project would have a less than significant impact with mitigation incorporated:

- Biological Resources
- Cultural Resources
- Transportation
- Tribal Cultural Resources
- Mandatory Findings of Significance

As set forth in State CEQA Guidelines §15070, an Initial Study leading to a Mitigated Negative Declaration (IS/MND) can be prepared when the Initial Study identifies potentially significant effects, but: Project revisions would avoid or mitigate the effects to a point where clearly no significant effects would occur, and there is no substantial evidence, in light of the whole record before the agency, that the Project as revised may have a significant effect on the environment.

1.3 Initial Study Public Review Process

The Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration has been provided to the Clerk of the County of Los Angeles and mailed to responsible agencies and trustee agencies concerned with the Project and other public agencies with jurisdiction by law over resources affected by the Project. A 20-day public review period has been established for the IS/MND in accordance with State CEQA Guidelines §15073. During the public review period, the IS/MND and Technical Appendices are available for review on the City of Gardena Website, at <https://www.cityofgardena.org/pending-projects>, and by request at the Community Development Department- please contact John F. Signo, AICP, Senior Planner, at 310.217.9593 or via email at jsigno@cityofgardena.org.

In reviewing the IS/MND, affected public agencies and the interested public should focus on the document's adequacy in identifying and analyzing the potential environmental impacts and the ways in which the Project's potentially significant effects can be avoided or mitigated. Written comments on this IS/MND may be sent to:

John F. Signo, AICP
Senior Planner
City of Gardena, Community Development Department
1700 West 162nd Street
Gardena, CA 90247-3732
Email: jsigno@cityofgardena.org

Following receipt and evaluation of comments from agencies, organizations, and/or individuals, the City will determine whether any substantial new environmental issues have been raised. If so, further documentation may be required. If not or if the issues raised do not provide substantial evidence that the Project would have a significant effect on the environment, the IS/MND will be considered for adoption and the Project for approval.

1.4 Incorporation by Reference

Pursuant to State CEQA Guidelines §15150, an MND may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the MND's text.

The references outlined below, which were utilized during preparation of this Initial Study, are available for review on the City of Gardena Website, at <https://www.cityofgardena.org/pending-projects>, and by request at the Community Development Department- please contact John F. Signo, AICP, Senior Planner, at 310.217.9593 or via email at jsigno@cityofgardena.org.

Gardena General Plan 2006. The City adopted the comprehensive Gardena General Plan 2006 (GGP) in 2006 and the Community Development Element's Land Use Plan was updated in June 2012 and March 2013. Additionally, the City's 2014-2021 Housing Element was adopted in November 2013 and found to be in compliance by the Department of Housing and Community Development in December 2013. The GGP constitutes the City's overall plans, goals, and objectives for land use within the City's jurisdiction. The GGP is based upon the following core visions for the City: City of Opportunity; Safe and attractive place to live, work and play; Community that values ethnic and cultural diversity; Strong and diverse economic base. It evaluates the existing conditions and provides long-term goals and policies necessary to guide growth and development in the direction that the community desires. Through its Goals, Objectives, Policies, and Programs, the GGP serves as a decision-making tool to guide future growth and development decisions.

The GGP consists of the following elements and the issues interrelated to each other and are summarized below:

- Community Development Element
 - Land Use Plan
 - Economic Development Plan
 - Community Design Plan
 - Circulation Plan
- Community Resources Element
 - Open Space Plan
 - Conservation Plan
- Community Safety Element
 - Public Safety Plan
 - Noise Plan
- Implementation
 - Implementation Program
- Housing Element

The GGP was used throughout this IS/MND as a source of baseline data.

City of Gardena General Plan 2006 Final Environmental Impact Report (GRC Associates, Inc., April 2006) (SCH #2005021125). The GGP Final Environmental Impact Report (GGP FEIR) analyzed the potential environmental impacts that would result from GGP implementation. At the time of the GGP FEIR's writing, the City was 98.5 percent developed. Approximately 45 acres of vacant land existed at the GGP FEIR's writing. GGP FEIR Tables 2 and 3 present the forecast capacity at the City's buildout as 22,329 DU, a population of 63,799 persons, and approximately 18.9 million SF of nonresidential land uses. Buildout was estimated to occur over 20 years. The GGP FEIR concluded significant and unavoidable impacts concerning Transportation and Traffic (GGP FEIR page 138).

