



CITY OF GARDENA

PLANNING & ENVIRONMENTAL QUALITY COMMISSION

Meeting Agenda

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

AGENDA

Tuesday, May 18, 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/87419011642>
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/j/87419011642>
Webinar ID: 874 1901 1642
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 18, 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 – May 4, 2021](#)
4. Oral Communications from the Public

5. Public Hearing Items:

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 Avenue

Applicant: Steve Stapakis

Continued from the April 20, 2021 Planning Commission Meeting

B. Conditional Use Permit #3-20

A request for a conditional use permit, per section 18.12.030.B of the Gardena Municipal Code, to allow a church in a residential zone (R-4) and direct staff to file a Notice of Exemption.

Project Location: 15640 S. Normandie Avenue

Applicants: Happiness Garden, Susumu Anoda, Brent Fraser

6. Community Development Director's Report

7. Planning & Environmental Quality Commissioners' Reports

8. Adjournment

Dated this 13th day of May 2021

/s/ GREGG MCCLAIN

Gregg McClain, Secretary

Planning and Environmental Quality Commission

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

TUESDAY, May 4, 2021, MEETING
VIRTUAL MEETING VIA ZOOM

* * *

Called to order by Chair Langley at 7:04 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 Pierce and seconded by Vice Chair Henderson to approve the minutes of the meeting on April 20, 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 #4

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

Senior Planner Acuna explained the method in which the public may participate.

Vice Chair Henderson mentioned an applicant who is having problems obtaining a development permit.

Interim Community Development Director McClain stated the customer can contact him.

Ken Feuer stated he has had problems obtaining permits. He indicated Mayor Cerda refers to the City as a "yes" city. He has a project that has been given a lot of push back. He feels it needs to be addressed with the Building Division.

PUBLIC HEARING

Agenda Item #5(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).

Project Location: Citywide

Applicant: City of Gardena

Mr. McClain introduced the Housing Element Team and consultants who have been working on this. He went over the inventory of sites and the obligation to provide for sites that accommodate the regional housing needs assessment (RHNA). He pointed out online resources available to the public to learn more about RHNA and the Housing Element process. The City was given a RHNA allocation of 5,735 housing units. He reminded the Commissioners of five strategies to achieve more housing. He indicated that tonight's presentation will be covering overlay districts and rezoning with the focus on overlay districts. He described the concept of an overlay and emphasized that overlay districts do not take away from the underlying zoning but rather enhance options available to property owners by adding housing to what is already permitted. He mentioned the presentation will be going over four sections of the City and the feedback received will guide staff in the right direction moving forward.

Senior Planner Acuna gave a presentation on the draft inventory sites maps. The City was broken up so it can be better presented. She discussed northern Gardena and mentioned there is a good amount of industrial properties in this area. She presented the overlay districts and discussed why certain properties were included. She mentioned there are two new overlay districts that allow for a much higher densities than currently allowed: up to a maximum of 70 dwelling units per acre. Those areas are located on major transportation corridors along the City's perimeter.

Ms. Acuna presented the central portion of the City from Rosecrans Avenue to Redondo Beach Boulevard. The strategy is similar to the northern part of the City where overlays are concentrated along major corridors. She discussed sites along Western Avenue and Redondo Beach Boulevard that are being considered for the overlay districts. Certain properties along Normandie Avenue were proposed for the highest density overlay.

Ms. Acuna presented the portion of the City between West Redondo Beach Boulevard down to Gardena Boulevard, stating that certain properties that were identified in the previous Housing Element were planned to be included in the sites inventory of the 6th cycle.

Ms. Acuna then presented the portion of the City between Gardena Boulevard to Artesia Boulevard, indicating that the properties along Normandie Avenue were being identified for the highest proposed density.

Ms. Acuna presented the southern portion of the City south of Artesia Boulevard. She discussed the Home-Business (H-B) zoning district which was intended for single-family homes with incidental industrial uses. Overall, the area has not developed for its intended purpose, which gives it the opportunity for more housing. This area is proposed for an actual rezoning instead of an overlay. She opened the discussion to questions.

At this point Ms. Acuna stated staff would go back and take comments for each area of the City.

Chair Langley asked if he should have the public participate first or the Commissioners.

Mr. McClain stated it is the Chair's choice.

Chair Langley opened the hearing to the public and invited speakers to participate.

El Segundo Boulevard to Rosecrans Avenue

Ms. Linda Barentine asked if buildings were on selected properties and if we will be getting rid of businesses.

Mr. McClain stated that most of these have buildings, but the City is not requiring owners to build housing. We are giving the owners the option to build housing.

Assistant City Attorney Kranitz stated these are the sites we have identified because of a state of disrepair or other issues.

Mr. Nicholas Sarantes asked two questions: Will the slides be made available? Is there somewhere where the public can find the definition for the number of units and if income levels would be considered?

Ms. Acuna stated the slides will be available on the City's website. She also stated the income levels are determined by the County.

Mr. Sarantes asked if there were tax incentives available.

Mr. McClain indicated that tax credits are often available to developers and there are some rental credits available to landlords.

Ms. Kranitz indicated we are looking for input as to what should make these sites available for affordable housing, such as fee reductions.

Ms. Antoinette Garlington asked if development was only available for corporations and developers and if development will only be for apartments.

Mr. McClain stated it is not restricted to corporations and developers nor is it limited to apartments.

Ms. Garlington asked if homes would be available to the public for purchase.

Mr. McClain indicated we are not restricting how units will be sold or bought.

Ms. Kranitz clarified that it is not the City who will be selling these units. These will be private transactions between the owner and anyone who wants to purchase.

A speaker displayed as "Gardena Cinema" stated she had a question with the highest densities. She stated it is high along Crenshaw Boulevard but low along Vermont Avenue. She asked why higher density was not considered along Vermont Avenue and potentially along Normandie and Western Avenues.

Mr. McClain indicated Vermont Avenue already has residentially zoned properties and El Segundo Boulevard is already developed with higher density residential. He stated the opportunities along Vermont Avenue are not there for a higher density overlay which is targeted to industrial and commercial zones.

Mr. Ken Juge asked if this is State mandated.

Mr. McClain stated partially, yes. We do not need to build the target number of housing units we are just controlling the zoning on them to make it possible.

Commissioner Pierce commented that the light blue area in the northern part of the City has been industrial since the 1960s. He stated this is the most likely area of the City to transform and change.

Vice Chair Henderson agreed. He stated he does not see vibrant industrial uses that have developed. It is a stagnant area that needs better development.

Commissioner Jackson agreed with the previous two commissioners that this looks more viable for the community.

Chair Langley agreed, but stated that along Western Avenue there are pockets of high density where higher density could be considered such as on Western Avenue north of 135th Street.

Vice Chair Henderson discussed properties along Budlong Avenue and 135th Street to Vermont Avenue where the bottled water company is located.

Ms. Acuna stated if that company decides to leave there would be a possibility for housing.

Mr. McClain stated we can look more closely at Western Avenue.

Commissioner Pierce discussed an area with mobile home parks.

Ms. Kranitz indicated one of the problems with mobile home parks is it accounts for low income housing. If those residents are displaced, they would have to be found new appropriate housing. It is unlikely we would be doing that.

Mr. McClain stated it is also a bureaucratic nightmare and very difficult to get rid of mobile home parks.

Ms. Acuna moved on to the area between Rosecrans Avenue and Redondo Beach Boulevard.

Rosecrans Avenue to Redondo Beach Boulevard

Ms. Linda Barentine asked what the plan is for new schools.

Mr. McClain indicated schools are not in the City's jurisdiction; they are under the Los Angeles Unified School District. It is a question for them.

