

MINUTES
Regular Meeting Notice and Agenda of the
Gardena City Council
Tuesday, March 9, 2021

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California, was called to order at 7:30 PM on Tuesday, March 9, 2021, in the Council Chamber at City Hall 1700 West 162nd Street, Gardena, California, Mayor Tasha Cerda presiding.

1. **ROLL CALL**

Present: Mayor Tasha Cerda; Mayor Pro Tem Mark E. Henderson; Council Member Rodney G. Tanaka; Council Member Art Kaskanian; and Council Member Paulette C. Francis. Other City Officials and Employees present: City Manager Clint Osorio; City Attorney Carmen Vasquez; City Clerk Mina Semenza; and Deputy City Clerk Becky Romero. City Treasurer Ingrid Tsukiyama was not present.

At 7:10 p.m., the City Council recessed into Closed Session in the Management Information Center of the Council Chamber at City Hall, with the following in attendance: Mayor Tasha Cerda; Mayor Pro Tem Mark E. Henderson; Council Member Rodney G. Tanaka; Council Member Art Kaskanian; and Council Member Paulette C. Francis; City Manager Clint Osorio; and City Attorney Carmen Vasquez.

2. **CLOSED SESSION**

2.A CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION

Government Code Section 54956.9(d)(1)
City of Gardena v. Regional Water Quality Control Board- Los Angeles Region, et al.
Orange County Superior Court Case No. 30-2016-00833722

2.B CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION Initiation of
litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9
(One [1] Matter)

Mayor Cerda reconvened the meeting to the Regular Open Session at 7:41 p.m., and the City Clerk noted the return of all Council Members who were present at the meeting.

When City Attorney Vasquez was asked if there was anything to report from Closed Session, she stated the following:

2.A. Council unanimously voted (5-0) and authorized the City Attorney's office to file a petition for review with the California Supreme Court.

2.B. No reportable action.

3. **PLEDGE OF ALLEGIANCE**

Jordan Agyemang, Cameron Agyemang and Morgan Agyemang led the Pledge of Allegiance. Jordan, Cameron, and Morgan are siblings and live in Gardena. They currently attend Maria Regina Catholic School and are current participants at the Johnson Park Afterschool Program. They have attended many of our events and the brothers have played in our Youth Sports Program. It is Morgan's first year in the Afterschool Program and she has also participated in our dance classes.

4. **INVOCATION**

Council Member Rodney G. Tanaka led the Invocation.

5. **PRESENTATIONS** – *No Items*

6. **PROCLAMATIONS**

- 6.A "American Red Cross Month," March 2021 - *was proclaimed by Mayor Cerda Mr. Ken Phan, Community Volunteer Leader, came into the meeting to accept the Proclamation*

7. **APPOINTMENTS – No Appointments were made**

8. **CONSENT CALENDAR**

Waiver of Reading in Full of All Ordinances Listed on This Agenda and That They Be Read by Title Only

- 8.A Affidavit of Posting Agenda on March 5, 2021

CONTACT: CITY CLERK

- 8.B Approve Minutes: Regular Meeting of the City Council, January 26, 2021

CONTACT: CITY CLERK

- 8.C Received and File of Minutes: Planning & Environmental Quality Commission, FEBRUARY 16, 2021

CONTACT: CITY CLERK

- 8.D Approval of Warrants/Payroll Register, March 9, 2021

CONTACT: CITY TREASURER

March 9, 2021: Wire Transfer: 11979-11984; Prepay: 162274-162277; Check Nos. 162278-162453 – for a total Warrants issued in the amount of \$2,238,523.57; Total Payroll Issued for February 26, 2021: \$1,975,410.02.

- 8.E Monthly Portfolio for January 2021

CONTACT: CITY TREASURER

- 8.F Amendment to the Memorandum of Understanding by and between City of Gardena and the Los Angeles County Metropolitan Transportation Authority for Net Toll Revenue Re-Investment Grant

CONTACT: TRANSPORTATION

- 8.G Amendment No. 1 to Proposition A Discretionary Incentive Grant Program Memorandum of Understanding for Sub-Regional Paratransit Services

CONTACT: TRANSPORTATION

- 8.H RESOLUTION NO. 6496: Artesia Boulevard Landscaping Assessment District renewal for the fiscal year commencing July 1, 2021 and ending June 30, 2022.

CONTACT: PUBLIC WORKS

RESOLUTION NO. 6496

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, ARTESIA BOULEVARD LANDSCAPING ASSESSMENT DISTRICT RENEWAL FOR THE FISCAL YEAR COMMENCING JULY 1ST, 2021 AND ENDING JUNE 30TH, 2022.

- 8.I RESOLUTION NO. 6497: Consolidated Street Lighting District Renewal for the Fiscal Year Commencing July 1, 2021, and Ending June 30, 2022

CONTACT: PUBLIC WORKS

RESOLUTION NO. 6497

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA CONSOLIDATED STREET LIGHTING DISTRICT RENEWAL FOR THE FISCAL YEAR COMMENCING JULY 1ST, 2021 AND ENDING JUNE 30TH, 2022.

8.J Personnel Report No. P-2021-05

It was moved by Council Member Tanaka, seconded by Mayor Pro Tem Henderson, and carried by the following roll call vote to Approve all Items on the Consent Calendar with the exception of Attachment 3 of Item 8.J – PERS Report:

Ayes: Council Members Tanaka, Mayor Pro Tem Henderson, and Council Members Kaskanian, Francis, and Mayor Cerda

Noes: None

Absent: None

9. EXCLUDED CONSENT CALENDAR

8.J Personnel Report No. P-2021-05 – Attachment 3

City Manager Osorio requested that Attachment 3 of Personnel Report No. 2021-05 be withdrawn from this item. City Attorney Vasquez confirmed that it would be brought back at a later date.

10. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

10.A MARCH 2, 2021

- A. **Environmental Assessment #14-20 and Conditional Use Permit #4-20.**
Direction by Staff: Continue Item to a future Planning and Environmental Quality Commission meeting. This item will be re-noticed Inc.

Commission Action: No action taken.

- B. **Environmental Assessment #17-20, Zone Change #5-20, and associated General Plan Amendment.**
Direction by Staff: This item has been removed by staff.

Commission Action: No action taken.

- C. **Environmental Assessment #9-20, Site Plan Review #4-20, Zone Change #4-20, General Plan Amendment #5-20, Tentative Tract Map #3-20, Variance #2-20**
The Planning Commission considered a request for a General Plan Amendment, Zone Change, Tentative Tract Map, Site Plan Review and Variance all related to the development of six condominium townhomes for the property located 1031 Magnolia Avenue. The project qualified for a categorically exemption from the provision the provisions of CEQA.

Project Location: 1031 Magnolia Ave

Applicant: Steve Stapakis

Commission Action: The Commission continued the item to an unspecified future date. The item will be re-noticed in the Gardena Valley News and mailers will be sent out to all properties within a 300-foot radius of the project site.

Receive and File

ORAL COMMUNICATIONS

11. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES – No Items

12. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

12.A PUBLIC HEARING: Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Amendment to the Land Use Plan of the General Plan to Increase Floor Area Ratio for Specific Uses, and Introduction of an Ordinance Making Other Changes As Well

City Manager Osorio presented the Staff Report. Gregg McClain, Acting Interim Community Development Director, gave a PowerPoint presentation.

Mayor Cerda then opened the Public Hearing at 8:18p.m. There were two (2) speakers: 1) Vishal Patel, Ray Ahir's business partner, and 2) Zahid Ahmed. They both spoke and brought forth their concerns to the Council.

A very lengthy discussion took place which included our Mayor and Council regarding adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, amending the Land Use Plan of the General Plan to increase Floor Area Ratio for specific uses, and making changes to Title 18 of the Gardena Municipal Code, primarily relating to Amenity Hotels. Assistant City Attorney Kranitz led the discussion and brought in Spencer Dela Cruz, our Economic Development Manager, to give some background regarding the project. She also brought in our two (2) Consultants, Starla Barker of the DeNovo Planning Group, and Clare Look-Jaeger of Linscott, Law & Greenspan, who gave information regarding the parking and environmental studies that were conducted. They went through all of the standards with Assistant City Attorney Kranitz and voiced each of their concerns regarding location, lot size, building height, CUP requirements, floor area ratio maximum, setbacks, and parking ratio and requirements.

Mayor Cerda then closed the Public Hearing at 10:47p.m.

Resolution Nos. 6498 and 6499 were both approved and adopted, and Mayor Cerda indicated that Ordinance No. 1825 would be brought back to the next Council Meeting for Introduction and with all the changes.

RESOLUTION NO. 6498, Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

RESOLUTION NO. 6498

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM RELATING TO THE AMENDMENT OF THE GENERAL PLAN TO ALLOW INCREASED FLOOR AREA RATIO IN THE COMMERCIAL AND INDUSTRIAL LAND USE DESIGNATIONS AND AMENDMENT TO THE GARDENA ZONING CODE RELATING TO CHANGES IN DEVELOPMENT STANDARDS, PRIMARILY RELATING TO AMENITY HOTELS IN THE COMMERCIAL AND INDUSTRIAL ZONES

It was moved by Council Member Kaskanian, seconded by Council Member Tanaka, and carried by the following roll call vote to Adopt Resolution No. 6498:

**Ayes: Council Members Kaskanian, Tanaka, Mayor Pro Tem Henderson and Mayor Cerda
Noes: Council Member Francis
Absent: None**

RESOLUTION NO. 6499, Amending the Land Use Plan of the General Plan to increase the FAR up to 2.75 for specific uses as identified in the Zoning Code for General Commercial uses and up to 2.0 for specific uses as identified in the Zoning Code for Industrial uses

RESOLUTION NO. 6499

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING THE LAND USE PLAN OF THE GARDENA GENERAL PLAN TO ALLOW INCREASED FLOOR AREA RATIOS IN THE COMMERCIAL AND INDUSTRIAL LAND USE DESIGNATIONS

It was moved by Mayor Pro Tem Henderson, seconded by Council Member Tanaka, and carried by the following roll call vote to Adopt Resolution No. 6499:

**Ayes: Mayor Pro Tem Henderson and Council Members Tanaka, Kaskanian, Francis, and Mayor Cerda
Noes: None
Absent: None**

ORDINANCE NO. 1825, Amending the Zoning Code primarily relating to development standards for amenity hotels, but making other changes

ORDINANCE NO. 1825

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, MAKING CHANGES TO TITLE 18, ZONING, OF THE GARDENA MUNICIPAL CODE RELATING TO AMENITY HOTELS AND OTHER MINOR REVISIONS

13. DEPARTMENTAL ITEMS - ELECTED & ADMINISTRATIVE OFFICES – No Items
14. DEPARTMENTAL ITEMS - POLICE – No Items
15. DEPARTMENTAL ITEMS - PUBLIC WORKS – No Items
16. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES – No Items
17. DEPARTMENTAL ITEMS - TRANSPORTATION – No Items
18. COUNCIL ITEMS – No Items

19. COUNCIL DIRECTIVES

Mayor Pro Tem Henderson

- (1) Asked if we have a Service Level Agreement in place for those when requesting an inspection. He then asked what the turn-around time is for an inspection. City Manager Osorio indicated that he would get back to him regarding the agreement; and replied that our turn-around for an inspection is 6 weeks, which is due to COVID setbacks our Community Development Department has been experiencing.

Council Member Francis

- (1) Asked if with the new Federal COVID Relief Plan coming, are we going to change the way we allocated the funds previously and asked if there can be some homeowner relief. City Manager Osorio replied we will be adhering to the requirements that come with the plan. He continued to say that we could look into some type of homeowner relief assistance.

20. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

City Manager Osorio gave a verbal report of information to follow-up on matters that had been directed or requested by the Mayor and Members of Council. Those items were, as follows:

- (1) A memo regarding the Landscape Median District;
- (2) He showed a flyer from the Los Angeles County Assessor's office regarding a webinar for business owners on "How to File a 571-L and 571-R when it comes to Business Property Statements" taking place on March 15, 2021 from 1:00-2:30p.m.; and
- (3) COVID Update

21. COUNCIL REMARKS

- (1) Council Member Tanaka – He attended the South Bay COG Board Meeting. He then mentioned the South Bay Fiber Network has been cited as an innovative project and as an example that all cities across the state in state hearings on the panels by the Public Utilities Commissioner Martha Guzman Aceves of the 66th District and Al Muratsuchi. He stated that we are now an American City and County just awarded the project one of six 2020, Crown Community awards in the United States. The South Bay COG and SCAG because of the fiber networking was given the award and it is very honorable. He also attended the COG's Legislative meet and greet, and he was honored to be chosen to announce and introduce Senator Steve Bradford. He attended a funeral of one of his close friends retired Harbor Division Captain Bob McBay. Attended the South Bay COG Steering Committee meeting and attended the Gardena Economic Development Webinar on how to do business in Gardena, complimented all City staff on presenting to all vendors on how to become someone who wants to do business and stated there is a system on how to become a participating vendor in our City.
- (2) Council Member Francis – Since the last meeting, she attended the District 1 Neighborhood Watch Meeting. She heard a good presentation on the proposed Aquatic and Senior Citizen Center; she thanked everyone that supported the Dr. Martin Luther King Jr. Cultural Community Fundraiser. Two-hundred tickets were sold and would like to give a special thanks to Stephany Santin, Director of Recreation and Human Services for the support and effort, all proceeds will go to the scholarship program. She then thanked Council Member Kaskanian for his support and everyone else that supported. She also welcomed Gregory McClain (Interim Acting Community Development Director) and mentioned it is great to see him on board and she hopes to hear more from him. She thanked everyone for all their hard work and would like to remind everyone to wear their mask, wash their hands, and watch distance. We will have better days ahead and will get through this.

- (3) Mayor Pro Tem Henderson – He attended the SCAG Race Equity Meeting. He was at South Bay Workforce Investment Board Special Orientation. Attended the Virtual Housing Workshop and said it was very informative. He thanked City staff Spencer Dela Cruz, Mary Simonell and City Manager Clint Osorio for the doing Business in Gardena Workshop and his colleagues for sharing the same vision on wanting to promote our city, community, businesses, and everything as we all continue to move forward. He mentioned, Council Member Tanaka and was very happy the city received an award for fiber networking and believes Gardena will continue to move forward. He reiterated what Council Member Francis said and would like to encourage everyone to continue to physically distance, wash your hands, wear a mask and shared he received his first vaccine dose and is excited and he feels good. Lastly, he thanked Chief of Police and City Manager for working with Public Works to cut the shoes out of the telephone wire in the community and did it within an hour.
- (4) Mayor Cerda – Since the last Council Meeting, she attended an event that Assembly Member Mike Gipson had and was a COVID-19 Memorial Service for all those that have passed away in his District and mentioned it was a very nice event with very few people because everyone has to social distance but representatives from Compton, Lynwood, Carson, Gardena, and a couple of others. There were wreaths that were put out to represent each City and was all done through Zoom and Social Media so people can see the funeral service. The service was held in the Roosevelt Memorial Park Cemetery and they called out all the family loved one's names that were submitted. Besides that, she has not attended many other meetings since she has been trying to socially distance and stay safe. She would like to add to the adjournment the Lakewood Sheriff Deputy that passed away and was killed in a traffic collision Thomas J. Albanese. Lastly, she met with the CEO of Nissin and mentioned they will keep our Food Pantry stocked on a regular basis.
- (5) Council Member Kaskanian – Since the last meeting, he attended the Zoom meeting with Tri City Cert and was his first meeting with them. In the meeting there was about 25-30 attendees and they talked about how they work, what they do and how they get deployed. He would like to give a shout out to Public Works as he was driving on Gardena Blvd. west bound from outside City boundaries, one of the traffic lights was out; he called Kevin Thomas and gave him the report of the problem and an hour later it was fixed; he again thanked Public Works for their quick response. Also, three weeks ago another light problem was reported to City Manager and it was fixed. He then mentioned there is another problem on Western and Rosecrans that is from the Gas Company, he stated the access hole is open and anyone can have an accident or issue. He wanted to mention it to everyone, so they were aware.

22. ANNOUNCEMENT(S)

Mayor Cerda announced:

- (1) Our baseball fields and basketball courts are now open at Johnson, Mas Fukai and Rowley Parks; you will need to make a reservation. You can get more information by calling (310) 217-9537.
- (2) Please help support our "Give & Take" Pantry, you can get more information by calling (310) 217-9537.
- (3) Easter Bunny Stampede that will be taking place at our different parks on Saturday, April 3, 2021 from 11:00a.m to 1:00p.m. You will be given a card that needs to get stamped at each park; the first 100 stamped cards will receive a free Easter Basket.

23. REMEMBRANCES

Mr. Thomas J. Albanese, 41 years of age, a seven-year veteran of the Lakewood Los Angeles County Sheriff's Department, a 10-year Marine Corps veteran, who served four tours in Iraq, who was tragically killed in a traffic collision.

24. ADJOURNMENT

At 11:18 p.m., Mayor Cerda adjourned the Gardena City Council Meeting to the Closed Session portion of the City Council Meeting at 7:00 p.m., and the Regular City Council Meeting at 7:30 p.m. on Tuesday, March 23, 2021.

APPROVED:

Tasha Cerda
Tasha Cerda, Mayor

MINA SEMENZA
City Clerk of the City of Gardena and
Ex-officio Clerk of the Council

By: Becky Romero
Becky Romero, Deputy City Clerk