



GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda

Council Chamber at City Hall
1700 W. 162nd Street, Gardena, California
Website: www.cityofgardena.org

TASHA CERDA, *Mayor*
MARK E. HENDERSON, *Mayor Pro Tem*
PAULETTE C. FRANCIS, *Council Member*
ART KASKANIAN, *Council Member*
RODNEY G. TANAKA, *Council Member*

MINA SEMENZA, *City Clerk*
J. INGRID TSUKIYAMA, *City Treasurer*
CLINT OSORIO, *City Manager*
CARMEN VASQUEZ, *City Attorney*
LISA KRANITZ, *Assistant City Attorney*
PETER L. WALLIN, *Deputy City Attorney*

Tuesday, December 15, 2020

Closed Session 7:00p.m.

Open Session – 7:30 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 some, or all, of the Gardena City Council Members may attend this meeting telephonically.

If you would like to participate in this meeting, you can participate via the following options:

1. VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE at youtube.com/Cityofgardena
2. PARTICIPATE BEFORE THE MEETING by emailing the Deputy City Clerk at bromero@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line. Comments will be read into the record up to the time limit of three (3) minutes.
3. PARTICIPATE DURING THE MEETING VIA ZOOM WEBINAR
 - Join Zoom Meeting Via the Internet or Via Phone Conference
 - Direct URL: <https://us02web.zoom.us/j/89604790505>
Phone number: US: +1 669 900 9128, Meeting ID: 89604790505
 - If you wish to speak live on a specific agenda item during the meeting you, may use the "Raise your Hand" feature 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 Mayor opens the Public Hearing. Members of the public wishing to address the City Council will be given three (3) minutes to speak.
4. 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 City Clerk's Office by phone (310) 217-9565 or email bromero@cityofgardena.org at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

**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. ROLL CALL

PUBLIC COMMENT ON CLOSED SESSION

Public comment is permitted only on the items that have been described on this agenda (GC §54954.3).

2. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Government Code Section 54956.8

Property: 2501 W. Rosecrans Ave Gardena, CA 90249

Agency Negotiator: Clint Osorio, City Manager

Negotiating Parties: Casey Metcalf, JP Morgan Chase BK NA

Under Negotiation: Price and Terms of Payment

B. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION
Government Code Section 54956.9(d)(1)

(1) Jones, Cecile v. City of Gardena, et al.

Los Angeles Superior Court Case No. BC601609

3. PLEDGE OF ALLEGIANCE & INVOCATION

Naieri and Nathanael Bailey

156th Street Elementary School

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS

- (1) Certificates of Commendation in Special Recognition of Retirements and Long-Time Service to the City of Gardena:
 - (a) Juan Guillen, Bus Operator – 22.4 years – (GTrans)
 - (b) Judith Sutton, Administrative Management Analyst I – 20.6 years (GTrans)
 - (c) Sharon Profit, Bus Operator – 23 years (GTrans)
 - (d) Brad Bowling, Facilities Maintenance Supervisor – 38 years (GTrans)
 - (e) Barry Oya, Park Maintenance Worker I – 41.1 years (Public Works)
 - (f) Lei Lani Moore, Secretary – 20.6 years (Public Works)
 - (g) Charles Moore, Senior Maintenance Worker – 37 years (Public Works)
 - (h) Miguel Vazquez, Heavy Equipment Operator – 32 years (Public Works)
 - (i) James Garcia, Maintenance Painter – 34.3 years (Public Works)
 - (j) Eleanor Clingenpeel, Certified Nursing Assistant – 27 years (Recreation)
- (2) Certification of the November 3, 2020 General Election – to be presented by City Clerk Mina Semenza

B. PROCLAMATIONS – *No Items*

C. APPOINTMENTS

- (1) Appointment of New Alternates to the following Outside / City Committees:
 - (a) County of Los Angeles Sanitation District No. 5
 - (b) South Bay Cities Council of Governments
- (2) Council Appointments to Commissions, Committees, Councils, and Boards (Appointees to be Ratified and Sworn In)
 - (a) Human Services Commission
 - (b) Planning and Environmental Quality Commission
 - (c) Recreation and Parks Commission
 - (d) Senior Citizens Commission
 - (e) Gardena Youth Commission
 - (f) Gardena Beautification Committee
 - (g) Gardena Economic Business Advisory Council
 - (h) Gardena Rent Mediation Board, Owner Representative
 - (i) Gardena Rent Mediation Board, Tenant Representative
 - (j) Gardena Rent Mediation Board, At-Large Representative

5. CONSENT CALENDAR

NOTICE TO THE PUBLIC

Roll Call Vote Required on Consent Calendar All matters listed under the Consent Calendar will be enacted by one motion unless a Council member requests Council discussion, in which case that item will be removed from the Consent Calendar and considered separately following this portion of the agenda.

