

CITY OF GARDENA  
**PLANNING AND ENVIRONMENTAL QUALITY COMMISSION**

STAFF REPORT  
RESOLUTION NO. PC 4-22  
SITE PLAN REVIEW #5-21; CONDITIONAL USE PERMIT #5-21;  
CONDITIONAL USE PERMIT #6-21  
AGENDA ITEM #5.A

DATE: February 15, 2022

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

FROM: Greg Tsujiuchi, Director of Community Development

Prepared by: Amanda Acuna, Senior Planner

APPLICANT: West Realty Group, Inc. (Representative: Lee Johnson)

LOCATION: 13126 S. Western Avenue (APN: 6102-006-013)

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

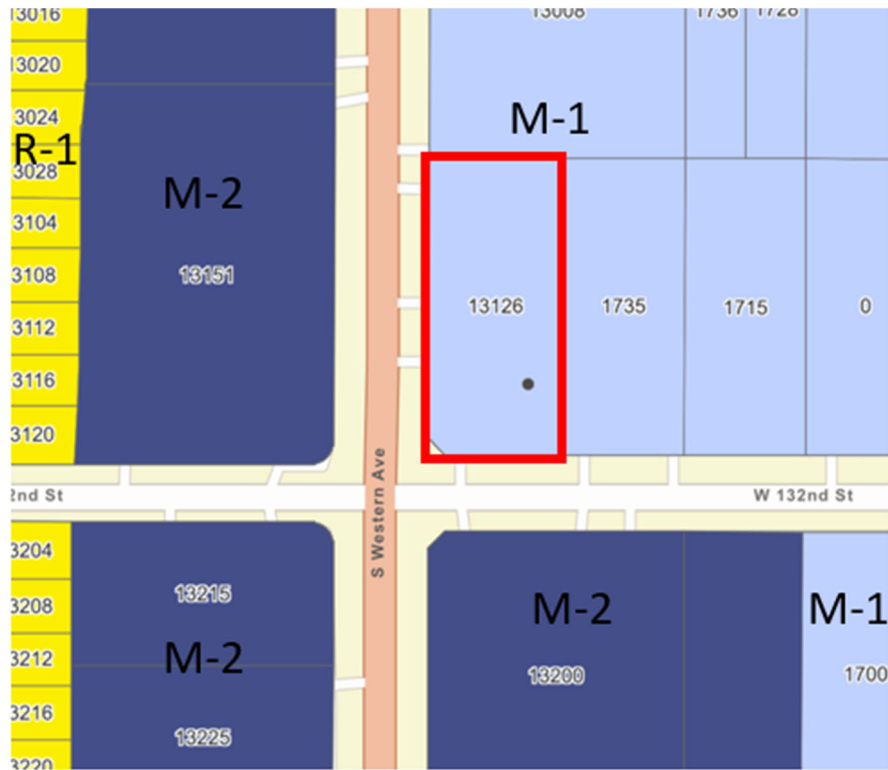
1. Site Plan Review (SPR #5-21) to construct a four-story residential building for 121 single room occupancy units fronting Western Avenue;
2. Conditional Use Permit (CUP #5-21) to permit the construction of a single room occupancy (SRO) residential development in the Industrial (M-1) zone;
3. Conditional 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;
4. Density Bonus to allow the density increase and FAR increase as the project includes seven affordable, very low-income units; and
5. 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.

**BACKGROUND/SETTING**

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



Figure 2: Zoning Map



## PROJECT DESCRIPTION

The applicant is proposing to demolish all existing structures and construct a new 54,416-sf, four-story, multifamily residential building, containing 121 SRO rental units, inclusive of a manager's unit. Each will have a floor area of 350-sf and include a kitchen, full bath and personal washer. The new residential building is oriented towards the corner of Western Avenue and West 132<sup>nd</sup> Street. Communal facilities, including outdoor courtyard, pool and spa, fitness room and indoor recreational space are located towards the center of the development (Figure 3: Site Plan). Additionally, each unit has a private balcony or patio, and outdoor common decks will be provided on the second and third floors. Most of the parking is situated within the two six-tier automated parking structures located on the north end of the lot. Additionally, eight covered parking spaces, including three accessible spaces, will be provided on the ground floor.

