

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, MAY 17, 2016, MEETING

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

ROLL CALL

Present: Harout Kaskanian, Nolan Jamora, Philip Johnson, Steve Sherman
Absent: Brenda Jackson
Also in Attendance: Mitchell G. Lansdell, City Manager
Peter L. Wallin, City Attorney
Raymond Barragan, Community Development Manager
Lawson Chew, Planning Assistant

PLEDGE OF ALLEGIANCE

Led by Vice-Chairman Jamora.

APPROVAL OF MINUTES

A motion was made by Commissioner Johnson and seconded by Commissioner Sherman to approve the minutes of the April 19, 2016, meeting. The minutes were approved 4-0.

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

PUBLIC HEARING

Agenda Item #5

Site Plan Review #9-15

A request to allow the development of a four-unit residential project on a 6,300 square foot property in the Commercial-Residential (C-R) zone.

Project location: 1147 West Gardena Boulevard (APN: 6113-018-040)

Applicant: Ike Mbelu

Planning Assistant Lawson Chew presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 8-16 approving Site Plan Review #9-15 to allow the development of a four-unit residential project on a 6,300 square foot property in the Commercial-Residential (C-R) zone and directed Staff to file a notice of exemption.

Commissioner Sherman expressed concerns about the design of the parking layout and vehicular circulation. Commissioner Sherman asked if different parking layout designs were considered.

Mr. Chew replied that the Staff and the Applicant had worked together to revise the project and its current design. Mr. Chew also explained that the rear of the property has a 10-foot setback from the property line, therefore providing a buffer area for vehicles backing out of the property. Mr. Chew informed the Commission that the Gardena Municipal Code does not allow tandem parking, and that it is currently only allowed within certain residential projects within a Specific Plan like Artesia Square.

Commissioner Johnson also shared Commissioner Shermans' concerns.

Vice-Chairman Jamora asked if the project would install a fence along the front perimeter and a vehicular gate on the rear of the property.

Mr. Chew replied that the plans currently do not propose a fence nor a vehicular gate at this time. Mr. Chew explained that the Applicant would be able to obtain one at a future date.

Chairman Kaskanian commented that he visited the site and expressed his concern of vehicular access to the project site by the alley and suggested that the Applicant should consider installing mirrors to provide additional viewing angles for vehicles leaving the property.

Mr. Chew commented that the alley width is approximately 20 feet and, combined with the required 10 feet rear yard setback, creates approximately a 30-foot buffer allow to vehicles to safely back out. Mr. Chew suggested that the Commission can place a condition of approval to require the Applicant to install wide angle mirrors where possible.

Ike Mbelu, the project architect, welcomed any questions that the Commission might have on the project. Mr. Mbelu commented that he would accept the conditions to install the mirrors.

Commissioner Sherman expressed concerns of the internal circulation of the project site.

Mr. Mbelu assured the Commission that internal circulation would not be an issue and vehicles would be able to navigate out of the property.

Commissioner Johnson asked if the project complies with the parking requirement.

Mr. Chew replied that the project meets the parking requirement and explained that the number of parking in the Commercial-Residential zone is determined by the number of bedrooms. Mr. Chew continued to explain that the Municipal Code requires 1 parking space for units that are 1 bedroom or less, 2 parking spaces for units that are 2 or more bedrooms, and requires a quarter of a parking space for guest parking for a total of 8 total parking spaces.

Commissioner Johnson commented that 8 parking spaces for a 4-unit project is not sufficient as families typically have 2-3 cars per household.

Chairman Kaskanian closed the public hearing.

Chairman Kaskanian shared the concerns of Commissioner Johnson on the topic of parking. Chairman Kaskanian also stated that the project does meet the code.

MOTION: It was moved by Vice-Chairman Jamora and seconded by Commissioner Johnson to adopt Resolution No. PC 8-16 approving Site Plan Review #9-15 subject to the attached conditions of approval (Exhibit A) with the addition of a condition to require the Applicant to install backup mirrors to the rear of the project, directing staff to file a Notice of Exemption.

The motion passed by the following roll call vote:

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

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 reported that the new Big 5 sporting goods retailer will have their official opening at 10am on Thursday, May 19, 2016. Mr. Lansdell reported that Tuesday, May 24, will start the 30-day comment period for the proposed budget for fiscal year 2016-2017 and 2017-2018. Mr. Lansdell commented that the proposed budget is structurally balanced.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Johnson commented about a new work shoe retailer and his excitement for the retailer to open.

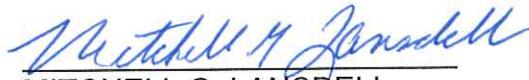
Vice-Chairman Jamora reported that he attended the Cinco de Mayo Parade as a representative of the Commission. He also asked Staff about the former strip club located across the street from the Best Western and the former hospital facility.

Mr. Lansdell responded that the strip club closed and was replaced by a plumbing supply office that is receiving a façade and interior improvements. Mr. Lansdell also commented that the former hospital, 2315 Marine Avenue, has been cited for various issues but is not aware of any plans for improvement.

ADJOURNMENT

Chairman Kaskanian adjourned the meeting at 7:30 p.m.

Respectfully submitted,



MITCHELL G. LANSDELL
City Manager



Harout Kaskanian, Chairman
Planning & Environmental Quality Commission