



GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda

Council Chamber at City Hall

1700 West 162nd Street, Gardena, California

Website: www.cityofgardena.org

Tuesday, January 14, 2025

Closed Session 7:00 p.m.

Open Session 7:30 p.m.

TASHA CERDA, *Mayor*

RODNEY G. TANAKA, *Mayor Pro Tem*

MARK E. HENDERSON, *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 LEGAL COUNSEL-ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of
Section 54956.9
(One [1] Matter)

2.B CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

Significant exposure to litigation, pursuant to subdivision (d)(2) of Government
Code Section 54956.9
One Potential Case.

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

3. PLEDGE OF ALLEGIANCE

4. INVOCATION

Pastor James Chang Gardena
Valley Baptist Church

5. PRESENTATIONS

5.A Presentation of the "Holiday Home Decoration Contest 2024" Winners

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

1. Vicente Osorio - Captain with the Gardena Police Department - 29.8 Years
2. Anthony Gonzalez - Park Maintenance Worker I with the Public
Works Department - 26.4 Years

[Vicente Osorio Certificate .pdf](#)

[Anthony Gonzalez Certificate.pdf](#)

6. **PROCLAMATIONS**

- 6.A "Martin Luther King Jr. Celebration Week," January 13 through 20, 2025. (*To be accepted by Councilmember Paulette C. Francis, Chair of the Dr. Martin Luther King Jr. Cultural Committee of Gardena*)
[MLK Proclamation.pdf](#)

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, December 17, 2024
CONTACT: CITY CLERK
[12-17-2024 REGULAR Minutes CC Meeting - FINAL.pdf](#)
- 8.C Approval of Warrants/Payroll Register, December 24, 2024
CONTACT: ADMINISTRATIVE SERVICES
[Warrant-Payroll Register 12-24-24.pdf](#)
- 8.D Approval of Warrants/Payroll Register, January 14, 2025
CONTACT: ADMINISTRATIVE SERVICES
[Warrant-Payroll Register 01-14-25.pdf](#)
- 8.E Monthly Investment Portfolio, November 2024
CONTACT: ADMINISTRATIVE SERVICES
[November 2024 Investment Report.pdf](#)
- 8.F Personnel Report P-2025-1 01-14-25
CONTACT: ADMINISTRATIVE SERVICES
[PERS RPT P-2025-1 1-14-25.pdf](#)

9. **EXCLUDED CONSENT CALENDAR**

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

- 10.A DECEMBER 17, 2024 - **Meeting Cancelled**
[2024_12_17 CANCELLATION](#)

10.B JANUARY 7, 2025, MEETING

1818 West Redondo Beach Boulevard, the Tire House Progress Report

As requested by the Planning Commission at the October 1, 2024, meeting, staff presented an update report on the Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

Commission Action: The Planning Commission motioned to postpone the adoption of Resolution No. PC 10-24 to the February 4, 2025 meeting, by a vote of 5-0.

City Council Action: No action needed.

10.C JANUARY 7, 2025, MEETING

CONDITIONAL USE PERMIT #1-24 (MODIFICATION TO CUP #219-68), SITE PLAN REVIEW #1-24, AND ADMINISTRATIVE ADJUSTMENT #1-24

The Planning Commission considered a request to modify the conditional use permit for a high school located within the R- 1 zone, including a site plan review for the demolition of a 9,036 SF church building and proposing a new 7,500 SF facility in its place, featuring two classrooms, an administrative area, and a covered canopy, to continue serving the existing school on the property. The request also included an administrative adjustment to the off-street parking requirements, seeking a 12% reduction in the number of required spaces—from 104 to 93 spaces. The request was considered for an exemption from CEQA.

APPLICANT: Farnaz Golshani- Flecher, Farnaz Golshan-Flechner, Environmental Charter High School

LOCATION: 2818 Manhattan Beach Blvd; APN: (4067-007-005)

Commission Action: The Planning Commission approved Resolution No. PC 1-25, by a vote of 4 -0-1, approving a modification to Conditional Use Permit #219-68, Site Plan Review #1-24, and Administrative Adjustment #1-24, with an added condition for the applicants to work with local church leaders prior to the demolition of the church building, and directed staff to file a Notice of Exemption.

City Council Action: Receive and file **OR** Call for Review (By way of two votes from the City Council).

To view the complete Planning Commission agenda packet, [CLICK HERE.](#)
[2025_01_07 PCAX.pdf](#)

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.

12. **DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES**

13. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

- 13.A **AGENDA TITLE:** Consideration of a Project to certify an EIR, adopt a mitigation monitoring program, adopt a statement of overriding considerations and make other CEQA findings, approve a Land Use Plan change, adopt an Ordinance approving a Specific Plan, Site Plan, and Development Agreement to develop a 5.25 acre property located at 16829, 16835, and 16907 South Normandie Avenue (between 169th and 170th Streets and east of Brighton Way) with a 333 unit project consisting of 75 townhomes and a 285 unit apartment building that will be 5 stories above grade (70 feet), and approve a vesting tentative map for the same. Additionally, the Project includes consideration of Land Use Plan changes and zoning map changes for the properties located at 16964 Brighton Avenue and the 0.43 Acre Property located to the east of the Project Site to match existing uses. Entitlement requests include:

RESOLUTION NO. 6683: Certifying an Environmental Impact Report, Adopting a Mitigation Monitoring and Reporting Program, Adopting a Statement of Overriding Considerations and making CEQA Findings Relating to the Project; and

