
From: Ron Dudash <ron.dudash@yahoo.com>
Sent: Monday, April 5, 2021 12:06 PM
To: Gregory McClain <GMcClain@cityofgardena.org>
Subject: Re: Notice of public hearing for 2222 W. Rosecrans

Caution! This message was sent from outside your organization.

Hi Gregg,
Thank-you for holding my hand this morning with respect to subject CUP and showing me the path...
As discussed current list of concerns are noted below

1. Applicant has visibly significant stucco/ structure damage on east side face. This appears to be from a vehicle which implies there fails to be adequate clearance for safe egress. This needs to be immediately brought back to Building Code.
2. Exhibit B, item E denotes "LANDSCAPING" --- this is NOT landscaping--- it is a mud patch where applicant removed weather protection from adjacent building and left a 20 foot x 20 foot mud patch. This needs to be replaced with original paving.
3. There has been a large truck with expired tags stowed / abandoned in parking spaces 16 and 17 for more than 1 year. This needs to be immediately removed.
4. There is an "unpermitted" fence which in the past 2 weeks were "anchored" into the pavement along the applicant's EAST property boundary line. This needs to be immediately removed and replaced with a permitted and approved fence.
5. Applicant has known prior criminal background:
 1. domestic violence where APPLICANTS MOTHER issued a restraining order against applicant
 2. corporal injury to spouse / cohabitant
 3. spent at least 13 days in Los Angeles County jail
 4. Has been on probation for at least 5 years
 5. Assault/ Battery

If City of Gardena approves CUP then there is very strong possibility of additional city expense to cover likely issues given this license -- City needs to allow for these expenses given above.

6. It has taken applicant in excess of 5 years to repair damaged parking lot. This is excessive and a source of blight on our community. In order to repair the parking lot, the applicant had to trespass on adjacent property -which negatively impacted property operations. City needs to allow for applicants poor planning process and excessive time to resolve conflict which arise. Issues will come up, these issues need to be addressed in timely fashion give the ongoing residential developments
7. **Width for Emergency Vehicle egress FAILS to meet minimum building code standard even WITHOUT a fence. (above item 1)**
8. **Width for Vehicle egress will impact potential future development on adjacent property. (ref RHNA**

March 21 meeting where sites identified). Site plan indicated "2-way traffic" SITE PLAN IS IN ERROR and is barely single lane.

9. Applicant attempted to install "bandstand" with exterior lighting in fall / winter 2020-- we had to call Gardena Code Enforcement for adjudication.... This informs us and should inform COG of applicants intent.

10. Exhibit B - last page indicates 216 sq. ft. patio... this patio is NOT enclosed and will be likely "easy egress" for potential customers when leaving facility.

In conclusion-- if there were only one item -- then yes-- the dialogue would be easier.... However, given above and other items which i likely missed--- then these items require resolution with the vested stakeholders prior to approval of CUP.

Please feel free to call me for discussion.

Take Care, Be Safe,
Ron Dudash
714-673-8403

On Sunday, April 4, 2021, 5:05:19 PM PDT, Ron Dudash <ron.dudash@yahoo.com> wrote:

Hi Gregg,
I just rec'd Ray's forwarding request --- you need to be conscious of below.
Regards,
Ron Dudash

----- Forwarded Message -----

From: Ron Dudash <ron.dudash@yahoo.com>
To: communitydevelopment@cityofgardena.org <communitydevelopment@cityofgardena.org>; Raymond Barragan <rbarragan@cityofgardena.org>; Raymond Barragan <rbarragan@ci.gardena.ca.us>; Mimi Dudash <mdudash2001@yahoo.com>; aacuna@cityofgardena.org <aacuna@cityofgardena.org>
Sent: Sunday, April 4, 2021, 5:01:16 PM PDT
Subject: Notice of public hearing for 2222 W. Rosecrans

To the City of Gardena,
My wife and i own adjacent property to subject and are in receipt of the notice.

I have attempted directions provided within the hardcopy notice to retrieve the "related materials" online and NONE were available.

Additionally, subject item fails to appear on Gardena's posted permits and upcoming agenda.

Given this lack of acknowledgement for posted permits, upcoming agenda item and "related materials" mentioned---
- is there still an attempt by applicant to apply for CUP #4-20?

Specifically our City's need to conduct Environmental Assessment #14-20?

I have AT LEAST SIX (6) unique and different concerns with respect to this CUP before proceeding.

Note that today is Easter Sunday April 4, 2021 ~ 5pm and promised materials (by the City of Gardena) were failed to be made available to the public in timely fashion.

