

EXHIBIT D

ORDINANCE NO. 1823

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING ZONE CHANGE #3-18 CHANGING THE ZONING OF PROPERTY LOCATED AT 1335, 1337, 1341, and 1343 WEST 141ST STREET FROM LOW AND MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL (R-4) (ZC #1-19; APNS: 6115—013-007 -011)

WHEREAS, on November 19, 2019, the applicant, The Olson Company, filed an application to develop a 50-unit residential condominium project consisting of attached three-story townhome-style condominiums in xx buildings on approximately 2.0 acres located at 1335, 1337, 1341, and 1343 West 141st Street (the “Property”), which is at the northeast corner of Normandie Avenue and West 141st Street; and

WHEREAS, in order to develop the residential project, the following entitlements (collectively, the “Project”) are required: General Plan amendment changing the land use designation from Low and Medium Density Residential to High Density Residential (GPA #1-19); Zone Change to change the zoning from Single Family (R-1) and Medium Density Multiple-Family (R-3) Residential to High Density Multiple-Family Residential (R-4) (ZC #1-19); Vesting Tentative Tract Map to create 50 airspace condominium units in six buildings (VTTM No. 82945); Site Plan Review to allow the development as designed and presented to the Planning Commission (SPR #5-19); and a Variance to allow the wall along Normandie Avenue to be constructed 14 inches from the property line to accommodate the needed storm drain facilities and place a second transformer in the location (VAR #2-19); and

WHEREAS, a Mitigated Negative Declaration (“MND”) was prepared for the Project and the draft MND was circulated for a 20-day public review period between September 17, 2020 and October 6, 2020; and

WHEREAS, on October 20, 2020, the Planning Commission of the City of Gardena held a duly noticed public hearing on the IS/MND and the approvals required for the Project at which time it considered all evidence, both written and oral; and

WHEREAS, at the close of the public hearing, the Planning Commission adopted PC Resolution No. 9-20 which approved the MND and adopted the Mitigation Monitoring Reporting Program for the Vesting Tentative Tract Map, Site Plan Review and Variance, conditionally approved those same entitlements and recommended that the City Council approve the MND and adopt the Mitigation Monitoring and Reporting Program for the General Plan Amendment and Zone Change and approve the General Plan Amendment and Zone Change; and

WHEREAS, on November 10, 2020, the City Council held a duly noticed public hearing on the Project at which time it considered all evidence, both written and oral; and

WHEREAS, after the close of the public hearing and prior to adopting this Ordinance the City Council adopted Resolution No. 6481 approving the Mitigated Negative Declaration for the General Plan Amendment and Zone Change and approved Resolution No. 6482 approving a General Plan Amendment changing the land use designation of the property to High Density Residential;

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

SECTION 1. APPROVAL AND FINDINGS – ZONE CHANGE.

A. Section 18.52.010 of the Gardena Municipal Code provides that the land use and zoning of property may be amended “[w]henver the public necessity, convenience, general welfare, or good land use and zoning practices require. . .” The City Council hereby approves the zone change for the Property from General Industrial (M2) with a Mixed Use Overlay (MUO) to High Density Multiple-Family Residential (R-4) as shown on Exhibit A, attached hereto.

B. In taking this action, the City Council finds that the change is in the best interests of the general welfare and represents good land use planning practices, including, but not limited to the following reasons:

1. The Property is located in an area which contains a mix of uses. There is a mix of commercial and single-family residential to the south; medium density residential to the north; single-family residential to the east; and industrial to the west, across Normandie Avenue. Normandie Avenue, which is the western border of the Project, is both a Major Collector street designed to carry 15,000 – 20,000 trips a day and a designated Truck Route in the City.

2. Gardena, like all of California, has a need for housing. This development will add five different floor plans with a range of bedrooms and square footage that will accommodate different price points in the City.

3. The General Plan Amendment, and the Project which will be built thereunder, is consistent with a number of policies and goals of the General Plan, including those in the Land Use Plan relating to residential development, as detailed in the staff report which is incorporated by reference.

4. The change in zoning is consistent with the General Plan Amendment that was concurrently processed for this project.

SECTION 3. RECORD.

Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based

on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 4. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project, including the MND and MMRP, is Raymond Barragan, 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 5. EFFECTIVE DATE.

This Ordinance shall take effect on the thirty-first day after passage.

SECTION 6. NOTICE OF DETERMINATION.

Staff is hereby directed to file a Notice of Determination of the approvals granted herein with the County Recorder’s office within five working days from the date of approval.

SECTION 7. CERTIFICATION.

The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2020.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

LISA KRANITZ, Assistant City Attorney

Exh. A – Zoning Map