The proposed structure is of contemporary architectural style. Ground floor units are setback ten feet from the property line and separated by a landscape buffer. The building is stepped back four stories to two stories at the southwest corner, which helps reduce the buildings massing, while emphasizing the ground-level elements.

The applicant's proposal includes seven affordable units, at a very-low-income level. In accordance with the State's Density Bonus law, the applicant is requesting an increase in density and waiver of development standards to construct 121 SRO units and two automated parking structures. The project's density and development standards are

based on the Density Bonus law (Government Code § 65915), which are consistent with Gardena Municipal Code Chapter (GMC) 18.43.

To allow for the construction of the 121-unit single room occupancy housing development, with seven affordable units, the applicant is seeking approval of the following entitlements:

1. Site Plan Review (SPR #5-21) to construct a four-story residential building for 121 single room occupancy units fronting Western Avenue;
2. Conditional Use Permit (CUP #5-21) to permit the construction of a single room occupancy (SRO) residential development in the Industrial (M-1) zone;
3. Conditional Use Permit (CUP #6-21) to permit the construction of two, six-tier automated parking structures per GMC Section 18.40.080B.5;
4. Density Bonus to allow the density increase and FAR increase as the project includes seven affordable, very low-income units; and
5. 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.

Figure 3: Site Plan



**ANALYSIS**

**SITE PLAN REVIEW #5-21**

In accordance with GMC Section 18.44.010.B, site plan review is required for all development projects that front Western Avenue. Site plan review approval requires the following findings to be made: (1) the development is consistent with the intent and purpose of the general plan and provisions of the municipal code, and (2) the development will not adversely affect the orderly and harmonious development of the area and the general welfare of the City. Therefore, the following analysis is presented to describe the proposed project and any anticipated effects it may have on other properties in the vicinity and the city as a whole.

The subject property is located in the M-1 zone. The proposed structure complies with the development standards of the M-1 zone set forth in GMC Chapter 18.36 (Table 1: Development Standards).

**Table 1: Development Standards**

<b>Development Standard</b>	<b>M-1 Zone Requirement</b>	<b>Project Proposal</b>	<b>Project Compliant?</b>
Maximum Floor Area Ratio (FAR)	1.0	1.25	Waiver under Density Bonus Law
Minimum Unit Sizes	150-sf	350	Yes
Maximum Unit Sizes	350-sf	350	Yes
<b>Building Height</b>			
SRO Building	65 ft	46 ft 10 in.	Yes
Parking Structures		50 ft	Yes
<b>Setback</b>			
Front	10 ft	10 ft	
Side	10 ft	10 ft	Yes
Rear	0 ft	6.8 ft	
<b>Landscaping</b>			
Street frontage	First 10 ft	First 10 ft	Yes
Maximum Height of Walls/Fencing	8 ft	8ft	Yes
<b>Minimum Common Area</b>			
10-sf/du	1,210-sf	Private: 9,314 Common: 8,080	Yes

Development Standard	M-1 Zone Requirement	Project Proposal	Project Compliant?
Total: 17,394			
Parking			
1 space/du	120 spaces	Total: 122 spaces	Yes
2 spaces/residential manger unit	2 spaces		

In accordance with GMC Section 18.36.030 an SRO project shall provide parking at a rate of one parking space per unit plus an additional two spaces for the resident manager. The project includes 120 SRO units plus one manger’s unit, therefore, requiring a total of 122 spaces. The applicant meets the parking requirements by providing two automated parking structures that contain the capacity for 57 spaces each, plus eight spaces, including three accessible spaces, at ground level. In accordance with GMC Section 18.40.080, a conditional use permit is required for all mechanical vehicle storage. Therefore, the applicant’s request includes approval of a conditional use permit for the two six-tier parking structures.

Each SRO unit will have a size of 350-sf, the maximum allowed per the Gardena Municipal Code. Each unit includes a kitchen, full bath, and personal washing machine. Additionally, each unit will have their own private balcony or deck and access to communal open spaces such as outdoor courtyards, pool and spa, fitness room and multipurpose room. The project exceeds the open space requirements for a SRO development, providing a total of 17,394-sf split up between private and common spaces.

