

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, FEBRUARY 16, 2016, MEETING

* * *

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

ROLL CALL

Present: Johnson, Jackson, Jamora, Kaskanian, Sherman
Absent: None
Also in Attendance: Mitchell G. Lansdell, City Manager
Peter L. Wallin, City Attorney
Raymond Barragan, Community Development Manager
Lawson Chew, Planning Assistant
William Kavadas, Planning Assistant
Oscar Quintero, Police Detective
Brian Juckett, Police Sergeant
Chris Seely, Building Inspector

PLEDGE OF ALLEGIANCE

Led by Commissioner Jackson.

APPROVAL OF MINUTES

A motion was made by Commissioner Johnson and seconded by Commissioner Jamora to approve the minutes of the November 17, 2015, meeting. The minutes were approved 5-0.

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

ELECTION OF OFFICERS

Chairman Kaskanian noted that the Commission will have their annual election of commission officers at the next scheduled meeting.

PUBLIC HEARING

Agenda Item #6

Site Plan Review #08-15

Project location: 1400 West Redondo Beach Boulevard

Applicant: Mark Yorita/Waterpointe Commercial LLC

Planning Assistant William Kavadas presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 01-16

approving Site Plan Review #08-15, subject to the attached conditions of approval (Exhibit A) and direct staff to file a Notice of Exemption as an infill project.

Commissioner Jamora questioned the length of the widened driveway proposed along West Redondo Beach Boulevard and how automobiles would exit the driveway.

Planning Assistant William Kavadas stated the driveway would be lengthened by ten feet nine inches and would have one entrance lane and two exit lanes, as shown on the site plan.

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

Vice Chairman Sherman questioned the active frontage of the building facing the interior parking lot instead of Normandie Avenue

Applicant Representative Bruce Greenfield explained that a tower element closest to the intersection would provide architectural variety. Mr. Greenfield explained that the back of the building would store the elements of the dining and retail uses that would generally not be displayed to the public.

Vice Chairman Sherman asked if there were any set tenants for the dining units.

Mr. Greenfield explained that the owner was in talks with different people but there was no set tenant.

Vice Chairman Sherman questioned the layout and functionality of the drive-thru lane.

Mr. Greenfield explained that the drive-thru would function as a normal drive-thru, as altered appropriately by the eventual tenant.

Vice Chairman Sherman explained that he would have been happier if the project had been flipped with the active façade facing South Normandie Avenue.

Commissioner Johnson questioned the loading facilities for the restaurants.

Mr. Greenfield stated that the food uses would be small so smaller trucks and vans would be making deliveries. Loading zones would generally be along the parking stalls and back of the building.

Commissioner Jamora questioned the parking stalls to which the applicant was referring.

Mr. Greenfield replied that the parking stalls along the south patio area would be used as a loading zone.

Commissioner Jamora questioned the height of the screening hedge.

Mr. Greenfield replied that the hedge was envisioned as approximately three feet in height, but that the applicant was willing to work with staff to trim the hedge to an appropriate height.

Chairman Kaskanian questioned who the tenants of the dining units would be as he did not want to see large tractor trailers delivering food to more intensive dining uses.

Applicant Mark Yorita stated that he has had conversations with several recognized names but that he could not divulge the information until the details were more concrete. Mr. Yorita also added that the intensity of the potential tenants was much less than a traditional fast food use.

Commissioner Jackson questioned the purpose of a drive-thru if the intensity of the tenant was meant to be less than that of a traditional fast food operation.

Mr. Yorita stated that the business uses drive-thru as a major portion of their coffee-centric operations.

Commissioner Jackson agreed with Vice Chairman Sherman and questioned why the building turned its back to South Normandie Avenue.

Mr. Greenfield stated that it is hard to make the back of the building transparent due to the production of related uses that take place in the rear of the dining units. Mr. Greenfield also explained that restaurant tenants are picky and want their entrances to face parking lots so that patrons can easily enter after parking their automobiles.

Commissioner Jackson restated that having an active street front with adequate landscaping should be important for development projects in the City of Gardena.

Chairman Kaskanian closed the public hearing.

