

**MINUTES  
Regular Meeting of the  
City of Gardena City Council  
Tuesday, April 26, 2016**

The regular meeting of the City Council of the City of Gardena, California, was called to order at 7:00 p.m. on Tuesday, April 26, 2016, in the Council Chamber of City Hall at 1700 West 162<sup>nd</sup> Street, Gardena, California; Mayor Paul K. Tanaka presiding.

**1. ROLL CALL**

Present: Mayor Paul K. Tanaka; Mayor Pro Tem Mark E. Henderson; Council Member Terrence Terauchi; and Council Member Dan Medina. Other City officials and employees present: City Manager Mitchell G. Lansdell; City Attorney Peter L. Wallin; City Treasurer Ingrid Tsukiyama; and Deputy City Clerk Becky Romero. Council Member Tasha Cerda was not present, but was reported on her way. City Clerk Mina Semenza was away on excused absence.

At 7:00 p.m., the City Council recessed into Closed Session in the Management Information Center of the Council Chamber at City Hall, with the following in attendance: Mayor Paul K. Tanaka; Mayor Pro Tem Mark E. Henderson; Council Member Terrence Terauchi; Council Member Dan Medina; City Manager Mitchell G. Lansdell; and City Attorney Peter L. Wallin.

**2. CLOSED SESSION**

**A. CONFERENCE WITH LEGAL COUNSEL  
EXISTING LITIGATION  
Government Code Sections 54956.9(d)(1)**

- (1) City of Gardena v. Regional Water Quality Control Board, etc., et al  
Los Angeles Superior Court Case No. BS1563472
- (2) Lydia Partida v. City of Gardena, et al  
Los Angeles Superior Court Case No. BC604044

**B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
AND CONSIDERATION OF APPOINTMENT OF ACTING CITY MANAGER  
Government Code, Section 54957(b)(1)  
Title: City Manager**

Mayor Paul K. Tanaka reconvened the meeting to the Regular Open Session at 7:30 p.m. and the Deputy City Clerk noted the return of all Council Members, including Council Member Tasha Cerda (arrived during Closed Session), who were present at the meeting.

**When Mayor Tanaka asked for a Closed Session Report, City Attorney Wallin reported:**

- (1) Agenda Item 2. A. (2) – City Council unanimously authorized settlement in the amount of \$43,500 by a 5-0 vote; and**
- (2) Agenda Item 2. B. – City Council appointed Ed Medrano as City Manager (subject to a contract and upon City Manager Lansdell's departure) by a 3-2 vote (Mayor Tanaka and Council Members Cerda and Medina voted YES; Mayor Pro Tem Henderson and Council Member Terauchi voted NO).**

### 3. PLEDGE OF ALLEGIANCE & INVOCATION

#### A. PLEDGE OF ALLEGIANCE

Chase Chastang and Amaya Bigalow were chosen to attend because they are both outstanding students and exemplary role models at Maria Regina School. Amaya was not present for the meeting. Chase introduced his Mother who had accompanied him to the meeting.

#### B. INVOCATION

The Invocation was led by Reverend Edwin R. Siguenza, Pastor at Iglesia Roca Fuerte (Solid Rock Church).

### 4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

#### A. PRESENTATIONS – No Items

#### B. PROCLAMATIONS

- (1) “Cinco de Mayo Celebration Day,” April 30, 2016 – *accepted by Council Member Medina, on behalf of the Cinco de Mayo Festival Chair Susana Medina and members of the Festival Committee*
- (2) “Municipal Clerks Week,” May 1 through May 7, 2016  
– *accepted by Deputy City Clerk Becky Romero*

#### C. APPOINTMENTS

- (1) Council Appointments to Commissions, Committees, Board, and Council  
*No appointments were made.*

