

RESOLUTION NO. PC 4-22

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING SITE PLAN REVIEW #5-21, CONDITIONAL USE PERMIT #5-21, AND CONDITIONAL USE PERMIT #6-21 TO DEVELOP A 121-UNIT SINGLE ROOM OCCUPANCY HOUSING DEVELOPMENT, WITH SEVEN AFFORDABLE UNITS, AND TWO, SIX-TIER AUTOMATED PARKING STRUCTURES ON A ONE-ACRE PROPERTY IN THE M-1 (INDUSTRIAL) ZONE WITH, AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION FOR A CLASS 32 IN-FILL DEVELOPMENT

13126 S. WESTERN AVENUE (APN: 6102-006-013)

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

SECTION 1. RECITALS.

A. On July 30, 2021, the applicant West Realty Group, Inc., represented by Lee Johnson, submitted an application for a site plan review and conditional use permit to construct the 121-unit single room occupancy (SRO) housing development, including seven affordable units, and an additional conditional permit for the construction of two, six-tier automated parking structures (the "Project") on the property at 13126 S. Western Avenue (the "Property");

B. The General Plan Land Use Plan designation of the Property is Industrial, and the zoning is M-1 (Industrial);

C. The Property is bounded by warehouse buildings to the north and east, Western Avenue to the west and West 132nd Street to the south;

D. On January 20, 2022, a public hearing was duly noticed for a virtual Planning and Environmental Quality Commission meeting for February 1, 2022, at 7 PM;

E. On February 1, 2022, the Planning Commission opened and continued the public hearing to February 15, 2022;

F. On February 15, 2022, the Planning and Environmental Quality Commission held a public hearing at which time it considered all material and evidence, whether written or oral; and

G. 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.

SECTION 2. SITE PLAN REVIEW #5-21

Site Plan Review (#5-21) for the construction of a four-story residential building for 121

SRO units fronting Western Avenue, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are dated January 4, 2022, and attached hereto as Exhibit B, as the same may be modified by the conditions of approval.

A. The proposed development, including the uses and physical design, is consistent with the intent and general purpose of the general plan and provisions of the municipal code.

The General Plan Land Use Plan designates the Property as Industrial. Allowing the 121-unit single room occupancy housing development would be consistent with various goals and policies of the General Plan including the following:

- LU Goal 1 Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.
- Policy LU 1.1: Promote sound housing and attractive and safe residential neighborhoods
- Policy LU 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking, and pedestrian features in multifamily residential developments
- Policy LU 1.9: Allow well designed and attractive residential mixed-use development to occur on existing underutilized commercial/industrial blocks designed as Mixed-Use Overlay.
- Policy DS 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.
- Policy DS 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener” environment for residents and those viewing from public areas.
- Policy DS 2.11: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.
- Policy DS 2.9: Integrate new residential developments with the surrounding built environment, in addition, encourage a strong relationship between the dwelling and the street.
- CI Goal 1 Promote a safe and efficient circulation system that benefits residents and businesses and integrates with the greater Los Angeles/South Bay transportation system.
- Policy CI 1.1: Prioritize long-term sustainability for the City of Gardena, in alignment with regional and state goals, by promoting infill development,

reduced reliance on single-occupancy vehicle trips, and improved multi-modal transportation networks, with the goal of reducing air pollution and greenhouse gas emissions, thereby improving the health and quality of life for residents.

- CI Goal 3 Develop Complete Streets to promote alternative modes of transportation that are safe and efficient for commuters, and available to persons of all income levels and disabilities.
- Policy CI 3.3: Maintain and expand sidewalk installation and repair programs, particularly in areas where sidewalks link residential neighborhoods to local schools, parks, and shopping areas.
- CN Goal 2 Conserve and protect groundwater supply and water resources.
- Policy CN 2.2: Comply with the water conservation measures set forth by the California Department of Water Resources.
- CN Goal 3 Reduce the amount of solid waste produced in Gardena.
- Policy CN 3.1: Comply with the requirements set forth in the City's Source Reduction and Recycling Element.
- CN Goal 4 Conserve energy resources through the use of technology and conservation methods.
- Policy CN 4.2: Require compliance with Title 24 regulations to conserve energy.
- PS Goal 2 Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards.
- Policy PS 2.3: Require compliance with seismic safety standards in the Unified Building Code.
- Policy PS 2.4: Require geotechnical studies for all new development projects located in an Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.
- N Goal 3 Develop measures to control non-transportation noise impacts.
- Policy N 3.1: Require compliance with a quantitative noise ordinance based on the Model Noise Ordinance developed by the (now-defunct) State of California Office of Noise Control.
- Policy N 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.
- Housing Goal 2.0 Provide opportunity for increasing the supply of affordable housing within the City with special emphasis on housing for special needs groups.
- Policy 2.2: Provide incentives for new housing construction, to encourage the production of affordable units. Encourage provision of units of various sizes to

accommodate the diverse needs of the community, including seniors, students and young workers, and large households.

