CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, APRIL 5, 2016, MEETING

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Called to order by Vice-Chairman Jamora at 7:01 P.M.

ROLL CALL

Present:	Johnson, Jackson, Jamora, Sherman
Absent:	Kaskanian
Also in Attendance:	Mitchell G. Lansdell, City Manager
	Peter L. Wallin, City Attorney
	Lawson Chew, Planning Assistant
	William Kavadas, Planning Assistant

PLEDGE OF ALLEGIANCE

Led by Commissioner Jackson.

APPROVAL OF MINUTES

A motion was made by Commissioner Jackson and seconded by Commissioner Sherman to approve the minutes of the March 15, 2016, meeting. The minutes were approved 4-0.

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

PUBLIC HEARING

Agenda Item #5
Conditional Use Permit #01-16
A request to allow the on-site sale of beer and wine as part of meal service at an existing restaurant located in the Artesia Corridor Specific Plan
Project location: 1556 West Artesia Boulevard (APN: 6106-013-062)
Applicant: Johnny Simon/M Chain Inc.

Planning Assistant William Kavadas presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 04-16 adopting Conditional Use Permit #01-16 to allow the on-site sale of beer and wine as part of meal service at an existing restaurant located in the Artesia Corridor Specific Plan and directing staff to file a notice of exemption as an existing facility.

Vice-Chairman Jamora opened the public hearing.

Commissioner Sherman asked the applicant to come forward to discuss his project and its days of operation.

Applicant, George Simon, said that the sale of beer and wine would help to attract nighttime business to the establishment while also pairing well with the Mediterranean fare served at the restaurant. Days of operation would be seven days a week.

Commissioner Jackson asked for the proposed hours of alcohol sales.

George Simon stated that the sale of alcohol would commence upon opening and cease at the time of closing.

Vice-Chairman Jamora closed the public hearing.

MOTION: It was moved by Commissioner Jackson and seconded by Commissioner Sherman to adopt Resolution No. PC 04-16 adopting Conditional Use Permit #01-16 subject to the attached conditions of approval (Exhibit A) and directing staff to file a Notice of Exemption as an existing facility.

The motion passed by the following roll call vote:

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

Agenda Item #6
Site Plan Review #10-15
A request to allow the demolition of an existing 5,230 square foot commercial building, construction of a new 1,850 square foot drive through restaurant, and a complete façade renovation of the existing 4.12 acre commercial shopping center located in the Commercial (C-2) zone.
Project location: 15501 South Normandie Avenue (APN: 6105-008-013)
Applicant: Rich Development

Planning Assistant Lawson Chew informed the Planning and Environmental Quality Commission that the applicant, Rich Development, wants to continue the item to the following Planning Commission meeting.

MOTION: It was moved by Commissioner Jackson and seconded by Commissioner Sherman to continue the item to the April 19, 2016 Planning and Environmental Quality Commission Meeting.

The motion passed by the following roll call vote:

Ayes: Jackson, Sherman, Johnson, Jamora
Noes: None
Absent: 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 G. Lansdell stated the there is a lot of construction in the City at the current time. Normandie Estates, the old Bus Yard, and Platinum Row are all moving forward with construction activity. Olson Company is holding a public meeting at the New Gardena Hotel to discuss a proposal for townhomes at the RoadEx property (1515 West 178th Street). The meeting will be held on Thursday April 7, 2016 and is not sponsored, endorsed, or acknowledged by the City of Gardena. Any type of project would need to move forward for the necessary entitlements. At this time, Olson Company is simply doing their due diligence. Mr. Lansdell and Mr. Wallin will be taking part in Gardena Dodger Day on May 13, 2016.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

The Planning and Environmental Quality Commission had nothing to report.

ADJOURNMENT

Vice-Chairman Jamora adjourned the meeting at 7:17 p.m.

Respectfully submitted,

Mitchell G. Lansdell

MITCHELL G. LANSDELL
City Manager

Nolan Jamora, Vice-Chairman
Planning & Environmental Quality Commission