### 5. CONSENT CALENDAR

#### A. WAIVER OF READING IN FULL OF ALL ORDINANCES LISTED ON THIS AGENDA AND THAT THEY BE READ BY TITLE ONLY

#### B. CITY CLERK

- (1) **Approved:** Minutes of
  - (a) City Council Regular Meeting, April 12, 2016
  - (b) Planning & Environmental Quality Commission, April 5, 2016
- (2) **Approved:** Affidavit of Posting Agenda on April 22, 2016

#### C. CITY TREASURER

- (1) **Approved:** Warrants / Payroll Register:
  - (a) April 26, 2016: Wire Transfer No. 11471-11472, 11474-11479, Prepay Nos. 138158-138167; and Check Nos. 138168-138418 for a total amount of \$1,649,949.44; Total Payroll Issued April 15, 2016: \$1,853,914.93.
- (2) **Approved:** Monthly Investment Portfolio Report
  - (a) March 2016

5. CONSENT CALENDAR (Continued)

D. CITY MANAGER

- (1) **Approved:** Personnel Report No. P-2016-06
- (2) Approval of Special Event Permit  
Annual Strawberry Park Fiesta: May 13 – 15, 2016  
St. Anthony of Padua Catholic Church  
1050 West 163rd Street, Gardena, CA 90247  
**Periodic Event (Circus/Carnival) Permit – Approved**

**It was moved by Council Member Cerda, seconded by Council Member Medina, and carried by the following roll call vote to approve all of the Items on the Consent Calendar:**

**Ayes: Council Members Cerda, Medina, Terauchi, Mayor Pro Tem Henderson, and Mayor Tanaka**  
**Noes: None**  
**Absent: None**

6. EXCLUDED CONSENT CALENDAR – No Items

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

A. APRIL 19, 2016, MEETING

- (1) 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**

**Commission Action:** Commission denied 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.

**Item was Received and Filed**

- (2) Conditional Use Permit #03-15

A request for 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**

**Commission Action:** Commission adopted Resolution No. PC07-16 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.

**Item was Received and Filed**

## 7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET (Continued)

### A. APRIL 19, 2016, MEETING (Continued)

#### (3) 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**

**Commission Action:** Commission continued the item until a future Planning and Environmental Quality Commission Hearing – date uncertain.

**Received and Filed**

## ORAL COMMUNICATIONS - None

## 8. DEPARTMENTAL ITEMS

### A. ELECTED & ADMINISTRATIVE OFFICES

#### (1) Single Audit Report Required for Federally-Funded Programs for Fiscal Year Ended June 30, 2015

City Manager Lansdell presented the Staff Report.

**The Report was Received and Filed**

### B. POLICE STREETS, & DEVELOPMENT SERVICES

#### (1) PUBLIC HEARING: Adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zoning Code Amendment, and Zone Change for 1.84 Acres of Property Located at 14216 Brighton Avenue, 1401 and 1425 West Rosecrans Avenue, and for a Conditional Use Permit and Site Plan Review for a Self-Storage Project at 14215 Normandie Avenue (GPA#1-15) (ZC#1-15) (ZCA#1-16); Approve the General Plan Amendment, Zoning Code Amendment and Zone Change; and Affirm the Planning and Environmental Quality Commission's Decision to Approve a Conditional Use Permit and Site Plan Review for the Self-Storage Project Located at 14215 Normandie Avenue (CUP#2-15) SPR#7-15)

#### (a) RESOLUTION NO. 6223, Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zone Change, Zoning Code Amendment, and Affirming the Planning and Environmental Quality Commission's Decision to Adopt the Same for a Conditional Use Permit and Site Plan Review for the StorQuest Project (EA#8-15) and Amending the Land Use Plan of the Community Development Element of the City's General Plan Relating to Density for the General Commercial Land Use Designation (GPA#1-15)