RESOLUTION NO. 6684: Amending the Land Use Plan of the City of Gardena General Plan for the of the 5.25 Acre Property to Specific Plan, Changing the Land Use Designation of the 0.11 Acre Property located at 16964 Brighton Avenue to Single Family Residential, and the 0.43 Acre Property located at the Eastern Edge of the Specific Plan Area to Public/Institutional and Making Minor Text Changes; and

ORDINANCE NO. 1878: Amending the Gardena Municipal Code to add the Normandie Crossing Specific Plan, Amending the Gardena Zoning Map to Rezone the 5.25 Acre Property to Normandie Crossing Specific Plan, Rezoning the 0.11 Acre Property located at 16964 Brighton Avenue to Single Family Residential, Rezoning the 0.43 Acre Property located at the Eastern Edge of the Specific Plan Area to Official, Approving the Normandie Crossing Specific Plan, including the Site Plan Contained therein, Approving a Development Agreement, and Approving an Affordable Housing Agreement; and

RESOLUTION NO. 6685: 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.

PROJECT LOCATION: 16829, 16835, 16907, and 16911 S. Normandie Avenue
OTHER LOCATIONS: 16964 Brighton Avenue and unaddressed Union Pacific Railroad parcel (APN: 6106-030-800)

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

Staff Recommendation: Staff respectfully recommends that after presentation by Staff and Environmental Consultant the City Council:

- Open the public hearing;
- Hear the applicant's presentation
- Receive testimony from the public, allow three (3) minutes for each speaker;

- Allow the applicant time to respond; and
- Close the public hearing.

Planning Commission Recommendation for Motion:

- Adopt Resolution Nos. 6683 and 6684
- Introduce Ordinance No. 1878; and
- Adopt Resolution No. 6685, approving the necessary entitlements for the development of the Normandie Crossing Project.

AGENDA STAFF REPORT - NORMANDIE CROSSING PROJECT

Attachments

1. Planning Commission Resolution No. PC 18-24 recommending approval of Revised and Updated Final EIR.pdf
2. Planning Commission Resolution No. PC 19-24 recommending approval of General Plan Amendment.pdf
3. Planning Commission Resolution No. PC 20-24 recommends approval of the Project.pdf
4. Planning Commission Staff Report dated December 3, 2024.pdf
5. Planning Commission Staff Report dated March 19, 2024.pdf
6. Original Economic Analysis Report prepared by RCLCO, dated December 2023.pdf
7. Revised Economic Analysis Memo prepared by RCLCO, Dated November 2024.pdf
8. Public Comments received for January 14, 2025 Public Hearing.pdf
9. Public Comments received for December 3, 2024 Public Hearing.pdf
10. Letters of Support from Local Businesses.pdf

RESOLUTIONS AND ORDINANCE FOR CONSIDERATION

RESOLUTION NO. 6683, Certifying an Environmental Impact Report, Adopting a Mitigation Monitoring and Reporting Program, Adopting a Statement of Overriding Considerations and making CEQA Findings Relating to the Normandie Crossing Specific Plan Project

- Exhibit A - Draft EIR, dated December 2023.pdf
- Exhibit B - Revised and Updated Final EIR, dated November 2024.pdf
- Exhibit C - Mitigation Monitoring and Reporting Program.pdf

RESOLUTION NO. 6684: Amending the Land Use Plan of the Gardena General Plan

- Exhibit A - General Plan Land Use Change for GPA #3-21.pdf
- Exhibit B - General Plan Land Use Text Change Excerpts.pdf

ORDINANCE NO. 1878: Adopting the Specific Plan and Approving the Site Plan, Changing the Zoning, Approving the Zoning Code Amendment, Approving the Development Agreement, and Approving an Affordable Housing Agreement Relating to the Project

- Exhibit A - Normandie Crossing Specific Plan Zone Change for ZC #4-21.pdf
- Exhibit B - Normandie Crossing Specific Plan.pdf
- Exhibit C - Project Plans
- Exhibit D - Conditions of Approval.pdf
- Exhibit E - Draft Development Agreement.pdf
- Exhibit F - Draft Affordable Housing Agreement.pdf

RESOLUTION NO. 6685: 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

- Exhibit A - Vesting Tentative Tract Map No. 83922 (VTM #4-21).pdf
- Exhibit B - Conditions of Approval.pdf

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

15. DEPARTMENTAL ITEMS – POLICE

- 15.A [Rejection of all Bids for Request for Proposals \(RFP\) for Police Incident Major Response Vehicle \(MIRV\)](#)

Staff Recommendation: Reject all bids received for the Police Incident Major Response Vehicle (MIRV) project. Authorize Staff to re-issue a Request for Proposals (RFP)

[MIRV RFP.pdf](#)

[GA Proposal Gardena MIRV Truck.pdf](#)

- 15.B [Approve Three-Year Agreement with Peregrine Technologies, Inc. for Data Integration Services in the Amount Not to Exceed \\$273,000](#)

Staff Recommendation: Approve Agreement

[Contract & Exhibits A, B, C.pdf](#)

[Alhambra & Peregrine Contract.pdf](#)

- 15.C [Notification of Eligibility for Funding in the Amount of \\$99,023 Under the Tobacco Grant Program Award for the 2024 - 2028 Grant Cycle](#)

Staff Recommendation: Accept Grant Award and Authorize Expenditures

[Gardena PD_Summary of Award 24-25.pdf](#)

16. DEPARTMENTAL ITEMS - PUBLIC WORKS

17. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES

18. DEPARTMENTAL ITEMS - TRANSPORTATION

19. COUNCIL ITEMS

20. COUNCIL DIRECTIVES

21. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

22. COUNCIL REMARKS

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

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, January 28, 2025.

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 10th day of January 2025

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk