

Resolution No. PC 6-24

A RESOLUTION AN THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA RECOMMENDING THE CITY COUNCIL DENY THE APPROVALS FOR THE NORMANDIE CROSSING SPECIFIC PLAN PROJECT (CONSISTING OF AN AMENDMENT TO THE GARDENA MUNICIPAL CODE AND ZONING MAP, ADOPTION OF THE NORMANDIE CROSSING SPECIFIC PLAN, INCLUDING THE SITE PLAN CONTAINED THEREIN, A VESTING TENTATIVE TRACT MAP, A DEVELOPMENT AGREEMENT, AND AN AFFORDABLE HOUSING AGREEMENT) AND RECOMMENDING THE CITY COUNCIL DENY REZONING THE 0.11 ACRE PROPERTY LOCATED AT 16964 BRIGHTON AVENUE AND REZONING THE 0.43 ACRE PROPERTY LOCATED AT THE EASTERN EDGE OF THE SPECIFIC PLAN AREA

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 Amendment, Development Agreement, Site Plan Review, and Vesting Tentative Tract Map are collectively referred to as the Project; and

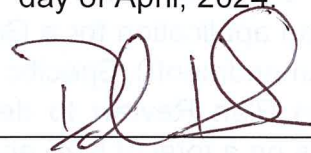
WHEREAS, on March 19, 2024, the Planning Commission of the City of Gardena held a duly, noticed public hearing on the Project at which time it considered all evidence presented, both written and oral; and

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;

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

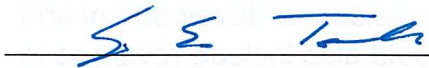
The Planning Commission hereby recommends that the City Council deny Zone Change #4-21 which includes the changes to the two adjacent properties; Zone Text Amendment #6-21; Specific Plan #1-21; Vesting Tentative Map #4-21; Site Plan Review #11-21; Development Agreement #2-21; and Affordable Housing Agreement subject to the attached conditions of approval. As proposed, the Normandie Crossing Specific Plan project is out of character with the community.

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



DERYL HENDERSON, 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 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 2nd day of April, 2024, by the following vote:

AYES: Henderson, Kanhan Sheman

NOES:

ABSENT DUE TO CONFLCIT: Langley, Wright-Scherr