

ORDINANCE NO. 1822

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING ZONE CHANGE #3-18 CHANGING THE ZONING OF PROPERTY LOCATED AT 13615, 13619, and 13633 VERMONT AVENUE FROM GENERAL COMMERCIAL (C-3) TO HIGH DENSITY RESIDENTIAL (R-4)

(ZC #2-20; APNS: 6115-019-042, 043, 044, and 045)

WHEREAS, on March 9, 2020, the applicant, Melia Homes Inc., 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 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. 6480 approving the Mitigated Negative Declaration for the General Plan Amendment and Zone Change and 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 Commercial (C-3) 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 is predominantly residential: there is an apartment building to the north of the Property and a mobilehome park to the north of that; the property to the west is developed with single-family residential uses; the property to the south is developed with a mobilehome park and further south is the Carnelian Specific Plan residential development; and the property to the east, in the City of Los Angeles, is also residential. The residential condominiums will be compatible with the adjacent residential uses.

2. The Property is located in a mid-block location and because of the center median located in Vermont Avenue, is limited to a right-turn only in and out of the development. The location and the limitations on accessing the property make it a poor location for a viable commercial development.

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 Zone Change will allow development of the Project which will include two new affordable housing units.

5. As there continues to be a need for housing in Gardena, and California in general, changing the land use designation to allow high-density multi-family housing makes good planning sense.

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

SECTION 2. 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 3. 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 4. EFFECTIVE DATE.

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

SECTION 5. 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 6. 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

Exhibit A – Zone Change Map