



CITY OF GARDENA

PLANNING & ENVIRONMENTAL QUALITY COMMISSION

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

AGENDA

TUESDAY, JANUARY 17, 2017

7:00 P.M.

1. Call meeting to order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes – November 15, 2016
5. Election of Commission Officers – to be scheduled at next meeting.
6. **Conditional Use Permit #8-16**
A request for conditional use permit to operate a new massage establishment, per section 18.46.030(C)(28) of the Gardena Municipal Code, in the Neighborhood Commercial/Mixed-Use Overlay/Parking (C-2/MUO/P) zone and direct staff to file a Notice of Exemption as an existing facilities project.
Project Location: 15122 South Western Avenue Unit A5 (APN: 6103-018-025)
Applicant: Yufen Cui
7. **General Plan Amendment #1-16, Specific Plan #1-16, Zone Change #1-16, Tentative Tract Map #1-16, Site Plan Review #6-16 and Mitigated Negative Declaration and Mitigation Monitoring Program #10-16**
A request to develop a 2.31-acre site. Development would consist of 46 single-family attached residential condominiums at a density of 20 dwelling units per acre (du/ac) with an average size of 1,624 square feet. Approval requires a General Plan Amendment changing the property from General Commercial to Specific Plan; approval of the Western Avenue Specific Plan which becomes the zoning for the project site; a zone change from General Commercial to Western Avenue Specific Plan; Tentative Tract Map (TTM) 74350 subdividing the property into separate lots; and approval of the site plan for the development of the property. A Mitigated Negative Declaration and Mitigation Monitoring Program have been prepared to address the environmental impacts and will have to be approved and adopted prior to the project approvals. The Planning Commission will be making a recommendation to the City Council on the General Plan Amendment, Specific Plan and Zone Change and approving the Tract Map and Site Plan Review, subject to Council approval of the other items.
Project Location: 16958 South Western Avenue (APN: 6106-007-012)
Applicant: City Ventures
8. Oral Communications from the Public
9. Community Development Director's Report
10. Planning & Environmental Quality Commissioners' Reports
11. 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

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 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.