

Appendix B
Tribal Consultation (AB 52 and SB 18)
Communications



July 20, 2020

SAM DUNLAP
GABRIELENO-TONGVA TRIBE

RE: SB 18 and AB 52 Consultation Request for a General Plan Amendment and Zone Changes to Increase Allowable FAR and Amend the Zoning Code Relating to Development Standards for Amenity Hotels – City of Gardena, Los Angeles County, California.

Mr. Dunlap:

The City of Gardena, Planning Division, is requesting consultation under Senate Bill 18 (Chapter 905, Statutes of 2004) which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. The Native American Heritage Commission (NAHC) provided us with a list of tribal entities and individuals who have requested to be placed on the SB 18 consultation list and your Tribe is included on the list provided.

Additionally, pursuant to California Public Resources Code (PRC) Section 21080.3.1(b) (AB 52), your tribe has submitted a request to the City of Gardena for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe. As a result, please consider this letter as a notice of the Project and an invitation to provide comments regarding the Project.

The proposed changes to the City's Land Use Element of the General Plan and Zoning Code are shown on the attached. The Project does not involve any construction or other ground disturbance.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential. The point of contact for the City is below.

City of Gardena Point of Contact Information

TASHA CERDA, Mayor / MARK E. HENDERSON, Mayor Pro Tem
PAULETTE C. FRANCIS, Councilmember / ART KASKANIAN, Councilmember / RODNEY G. TANAKA, Councilmember
MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

Name/Title:	John Signo, Senior Planner City of Gardena
Address:	1700 W. 162 nd Street
City:	Gardena, California
Tel:	310-217-9524
E-Mail:	jsigno@cityofgardena.org

Please respond within 30 days, pursuant to PRC 21080.3.1(d) for AB 52 consultation. For consultation under SB 18, you have 90 days to respond. If you have any questions or concerns with the Project, please do not hesitate to contact John Signo at the City of Gardena.

Thank you for your assistance.

John Signo
Senior Planner

Attachments: Regional Vicinity Map
General Plan/Zoning Changes

PARAMETERS OF GENERAL PLAN AMENDMENT/ZONE CHANGE FOR HOTEL DEVELOPMENT

Amend Land Use Plan to provide as follows:

General Commercial

(Maximum Permitted FAR: 0.5 in general)

The General Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. Its corresponding zoning are Business and Professional Office (C-P), General Commercial (C-3), Heavy Commercial (C-4) and Parking (P). Higher FARs of up to 2.75 may be allowed under the zoning Code for specific uses or zones along major collectors and arterials.

Industrial

(Maximum Permitted FAR: 1.0 in general)

The Industrial land use designation allows for a wide variety of clean and environmentally friendly industries, technology-related uses and supporting facilities, and business parks. Most of the Industrial land use designation is located in the northern portion of the City, and is implemented by the Industrial (M-1) and General Industrial (M-2) zones. Higher FARs of up to 2.75 may be allowed under the zoning Code for specific uses or zones along major collectors and arterials.



Roadway Type

- Arterial
- - - Major Collector
- . . . Collector
- Local Street



**Figure CI-1
Roadway Network**

Amend Zoning Code to provide as follows:

- Add definition for an Amenity Hotel which would include specified standards including minimum lobby and room size
- Allow Amenity Hotels by right in the C-3, C-4, M-1, and M-2 zones on Arterials and Major Collector streets; retain CUP all other types of hotels and motels
- Increase FAR from 0.5 to 2.0 for Amenity Hotels
- Reduce needed lot size from one acre to one-half acre for Amenity Hotels
- Reduce minimum landscape requirements on side-yard street frontage from 10 feet to five feet for all of Commercial zones
- Increase height for Amenity Hotels from 45 feet to 50 feet within 100 feet of a R-3 zone
- Parking Changes:
 - Reduce parking standards from: One space per guest room for guest parking, plus one space per six rooms for employee parking with a minimum of three spaces for employees, plus provision of spaces for additional uses within the hotel/motel complex to a lower standard, most likely one space per each guest room up to 100 and then a fractional requirement for rooms above 100
 - Increase compact parking spaces from 25 percent to 30 percent
 - Allow reduction in 26 foot aisle width to 24 feet



July 20, 2020

CHARLES ALVAREZ
GABRIELINO-TONGVA TRIBE
ROADKINGCHARLES@AOL.COM

RE: SB 18 Consultation Request for a General Plan Amendment and Zone Changes to Increase Allowable FAR and Amend the Zoning Code Relating to Development Standards for Amenity Hotels – City of Gardena, Los Angeles County, California.

