



GARDENA CITY COUNCIL

Special Closed Session Meeting

Council Chamber at City Hall

1700 West 162nd Street, Gardena, California

Website: www.cityofgardena.org

Monday, March 28, 2022

Closed Session 7:00 p.m.

TASHA CERDA, *Mayor*

RODNEY G. TANAKA, *Mayor Pro Tem*

PAULETTE C. FRANCIS, *Council Member*

ART KASKANIAN, *Council Member*

MARK E. HENDERSON, *Council Member*

MINA SEMENZA, *City Clerk*

J. INGRID TSUKIYAMA, *City Treasurer*

CLINT OSORIO, *City Manager*

CARMEN VASQUEZ, *City Attorney*

LISA KRANITZ, *Assistant City Attorney*

PETER L. WALLIN, *Deputy City Attorney*

In order to minimize the spread of the COVID 19 virus Governor Newsom has signed AB 361. Please be advised that the Council Chambers are closed to the public and that some, or all, of the Gardena City Council Members may attend this meeting telephonically.

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

1. 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.
2. PARTICIPATE DURING THE MEETING VIA ZOOM WEBINAR
 - o <https://us02web.zoom.us/j/83781641566>
Phone number: US: +1 669 900 9128, Meeting ID: 837 8164 1566
Press *9 to Raise your Hand and *6 to unmute when prompted.
 - o If you wish to speak live on a specific agenda item during the meeting you, may use the "Raise your Hand" feature during the item you wish to speak on. For Non-Agenda Items, you would be allowed to speak during Oral Communications, and during a Public Hearing you would be allowed to speak when the Mayor opens the Public Hearing. Members of the public wishing to address the City Council will be given three (3) minutes to speak.
3. 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 bromero@cityofgardena.org at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

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

2. PUBLIC COMMENT ON CLOSED SESSION

3. CLOSED SESSION

3.A CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): March 22, 2022 Correspondence from Marios Savvides threatening to initiate litigation regarding project at 13126 S. Western Avenue
[Attachment - 3-22-2022 Correspondence from Marios Savvides threatening to initiate litigation regarding project at 13126 S. Western Avenue.docx](#)

4. CLOSED SESSION REPORT

5. 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 12, 2022.

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 25th day of March, 2022

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk

From: Marios Savvides <mariossavvides@aol.com>
Sent: Tuesday, March 22, 2022 11:00 PM
To: tcerda@cityofgardena.org
Cc: Carmen Vasquez <cv@jones-mayer.com>; citymanager@cityofgardena.org;
lee@westrealtygroup.com; don_empakeris@dearchitects.net
Subject: RE: project denial at 13126 S Western Ave.

Dear Mayor Cerda,
Dear City Attorney Vasquez,
Dear City Manager,

My partner, Lee Johnson, insists that I do not notify the Governor's office, I do not notify the State's housing authorities, I do not notify the media, and I do not file a legal action against the City until we give you an opportunity to reverse the decision to deny this project.

We met ALL the requirements for this development, in fact we went beyond by providing much needed very low income housing on-site.

Denying this project because a city council member feels that these units will attract the wrong people and criminals, as he put, in his neighborhood is ridiculous and illegal.

Denying this project because a city council member feels that the units must be bigger than the City's established maximum of 350 sf is beyond ridiculous and illegal.

Denying this project because a city council member wants the non allowable use of large condominiums in an industrial area zoned by the City for our SRO project is ridiculous and illegal.

Denying this project because a city council member wants more parking than the City's zoning requires for this specific use is ridiculous and illegal.

Denying this project because a city council member fears than more than the allowable 2 persons per unit will occupy these units without any evidence supporting such fallacy is ridiculous and illegal.

Denying this project which provides 7 very low income units is ridiculous, illegal and **discriminatory to low income households**.

I am sure that you are all aware of the housing shortages this City, this County, this State, and this Country is facing.

I am sure you are all aware that the homeless population is growing every single day because of housing shortages.

I am sure you are all aware that not everyone can afford to buy a house or a condominium.

I am sure you are all aware that not everyone can afford to rent a big house or a big apartment.

I am sure you are all aware of the California state laws regarding your duty to provide more housing including SROs for those who can not afford anything larger.

I truly do not wish this to escalate any further and expect your quick response to correct your unsupported and unjustified denial.

Please get back to me with recommended course of action.

Time is of the essence.

Marios Savvides
Cell 310.261.2093

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