



# CITY OF GARDENA

## PLANNING & ENVIRONMENTAL QUALITY COMMISSION

CITY COUNCIL CHAMBER ■ 1700 WEST 162<sup>ND</sup> STREET ■ 7:00 P.M.  
Telephone: (310) 217-9526 ■ E-mail address: CDDPlanningCommission@ci.gardena.ca.us

### AGENDA

#### TUESDAY, DECEMBER 6, 2016

#### 7:00 P.M.

1. Call meeting to order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes – November 15, 2016
5. **Site Plan Review #9-16 Conditional Use Permit #7-16**  
A request for conditional use permit to operate a dialysis treatment facility, per Section 18.32.030(J), and to approve site plan review of a new 10,778 square foot structure, per Section 18.44.010(A), in the General Commercial (C-3) zone and direct staff to file a Notice of Exemption as an in-fill project.  
**Project Location: 1201 West 155<sup>th</sup> Street (APN:6113-001-042)**  
**Applicant: DaVita, Incorporated**
6. **Mitigated Negative Declaration and Mitigation Monitoring Program #9-14 Site Plan Review #6-14 Conditional Use Permit #4-14**  
A request for conditional use permit to operate a members-only gas station with eight pumps (16 fueling stations) and associated attendant kiosk, per Section 18.46.030(C)(23), to approve site plan review of the new gas station, per Section 18.44.010(A), and to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for the project at an existing Sam's Club retail store in the General Commercial (C-3) zone.  
**Project Location: 1399 West Artesia Boulevard (APN: 6111-036-057)**  
**Applicant: Sam's Real Estate Business Trust (Sam's Club)**
7. Oral Communications from the Public
8. Community Development Director's Report
9. Planning & Environmental Quality Commissioners' Reports
10. Adjournment

*The Planning and Environmental Quality Commission will hear from the public on any item on the agenda or any item of interest that is not on the agenda. However, the Commission cannot take action on any item not scheduled on the agenda. These items may be referred for administrative action or scheduled on a future agenda. Comments will be limited to five minutes for each speaker, unless extended by the Commission. You may also e-mail comments to the Planning Commission. Commissioners will receive comments e-mailed by 5:00 p.m. the evening of the meeting. Commission E-mail address: [PlanningCommission@ci.gardena.ca.us](mailto:PlanningCommission@ci.gardena.ca.us)*

*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 e-mail [bromero@ci.gardena.ca.us](mailto:bromero@ci.gardena.ca.us) at least two business days prior to the scheduled meeting to ensure assistance is provided. Assistive listening devices are available.*

*Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the office of the Community Development Department, 1700 W. 162nd Street, Room 101, Gardena, during normal business hours.*