Please contact me at 714-673-8403.

Regards,
Ron Dudash

From: [Ron Dudash](#)
To: [Amanda Acuna](#); [CDD Planning and Zoning](#)
Cc: [Gregory McClain](#); [Peter Wallin](#)
Subject: Re: Notice of public hearing for 2222 W. Rosecrans
Date: Tuesday, April 6, 2021 2:02:13 PM

Caution! This message was sent from outside your organization.

11. Note that applicant's business "KRAVE DINE & LOUNGE INC" is in the Drinking Places (Alcoholic Beverages)" industry in Gardena CA. per Cortera & Buzzfile websites. Is this a business/ type of industry City of Gardena approves so close to new residences which are both in place and being constructed? This business appears to operate out of Matthews Soul Food at 2222 W. Rosecrans, Gardena CA. Does applicant have permits for operating 2 companies at this physical address?

On Tuesday, April 6, 2021, 1:29:40 PM PDT, Ron Dudash <ron.dudash@yahoo.com> wrote:

please ensure below concerns are addressed. Notify me to confirm receipt of email.
Take Care, Be Safe,
Ron Dudash
714-673-8403

March 29, 2021

Gardena City Hall
1700 West 162nd Street
Gardena, California 90247

Dear Mayor and City Council,

I am a businessperson and property owner in the City of Gardena; I own 14220 South Western Avenue. I have reviewed the proposed project at 12850 Crenshaw.

It looks to me like it will be a great addition to the City and help improve property values for all of us. I strongly support this project.

Having new housing in the area makes sense given the transformation over the last ten years and being so close to the rail station. I'm excited to see this project come to Gardena.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Nassiri". The signature is fluid and cursive, with a large initial "N" and a long, sweeping underline.

Nick Nassiri



03/31/2021

To: City of Gardena

Re: 12850 Crenshaw Boulevard TOD

Dear Gardena City Councilmembers,

I am the CEO and co-founder of Tasoro Products, Inc. and Turnaround Solutions, L.P., both headquartered in Gardena, CA in a building we own. Tasoro Products is a manufacturer and distributor of luxury apartment building materials and Turnaround Solutions is a California general contracting firm that specializes in multifamily construction. In 2019 we relocated our businesses to Gardena as we firmly believe in our City of Gardena.

Over the past few months I have been able to review the new Blackwood development project at 12850 Crenshaw and believe it is a fantastic project for several reasons:

- 1) Gardena needs new multifamily communities to attract residents who will spend locally;
- 2) The existing housing stock in Gardena is outdated and lacks modern community amenities;
- 3) Responsible TOD development brings the two aforementioned points while minimizing the traffic impact;
- 4) Gardena needs developments like this in order to promote "buy local, hire local" as firms like mine will hopefully get an opportunity to participate.

The City of Gardena needs projects like 12850 Crenshaw and others to come to fruition so we can create an interesting and sustainable community for the future.

Best Regards,

A handwritten signature in blue ink, appearing to be "A. B.", is written over a horizontal line.

Tasoro Products

CEO, Co-Founder



Gardena Valley Chamber of Commerce
1204 W. Gardena Blvd. Suite E Gardena CA 90247
Email: Info@GardenaChamber.Org | Office: 310 532-9905

April 5, 2021

City of Gardena
1700 West 162nd Street
Gardena, California 90247

Dear Gardena City Council and Planning Commission,

We've had the great pleasure of meeting with the developer of Gardena Transit Oriented Specific Plan and learned about this awesome proposed project.

Over the last five years as places like Playa Vista have become increasingly expensive places to office, technology and life science startups have explored alternatives to the Westside at a lower price point. Many have begun exploring the South Bay in areas like El Segundo, Hawthorne, and Gardena. Some have already moved here.

Currently, a major challenge with the South Bay is the lack of appropriate housing and amenities that are typical in Santa Monica and West LA. This project is an awesome opportunity for the City of Gardena to attract more young professionals to Gardena. I'm hopeful that you will make a wise decision to carefully review this project and work with the developers to get this project approved.

This is an amazing opportunity for Gardena to grow our economy, help meet the RHNA numbers, revitalize an area that's in desperate need and bring in a new future generation of residents to our great city.

Sincerely,

A handwritten signature in black ink that reads 'Wanda Love'. The signature is fluid and cursive, with the first name 'Wanda' being more prominent than the last name 'Love'.

Ms. Wanda Love

Chief Executive Director
Gardena Valley Chamber of Commerce
1204 W. Gardena Blvd. Ste. E
Gardena CA 90247