



CITY OF GARDENA

PLANNING & ENVIRONMENTAL QUALITY COMMISSION

Meeting Agenda

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

AGENDA

Tuesday, May 4, 2021

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/87336412683>
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
International numbers available: <https://us02web.zoom.us/u/kbyauD47m>
Webinar ID: 873 3641 2683
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, May 4 2021.
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 – April 20, 2021
4. Oral Communications from the Public

5. Public Hearing Items:

A. 2021-2029 Housing Element Update - Inventory Sites

The housing element's site inventory is to identify and analyze specific sites that are available and suitable for residential development in order to determine the City's capacity to accommodate residential development and reconcile that capacity with the City's Regional Housing Needs Allocation (RHNA).

[Click Here for Draft Inventory Sites Maps](#)

6. Community Development Director's Report

7. Planning & Environmental Quality Commissioners' Reports

8. Adjournment

Dated this 30th day of April 2021

/s/ GREGG MCCLAIN
Gregg McClain, Secretary
Planning and Environmental Quality Commission

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

TUESDAY, April 20, 2021, MEETING
VIRTUAL MEETING VIA ZOOM

* * *

Called to order by Chair Jackson at 7:05 P.M.

ROLL CALL

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

APPROVAL OF MINUTES

Agenda Item #3

A motion was made by Commissioner Langley and seconded by Commissioner Pierce to approve the minutes of the meeting on March 2, 2021. The minutes were approved 5-0-0.

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

Agenda Item #4

A motion was made by Commissioner Henderson and seconded by Commissioner Langley to approve the minutes of the meeting on April 6, 2021. The minutes were approved 5-0-0.

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

ORAL COMMUNICATIONS FROM THE PUBLIC

Agenda Item #5

Chair Jackson invited anyone from the public to speak on any issues not on the agenda.

There were no oral communications from the public.

PUBLIC HEARING

Agenda Item #6(A)

Environmental Assessment #9-20, Site Plan Review #4-20, Zone Change #4-20, General Plan Amendment #5-20, Tentative Tract Map #3-20, Variance #2-20

A request for a Site Plan Review to allow the development of six detached condominium townhomes; a Zone Change changing the zoning from R-1 and R-3 (Single-Family and Medium Multi-Family Residential Zone) to R-3 (Medium Density Multiple-Family Residential); a General Plan Amendment changing the land use designation from Low and Medium Residential to Medium Density Residential; a Tentative Tract Map to subdivide 0.34 acre lot for condominium units, and a Variance for a reduced side yard setback, and direction to staff to file a Notice of Exemption.

Project Location: 1031 Magnolia Ave
Applicant: Steve Stapakis

Senior Planner Acuna informed the Commission that there were several pieces of correspondence received. The applicant requested to have discussions with neighbors and continue the item.

Chair Jackson opened the public hearing and stated the hearing would be continued to May 18, 2021.

Jamie Hall, land use attorney, stated he submitted a letter explaining this project is not exempt from CEQA. He stated this is not the type of project that falls under a Class 3 exemption. He stated there are certain conditions of approval in the staff report that should be mitigation measures. He stated you cannot conduct analysis later on if it can be done now. There are unusual circumstances with this project that do not fall under the Class 3 exemption. There are certain findings that do not support an undue hardship. He and his client have spoken to the applicant. He suggested consideration of his letter and that further environmental review is needed.

Ms. Acuna stated the correspondence will be considered and presented at the next meeting with the staff report.

Assistant City Attorney Kranitz stated the hearing was opened and will be continued to May 18, 2021. The hearing will not be re-noticed.

Agenda Item #7

Ms. Kranitz stated the procedures for nominating the Chair and Vice Chair of the Planning Commission. She stated it is customary to request if the Vice Chair were interested in the Chair position, but it is not a written policy.

Chair Jackson asked Vice Chair Sherman if he would like the role of Chair.

Vice Chair Sherman stated he would not.

Chair Jackson opened nominations and nominated Commissioner Langley as Chair.

Commissioner Henderson stated he would like to nominate Commissioner Langley as well.

The motion passed by the following roll call vote:

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

Chair Jackson relinquished her role as Chair to Commissioner Langley.

MOTION: It was moved by Chair Langley and seconded by Commissioner Jackson to nominate Commissioner Henderson as the new Vice Chair.

The motion passed by the following roll call vote:

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

Chair Jackson stated that due to personal obligations it is difficult for her to continue as Chair, but her experience was wonderful and she thanked the Commission for the opportunity.

Agenda Item #8

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. McClain reported that as we come closer to ending the COVID crisis, staff is discussing reopening. He stated it will take a lot of resources and time. He stated that when City Hall reopens all commissions will also be expected to reopen.

Ms. Kranitz stated that at the next meeting we will be considering the Housing Element inventory and possible sites for new housing. We will be looking at up-zoning sites. She encouraged the Commission to take part and spread the word.

Chair Langley stated if the Housing Element would be on the May 4th Planning Commission agenda.

Ms. Kranitz stated yes.

Agenda Item #9

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Pierce thanked the former Chair and Vice Chair for leading and directing the Commission.

Commissioner Jackson stated it has been a pleasure serving as Chair.

Commissioner Sherman thanked Commissioner Jackson for leading the Commission this past year.

Vice Chair Henderson thanked the former Chair and Vice Chair for their leadership.

Chair Langley stated he did not perform the marriage of the Mayor and Councilmember. He stated he became a grandfather again and celebrated with family. He thanked Chair Jackson and Vice Chair Sherman for their efforts. He stated he is looking forward to continuing to work with the Commission.

ADJOURNMENT

Chair Langley adjourned the meeting at 7:29 P.M.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Gregg McClain', written over a horizontal line.

GREGG MCCLAIN, SECRETARY
Planning and Environmental Quality Commission

STEPHEN LANGLEY, CHAIR
Planning and Environmental Quality Commission