- A. Waiver of Reading in Full of All Ordinances Listed on This Agenda and That They Be Read by Title Only

5. CONSENT CALENDAR (Continued)

B. CITY CLERK

- (1) Approval Minutes
 - (a) Regular Meeting of the City Council, September 8, 2020
 - (b) Special Study Session of the City Council, September 22, 2020
 - (c) Regular Meeting of the City Council, September 22, 2020
- (2) Receive and File of Minutes
 - (a) Planning & Environmental Quality Commission, October 20, 2020
 - (b) Planning & Environmental Quality Commission, November 17, 2020
 - (c) Planning & Environmental Quality Commission, December 1, 2020
- (3) Affidavit of Posting Agenda on December 11, 2020

C. CITY TREASURER

- (1) Approval of Warrants / Payroll Register
 - (a) November 24, 2020
 - (b) December 8, 2020

D. CITY MANAGER

- (1) Personnel Report No. P-2020-2020
- (2) RESOLUTION NO. 6489, Reaffirming Proclamation and Resolution No. 6441, which declared the Existence of a Local Emergency
- (3) CDD - SECOND READING: ORDINANCE NO. 1822: Approval of a Zone Change from General Commercial (C-3) to High Density Multiple-Family Residential (R-4) for a property located at 13615, 13619, and 13633 Vermont Avenue (Introduced by Mayor Cerda, November 10, 2020)
- (4) CDD - SECOND READING: ORDINANCE NO. 1823: Approval of a Zone Change from Low and Medium Density Residential (R-1/R-3) to High Density Multiple-Family Residential (R-4) for a property located at 1335, 1337, 1341, 1343 West 141st Street (Introduced by Council Member Tanaka, November 10, 2020)
- (5) REC – Ratify Administrative Approval of the Elderly Nutrition Program Contract ENP202105 Amendment Three – Additional Funding and Reallocation of Current Funds
- (6) GTRANS - Amendment No. 3 to Funding Agreement between the City of Gardena and the Los Angeles County Metropolitan Transportation Authority
- (7) GTRANS - Los Angeles County Metropolitan Transportation Authority Fareless System Initiative (FSI) Update
- (8) Agreement Terminating Revised Agreements regarding Real Property located at 1515 W. 178th Street, Gardena

6. EXCLUDED CONSENT CALENDAR

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

A. NOVEMBER 17, 2020, MEETING

(1) Environmental Assessment #10-20, Site Plan Review #5-20, Vesting Tentative Tract Map #4-20

A request for the approval of a site plan review and vesting tentative tract map 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.

Commission Action: The Commission opened the public hearing and continued the item to the December 1, 2020 Planning and Environmental Quality Commission meeting.

City Council Action: Receive and file as to this item.

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

The Planning Commission considered a request for a 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 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) for a 4.59-acre property located at the northeast corner of Rosecrans and Budlong Avenues, adjacent to the Lucky Lady Casino. 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: 1108 W. 141st Street (APN: 6115-015-023)

Applicant: Gardena LF, LLC

Commission Action: Commission approved Resolution No. PC 12-20, recommending the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Amendment and Zone Change; and approve General Plan Amendment #4-20 and Zone Change #3-20.

City Council Action: No action required. City Council Public Hearing for this item will be held on December 15, 2020 – see item 8B.1 below.

B. DECEMBER 1, 2020 MEETING

(1) Environmental Assessment #10-20, Site Plan Review #5-20, Vesting Tentative Tract Map #4-20

The Planning Commission considered a request for the approval of a site plan review and vesting tentative tract map 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.

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET (Continued)

B. DECEMBER 1, 2020 MEETING (Continued)

(1) **Environmental Assessment #10-20, Site Plan Review #5-20, Vesting Tentative Tract Map #4-20 (Continued)**

Commission Action: The Commission approved Resolution No. PC 13-20, approving Site Plan Review #5-20 and Vesting Tentative Tract Map #4-20.

City Council Action: No action required by Council; this item was called for review by Council Member Francis and the City Council Public Hearing for the Site Plan and Vesting Tentative Tract Map will be held on January 12, 2021.

C. DECEMBER 8, 2020 MEETING

(1) **Modification #1 to Environmental Assessment #5-19, Site Plan Review #1-19, Variance #1-20, and Tentative Tract Map #1-19**

The Planning Commission considered a request of approval modify the median improvements and Mitigation Monitoring and Reporting Program approved by Resolution No. PC 7-20.

Project Location: 2101 and 2129 Rosecrans Avenue (APNs: 4061-028-018, 049)

Applicant: Mitchell Gardner representing G3 Urban Inc

Commission Action: The Commission approved Resolution No. PC 14-20, approving the modification to the median improvements and mitigation monitoring and reporting program approved by Resolution No. PC 7-20 for Site Plan Review #1-19, Variance #1-20, And Tentative Tract Map #1-19.

City Council Action: Call for review or receive and file as to this item.