Chairperson Cozart:

The City of Gardena, Planning Division, is requesting consultation under Senate Bill 18 (Chapter 905, Statutes of 2004) which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. The Native American Heritage Commission (NAHC) provided us with a list of tribal entities and individuals who have requested to be placed on the SB 18 consultation list and your Tribe is included on the list provided. As a result, please consider this letter as a notice of the Project and an invitation to provide comments regarding the Project.

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Name/Title:	John Signo, Senior Planner City of Gardena
Address:	1700 W. 162 nd Street
City:	Gardena, California
Tel:	310-217-9524
E-Mail:	jsigno@cityofgardena.org

In accordance with SB 18, the time to respond for consultation is 90 days. If you have any questions or concerns with the Project, please do not hesitate to contact John Signo at the City.

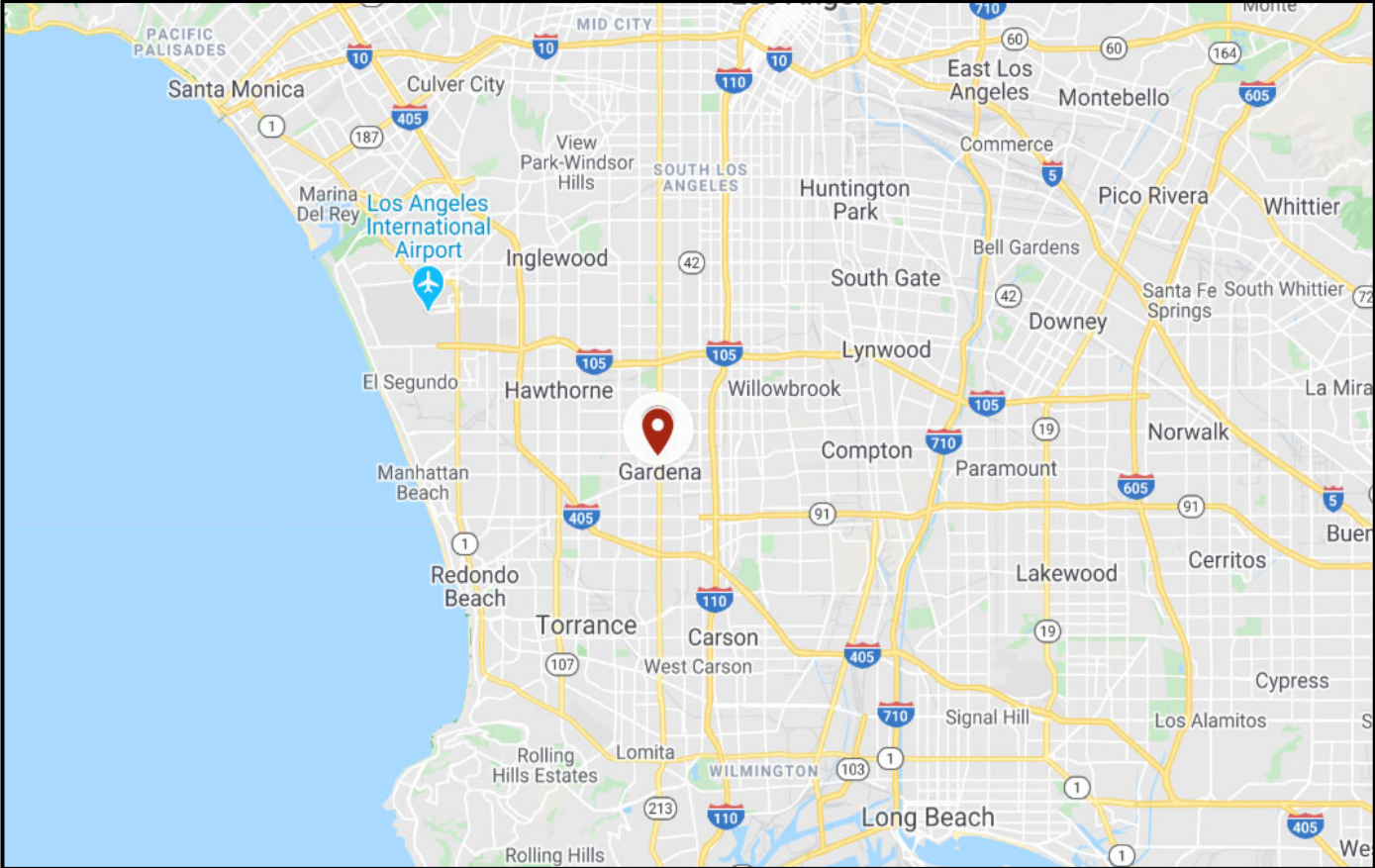
Thank you for your assistance.

