



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, APRIL 19, 2016

7:00 P.M.

1. Call meeting to order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes – April 5, 2016
5. **Negative Declaration (EA#6-16), Zoning Map Amendment (ZPA#1-16), and Zoning Code Amendment (ZCA#2-16) regarding the creation of a Billboard Overlay Zone**
Planning Commission recommendation that the City Council adopt the Negative Declaration for the Billboard Overlay Zone, Zone Map Amendment, and the Zoning Code Amendment and recommend adoption of the Billboard Overlay Zone, Zone Map Amendment, and the Zoning Code Amendment allowing electronic billboards on properties that are within 50 feet of the public right of way on either side of Artesia Boulevard subject to a Development Agreement.
Project location: Properties that are within 50 feet of the public right of way on either side of Artesia Boulevard in the City of Gardena
Applicant: City of Gardena
6. **Conditional Use Permit #03-15**
A request to allow the on-site tasting and sale of beer as part of a microbrewery in the General Industrial (M-2) zone.
Project Location: 13723 Harvard Place (APN: 6102-013-032)
Applicant: Brian K. Hall – Benediction Brewing Company
7. **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
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.