"Gardena Cinema" suggested that along Crenshaw Boulevard the density be increased from the O-5 to the O-6 overlay, which is the highest density overlay proposed (51-70 units/acre). She mentioned Crenshaw Boulevard is a fairly large street that could accommodate housing.

Vice Chair Henderson indicated certain areas such as the carwash on the south side of Rosecrans Avenue could be changed to O-6. Other areas along Western Avenue south of Rosecrans Avenue should also have higher densities.

Ms. Acuna explained that some sites were adjacent to single-family residences and did not seem appropriate, but there are many opportunities to consider.

Commissioner Sherman asked about the O-5 and O-6 areas along Western Avenue, and if we are expecting anyone to come and develop those areas.

Mr. McClain indicated the area is all O-5, and said we may get some development, but it may not be as many units as expected unless properties are combined.

Chair Langley asked if the height would change.

Ms. Acuna stated we have not yet worked on the development standards for the new overlays.

Ms. Kranitz indicated we will have to consider our standards and revise the Code as necessary. She stated the project recently approved on Crenshaw Boulevard was at a density of 200 dwelling units per acre.

Ms. Acuna showed the map south of Redondo Beach Boulevard and asked if there were any questions.

Redondo Beach Boulevard to Gardena Boulevard

Mr. Ken Feuer indicated the City owns a lot of properties. He asked about properties along Western Avenue and Gardena Boulevard. He asked if the City's properties are included in this proposal.

Ms. Acuna indicated they are included in the overlays, but they are not in the inventory list.

Vice Chair Henderson asked if there would be a buffer for the police station to prohibit development.

Ms. Kranitz mentioned we are subject to the Surplus Property Act. As a property owner, we could set limits and setbacks on property and put stipulations in the agreements similar to any other property owner.

Chair Langley asked about the area near Perry Middle School in green. He asked if we have talked to the school. He asked if there is excess land that the school can add as housing.

Vice Chair Henderson indicated the area is used for horticulture. He stated his kid's school is getting back to teaching horticulture and indicated it is unlikely that the school would part with their land.

Chair Langley asked about churches that are not shown on the map as religious institutions.

Ms. Acuna stated there are some churches that fall under the housing overlays are not shown. She said if there are missing church properties, they can be added.

Ken Feuer asked about large properties with large parking lots such as Bank of America. He asked if they could be subdivided. There are large properties that do not need all the land. He suggested it may be possible to incentivize owners to sell.

Mr. McClain stated theoretically, yes. It depends on making sure the resulting properties meets the standards and have access.

Commissioner Pierce clarified that the Perry Middle School area discussed earlier was once an athletic field.

Gardena Boulevard to Normandie Avenue

Ms. Acuna showed the map of Normandie Avenue where the highest density overlay district is proposed. She also showed the Western Avenue area.

Commissioner Jackson indicated she liked the proposal.

Chair Langley indicated there are railroad tracks that cross Normandie Avenue and asked why it is the highest density area.

Ms. Kranitz indicated there is interest to develop high density in that area and an application is expected soon. There is no precise formula, but the idea is to place high density housing on major arterials to protect existing neighborhoods.

Commissioner Sherman asked about the single room occupancy (SRO) property that was approved.

Ms. Kranitz stated it is not a typical SRO for affordable housing and that it will be developed more as luxury studios.

Ms. Acuna stated the SRO property was approved for 63 units and the lot is about 0.7 acres for a density of 90 units per acre.

Chair Langley stated there are so many traffic signals along Normandie Avenue that the area may have to be rethought. He stated he drives that area all the time and is familiar with it.

Ms. Acuna stated we will take that into consideration.

"Gardena Cinema" stated that Normandie only has two lanes of traffic without a center divider. The O-6 density may be too high, and O-5 may be more appropriate. There are a lot of traffic lights and train tracks that could be a hazard that causes confusion.

South of Artesia Boulevard

Ms. Acuna shared the southern portion of the City south of Artesia Boulevard. She reiterated that the H-B zone is being proposed to be rezoned to either R-3 or R-4.

Mr. George Morgan, resident of Denker Avenue, asked that since the properties are single-family residential, they were told they could do carpentry and auto repair as long as there is not a negative impact on the neighborhood. He stated they were told that was allowable and it was exactly what they wanted when they moved to the area. His neighbors feel the same. He mentioned the area used to be for people who raised dogs and that it was an amazing area of the County. He stated there are stucco businesses and painters who live in that area. He asked how this is going to affect the businesses and homeowners.

Mr. McClain stated this is not a done deal, but if we did follow through, any business would be nonconforming and allowed to continue; they would be grandfathered. New businesses that do conform would not be allowed.

Mr. Morgan stated he knows a lot of people who want to live in the neighborhood because it is so desirable: there is a man who wants to do upholstery, and a carpenter. People in the neighborhood keep the front attractive but run businesses in the back. He is concerned that his property might be rezoned and it might become nonconforming.

Mr. McClain stated that most of those blocks would not add a lot to the inventory. He mentioned we may reconsider how to address the area.

Ms. Kranitz indicated that Gardena does not have amortization standards so even if the properties were rezoned you can keep it as is. However, the City could consider redoing our standards to allow owners to improve their properties.

Lynn indicated she lives in the same neighborhood as the other gentleman. She stated some properties in that neighborhood are too small to be developed with housing. She asked if the City is considering redoing standards to allow for housing on smaller lots.

Mr. McClain stated there are a lot of areas that seem to be infeasible and much to be considered.

He stated the next step will be to take this to City Council next Tuesday, May 11.

Agenda Item #8

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Interim Community Development Director McClain stated we are making progress on reopening. We have the bones of the plan, but we need to consider what we will be doing with the Planning Commission.

Agenda Item #9

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Chair Langley stated that staff has done a lot of work in a short amount of time and commended staff.

Commissioner Pierce commended staff and stated there are a lot of cities in the State that have their heads in the sand.

Ms. Kranitz commended the Commission stating we are mandated by the State and the Commission's work and attitude is very appreciated. She mentioned that staff is the messenger here and we are grateful for the professionalism shown by all of the Commissioners.

Commissioner Jackson reiterated Commissioner Pierce's statements and commended staff.

Commissioner Sherman thanked staff as well.

Vice Chair Henderson commended staff and mentioned he is skeptical as to how this will be completed. He stated Gardena is having big city problems in a small town, which is good.

Chair Langley agreed with Ms. Kranitz, our hearts are not in it, but we have to do it, and we do not attack the messenger.

ADJOURNMENT

Chair Langley adjourned the meeting at 8:50 P.M.

Respectfully submitted,



GREGG MCCLAIN, SECRETARY

Planning and Environmental Quality Commission

STEPHEN LANGLEY, CHAIR
Planning and Environmental Quality Commission

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

RESOLUTION NO. PC 6-21
CONDITIONAL USE PERMIT #3-20
AGENDA ITEM #5.B

DATE: May 18, 2021

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

FROM: Gregg McClain, Acting Community Development Director

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

APPLICANTS: Happiness Garden, Susumu Anoda, Brent Fraser

LOCATION: 15640 S. Normandie Avenue (APN: 6113-002-018)

REQUEST: A request for a conditional use permit, per section 18.12.030.B of the Gardena Municipal Code, to allow a church in a residential zone (R-4) and direct staff to file a Notice of Exemption.

BACKGROUND

On November 5, 2020, the applicant, Happiness Garden represented by Susumu Anoda and Brent Fraser, submitted an application for a conditional use permit to allow a church use in a High-Density Multiple-Family Residential zone (R-4) located at 15640 S. Normandie Avenue. The existing 2,096-square-foot standalone building was built in 1955 and was last used as a physical therapy office.