#### RESOLUTION NO. 6223

A Resolution of the City Council of the City of Gardena, California, Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zone Change, Zoning Code Amendment, and Affirming the Planning and Environmental Quality Commission's Decision to Adopt the Same for a Conditional Use Permit and Site Plan Review for the StorQuest Project (EA#8-15) and Amending the Land Use Plan of the Community Development Element of the City's General Plan Relating to Density for the General Commercial Land Use Designation (GPA#1-15)

**8. DEPARTMENTAL ITEMS (Continued)**

**B. POLICE STREETS, & DEVELOPMENT SERVICES (Continued)**

(1) PUBLIC HEARING (Continued)

- (b) RESOLUTION NO. 6224, Affirming the Decision of the Planning and Environmental Commission Approving the Conditional Use Permit and Site Plan Review for the StorQuest Project (CUP#2-15) (SPR#7-15)

RESOLUTION NO. 6224

A Resolution of the City Council of the City of Gardena, California, Affirming the Decision of the Planning and Environmental Commission Approving the Conditional Use Permit and Site Plan Review for the StorQuest Project (CUP#2-15) (SPR#7-15)

- (c) PUBLIC HEARING: ORDINANCE NO. 1766, Amending Chapter 18.34 of the Gardena Municipal Code Relating to the Heavy Commercial (C-4) Zone, Amending Chapter 18.46 of the Gardena Municipal Code Relating to Conditional Use Permits, and Rezoning Property Generally Located on West Rosecrans Avenue Between South Normandie Avenue and Brighton Avenue from General Commercial (C-3) to Heavy Commercial (C-4) (ZC#1-15) (ZCA#1-16)

ORDINANCE NO. 1766

An Ordinance of the City Council of the City of Gardena, California, Amending Chapter 18.34 of the Gardena Municipal Code Relating to the Heavy Commercial (C-4) Zone, Amending Chapter 18.46 of the Gardena Municipal Code Relating to Conditional Use Permits, and Rezoning Property Generally Located on West Rosecrans Avenue Between South Normandie Avenue and Brighton Avenue from General Commercial (C-3) to Heavy Commercial (C-4) (ZC#1-15) (ZCA#1-16)

City Manager Lansdell presented the Staff Reports.

Mayor Tanaka opened the Public Hearing at 8:00 p.m

Terry Kennedy, resident; Patrick Anderson, Magellan Architects; Emily Murray, representative of Applicant; and Nancy Bane, William Warren Group: spoke on behalf of the project.

Council Member Cerda asked what the white boxes (shown on the elevation pictures) represented. She also asked about the hours that the storage facility would be open.

Patrick Anderson replied that the white boxes are simply placeholders to show existing buildings.

Emily Murray responded that the typical open hours for the storage facility would be from 8:00 a.m. to 8:00 p.m.

Council Member Cerda then asked what type of businesses are being solicited to occupy the retail portion of the facility.

Emily Murray replied that the Planning Commission had voted to remove any limitations on dining from the CUP-2; and she indicated possible dining uses, such as Subway and Little Caesars.

City Manager Lansdell said that, at the Planning Commission meeting, it was represented that StorQuest would have a retail component themselves to sell boxes for storage; and that the Planning Commission did approve the allowing of food uses, subject to the parking analysis.

Council Member Cerda asked if there will be an on-site residential unit for a manager and his/her spouse.

8. DEPARTMENTAL ITEMS (Continued)

B. POLICE STREETS, & DEVELOPMENT SERVICES (Continued)

(1) PUBLIC HEARING: (Continued)

- (a) RESOLUTION NO. 6223 (Continued)
- (b) RESOLUTION NO. 6224 (Continued)
- (c) ORDINANCE NO. 1766 (Continued)

Emily Murray replied that there may be a rental component in combination with the retail office.

City Manager Lansdell reported that some of the other StorQuest facilities do have on-site managers that live in; this is something that was not requested.

