

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, APRIL 19, 2016, MEETING

* * *

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

ROLL CALL

Present: Jackson, Sherman, Johnson, Jamora, Kaskanian
Absent: None
Also in Attendance: Mitchell G. Lansdell, City Manager
Peter L. Wallin, City Attorney
Raymond Barragan, Community Development Manager
William Kavadas, Planning Assistant

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Chairman Jamora.

APPROVAL OF MINUTES

A motion was made by Commissioner Jackson and seconded by Vice-Chairman Jamora to approve the minutes of the April 5, 2016 meeting. The minutes were approved 5-0.

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

PUBLIC HEARING

Agenda Item #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

Chairman Kaskanian excused himself due to conflict of interest.

Community Development Manager Raymond Barragan presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 06-16, recommending that the City Council adopt the Negative

Declaration for the Billboard Overlay Zone Ordinance, Zone Map Amendment, and the Zoning Code Amendment and recommending that the City Council adopt the Billboard Overlay Zone Ordinance, Zone Map Amendment, and the Zoning Code Amendment.

Commissioner Sherman asked if the proposal for electronic billboards was something that had been proposed to the City or if it was a City-initiated project.

City Manager Mitchell G. Lansdell stated that companies had come forward to the City in the past to set up electronic billboards and share revenue, but no proposal ever came to fruition.

Commissioner Sherman wanted to make sure that applicants would be required to remove an old billboard to place an electronic billboard.

Mr. Lansdell stated that provisions would require applicants for electronic billboards to remove an existing billboard before building an electronic billboard.

Commissioner Jackson asked about existing electronic billboards in the City.

Mr. Lansdell stated that the only electronic signs in the City, besides the two owned by the City, are at the Normandie and Hustler Casinos; however no electronic billboards currently exist in the City.

Commissioner Jackson wanted to know how many electronic billboards would exist between South Vermont and South Western Avenue if this project were to be approved.

Mr. Lansdell stated that one should observe the current number of billboards on Artesia Boulevard. If any of those owners wanted to convert their billboards, they would need to approach property owners and submit a proposal to the City.

Commissioner Johnson wanted to confirm that electronic billboards would only be allowed if an existing billboard were removed and only along Artesia Boulevard.

Mr. Lansdell stated that the Billboard Overlay Zone only applies to Artesia Boulevard because of the amount of automobile traffic along the thoroughfare.

Vice-Chairman Jamora opened the public hearing.

John K. Wakamatsu, 17508 South Budlong Avenue, stated that placing signs along Artesia Boulevard between South Normandie Avenue and South Vermont Avenue could have negative effects on the residential areas due to light pollution.

Vice-Chairman Jamora wanted staff to address the public concern.

City Attorney Peter Wallin stated that any electronic billboard would need to have a development agreement which would be reviewed by Planning Commission for approval. Any sign that negatively impacts residents would have the opportunity to be denied.

Mr. Lansdell stated that several years ago an electronic billboard was proposed at 17800 South Vermont Avenue (City of Los Angeles) and the City of Gardena filed objection based on complaints received from residents; the project was stopped. He reiterated that any proposal that comes forward would be subject to public hearing.

Commissioner Sherman hoped to have more study sessions to have a better understanding of lighting standards for signage.

Commissioner Jackson questioned the brightness of the Krispy Kreme electronic sign and how it was approved.

Mr. Lansdell stated that the Krispy Kreme sign is not an electronic sign and was approved under administrative means.

Vice-Chairman Jamora noted that Mrs. Denise Perri of 1540 West Artesia Square emailed a letter stating her objection to the project.

Vice-Chairman Jamora closed the public hearing.

MOTION: It was moved by Commissioner Johnson and seconded by Vice-Chairman Jamora to adopt Resolution No. PC 06-16 recommending that the City Council adopt the Negative Declaration for the Billboard Overlay Zone Ordinance, Zone Map Amendment, and the Zoning Code Amendment and recommending that the City Council adopt the Billboard Overlay Zone Ordinance, Zone Map Amendment, and the Zoning Code Amendment.

The motion failed by the following roll call vote:

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

Agenda Item #6

Conditional Use Permit #03-15

A request for a conditional use permit 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

Planning Assistant William Kavadas presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. 07-16 approving a conditional use permit for the on-site tasting and sale of beer as part of a microbrewery in the General Industrial (M-2) zone and directing staff to file a notice of exemption as an existing facilities project.

Chairman Kaskanian opened the public hearing.

Jeff Layton, 13722 Harvard Place, stated that he was a property and business owner in the neighborhood and that over his 21 years at the location he has noticed illegal activity in the area such as refuse dumping. Mr. Layton stated that the street was very

isolated which increased the instances of illegal activity. Mr. Layton was nervous that if more people know about this street, more people may become aware that they can conduct illegal activities at that location.