As shown, the project meets or exceeds all of the minimum development standards of the M-1 zone, therefore, the development will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.

The General Plan Land Use Plan designates the subject 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:

**Table 2: General Plan Consistency**

**Table 2a – Land Use**

<b><u>LU Goal 1</u> 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.</b>	
LU 1.1: Promote sound housing and attractive and safe residential neighborhoods.	The project design is of high-quality, with a well-articulated building and pedestrian orientated environment that creates an attractive and safe residential neighborhood.
LU 1.5: Provide adequate residential amenities such as open space, recreation,	The property provides an abundant amount of open space which includes, open decks,

<p>off-street parking and pedestrian features in multifamily residential developments.</p>	<p>outdoor courtyards, private balconies, a pool and spa, fitness room and multipurpose room. The project includes a total of 17,394-sf of open space.</p>
<p>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.</p>	<p>While the development is not located in the Mixed-Use Overlay zone, it is a well-designed and attractive residential development on an existing underutilized industrial property.</p>

**Table 2b – Community Design Plan**

**DS Goal 2 Enhance the aesthetic quality of the residential neighborhoods in the City.**

<p>DS 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.</p>	<p>The building is stepped back four stories to two stories at the southwest corner, which helps reduce the building massing. The building mass and design act as a transition to the scale of the surrounding neighborhood.</p>
<p>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.</p>	<p>The building is setback ten feet from the property line and separated by a landscape buffer that includes varies plants and shrubs. In the common outdoor courtyard, there are multiple trees of various sizes, as well as raised planters that help created a greener environment for the residents.</p>
<p>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.</p>	<p>The project provides common open space through open decks, outdoor courtyards, a pool and spa, fitness room and a multipurpose room.</p>
<p>DS 2.9: Integrate new residential developments with the surrounding built environment, in addition, encourage a strong relationship between the dwelling and the street</p>	<p>The residential development uses landscape setbacks from public rights-of-way and stepped building design that reduces the scale of the building, while emphasizing the ground-level elements. The parking structures buffer the residential development from the industrial uses to the north.</p>

**Table 2c – Circulation Plan**

**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.**

<p>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.</p>	<p>The project is an infill project in a high-quality transit area.</p>
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**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.**

<p>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.</p>	<p>As a condition of approval, the applicant will be required to replace the sidewalk in front of the project site.</p>
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**Table 2d – Conservation Plan**

**CN Goal 2 Conserve and protect groundwater supply and water resources.**

<p>CN 2.2: Comply with the water conservation measures set forth by the California Department of Water Resources.</p>	<p>The project will be conditioned to ensure that the landscape and irrigation plans comply with the State’s Water Efficient Landscape Guidelines, as adopted by the Gardena Municipal Code.</p>
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**CN Goal 3 Reduce the amount of solid waste produced in Gardena.**

<p>CN 3.1: Comply with the requirements set forth in the City’s Source Reduction and Recycling Element.</p>	<p>The Applicant will be required to prepare construction and demolition waste recycling plans for review and approval by the Building Division. Applicant/developer shall enroll in the city’s waste diversion program.</p>
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**CN Goal 4 Conserve energy resources through the use of technology and conservation methods.**

CN 4.2: Require compliance with Title 24 regulations to conserve energy.	The project will be conditioned to comply with the current California Building Code, which includes the CalGreen Code.
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**Table 2e – Public Safety Plan**

**PS Goal 2 Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards.**

PS 2.3: Require compliance with seismic safety standards in the Unified Building Code.	The project will be conditioned to comply with the current California Building Code relating to seismic safety.
PS 2.4: Require geotechnical studies for all new development projects located in an Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.	The applicant is required to submit and comply with a Geotechnical investigation.

**Table 2f – Noise Plan**

**N Goal 3 Develop measures to control non-transportation noise impacts.**

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.	The project will be conditioned to show compliance with interior noise standards.
N 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.	The project will be conditioned to comply with the City’s hours of construction. Additionally, the project is conditioned on implementing noise reduction methods.

