

**RESOLUTION NO. 6479**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING A MITIGATED NEGATIVE DECLARATION AND MITIGATION AND MONITORING PROGRAM FOR GENERAL PLAN AMENDMENT #2-20 AND ZONE CHANGE #2-20 CHANGING THE LAND USE DESIGNATION AND ZONING OF PROPERTY LOCATED AT 13615, 13619, AND 13633 VERMONT AVENUE FROM COMMERCIAL TO HIGH DENSITY RESIDENTIAL**

**(GPA #2-20; ZC #2-20; APNS: 6115-019-042- 045)**

**WHEREAS**, on March 9, 2020, the applicant, Melia Homes, filed an application to develop an 84-unit residential condominium project consisting of attached three-story townhome-style condominiums in 16 buildings on a 4.23 acre property located at 13615, 13619 and 13633 Vermont Avenue (the “Property”); 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 General Commercial to High Density Residential (GPA #2-20); Zone Change to change the zoning from General Commercial (C-3) to High Density Multiple-Family Residential (R-4) (ZC #2-20); Tentative Tract Map to create 84 airspace condominium lots (TTM No. 83037); and Site Plan Review for the proposed Project (SPR #3-20); and

**WHEREAS**, the Project includes provision of two affordable dwelling units; 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. 10-20 which approved the MND and adopted the Mitigation Monitoring Reporting Program for the Tentative Tract Map and Site Plan Review, conditionally approved the Tentative Tract Map and Site Plan, 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 that the City Council approve the General Plan Amendment and Zone Change; and

**WHEREAS**, on October 20, 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

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

**SECTION 1. CEQA FINDINGS.**

A. The City retained De Novo Planning Group, an environmental consultant, to prepare the IS/MND, a copy of which is attached hereto as Exhibit A.

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 the following topics: Geology and Soils; Cultural Resources; Tribal Cultural Resources; and Mandatory Findings of Significance. The Mitigation Measures listed in the Mitigation Monitoring and Reporting Program (“MMRP”), attached hereto as Exhibit B, relating to these impact areas will mitigate those impacts below a level of significance.

E. The City sent notices to the Native American tribes provided by the National American Heritage Commission. The City received two requests for consultation: from the Gabrieleno Band of Mission Indians – Kizh Nation; and one from the Gabrieleno Tongva Tribe. After consultation with both tribes, 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.

F. On October 6, 2020 the City received a comment letter from the Los Angeles County Sanitation Districts; the letter did not raise any issue with the IS/MND, but provided additional information and specified that a connection fee would be required. No change to the MND was required as a result of this letter.

G. The Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program were all independently reviewed by City staff and the Planning Commission, as well as by the City Council. In making all of the findings herein, the City Council has exercised its independent judgment.

H. With the mitigation measures set forth in the MMRP, there is no evidence, let alone substantial evidence, that the Project could result in a significant impact that could not be mitigated.

I. 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. 162<sup>nd</sup> Street, Gardena, California 90247. Mr. Barragan’s email is [rbarragan@cityofgardena.org](mailto:rbarragan@cityofgardena.org) and his phone number is 310/217-9546.

**SECTION 2. APPROVAL.**

Based on the findings set forth above as well as the record of proceedings, the City Council hereby approves the Mitigated Negative Declaration and Mitigation Monitoring Program for General Plan Amendment #2-20 and Zone Change #2-20. Staff is directed to file a Notice of Determination.

**SECTION 3. RECORD.**

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately.

**SECTION 5. CERTIFICATION.** The City Clerk shall certify the passage of this resolution.

PASSED, APPROVED AND ADOPTED this 15th day of December, 2020.

\_\_\_\_\_  
TASHA CERDA, Mayor

ATTEST:

\_\_\_\_\_  
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Lisa E. Kranitz, Assistant City Attorney

Attachments:

Exhibit A – IS/MND  
Exhibit B – Mitigation Monitoring Program