



CITY OF GARDENA

PLANNING & ENVIRONMENTAL QUALITY COMMISSION

Meeting Agenda

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

AGENDA

Tuesday, November 17, 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/87468366727>
3. You may also dial in using your phone:
United States: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799
Webinar ID: 874 6836 6727
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, November 17, 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 – October 20 2020
4. Oral Communications from the Public
5. **Environmental Assessment #10-20, Site Plan Review #5-20, Vesting Tentative Tract Map #4-20**

The applicant is requesting a site plan review and vesting tentative tract map approval for the construction of 52 three-story attached condominium townhomes, including three live-work units,

in the General Commercial (C-3) and Mixed-Use Overlay (MUO) zone areas per section 18.19.030.A, 18.44.010 and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

Project Location: 2500 West Rosecrans Avenue (APN:4064-003-028, 040)

Applicant: G3 Urban Inc.

Direction by Staff: *Continue Item to the December 1, 2020, Planning and Environmental Planning Commission Meeting*

6. Environmental Assessment #7-20, General Plan Amendment #4-20, Zone Change #3-20

The applicant requests the following for a 4.59-acre property located at the northeast corner of Rosecrans and Budlong Avenues, adjacent to the Lucky Lady Casino:

- 1) General Plan Amendment to change the land use designation (GPA #4-20) from Medium Density Residential and High Density Residential to General Commercial with a Mixed-Use Overlay; and
- 2) Zone Change (ZC #3-20) from Medium Density Multiple-Family Residential (R-3) and High Density Multiple-Family Residential (R-4) to General Commercial (C-3) with a Mixed-Use Overlay (MUO).

Approval of these items requires adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (EA #7-20).

Project Location: 1108 W. 141st Street (APN: 6115-015-023)

Applicant: Gardena LF, LLC

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

Dated this 13th day of November 2020

/s/ RAYMOND BARRAGAN
Raymond Barragan, Secretary
Planning and Environmental Quality Commission