**Table 2g – 2021-2029 Housing Element**

**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.	<p>The project will create a new 121 SRO each with a floor area of 350-sf. Each unit will have dishwasher, front loading washing machine and private balcony or patio. The project also includes seven affordable units, at a very-low-income level, that will have the same high-quality design of the other SRO units.</p> <p>This project helps satisfy the City’s RHNA allocation of 5,735 units including 1,485 very low units.</p>
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**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

Each unit is a 350 square foot, self-sufficient unit and allows for a maximum of two residents per unit. The majority of the housing stock in the City is single family, townhome/condo, or apartments. The proposed project will offer a more compact housing type that can adapt to meet ADA standards.

Subject to the approval of the site plan review and the issuance of the conditions of approval, the proposed use will be consistent with the General Plan and Gardena Municipal Code, compatible with the surrounding area, and will not be detrimental to the public health, safety, or welfare

**DENSITY BONUS**

The applicant has proposed to provide seven affordable, very-low-income units. Under the Density Bonus Law (Government Code § 65915), the project qualifies for increased density. The amount of the density bonus is set on a sliding scale based upon the percentage of affordable units at each income level. In addition to the density bonus, the applicant is entitled to waivers to development standards or modification of the Zoning Code. Density Bonus Law is a state mandate, therefore, a developer who meets the requirements of the law is entitled to receive the density bonus and other benefits as a matter of right. The following is a breakdown of the density bonus calculation for this project.

Density Bonus Calculation

The State’s Density Bonus Law allows a 20% density bonus for residential projects that provide 5% of affordable units at a very-low income, and then an additional 2.5% increase for every 1% above the threshold – up to a maximum of a 35% density bonus.

The subject property is located in the M-1 zone. The M-1 zone does not have a maximum density for SRO developments, however, does include other development provisions such as maximum floor area ratio (FAR), setbacks, and building height requirements that could limit the amount of SRO units allowed on a property. For the subject property the applicant determined a total 97 SRO units of 350-sf each, could be developed on the lot, with meeting all applicable development standards on the property. Out of the 97 SRO units, seven units were set aside for very-low-income units. Therefore, the base project included a total of 7% percent of affordable housing, which would allow the project to have a density bonus of 25%.

As shown in Table 3, the project qualifies for a 25% density increase, or 25. With the base number of units being 97, the project could develop a total of 122 SRO units on the lot. The applicant is proposing to develop 121 SRO units, including the seven affordable units, therefore, the project’s density is compliant with the Density Bonus Law.

**Table 3: Summary of Density Bonus**

Base number of units allowed by-right	97 units
Lot Size	1 acre
Number of Affordable Units	7 Very Low-Income Units
Percentage of Very Low-Income Units	7%
Density Bonus for 7% Very Low-Income	25% (from table in <a href="#">GMC 18.43.040.A</a> )
Density Bonus Units (97 x 25% = 24.25)	<b>25</b>
Total units (97 original + bonus units)	<b>122</b>

**Waiver from Maximum FAR**

In accordance with GMC Section 18.43.060, the City shall not apply any development standards that will have the effect of physically precluding the construction of an affordable housing development. Under the State's Density Bonus Law, the applicant is requesting a waiver to allow the increase in floor area ratio (FAR) of the project. The subject property is located in the M-1 zone, which allows a maximum FAR of 1.0. The subject property has a size of approximately one acre or 43,560-sf. The proposed four-story residential building has a floor area of 54,416-sf. Therefore, the project has a total FAR of 1.25. In order to develop to the 25% increase in density that is allowed under State Law, the applicant is requesting a 25% increase to the FAR. The City may only deny the waiver if it finds that there is substantial evidence:

1. It would have a specific, adverse impact upon the public health or safety which cannot be mitigated;
2. It would have a specific adverse impact on the physical environment which cannot be mitigated;
3. It would have a specific adverse impact on historical property; or
4. It would be contrary to law.

Allowing the 25% increase in FAR would not adversely impact the public health or safety of the city or the physical environment. The project is designed to integrate the new residential development with the surrounding built environment, and in addition, to encourage a strong relationship between the dwelling and the two street frontages. The property and existing buildings do not include any historical resources. Lastly, requiring the development to meet the required FAR standard would physically preclude the project at the approved density so a waiver of FAR requirements should be granted.

**CONDITIONAL USE PERMIT #5-21**

Per GMC Section 18.36.030.P, a conditional use permit is required for all single-room occupancy uses in the M-1 zone.