(2) **Environmental Assessment #12-20, Conditional Use Permit #2-20, Modification to Site Plan Review #2-94**

The Planning Commission considered a request for approval of a conditional use permit, to allow for the continuation of an automobile service station and modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps to the existing ARCO gasoline station located at 1001 West Artesia Boulevard, within in the General Commercial (C-3) zone, and direct staff to file a Notice of Exemption. ([Click Here for Planning Commission Packet](#))

Project Location: 1001 West Artesia Boulevard (APN: 6111-022-033)

Applicant: A&S Engineering/ARCO AM/PM

Commission Action: The Commission approved Resolution No. PC 15-20, approving Conditional Use Permit #2-20 and Modification to Site Plan Review #2-94.

City Council Action: Call for review or receive and file as to this item.

ORAL COMMUNICATIONS (Limited to a 30-minute period)

Oral Communications by the public will be heard for one-half hour at or before 8:30 p.m. or at the conclusion of the last agenda item commenced prior to 8:30 p.m. Oral Communications not concluded at that time shall be resumed at the end of the meeting after Council Reports. Speakers are to limit their remarks to three minutes. Your cooperation is appreciated.

8. DEPARTMENTAL ITEMS

A. ADMINISTRATIVE SERVICES – No Items

B. COMMUNITY DEVELOPMENT

- (1) **PUBLIC HEARING:** Environmental Assessment #7-20, General Plan Amendment #4-20, Zone Change #3-20 (Flynt GPA & ZC)
Applicant: City
- (a) **RESOLUTION NO. 6486,** Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for General Plan Amendment #4-20 and Zone Change #3-20 for a property located at 1108 W. 141st Street;
- (b) **RESOLUTION NO. 6487,** Approving General Plan Amendment #4-20 changing the Land Use Designation of a property located at 1108 W. 141st Street from Medium Density Residential and High Density Residential to General Commercial with a Mixed-Use Overlay.
- (c) **ORDINANCE NO. 1824,** Approving Zone Change #3-20 changing the Zoning of a property located at 1108 W. 141st Street 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)
LOCATION: 1108 W. 141st Street
APPLICANT: Gardena LF, LLC

Staff Recommendation: Conduct Public Hearing; please allow three (3) minutes for each speaker; Adopt Resolution Numbers 6486 and 6487; Introduce Ordinance No. 1824

- (2) **PUBLIC HEARING:** Environmental Assessment #11-20, Zone Code Amendment #4-20
Project Location: Citywide
Applicant: City
- (a) **ORDINANCE NO. 1821,** 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.

Staff Recommendation: Conduct Public Hearing; please allow three (3) minutes for each speaker; Introduce Ordinance No. 1821

8. DEPARTMENTAL ITEMS (Continued)

C. ELECTED & ADMINISTRATIVE OFFICES

- (1) Approve City of Gardena Strategic Plan 2020-2023

Staff Recommendation: Approve Plan

- (2) RESOLUTION NO. 6488, Addendum to Resolution No. 6332, and Repealing Resolution No. 6466, Implementing Pay Cuts, Furloughs, and Freezes for Unrepresented / Confidential Positions

Staff Recommendation: Adopt Resolution No. 6488

- (3) Approve Proposal of 18-Year Fresh Start of the Cities Unfunded Accrued Liability for Safety and Miscellaneous Plan Employees

Staff Recommendation: Approve and Execute Proposal

[AI]

- (4) City of Gardena Audit Reports for Fiscal Year Ended June 30, 2020 Comprehensive Annual Financial Report (CAFR), Family Child Care and Municipal Bus Lines

Staff Recommendation: Receive and File Audit Reports for Fiscal Year 2019-2020

- (5) COVID-19 Update

D. PUBLIC WORKS

- (1) Approve Plans and Specifications, Award Contract to Onyx Paving Company, Inc., in the amount of \$543,000 for Local Streets Improvement 2018/2019, Various Locations, JN 946 and Approve Expenditures of remaining Project Budget as needed

Staff Recommendation: Approve Plans and Award Construction Contract

E. POLICE – *No Items*

F. RECREATION & HUMAN SERVICES – *No Items*

G. TRANSPORTATION – *No Items*

9. COUNCIL ITEMS, DIRECTIVES, & REMARKS

A. COUNCIL ITEMS – *No Items*

B. COUNCIL DIRECTIVES

C. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

D. COUNCIL REMARKS

- (1) COUNCIL MEMBER FRANCIS
- (2) COUNCIL MEMBER KASKANIAN
- (3) COUNCIL MEMBER TANAKA
- (4) MAYOR CERDA
- (5) MAYOR PRO TEM HENDERSON

10. ANNOUNCEMENTS

11. REMEMBRANCES

Ms. Jeanette Ketchum; 73 years of age, former Records Technician with the Gardena Police Department from 2001 through 2005.

12. ADJOURNMENT

The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00 p.m. followed by the Regular City Council Meeting at 7:30 p.m. on Tuesday, January 12, 2021.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

Dated this 11th day of December 2020

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk