



GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda

Council Chamber at City Hall

1700 West 162nd Street, Gardena, California

Website: www.cityofgardena.org

Tuesday, March 26, 2024

Closed Session 7:00 p.m.

Open Session 7:30 p.m.

TASHA CERDA, *Mayor*

MARK E. HENDERSON, *Mayor Pro Tem*

RODNEY G. TANAKA, *Council Member*

PAULETTE C. FRANCIS, *Council Member*

WANDA LOVE, *Council Member*

MINA SEMENZA, *City Clerk*

GUY H. MATO, *City Treasurer*

CLINT OSORIO, *City Manager*

CARMEN VASQUEZ, *City Attorney*

LISA KRANITZ, *Assistant City Attorney*

If you would like to participate in this meeting, you can participate via the following options:

1. **VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE at**
youtube.com/CityofGardena
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.
3. **ATTEND THE MEETING IN PERSON**

PUBLIC COMMENT: The City Council will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:

- Agenda Items – At the time the City Council considers the item or during Oral Communications
- Non-agenda Items – During Oral Communications
- Public Hearings – At the time for Public Hearings listed on the Agenda

If you wish to address the Council, please complete a "Speaker Request" form and present it to the City Clerk or Sergeant of Arms. You will be called to the podium by name when it is your turn to address the Council. The City Council cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the City Council will be given three (3) minutes to speak.

4. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone courteously;
- Listen to others respectfully;
- Exercise self-control;
- Give open-minded consideration to all viewpoints;
- Focus on the issues and avoid personalizing debate; and
- Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions

Thank you for your attendance and cooperation

1. ROLL CALL

PUBLIC COMMENT ON CLOSED SESSION

2. CLOSED SESSION

2.A CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8

Property: 1112 W. Gardena Blvd., Gardena, CA 90247; APN: 6111-004-032, 6111-004-033

Agency Negotiator: Clint Osorio, City Manager and Greg S. Tsujiuchi, Director of Community Development

Negotiating Parties: Shar P & J Family Trust represented by Darryll Hamilton, Thompson Team Real Estate

Under Negotiation: Price and Terms of Payment

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

3. PLEDGE OF ALLEGIANCE

Lytic Howard and Rudy Padilla III
Gardena Early Education Center

4. INVOCATION

New Direction Community Church
Deacon Rodney Blackburn

5. PRESENTATIONS

5.A Gardena Military Veteran Recognition to Honor George Thomas Graham, who served in the U.S. Air Force. He was chosen at the recommendation of Councilmember Tanaka *(to be accepted by George Thomas Graham)*

5.B Certificate of Commendation in Special Recognition of Retirement and Long-Time Service to the City of Gardena:

(a) Peter Graffeo, Police Officer - 21 years (Gardena Police Department)

[Peter Graffeo Certificate](#)

5.C Certificate of Recognition to the Gardena Youth Cheer Program - 2024 California State Championships and 2024 National State Championships *(to be accepted by members of the Gardena Youth Cheer Program)*
[Certificate of Recognition - Gardena Youth Cheer](#)

5.D Boards & Commissions Presentation - Rent Mediation Board

5.E Gardena Events Video Presentation

6. **PROCLAMATIONS**

6.A "Fair Housing Month," April 2024 *(To be accepted by Christina Prado, Outreach Coordinator for the Fair Housing Foundation)*
[Fair Housing Proclamation](#)

6.B "DMV / DONATE LIFE MONTH," April 2024 *(To be accepted by Cathy Mora)*
[Donate Life Proclamation](#)

7. **APPOINTMENTS**

8. **CONSENT CALENDAR**

NOTICE TO THE PUBLIC - Roll Call Vote Required On The Consent Calendar

All matters listed under the Consent Calendar will be enacted by one motion unless a Council Member requests Council discussion, in which case that item will be removed from the Consent Calendar and considered separately following this portion of the agenda.

PUBLIC COMMENT ON CONSENT CALENDAR

8.A Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only
CONTACT: CITY CLERK

8.B Approve Minutes:
Regular Meeting of the City Council, March 12, 2024
CONTACT: CITY CLERK
[03122024 REGULAR Minutes CC Meeting - FINAL.pdf](#)

8.C Approval of Warrants/Payroll Register, March 26, 2024
CONTACT: ADMINISTRATIVE SERVICES
[Warrant-Payroll Register 03-26-24.pdf](#)

8.D Monthly Investment Portfolio, February 2024
CONTACT: ADMINISTRATIVE SERVICES
[February 2024 Investment Report.pdf](#)

8.E Personnel Report P-2024-5 3-26-24
CONTACT: ADMINISTRATIVE SERVICES
[PERS RPT P-2024-5 3-26-24.pdf](#)

8.F [Annual Housing Element Progress Report 2023, of the 6th Cycle 2021-2029](#)

CONTACT: COMMUNITY DEVELOPMENT

[Annual Progress Report Staff Report 2023](#)

[Gardena Annual Progress Report 2023](#)

8.G [SECOND READING AND ADOPTION OF ORDINANCE NO. 1866, Amend GMC to implement programs set forth in City's 6th Cycle 2021-2029 Housing Element](#)

CONTACT: COMMUNITY DEVELOPMENT

[Ordinance_No._1866__Housing_Programs_.pdf](#)

8.H [Approve Amendment to the Agreement between the Los Angeles County Metropolitan Transportation Authority and the City of Gardena for the Transit Access Pass \(TAP\) Program](#)

CONTACT: TRANSPORTATION

[TAP Participant Seller Agreement_Final_2.08.21 Executed.pdf](#)

[Amendment to TAP Participant Seller Agreement 2-24-2024.pdf](#)

9. **EXCLUDED CONSENT CALENDAR**

10. **PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET**

10.A MARCH 19, 2024 MEETING

Environmental Impact Report (Environmental Assessment #20-21); General Plan Amendment #3-21; Zone Change #4-21; Zone Text Amendment #6-21; Specific Plan #1-21; Site Plan Review #11-21; Vesting Tentative Map #4-21; Development Agreement #2-21, and Affordable Housing Agreement.

The Planning Commission considered the recommendation to the City Council for the request to approve a Specific Plan (SP #1-21) that provides for development of approximately 5.3-acres for up to 403 residential dwelling units. The project proposed to remove all existing onsite structures and, in their place, construct 328 apartment units in a seven-story apartment building and 75 three-story townhome units within ten buildings. The applicant's request included a General Plan Amendment, Zone Change, Zone Text Amendment, Site Plan Review, Vesting Tentative Tract Map, a Development Agreement and an Affordable Housing Agreement to guarantee the affordability of the 20 lower income units for a period of 55 years. As part of the project, the Planning Commission was asked to consider the Zoning Map and General Plan Land Use map amendments of two separate parcels, immediately adjacent to the project site, to correspond to the existing land uses within each parcel.

The Planning Commission was also asked to make a separate recommendation on certification of an Environmental Impact Report that was prepared by the City.

Project Location: 16829, 16835, 16907, and 16911 S. Normandie Avenue (APN:6106-030-011, 015, 016, and 017) Other Project Locations: 16964 Brighton Avenue (APN: 6106-030-008) and unaddressed Union Pacific Railroad parcel (APN: 6106-030-800)

Project Applicant: Fred Shaffer and Steve Ludwig – 16911 Normandie Associates, LLC

Commission Action: The Planning Commission directed staff to bring forth a Resolution recommending the City Council certify the Final Environmental Impact Report as it complied with CEQA, a Resolution recommending the City Council approve General Plan Amendment #3-21, to redesignate the project area to Specific Plan, and the adjacent parcels to land use to designations that correspond to their existing uses and a Resolution recommending the City Council deny the requested Zone Change, Zone Text Amendment, Site Plan Review, Vesting Tentative Tract Map, a Development Agreement, and Affordable Housing Agreement. These resolutions will be brought back to the Planning Commission on April 2, 2024.

City Council Action: No action is needed. This item will be brought forth to the City Council at a future City Council meeting.

