

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, MARCH 15, 2016, MEETING

* * *

Called to order by Chairman Kaskanian at 7:02 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

PLEDGE OF ALLEGIANCE

Led by Commissioner Johnson.

APPROVAL OF MINUTES

A motion was made by Commissioner Johnson and seconded by Commissioner Jackson to approve the minutes of the February 16, 2016, meeting. The minutes were approved 5-0.

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

ELECTION OF OFFICERS

A motion was made by Commissioner Jackson and seconded by Vice-Chairman Sherman to nominate Harout Kaskanian for Chairman of the Planning and Environmental Quality Commission.

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

A motion was made by Commissioner Jackson and seconded by Chairman Kaskanian to nominate Nolan Jamora for Vice-Chairman of the Planning and Environmental Quality Commission.

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

PUBLIC HEARING

Agenda Item #6

Environmental Review #8-15, General Plan Amendment #1-15, Zone Change #1-15, Zoning Code Amendment #1-16, Site Plan Review #7-15, Conditional Use Permit #2-15

Project location: 14215 South Normandie Avenue

Applicant: The William Warren Group, Inc.

Community Development Manager, Raymond Barragan presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 02-16 adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the Conditional Use Permit and Site Plan Review, approving the Site Plan, subject to the City Council's approval of the Land Use Project, approving the Conditional Use Permit, subject to the City Council's approval of the StorQuest project, recommending that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Amendment, Zoning Code Amendment, and Zone Change, and recommending that the City Council adopt the General Plan Amendment, Zoning Code Amendment, and Zone Change, subject to the attached conditions of approval (Exhibit D).

Commissioner Jackson commented on the attractiveness of the design of the project.

Commissioner Jamora questioned the width of the interior drive aisle being less than that required by the Municipal Code.

Community Development Manager, Raymond Barragan, responded that the Municipal Code was interpreted for automobile accessed horizontal storage facilities and not pedestrian accessed vertical storage facilities. As the proposed project is a vertical storage facility, it could meet a more narrow drive-aisle standard and still provide access.

Commissioner Jamora questioned the reasoning behind the angled parking.

Mr. Barragan responded that the angled parking was the best design for the one-way traffic into and out of the loading areas and that the angled parking complied with the City's parking standards. Mr. Barragan also commented that the Municipal Code has been changed to allow drive-aisles. The interpretation was for horizontal self-storage facilities where automobiles park in front of lockers and space was needed for automobiles to pass one another. The driveway width was not required for one-way driveways.

Chairman Kaskanian questioned the placement of fire hydrants around the site in response to comments to the MND received from Los Angeles County Fire Department.

Mr. Barragan responded that project will go through the necessary Fire Department review during the Building and Safety Plan Check stage, but that any Fire Department Review is separate from the City of Gardena.

Applicant Representative, Emily Murray, 515 South Figueroa Street, Los Angeles, California 90071, thanked the Planning Commission for their comments on the project. She also discussed the removal of Condition of Approval "CUP2" in order to allow the William Warren Group, Inc. to seek a quick service restaurant tenant in the commercial component of the building.

Chairman Kaskanian asked if the tenants shown in the project renderings were the official tenants.

Ms. Murray responded that there were no official tenants at this point in time.

Commissioner Jackson questioned if the currently worded condition limited the types of tenants that the applicant could approach.

Mr. Barragan responded that the current condition would limit the types of tenants that could lease space in the building but that the Community Development Department could look into unique ways to allow dining uses such as shared parking agreements.

Commissioner Johnson questioned if the condition was placed as a result of lack of parking stalls.

Mr. Barragan concurred with the Commissioner and responded that the parking could be provided off-site but until a use is proposed, it is difficult to put forward an exact solution. Mr. Barragan reiterated that by keeping the condition they would not be able to entertain dining uses at all; by removing the condition there may be special considerations that would ease parking issues and allow for a dining use.

Chairman Kaskanian questioned the number of parking stalls, size of retail units, and parking requirements.

Mr. Barragan said that there were 28 parking stalls, approximately 5,558 square feet of retail, and a parking requirement of one parking space per 200 square feet. The current parking requirements is approximately 27.79 parking spaces meaning the property has met its base parking requirement.

Chairman Kaskanian stated that the Commission did not want to create a parking problem.

Commissioner Jackson stated that while parking may be an issue, more types of projects, such as the commercial component of this project, are needed in North Gardena.

Chairman Kaskanian asked if there was parking on the street.

Mr. Barragan responded that there is no on-street parking on West Rosecrans Avenue or South Normandie Avenue. Parking did exist in the proximity of the project that may

allow for a shared parking agreement, but until a dining use is proposed, an exact solution cannot be determined.

Commissioner Jamora questioned the lack of a pedestrian walkway from the public right-of-way.

Ms. Murray responded that a walkway existed along the frontage of the building but no delineated walkway was provided.

Terry Kennedy of 14111 South Mariposa Avenue commented on the potential for illegal left turns into and out of the project site and how North Gardena has too many self-storage facilities; however, he commented that he was in support of the proposed project as it was very well designed and would benefit the neighborhood. He did want to make sure that the Commission was aware that the residents of North Gardena are not content with the amount of self-storage uses in North Gardena and to keep that in mind when any additional projects are proposed in the neighborhood.

Chairman Jackson, as a resident of North Gardena, agreed with Terry Kennedy but noted that North Gardena also has a larger amount of industrially zoned land in its vicinity.

Mr. Hung, of 1302 Rosecrans, commented on the lack of parking and loading spaces at the project location.

Commissioner Jamora asked for the possibility of an island on South Normandie Avenue.

Mr. Barragan stated that the traffic study did not propose any mitigation measures but that if the project has any traffic impacts in the future, the City can address them appropriately.

MOTION: It was moved by Commissioner Jackson and seconded by Commissioner Jamora to adopt Resolution No. PC 02-16 adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the Conditional Use Permit and Site Plan Review, approving the Site Plan, subject to the City Council's approval of the Land Use Project, approving the Conditional Use Permit, subject to the City Council's approval of the StorQuest project, recommending that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Amendment, Zoning Code Amendment, and Zone Change, and recommending that the City Council adopt the General Plan Amendment, Zoning Code Amendment, and Zone Change, subject to the attached conditions of approval (Exhibit D) and eliminating condition CUP2, eliminating the prohibition of dining uses within the commercial component of the StorQuest project.

The motion passed by the following roll call vote:

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

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

MOTION: It was moved by Commissioner Jackson and seconded by Commissioner Johnson to adopt Resolution No. PC 03-16 to revoke Conditional Use Permit #6-13 that allowed the operation of a 1,934 square foot billiards establishment located at 15420 South Western Avenue, Suites F and G.

The motion passed by the following roll call vote:

Ayes: Jackson, Johnson, Sherman, Jamora, Kaskanian

Noes: None

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 City Council adopted the Five-Year Strategic Plan and approved the Civic Center project at their March 8th Meeting. The Civic Center plans included a new 35,000 square foot police station at West 162nd Street and South Western Avenue and a new 6,600 square foot senior center on the site of the current police station. Funding for the police station will be drawn from \$15 Million of City Reserves, \$2 Million of seized assets, and \$500,000 from the Police Foundation. Funding for the new Senior Center will be drawn from \$2.9 Million of park in-lieu fees.

Commissioner Jackson questioned landscaping for projects at the corner of West Gardena Boulevard and Budlong Avenue and the Best Western Hotel on South Western Avenue

Mr. Lansdell responded that the project on West Gardena Boulevard and Budlong Avenue is currently being reviewed by staff.

Mr. Barragan responded that the Best Western Hotel has not yet been fully completed and will be required to meet the necessary project conditions.

Commissioner Jackson stated that Rigo's Ditch, 2800 West Rosecrans Avenue, was a beautiful project.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Jamora stated that the Civic Center project should be "awesome".

Commissioner Jackson thanked Raymond Barragan for speaking at the Neighborhood Watch Meeting in North Gardena this past February.

ADJOURNMENT

Chairman Kaskanian adjourned the meeting at 8:02 p.m.

Respectfully submitted,



MITCHELL G. LANDSDELL
City Manager



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