Chairman Kaskanian invited the Applicant, Brian K. Hall, to speak regarding his project.

Applicant Brian K. Hall, stated that he too was concerned with the concerns brought forward by Mr. Layton. Mr. Hall stated that he planned to install security cameras at the location and that his experience at other brewery tasting rooms did not include evidence of police activity. Mr. Hall continued to state that brewery tasting rooms are a social experience where people partake in the sampling of beer. Mr. Hall concurred with William Kavadas Staff Report regarding the economic impact of craft breweries. Mr. Hall stated that overconsumption would be taken very seriously.

Applicant Erik DeBellis stated that he too has experienced illegal dumping in the neighborhood and is in favor of security cameras. He acknowledged Mr. Layton's concerns but stated that bringing more people to the neighborhood would decrease opportunities for illegal activity because of the increase in activity levels on the street.

Commissioner Sherman asked about the advertising for the business.

Mr. Hall stated that advertising would occur in the form of flyers, a website, social media, and reaching out to food providers; however a majority of advertising would be by word-of-mouth in the craft beer community.

Commissioner Johnson questioned which parking areas would be used for the brewery.

Mr. DeBellis stated that the brewery will be using both parking lots on the parcel and other businesses in the cul-de-sac have given permission to utilize their parking lots.

Commissioner Johnson questioned the total occupancy of the tasting rooms.

Mr. Hall stated the occupancy is expected at approximately 100 persons.

Commissioner Jackson stated her excitement in having this kind of use in Gardena. She stated that her experience with similar microbreweries in other cities has been positive, and the breweries have acted as a positive impact on their respective neighborhoods.

Vice-Chairman Jamora questioned bottling of the beer on-site.

Mr. Hall stated that bottling will not occur until approximately year three of operation but that growlers will be offered to patrons in the short term.

Vice-Chairman Jamora questioned the number of employees for the business.

Mr. Hall stated that seven part-time employees would begin to operate the business.

Chairman Kaskanian asked how many drinks would be served to patrons and in what sizes.

Mr. Hall responded that the number of drinks per person is dependent on the customer. Overconsumption would be monitored and servings would be in glasses or in flights.

Mr. DeBellis stated that lighter beers would be served in pint glasses but stronger beers would be served in smaller glasses.

Chairman Kaskanian questioned crowd control and the number of employees.

Mr. Hall and Erik DeBellis stated that the number of employees would be enough to meet the demand of the customers present and ensure operational safety.

Chairman Kaskanian questioned the revenue from the operations.

Mr. Hall stated that in the first year a half-capacity tasting room should produce \$700,000-800,000 in revenue and the local self-distribution should produce approximately \$80,000 in revenue.

Chairman Kaskanian questioned the smell from the operations.

Mr. DeBellis stated that the smell is not offensive and likened the smell to an "exploded Fiber-1 bar".

Chairman Kaskanian closed the public hearing.

MOTION: It was moved by Commissioner Jackson and seconded by Commissioner Sherman to adopt Resolution No. PC 07-16 approving a conditional use permit for the on-site tasting and sale of beer as part of a microbrewery in the General Industrial (M-2) zone and directing staff to file a notice of exemption as an existing facilities project.

The motion passed by the following roll call vote:

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

Agenda Item #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

Chairman Kaskanian referenced a memo from the Planning Division that informed the Planning and Environmental Quality Commission that the applicant, Rich Development, wants to continue the item to future Planning and Environmental Quality Commission Hearing date uncertain.

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 G. Lansdell stated that April 30, 2016 is the Cinco de Mayo parade and festival at Mas Fukai Park.

Commissioner Jackson wanted to know if the City had a float.

Mr. Lansdell stated a form needed to be returned to Kathy Walker in order to participate in the parade. He stated that he would follow up to make sure all Commissioners were notified of parade participation.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Johnson questioned the construction of the old 1st/King Building.

Raymond Barragan stated that a minor tenant improvement is occurring for a contractor who will be using the site for his office.

Vice-Chairman Jamora congratulated the City Manager on his excellent pitch at Gardena Dodger Days.

Commissioner Jackson would like more opportunity to learn about some of the topics that are put before the Planning Commission in order to make a more educated decision.

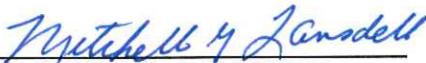
Chairman Kaskanian questioned the legality of tenant improvements at Casino Liquor.

Mr. Barragan stated that the Code Enforcement Department would look into the matter.

ADJOURNMENT

Chairman Kaskanian adjourned the meeting at 8:07 p.m.

Respectfully submitted,



MITCHELL G. LANSDELL
City Manager



HAROUT (ART) KASKANIAN, Chairman
Planning & Environmental Quality Commission