Nancy Bane then stated that on-site managers are “old school;” that they now have a state of the art security system that enables them to look at every corner of the facility from video cameras during off hours, on-site and off-site. She continued, reporting that it is a little too soon to know retail uses because they have not yet gone to market as they consider the required parking. The Planning Commission liked the idea of a Subway or Jersey Mikes for the employees of nearby businesses to be able to grab something to eat and go back to work.

Mayor Pro Tem Henderson commented that part of Gardena has a high propensity for storage units, so the applicant’s community planning is very important because no one wanted to move to the subject location because of the transfer station. He continued, stating that the City needs to cognizant of those issues that existing facilities have an impact on future facilities.

Council Member Terauchi indicated that he was concerned about the size of the project; this will be the second tallest facility in our City next to Gardena Memorial Hospital. He stated that, if you look at the size of it, you have to consider the configuration of the site itself and transfer station. The size of the facility can be used to benefit the City because it will block the odor. The City can now use it to improve Rosecrans Avenue going eastbound.

Council Member Cerda stated that she read that this project would be 63 feet at its highest, so inquired about the height of the transfer station

City Manager Lansdell stated that the transfer station was built at its current location before the City had the zoning ordinance limitations; he believes the height of the transfer station “barn” area is about 45 feet.

Mayor Tanaka closed the Public Hearing at 8:15 p.m.

**It was moved by Council Member Cerda, seconded by Council Member Terauchi, and carried by the following roll call vote to adopt Resolution No 6223 and 6224;**

**Ayes: Council Members Cerda, Terauchi, Medina, Mayor Pro Tem Henderson, and Mayor Tanaka**  
**Noes: None**  
**Absent: None**  
**Council Member Medina introduced Ordinance No. 1766**

C. RECREATION, HUMAN SERVICES, PARKS, & FACILITIES

(1) 2016 Fourth of July Fireworks Contract with Pyro Spectaculars, Inc. in the amount of \$15,000

City Manager Lansdell presented the Staff Report.

**8. DEPARTMENTAL ITEMS (Continued)**

**C. RECREATION, HUMAN SERVICES, PARKS, & FACILITIES (Continued)**

- (1) 2016 Fourth of July Fireworks Contract with Pyro Spectaculars, Inc. (Continued)

Council Member Cerda asked how much was spent on last year's event.

City Manager Lansdell replied that it was "in the same neighborhood."

Council Member Cerda asked if it were a little more or a little less.

City Manager Lansdell responded that the amount was a little less.

Mayor Tanaka pointed out that Staff solicited requests for proposals for responses from Pyro Spectaculars, Inc., (Pyro) and other vendors, but Pyro was the only company to respond.

**It was moved by Mayor Pro Tem Henderson, seconded by Council Member Cerda, and carried by the following roll call vote to Approve the Fireworks Contract with Pyro Spectaculars, Inc.:**

**Ayes: Mayor Pro Tem Henderson, Council Members Cerda, Terauchi, and Medina, and Mayor Tanaka**

**Noes: None**

**Absent: None**

- D. TRANSPORTATION – No Items

**9. COUNCIL ITEMS, DIRECTIVES & REMARKS**

- A. COUNCIL ITEMS – No Items

- B. COUNCIL DIRECTIVES – Council Member Terauchi directed City Manager Lansdell to place a Resolution for adoption at the May 10, 2016, City Council Meeting to support the creation of a commemorative Nisei stamp; he indicated that many of those veterans are from Gardena and served in World War II with military achievements. Council Member Medina seconded the directive.

