



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

**CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
MINUTES**

TUESDAY, OCTOBER 20, 2020, MEETING
VIRTUAL MEETING VIA ZOOM

* * *

Called to order by Chair Jackson at 7:03 P.M.

ROLL CALL

Present: Steve Sherman, Stephen Langley, Dale Pierce, Deryl Henderson, Brenda Jackson
Absent: None
Also in Attendance: Lisa Kranitz, Assistant City Attorney
Raymond Barragan, Acting Community Development Director
John F. Signo, AICP, Senior Planner
Amanda Acuna, Senior Planner

PLEDGE OF ALLEGIANCE

None.

APPROVAL OF MINUTES

A motion was made by Commissioner Sherman and seconded by Commissioner Langley to approve the minutes of the meeting on August 18, 2020. The minutes were approved 4-0-1.

Ayes: Langley, Sherman, Henderson, Jackson
Noes: None
Abstain: Pierce

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

Environmental Assessment #5-20, Site Plan Review #3-20, Zone Change #2-20, General Plan Amendment #2-20, Tentative Tract Map #2-20 (Evergreen Residential Project)

The applicant is requesting approval of a Site Plan Review to allow the development of 84 three-story attached condominium townhomes in 16 buildings, including two low-income units; a Tentative Tract Map to subdivide 4.23 acres (TTM #83037); a Zone

Change to change the zoning from C-3 (General Commercial) to R-4 (High Density Multiple-Family Residential); and a General Plan Amendment to change the land use designation from General Commercial to High Density Residential. A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) have been prepared to address the environmental impacts. The Commission will consider the MND and MMP at the same time as it considers all other requests. The Commission will act on the site plan review and tentative tract map and make a recommendation on the General Plan Amendment and Zone Change to the City Council.

Project Location: 13615, 13619, and 13633 Vermont Avenue (APNs: 6115-019-042, 043, 044, and 045)

Applicant: Melia Homes Inc.

Senior Planner Signo gave the staff presentation. Mr. Signo gave a brief presentation of the surrounding area, project site, and proposed project. He indicated the project meets all development standards and required findings for approval. He stated the project was adequately noticed. Mr. Signo read into the record minor changes requested by the applicant regarding Conditions No. TTM 3, BS 30, and BS 31.

Brent Little, representing Melia Homes Inc., gave the applicant's presentation. He mentioned they received feedback from a smaller group to the west when designing the project. They went out to a larger group during COVID times at an outdoor open house at the project site. People asked if an interest list was started for potential buyers. They also asked about construction timing. The applicant took all the comments and designed the project based on the General Plan. They looked at what the General Plan says about residential in the City. They saw a need for homeownership opportunities and saw that the General Plan encouraged the development of affordable housing. The project is designed for for-sale housing and includes two affordable units. They want to build the project so it complements the neighborhood. The project provides for three and four-bedroom units and is consistent with the community's plan.

Commissioner Langley asked about the view of the 26-foot rear yard setback and asked about the location of the streets. The driveway appears to go all the way to the back. He provided positive comments about the play area for kids.

Mr. Little replied stating there is landscaping at the ends of the driveways with Cypress trees. The reason the driveways project out is because of the parking spaces. He mentioned that the recreation area was provided because the market gravitates to those amenities.

Chair Jackson opened the public hearing.

K. Morikawa had questions on urban heating and plant choice. She mentioned it looks like a lot of pavement. She was wondering about the plant types and how the garbage situation was going to be. It appears that trash cans will be stored inside of garages.

Assistant City Attorney Kranitz clarified we would be taking all speakers first and then letting staff and the applicant respond.

Jimmy, who identified as a homeowner to the west, asked how landscaping and runoff would be addressed along the back wall, and about privacy issues.

Mr. Little addressed K. Morikawa's questions first. He stated that plants are near and dear to him and add value to the project. They have considered all portions of the project site for incorporation of landscaping. He stated the mitigated negative declaration (MND)

looks at greenhouse gases (GHG) and a variety of impacts. There have been no findings of significance. They have included a lot of landscaping where they can. They included a lot of larger trees, including 24-inch box trees throughout the project site. Regarding trash collection, the landscape plan shows they will be stored in the garage. In regards to stormwater runoff, they meet Public Works' requirements by having an infiltration dry well that takes water in and lets it slowly infiltrate into the ground. There is an underground vault that lets water drain into it. The City's Public Works Department reviewed the hydrology report and facilities are sized adequately according to that report. Regarding Jimmy's question about privacy with the end units, Mr. Little explained they have three-bedrooms on that side with very narrow windows. Along the third story element there's also a stairwell so from outside it looks like normal height, but in reality they are unviewable from inside.

Chair Jackson asked if there were any more speakers. There being none, she closed the public hearing.

MOTION: It was moved by Commissioner Pierce and seconded by Commissioner Langley to adopt Resolution No. PC 10-20 adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the Tentative Tract Map and Site Plan Review and recommending that the City Council adopt the same for the General Plan Amendment and Zone Change; recommending that the City Council adopt the General Plan Amendment and Zone Change; and approving the Tentative Tract Map and Site Plan subject to the Legislative approvals.

The motion passed by the following roll call vote:

Ayes:	Henderson, Pierce, Langley, Sherman, Jackson
Noes:	None
Absent:	None

Agenda Item #6

Environmental Assessment #15-19, Site Plan Review #5-19, Zone Change #1-19, General Plan Amendment #1-19, Tentative Tract Map #3-19, Variance #2-19 (141st and Normandie Townhomes)

The Planning Commission considered a request for site plan review, tentative tract map, and variance to allow the development of 50 three-story attached condominium townhomes; a Zone Change to change the zoning from R-1/R-3 (Single-Family and Medium Multi-Family Residential Zone) to R-4 (High Density Multiple-Family Residential); a General Plan Amendment to change the land use designation from Low/Medium Residential to High Density Residential. A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared to address the environmental impacts. The Commission considered the MND and MMRP at the same time as it considers all other requests.

Project Location: 1335, 1337, 1341 and 1343 West 141st Street

Applicant: The Olson Company

Senior Planner Acuna gave the staff presentation. Ms. Acuna discussed the surrounding area, project site, and proposed project. She indicated the project meets all development

standards and required findings for approval, and stated the project was adequately noticed.

Doris Nguyen representing the applicant, The Olson Company, gave a presentation on the proposed project. She mentioned this is The Olson Company's second community in the City. She mentioned that Alliance ranked their company number one for customer service, satisfaction, and ownership experience. Their Champion Program helps them stay involved with their communities long-term. This is because they have a lot of first-time homeowners that have not lived in a homeowners association (HOA). They help them get acquainted with the rules. She mentioned the project site has fallen in somewhat disrepair. They have been through a thorough process to design the proposed project. They provide Spanish architectural style with arched entries and various building materials that make it relate to the pedestrian scale. Along the south part of the project site they will be improving the turning safety and will dedicate seven feet of right-of-way along 141st Street. Since 141st Street has no sidewalk, they will build a sidewalk, curb and gutter, and a landscaped parkway. Along Normandie Avenue, they have an existing driveway that will be repaired. During the process, they received concerns neighbors that include additional cars turning on Normandie Avenue, traffic, and parking. She stated that the California Environmental Quality Act (CEQA) determined there was no impacts regarding traffic. Regarding parking, each home has an attached two-car garage and guest parking spaces so there are actually more parking spaces than bedrooms. Along the north, they placed the street along the property to increase the setback. They used landscaping to transition from adjacent uses, including providing over 100 trees with some that grow to 30 to 50 feet tall. The landscape architect chose carefully to achieve this transition. The common open space area will have a barbecue, lawn, and seating area. They have done surveys to determine which amenities are most desired. This is because their homes are relatively smaller. She mentioned the proposed project helps the City in meeting its regional housing needs assessment (RHNA).

Bernie and her husband, who identified themselves as residents on 141st Street, had concerns with vehicle through-put. During mornings and afternoons there are large influxes of vehicles at 141st Street. If it is high density, then it will be a problem for residents. There's only one entrance and one exit; that's a big concern if this project is high density.

Ms. Nguyen indicated that typically a high-density project has fewer trips than a single-family project. This part of the City is considered low vehicle miles travelled (VMTs). In terms of existing conditions, it's already an area in the City that is screened with low VMTs so it does not cause a significant impact in regards to CEQA. The project meets Senate Bill (SB) 743 guidelines, not level of service (LOS). The City has guidelines that meets SB 743 regarding VMTs. COVID would not have been an issue with regards to traffic impacts.

Chair Jackson asked if there were any more speakers. There being none, she closed the public hearing.

Commissioner Sherman wanted to know more about the variance request.

Ms. Acuna stated there would be a six-foot-high block wall with tubular steel along Normandie Avenue; it is allowed if it is tubular steel interspersed with block wall. The applicant is requesting a reduction of a five-foot setback down to 14 inches.

Ms. Nguyen elaborated on the reasons for the variance indicating the need to address proper drainage.

Commissioner Langley asked about the project along 141st Street, the wall seems closer than at Normandie Avenue.

Ms. Nguyen indicated there is no wall along 141st Street so you could walk up to their front doors; they only have a short patio wall.

Commissioner Langley thought there was a 20-foot setback requirement and it does not look like 20 feet is provided.

Ms. Kranitz indicated there is no 20-foot setback requirement anymore and 141st Street would be considered a side yard so a 10-foot setback is required.

Commissioner Langley asked with 141st Street would be considered a side yard.

Ms. Acuna explained the narrower side is considered the front so the other side would be considered a side yard.

Resident Bernie asked for a clarification if the setback along 141st Street would be consistent with other homes.

Ms. Acuna explained the neighboring properties may have a 20-foot setback and the proposed project would have a 10-foot setback along 141st Street.

Ms. Kranitz asked if there is not a consistent setback.

Resident Bernie stated there are residents on 141st that have a greater setback.

Ms. Kranitz concurred that some of the homes are required to have a 20-foot setback.

Chair Jackson asked if there were any more speakers. There being none, she closed the public hearing.

MOTION: It was moved by Commissioner Pirece and seconded by Commissioner Henderson to adopt Resolution No. PC 9-20, adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the Tentative Tract Map, Site Plan Review and Variance, and recommending that the City Council adopt the same for the General Plan Amendment and Zone Change; recommending that the City Council adopt the General Plan Amendment and Zone Change; and approving the Tentative Tract Map, Site Plan, and Variance subject to the Legislative approvals.

The motion passed by the following roll call vote:

Ayes:	Henderson, Pierce, Langley, Sherman, Jackson
Noes:	None
Absent:	None

Agenda Item #7

Ordinance No. 1821

An ordinance adding Chapter 18.57 to the Gardena Municipal Code allowing low barrier navigation centers in the Mixed-Use Overlay and Commercial Residential zones as a permitted use as required by State law. A low barrier navigation center assists homeless individuals by removing barriers to finding temporary housing. The Ordinance is exempt from CEQA.

Project Location: Citywide

Applicant: City

Assistant City Attorney Kranitz gave the staff presentation. She mentioned the law remains in effect until January 1, 2027. In reviewing the law, staff decided to make it its own section. The Ordinance would allow low barrier navigation centers in mixed use zones and commercial-residential zones. Basically, they would be allowed anywhere there's a mix of uses. This Ordinance is a way to deal with homelessness. This is a way to provide for services and to move people to permanent homes.

Commissioner Langley asked about additional details.

Ms. Kranitz indicated it is meant to get people off the streets and into permanent housing.

Commissioner Langley asked how it impacts Gardena.

Ms. Kranitz indicated it has not, so far, but it does not mean they will not come to Gardena. So far, Gardena is not a place that is attracting these types of developments.

Commissioner Langley asked if these would come before the Planning Commission.

Ms. Kranitz answered it's an allowed use.

Chair Jackson asked if approved by the Planning Commission, would it go to City Council? If someone gets funding, then they can do it.

Ms. Kranitz answered in the affirmative.

Chair Jackson asked why they need to approve this?

Ms. Kranitz stated it is already the law. We are doing this similar to supportive and transitional housing; this is one more type of housing to help move people from the streets into permanent housing.

Chair Jackson opened the public hearing and asked if there were any speakers. There being none, she closed the public hearing.

MOTION: It was moved by Commissioner Henderson and seconded by Commissioner Pierce to adopt Resolution No. PC 11-20 recommending that the City Council approve Ordinance No. 1821.

The motion passed by the following roll call vote:

Ayes: Henderson, Pierce, Langley, Sherman
Noes: Jackson
Absent: None

Agenda Item #8

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Acting Community Development Director Raymond Barragan thanked Mr. Signo and Ms. Acuna for all their work. He also thanked and appreciated Ms. Kranitz for committing a lot of time as there was a lot of reading materials in the agenda packet.

Mr. Barragan reminded the Commission that ethics training is around the corner and all commissioners are required to complete it.

Agenda Item #9

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Pierce acknowledged the Dodgers win.

Commissioner Langley commended Commissioner Pierce's statement. He asked Assistant City Attorney Kranitz about what is required for housing units by 2028.

Ms. Kranitz stated Gardena is assigned 5,721 units. Mr. Signo has been working diligently on an appeal. We don't expect much because the grounds for appeal are limited. Nevertheless, we are going to file an appeal. The City is expected to adopt a new Housing Element and Environmental Justice Element. We have hired consultants and we will bring them to public meetings when they are ready; probably by the beginning of next year. The requirement is that cities have to make sites available. That is what staff is looking at now – how to fit 25% more housing stock into our city. The Housing Element needs to be adopted by October 15, 2021. We will not fail if we can provide the zoning. There is nothing in state law that says we have to provide the housing; we just need to make the land available to developers to have the opportunity to build. Ms. Kranitz indicated she does not know any city that is meeting its RHNA obligation. Projects that receive a permit now get counted towards the current cycle.

Commissioner Langley asked if there are any media covering this.

Ms. Kranitz indicated she is not aware of any. The Southern California Association of Governments (SCAG) did not address many of the concerns from cities. SCAG does not want to put housing where jobs are not located so they moved housing from the Inland Empire to Los Angeles and Orange counties.

Commissioner Langley asked about the requirement for Torrance.

Ms. Kranitz answered Torrance was allocated 4,928 units. She stated the appeal letter will be provided to all councilmembers.

Commissioner Langley and Chair Jackson expressed their gratitude for Ms. Kranitz' responses.

Ms. Kranitz indicated we need to adjourn to the November 17 meeting. There are two items scheduled.

ADJOURNMENT

Chair Jackson adjourned the meeting at 9:13 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission



BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission



MEMORANDUM

DEPARTMENT of COMMUNITY DEVELOPMENT

TO: Planning and Environmental Quality
Commission

DATE: November 17, 2020

FROM: Amanda Acuna, Senior Planner

REF:

SUBJ: Agenda Item #5

CC:

As a direction by staff, Site Plan Review #5-20 and Tentative Tract Map #4-20 will be continued to the December 1, 2020, Planning and Environmental Quality Commission meeting.

**CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION**

**STAFF REPORT
RESOLUTION NO. PC 12-20
EA #7-20; GPA #4-20; ZC #3-20
APNS: 6115-015-023
AGENDA ITEM #6**

DATE: November 17, 2020

TO: Chair Jackson and Members of the Planning and Environmental Quality Commission

FROM: Raymond Barragan, Acting Community Development Director

CASE PLANNER: John F. Signo, AICP, Senior Planner

APPLICANT: Gardena LF, LLC

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

REQUEST: 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).

BACKGROUND

The property at issue is the 4.59 acre parcel that lies immediately to the west of the former Normandie Casino, now the Lucky Lady Casino.

In 1978 the City approved a conditional use permit (CUP) for parking on the Project site and the site continues to provide surface parking for the Lucky Lady Casino located directly to the east.

In 2016 the Normandie Casino was transferred to one of Larry Flynt's organizations, Casino, LLC. In July 2016, the City entered into an Economic Assistance Agreement with Casino, LLC, where for a period of 8 years the City would reimburse a percentage of the gross revenue fee to the Casino. In 2018 the City and Casino, LLC entered into an Amendment which extended the reimbursement period and increased the reimbursement to the Casino. (See staff report, Attachment 1.) The impetus for this was to allow Casino, LLC to develop the excess land surrounding the Casino. A portion of the excess land is currently under development on Vermont Avenue for the 63-unit KB Home Stonefield project. Projects contemplated at the time of the Amendment included a hotel and mixed retail/shopping complex. The hotel was the City's preferred alternative. In 2018 an Offering Memorandum was put out for the sale of 2.0 acres of the Property (Attachment 2). The remainder of the Property is required for Casino parking.

On July 13, 2020, the applicant, Gardena LF, LLC, applied for a General Plan Amendment and Zone Change for the 4.59-acre property to change the land use designation from High Density Residential to General Commercial with a Mixed-Use Overlay and the zoning 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), respectively. Although no development is currently being proposed, the changes are being pursued at this time due to a recent change in the law which took effect at the beginning of January 2020.

Government Code Section 66300 now provides that a city may only change a land use designation or zoning ordinance to a less intensive residential use, if it concurrently makes changes to other parcels within the city to ensure there is no net loss in residential capacity, as discussed below.

NO NET LOSS

The 4.59 acres is divided between approximately 4.06 acres of high density multiple-family residential (R-4) zone and 0.53 acres of medium density multiple-family residential (R-3) zone. All of the 2.0 acres being offered for sale is in the R-4 zone. The R-3 zone allows a density of 17 units per acre. The R-4 zone allows up to 30 units per acre, but based on the 5 most recent applications in zones that allow this density, the average density has been 21.62 units per acre, with the densest development being 24.7 units per acre. Based on these figures, the 2.0 acres that could be developed would yield approximately 50 housing units. If all of the acreage were to be developed, which is not possible because of the need for Casino parking, the Property could be developed with approximately 108 units.