The office building on the subject property is nonconforming and any new use would have to comply with the requirements of the R-4 zone found in Section 18.18.010 of the Gardena Municipal Code (GMC). Under this section all uses permitted and conditionally permitted in the R-1, R-2, and R-3 zones are permitted in the same manner. Pursuant to GMC Section 18.12.030, which pertains to the R-1 zone, a church and related facilities are permitted subject to a conditional use permit.

The project is located within the central area of the City at the northeastern corner of Normandie and Magnolia avenues (Figure 1: Vicinity Map). The property is zoned R-4 (High Density Multiple-Family Residential) and is bounded by properties zoned R-4 to the north, east, and west and properties zoned R-3 (Medium Density Multiple-Family Residential) to the south, as shown on Figure 2: Zoning Map.

The map displays the Alondra Park neighborhood with various colored zones representing different planning areas. A white arrow points to a specific location labeled "Project Site". The legend includes the following categories:

- C2**: Light pink square
- C3**: Red square
- C4**: Dark red square
- CP**: Maroon square
- CR**: Brown square
- HB**: Light green square
- M1**: Light blue square
- M2**: Dark blue square
- O**: Green square
- P**: Grey square
- R1**: Yellow square
- R2**: Orange square
- R3**: Light orange square
- R4**: Brown square
- MUO**: Hatched square

Specific planning areas listed in the legend include:

- Normandie Place Specific Plan (Orange hatched)
- Platinum Row Specific Plan (Dark red hatched)
- Emerald Square Specific Plan (Blue hatched)
- Artesia Corridor Specific Plan (Maroon hatched)
- Cottage Place Specific Plan (Green hatched)
- Normandie Estates Specific Plan (Light blue hatched)
- Redondo Village Specific Plan (Red hatched)
- Ascor Village Specific Plan (Green hatched)
- Gardena Village Specific Plan (Purple hatched)
- Carmelien Specific Plan (Brown hatched)
- Western Avenue Specific Plan (Blue hatched)
- Gardena TOD Specific Plan (Purple hatched)

