

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, NOVEMBER 15, 2016, MEETING

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Called to order by Chairman Kaskanian at 7:00 P.M.

ROLL CALL

Present: Brenda Jackson, Philip Johnson, Nolan Jamora, Harout Kaskanian
Absent: Steve Sherman
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 Jackson.

APPROVAL OF MINUTES

A motion was made by Commissioner Johnson and seconded by Vice-Chairman Jamora to approve the minutes of the November 1, 2016, meeting with the correction that Vice-Chairman Jamora called the meeting to order instead of Chairman Kaskanian. The minutes were approved 4-0.

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

PUBLIC HEARING

Agenda Item #5

Site Plan Review #10-16

A request to construct a new 3,015 square foot shell commercial building in an existing shopping center located in the General Commercial/Mixed-Use Overlay (C-3/MUO) zone and direct staff to file a Notice of Exemption as an in-fill project.

Project Location: 15410 South Western Avenue (APN: 6103-015-050)

Applicant: Edward Yoon

Planning Assistant William Kavadas presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 14-16 approving Site Plan Review #10-16 to construct a new 3,015 square foot shell commercial building in an existing shopping center located in the General Commercial/Mixed-Use Overlay (C-3/MUO) zone and direct staff to file a notice of exemption.

Chairman Kaskanian opened the public hearing and invited the applicant to speak.

Applicant, Edward Yoon, 17802 Cottonwood Court, Carson, California, 90746 invited his architect to come speak on the project.

Architect, Ung Lee, 3435 Wilshire Boulevard, Suite 1740, Los Angeles, California 90010, stated that the design of the building was meant to complement the existing architecture on site.

Chairman Kaskanian closed the public hearing.

Commissioner Jackson stated that she liked the design and landscaping for the building.

MOTION: It was moved by Vice-Chairman Jamora and seconded by Commissioner Jackson to adopt Resolution No. PC 14-16 approving Site Plan Review #10-16 subject to attached conditions of approval (Exhibit A) and directing Staff to file a Notice of Exemption as an in-fill project.

The motion passed by the following roll call vote:

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

ORAL COMMUNICATIONS FROM THE PUBLIC

Chairman Kaskanian 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 the next City Council Meeting will be December 13, 2016 and sewer-fee increase will be discussed. Interviews for the Director of General Services will take place this week. The goal is to have the new director by the start of the new year.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Johnson questioned the work being conducted at King's Carwash and surveying work being conducted in the rear of the parcel.

Community Development Manager Raymond Barragan stated that a permit is on file with the Community Development Department for flatwork on the carwash site. Surveyors in the rear of the property are connected to the property owners who is doing due diligence on the property. There is no official project submitted for work in the rear of the parcel.

Commissioner Jackson stated that The Ditch Farmers Market has now opened and she has heard that the vendors are successful.

Mr. Lansdell stated that the City Hall Christmas tree lighting will take place on the 29th of November.

ADJOURNMENT

Chairman Kaskanian adjourned the meeting at 7:20 P.M.

Respectfully submitted,



MITCHELL G. LANSDPELL

City Manager



HAROUT KASKANIAN, CHAIRMAN
Planning and Environmental Quality Commission