On October 20, 2020, the Planning and Environmental Quality Commission recommended approval to the City Council of a project (Evergreen Residential Project) from Melia Homes, Inc. for a General Plan Amendment and Zone Change for a 4.23-acre property located at 13615, 13619, and 13633 Vermont Avenue. The land use designation would be changed from General Commercial to High Density Residential and the zoning from C-3 (General Commercial) to R-4 (High Density Multiple-Family Residential). The City Council approved the General Plan Amendment and introduced the Zone Change Ordinance on November 10, 2020, which will allow the development of 84 units.

On October 20, 2020, the Planning Commission also recommended approval to the City Council of a project from The Olson Company for a General Plan Amendment and Zone Change for a 2.02

acre property located at 1335, 1337, 1341 and 1343 West 141st Street. The land use designation will be changed from Low and Medium Density Residential to High Density Residential and the zoning similarly changes from R-1 (3 lots, 1.39 acres) and R-3 (0.63 acres) to R-4. The original land use and zoning designations could have resulted in development of 14 units. The City Council approved the General Plan Amendment and introduced the Zone Change Ordinance on November 10, 2020, which will allow the development of 50 units, or 36 more units than allowed under the existing zoning.

As the proposed Project involves the potential future development of approximately 2.0 acres of the 4.59 acres, Melia's Evergreen Residential Project would more than make up for the loss of residential development that could have been built on the developable portion of the Project site. However, even if the entire 4.59-acre parcel was developed for residential uses, the Melia and The Olson Company projects would compensate for the housing that could have been developed on the Project site.

PROJECT DESCRIPTION/SETTING

The project site is comprised of one parcel (APN 6115-015-023) totaling 4.59 acres located on the north side of Rosecrans Avenue between Budlong Avenue to the west and Vermont Avenue to the east. The project site's topography is relatively flat and the dimensions of the subject property are approximately 280.5 feet deep by 630 feet wide.

The site is primarily accessed from a driveway on Rosecrans Avenue located between the parking area and the Lucky Lady Casino. A second gated driveway is located along Budlong Avenue at the northwest corner of the site. The perimeter of the site is surrounded on the south, west, and north by a mix of iron fence and block wall with landscape hedges. The eastern portion of the site is open to the driveway and surface parking north of the Lucky Lady Casino.

In addition to being directly adjacent to the Lucky Lady Casino, the site is located approximately 1.0 mile north of the Hustler Casino. The site is also located approximately 2.0 miles southeast of the SpaceX Campus in Hawthorne, 3.8 miles southeast of the new LA Stadium and Entertainment District Development, 6.0 miles southeast of the Los Angeles International Airport (LAX), approximately 8.0 miles south of USC, 2.5 miles northwest of the StubHub Center and 9.0 miles south of Downtown Los Angeles.

Regional access to the site is provided via the Harbor Freeway (I-110) to the east, the Artesia Freeway (SR-91) to the south, and the Glen Anderson Freeway (I-105) to the north of the site. Local access to the site is provided primarily from Rosecrans Avenue. Within the project area, Rosecrans Avenue is accessed from Vermont Avenue to the east and Normandie Avenue to the west.

Uses surrounding the Project site include:

- North: Directly north of the Project site is the Church of the Holy Communion property, zoned Medium Density Multiple-Family Residential Zone (R-3), and West 141st Street. West 141st Street is a cul-de-sac that extends east from Budlong Avenue and terminates at the northeastern portion of the Project site.

- East: Directly east of the Project site is the Lucky Lady Casino and associated surface parking. To the east of the Lucky Lady Casino are commercial uses fronting Vermont Avenue. Uses to the east of the Project site are zoned General Commercial Zone (C-3).
- South: Rosecrans Avenue forms the southern boundary of the Project site. South of Rosecrans Avenue are an Airgas (gases, welding and safety products) store, Rosecrans Care Center, and a Popeyes Restaurant, zoned C-3. South of Rosecrans Avenue to the southeast of the Project site is the Strawberry Square shopping center, also zoned C-3. South of Rosecrans Avenue to the southwest of the Project site, across Budlong Avenue are multiple-family residences zoned R-3.
- West: Budlong Avenue forms the western boundary of the Project site. West of Budlong Avenue are multiple-family residences zoned R-4.

	Zoning Designation	General Plan Land Use Designation	Existing Land Uses
Project Site	R-3 & R-4 (current)	Medium and High Density Residential (current)	Parking Lot
North	R-2 & R-3	Medium Density Residential	Church and Residences
South	C-3 & R-3	General Commercial and Medium Density Residential	Commercial, Care Facility, Shopping Center, Residential
West	R-4	High Density Residential	Apartments
East	C-3	General Commercial	Casino, Commercial

ENVIRONMENTAL REVIEW

As stated above, no development is proposed at this time. However, for the purposes of the California Environmental Quality Act (CEQA), it is necessary to look at the impacts of a likely development. Based on the Offering Memorandum and the Amendment to the Economic Assistance Agreement, it was presumed that two acres would be developed with a hotel and restaurant and the remainder of the site would remain as parking for the casino. The hotel would be up to 126 rooms and approximately 68,000 square feet and there would be a separate 5,000 square foot restaurant. Although a restaurant such as a Denny's is most likely adjacent to a hotel, the environmental document considered a fast-food restaurant to anticipate a worst-case scenario.

It is noted that the City is currently considering amending the development standards for Amenity Hotels within the City as part of a separate project. The proposed amendments to the Zoning Code would add a definition for an Amenity Hotel that would provide certain amenities for guests above and beyond the type of hotels/motels that were developed in Gardena in earlier years. Amenity Hotels would be allowed by right on Arterials and Major Collector Streets within the General

Commercial (C-3), Heavy Commercial (C-4), Industrial (M-1) and General Industrial (M-2) zones. A CUP would continue to be required for all other types of hotels and motels. The development standards would also be amended to increase the FAR from 0.5 to 2.0 and reduce the minimum lot size from 1.0 to 0.5 acres. Other amendments to the development standards under consideration include reducing minimum landscape requirements, increasing height, and reducing parking standards specific to Amenity Hotels. If the Amenity Hotel zoning amendment is approved, then an Amenity Hotel could be developed by right on the Property. Again, in order to assess the worst-case scenario, the CEQA document analyzed a hotel that could be developed under the proposed standards.

De Novo Planning Group prepared an Initial Study, Mitigated Negative Declaration (IS/MND), and Mitigation Monitoring and Reporting Program (MMRP) under contract to the City to determine whether implementation of the project may cause significant adverse environmental impacts. These documents are attached to proposed City Council Resolution No. 6486 (Exhibit A).

The IS/MND was prepared and noticed in accordance with all requirements of CEQA (Public Resources Code § 21000 *et seq.*) and the CEQA Guidelines (14 Cal. Code of Regs. § 15000 *et seq.*) (collectively, “CEQA”). The IS/MND was subject to a 20-day public review period of October 12, 2020 to November 2, 2020. No comment letters were received during this time.

In accordance with SB 18 and AB 52, the City sent consultation requests to the list of tribes provided by the Native American Heritage Commission. On July 30, 2020, the City received a request for consultation from the Gabrieleno Band of Mission Indians-Kizh Nation. However, after explaining that there is no specific development being proposed at this time, the Gabrieleno Band indicated that consultation was not needed. No other Native American Tribes responded.

The IS/MND determined that there were potentially significant impacts from future development with regard to a number of topics. In certain cases, standard conditions of approval will reduce the impacts below a level of significance. This is true for the topics of Cultural Resources, certain areas of Geology and Soils, and Noise. The applicable conditions are included in the IS/MND.

Other topic areas require mitigation. However, the mitigation measures included in the Mitigation Monitoring and Reporting Program attached to the Resolution as Exhibit B will mitigate the impacts relating to Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Transportation, and Mandatory Findings of Significance to below a level of significance. While several of the mitigation measures are standard ones that have been imposed on other projects, it is noted that the City is now analyzing traffic impacts under the new VMT CEQA Guidelines. Based on this, the future developer of a hotel would be required to mitigate transportation impacts by offering transit passes to a percentage of hotel employees to reduce the total amount of vehicle miles travelled.

No other impact areas required mitigation as the impacts would be less than significant. Any project developed on the Property will be subject to the conditions and mitigation measures listed in the IS/MND and MMRP.

The IS/MND was independently reviewed by City staff. In making all of the required findings and recommendations, the Planning Commission will exercise its independent judgment, as will the City Council.

ANALYSIS

GENERAL PLAN AMENDMENT AND ZONE CHANGE

Per Gardena Municipal Code (GMC) Section 18.52.010, whenever the public necessity, convenience, general welfare, or good land use and zoning practices require, the council may amend, supplement or change the land use designation, regulations, zone boundaries or classifications of property in accordance with the procedures of the California Government Code, as supplemented by the provisions of the GMC. The Planning Commission is required to provide a recommendation on these changes.

If approved, the General Plan Amendment to General Commercial and Zone Change to the C-3 zone would allow a number of commercial uses to be permitted on the subject property, including a hotel and restaurant use. These uses are listed as permitted uses under Section 18.32.020 and conditionally permitted under Section 18.32.030 of the Gardena Municipal Code. The MUO district would allow additional uses, including residential, to be developed on the subject property as described in Sections 18.19.030 and 18.19.040.

While staff recognizes the need for housing in the City, staff still believes that the change in land use designation and zoning is in the best interests of the general welfare and represents good land use planning practices. The City currently has a jobs/housing imbalance in that it has more housing than jobs. A portion of the overall Casino property was changed from commercial to residential to allow for the KB development at Vermont and 141st Street. Other commercial and industrial properties have also been changed for residential development as well. The proposed amendments provide an opportunity for commercial development that will have synergy with the Casino, provide jobs and improve the City's tax base, allowing it to continue to provide the highest level of services to its citizens. Additionally, as the property is located in a High Quality Transit Area, the changes will allow employees and users of a commercial development to take advantage of alternative modes of transportation to reduce greenhouse gas impacts. The Property is located on one of the arterials routes in the City where commercial development will be consistent with other development in the immediate area. Further, by including a Mixed-Use Overlay designation which allows residential housing as an allowed use, the City is not foreclosing residential development if a proposal were to be submitted. This is all consistent with the following Land Use and Economic Development Goals:

- LU Goal 2 Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
- ED Goal 1 Promote a growing and diverse business community that provides jobs, goods and services for the local and regional market, and maintains a sound tax base for the City.

Any future development on this Property will be subject to the Mitigation Measures set forth in the Mitigation Monitoring and Reporting Program and the conditions of approval outlined in the Initial Study/Mitigated Negative Declaration.

ECONOMIC IMPACT

The staff report accompanying the Amendment to the Economic Assistance Agreement indicated that a mixed retail/shopping complex could increase the sales tax by approximately \$112,000 per year and development of a hotel could increase the City's transient occupancy tax revenue by approximately \$800,000 per year. Property tax will also increase with the development of the site. No impact fees are required at this time.

RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. PC 12-20 which does the following:

- 1) Recommends that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the General Plan Amendment and Zone Change (Resolution No. 646);
- 2) Recommends that the City Council adopt the General Plan Amendment (Resolution No. 6487); and
- 3) Recommends that the City Council adopt the Zone Change (Ordinance No. 1823).

ATTACHMENTS

Attachment 1 – Staff Report for Amendment to Economic Assistance Agreement

Attachment 2 – Flynt Offering Memorandum

Attachment 3 – Resolution No. PC 12-20

- Exhibit A – Resolution No. 6486, Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
 - Exhibit 1 – Draft IS/MND dated October 2020 (under separate cover)
 - Exhibit 2 – Mitigation Monitoring and Reporting Program
- Exhibit B – Resolution No. 6487, Amending the General Plan Land Use Designation from Medium and High Density Residential to General Commercial with a Mixed Use Overlay
 - Exhibit 1 – General Plan Land Use Map change
- Exhibit C – Ordinance No. 1823, Rezoning the Property from Medium (R-3) and High (R-4) Density Multiple-Family Residential to General Commercial (C-3) with a Mixed Use Overlay (MUO)
 - Exhibit 1 – Zone Change Map

Attachment 4 – Notice of Public Hearing and Notice of Intent to Adopt an MND



City of Gardena

City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8. A. (1)
 Department: ELECTED and ADMINISTRATIVE OFFICES
 Meeting Date: 04/24/2018

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING: SECOND AMENDMENT TO ECONOMIC ASSISTANCE AGREEMENT WITH CASINO, LLC (LARRY FLYNT'S LUCKY LADY CASINO)

COUNCIL ACTION REQUIRED:

- Conduct a Public Hearing
- Approve Second Amendment to Economic Assistance Agreement with Larry Flynt's Lucky Lady Casino (Casino, LLC), and Authorize the City Manager to Sign

Action Taken

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that City Council conduct a Public Hearing; approve the Second Amendment to the Economic Assistance Agreement with Casino, LLC; and authorize the City Manager to sign.

The Lucky Lady Casino (Casino, LLC) owns 6.4 acres of prime developable excess land which the City wishes to have developed with uses that would significantly benefit north Gardena. Those preferred uses include residential development, a hotel, a bank, a drugstore, and a sit-down restaurant. As an incentive for such development, the Casino owner has proposed that an existing Economic Assistance Agreement with Casino, LLC be modified. That agreement currently provides that the City will reimburse certain eligible expenditures when monthly Casino gross revenue fees exceed \$2,000,000 with the reimbursement to be paid through and including July 31, 2024.

This Second Amendment extends the reimbursement period by 18 months, through January 31, 2026, and provides that, effective April 1, 2018, the Casino will be reimbursed for eligible expenditures at the rate of one-half (½) of the gross revenue license fee on gross receipts in excess of \$1,000,000 rather than \$2,000,000.

However, if desired development is not achieved, much, if not all, of that assistance will be retracted.

FINANCIAL IMPACT/COST:

See *Government Code 53083* analysis included in the Staff Report.

ATTACHMENT:

- 1) Staff Report
- 2) Second Amendment to Economic Assistance Agreement with Casino, LLC

Submitted by: Ed Medrano, Ed Medrano, City Manager

Date: 04/24/2018

CITY COUNCIL MEETING AGENDA STAFF REPORT

Agenda Item No. 8. A. (1)

Department: Elected/Administrative Offices

Meeting Date: 04/24/2018

AGENDA TITLE: **PUBLIC HEARING: SECOND AMENDMENT TO THE ECONOMIC ASSISTANCE AGREEMENT WITH CASINO, LLC (LARRY FLYNT'S LUCKY LADY CASINO)**

RECOMMENDATION:

Staff respectfully recommends that the City Council conduct a Public Hearing; approve the Second Amendment to the Economic Assistance Agreement with Larry Flynt's Lucky Lady Casino (Casino, LLC); and authorize the City Manager to sign.

BACKGROUND:

On July 20, 2016, the City Council approved an Economic Assistance Agreement (Agreement) with Larry Flynt's Lucky Lady Casino (Casino, LLC). That agreement provided economic assistance starting on August 1, 2016, and running through July 31, 2024, a total of eight (8) years. The City agreed to reimburse one-half (50%) of the twelve percent (12%) gross revenue fee on monthly gross revenue in excess of \$2,000,000 per month, provided that the reimbursement returned did not exceed eligible promotional expenditures.

Eighty percent (80%) of the reimbursement payments were a grant to support the Company's promotional activities and twenty percent (20%) constituted a loan. The interest-free loan was to be repaid commencing on the eighth (8th) anniversary of the Agreement. Repayment was to be made in a monthly amount equal to one percent (1.0%) of the monthly gross gaming revenues of the Card Club in excess of \$2,000,000.

To-date, the total economic assistance that the City has provided to the Company is approximately \$27,159.00. The total accrued City loan amount to date is \$5,431.77.

There currently exists approximately six and four-tenths (6.4) acres of "excess land" surrounding the Casino which is controlled by the Casino. Casino, LLC intends to put the excess land to good and valuable use. One of the options that the Company has considered is the construction of new hotel with a minimum of seventy (70) rooms. Casino is also considering alternate options including a chain grocery store, a full-service drugstore, a department store, a chain office supply store, a full-service bank, a full-service sit-down restaurant, a national quick service restaurant or a strip retail center.

In order for Casino, LLC to be in a viable financial position to realize the uses preferred by the City the Company has proposed a revision of the current Agreement.

The proposed amendment to the Agreement would:

- Effective April 1, 2018, lower the gross revenue threshold from \$2,000,000 to \$1,000,000;
- Extend the reimbursement period 18 months to January 31, 2026; and
- Eliminate the City loan feature so that only the \$5,431.77 accrued to date will be repaid to the City.

Based on 2017 calendar year gross receipts this proposal will reduce the City's card club revenues by approximately \$498,000 per year, with an aggregate reduction of \$3,984,000 over the 7-year 9-month extended term of the agreement.

A new hotel within the Lucky Lady Casino complex hosts a number of advantageous financial opportunities for the City. The new hotel is anticipated to have a minimum of 70 rooms, up to approximately 100 rooms with a prevailing rate of \$200 per night. Approximately \$800,000 per year in additional Transient Occupancy Tax (TOT) at 100 rooms is forecasted as a result of building a new hotel within the casino property. The TOT rate is 11% per night which yields a TOT revenue of approximately \$800,000 per year.

Casino, LLC has already agreed to sell a portion of the property to a major real estate developer to be developed into a new residential area. It is anticipated that approximately 100 homes will be built as a result of a partial sale of the Lucky Lady Casino property with a valuation of \$500,000 per home. The total additional property tax revenues for 100 homes valued at \$500,000 is \$55,600 per year.