John Signo
Senior Planner

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Regional Vicinity Map



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PAULETTE C. FRANCIS, Councilmember / ART KASKANIAN, Councilmember / RODNEY G. TANAKA, Councilmember

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PARAMETERS OF GENERAL PLAN AMENDMENT/ZONE CHANGE FOR HOTEL DEVELOPMENT

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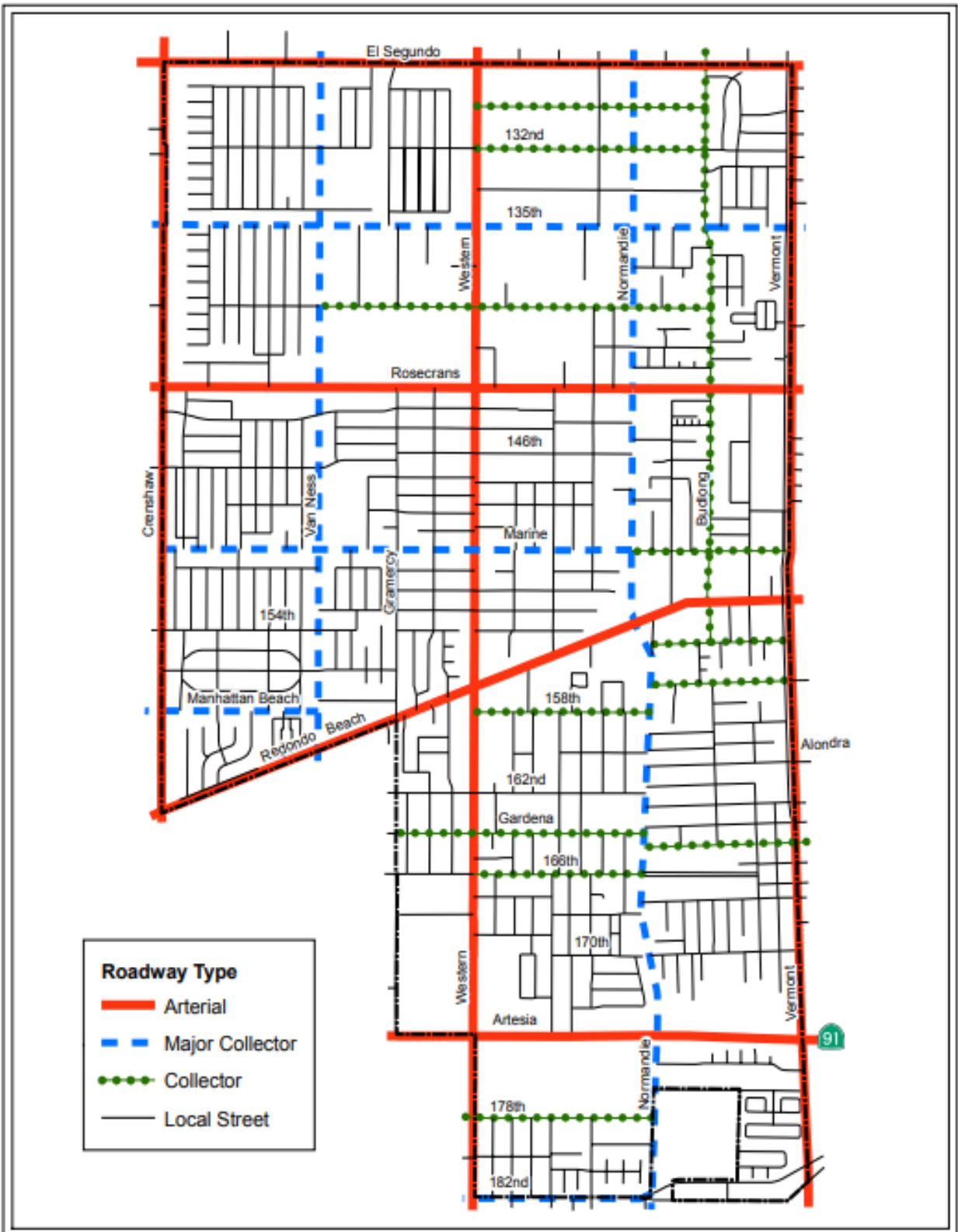
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GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

August 7, 2020

Project Name: General Plan Amendment and Zone Changes to increase allowable FAR and Amend the Zoning Code Relating to Development Standards for Amenity Hotels City of Gardena Los Angeles County

Thank you for your letter dated July 30, 2020. Regarding the project above. This is to concur that we are in agreement with the zone change and General Plan Amendment. However, our Tribal government would like to request consultation for any and all future projects within this location.

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

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