Figure 2: Zoning Map

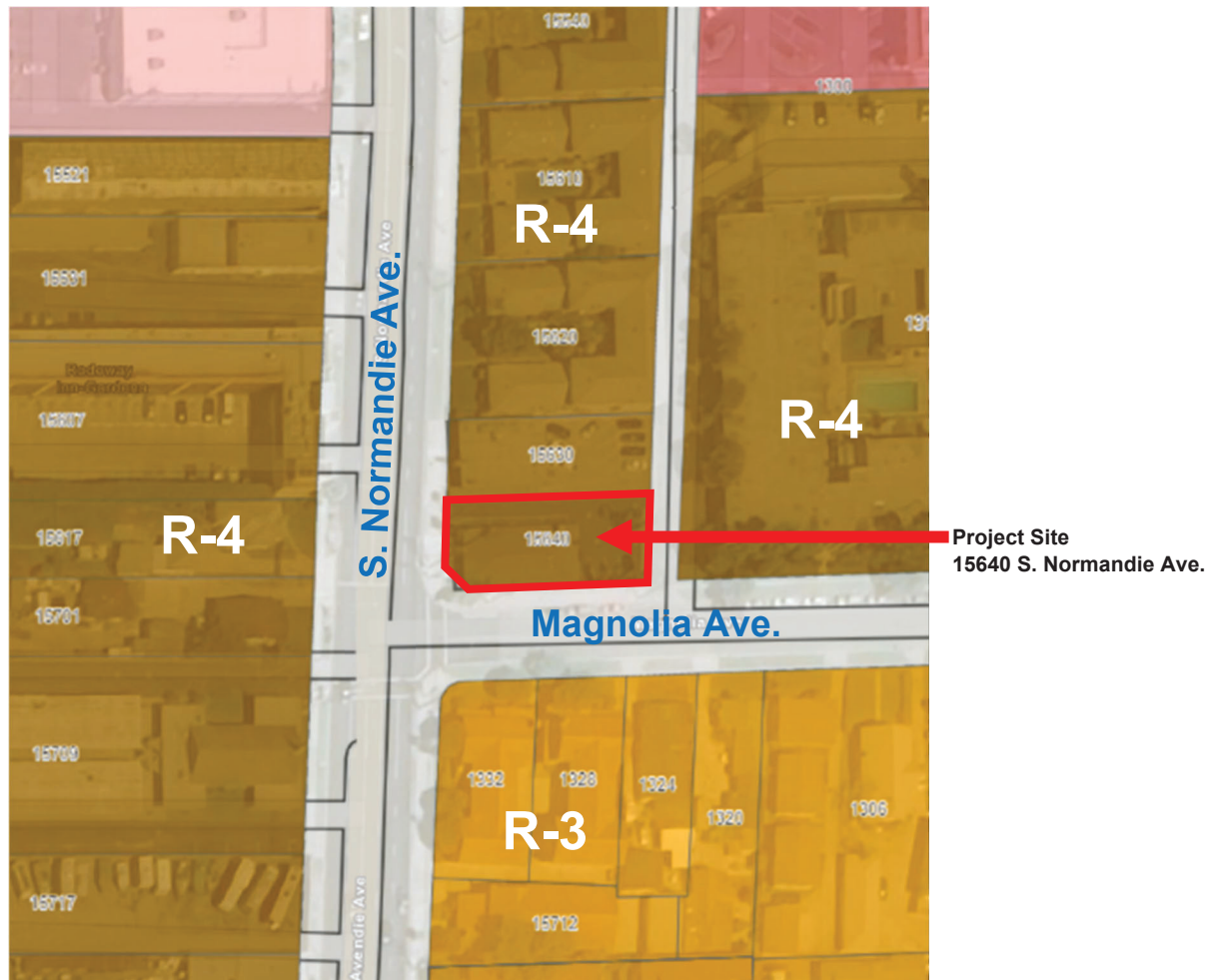


Figure 3: Aerial of Site

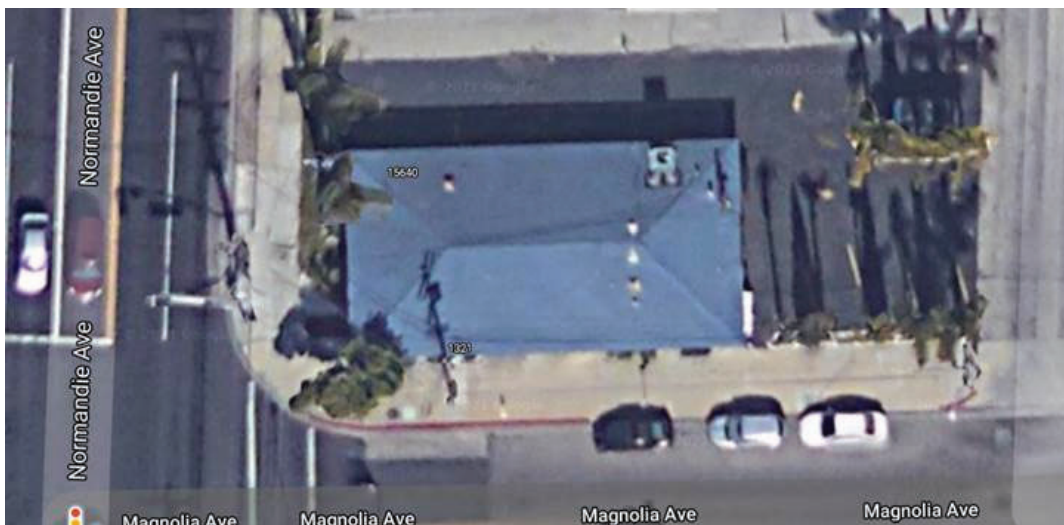
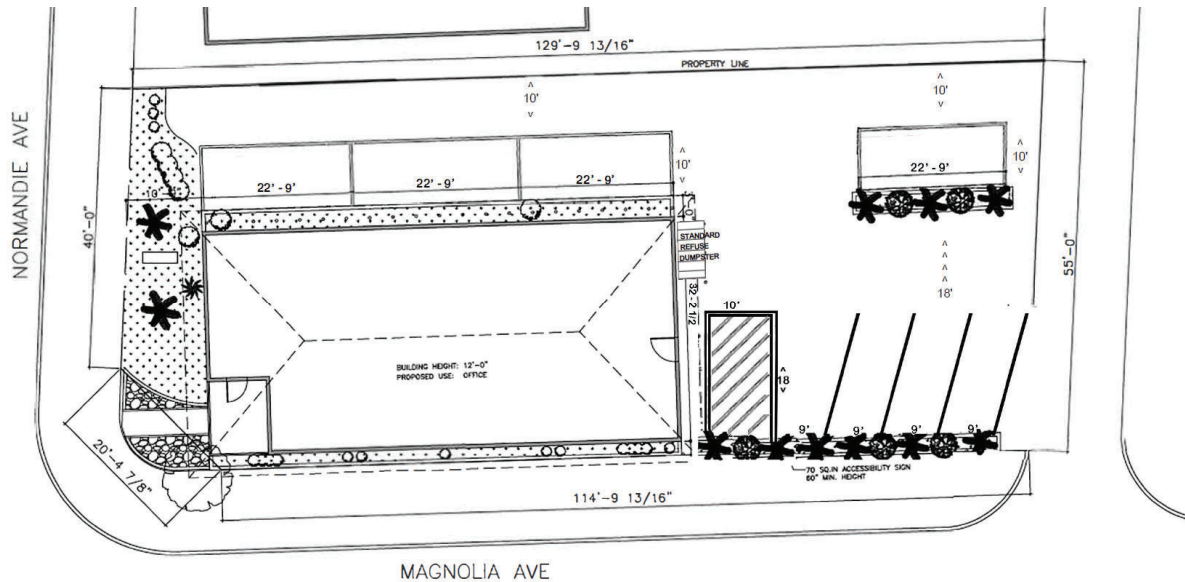


Figure 4: Site Plan



PROJECT DESCRIPTION

The applicant is requesting a spiritual healing and worship sanctuary for Happiness Garden – Kofukuen (HGK), which practices healing based on Shinto and Buddhist spiritual beliefs. HGK is a branch ministry of Sacramental Life Churches, Inc. (SLC), which is a nonprofit religious organization. Practices include guided meditation, yoga, reiki healing, prayer rites, chakra work, sacred sound, and aroma blessings.

HGK will serve groups of about eight to nine people in their beliefs and spiritual practices guided by four individual practitioners or ministers. Services are offered every day from 10 a.m. to 7:30 p.m. HGK aims to serve the community through charitable work, spiritual counseling, and spiritual fellowship. The doctrines for SLC and HGK hold to ancient rituals revering cannabis and all its derivations from the flowers to its oil, salve, edibles, tincture and tonics. HGK is sustained through donations and tithing.

The designated sanctuary measures approximately 250 square feet, including three fixed pews. According to the Building Official, based on the California Building Code the total number of people that can fit in the sanctuary is 39 people, including 15 seated occupants in the pews and 24 standing persons. However, the applicant states a maximum of nine people would be in the building at any given time (Figure 5: Establishment's Floor Plan). The front entrance leads to the member reception area and the receptionist's desk. The property has eight parking spaces, including one accessible space as shown in the site plan (Figure 4: Site Plan).

Figure 5: Establishment's Floor Plan

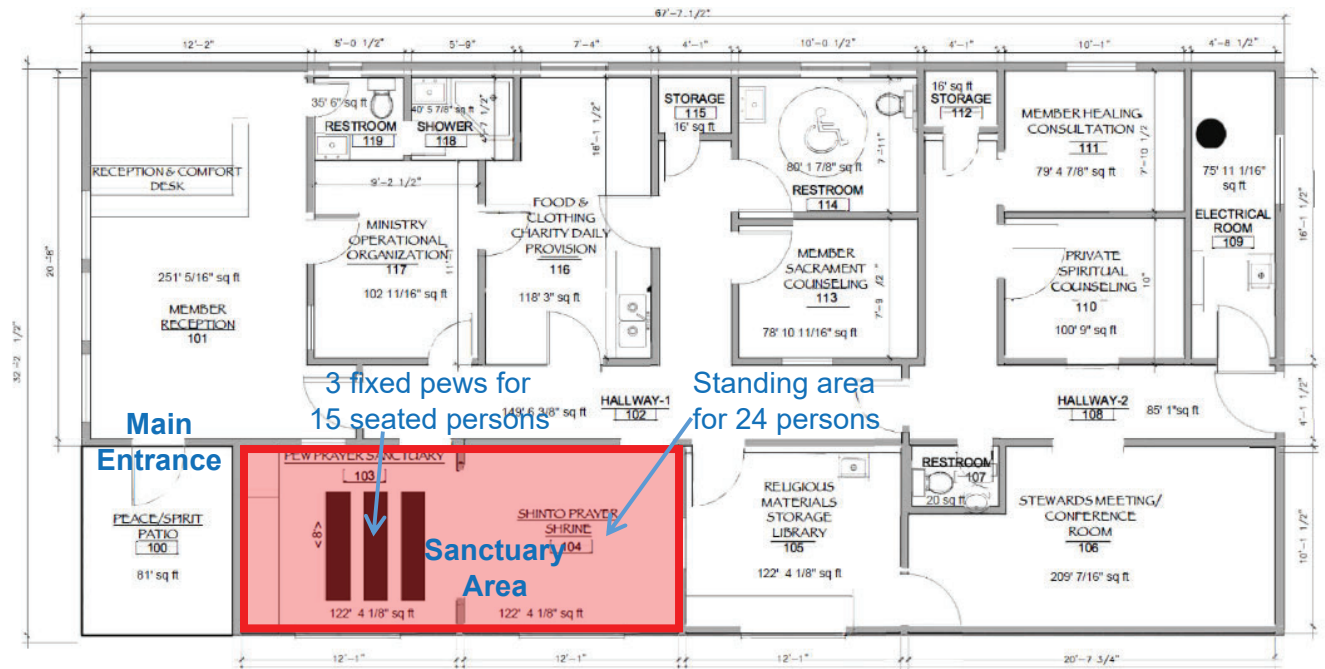
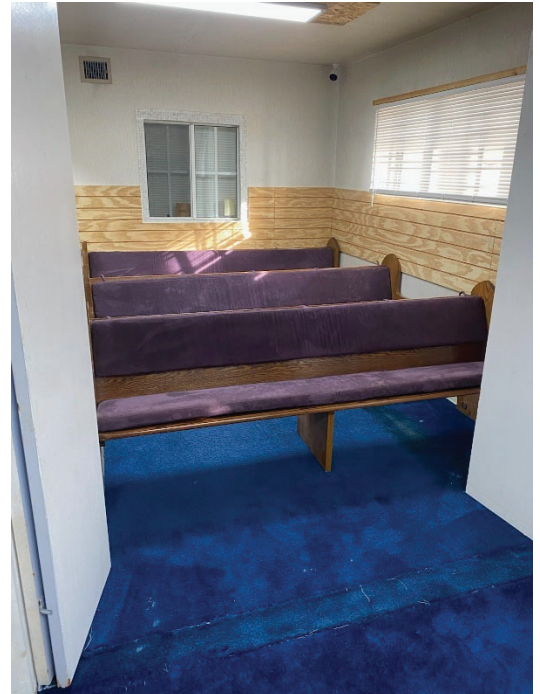


Figure 6: Reception Area



Figure 7: Sanctuary Area



ANALYSIS

CONDITIONAL USE PERMIT

Pursuant to Section 18.12.030 of the GMC, a conditional use permit is required for a church located in a residential zone. The applicant claims that as a nonprofit religious organization its beliefs are federally protected by constitutional provisions for all minority and majority religions and worship centers.