The construction of the hotel and residential project will likely realize one-time revenues from building and plan check fees and permits. It is estimated that the hotel project would likely yield approximately \$250,000 in fees and permits and the residential project would likely yield another \$250,000 in fees and permits, bringing the total one-time fees revenues to \$500,000. In the event that a mixed retail/shopping complex is built in lieu of a hotel, the estimated building and plan check fees would be approximately \$70,000 to \$140,000 based on a valuation between \$5 million to \$10 million.

Sales tax revenues from hotel guests and new residents is very difficult to predict, but staff has performed an analysis and projects an annual additional sales tax revenue from hotel guests and new residents to be approximately \$910,000 per year.

If a mixed retail/shopping complex is built on the casino property in lieu of a hotel, the City's sales tax revenue substantially decreases. The City's sales tax consultant estimates the sales tax generated by a retail establishment to be about \$2.25 per square foot. Based on comparable mixed retail/shopping center complexes located within the City, the proposed site would have approximately 50,000 square feet of retail space. Based on these variables, the estimated total net sales tax revenue to the City can be as much as \$112,000 per year. The total projected additional annual revenue to the City without a hotel but with a mixed retail/shopping complex is \$167,000 and approximately \$320,000 to \$390,000 in one-time revenues for building and plan check fees.

If Casino, LLC fails to build a hotel the Company agrees to revise the reimbursement payment retroactively by changing the threshold from \$1,000,000 to \$1,250,000 effective April 1, 2018, and paying the City the back the difference in monthly amounts equal to two percent (2%) of monthly gross gaming revenues of the Company in excess of \$1,000,000: estimated to be approximately \$120,000 per year. However, that modification of the threshold will not take place if, in lieu of developing a hotel on the excess land, a chain grocery store, a full-service drugstore, a department store or a chain office supply store; and a full-service bank, a full service sit down restaurant or a national quick service restaurant are developed. The threshold modification will also not take place if a use is developed that will generate 45% of the TOT generated by the Best Western Hotel.

GOVERNMENT CODE § 53083 REPORT

The report required by Government Code § 53083 is based on the additional costs and benefits to the City if the Agreement is amended as proposed. Government Code § 53083 requires each local agency, before approving any economic subsidy in excess of \$100,000.00, to provide all of the following information in written form available to the public, and through the Internet web site.

- 1) Name of Contracting Party
Casino, LLC, a California Limited Liability Company
Larry Flynt, Manager
8484 Wilshire Boulevard, Suite 900
Beverly Hills, CA 90211

Larry Flynt's Lucky Lady Casino
1045 West Rosecrans Avenue
Gardena, CA 90247
- 2) Economic Assistance Agreement Amendment
Start date: April 1, 2018 to January 31, 2026
- 3) The Economic Assistance Agreement provides public funds to Casino, LLC only from the tax revenue generated by the Company. The Agreement provides that, if City's revenue from Gross License fees from Larry Flynt's Lucky Lady Casino exceeds \$120,000, fifty percent (50%) or one-half (½) of the amount received above that amount will be reimbursed to the Company. It is estimated that the City's net revenue for the term of the agreement years will be reduced by approximately \$3,984,000, or \$498,000 annually.
- 4) Card club revenue represents eighteen percent (18%) of the General Fund revenue. A new Hotel will increase the City's Transient Occupancy Tax (TOT) revenue by approximately \$800,000 per year. The total increase in TOT over eight (8) years is \$6,400,000. In addition to TOT, the City is projected to increase property tax revenue by \$55,600 per year and sales tax revenues from new residents and hotel guests will increase by \$910,000 per year.
- 5) If a mixed retail/shopping complex is built in lieu of a hotel, the projected increase in sales tax is approximately \$112,000 per year.
- 6) Building and plan check fees will likely yield the General Fund between \$320,000 to \$500,000 in one-time revenues due to construction permits and inspections.

The total number of jobs that will be created as a result of construction and operation of the uses under consideration ranges from 195 to 283 temporary jobs and 76 to 101 permanent jobs depending upon which development alternatives are ultimately achieved.

The required Public Hearing has been advertised.

Staff recommends that the City Council approve the Second Amendment to Economic Assistance Agreement with Casino, LLC, as presented.

Submitted by: Edward Medrano
Edward Medrano, City Manager

Date: 4/18/18

Attachment: Second Amendment to Economic Assistance Agreement

SECOND AMENDMENT TO ECONOMIC ASSISTANCE AGREEMENT

This Second Amendment to Economic Assistance Agreement ("Second Amendment") is effective as of April 1, 2018 ("Second Amendment Effective Date") by and between the City of Gardena, California ("City") and Casino, LLC, d/b/a Larry Flynt's Lucky Lady Casino ("Company").

WHEREAS, the City and the Company are parties to that certain Economic Assistance Agreement, dated July 20, 2016, as amended by that First Amendment to Economic Assistance Agreement, dated February 28, 2017 (collectively, "Agreement");

WHEREAS, the Agreement was intended to provide the Company with economic assistance in connection with its promotion of its Larry Flynt's Lucky Lady Casino ("Casino"), but has generated little assistance to the Company to date;

WHEREAS, there currently exists approximately six and four-tenths (6.4) acres of "excess land" surrounding the Casino which is controlled by the Company, as shown on **Exhibit A** hereto ("Excess Land");

WHEREAS, the Company intends to put (or cause/facilitate to be put) the Excess Land to good and valuable use (provided parking areas currently servicing the Casino and the parking for other future business operations may be combined in common) ("Proposed Plan") and the City desires that the Company do the same;

WHEREAS, the City desires that the Company include a hotel with a minimum of seventy (70) rooms in the Proposed Plan ("City Hotel Preference");

WHEREAS, in conjunction with the Proposed Plan, the City desires to see and anticipates an increase in the property values in the areas surrounding the Casino, an increase of its tax revenues, an increase to its employment base and a revitalization of the area surrounding the Casino;

WHEREAS, when the Excess Land was controlled by its prior owner the City desired that the prior owner put the Excess Land to good and valuable use but the prior owners did not do the same, and therefore, the City desires that the Company proceed with the Proposed Plan; and

WHEREAS, as of the Second Amendment Effective Date, the parties desire to amend the Agreement as set forth below.

NOW, THEREFORE, in consideration of the mutual promises set forth in this Second Amendment and in the Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Meaning of Terms: Except as defined in this Second Amendment, capitalized terms shall have the same meaning as ascribed to them under the Agreement.
2. Immediate Revision of Reimbursement Threshold/Sub-Section 2(b): The parties hereby agree that as of the Second Amendment Effective Date, Sub-Section 2(b) of the Agreement is hereby deleted in its entirety and replaced with the following (the "Revised Reimbursement Payment #1"):

The City shall reimburse the Company up to the aggregate amount of the current and previous Statement of Activities. The reimbursement payment (the "Reimbursement Payment") shall be in an amount equal to one-half (50.0%) of the 12% Gross Revenue License Fees on gross

gaming revenues in excess of One Million Dollars (\$1,000,000.00) per month. For example, if the Monthly Statement of Gross Revenues-Card Club shows \$1,200,000.00 of gross gaming revenue, the Company will be reimbursed \$12,000.00 (one-half of \$24,000.00 of "Gross Revenue License Fees" paid the City on gross gaming revenues in excess of \$1,000,000.00), provided that the reimbursement would not exceed aggregate amounts shown on Statements of Activity.

3. Deletion of Section 3 (City Loan) & Early Repayment of City Loan: The parties hereby agree that as of the Second Amendment Effective Date, Section 3 (City Loan) of the Agreement is hereby deleted in its entirety. Further, the parties acknowledge that, as of the Second Amendment Effective Date, the outstanding City Loan amount previously accrued is Five Thousand Four Hundred and Thirty-One Dollars and Seventy-Seven Cents (\$5,431.77) ("Accrued City Loan Amount") and that the same would not be due to the City until, at the earliest, August 2024. Therefore, the parties agree that the Company may pay a present value discounted amount of Four Thousand Four Hundred Eighty-Six Dollars and Thirty Four Cents (\$4,486.46) in full satisfaction of the Accrued City Loan Amount, provided the same is paid by the Company to the City within thirty (30) days of the mutual execution of this Second Amendment.
4. Acknowledgement of Prior Assistance: The parties acknowledge that approximately Twenty-Seven Thousand One Hundred and Fifty-Nine Dollars (\$27,159.00) of assistance, inclusive of the City Loan, has been previously provided by the City to the Company as of the Second Amendment Effective Date pursuant to the Agreement, and that any further assistance provided in the future will be in accordance with this Second Amendment.
5. Extension of Term/Sub-Section 2(e): In acknowledgment of the City's desire that the Company shall expeditiously proceed with the Proposed Plan, the parties agree that as of the Second Amendment Effective Date, Section 2(e) of the Agreement shall be revised to extend the Agreement through January 31, 2026, subject to Section 7 below (Possible Complete Reversion).
6. Potential Partial Reversion/Sub-Section 2(e):
 - a. Potential Second Revision of Reimbursement Threshold/Sub-Section 2(b): In acknowledgment of the City Hotel Preference, the parties agree that if, prior to the existing scheduled and un-amended expiration date of the Agreement, July 20, 2024 (as set forth in Sub-Section 2(e) of the Economic Assistance Agreement), the Company fails to accommodate the City Hotel Preference and has not built (nor caused/facilitated to be built) a hotel with a minimum of seventy (70) rooms on any of the Excess Land, then Sub-Section 2(b) of the Agreement shall again be deleted in its entirety and replaced with the following to be effective, as of the Second Amendment Effective Date (the "Revised Reimbursement Payment #2"):

The City shall reimburse the Company up to the aggregate amount of the current and previous Statement of Activities. The reimbursement payment (the "Reimbursement Payment") shall be in an amount equal to one-half (50.0%) of the 12% Gross Revenue License Fees on gross gaming revenues in excess of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000.00) per month. For example, if the Monthly Statement of Gross Revenues-Card Club shows \$1,200,000.00 of gross gaming revenue, the Company would receive no reimbursement, but if the Monthly Statement of Gross Revenues-Card Club shows \$1,450,000.00 of gross gaming revenue, the Company would receive \$12,000.00 (one-half of \$24,000.00 of "Gross Revenue

License Fees" paid the City on gross gaming revenues in excess of \$1,250,000.00), provided that the reimbursement would not exceed aggregate amounts shown on Statements of Activity.

- b. Potential Repayment of Revised Reimbursement #1 Payment: Furthermore, the parties agree that should Section 6(a) herein be triggered, then the Company shall repay the City as follows:

The aggregate of any Revised Reimbursement Payments #1 made by City during the period of time that the Second Amendment was in effect which are in excess of the aggregate of the Revised Reimbursement Payments #2 shall be repaid by Company in monthly amounts equal to two percent (2.0%) of monthly gross gaming revenues of the Company in excess of One Million Dollars (\$1,000,000.00) per month commencing with the monthly Statement of Gross Revenues for July 2024 and payable at the same time as the monthly Gross Revenue License Fee is payable.

- c. Additional Preferred Uses: However, notwithstanding Section 6(a) herein, if, in lieu of a hotel, either: (i) at a minimum, a combination of any two (2) of the additional preferred uses set forth below, with at least one (1) use from category "A" and at least one (1) use from category "B", or (ii) any combination of uses that is estimated, in good faith by the parties, to generate a minimum aggregate tax revenue to the City of at least forty-five (45%) of the average TOT payments made by the Gardena Best Western to the City over the prior three (3) years when the estimate is made, or (iii) such other use(s) as agreed upon by the City, are developed on the Excess Land then the Revised Reimbursement Payments shall not be recomputed as set forth in Section 6(a) and the Company shall not be liable to the City pursuant to Section 6(b) of this Second Amendment. For the sake of this Second Amendment, the "additional preferred uses" are: *category A*: a chain grocery store, a full service drugstore, a department store and a chain office supply store; and *category B*: a full service bank, a full service sit down restaurant and a national quick service restaurant.

7. Possible Complete Reversion: The parties acknowledge that should the Company fail to make substantial progress towards the achievement of the Proposed Plan before or on the forty-second (42nd) month anniversary ("Determination Date") of the Second Amendment Effective Date then this Second Amendment shall be deemed null and void in its entirety as of the Determination Date, as if it was never executed. In such case, the Economic Assistance Agreement shall stand amended only by that First Amendment to Economic Assistance Agreement and all Reimbursement Payments that were made by the City under this Second Amendment in excess of the Reimbursement Payments that would have been made by the City had the Second Amendment never been executed will be repaid by the Company in monthly amounts equal to one percent (1%) of monthly gross gaming revenues of the Company in excess of One Million Dollars (\$1,000,000.00). For the sake of this Second Amendment, the determination of what constitutes "substantial progress" shall be mutually determined by the parties based on a reasonable person standard after good faith consultation with each other for a minimum of thirty (30) days after the Determination Date, provided that shall should at least thirty percent (30%) of the Excess Land be in development for residential or commercial use on or before the Determination Date, then the same shall be prima facie evidence of "substantial progress".

8. Entitlements, Further Assistance & Assurances: The parties acknowledge that in order for the Company to succeed with the Proposed Plan, the Company will require the City's assistance and cooperation. Therefore, the City hereby agrees to use commercially reasonable efforts to expedite necessary items and

otherwise cooperate and assist Company, its affiliates and/or such other appropriate third parties, in succeeding with the Proposed Plan. Each of the parties shall cooperate, execute and deliver any other supplementary instruments and documents and perform any acts that may be appropriate or necessary to give full force and carry out the agreements of the parties.

9. Ambiguities: Each party and its counsel have participated fully in the review and revision of this Second Amendment. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in interpreting this Second Amendment. The language in this Second Amendment shall be interpreted as to its fair meaning and not strictly for or against either party.
10. Conflict; Full Force and Effect: In the event of any conflict or inconsistency between the terms of the Agreement and the specific terms of this Second Amendment, the specific terms of this Second Amendment shall control with respect to the subject matter set forth herein. The parties acknowledge and agree that, except as expressly modified herein the Agreement remains in full force and effect.
11. Entire Agreement: This Second Amendment and the Agreement contain the complete understanding and agreement of the parties relating to the subject matter hereof and thereof and supersede any prior understanding or agreement related thereto, whether written or oral.

IN WITNESS THEREOF, the parties have executed this Second Amendment as of the Second Amendment Effective Date.

CASINO, LLC

Date: 17/12/18

By: Larry Flynt

Larry Flynt, Manager

CITY OF GARDENA, CALIFORNIA

Date: 4-24-18

By: Tasha Cerda

Print Name: Tasha Cerda

Title: Mayor

APPROVED AS TO FORM:

By: [Signature]

Print Name: Robert Wilson

Title: City Attorney

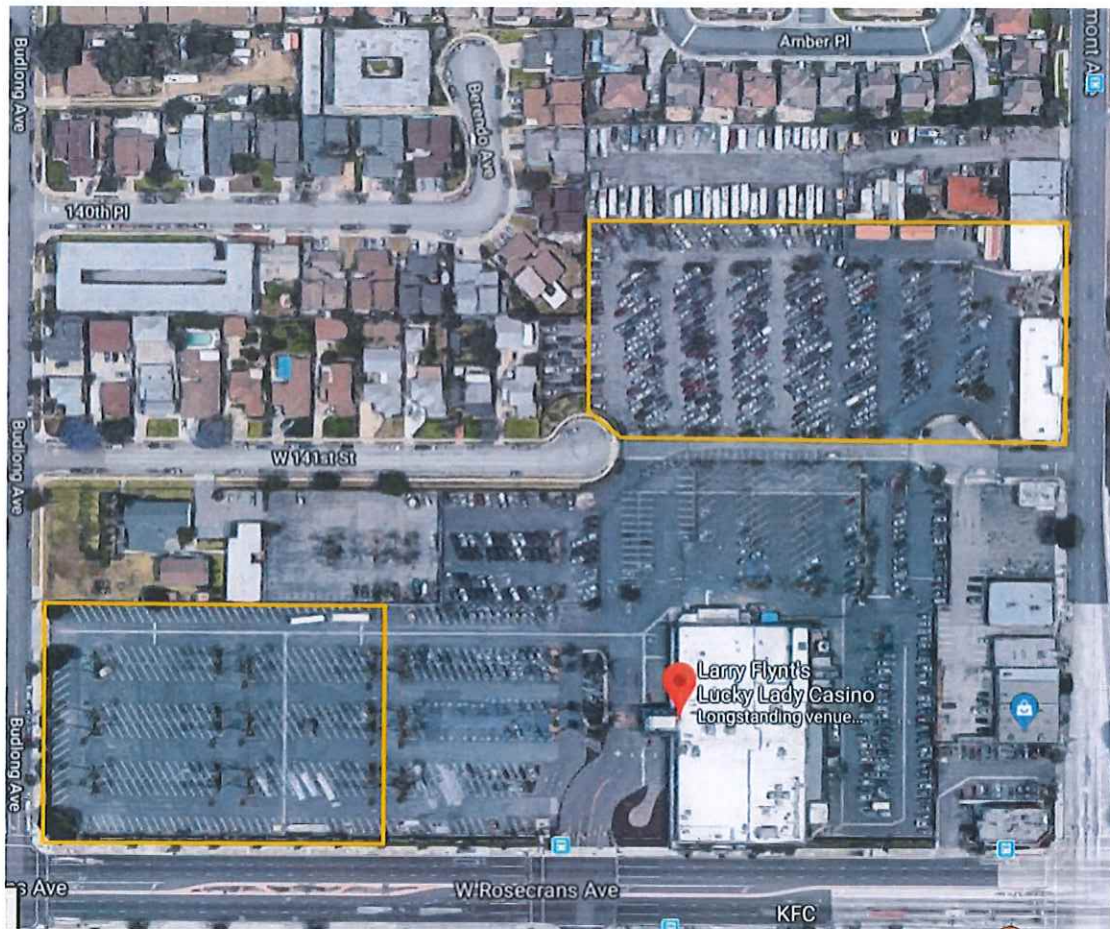
ATTEST:

By: Mina Semenza

Print Name: Mina Semenza

Title: City Clerk

Exhibit A





Budlong Ave

Rosecrans Ave

GARDENA LAND DEVELOPMENT

2.0 ACRES ADJACENT TO THE LUCKY LADY CASINO

Offering Memorandum

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

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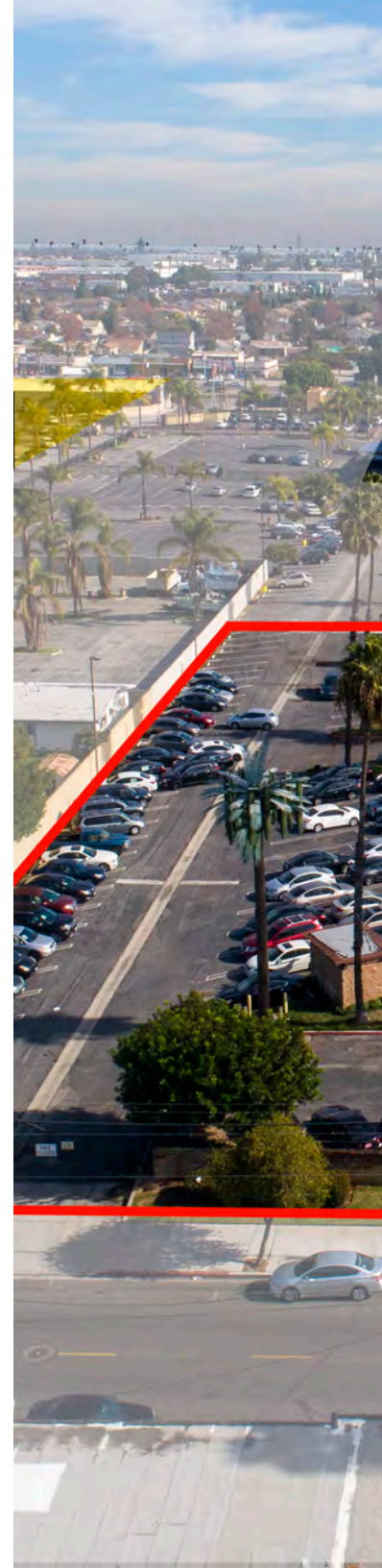
NON-ENDORSEMENT NOTICE

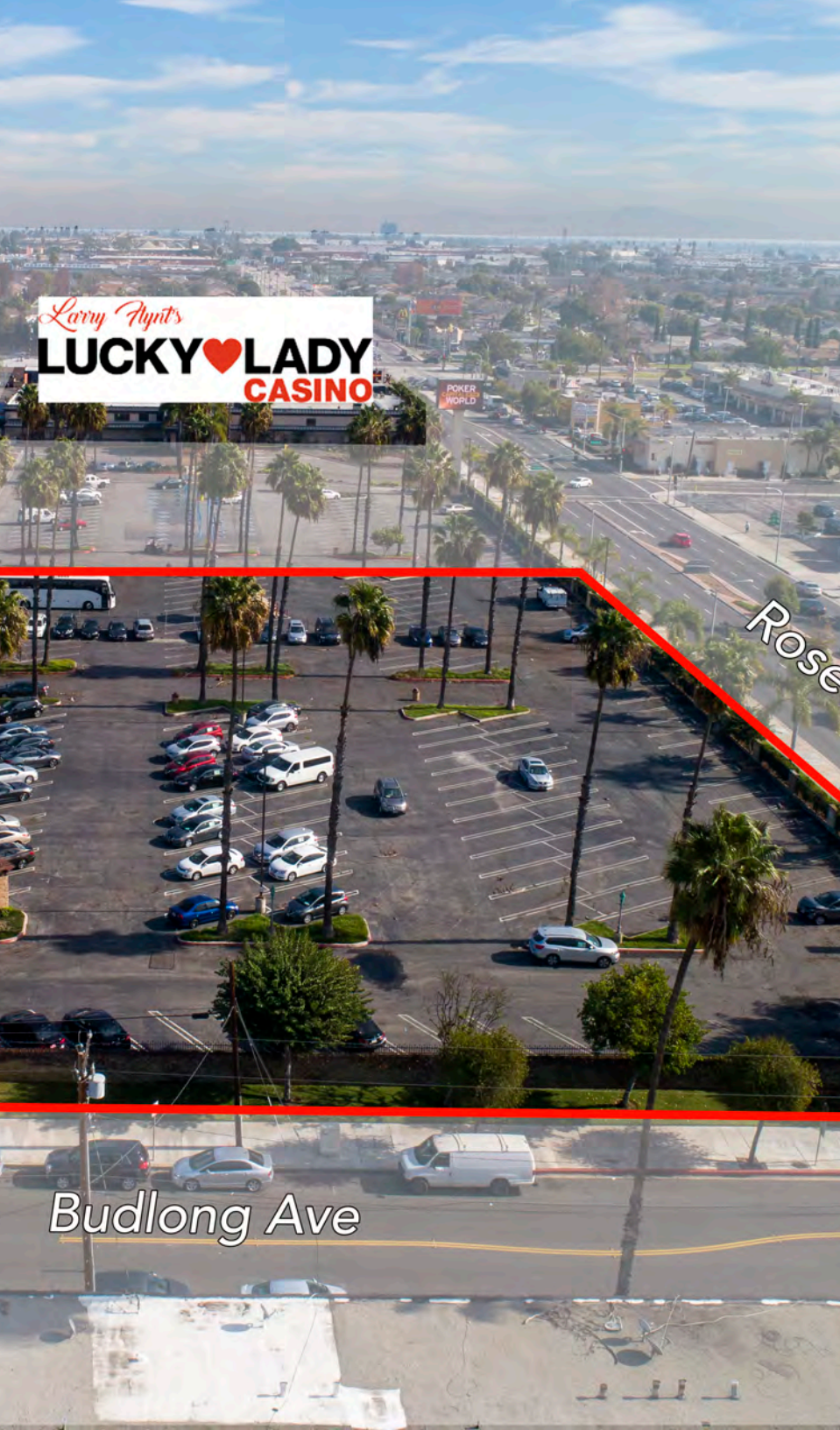
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap





Larry Flynt's
LUCKY♥LADY
CASINO

GARDENA DEVELOPMENT

GARDENA, CALIFORNIA

EXCLUSIVELY LISTED BY

NEDA RASSOULI

Retail Investments

West Los Angeles Office

Office 310.909.5452

neda.rassouli@marcusmillichap.com

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KB
HOME

Vermont Ave

68 Unit Townhome
Development

NAP

Larry Flynt's
LUCKY LADY
CASINO

Budlong Ave

Rosecrans Ave

GARDENA DEVELOPMENT

GARDENA, CALIFORNIA

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23	MARKET OVERVIEW SECTION 3 Gardena Overview • South Bay-Long Beach Overview Los Angeles Overview • Demographic Highlights Demographic Summary

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EXECUTIVE SUMMARY

GARDENA DEVELOPMENT

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OFFERING HIGHLIGHTS

GARDENA DEVELOPMENT

GARDENA, CALIFORNIA

OFFERING PRICE

\$6,272,640

ACRES

2.00

VITAL DATA

Price	\$6,272,640
-------	-------------

Price/SF Land	\$72.00
---------------	---------

Price/Acre Land	\$3,136,320
-----------------	-------------

Land SF	87,120 SF
---------	-----------

Land Acres	2.00
------------	------

Assessor's Parcel Number	6115-015-023
--------------------------	--------------

Zoning	GAR-4
--------	-------

Property Address	1108 West 141st Street
------------------	------------------------

Gardena, CA 90247



INTEREST OFFERED

Fee simple interest in the Gardena Development site
Potential uses include hotel, restaurants, pharmacy and/or retail
Property is currently zoned GAR-4

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers.
Please do not contact patrons or on-site management of the adjacent casino

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present for sale the Gardena land development project, a 2.0 acre development opportunity located in Gardena, California. Currently zoned GAR4, the subject property is a portion of the parking lot adjacent to the Lucky Lady Casino. The site benefits from approximately 310 feet of commercial frontage on the highly trafficked Rosecrans Avenue and is situated on the north east corner of Rosecrans Avenue and Budlong Avenue. The property offers prime exposure and accessibility, making it an ideal location for hotel, retail, and mixed-use development. The City of Gardena has expressed a willingness to expedite a zone change and entitlements for a commercial C3 zoned development. Please contact the investment advisor with any further questions or inquiries.

The development provides the opportunity to build:

1. 4-level, approximately 100-key hotel
Cross-marketing with the Lucky Lady and Hustler Casinos is possible
The City of Gardena may consider a proposal for higher room counts and taller structure
2. Sit-Down, Fast-Casual or Quick Service Restaurant (with drive-thru, ex: Wendy's, Chili's or Applebee's)
3. Other target uses include multi-tenant and/or single tenant retail including pharmacy, grocery store or bank



GARDENA HOTEL MARKET OVERVIEW

The city of Gardena currently has an extensive hotel incentive program which offers many benefits for a hotel development. Please contact the investment advisors for more information.

LOCAL LODGING PERFORMANCE

- 2.3% Growth Rate
- 86.6% Occupancy

MARKET OVERVIEW

- 1 Mile Population: 39,076
- 3 Mile Population: 238,935
- 5 Mile Population: 772,495
- Market Median Income: \$71,116
- Median Housing Value: \$585,216

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INVESTMENT HIGHLIGHTS

- ▶ 2.0 Acres in Gardena, California
- ▶ 3 Miles to SpaceX Campus in Hawthorne, California
- ▶ 6 Miles to the new LA Stadium & Entertainment District Development
- ▶ 10 Miles to Los Angeles International Airport (LAX) - 84 Mil Passengers Annually
- ▶ 5 Miles to StubHub Center - Home of the LA Chargers & LA Galaxy
- ▶ 9 Miles to University of Southern California (USC)
- ▶ 12 Miles to Downtown Los Angeles
- ▶ Within 18 Miles of the Port of Los Angeles & the Port of Long Beach



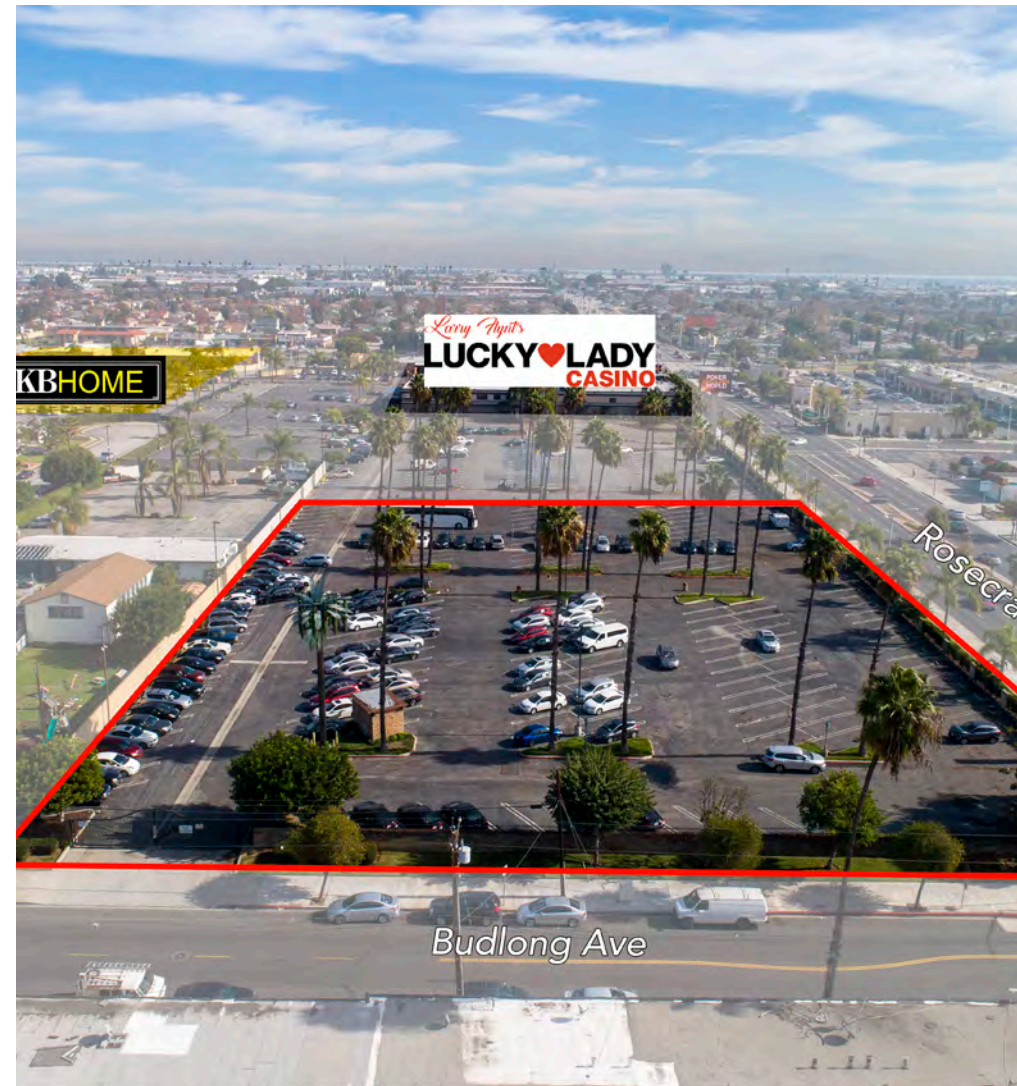
PROXIMITY TO SEVERAL
MAJOR THOROUGHFARES



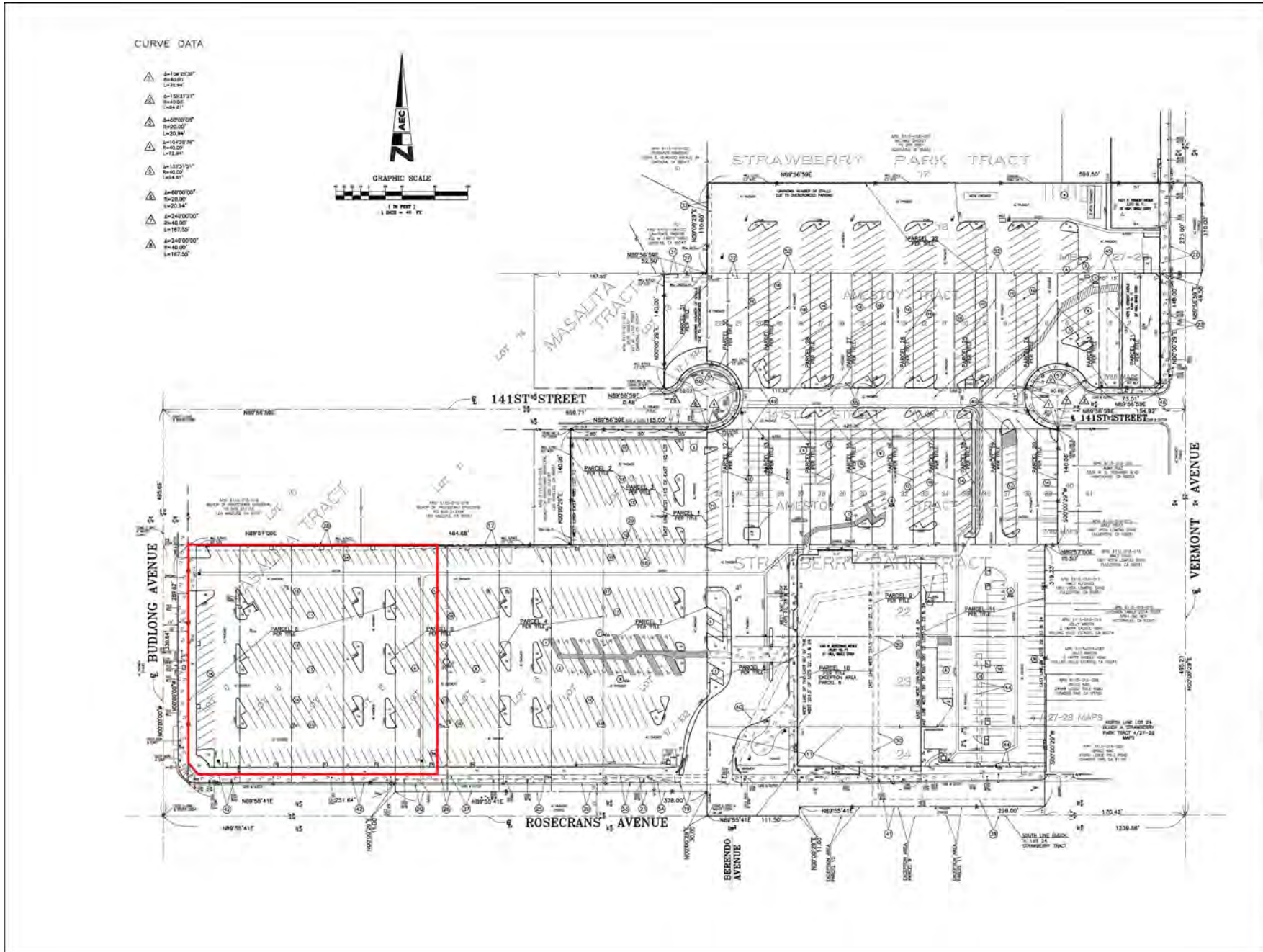
LOCATED MINUTES
FROM
4 LARGE HOSPITALS



PROXIMITY TO LOS ANGELES
INTERNATIONAL AIRPORT



ALTA SURVEY



ANACAL ENGINEERING COMPANY CIVIL ENGINEERING & LAND SURVEYING 1900 EAST LA PALMA AVENUE, SUITE 202 - ANAHEIM, CALIFORNIA 92805 TEL: (714) 953-1666 FAX: (714) 953-1667 E-MAIL: anacal@anacaleng.com WEB SITE: anacaleng.com	
PROJECT NO. 17-0824 SHEET NO. 2 DATE: 12/27/17 SCALE: 1" = 40' DRAWN BY: M. S. S. S. CHECKED BY: D. C. C.	A.T.A./N.S.P.S. LAND TITLE SURVEY 1108 WEST 141ST STREET GARDENA, CALIFORNIA

LOCATED WITHIN 6 MILES OF
THE NEW LA STADIUM &
ENTERTAINMENT DISTRICT





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LOCATION OVERVIEW

GARDENA DEVELOPMENT

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LOCATION OVERVIEW

SITE

The subject property is situated on the northeast corner of Rosecrans Avenue and Budlong Avenue. Adjacent to the Lucky Lady Casino, the site benefits from immediate access to the 110 Freeway to the East of the property.