In order to grant a conditional use permit, the Planning Commission must make the following findings:

**1. That the use is one for which a conditional use permit is authorized;**

As set forth under GMC Section 18.36.030.P, SRO units are subject to a conditional use permit.

**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;**

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 subject project would assist the City in reaching this allocation and continue to provide different housing options. As shown above the property will be 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.

**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 property has a dimension of 141 feet by 310 feet. As shown above, the project meets or exceeds all of the minimum development standards of the M-1 zone, including setbacks, walls, fencing, landscaping, and parking.

**4. 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; and**

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 proposed use.

**5. That the conditions stated in the decision 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 management plan must address the management and operation of the facility, rental procedures, safety and security of the residents and building maintenance. Additionally, the Code requires a 24-hour resident manager for any SRO with at least 10 units.

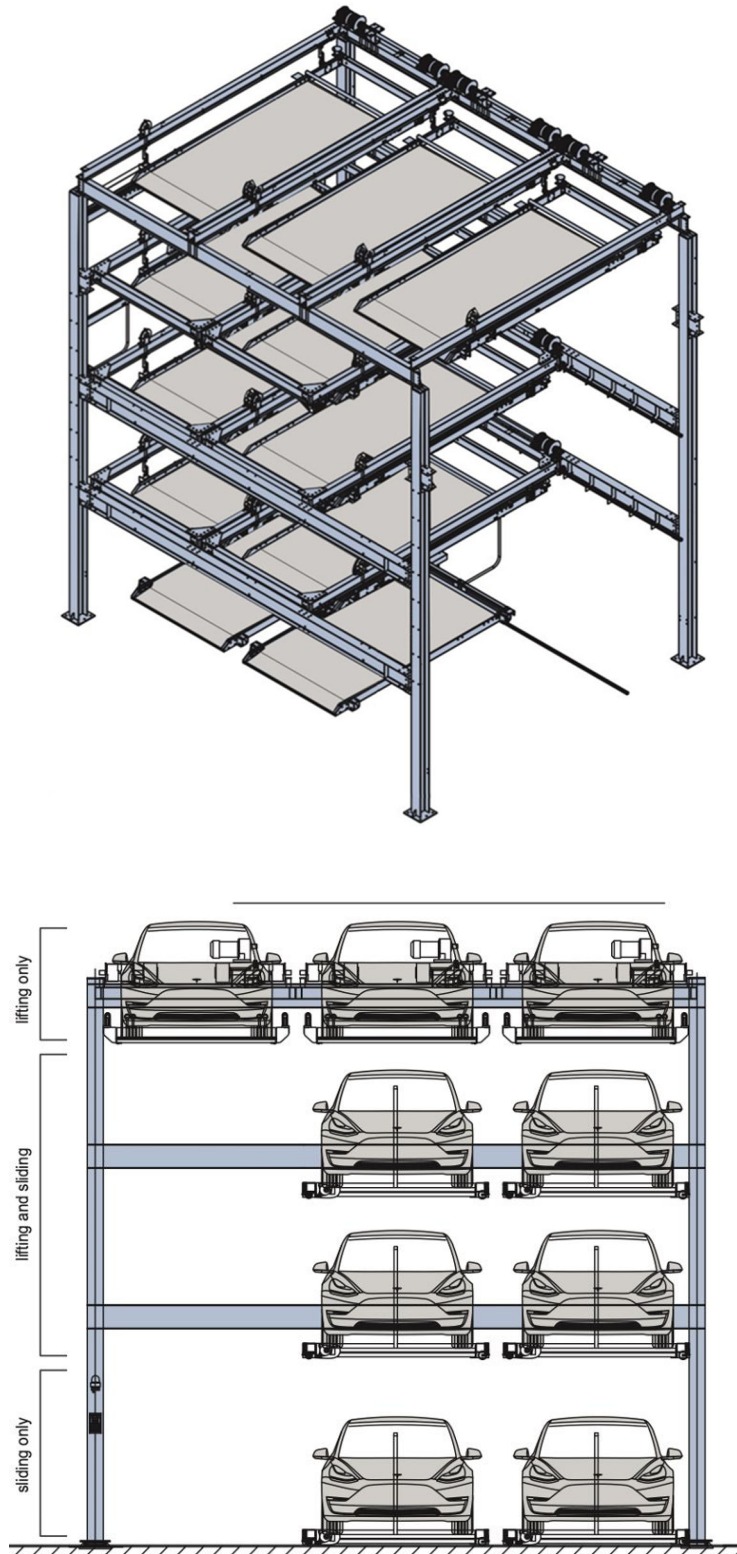
The Management Plan is attached as Exhibit C to Resolution No. PC 4-22, and staff finds that it complies with the Code requirements.

