

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