



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, February 15, 2022 – 7:00 PM
1700 W. 162nd Street, Gardena, California

In order to minimize the spread of the COVID 19 virus Governor Newsom has signed Assembly Bill 361 that temporarily suspend requirements of the Brown Act. Gardena Board/Commission/Committee Members may attend this meeting telephonically.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email publiccomment@cityofgardena.org at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

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

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

Thank you for your attendance and cooperation.

PARTICIPATE DURING THE MEETING VIA ZOOM

- Join Zoom Meeting Via the Internet or Via Phone Conference:
<https://us02web.zoom.us/j/82339137670>
- Via Phone Conference Phone number: US +1 669 900 9128,
- Meeting ID: 823 3913 7670
Press *9 to Raise Hand and *6 to unmute when prompted.
- If you wish to speak on a specific agenda item during the meeting you, may use the "Raise your Hand" feature during the item you wish to speak on. For Non-Agenda Items you will be allowed to speak during Oral Communications. Members of the public wishing to address the Commission/Committee/Board will be given three (3) minutes to speak.

1. CALL MEETING TO ORDER

2. **ROLL CALL**

1. Steve Sherman
2. Deryl Henderson
3. Stephen Langley
4. Jules Kanhan
5. Kale Eaton

3. **APPROVAL OF MINUTES**

3.A JANUARY 4, 2022
[22_01_04 PCMIN.pdf](#)

3.B FEBRUARY 1, 2022
[22_02_01 PCMIN.pdf](#)

4. **ORAL COMMUNICATIONS**

This is the time where the public may address the Planning and Environmental Quality Commission's jurisdiction. Comments should be limited to three minutes.

5. **PUBLIC HEARING ITEMS**

5.A **Continuation of Environmental Assessment #14-21, Site Plan Review #5-21, Conditional Use Permit #5-21, and Conditional Use Permit #6-21**

The applicant requests the following to develop a 121-unit single room occupancy housing development, with seven affordable units, on a one-acre property:

- Site Plan Review (SPR #5-21) to construct a four-story residential building for 121 single room occupancy units fronting Western Avenue;
- Conditional Use Permit (CUP #5-21) to permit the construction of a single room occupancy (SRO) residential development in the Industrial (M-1) zone;
- Conditional Use Permit (CUP #6-21) to permit the construction of two, six-tier automated parking structures per Section 18.40.080B.5 of the Gardena Municipal Code;
- Density Bonus to allow the density increase and FAR increase as the project includes seven affordable, very low-income units; and
- Direct staff to file a Notice of Exemption for a Class 32 exemption pursuant to CEQA Guidelines section 15332 for an in-fill development project

[Staff Report.pdf](#)

[Resolution No. PC 4-22.pdf](#)

[Exhibit A - Conditions of Approval.pdf](#)

[Project Plans.pdf](#)

[Property Management Plan.pdf](#)

[CEQA Class 32 Categorical Exemption Technical Studies.pdf](#)

5.B **Ordinance No. 1840**

Adoption of Resolution No. 5-22 recommending that the City Council adopt Ordinance No. 1840 adding Chapter 18.74 to the Gardena Municipal Code relating to reasonable accommodations. This Ordinance is categorically exempt from the California Environmental Quality Act pursuant to the common sense exemption set

forth in Guidelines section 15061(b)(3).

[Staff Report.pdf](#)

[Resolution No. PC 5-22.pdf](#)

[Draft Ordinance No. 1840.pdf](#)

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

7. **PLANNING & ENVIORNMENTAL QUALITY COMISSIONERS' REPORTS**

8. **ADJOURNMENT**

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00pm on March 1, 2022.

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

Dated this 11th day of February 2022.

 /s/ GREG TSUJIUCHI

Greg Tsujiuchi, Secretary

Planning and Environmental Quality Commission