- C. COUNCIL REMARKS

- (1) COUNCIL MEMBER CERDA - reported that, since the last Council Meeting, she attended the following events: the 7<sup>th</sup> Annual Crimson awards hosted by the Gardena YWCA. Recognized at the event was Gardena's own City Clerk Mina Semenza, and longtime community worker Loyce Holt; a 2016 Youth Summit with the theme "Drugs Kill Dreams" and over 60 youth attended. Both she and Lieutenant Saffell spoke at the event. There were different workshops with various topics to encourage the youth; it was a great event. She closed by making a public service announcement, inviting the community to attend a free Tenant Workshop at the Nakaoka Community Center on May 2, 2016, hosted by the Fair Housing Foundation. She reminded everyone to download the free Gardena "App," called Gardena Direct, and its many benefits in having the app available on your mobile devices.
- (2) COUNCILMEMBER TERAUCHI – He reported that he also attended the 2016 Crimson awards, honoring Gardena City Clerk Mina Semenza and Ms. Loyce Holt. He attended the Cinco de Mayo celebration at the Nakaoka Community Center on Sunday, April 24, 2016, at which Council Member Medina was an excellent DJ and MC. He directed a question to the City Manager, requesting the City adopt a resolution to support the issuance of a U.S. Commemorative Postage Stamp Honoring the Japanese American Soldiers of World War II in recognition of the Nisei Veterans for their many accomplishments and military achievements.

**9. COUNCIL ITEMS, DIRECTIVES & REMARKS (Continued)**

**C. COUNCIL REMARKS (Continued)**

- (3) COUNCILMEMBER MEDINA – reported that, since the last Council Meeting he attended the Gardena YWCA 7<sup>th</sup> Annual Crimson Awards; the Gardena Spring Craft Fair; the Vector Control District monthly meeting at which he learned more about and briefly reported about the Zika Mosquito Virus and its effects, if bitten; South West College to hear guest speakers: U.S. Congresswoman Maxine Waters and former Senator Hilary Clinton; and the funeral for Percy Pinkney. He ended his report by reminding the community to come out the Cinco de Mayo parade and festivities at Mas Fukai Park on Saturday, April 30, 2016.
- (4) MAYOR PRO TEM HENDERSON – reported that he attended the 7<sup>th</sup> Annual Crimson Awards, he acknowledged two other recipients of Awards, Alejandra Garcia and Fatima Ghandi. He hosted his “Open City Hall” on April 16, and thanked everyone for attending. He mentioned the Rosecrans Corridor Project; that he would like to start actively working on moving forward on it. He also attended the Independent Cities Association meeting. He ended his report by suggesting that the City Manager create some sort of directory template of acronyms to help explain items in the budget.

**10. ANNOUNCEMENTS**

Mayor Tanaka announced that everyone should take advantage of using the Gardena Direct application. He mentioned that the quality of life is everyone’s responsibility for the benefit and good of this community.

Councilman Medina announced that the 30<sup>th</sup> Annual Cinco de Mayo Parade will be held on Saturday, April 30, 2016, beginning at 10:00 a.m. Following the parade, there will be entertainment, food, games, craft booths, and a classic car show at Mas Fukai Park.

Deputy City Clerk Romero announced that the City Clerk’s Office will be hosting a 47<sup>th</sup> Annual Municipal Clerks Week Reception in the City Hall Lobby on Thursday, May 5, 2016, from 2:00 p.m. to 4:00 p.m.

**11. REMEMBRANCES**

The Honorable Larry Rudolph, 78 years of age, known as “Mr. Lawndale,” he served for 30 years on the Lawndale City Council as a Councilman and Mayor Pro Tem, was a charter member of the Lawndale Kiwanis Club, and was a veteran Little League Coach; and Mr. Percy H. Pinkney Sr., 79 years old, a U.S. Army veteran who served for many years as the Los Angeles Field Representative for the Honorable U.S. Senator Dianne Feinstein.

**12. ADJOURNMENT**

At 8:32 p.m., Mayor Tanaka announced that the Gardena City Council will adjourn to the next Regular City Council Meeting, at 7:00 p.m., on Tuesday, May 10, 2016.

MINA SEMENZA  
City Clerk of the City of Gardena and  
Ex-officio Clerk of the Council

By: \_\_\_\_\_  
Becky Romero, Deputy City Clerk

APPROVED:

\_\_\_\_\_  
Paul K. Tanaka, Mayor