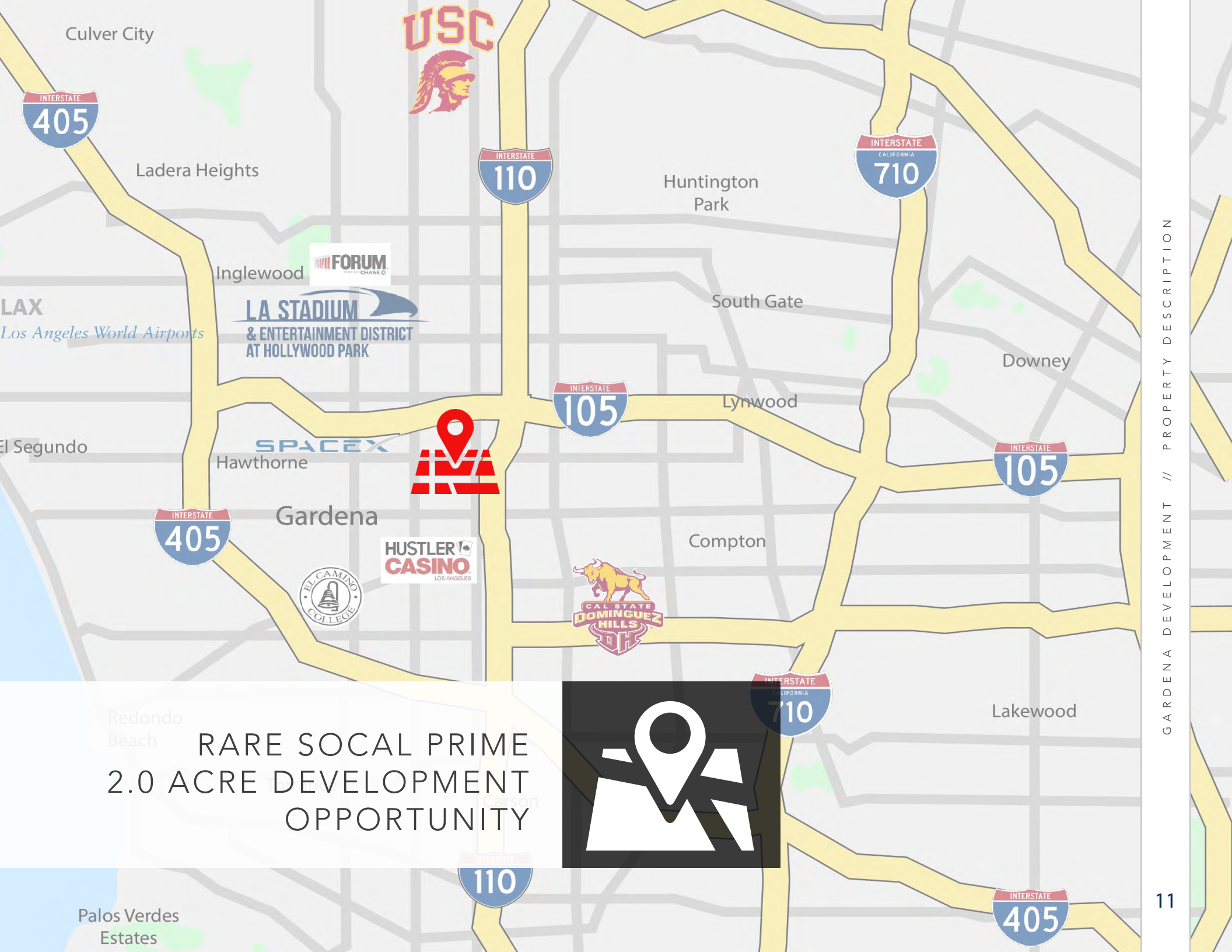
CITY

Centrally located in the heart of the South-Bay region of Los Angeles, Gardena is a gateway to some of the best locations and destinations Southern California has to offer. Gardena is within minutes from Los Angeles International Airport (LAX) and a variety of attractions including StubHub Center, LA Stadium/Entertainment District, beaches, Downtown Los Angeles, University of Southern California, Port of Los Angeles & Long Beach, Knott's Berry Farm and Disneyland.

MARKET DRIVERS

Notable employers surrounding the site include Memorial Hospital of Gardena, UPS, AVCORP, Southwest Offset Printing, SpaceX, Shell Oil, Nissin Foods and FedEx. Larry Flynt's Lucky Lady Casino and Hustler Casino are among the city's largest employers.





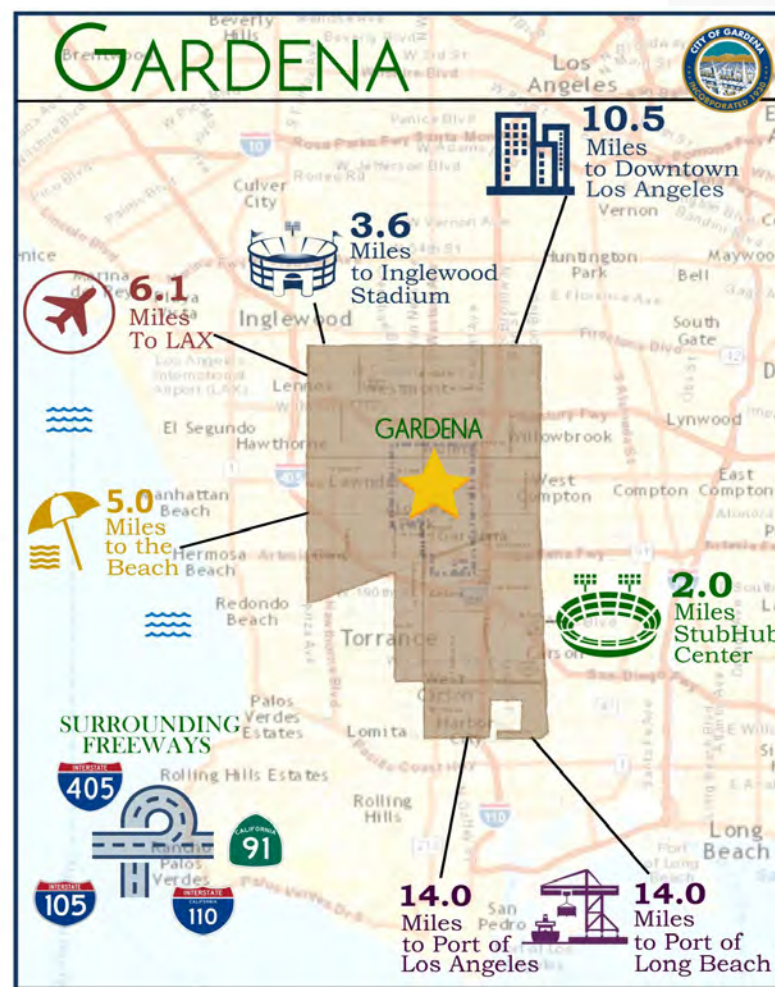
RARE SOCAL PRIME
2.0 ACRE DEVELOPMENT
OPPORTUNITY

PROPERTY DETAILS

The site is a portion of the adjacent parking lot / parcel to the Lucky Lady Casino located in Gardena, California. Located on the northeast corner of West Rosecrans Avenue and Budlong Avenue, the site benefits from immediate access to the 110 Freeway and is minutes from the 405 and 105 freeways. Los Angeles International Airport (LAX) is with 9 miles of the subject property.

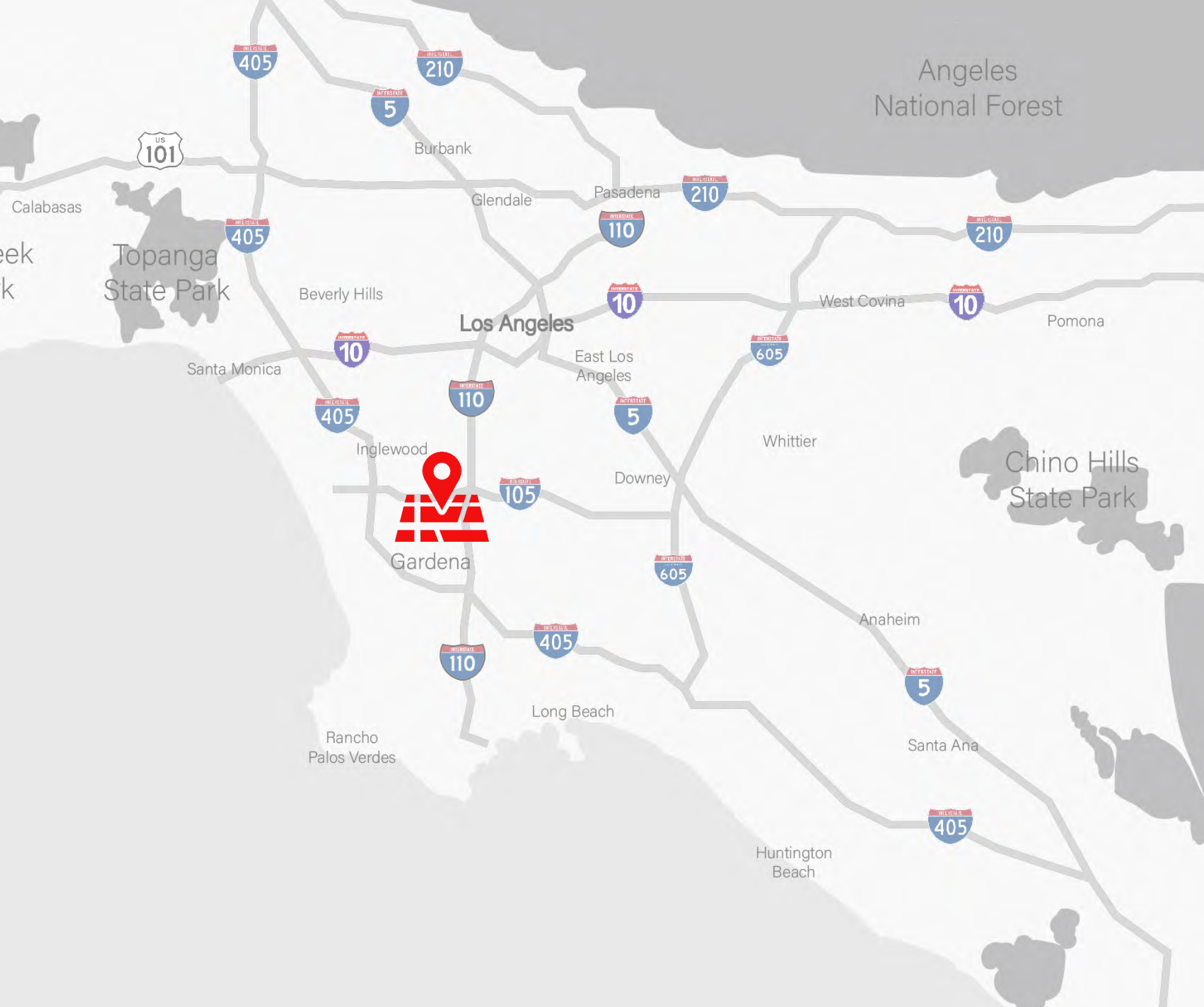
GARDENA DEVELOPMENT	
Property Address	1108 West 141st Street Gardena, CA 90247
Lot Size	2.0 acres / 87,120 sf
Zoning	GAR-4
Frontage	310 feet on W Rosecrans Ave
Cross Streets	W Rosecrans Ave / Budlong Ave
Assessor's Parcel Number	6115-015-023
Type of Ownership	Fee Simple

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Malibu Cre
State Par

Malibu

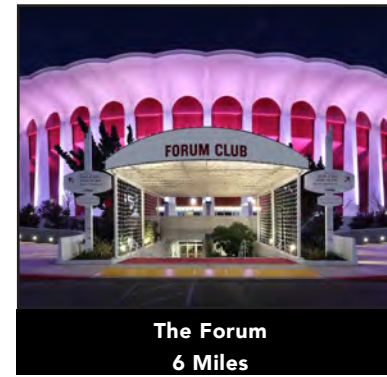
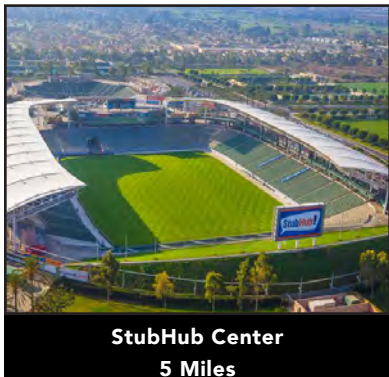
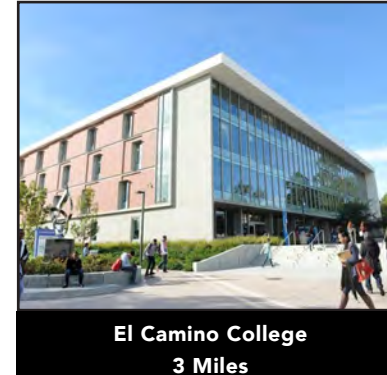




NEARBY ATTRACTIONS AND TRAFFIC DRIVERS



NEARBY ATTRACTIONS AND TRAFFIC DRIVERS



NEARBY RESTAURANTS




Larry Flynt's
LUCKY♥LADY
CASINO

ROSECRANS AVENUE

**GARDENA
DEVELOPMENT
SITE**

INTERSTATE
110

VERMONT AVENUE

 Memorial Hospital
of Gardena
Where each life is our priority

HUSTLER
CASINO
LOS ANGELES

INTERSTATE
110

REDONDO BEACH BOULEVARD

Church of the
Holy Communion



68 Unit Townhome
Development





8
TABLE GAMES



5+
WEEKLY TOURNA-
MENTS



2
RESTAURANTS + TABLE-SIDE
EATS & HAPPY HOUR



*Voted Best Casino
6 Years In A Row*

Larry Flynt's Lucky Lady Casino is located in the heart of Gardena, California, also known as "The Poker Capital of the World." The casino is open 24 hours a day, seven days a week and offers poker tournaments, table games, a Player's club, and casual dining options.

Larry Flynt's Hustler Casino is LA's only luxury casino, with a focus on style, service & sophistication. The casino is open 24 hours a day, seven days a week and is home to LA's largest seeded progressive jackpots. In addition to several table games & poker tournaments, the casino offers dining at Larry Flynt's Bar & Grill as well as live entertainment & Liz Flynt's Shorty's Stuff Gift Shop.



HEADQUARTERS 3 MILES FROM SITE

SpaceX designs, manufactures and launches advanced rockets and spacecraft. The company was founded in 2002 by Elon Musk to revolutionize space technology, with the ultimate goal of enabling people to live on other planets.



100+
LAUNCHES CONTRACTED



6,400
EMPLOYEES



2002
YEAR FOUNDED



3
VEHICLES

- 70,000 seat open air stadium, expandable up to 100,000 seats
- 6,000-seat performing arts venue
- 780,000 square feet of office space
- 890,000 square feet of retail space
- 300 hotel rooms
- 2,500 modern residences
- Approximately 25 acres of public parks, open space, pedestrian walkways and bicycle paths
- Family and fine dining
- State-of-the-art event, conference and meeting space

LA STADIUM & ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

FUTURE HOME TO NFL'S
LOS ANGELES RAMS & LOS ANGELES CHARGERS
6 MILES FROM SITE



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MARKET OVERVIEW

GARDENA DEVELOPMENT

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GARDENA OVERVIEW

The City of Gardena, an “All-America City”, is a small, highly urbanized community of 5.85 square miles located just south of downtown Los Angeles in the center of the South Bay. Its neighboring cities include Torrance, Lawndale, Hawthorne, Redondo Beach and Carson. Over 22% of adults have college degrees, including men and women with a wide variety of job capabilities, from entry level to the specialized technical, supervisory and management level.

With strong growth projected and a focus on two major Development Corridors (the Artesia and Rosecrans Corridor), Gardena is an ideal location central to major freeways, (I 405-110 and Redondo Beach 91), railways and international trade seaports, Gardena offers businesses a competitive advantage. Consumer spending surveys demonstrate \$2.3 and \$3 billion for each of the Development Corridors and major city arterials.



