



# **City of Gardena**

## **Gardena City Council Meeting**

### **AGENDA REPORT SUMMARY**

Agenda Item No. 12.A  
Section: DEPARTMENTAL  
ITEMS - COMMUNITY  
DEVELOPMENT  
Meeting Date: April 12, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING: RESOLUTION 6570, Upholding the Decision of the Planning Commission Approving Site Plan Review #5-21, Conditional Use Permit #5-21, and Conditional Use Permit #6-21 to Develop A 121-Unit Single Room Occupancy Housing Development, With Seven Affordable Units, and Two, Six-Tier Automated Parking Structures on a One-Acre Property in the M-1 (Industrial) Zone with, and Directing Staff to File A Notice of Exemption for a Class 32 In-Fill Development Or Reversing the Decision and Denying the Applications

APPLICANT: West Realty Group, Inc., Lee Johnson

LOCATION: 13126 South Western Avenue

#### **COUNCIL ACTION REQUIRED:**

**Staff Recommendation: Open the public hearing and take additional testimony from the applicant and public, close the public hearing and discuss the matter, take one of the following courses of action:**

- **Option 1 - Adopt Resolution No. 6570, denying the project; OR**
- **Option 2 - Make a motion to rescind the previous action on this matter denying the project and adopt Resolution No. 6570 approving the project**

#### **RECOMMENDATION AND STAFF SUMMARY:**

On July 30, 2021, the applicant West Realty Group, Inc. submitted an application to construct a 121-unit single room occupancy (SRO) housing development, including seven affordable units located at 13126 South Western Avenue.

On February 15, 2022, the Planning Commission considered the project, and approved Resolution No. 4-22, approving the project.

At the City Council Meeting held February 22, 2022, the project was called for review, and on March 22, 2022, the City Council held a public hearing and voted 3 to 2 to direct staff to draft a resolution denying the project.

At the direction of the Mayor, a second public hearing was noticed for April 12, 2022 to consider and receive any additional information and public testimony prior to making a final decision.

Staff has prepared a presentation for this item.

#### **FINANCIAL IMPACT/COST:**

None.

**ATTACHMENTS:**

Staff Report.pdf

Attachment A - Architectural Plans .pdf

Attachment B - Planning Commission packet dated February 15, 2022

Attachment C - City Council staff report of March 22, 2022.pdf

Attachment D - Resolution No. 6570, denying the project.pdf

Attachment - E - Resolution No. 6570 with Exhibits, approving the project

Attachment F - Additional project materials provided by the Applicant.pdf

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio".

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Clint Osorio, City Manager