

**RESOLUTION NO. PC 5-24**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA RECORDING THEIR VOTE ON AMENDING THE LAND USE PLAN OF THE CITY OF GARDENA GENERAL PLAN BY CHANGING THE LAND USE DESIGNATION OF THE 5.25 ACRE PROPERTY LOCATED AT 16829, 16835, AND 16907 SOUTH NORMANDIE AVENUE TO SPECIFIC PLAN, CHANGING THE LAND USE DESIGNATION OF THE 0.11 ACRE PROPERTY LOCATED AT 16964 BRIGHTON AVENUE TO SINGLE FAMILY RESIDENTIAL, CHANGING THE LAND USE DESIGNATION OF THE 0.43 ACRE PROPERTY LOCATED AT THE EASTERN EDGE OF THE SPECIFIC PLAN AREA TO PUBLIC/INSTITUTIONAL AND MAKING MINOR TEXT CHANGES PRIMARILY RELATING TO SPECIFIC PLANS AND RECOMMENDING THAT THE CITY COUNCIL TAKE THIS VOTE INTO CONSIDERATION**

**WHEREAS**, on December 22, 2021, 16911 Normandie Associates, LLC (“Developer”), filed an application for a General Plan Amendment to the Land Use Plan (the “General Plan Amendment”), Specific Plan, Zone Change, Zoning Code Amendment, Tract Map, and Site Plan Review to develop a 273 unit apartment building and 76 townhome style units on a total of 5.25 acres located at 16829, 16835, and 16907 South Normandie Avenue (APN ## 6106-030-008, 6106-030-011, 6106-030-015 - 6106-030-017) (the “Property”); and

**WHEREAS**, on December 22, 2022, Developer amended its project to develop a 328 unit apartment building and 75 townhomes on the Property; and

**WHEREAS**, the City determined that in addition to the residential development and needed entitlements proposed by Developer, the project should also include revisions to the General Plan land use designations and zoning for two adjacent properties on the same block as the Project to match the actual uses of the properties. Specifically, for the property located at 16964 Brighton Avenue (APN # 6106-030-008), change the General Plan Amendment from Industrial to Single Family Residential and change the zoning from General Industrial (M-2) to Single Family Residential (R-1); and for the property just to the east of the Project site owned by the Southern Pacific Railroad (APN # 6106-030-800), change the General Plan land use designation from Industrial to Public/Institutional and change the zoning from General Industrial (M-2) to Official (O); and

**WHEREAS**, the General Plan Amendments, Specific Plan, Zone Changes, Zoning Code Amendments, Development Agreement, Site Plan Review, and Lot Line Adjustment are collectively referred to as the Project; and

**WHEREAS**, on March 19, 2024, the Planning Commission of the City of Gardena held a duly, noticed public hearing on the Project at which time it considered all evidence presented, both written and oral; and

**WHEREAS**, at the close of the public hearing the Planning Commission discussed the project and provided staff to come back with resolutions regarding the EIR, the General Plan Amendment and the Project; and

**WHEREAS**, it takes three affirmative votes of the Planning Commission to recommend approval of a General Plan Amendment;

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The Planning Commission, by a vote of 2 to 1, with Chair Henderson and Commissioner Kanhan voting yes, Commissioner Sherman voting no, and Commissioners Langley and Wright-Scherr not being able to vote because of a conflict, voted to direct staff to bring back a resolution recommending approval:

A. Changing the land use designation of the 3.9 acre parcel (APN # 6106-030-017) shown on Exhibit A from Industrial to Specific Plan, and changing the land use designation of the 1.36 acre parcels (APN ## 6106-030-015, 6106-030-016, and 6106-030-011) from Industrial with a High Density 30 Overlay to Specific Plan which will allow the property to be developed with a use subject to a specific plan.

B. Changing the land use designation of the 0.11 acre parcel (APN # 6106-030-008) shown on Exhibit C from Industrial to Single Family Residential is in the public interest as it will provide a land use designation that is consistent with the existing use of the property and consistent with the surrounding neighborhood uses which are residential.

C. Changing the land use designation of the 0.43 acre parcel (APN # 6106-030-800) shown on Exhibit D from Industrial to Single Family Residential is in the public interest as it will provide a land use designation that is consistent with the existing use of the property.

**SECTION 2.** The vote of the Planning Commission does not constitute a recommendation of approval for the General Plan amendments. The Planning Commission recommends that the City Council take the vote of the Planning Commission into consideration in making its decision on the Project.

PASSED, APPROVED, AND ADOPTED this 2nd day of April 2024.



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DERYL HENDERSON, CHAIR  
PLANNING AND ENVIRONMENTAL  
QUALITY COMMISSION

ATTEST:



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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 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 on the 19th day of March, 2024, by the following vote:

AYES: Kanhan, Henderson, Sherman

NOES:

ABSENT DUE TO CONFLICT: Langley, Wright-Scherr