***CONDITIONAL USE PERMIT #6-21***

GMC Section 18.40.080.B.5, allows parking flexibility through valet parking, mechanical vehicle storage, shared parking, and other configurations, pursuant to obtaining a conditional use permit. As such, the applicant is requesting an additional conditional use to permit the construction of two six-tier automated parking structure as part of the project.

Each parking structure will have the capacity to store 57 vehicles, for a total of 114 parking spaces. The parking structures use a mechanical parking system that helps to stack cars on multiple vertical levels resulting in maximizing the space for parking and saving valuable land (Figure 4: Parking Structure). Each individual parking spot is a moveable platform that the system can lift, slide sideways, or a combination of both. In addition to the parking spaces within the automated structure, eight covered parking spaces, including three accessible spaces, will be provided on the ground floor.

Figure 4: Parking Structure



In order to grant a conditional use permit for the automated parking structures, the Planning Commission must make the following findings:

**1. That the use is 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. Therefore, the application's request for a conditional use permit is deemed proper and, if approved, will authorize the applicant to construct two automated parking structures.

**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;**

Allowing the six-tier automated parking structures would allow 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. The two automated parking structures will also be conditioned to provide screening on the west and south elevations, to screen away from public rights-of way. 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.

**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 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.

**4. 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; and**

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 proposed use.

**5. That the conditions stated in the decision 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.

**NO NET LOSS, 2021-2029 HOUSING ELEMENT:**

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.

The subject 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 subject project includes seven affordable units at the very-low-income level, while the remaining 114 units would be at above moderate income. As shown in Table 4, 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.

**Table 4: Housing Sites and Income Distribution**

	Address	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units



Identified in Housing Element	13126 S WESTERN AVE	15	4	11	30
Provided		7		114	121
<b>Remaining</b>		<b>8</b>	<b>4</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 (Table 5: No Net Loss Calculation).

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. This project will also assist the City in reaching this allocation and continue to provide different housing options.

**Table 5: No Net Loss Calculation**

	Very Low/Low	Moderate	Above Moderate
Allocation	2,246	894	2,595
Number of Housing Units in 2021-2029 HE	2,833	1,770	2,796
Buffer	587	876	201
Reported Progress	-	-	-
<b>Proposed Project</b>	<b>7</b>		<b>114</b>
Remaining Allocation	2,239	894	2,481
Remaining Buffer	580	876	2,675

## **ENVIRONMENTAL CONSIDERATIONS**

The project is an infill development project under Class 32 of the California Environmental Quality (CEQA) Guidelines. As demonstrated above, 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 site has no value as a habitat for endangered, rare, or threatened species. The project site 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 proposed 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.

The proposed 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.

Therefore, the proposed project is categorically exempt from CEQA under CEQA Guidelines section 15332, Infill Exemption.

## **NOTICING**

The public hearing notice for the project was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on January 20, 2022, for the February 1, 2022, Planning Commission meeting. At the February 1, 2022, meeting the public hearing was opened and continued to the February 15, 2022, meeting. 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) Continue the public hearing;

- 2) Receive testimony from the public; and
- 3) Adopt Resolution PC 4-22 approving Site Plan Review #5-21, Conditional Use Permit #5-21, and Conditional Use Permit #6-21 subject to the attached conditions of approval and directing staff to file a Notice of Exemption.

#### **ATTACHMENTS**

Resolution No. PC 4-22

Exhibit A – Draft Conditions of Approval

Exhibit B – Architectural Plans

Exhibit C – Property Management Plan

Exhibit D – CEQA Class 32 Categorical Exemption Technical Studies