MOTION: It was moved by Commissioner Jamora and seconded by Commissioner Jackson to adopt Resolution No. PC 01-16 approving Site Plan Review #08-15, subject to the attached conditions of approval (Exhibit A) and direct staff to file a Notice of Exemption as an infill project.

The motion passed by the following roll call vote:

Ayes: Jamora, Jackson, Johnson, Kaskanian
Noes: Sherman

Agenda Item #7

Conditional Use Permit #6-13

Revocation of Conditional Use Permit #6-13 that allowed the operation of a 1,934 square foot billiards establishment located within an existing shopping center located in the Commercial (C-3) zone.

Project location: 15420 South Western Avenue, Suites F and G

City Attorney Peter Wallin began by asking if anyone in the audience was there to represent BeBe Plaza or the applicant, Jae Shim.

No one in the audience stated that they were there representing either party.

Planning Assistant Lawson Chew presented the Staff Report and recommended that the Planning and Environmental Quality Commission direct staff to prepare a resolution revoking Conditional Use Permit #6-13.

Mr. Wallin asked the members of the Police Department and Building and Safety Division to come forward and testify in this matter. Mr. Wallin had the members of the Police Department and Building and Safety Division take an oath of sworn testimony.

Detective Oscar Quintero stated that the Police Department responded to the subject property regarding complaints about a Marijuana Dispensary. The Police Department found evidence of a dispensary and marijuana-grow operation.

Building Inspector Chris Seely stated that his inspection revealed evidence of unpermitted construction including walls and electrical wiring. The Building and Safety Division red-tagged the building.

Police Sergeant Brian Juckett stated that the criminal case was ongoing and the Police Department was waiting on additional information from the property owner as to who rented the subject units.

Mr. Wallin stated that the applicant abandoned their conditional use permit when they did not renew their business license in 2015.

Chairman Kaskanian opened the public hearing.

Resident Shannon Lawrence wanted to ensure that the suspect is caught. Mr. Lawrence wanted to ensure that the property owner is held liable for what occurred on the property if the suspect is not caught.

Mr. Wallin stated that by revoking the Conditional Use Permit, the Planning Commission would be taking away the right of the property owner and the applicant to conduct the business of billiards at this location.

Commissioner Jamora questioned if the police investigation was ongoing, would it be possible to charge the owner of the property.

Mr. Wallin said he did not believe so.

MOTION: It was moved by Commissioner Jamora and seconded by Commissioner Jackson to direct staff to prepare a resolution revoking Conditional Use Permit #6-13.

The motion passed by the following roll call vote:

Ayes: Jamora, Jackson, Johnson, Sherman, Kaskanian

Noes:

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 the South Bay Cities Council of Governments would be holding their 17th Annual General Assembly on Friday 26, 2016 in Carson. Chief Edward Medrano would be making a speech about body cameras.

The Olson project located at 15350 Van Ness Avenue is beginning construction of housing units and the Platinum Row project located at 14504 South Normandie is also beginning construction. The new residential developments will hopefully attract new national credit tenants to the City.

In-N-Out is open and operating. Best Western has had a soft opening and will be holding a grand opening in the coming weeks.

City Council will be considering multiple items of citywide importance at the March 8, 2016 council meeting including the following: Five Year Strategic Plan, Updated City Fee Schedule, Amendment to the Current Year Budget adding the five (5) million dollars received from the sale of the 15350 Van Ness Property, and discussion of the Civic Center Proposal.

Rigo's Ditch is slowly moving forward for a farmer's market but must receive approval from Los Angeles County Agriculture and Los Angeles County Health Departments.

Commissioner Johnson questioned the property at Van Ness Avenue south of 139th Street.

Mr. Lansdell stated that the property owner has applied for tenant improvements but no proposal for a restaurant has been received by the City.

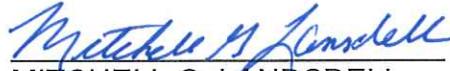
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Chairman Kaskanian stated that In-N-Out traffic flow and parking has not had any problems.

ADJOURNMENT

Chairman Kaskanian adjourned the meeting at 7:50 p.m.

Respectfully submitted,



MITCHELL G. LANDSDELL
City Manager



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