60,699
POPULATION



31,416
LABOR FORCE



5.10%
UNEMPLOYMENT
RATE

TOP EMPLOYERS

#	Employer	# of Employees
1	Memorial Hospital of Gardena	735
2	Hustler Casino	712
3	United Parcel Service	500
4	Hitco Carbon Composites	465
5	Lucky Lady Casino	410
6	Southwest Offset Printing	354
7	Ramona's Mexican Food	240
8	Nissin Foods	230
9	Target	220
10	Sam's Club	167



SOUTH BAY-LONG BEACH OVERVIEW

The South Bay-Long Beach area of southwestern Los Angeles County contains 21 miles of coastline between Long Beach and El Segundo and includes Los Angeles International Airport, the port of Los Angeles and the port of Long Beach. The region boasts a population of approximately 1.3 million and is projected to add roughly 9,700 residents through 2023. High home values allow just half of households to afford to own their home, generating a large rental market.

METRO HIGHLIGHTS



PORT ACTIVITY

The ports of Los Angeles and Long Beach are the two busiest ports in the nation, underpinning employment in the trade, transportation and utilities sector.



EDUCATED LABOR POOL

High educational attainment supports hiring in the business services and healthcare sectors. Roughly 37% of residents age 25 and older hold a bachelor's degree.



STRATEGIC LOCATION

Los Angeles International Airport and two port facilities provide an ideal location for e-commerce and logistics companies.





LOS ANGELES OVERVIEW

Los Angeles County covers 4,752 square miles and includes the islands of San Clemente and Santa Catalina. It is bordered on the east by San Bernardino and Riverside counties, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. Nearly every type of climate is represented in Los Angeles, ranging from desert and mountain to coastal. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

Los Angeles County is one of the most populated metropolitan areas in the nation, containing more than 13 million people. Population gains in Los Angeles preceded and created economic expansion, rather than followed it, which was the case in most other U.S. metros. A population gain of 0.5 percent annually is expected during the next five years. Diminished growth will stem from smaller household sizes and declining affordability, trends that already have pushed housing development outward into surrounding counties.

The city is home to two of the busiest ports in the world: Port of Los Angeles and the Port of Long Beach. The two ports generate more than \$10 billion in the U.S. Customs revenue and taxes. Together, the ports account for related employment for nearly 1.3 million people in Southern California and receive more than 40 percent of all U.S. container traffic.



DEMOGRAPHICS HIGHLIGHTS

2018 POPULATION:



\$1.3M

GROWTH
2018-2023

0.7%

2018 HOUSEHOLDS:



\$487,000

GROWTH
2018-2023

1.9%

2018 MEDIAN AGE:



38.3

U.S.
MEDIAN

38.0

2018 MEDIAN
HOUSEHOLD INCOME:



\$74,900

U.S.
MEDIAN:
\$58,800

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DEMOGRAPHICS SUMMARY



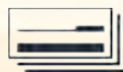
Population

In 2019, the population in your selected geography is 28,878. The population has changed by 5.24% since 2000. It is estimated that the population in your area will be 28,652.00 five years from now, which represents a change of -0.78% from the current year. The current population is 48.75% male and 51.25% female. The median age of the population in your area is 35.44, compare this to the US average which is 37.95. The population density in your area is 9,190.98 people per square mile.



Households

There are currently 9,331 households in your selected geography. The number of households has changed by 6.19% since 2000. It is estimated that the number of households in your area will be 9,441 five years from now, which represents a change of 1.18% from the current year. The average household size in your area is 3.04 persons.



Income

In 2019, the median household income for your selected geography is \$45,635, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 37.31% since 2000. It is estimated that the median household income in your area will be \$52,020 five years from now, which represents a change of 13.99% from the current year.

The current year per capita income in your area is \$19,473, compare this to the US average, which is \$32,356. The current year average household income in your area is \$59,601, compare this to the US average which is \$84,609.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 25.50% White, 23.54% Black, 0.72% Native American and 17.42% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 52.46% of the current year population in your selected area. Compare this to the US average of 18.01%.



Housing

The median housing value in your area was \$384,580 in 2019, compare this to the US average of \$201,842. In 2000, there were 3,658 owner occupied housing units in your area and there were 5,129 renter occupied housing units in your area. The median rent at the time was \$638.



Employment

In 2019, there are 18,463 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 49.99% of employees are employed in white-collar occupations in this geography, and 49.83% are employed in blue-collar occupations. In 2019, unemployment in this area is 5.00%. In 2000, the average time traveled to work was 29.00 minutes.

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	28,652	272,557	829,606
■ 2018 Estimate			
Total Population	28,878	273,948	831,249
■ 2010 Census			
Total Population	27,945	265,173	805,796
■ 2000 Census			
Total Population	27,441	260,952	776,060
■ Daytime Population			
2018 Estimate	34,619	235,136	690,321
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	9,441	88,351	249,436
■ 2018 Estimate			
Total Households	9,331	87,007	244,893
Average (Mean) Household Size	3.04	3.10	3.32
■ 2010 Census			
Total Households	8,954	83,303	235,004
■ 2000 Census			
Total Households	8,787	82,562	228,792

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	19,259	178,366	519,519
Elementary (0-8)	11.01%	10.83%	13.79%
Some High School (9-11)	10.32%	11.06%	12.66%
High School Graduate (12)	27.84%	25.91%	24.90%
Some College (13-15)	22.31%	23.73%	21.48%
Associate Degree Only	6.94%	7.42%	6.53%
Bachelors Degree Only	13.02%	12.91%	11.84%
Graduate Degree	4.00%	5.03%	4.98%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$250,000 or More	0.93%	1.56%	1.85%
\$200,000 - \$249,999	0.44%	0.94%	1.19%
\$150,000 - \$199,999	2.74%	3.91%	4.51%
\$125,000 - \$149,999	2.83%	4.66%	4.36%
\$100,000 - \$124,999	7.11%	8.16%	7.85%
\$75,000 - \$99,999	12.40%	12.13%	12.02%
\$50,000 - \$74,999	19.87%	18.53%	17.98%
\$35,000 - \$49,999	14.27%	13.96%	13.43%
\$25,000 - \$34,999	13.55%	11.07%	10.84%
\$15,000 - \$24,999	12.38%	11.49%	11.76%
Under \$15,000	13.46%	13.59%	14.20%
Average Household Income	\$59,601	\$67,176	\$68,909
Median Household Income	\$45,635	\$49,875	\$49,709
Per Capita Income	\$19,473	\$21,481	\$20,497
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population by Age			
0 to 4 Years	6.73%	7.06%	7.77%
5 to 14 Years	13.38%	13.72%	14.81%
15 to 17 Years	3.99%	4.28%	4.52%
18 to 19 Years	2.39%	2.58%	2.77%
20 to 24 Years	6.82%	7.24%	7.62%
25 to 29 Years	8.29%	8.12%	8.35%
30 to 34 Years	7.76%	7.16%	7.35%
35 to 39 Years	6.99%	6.56%	6.75%
40 to 49 Years	13.73%	13.27%	13.11%
50 to 59 Years	12.72%	12.70%	12.11%
60 to 64 Years	5.07%	4.94%	4.54%
65 to 69 Years	3.90%	3.85%	3.45%
70 to 74 Years	2.88%	2.95%	2.52%
75 to 79 Years	2.06%	2.29%	1.86%
80 to 84 Years	1.46%	1.61%	1.23%
Age 85+	1.84%	1.66%	1.23%
Median Age	35.44	34.87	32.75



GARDENA DEVELOPMENT

EXCLUSIVELY LISTED BY

NEDA RASSOULI

Retail Investments

West Los Angeles Office

Office 310.909.5452

neda.rassouli@marcusmillichap.com

License CA 01480317

Marcus & Millichap

Attachment 3

RESOLUTION NO. PC 12-20

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN AND APPROVE A GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR A 4.59-ACRE PROPERTY AT 1108 W. 141ST STREET TO CHANGE THE LAND USE AND ZONING FROM RESIDENTIAL TO COMMERCIAL WITH A MIXED-USE OVERLAY

**(EA #7-20; GPA #4-20; ZC #3-20)
(APN: 6115-015-023)**

WHEREAS, on July 13, 2020, the applicant, Gardena LF, LLC, filed an application for a General Plan Amendment and Zone Change for a 4.59-acre property located at 1108 W. 141st Street (the “Property”); and

WHEREAS, the following entitlements (collectively, the “Project”) are required: General Plan Amendment (GPA #4-20) to change the land use designation (GPA #4-20) from High Density and Medium Density Residential to General Commercial with a Mixed-Use Overlay; and 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); and

WHEREAS, no development is proposed at this time; and

WHEREAS, an Initial Study and Mitigated Negative Declaration (“IS/MND”) was prepared for the Project and the draft MND was circulated for a 20-day public review period between October 12, 2020 and November 2, 2020; and

WHEREAS, on November 17, 2020, the Planning Commission of the City of Gardena held a duly noticed public hearing on the draft IS/MND and the approvals required for the Project at which time it considered all evidence, both written and oral.

NOW, THEREFORE, THE PLANNING AND ENVIRONMENTAL QUALITY CONTROL COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS.

The Planning Commission hereby recommends that the City Council adopt Resolution No. 6486 attached hereto as Exhibit A which adopts the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program. In making this recommendation the Planning Commission incorporates the findings set forth in that Exhibit.

SECTION 2. GENERAL PLAN AND ZONING RECOMMENDATION.

The Planning Commission hereby recommends that the City Council: adopt Resolution No. 6487 attached hereto as Exhibit B changing the General Plan land use designation for the Property from High Density and Medium Density Residential to General Commercial with a Mixed-Use Overlay; and adopt Ordinance No. 1823 attached hereto as Exhibit C changing the zoning from the Property 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). In making this recommendation the Planning Commission incorporates the findings set forth in those Exhibits.

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. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project, including the MND and MMRP, is Raymond Barragan, Community Development Manager, 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 Resolution shall take effect immediately.

SECTION 6. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 17th day of November 2020.

BRENDA JACKSON, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

RAYMOND BARRAGAN, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Raymond Barragan, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify the following:

1. That a copy of this Resolution and the attachments will be sent to the applicant and to the City Council as a report of the findings and action of the Planning and Environmental Quality Commission; and
2. That the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 17th day of November 2020, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

Attachments:

- Exhibit A – Resolution No. 6486, Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program
 - Exhibit 1 – Draft IS/MND dated October 2020 (under separate cover)
 - Exhibit 2 – Mitigation Monitoring and Reporting Program
- Exhibit B – Resolution No. 6487, Amending the General Plan Land Use Designation from Medium and High Density Residential to General Commercial with a Mixed Use Overlay
 - Exhibit 1 – General Plan Land Use Map change
- Exhibit C – Ordinance No. 1823, Rezoning the Property from Medium (R-3) and High (R-4) Density Multiple-Family Residential to General Commercial (C-3) with a Mixed Use Overlay (MUO)
 - Exhibit 1 – Zone Change Map

Exhibit A of Attachment 3

RESOLUTION NO. 6486

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 #4-20 AND ZONE CHANGE #3-20 CHANGING THE LAND USE DESIGNATION AND ZONING OF PROPERTY LOCATED AT 1108 W. 141ST STREET FROM MEDIUM AND HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL TO GENERAL COMMERCIAL WITH A MIXED USE OVERLAY

(EA # 7-20; APN: 6115-0155-023)

WHEREAS, on or about May 14, 2020, the applicant, Gardena LF, LLC, filed an application to change the land use designation and zoning on an approximate 4.5 acre parcel located at 1108 W. 141st Street (the “Property”), the northeast corner of Rosecrans and Budlong Avenues, from Medium and High Density Residential to General Commercial with a Mixed-Use Overlay (GPA #4-20) and similarly change the zoning 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) (ZC #3-20) (hereafter “the Flynt Project”); and

WHEREAS, a Mitigated Negative Declaration (“MND”) was prepared for the Flynt Project and the draft MND was circulated for public review between October 12, 2020 and November 2, 2020; and

WHEREAS, on November 17, 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 Flynt 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 Resolution No. PC 12-20 which 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 December 15, 2020, the City Council held a duly noticed public hearing on the Flynt Project at which time it considered all evidence presented, both written and oral.

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. In 1978 a conditional use permit (CUP) was granted to allow parking on the property, which at that time was zoned as Professional Office (C-P). The CUP continued to run

with the land when the land use designation and zoning of the property was changed to residential uses.

C. In 2016 the City entered into an Economic Assistance Agreement with the Lucky Lady Casino whereby the City provided economic assistance to the Casino through July 31, 2024 by agreeing to reimburse a percentage of the gross revenue fee to the Casino. In 2018 the City entered into an Amendment to the Economic Assistance Agreement which extended the reimbursement period and modified the terms of the agreement. The Amendment anticipated that a new hotel or other type of commercial development could be built on the property which would assist in bringing revenue to the City in order to offset the money owed to the City; the hotel was the preferred development of the City.

D. In 2018, the property owner put out an Offering Memorandum for sale of 2.0 acres of the Property.

E. Subsequent to the property owner filing applications for the change in General Plan land use designation and zoning, the City started a project to change the development standards for Amenity Hotels. Under the proposed changes, hotels would be allowed to develop at a greater floor area ratio than currently allowed; other changes to development standards would also be made.

F. Based on the facts above, although no development is being proposed at the current time, the IS/MND analyzed a likely development scenario of a 126-room Amenity Hotel of approximately 68,000 square feet along with a separate 5,000 square foot restaurant (the “development scenario”) on a two-acre parcel. The remaining acreage would continue to be used for parking for the Lucky Lady Casino.

G. The public review period for the IS/MND was from October 12, 2020 through November 2, 2020. No comments were received on the document.

H. The IS/MND determined that there were potentially significant impacts with regard to the following topics: Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; 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.

I. The City sent notices to the Native American tribes provided by the National American Heritage Commission. The City received one request for consultation from the Gabrieleno Band of Mission Indians – Kizh Nation. However, after learning that this Project did not involve any construction, the Kizh Nation determined that further consultation was not necessary.

J. 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”).

K. 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.

L. The IS/MND adequately assesses the impacts of the Project.

M. 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.

N. 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 2. APPROVAL.

Based on the findings set forth above as well as the record of proceedings, the City Council hereby approves the Initial Study/Mitigated Negative Declaration attached hereto as Exhibit A and the Mitigation Monitoring Program attached hereto as Exhibit B for General Plan Amendment #4-20 and Zone Change #3-20. 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 1 – IS/MND

Exhibit 2 – Mitigation Monitoring Program

Exhibit 1 of Exhibit A

Draft IS/MND dated October 2020

**Under Separate Cove
(Click Here)**

Exhibit 2 of Exhibit A



1108 W. 141ST STREET GPA & ZC PROJECT

Mitigation Monitoring and Reporting Program

LEAD AGENCY: CITY OF GARDENA

1700 West 162nd Street
Gardena, California 90247
Contact: John F. Signo, AICP, Senior Planner
jsigno@cityofgardena.org
(310) 217-9530

PREPARED BY: DE NOVO PLANNING GROUP

180 E. Main Street, Suite 108
Tustin, California 92780
Contact: Starla Barker, AICP
sbarker@denovoplanning.com
(949) 396-8193

November 2020

MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6). Specifically, Public Resources Code § 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:*
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.*
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.*

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide the mechanism by which to monitor mitigation measures outlined in the 1108 W. 141st Street GPA & ZC Project Initial Study/Mitigated Negative Declaration (IS/MND). The 1108 W. 141st Street GPA & ZC Project MMRP has been prepared in conformance with Public Resources Code §21081.6 and City of Gardena (City) monitoring requirements.

State CEQA Guidelines §15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of Gardena is the Lead Agency for the 1108 W. 141st Street GPA & ZC Project and is therefore responsible for ensuring MMRP implementation. This MMRP has been drafted to meet Public Resources Code §21081.6 requirements as a fully enforceable monitoring program.

The MMRP Checklist is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the 1108 W. 141st Street GPA & ZC Project file.

This MMRP delineates responsibilities for monitoring the Project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the MMRP Checklist. If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

For the purposes of the environmental analysis in the IS/MND, impacts were analyzed in each environmental issue area for the proposed Project. Consideration of standard Conditions of Approval (COAs) that apply to each respective topical area was considered, particularly if that impact would be further reduced. If a potentially significant impact remained after implementation of applicable COAs, mitigation measures were also identified in order to reduce any significant impacts.

The numbering system in the following table corresponds with the IS/MND's numbering system. The MMRP table "Verification" column will be used by the parties responsible for documenting when the mitigation measure has been completed. The City of Gardena will complete ongoing documentation and mitigation compliance monitoring. The completed MMRP and supplemental documents will be kept on file at the City of Gardena Community Development Department.