Pursuant to Section 18.46.040.E(5), in determining whether to issue or deny a conditional use permit, the Planning Commission shall consider the following:

- a. *The nature of the proposed use;*
Religious institutions are permitted in the R-4 zone with approval of a conditional use permit.
- b. *The compatibility of the proposed use with the surrounding area and land uses;*
Religious institutions are inherently compatible in all residential zones and require a CUP primarily to address unique impacts, which are typically traffic and parking-related. The proposed use will have small gatherings and no more than nine people are expected in the building at any given time. Thus, traffic and parking-related impacts are expected to be minimal and the use is expected to be compatible with the surrounding area and land uses.
- c. *The distance between the proposed use and residential areas, schools, houses of worship, and parks;*
The proposed use is considered a sensitive use in a residential area and would be compatible to residences and other sensitive uses. The closest school is Sellery Elementary School approximately 360 feet to the east. The closest church is approximately 90 feet to the southwest across Normandie Avenue. Mas Fukai Park is the closest park located over 500 feet to the southwest. The proposed use will not conflict with any of the schools, parks, or other sensitive houses of worship in the area.
- d. *The number of similar uses in the surrounding area and the distances between such uses and the proposed use;*
The closest religious institution is 90 feet to the southwest across Normandie Avenue. Parking is not expected to be an issue as this church provides its own parking. On-street parking is not available on Normandie Avenue.
- e. *The input of persons residing in the community regarding the proposed use and the community opposition;*
The item has been advertised in the Gardena Valley News and notices have been sent to owners and occupants within 300 feet of the subject property. Written correspondences will be forwarded to the Planning Commission prior to the meeting. Speakers will be allowed to participate at the public hearing.
- f. *The cumulative effect of the proposed use in the community;*
The cumulative effect will not be known until after the church operates and impacts can be observed.

- g. *Whether, under the circumstances of the particular application, the establishment and maintenance or operation of the use or building will be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;*

The applicant selected the building and location as an appropriate fit for the use. Tenant improvements will be made in compliance with required building, plumbing, electrical, mechanical, and fire codes. Thus, the health, safety, and general welfare of the neighborhood will not be impacted.

- h. *Such other factors as the commission deems relevant and any other factors related to any of the factors set forth in this subsection E(5); and*

The Commission may discuss other factors relevant to its decision at the public hearing.

- i. *Failure to satisfy any of the criteria set forth in this subsection E(5) can constitute the basis for the denial of a conditional use permit.*

Findings can be made to support the proposed use. As such, a resolution of approval has been prepared for the consideration of the Planning Commission.

PARKING

Pursuant to GMC Section 18.40.040, the parking requirement for a church is as follows:

Table 1: Parking Calculation

Requirement for Churches	Sanctuary Area	Parking Required	Parking Proposed
1 sp. per 3 fixed seats, or 1 sp. per 35 SF of gross sanctuary area if there are no fixed seats	250 SF	7	8

Although pews will provide seating for up to 15 people, calculating parking based on fixed seats would result in only five parking spaces, which is lower than the calculation using the gross sanctuary area as shown in Table 1.

According to the applicant there will be a maximum of nine people inside the building at any given time so eight parking spaces is adequate to accommodate the use. Additionally, the applicant proposes the northern three parallel parking spaces, which are nonconforming, to be used for staff only. Historical photos show this area has always been nonconforming so no matter how the three spaces are configured, maneuvering will always be difficult.

NEIGHBORHOOD CIRCULATION

Pedestrian access to the subject property is provided by sidewalks along Normandie Avenue and Magnolia Avenue. Vehicle access to the subject property is provided via an alley in the rear that connects to Magnolia Avenue. No vehicular access is provided directly onto Normandie Avenue.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates Normandie Avenue as a major collector roadway. Major collector roadways are designed to serve as an intermediate route between collector and arterial roadways. The applicant's request is not expected to attract excessive traffic that would ultimately affect the circulation in the area. Staff does not foresee any adverse traffic impacts to adjacent roadways.

TREE REMOVAL

There is a mature tree in the front of the property that is damaging the public sidewalk and creating a hazard. A condition of approval is included that the tree be removed and replaced with some other landscape feature. However, rectifying the problem is not contingent upon CUP approval.

GENERAL PLAN AND ZONING CONSISTENCY

The proposed project is consistent with various goals and policies set forth in the Gardena General Plan. The General Plan designates the subject property as a High Residential land use, which permits residential uses and conditionally permits nonresidential uses such as churches. Thus, the project is consistent with the R-4 zone and the High Residential land use designation with approval of this conditional use permit.

The project is consistent with Land Use Policy 2.3: *Encourage a balanced distribution of neighborhood commercial development throughout the City.*

The project makes use of a legal nonconforming building by providing a use that will be consistent with the surrounding neighborhood and operation is expected to occur primary during daylight hours.

ENVIRONMENTAL IMPLICATIONS

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts operations in existing facilities from the provisions of CEQA. The building in which the proposed project will take place, already exists and minimal alterations to the interior and exterior will occur.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of a new

church is not considered significant. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. The building where the church will operate is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project is categorically exempt from CEQA.

NOTICING

The public hearing notice for Conditional Use Permit #3-20 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on May 6, 2021. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

- 1) Open the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution PC 6-21 approving Conditional Use Permit #3-20 subject to the attached Conditions of Approval and directing staff to file a Notice of Exemption.

ATTACHMENTS

- A. Resolution No. PC 6-21
 - a. Exhibit A: Conditions of Approval
 - b. Exhibit B: Development Plans
- B. Applicant's Correspondences

ATTACHMENT A

RESOLUTION NO. PC 6-21

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #3-20 TO ALLOW A CHURCH IN THE HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-4) ZONE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION

(15640 S. NORMANDIE AVENUE) (APN: 6113-002-018)

THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS.

A. On November 5, 2020, the applicant, Happiness Garden represented by Susumu Anoda and Brent Fraser, submitted an application for a conditional use permit to allow a church use in a legal nonconforming building located at 15640 S. Normandie Avenue (APN: 6113-002-018);

B. The General Plan land use designation is High Residential, and the zoning is High Density Multiple-Family Residential (R-4);

C. The subject property is bounded by an office building to the north, multiple-family residential uses to the east and south, and residential uses to the west across Normandie Avenue;

D. On May 6, 2021, a public hearing was duly noticed for a virtual Planning and Environmental Quality Commission meeting for May 18, 2021, at 7:00 PM;

E. On May 18, 2021, the Planning and Environmental Quality Commission held a public hearing at which time it considered all material and evidence, whether written or oral; and

F. In making the various findings set forth herein, the Planning and Environmental Quality Commission has considered all of the evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code. The record of these proceedings can be found at the Community Development Office, Room 101, 1700 West 162nd Street, Gardena, California. The Director of Community Development is the custodian of such record.

SECTION 2. CONDITIONAL USE PERMIT

Conditional Use Permit #3-20 to allow a church use in the R-4 zone as shown on the submitted plans, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

- 1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter;**

Pursuant to Section 18.12.030 of the GMC, a conditional use permit is required for a church

located in a residential (R-4) zone. The applicant is requesting to operate in a legal nonconforming building in which a church use is permitted with approval of a conditional use permit. The application for a conditional use permit in an R-4 zone is deemed proper and will authorize the applicant to operate at the subject location.

- 2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare;**

The church use is compatible with the surrounding area which is primarily multiple-family residential. The conditions of approval, attached here as Exhibit A, will ensure that the operations of the church will be compatible with, and not detrimental to, the surrounding land uses by certifying that the primary use remains a church and that the hours of operation will be reasonable and not detrimental to the surrounding neighborhood.

The request for a church use will be consistent with the following General Plan Goal:

- LU Goal 3: *Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.*

- 3. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;**

The subject property is located at the corner of Normandie and Magnolia Avenues. There is an existing 2,096-square-foot building on the property which was built in 1955. The nonresidential building is legal nonconforming to the R-4 zone. The Applicant's request to use the building as a church requires certain interior tenant improvements, exterior changes, signage, landscaping, and parking lot improvements that will not alter the existing building footprint. All improvements will be in compliance with applicable building and fire codes.

- 4. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;**

Pedestrian access to the subject property is provided by sidewalks along Normandie Avenue and Magnolia Avenue. Vehicle access to the subject property is provided via an alley in the rear that connects to Magnolia Avenue. No vehicular access is provided directly onto Normandie Avenue. The proposed use will be consistent with the City's Circulation Plan in that it is not expected to attract excessive traffic that would significantly impact circulation in the area.

5. That the conditions stated in the decisions are deemed necessary to protect the public health, safety, and general welfare.

The conditions of approval for Conditional Use Permit #3-20 will ensure that the operations of the church will be compatible with, and not detrimental to, the surrounding uses in the vicinity. The applicant selected the building and location as an appropriate fit for the use. Tenant improvements will be made in compliance with required building, plumbing, electrical, mechanical, and fire codes. Thus, the health, safety, and general welfare of the neighborhood will not be impacted.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.

1. The project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the following exemption:
 - a. Class 1 – Section 15301, Existing Facilities - the building in which the church will be operating in already exists and no expansions to the building footprint are proposed.
2. The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the project not have any significant effects, but there are no unusual circumstances applicable to this project site. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. There will be no significant impacts or unusual circumstances related to the approval of this project.
3. Staff is hereby directed to file a Notice of Exemption.

SECTION 4. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED, APPROVED, AND ADOPTED this 18th day of May 2021.

STEPHEN LANGLEY, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREGG MCCLAIN, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Gregg McClain, 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 Conditions of Approval (Exhibit A) 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 18th day of May 2021, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Development Plans

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #3-20

GENERAL CONDITIONS

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. The memorandum of approval and conditions shall be recorded with the County Recorder. Proof of compliance shall be in the form of a copy of the recorded document, submitted to the Community Development Department, prior to issuance of any final permits.
- GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction) and Title 18 (Zoning) of the Gardena Municipal Code.
- GC 3. Applicant shall comply with all applicable written policies, resolutions, ordinances, and laws in effect at time of approval, or at time of application in the case of the California Building Codes, as modified by the City of Gardena, (including Plumbing, Electrical, Mechanical, Green Building, and Energy Codes). The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 4. The approved Resolution, including the Conditions of Approval contained herein and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.
- GC 5. The floor plan, site layout, and physical appearance of the structure shall be in accordance with the plans presented to and approved by the Planning and Environmental Quality Commission on May 18, 2021, and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision. Minor modifications or alterations to the design, style, colors, and materials shall be subject to the review and approval of the Community Development Director. Substantial modifications will require review and approval by the Planning Commission.
- GC 6. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval prior to issuance of a final building permit (refer to conditions PL 5, BS 2, BS 6, BS 9, and BS 10).
- GC 7. Applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding,

damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of Conditional Use Permit #3-20. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorney's fees.

CONDITIONAL USE PERMIT

- CUP 1. Conditional Use Permit #3-20 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of the necessary building permits by the Building and Safety Department.
- CUP 2. The applicant shall not establish, operate, maintain, conduct, or engage in commercial cannabis activity as defined in Gardena Municipal Code Chapter 18.66.020 C.

PLANNING

- PL 1. The applicant shall ensure that each parking space is adequately striped and accessible for public use.
- PL 2. The three northern parking spaces parallel to the building shall be marked and reserved for staff only due to their nonconforming configuration.
- PL 3. The applicant shall ensure all landscaping on-site is kept in a well-kempt manner at all times in accordance with the Landscape Plan on file at the City.
- PL 4. The applicant shall provide the City with proof of general commercial liability insurance in the amount of ten million (\$10,000,000) dollars, with an endorsement naming the City, its officers, agents, and employees as additional insureds.
- PL 5. The applicant shall obtain the proper permits for all tenant improvements and signs within six (6) months from the date of approval.
- PL 6. The religious assembly area shall be limited to 250 square feet.
- PL 7. The applicant shall install directional signs in the parking lot, to the satisfaction of the Public Works Department for people entering and leaving the site.

BUILDING

- BS 1. The Applicant/developer shall comply with all current applicable City of Gardena Municipal Codes and Ordinances.
- BS 2. The Applicant/developer shall obtain permits for the occupancy and any proposed work. Plans shall show compliance with all applicable 2019 California Building Code Standards, as modified by the City of Gardena, and obtain all required permits from the Building Division. Including but not limited to 2019 CA Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code, California Energy Code, and California Green Building Standards Code, as adopted.
- BS 3. The Applicant/developer shall comply with the 2020 Los Angeles County Fire Code and Fire Department requirements, as applicable.
- BS 4. The Applicant/developer shall maintain the property in a clean and orderly condition at all times and remove any graffiti from the site within forty-eight (48) hours of its discovery in matching colors to the existing improvements.
- BS 5. The Applicant/developer shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.
- BS 6. The Applicant/developer shall submit a site lighting plan, for review and approval by the Building Official and the Director of Community Development or designee prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Building Official and the Director of Community Development or designee before building permits are issued. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties. Additionally, the exterior lighting fixtures shall be architecturally consistent with the design of the building, as reviewed and approved by the Director of Community Development or designee.
- BS 7. The Applicant/developer shall maintain a 20-foot minimum backup distance and bollards protecting the structure.
- BS 8. Address shall be posted on the building and on the curb per CA Fire Code.
- BS 9. All trash bins shall be in a covered non-combustible rubbish enclosure per Gardens Municipal Code.
- BS 10. Additional Building Division Concerns:
 - a. Work was done in the past, without permits. Obtain permits as necessary.
 - b. Provide clearances for access.
 - c. Door swing based on Occupant load.

PUBLIC WORKS

PW 1. Remove existing private tree that is causing severe damage to city sidewalk and replace with appropriate landscaping.

