

RESOLUTION NO. 6685

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING VESTING TENTATIVE MAP NO. 83922 (VTM #4-21), TO MERGE FOUR LOTS INTO ONE WITH 75 CONDOMINIUMS FOR THE TOWNHOMES AND ONE PARCEL FOR THE APARTMENT BUILDING

16829, 16835, 16907, and 16911 S. Normandie Avenue (APNs: 6106-030-011, 015, 016, and 017)

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, Vesting Tentative 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 ## 6106-030-011, 6106-030-015, 6106-030-016 - 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, after which it recommended that the City Council certify the Environmental Impact Report, but did not recommend approval of the project.; and

WHEREAS, after the Planning Commission’s actions, Developer attended a community meeting where the project was discussed; and

WHEREAS, on September 30, 2024, Developer submitted revised plans to the City for a new alternative to be considered which consists of 70 fewer units in the apartment building and a reduction in height level from ground floor from seven stories to five stories, with one underground level of parking (hereafter the “Community Input Alternative;” and

WHEREAS, on December 3, 2024, the Planning Commission held a duly noticed public hearing on the Project, including the new Community Input Alternative submitted by the Developer at which time it considered all material submitted whether written or oral; and

WHEREAS, on December 3, 2024, after the close of the public hearing the Planning Commission adopted PC Resolution No. 18-24, recommending that the City Council certify the EIR, adopt a statement of overriding considerations, adopt a mitigation monitoring program and make CEQA findings;

WHEREAS, on December 3, 2024, the Planning Commission also adopted PC Resolution No. 19-24, recommending the City Council approve the requested General Plan amendment, zone change, zone text amendment, specific plan adoption, site plan review, development agreement, and affordable housing agreement for the Community Input Alternative; and

WHEREAS, on December 3, 2024, the Planning Commission also adopted PC Resolution No. 20-24, recommending the City Council approve Vesting Tentative Tract Map No. 83922 (VTM #4-21), to merge four lots into one with condominiums for the townhomes and one parcel for the apartment building; and

WHEREAS, on January 14, 2025, the City Council of the City of Gardena held a duly noticed hearing on the Project at which time it considered all evidence presented, both written and oral; and

WHEREAS, after the close of the public hearing and prior to adopting this Resolution, the City Council adopted Resolution No. 6683 certifying the EIR, adopting the Mitigation Monitoring and Reporting Program, making findings with regard to alternatives and mitigation measures; and adopting a statement of overriding considerations;

WHEREAS, after the close of the public hearing and prior to adopting this Resolution, the City Council also adopted Resolution No. 6684 approving the General Plan Amendment and introduced Ordinance No. 1878 establishing the Normandie Crossing Specific Plan in GMC Chapter 18.08, rezoning of the Property to Normandie Crossing Specific Plan, rezoning the 0.11 acre property located at 16964 Brighton Avenue to R-1, rezoning the 0.43 property located at the eastern edge of the specific plan area to official, approving the Normandie Crossing Specific Plan, including the Site Plan, approving the development agreement and the affordable housing agreement relating to the Project;

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

SECTION 1. VESTING TENTATIVE MAP NO. 83922 (VTM #4-21).

Vesting Tentative Map No. 83922 (VTM #4-21), as shown on Exhibit B, to merge four lots into one with condominiums for the townhomes and one parcel for the apartment building, is hereby approved, subject to the conditions of approval attached as Exhibit A based on the fact that none of the findings which would prohibit the approval of a map are present and the map satisfies all of the requirements of the Gardena Municipal Code Chapter 17.08 and Government Code Sections 66474, 66473.1, and 66473.5

- A. *The map and design and improvement of the proposed subdivision is consistent with applicable general and specific plan (Government Code § 66474; § 66473.5).*

The City Council adopted Ordinance No. 1878 which established the Normandie Crossing Specific Plan and changed the zoning designation of the Property as such. State law requires that any specific plan be consistent with the City's General Plan. In accordance with the Normandie Crossing Specific Plan, the merging of four lots into one with condominiums for the townhomes and one parcel for the apartment building is consistent with the following goals and policies of the City's General Plan: Housing Element Goal 3, 4, 5 and Polices 5.2, 4.3, 4.4; and Land Use Plan Policies 1.4, 1.5, 1.6, and 1.8.

- B. *The site is physically suitable for the type or density of development (Government Code § 66474).*

The property is 5.25 acres in a highly urbanized area and is essentially flat. The site is large enough to accommodate the proposed development.

- C. *The design of the subdivision and the proposed improvements will not cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Government Code § 66474).*

- D. The property is currently developed with six industrial buildings that were previously used for food production. An EIR was prepared for the Project and certified by the City Council. The only impact which remained significant was temporary noise during construction. This will not cause a serious public health problem, create substantial environmental damage or substantially injure fish and wildlife. *The design of the subdivision or type of improvements will not conflict with public access easements (Government Code § 66474).*

The subdivision was designed to not interfere with any public access easements as there are none which exist on the property.

- E. *The design of the subdivision provides for, to the extent feasible, future passive or natural heating and cooling opportunities (Government Code § 66473.1).*

During winter, a north-south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, the general direction of the prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities.

Additionally, all buildings will comply with Title 24 requirements, including Cal Green standards, as adopted by the City, which will require each unit to provide a right-sized photovoltaic system.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval, the subdivision and subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code

SECTION 2. CEQA.

Under Resolution No. 6683, the City Council certified an environmental impact report which covered the Project in its entirety, adopting a mitigation monitoring and reporting program, adopted a statement of overriding considerations and made CEQA findings relating to the Normandie Crossing Specific Plan, and related entitlements, including Vesting Tentative Tract Map No. 83922 (VTM #4-21).

SECTION 3. Custodian of 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. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at City Hall, 1700 W. 162nd Street, Gardena, California 90247. The Custodian of Records is Greg Tsujiuchi, Community Development Director who can be reached at 310/217-9546 or gtsujiuchi@cityofgardena.org.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 5. Certification. The City Clerk shall certify the passage of this resolution.

SECTION 6. Effective Date. This Resolution shall be effective upon the effective date or Ordinance No. 1878.

Passed, approved, and adopted this 14 day of January, 2025.

Tasha Cerda, Mayor

TASHA CERDA, Mayor

ATTEST:

Mina Semenza

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez

CARMEN VASQUEZ, City Attorney

Exhibit A – Vesting Tentative Tract Map No. 83922 (VTM #4-21)

Exhibit B – Conditions of Approval

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6685** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **14th day of January 2025**, and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBER HENDERSON, MAYOR PRO TEM TANAKA, AND
 MAYOR CERDA

NOES: COUNCIL MEMBERS FRANCIS, AND LOVE

ABSENT: NONE

Becky Romero

for City Clerk of the City of Gardena, California

(SEAL)