Mitigation Monitoring and Reporting Program Checklist

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
BIOLOGICAL RESOURCES						
BIO-1: Construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically March 15 through September 1), if possible. If construction activities cannot be conducted outside of nesting season, a Pre-Construction Nesting Bird Survey within and adjacent to the Project site shall be conducted by a qualified biologist within three days prior to initiating construction activities. If active nests are found during the Pre-Construction Nesting Bird Survey, a Nesting Bird Plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, nesting sage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity.	Pre-Construction if not outside of the nesting season; Report to be issued before permits issued	Pre-Construction Nesting Bird Survey	Applicant/ Contractor, Biologist, Community Development Manager/ City Building Official			
GEOLOGY AND SOILS						
GEO-1: Paleontological resources monitoring by a qualified vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be required during ground disturbances greater than 5.0 feet below the historic surface elevation in native sediments. Auguring, potholing, and pile driving activities do not need to be monitored as these activities are unlikely to produce significant fossil because information about formation, depth, or context is impossible to discern. Should similar activities be planned, the qualified paleontologist shall be consulted prior to commencement so they may determine if that activity requires monitoring.	Prior to Ground Disturbing Activities During Ground Disturbing Activities	Paleontological Monitor Agreement Construction Site Monitoring & Completion of Daily Monitoring Logs	Community Development Manager/City Building Official/ Approved Paleontologist, and Applicant/ Contractor			
GREENHOUSE GAS EMISSIONS						
Refer to Mitigation Measure TRA-1						

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
TRANSPORTATION						
TRA-1 The Hotel operator shall provide transit subsidies in the amount to cover 100% of the cost of an EZ Pass (or equivalent transit pass), which can be used on buses operated by LA Metro, GTrans (a municipal bus service serving Gardena and surrounding areas) to a minimum of 27% of hotel employees. New employees shall be informed of the transit subsidy program and transit subsidy program information shall be displayed within areas where the greatest number of employees are likely to see it (consistent with Gardena Municipal Code Section 18.68.020). Verification of the provision of transit subsidies shall be provided annually to the City of Gardena Community Development Department.	Upon Opening and Annual Verification Provided to City Thereafter	Verification Documentation	Applicant/and Community Development Manager			

Exhibit B of Attachment 3

RESOLUTION NO. 6487

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT #4-20 CHANGING THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 1108 W. 141st STREET FROM MEDIUM AND HIGH DENSITY RESIDENTIAL TO GENERAL COMMERCIAL WITH A MIXED USE OVERLAY

(GPA #4-20; APN: 6115-0155-023)

WHEREAS, on or about May 14, 2020, the applicant, Gardena LF, LLC, filed an application to change the land use designation and zoning on an approximate 4.5 acre parcel located at the northeast corner of Rosecrans and Budlong Avenues from Medium and High Density Residential to General Commercial with a Mixed-Use Overlay (GPA #4-20) and similarly change the zoning 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) (ZC #3-20) (hereafter “the Flynt Project”); and

WHEREAS, a Mitigated Negative Declaration (“MND”) was prepared for the Flynt Project and the draft MND was circulated for public review between October 12, 2020 and November 2, 2020; and

WHEREAS, on November 17, 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 Flynt 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 Resolution No. PC 12-20 which 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 December 15, 2020, the City Council held a duly noticed public hearing on the Flynt 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 Resolution the City Council adopted Resolution No. 6486 approving the Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Amendment and Zone Change.

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

SECTION 1. APPROVAL AND FINDINGS – GENERAL PLAN AMENDMENT.

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 General Plan land use designation change for the Property from General High Density and Medium

Density Residential to General Commercial with a Mixed Use Overlay 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 adjacent to the Lucky Lady Casino and provides an opportunity for a commercial development that would have synergy with the Casino, provide jobs and improve the City's tax base. This is consistent with Land Use Goal 2 and Economic Development Goal 1 which state as follows:

- **LU Goal 2** Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
- **ED Goal 1** Promote a growing and diverse business community that provides jobs, goods and services for the local and regional market, and maintains a sound tax base for the City.

2. The property is located in a High Quality Transit Area which will allow employees and users of a commercial development to take advantage of public transportation and reduce reliance on the use of private vehicles. This is consistent with State policies which encourage the use of alternative modes of transportation to reduce greenhouse gas impacts.

3. The property is subject to an economic assistance agreement which anticipated commercial development on the property allowing the City to provide funds to the Lucky Lady Casino from anticipated revenue. Allowing the change in land use will assist in fulfilling the economic assistance agreement. Development of the site for commercial purposes will provide the City with revenue to continue providing high-quality services to its residents.

4. The property is located along an arterial route where commercial development would be consistent with other development in the area.

5. Gardena currently has a jobs/housing imbalance in that there is more housing than jobs in the City. The change in use allows additional jobs to be created without actually impacting the availability of housing for the reasons set forth in Section 2 below.

6. By including a Mixed Use Overlay designation, the property may still be developed for residential development if the opportunity arises.

SECTION 2. NO NET LOSS.

A. Government Code section 66300 was recently enacted to provide that a city may only change a land use designation or zoning ordinance to a less intensive residential use if it concurrently makes changes to other parcels within the city to ensure there is no net loss in residential capacity.

B. The subject property is immediately adjacent to the Lucky Lady Casino and a portion of the property is needed for Casino parking. There is a conditional use permit on the property for parking purposes.

C. Because of the parking need, the applicant is only planning on developing approximately 2.0 acres of the property, as evidenced by the Offering Memorandum of the applicant. During the past several years, the City has developed a number of properties on R-4 and Mixed-Use Overlay zones that both allow up to 30 units per acre on parcels which are at least one-acre in size. However, the density that has been achieved by these projects has not been above 25 units per acre and most projects have been developed at approximately 21 units per acre. Based on existing development patterns, the developable portion of the subject property would have yielded approximately 50 units and development of the entire property would have yielded approximately 108 units.

D. At the same time that the City was processing the Flynt Project to change the General Plan Amendment and zoning on this site, the City was also processing an application from Melia Homes, Inc. for a General Plan Amendment and zone change, as well as other administrative entitlements to develop 4.23 acres on South Vermont Avenue in the City for an 84-unit condominium project. The Melia Evergreen Residential Project involved a General Plan Amendment and Zone Change re-designating the property from commercial to residential land uses. The City Council held a public hearing on the Melia Evergreen Residential Project on November 10, 2020, adopted Resolution No. 6480 changing the General Plan designation from General Commercial to High Density Residential that same night, and adopted Ordinance No. 1822 changing the zoning of the property from General Commercial (C-3) to High Density Residential (R-4) prior to adopting this Resolution on December 15, 2020.

E. Additionally, at the same time the City was also processing this Project to change the General Plan Amendment and zoning on this site, the City was also processing an application from The Olson Company for a General Plan Amendment and zone change, as well as other administrative approvals to develop 2.02 acres on West 141st Street with a 50-unit condominium project. The Olson project involved a General Plan Amendment and Zone Change re-designating the property to higher density residential uses. The City Council held a public hearing on the Olson Homes project on November 10, 2020, adopted Resolution No. 6482 changing the General Plan designation from Low and Medium Residential to High Density Residential that same night, and adopted Ordinance No. 1823 changing the zoning of the property from Low (R-1) and Medium Residential (R-3) to High Density Residential (R-4) prior to adopting this Resolution on December 15, 2020. The changes allowed an additional 36 units to be built on the property over the previous land use designation and zoning.

F. Based on the above, the City Council finds:

1. Only 2.0 of the 4.59 acre parcel could be developed for housing and the subject property would have yielded development of 50 homes;
2. The Melia Homes project constitutes a concurrent change which ensures that there is no net loss in residential capacity; and
3. Even if all 4.59 acres could be developed for housing, the Melia Homes project and The Olson Company project constitute concurrent changes which ensures that there is no net loss in residential capacity.

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. 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 Resolution 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 resolution.

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

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

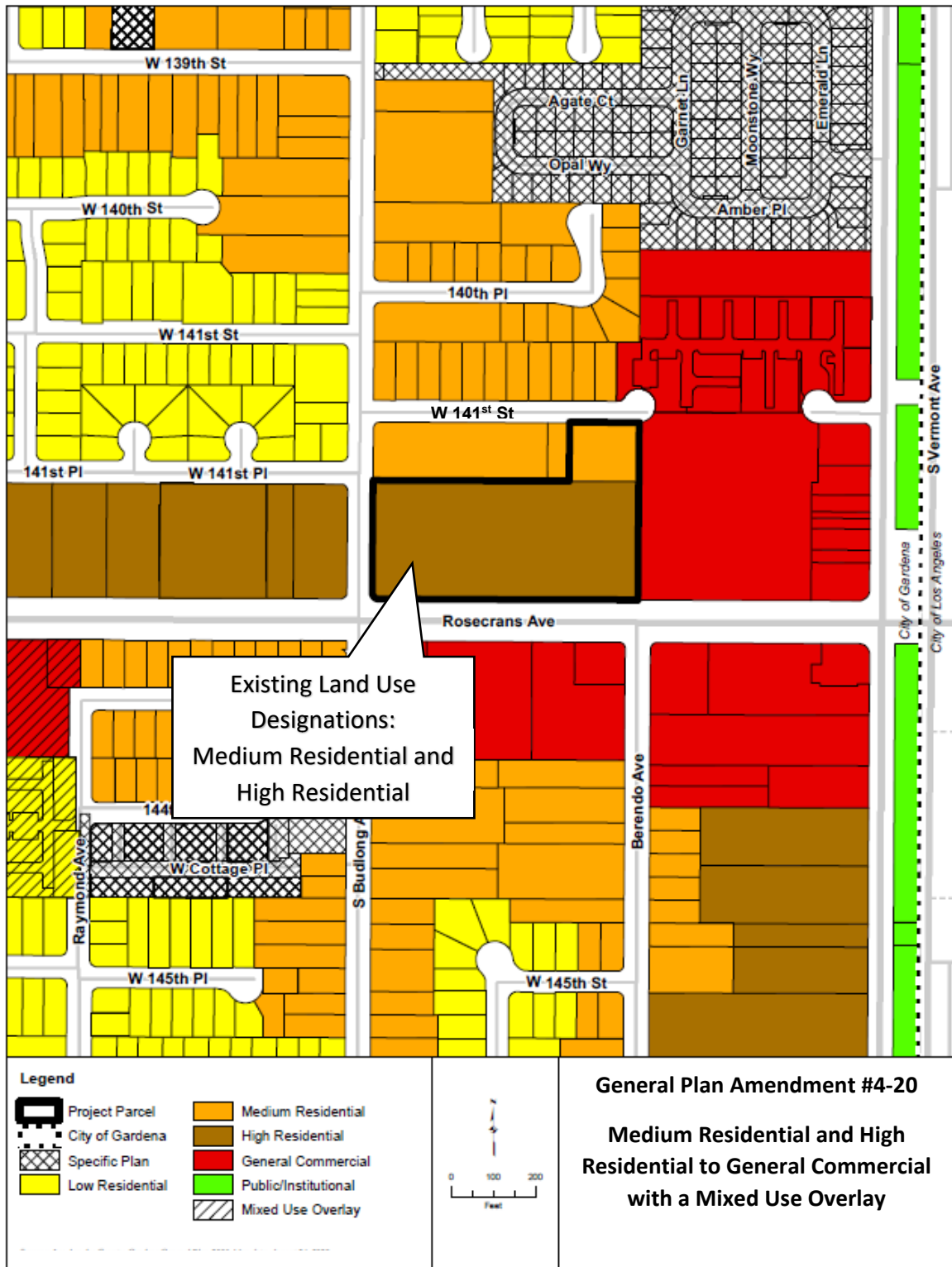
APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

Exhibit 1 – General Plan Land Use Map change

Exhibit 1

General Plan Amendment #4-20



Adopted General Plan Amendment #4-20

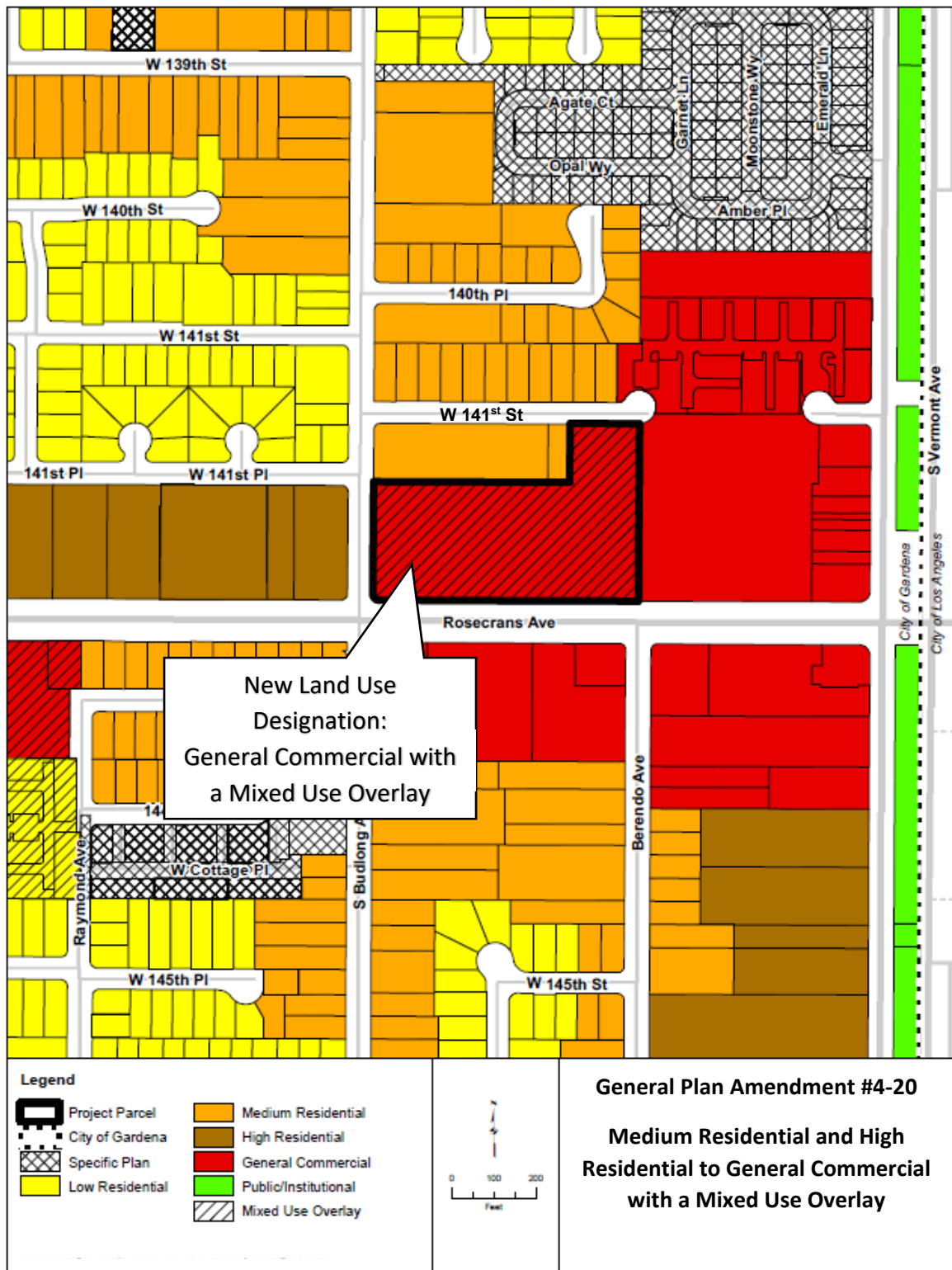


Exhibit C to Attachment 3

ORDINANCE NO. 1823

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING ZONE CHANGE #3-20 REZONING THE PROPERTY LOCATED AT 1108 W. 141st STREET FROM MEDIUM (R-3) AND HIGH (R-4) DENSITY MULTIPLE-FAMILY RESIDENTIAL TO GENERAL COMMERCIAL (C-3) WITH A MIXED USE OVERLAY (MUO) (ZC #3-20; APN: 6115-0155-023)

WHEREAS, on or about May 14, 2020, the applicant, Gardena LF, LLC, filed an application to change the land use designation and zoning on an approximate 4.5 acre parcel located at the northeast corner of Rosecrans and Budlong Avenues from Medium and High Density Residential to General Commercial with a Mixed-Use Overlay (GPA #4-20) and similarly change the zoning 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) (ZC #3-20) (hereafter “the Flynt Project”); and

WHEREAS, a Mitigated Negative Declaration (“MND”) was prepared for the Flynt Project and the draft MND was circulated for public review between October 12, 2020 and November 2, 2020; and

WHEREAS, on November 17, 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 Flynt 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 Resolution No. PC 12-20 which 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 December 15, 2020, the City Council held a duly noticed public hearing on the Flynt 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 Resolution the City Council adopted Resolution No. 6486 approving the Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Amendment and Zone Change and adopted Resolution No. 6487 amending the General Plan for this property to General Commercial.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE 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]henever 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 High Density Multiple-Family Residential (R-4) to General Commercial (C-3) with a Mixed Use Overlay (MUO) 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 adjacent to the Lucky Lady Casino and provides an opportunity for a commercial development that would have synergy with the Casino, provide jobs and improve the City's tax base. This is consistent with Land Use Goal 2 and Economic Development Goal 1 which state as follows:

- **LU Goal 2** Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
- **ED Goal 1** Promote a growing and diverse business community that provides jobs, goods and services for the local and regional market, and maintains a sound tax base for the City.

2. The property is located in a High Quality Transit Area which will allow employees and users of a commercial development to take advantage of public transportation and reduce reliance on the use of private vehicles. This is consistent with State policies which encourage the use of alternative modes of transportation to reduce greenhouse gas impacts.

3. The property is subject to an economic assistance agreement which anticipated commercial development on the property allowing the City to provide funds to the Lucky Lady Casino from anticipated revenue. Allowing the change in land use will assist in fulfilling the economic assistance agreement. Development of the site for commercial purposes will provide the City with revenue to continue providing high-quality services to its residents.

4. The property is located along an arterial route where commercial development would be consistent with other development in the area.

5. Gardena currently has a jobs/housing imbalance in that there is more housing than jobs in the City. The change in use allows additional jobs to be created without actually impacting the availability of housing for the reasons set forth in Section 2 below.

6. By including a Mixed Use Overlay zone, the property may still be developed for residential development if the opportunity arises.

C. Any development built on this property shall be subject to the Mitigation Measures adopted by Resolution No. 6486 as well as the following conditions of approval:

- * COA CUL-1 If previously unidentified cultural resources are encountered during ground disturbing activities, construction activities shall cease in the immediate vicinity and

construction activities shall be diverted away from the find (50-foot buffer around the find) and a qualified archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology, shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, the treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist shall consult with the Project owner and City of Gardena to implement Native American consultation procedures.

- * COA GEO-1: Prior to commencement of ground-disturbing activities a qualified vertebrate paleontologist (as defined by the Society for vertebrate Paleontology) shall develop Worker Awareness and Environmental Program (WEAP) Training for construction personnel. This training shall be presented to construction personnel and include what fossil remains may be found within the Project area and policies and procedures that must be followed in case of a discovery. Verification of the WEAP Training shall be provided to the Gardena Community Development Department.
- * COA GEO-2: If fossils or fossil bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.
- * COA N-1: Prior to approval of grading plans and/or prior to issuance of demolition, grading, and building permits, the following noise reduction techniques shall be included in the construction plans or specifications:
 - Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.

- The Project Applicant shall demonstrate to the satisfaction of the City's Building Official that construction noise reduction methods shall be used where feasible, including shutting off idling equipment.
- During construction, equipment staging areas shall be located such that the greatest distance is between the staging area noise sources and noise-sensitive receptors.
- Per Gardena Municipal Code Section 8.36.080, construction activities shall not occur during the hours of 6:00 p.m. and 7:00 a.m. on weekdays; between the hours of 6:00 p.m. and 9:00 a.m. on Saturday; or any time on Sunday or a Federal holiday.

These mitigation measures and conditions are in addition to any other measures or conditions that may be imposed upon development of the Property.

SECTION 2. NO NET LOSS

A. Government Code section 66300 was recently enacted to provide that a city may only change a land use designation or zoning ordinance to a less intensive residential use if it concurrently makes changes to other parcels within the city to ensure there is no net loss in residential capacity.

B. The subject property is immediately adjacent to the Lucky Lady Casino and a portion of the property is needed for Casino parking. There is a conditional use permit on the property for parking purposes.

C. Because of the parking need, the applicant is only planning on developing approximately 2.0 acres of the property, as evidenced by the Offering Memorandum of the applicant. During the past several years, the City has developed a number of properties on R-4 and Mixed-Use Overlay zones that both allow up to 30 units per acre on parcels which are at least one-acre in size; however, the density that has been achieved by these projects has not been above 25 units per acre and most projects have been developed at approximately 21 units per acre. Based on existing development patterns, the developable portion of the subject property would have yielded approximately 50 units and development of the entire property would have yielded approximately 108 units.

D. At the same time that the City was processing the Flynt Project to change the General Plan Amendment and zoning on this site, the City was also processing an application from Melia Homes, Inc. for a General Plan Amendment and zone change, as well as other administrative entitlements to develop 4.23 acres on South Vermont Avenue in the City for an 84-unit condominium project. The Melia Evergreen Residential Project involved a General Plan Amendment and Zone Change re-designating the property from commercial to residential land uses. The City Council held a public hearing on the Melia Evergreen Residential Project on November 10, 2020, adopted Resolution No. 6480 changing the General Plan designation from General Commercial to High Density Residential that same night, and adopted Ordinance No. 1822 changing the zoning of the property from General Commercial (C-3) to High Density Residential (R-4) prior to adopting this Resolution on December 15, 2020.

E. Additionally, at the same time the City was also processing this Project to change the General Plan Amendment and zoning on this site, the City was also processing an application from The Olson Company for a General Plan Amendment and zone change, as well as other administrative approvals to develop 2.02 acres on West 141st Street with a 50-unit condominium project. The Olson project involved a General Plan Amendment and Zone Change re-designating the property to higher density residential uses. The City Council held a public hearing on the Olson Homes project on November 10, 2020, adopted Resolution No. 6482 changing the General Plan designation from Low and Medium Residential to High Density Residential that same night, and adopted Ordinance No. 1823 changing the zoning of the property from Low (R-1) and Medium Density Residential (R-3) to High Density Multiple-Family Residential (R-4) prior to adopting this Resolution on December 15, 2020. The changes allowed an additional 36 units to be built on the property over the previous land use designation and zoning.

F. Based on the above, the City Council finds:

1. Only 2.0 of the 4.59 acre parcel could be developed for housing and the subject property would have yielded development of 50 homes;
2. The Melia Homes project constitutes a concurrent change which ensures that there is no net loss in residential capacity; and
3. Even if all 4.59 acres could be developed for housing, the Melia Homes project and The Olson Company project constitute concurrent changes which ensures that there is no net loss in residential capacity.

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. 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 resolution.

PASSED, APPROVED AND ADOPTED this ____ day of January, 2021.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

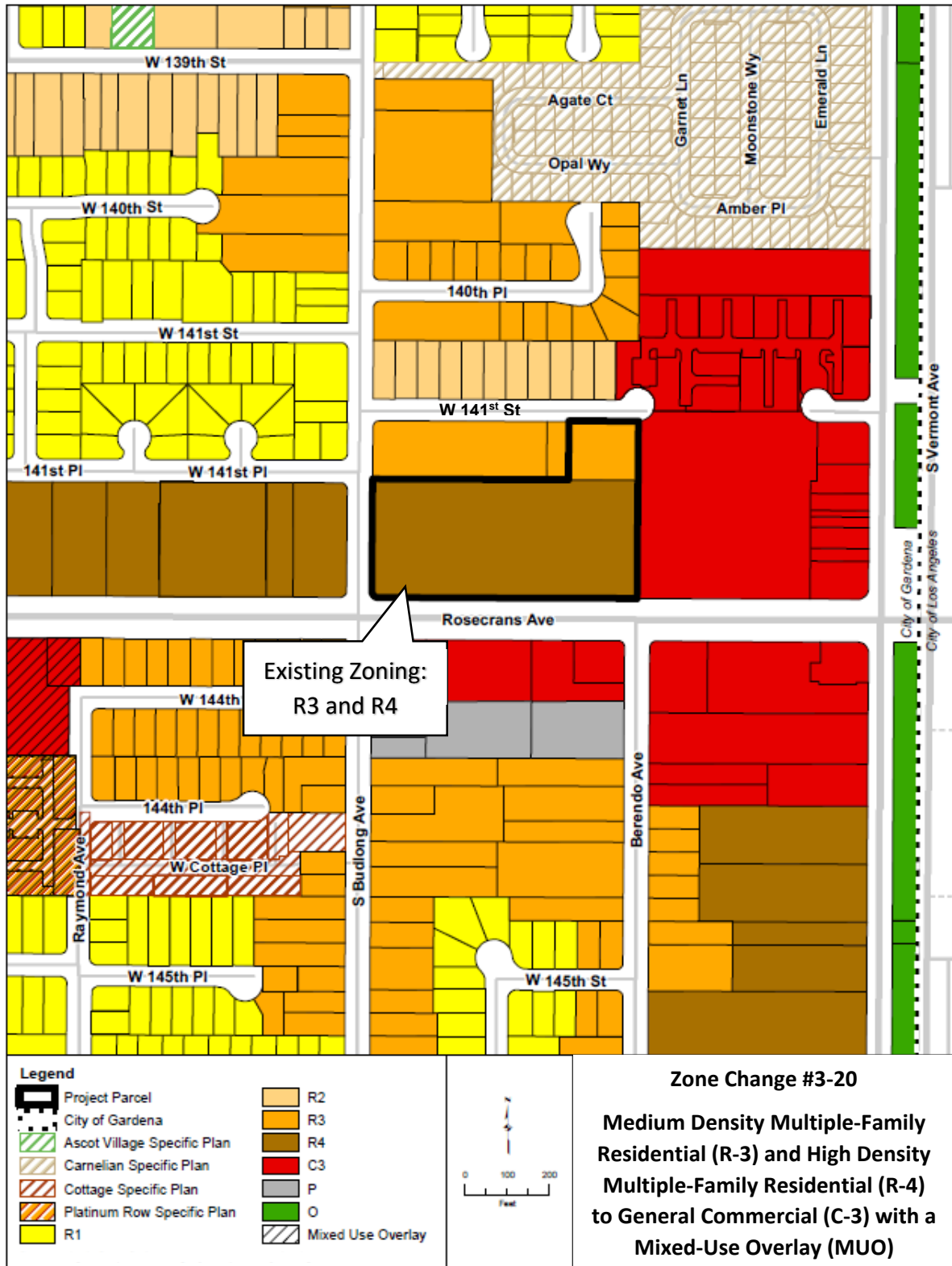
APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

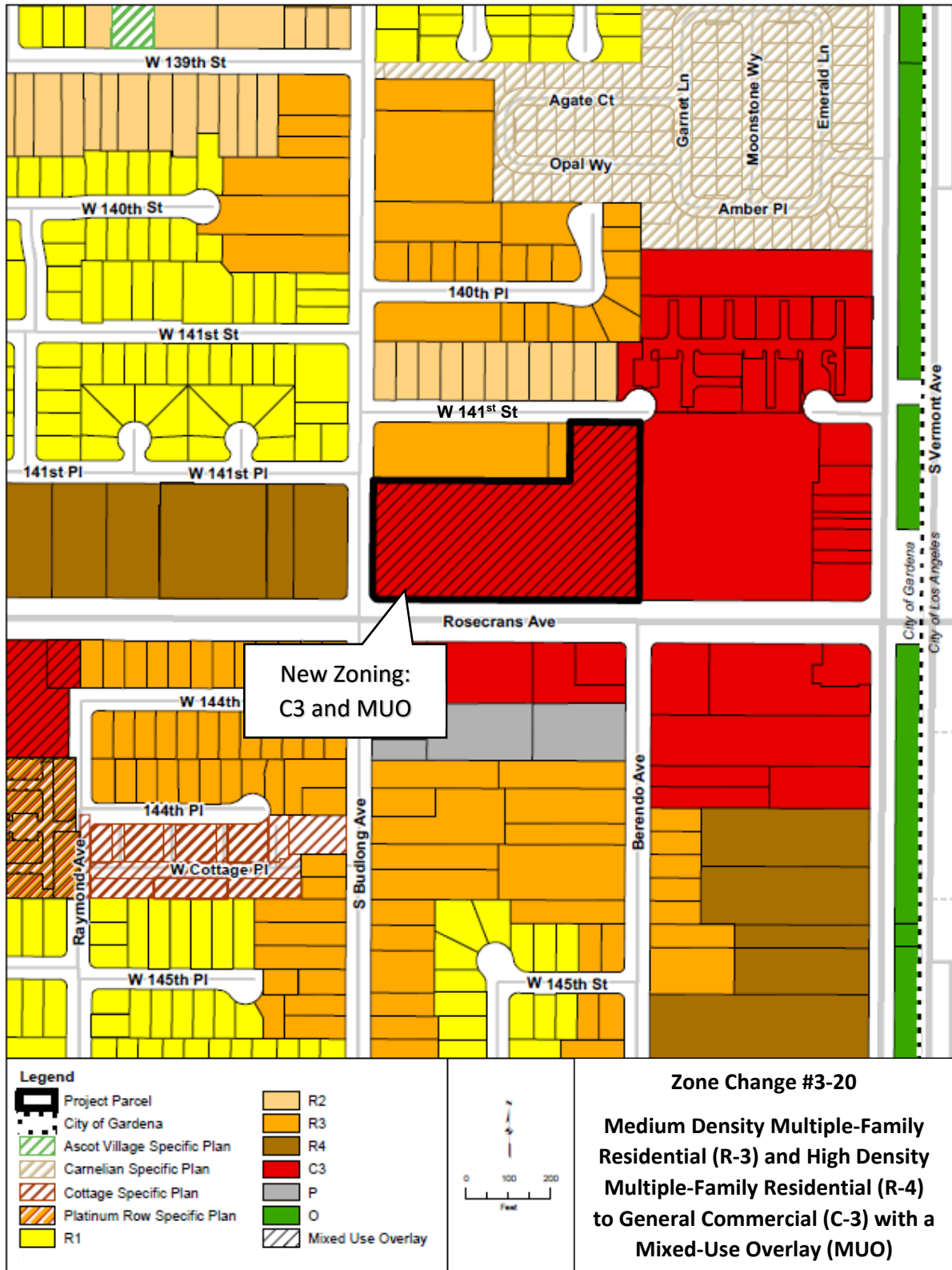
Exhibit 1 – Zone Change Map

Exhibit 1

Zone Change #3-20



Adopted Zone Change #3-20



OCT 14 2020

Attachment 4



DEPARTMENT of COMMUNITY DEVELOPMENT

LOS ANGELES, COUNTY CLERK

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
CHANGE OF LAND USE DESIGNATION AND ZONING FOR THE PROPERTY
LOCATED AT 1108 W. 141ST STREET, GARDENA, CALIFORNIA
(NORTHEAST CORNER OF ROSECRANS AND BUDLONG AVENUES)**

TO: Responsible and Interested Parties –
Distribution List

FROM: City of Gardena
Community Development Department
1700 West 162nd Street
Gardena, CA 90247

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of Gardena (City) (as Lead Agency) has prepared a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND; Environmental Assessment #7-20) to evaluate the environmental effects associated with the proposed General Plan amendment to change of land use designation (GPA #4-20) from High Density Residential to General Commercial with a Mixed-Use Overlay, and rezone the property (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). The site is 4.59 acres and located at the northeast corner of Rosecrans and Budlong Avenues, adjacent to the Lucky Lady Casino. No development is proposed at this time.

In accordance with State CEQA Guidelines §15072 as well as Government Code section 65090 and 65091 and applicable provisions of the Gardena Municipal Code, the City has prepared this Notice of Intent and Public Hearing Notice to provide responsible and interested parties with information concerning the Project, public review period, public meeting, and document availability.

PROJECT TITLE: General Plan Amendment/Rezone of 1108 W. 141st Street

PROJECT APPLICANT: Gardena LF, LLC

PROJECT LOCATION: 1108 W. 141st Street, Gardena, California

PROJECT DESCRIPTION:

Gardena LF, LLC, the owner of a 4.59-acre parcel that is immediately adjacent to the Lucky Lady Casino, has applied for a General Plan Amendment to the Land Use Plan and zone change to change the land use designation of the property from high-density residential to commercial with a mixed-use overlay, which would continue to allow high-density residential. Approximately 2 acres can be developed as the remainder is needed for casino parking. For purposes of CEQA, it was anticipated that the 2 acres would be developed with a hotel and a restaurant.

GOVERNMENT

CODE §65962.5: The Project site is not included on a list of hazardous materials sites.

DOCUMENT AVAILABILITY:

Copies of the Draft IS/MND are available for public review on the City's website at:

- City of Gardena Website: <http://www.cityofgardena.org/community-development/planning-projects/>

If you cannot download a copy electronically, contact John F. Signo, AICP, at the email listed below, or by phone at 310/217-9530 to arrange to receive a paper copy.

PUBLIC REVIEW OF A DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION:

The 20-day public review period for the Draft IS/MND will occur as follows:

Beginning: October 12, 2020

Ending: November 2, 2020

Written comments on the Mitigated Negative Declaration may be submitted by mail or e-mail no later than 5 PM on November 2, 2020 to the addresses indicated below. Please note that e-mail is preferred and the subject line should indicate 1108 W. 141st Street. Responsible agencies should limit their comments to those Project activities that are within your area of expertise or which will be required to be carried out or approved by your agency. Please indicate a contact person for your agency or organization.

Mail:

John F. Signo, AICP
City of Gardena
1700 West 162nd Street
Gardena, CA 90247
Or Email: jsigno@cityofgardena.org

PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

The Gardena Planning Commission will consider the Draft IS/MND and hold a public hearing on the Project Approvals at a hearing which is anticipated to take place on November 17, 2020 at 7:00 PM at the City of Gardena Council Chambers, 1700 West 162nd Street, Gardena, CA 90247. Separate notice will be provided at that time.



CITY OF GARDENA

COMMUNITY DEVELOPMENT DEPARTMENT
1700 WEST 162ND STREET, GARDENA, CA 90247-3778

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT the Gardena Planning & Environmental Quality Commission will hold a **virtual** public hearing on **Tuesday, November 17, 2020 at 7:00 P.M.** on the following application:

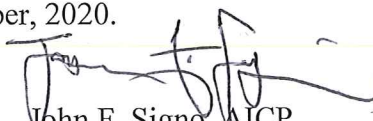
Environmental Assessment #7-20, General Plan Amendment, #4-20 Zone Change #3-20

The Planning Commission will consider a proposed General Plan Amendment to change the land use designation (GPA #4-20) from High Density Residential to General Commercial with a Mixed-Use Overlay, and a 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). The site is 4.59 acres and located at the northeast corner of Rosecrans and Budlong Avenues, adjacent to the Lucky Lady Casino. No development is proposed at this time. Approximately 2 acres can be developed as the remainder is needed for casino parking. For purposes of CEQA, it was anticipated that the 2 acres would be developed with a hotel and a restaurant. A Mitigated Negative Declaration (MND) and Mitigation Monitoring Reporting Program (MMRP) have been prepared to address the environmental impacts and will have to be approved and adopted prior to the project approvals.

Project Title: General Plan Amendment/Rezone of 1108 W. 141st Street
Project Applicant: Gardena LF, LLC
Project Location: 1108 W. 141st Street, Gardena, California

The hearing will take place via an on-line platform that can be accessed from your computer, smartphone, or tablet. Detailed directions for accessing this hearing will be on the City's website at <https://www.cityofgardena.org/agendas-and-minutes/> no later than November 13, 2020. The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>. You will have the opportunity to post questions during the hearing. Additionally, you are encouraged to pose any questions or comments ahead of time by emailing CDDPlanningandZoning@cityofgardena.org. If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9530.

This notice is dated this 5th day of November, 2020.


John F. Signo, AICP
Senior Planner

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