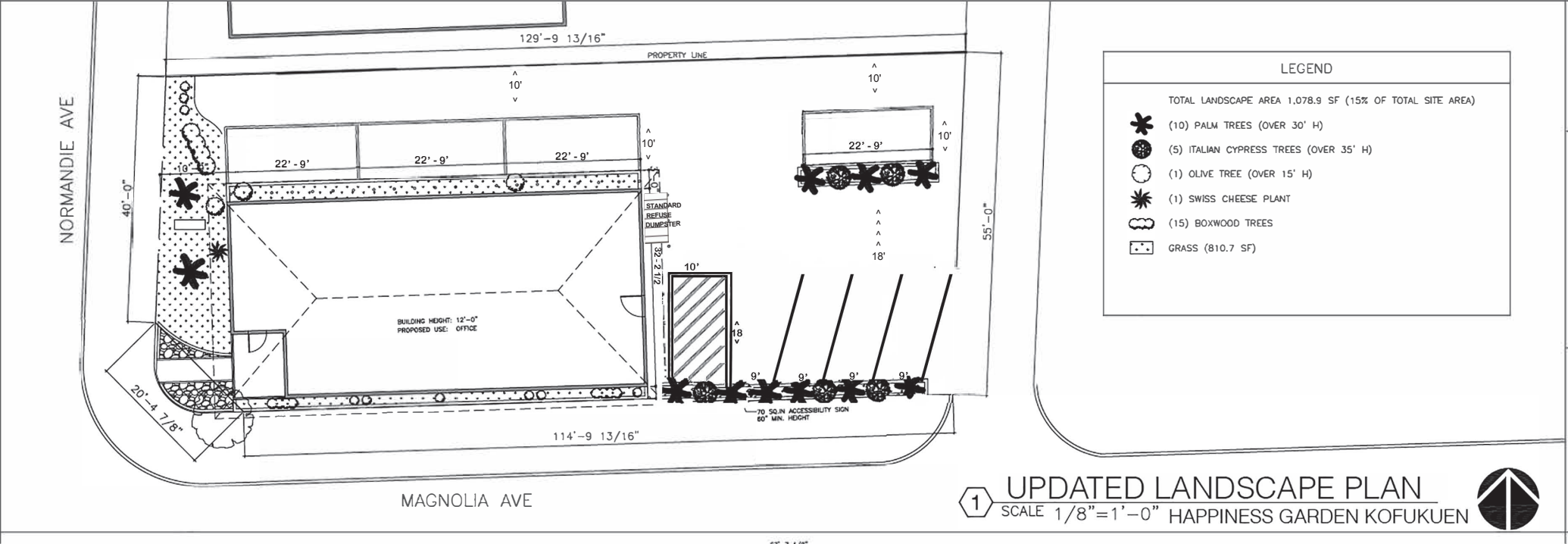
Happiness Garden, certifies that he/she/it has read, understood, and agrees to the Project Conditions listed herein.

Happiness Garden Representative (Signature)

Date

By _____
(Print Name)

EXHIBIT B

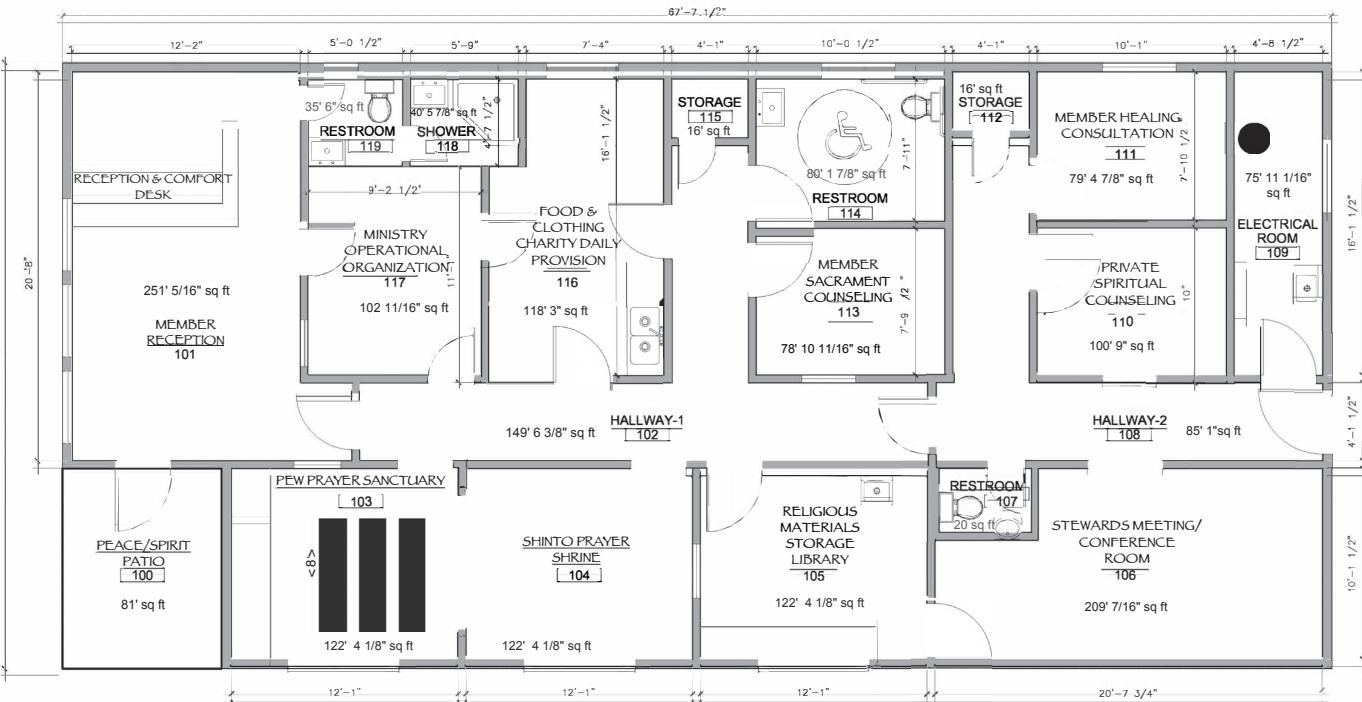


(E) LANDSCAPE PLAN
(E) FLOOR PLAN

DATE:	3/11/2020
SCALE:	NOTED
DRAWN BY:	M.S
PROJECT No.:	
SHEET:	A-02



2 EXISTING FLOOR PLAN
SCALE 1/4"=1'-0"



ATTACHMENT B

Answers to correspondent question regarding parking, and physical and operational data at Happiness Garden Kofukuen.

Dear John Signo, Senior Planner, City of Gardena,

1. Please See the attached updated floor plan that labels the sanctuary and provides the square footage for each room.
2. The length of the pews in floor plan and photos provided, illustrate an 8 foot length.
3. We will be conducting services on-line for the time of the pandemic, and assessed that for a number of members and ministers, to continue after the time of the pandemic in normal operations is a worthy practice.
4. Due to the information in items 1 and 2, we have designed parking design to accommodate 6 or fewer members may attend services in person, 2 people per 8 foot bench, providing adequate parking per three fixed seats on the pew benches.
5. Given the practice of various religious endeavors in rooms other than sanctuary and shrine areas, parking appears to meet the 1 space per 300 square feet of gross floor area.
6. If parking is still an issue based on the room sizes provided on the floor plan, it is felt that we can comply with Code, including the maneuvering area for the parallel parking spaces, the backup spaces for the angled parking, and the size of the loading area for the handicap space.
 - a. On the site plan, the backup distance as illustrated is 18 feet for the angled parking spaces.
 - b. As illustrated, the length and width of parallel spaces, is 20 feet by 10 feet. The angled spaces are 9 feet by 18 feet, and the handicap space is at the nose 9 feet minimum widening out at its rear area, and the loading area is 10 feet by 18 feet.
 - c. The parallel spaces seem best conditioned to be "for staff only" due to maneuverability. If parking remains an issue as to meeting the requirements, we will takes the city's directives according to the several options, such as Gardena Municipal Code section 18.50.020 allowing an administrative adjustment to be given of up to 15%.
 - d. The procedures are set forth in Chapter 18.50, or section 18.54.040E providing the possibility for a change in land use when there is a parking study which justifies that the number of spaces is sufficient for our uses, declaration restrictions recorded against the property providing there shall be no change in tenant or use without a subsequent parking study.
7. The refuse enclosure on the site plan is located where it is felt to be least visibly and physically obtrusive from the public right-of-way.

This submission contains all information bundled together in hopes that it will, as you suggested, "avoid delays." I look forward to moving forward and meeting any further needs as we do. Thank you.