Since GGP FEIR preparation, the Southern California Association of Governments (SCAG) Regional Housing Needs Assessment Allocation Plan fifth cycle, which was adopted in 2012, indicates that between 2014 and 2021, the City will need to accommodate development of 397 DU. The 2014-2021 Housing Element concluded adequate development capacity remained for the City to meet the Regional Housing Needs Assessment allocation for the 2014-2021 planning period. On November 12, 2013, the City Council adopted Resolution No. 6106 approving the 2014-2021 Housing Element and the supporting IS/ND.

As of this writing, SCAG is in the process of finalizing the numbers for the 6th Cycle Housing Element (i.e., October 2021 through October 2029), which in draft allocates over 5,700 DU to

Gardena. The City contracted a consultant to update the Housing Element for the 6th Cycle and anticipates its completion by October 2021.

Gardena Municipal Code. The Gardena Municipal Code (GMC) regulates municipal affairs within the City’s jurisdiction including, without limitation, zoning regulations (codified in GMC Title 18). GMC Title 18 is the primary tool for implementing the GGP’s Goals, Objectives, and Policies. The GMC is referenced throughout this IS/MND to establish the Project’s baseline requirements according to the City’s regulatory framework.

1.5 Report Organization

This document is organized into the following sections:

Section 1.0: Introduction provides a Project introduction and overview, cites the CEQA Statute and Guidelines provisions to which the proposed Project is subject, and summarizes the IS’ conclusions.

Section 2.0: Project Description details the Project’s location, environmental setting, background and history, characteristics, discretionary actions, construction program, phasing, agreements, and required permits and approvals. This Section also identifies the IS’ intended uses, including a list of anticipated permits and other approvals.

Section 3.0: Environmental Checklist Form provides the Project background and an overview of potential impacts that may or may not result from Project implementation.

Section 4.0: Evaluation of Environmental Impacts provides an analysis of environmental impacts identified in the environmental checklist.

Section 5.0: References identifies resources used to prepare the IS.

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2.0 PROJECT DESCRIPTION

2.1 Location

The Rosecrans Place Project – Revised Site Plan (Project) site is in the County of Los Angeles (County), in the City of Gardena (Gardena, or the City), approximately 9.3 miles southwest of downtown Los Angeles; see **Exhibit 2-1: Regional Vicinity Map**. The Project site is at the City's northwest portion, approximately 0.5 mile south of the City's jurisdictional limits with the City of Hawthorne. The 5.47-acre Project site consists of APN # 4061-028-049 (Parcels 1 and 2) and APN # 4061-028-018 (Parcel 3) located northeast of the Rosecrans Avenue at Van Ness Avenue intersection, at 2101 and 2129 Rosecrans Avenue; see **Exhibit 2-2: Site Vicinity Map**.