- Housing Goal 5.0 Promote equal opportunity for all residents to reside in the housing of their choice.
- Policy 5.2: Provide a range of housing options, locational choices, and price points to accommodate the diverse needs in Gardena and to allow for housing mobility.

The Project's design is high-quality, with a well-articulated building and pedestrian orientated environment that creates an attractive and safe residential neighborhood. The Project includes an abundant amount of open space including, open decks, outdoor courtyards, private balconies, a pool and spa, fitness room and multipurpose room. The building is stepped back four stories to two stories at the southwest corner, helping to reduce the building massing. The building mass and design act as a transition to the scale of the surrounding neighborhood.

The Project is an infill project in a high-quality transit area. While the Property is not located in the Mixed-Use Overlay zone, the Project is a well-designed and attractive residential development on an existing underutilized industrial property. The Property is zoned M-1, and SRO uses are allowed by conditional use permit. The building is setback ten feet from the property line and separated by a landscape buffer that includes various plants and shrubs. In the common outdoor courtyard, there are multiple trees of various sizes, as well as raised planters that help create a greener environment for the residents.

The Project creates 121 SRO units each with a floor area of 350-sf. Each unit will have a dishwasher, front loading washing machine and private balcony or patio. The Project includes seven affordable units, at a very-low-income level, that will have the same high-quality design of the other SRO units. This Project helps satisfy the City's regional housing need allocation of 5,735 units including 1,485 very low units

Upon approval of the site plan review and issuance of the conditions of approval, the Project will not change the character of the community and will be consistent with the Gardena Municipal Code and General Plan.

B. The proposed development will not adversely affect the orderly and harmonious development of the area and the general welfare of the city.

As set forth above and in the staff report, which is incorporated by reference, the site plan meets all applicable development requirements of the Gardena Municipal Code, and as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

SECTION 3. CONDITIONAL USE PERMIT #5-21

Conditional Use Permit #5-21 for the construction of a SRO residential development in the Industrial (M-1) zone, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

A. That the use if one for which a conditional use permit is authorized;

As set forth under Section 18.36.030.P of the Gardena Municipal Code (GMC), SRO units are, allowed pursuant to a conditional use permit.

B. 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;

Under the recently adopted 2021-2029 housing element, the City of Gardena was allocated a regional housing need of 5,735 residential units for the eight-year period, including 1,485 very low-income units. The Project will assist the City in reaching this allocation and continue to provide different housing options. As shown in Section 2 of this Resolution, the Property is compatible with various goals and policies of the City's Land Use Plan, Community Design Plan, Circulation Plan, Conservation Plan, Public Safety Plan, Noise Plan, and Housing Element.

C. 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 Property has a dimension of 141 feet by 310 feet. As set forth above and in the staff report, which is incorporated by reference, the Project meets or exceeds all of the minimum development standards of the M-1 zone, including setbacks, walls, fencing, landscaping, and parking.

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

The Circulation Plan of the Gardena General Plan designates Western Avenue as an arterial roadway and West 132nd Street as a collector roadway. Arterial roadways are designed to connect traffic from smaller roadways to freeway interchanges and regional roadway corridors and are the principal urban thoroughfares of the City. Collector roadways are intended to provide general access to all types of land uses. The use of the Property for 121 units is not expected to generate more traffic than the existing uses, and therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the Project.

E. 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 #5-21 will ensure that the SRO development will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

GMC Section 18.36.030P.11, requires that a management plan be approved by the Planning Commission for SRO developments. The Project's Management Plan, attached hereto as Exhibit C, addresses the management and operation of the facility, rental procedures, safety, and security of the residents and building maintenance. Staff finds that the Management Plan complies with the requirements as set forth GMC Section 18.36.030P.11.

SECTION 4. CONDITIONAL USE PERMIT #6-21

Conditional Use Permit #6-21 for the construction of two, six-tier automated parking structures, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

A. That the use if one for which a conditional use permit is authorized;

GMC Section 18.40.080.B.5 allows for parking flexibility through mechanical vehicles storages, pursuant to a conditional use permit.