Yours Faithfully,



Brent David Fraser

Happiness Garden Garden Kofukuen

To: City of Gardena

Re: Conditional Use Permit #3-20; Environmental Assessment #14-20
15640 S. Normandie Avenue

Date: December 11, 2020

a. Provide more information about the services.

The Church provides religious services that include ceremonies, blessings and healing rituals.

Weekly Sermon and Services

Weekly services are provided on an on-line only basis and include a sermon presented by an ordained minister of the Church. Generally, weekly services are held on Sundays. On a quarterly basis, the Church joins with sister churches to provide an on-line service for members. Members view the on-line Sunday service as well as the quarterly service by computer, tablet, smart-TV or smart phone. The weekly service runs for approximately one hour. A minister and one or two active members conduct the service from within the sanctuary of the Church and use the blessed sacrament, scriptures and materials following an invocation to present the services and sermons to members through the on-line system. Members may have holy sacrament blessed through the Ceremony of Sacrament Blessing at the Church in advance of weekly services. The blessing ceremony is available during the week to members. At no time are more than four people at the Church location in Gardena for the services the Church provides. Only a Church ordained minister participates in the quarterly services held in conjunction with sister churches. The sister churches are located outside of Gardena. The quarterly services are also conducted on-line.

Scripture Study Services

Periodically, depending on the level of member involvement, the Church provides on-line scripture study sessions. These sessions involve various scriptures used by the Church including, but not limited to, the Nine Epiphanies, the Holy Bible and the Twelve Determinations. Scripture study is conducted by an ordained minister or ordained

associate minister of the Church from the sanctuary of the Church with one or two qualified Church members who assist the minister. Using collaborative meeting software, the scripture study is conducted on an on-line only basis with participating Church members.

- b. Where in the building will ceremonial practices be held.

All Church ceremonies are holy and religious in nature and are therefore held in the sanctuary of the Church. As provided for by the Church's Canons and Edicts scripture, only the Ceremony of Sacrament Acceptance is held outside of the sanctuary since all members must complete this ceremony before they may enter into the sacred sanctuary. Only an ordained minister or ordained associate minister and a single member participate in the Ceremony of Sacrament Acceptance.

- c. How many ceremonial practices will be going on at the same time.

Only one ceremony may be conducted in the sanctuary at one time. It is possible that while a ceremony may be being conducted in the sanctuary, one Ceremony of Sacrament Acceptance may be being conducted outside the sanctuary. So, at any given time, only two ceremonial practices, one of which would only be the Ceremony of Sacrament Acceptance conducted outside of the sanctuary, may be going on at the same time. All of the Church's ceremonial practices involve four or fewer Church members, including the minister or associate minister conducting the ceremony. The Ceremony of Sacrament Acceptance can only involve one Church minister or associate minister and one church member.

- d. What is the purpose of the other offices.

The other offices include one office for the then present minister of the Church and an office for administration of the Church. Administration includes membership records management, sermon preparation, Church record keeping, accounting of tithes and other administrative functions required by the Church. On weekdays, one member who performs work for the Church may be present in the Church offices along with the active minister or associate minister. At all times except during weekly and quarterly church services, the sanctuary is available for up to four members to participate in ceremonial practices, blessings or healing rituals.

e. Can you explain how members receive the Sacrament.

The internal religious practices of the Church are holy and private. Sacrament must be blessed for members. The blessing is conducted through the Ceremony of Sacrament Blessing which is conducted only in the sanctuary of the Church privately by an ordained minister or ordained associate minister and the member of the Church having the Sacrament blessed. Sacrament is involved in the Church's healing rituals. It is involved during prayer ceremonies. It is involved in the holy anointing ritual. It is involved during weekly services when the Sacrament has been blessed for members in advance who then participate in the weekly or quarterly services by attending on-line. All of these ceremonial practices and rituals are religious, holy and private.

f. Provide information on the parking arrangement as the site plan does not conform to the city's parking requirements.

The site plan is being revised to comply with the city's parking requirement. The number of designated parking spaces are being changed to provide diagonal spaces that meet the backup distance requirements. The parallel spaces are being revised to meet the length and width requirements specified by the city. Under the revised parking design, there will be seven designated parking spaces. Supposing that each attending member owns a car and/or doesn't pool with other members allows that there are no more than four members in the sanctuary at any given time, two of the spaces are designated to meet the "one space per three members" rule for number of members in the sanctuary. There may be one member in the Church at the same time for the Ceremony of Sacrament Acceptance, one member performing Church administration work and the then on-duty minister or associate minister. The additional designated parking spaces therefore meet the city's requirements. The site plan has been modified to reflect this change in parking design and is included with these responses.

Thank You Sincerely,

Happiness Garden General Counsel Pappas Law
and
Director Brent D. Fraser

HAPPINESS GARDEN - KOFUKUEN
A SACRAMENTAL LIFE CHURCH

15640 S. Normandie Ave
Gardena, CA 90247

Email:
maspalaw@gmail.com
sacramentallifechurch@gmail.com

(714) 576-9200
(949) 371-9909

SUBMITTED VIA EMAIL:
1700 W. 162nd Street, Gardena CA 90247 | TEL: (310) 217-9530
CDDPlanningandZoning@ci.gardena.ca.us

September 28, 2020

RE: *Happiness Garden - Kofukuen 15640 S. Normandie Ave, Gardena, CA 90247*

Dear City of Gardena, et al,

Happiness Garden - Kofukuen (HGK) is a Branch Ministry of Sacramental Life Churches, Inc. (SLC), a 501(C)(3) Nonprofit of Religious Organization(HGK). HGK is a Spiritual Healing, Worship, Prayer and Ceremony Sanctuary.

SLC is an Open Faith Organization of Ministries focused on Charity, Community Enrichment & Global Healing. The HGK Sacramental Life Practices are based in ancient Shinto and Buddhist beliefs using Guided Meditation, Yoga, Reiki Healing, Prayer Rituals, Counseling, Sacred chakra, sound & aroma healing for Spiritual alignment & peace.

SLC and HGK Holy Doctrines hold to Ancient Entheogenic Rituals revering Blessed Cannabis Sacrament and all derivations from flower, to oil, salve, edible Sacrament, tincture and tonic essential to connecting with the Creator. Their Spiritual practices accord with their Holy Tenets & Codes of Ethics for peace among all faiths and their Religious Doctrines and beliefs are Federally protected by Constitutional provisions for all minority and majority religions and worship centers.

This worship group is not a large assembly type, but rather emphasizes small gatherings of 8 or 9 in ceremonial practices inherent to their Spiritual beliefs. They move collectively to self actualized connection with The Creator, guided by a Minister. Services are offered from 10 am to 7:30 pm each day of the week. The Ministry's goal to be of service the community through Charity, Spiritual Counsel, and enhancing living through Spiritual fellowship, benefiting life in Gardena. The healing services are supported through self sustaining donations and tithing by holy mandate in the Covenants & Edicts of their Holy Scriptures. They proudly represent American First Amendment Liberties and the diversity of free religious exercise inherent in its founding documents, excluding none.

With any questions regarding these matters, please reach our to my Associate, SLC Charities Steward and HGK Director, Brent David Fraser at (424) 285-4612, or you may reach out to me as SLC General Counsel, at (714) 576-9200. We're eager to satisfy the needed process for Gardena to establish the SLC and HGK relationships to City Plans.

Please see the accompanying requested documents, while we are currently awaiting the Property Deed from the owner, and we also have the Radius Map ready to come from its producer.

Looking ahead, there is a healing future for countless community members needful of body, mind and Spirit healing. The greater goal is to serve all, advancing the mission of peace, internal and external, for the betterment and growth of the community and the human beings living here.

We look forward to hearing from you and moving forward to the complete satisfaction of all involved.

Yours Faithfully,



Matthew S. Pappas, SLC General Counsel