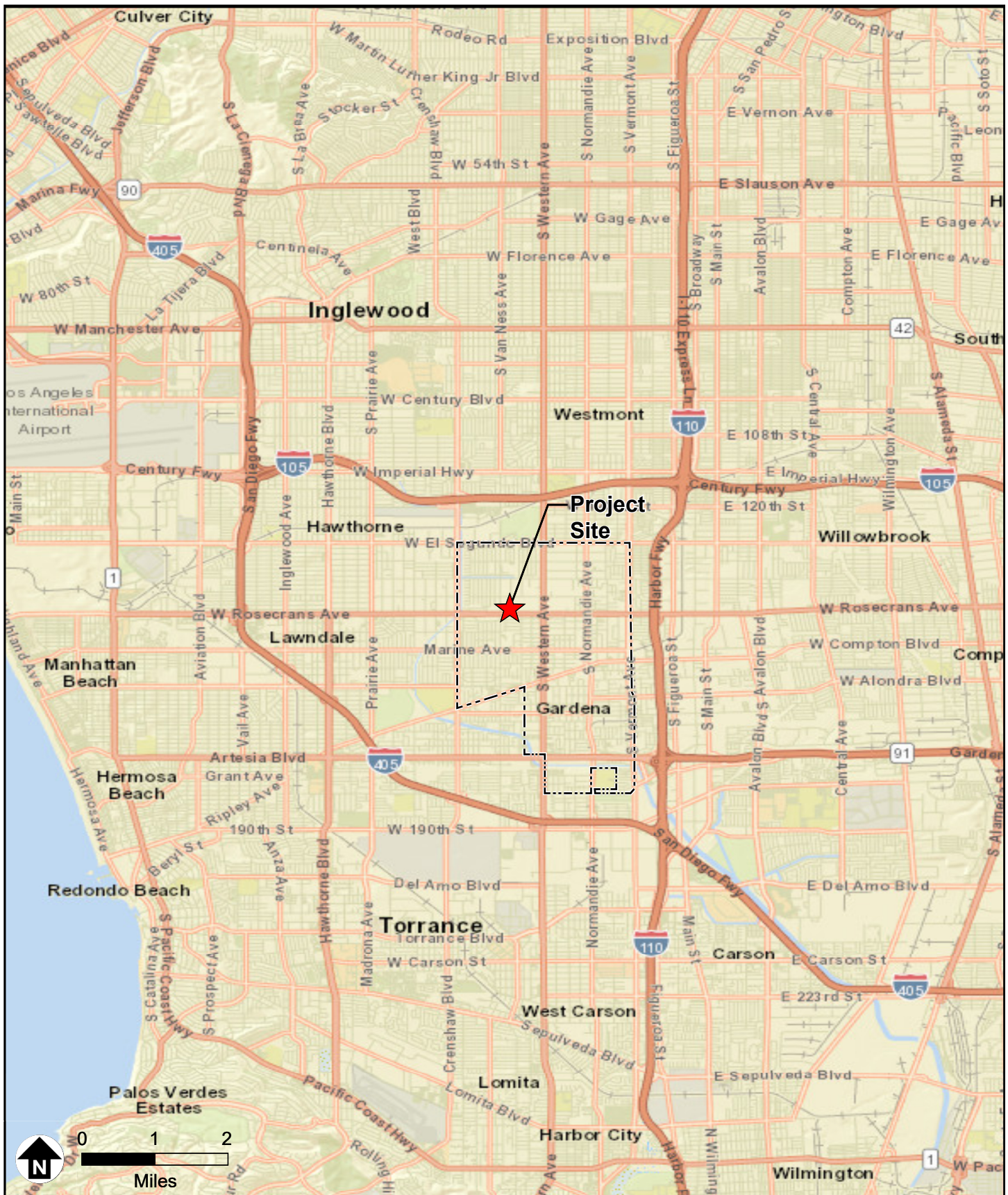
Regional access to the Project site is provided via the Artesia Freeway (State Route 91 (SR-91)) located to the southeast, the San Diego Freeway (Interstate 405 (I-405)) located to the south and west, the Harbor Freeway (State Route 110 (SR-110)) located to the east, and the Glenn Anderson Freeway (Interstate Route 105 (I-105)), located to the north. Local access to the Project site is provided via Rosecrans Avenue to the south, South Western Avenue to the east, and Van Ness Avenue to the west. One common driveway on Rosecrans Ave at the Project site's southern boundary provides vehicular access. A secondary driveway for emergency purposes is provided to the east of the common driveway.

2.2 Environmental Setting

Gardena encompasses approximately 6.0 square miles in Los Angeles County's South Bay region. Gardena is a fully urbanized city with of a mix of residential densities, although low density residential uses predominate. The City also contains a mix of retail commercial, office, and industrial uses.

The Project site is in the City's northwestern portion, in a predominantly industrial area, although residential uses exist to the south and west. The site is bounded by warehouses to the north, Rosecrans Avenue to the south, a self-storage facility to the east, and a U-Haul lot to the west. Vermont Avenue forms an eastern City boundary with the City of Los Angeles approximately 1.4 miles to the east of the site, and Crenshaw Boulevard forms a western City boundary with the City of Hawthorne approximately .55 mile to the west.

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Source: ESRI World Street Map



Rosecrans Place Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-1
Regional Vicinity Map

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Source: Near Maps - Image Dated January 1, 2019



Rosecrans Place Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-2
Site Vicinity Map

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