B. 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 six-tier automated parking structures allows the Project to meet the minimum parking requirements in less space than a traditional surface parking lots or garages would require. Automated parking structures utilizes the land more efficiently as they do not need ramps for drivers to get in and out of spaces, making it more desirable for developments in the City. Additionally, the six-tier automated parking structures do not need to be as tall as a traditional six-story parking structure. As shown above, the development is consistent with various goals and policies of the General Plan which are in part made possible by being able to utilize this more efficient system. The automated parking structure will not be detrimental to the surrounding properties, existing uses or to uses specifically permitted in the M-1 zone.

C. 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 Property has a dimension of 141 feet by 310 feet. As shown above, the Project, including the automated parking structures, meets or exceeds all of the minimum

development standards of the M-1 zone, including setbacks, walls, fencing, landscaping, and parking.

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

The Circulation Plan of the Gardena General Plan designates Western Avenue as an arterial roadway and West 132nd Street as a collector roadway. The parking structures are accessory uses to that of the SRO residential development and do not add traffic above that of the SRO units themselves. The primary use of the 121 SRO units is not expected to generate more traffic than existing uses, and therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the Project.

E. 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 #6-21, will ensure that the automated parking will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

SECTION 5. NO NET LOSS FINDINGS.

In accordance with Government Code section 65583, each city's housing element must include an inventory of land suitable and available for residential development to meet the locality's housing need for each of the designated income levels of the assigned regional housing need. Additionally, if the City allows development of a site with less units by income level than identified in the housing element for that site, the City must make written findings supported by substantial evidence as to whether there are remaining sites identified in the housing element to accommodate the City's share of regional housing needs, including a quantification of the remaining unmet need for each income level.

- A. The Property is identified in the 2021-2029 Gardena housing element for a housing development that would include 15 lower income units, 4 moderate income units, and 11 above moderate-income units. The Project includes seven affordable units at the very-low-income level, while the remaining 114 units would be at above moderate income. The Project will meet the above moderate housing units that were identified for the site and provide seven out of the 15 identified lower income units. While the Project is providing more overall units than identified in the housing element, the Project does not provide the total lower and moderate-income units assumed.
- B. The City was allocated a regional housing need of 5,735 units to plan for the 2021-2029 planning period, broken down as follows: very low/low-income – 2,246 units; moderate-income – 894 units; and above moderate-income – 2,595 units. However, the housing element plans for a total of 7,399 units, exceeding the City's allocation by 1,664 units or 29%. This buffer was necessary in order to address the no net loss requirement, of maintaining an adequate inventory of sites. While the Project is not providing the number of housing units of each identified income level as assumed in

the housing element, there are more than sufficient sites remaining that are identified in the housing element to accommodate the City's share of regional housing for the 2021-2029 planning period.

- C. The City is in the beginning of the 2021-2029 housing period, and the first reported progress in reaching the regional housing need has not been completed at this time. However, the housing element does identify several residential development projects with completed entitlements and pending projects in the City, totaling 528 units, that can be completed within the timeframe of this Housing Element. The Project will also assist the City in reaching this allocation and continue to provide different housing options.

SECTION 6. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.

The Project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the following exemption:

- A. Class 32 — Section 15332 – Infill Development Project. The Project is consistent with applicable general plan policies, and also consistent with applicable requirements of the City's zoning ordinance. The Project is within City limits, on a site less than five acres, and surrounded by urban uses. The Property has no value as a habitat for endangered, rare, or threatened species. The Property is able to be served by all required utilities and public services. The City's environmental consultant, Kimley-Horn, prepared technical studies (Exhibit D) that showed the Project would have less than significant impacts concerning traffic, noise, and air. Additionally, compliance with the National Pollution Discharge Elimination System and requirements of the Gardena Municipal Code would ensure the Project's construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality, resulting in a less than significant impact. Therefore, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality.
- B. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. 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. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. Kimley-Horn also prepared a Cultural Resources Assessment (Exhibit D) that found that neither of the two existing buildings on the Property appear to have historical significance. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of this Project
- C. Staff is hereby directed to file a Notice of Exemption for a Class 32 categorical exemption.

SECTION 7. APPEAL.

The approvals granted by this Resolution may be appealed within 10 calendar days from adoption of this resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same time period.

SECTION 8. RECORD.

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162nd Street, Gardena, California 90247. Mr. Tsujiuchi's email is gtsujiuchi@cityofgardena.org and his phone number is (310) 217-9530.

SECTION 10. EFFECTIVE DATE.

This Resolution shall take effect immediately.

SECTION 11. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of February 2022.

LANGLEY STEPHEN, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Greg Tsujiuchi, 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 15th day of February 2022, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

Attachments:

- Exhibit A – Draft Conditions of Approval
- Exhibit B – Architectural Plans
- Exhibit C – Property Management Plan
- Exhibit D – CEQA Class 32 Categorical Exemption Technical Studies