To view the complete Planning Commission packet, [CLICK HERE](#).
[2024_03_19 PCAX](#)

11. **ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTE PERIOD)**

Oral Communications by the public will be heard for one-half hour at or before 8:30 p.m. or at the conclusion of the last agenda item commenced prior to 8:30 p.m. Oral Communications not concluded at that time shall be resumed at the end of the meeting after Council Reports. Speakers are to limit their remarks to three minutes, unless extended by the Mayor. An amber light will appear to alert the speaker when two minutes are complete, and a red light will appear when three minutes are over. Your cooperation is appreciated.

11.A **PUBLIC COMMENT**

[03-26-2024 Regular CC Meeting - PC #1 - Oral Communication.pdf](#)

12. **DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES**

13. **DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT**

14. **DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES**

15. **DEPARTMENTAL ITEMS - POLICE**

- 15.A [Approve Agreement Among South Bay Cities for the Joint Use of a Surveillance Sky Tower and Tow Vehicle Obtained Using 2020 State Homeland Security Grant Program Fund](#)

Staff Recommendation: Authorize and Execute contract
[Joint Agency Sky Tower MOU](#)

16. **DEPARTMENTAL ITEMS - PUBLIC WORKS**

- 16.A [RESOLUTION NO. 6653, Approving the Engineer's Report for the Gardena Artesia Boulevard Landscaping Assessment District for fiscal year 2024-2025, declaring its intention to levy and collect assessments under the Gardena Artesia Boulevard Landscaping Assessment District for fiscal year 2024-2025, and setting a time and place for hearing protests in relation thereto \(Public Hearing: April 23, 2024\)](#)

Staff Recommendation: Adopt Resolution No. 6653
[Gardena Landscape Engineer's Report 2024-25.pdf](#)
[Artesia Landscaping District Resolution No. 6653.pdf](#)

- 16.B [RESOLUTION NO. 6654, Approving the Engineer's Report for the Gardena Consolidated Street Lighting Assessment District for fiscal year 2024-2025, declaring its intention to levy and collect assessments under the Gardena Consolidated Street Lighting District for fiscal year 2024-2025, and setting a time and place for hearing protests in relation thereto \(Public Hearing: April 23, 2024\)](#)

Staff Recommendation: Adopt Resolution No. 6654
[Gardena SLD Engineer's Report 2024-25.pdf](#)
[Consolidated Street Lighting District Resolution No. 6654.pdf](#)

- 16.C [Award Professional Engineering Design Services contract for the Local Street Improvements Fiscal Years 2023-2024 Project, JN 525, to DMS Consultants, Inc. in the amount of \\$139,730.](#)

Staff Recommendation: Award Professional Engineering Design Services Contract.

[JN 525 DMS Proposal.pdf](#)

[JN 525 Exhibit A.pdf](#)

[Exist On-Call Services Agreement with DMS & Council Approval.pdf](#)

17. **DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES**

- 17.A [Award Planning Services for the Vacant and Underutilized Lot Inventory in the City of Gardena to KTUA, Inc. in the amount of \\$165,425](#)

Staff Recommendation: Award Contract to KTUA, Inc.

[KTUA Gardena Vacant & Underutilized Lot Inventory.pdf](#)

[Complete_with_DocuSign_KTUA_Agreement_Final_cv sig.pdf](#)

18. **DEPARTMENTAL ITEMS - TRANSPORTATION**

19. **COUNCIL ITEMS**

20. **COUNCIL DIRECTIVES**

21. **CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS**

22. **COUNCIL REMARKS**

1. COUNCIL MEMBER FRANCIS
2. COUNCIL MEMBER TANAKA
3. COUNCIL MEMBER LOVE
4. MAYOR CERDA
5. MAYOR PRO TEM HENDERSON

23. **ANNOUNCEMENT(S)**

24. **REMEMBRANCES**

25. **ADJOURNMENT**

The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00 p.m. followed by the Regular City Council Meeting at 7:30 p.m. on Tuesday, April 9, 2024.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

Dated this 22nd day of March 2024

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk