

**CITY OF GARDENA**  
**PLANNING & ENVIRONMENTAL QUALITY COMMISSION**  
**TUESDAY, NOVEMBER 1, 2016, MEETING**

\* \* \*

Called to order by Vice-Chairman Jamora at 7:00 P.M.

**ROLL CALL**

Present: Philip Johnson, Steve Sherman, Nolan Jamora  
Absent: Brenda Jackson, Harout Kaskanian  
Also in Attendance: Mitchell G. Lansdell, City Manager  
Peter Wallin, City Attorney  
Raymond Barragan, Community Development Manager  
William Kavadas, Planning Assistant

**PLEDGE OF ALLEGIANCE**

Led by Commissioner Sherman.

**APPROVAL OF MINUTES**

A motion was made by Commissioner Sherman and seconded by Commissioner Johnson to approve the minutes of the September 20, 2016, meeting. The minutes were approved 3-0.

Ayes: Sherman, Johnson, Jamora  
Noes: None  
Absent: Jackson, Kaskanian

**PUBLIC HEARING**

**Agenda Item #5**

**Conditional Use Permit #4-16**

A request to allow the on-site sale of beer and wine as part of meal service at a new 3,018 square foot restaurant located in the General Commercial (C-3) zone and direct staff to file a notice of exemption as an existing facility.

**Project location: 15400 South Western Avenue Unit B and C (APN: 6103-015-007)**

**Applicant: Man Thanh Lam/Jobe Dynasty Inc.**

Planning Assistant William Kavadas presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 13-16 approving Conditional Use Permit #4-16 to allow the on-site sale of beer and wine as part of meal service at a new 3,018 square foot restaurant located in the General Commercial (C-3) zone and direct staff to file a notice of exemption.

Vice-Chairman Jamora opened the public hearing and invited the applicant to speak.

Applicant representative Chris Su, 15400 South Western Avenue, Gardena, came forward to discuss the project. Mr. Su stated this would be the fourth Stinkin Cajun restaurant and that he was very excited to do business in Gardena. Mr. Su stated that

alcohol sales make up approximately ten percent of their sales and compliment the spicy seafood menu. He stated that employees are trained regarding alcohol consumption and none of their locations have had any alcohol related issues.

Vice-Chairman Jamora asked about the menu.

Mr. Su responded that the menu consists of seafood boil mixed with special sauces. Appetizers would also be served including fries, wings, gumbo, and the like.

Vice-Chairman Jamora closed the public hearing.

MOTION: It was moved by Commissioner Sherman and seconded by Commissioner Johnson to adopt Resolution No. PC 13-16 approving Conditional Use Permit #4-16 subject to attached conditions of approval (Exhibit A) and directing Staff to file a Notice of Exemption.

The motion passed by the following roll call vote:

Ayes: Sherman, Johnson, Jamora  
Noes: None  
Absent: Jackson, Kaskanian

#### **ORAL COMMUNICATIONS FROM THE PUBLIC**

Vice-Chairman Jamora called for oral communications from the public. No member of the public came forward to speak.

#### **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

City Manager Mitchell Lansdell stated that City Council voted to consolidate the Municipal election with the County election and have County officials conduct the election. Voting will be done in Gardena, but County will conduct the official counting and related actions. Filing period will open November 14, 2016 and will close December 9, 2016.

#### **PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS**

No report.

#### **ADJOURNMENT**

Vice-Chairman Jamora adjourned the meeting at 7:15 P.M.

Respectfully submitted,



MITCHELL G. LANSDELL  
City Manager



NOLAN JAMORA, VICE-CHAIRMAN  
Planning and Environmental Quality Commission