

ORDINANCE NO. 1699

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA CHANGING THE ZONING DESIGNATION OF APPROXIMATELY . 49 ACRES OF LAND LOCATED AT 1689 ARTESIA BOULEVARD (LOT 2 OF PARCEL MAP #63655) FROM GARDENA VILLAGE SPECIFIC PLAN ZONE TO C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, Gardena Village LLC (Ed Miller) has filed an application relative to the 5.65 acre parcel of land located at the northeast corner of Western Avenue and Artesia Boulevard (also known as Lot 6 of Vesting Tentative Tract Map #52273) for the following land use entitlements:

- Tentative Parcel Map #63655 to subdivide Lot 6 of Vesting Tentative Tract Map #52273 into two (2) lots of which Lot 1 will be developed with a 55-unit residential condominium development and Lot 2 will be developed with a commercial use.
- Gardena Village Specific Plan #2-99 (MOD) to allow a 55-unit residential condominium development on Lot 1 of Tentative Parcel Map #63655, in lieu of 59 units, and remove 0.49 acres (Lot 2 of Tentative Parcel Map #63655) from the Gardena Village Specific Plan area.
- General Plan Amendment #1-07 to amend the land use designation of Lot 2 of Tentative Parcel Map #63655 from Medium Density Residential to General Commercial
- Zone Change #1-07 to change the zoning designation of Lot 2 of Tentative Parcel Map #63655 from Gardena Village Specific Plan Zone to C-3 (General Commercial)
- Site Plan Review #1-07 to review the proposed commercial development of Lot 2 of Tentative Parcel Map #63655.

The purpose of these entitlements is to modify the approved Gardena Village Specific Plan #2-99 to allow development of a 55-unit residential condominium development in lieu of 59 units and split Lot 6 of Vesting Tentative Tract Map #52273, whereby the 55-unit residential development would be in the newly-created Lot 1 of Tentative Parcel Map #63655, and a proposed 4,770± square foot commercial use in the other newly-created Lot 2 of Tentative Parcel Map

#63655, hereinafter referred to as the "Project"; and

WHEREAS, the Planning and Environmental Quality Commission ("Commission") considered the Project at a duly noticed hearing on September 18, 2007 and adopted Memorandum #7-07 recommending the City Council approve Zone Change #1-07; and

WHEREAS, the City Council considered the Mitigated Negative Declaration and Mitigation Monitoring Program (EA #6-07) for the Project of which Zone Change #1-07 is a part, at a duly noticed public hearing on October 23, 2007, at which time all interested parties were given an opportunity to address the City Council; and

WHEREAS, prior to adopting this resolution, the City Council adopted Resolution No. 5000 adopting the Mitigated Negative Declaration (EA #6-07) and Mitigation Monitoring Program for the Project of which Zone Change #107 is a part; and

WHEREAS, prior to adopting this Ordinance, the City Council adopted Resolution No. 5002, approving General Plan Amendment #1-07.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Zone Change #1-07, changing the zoning on property located at 1689 Artesia Boulevard (Lot 2 of Tentative Parcel Map #63655), shown on Exhibit A and as more specifically depicted on Exhibit B, both of which are attached hereto, from Gardena Village Specific Plan Zone to C-3 (General commercial) Zone is hereby approved.

SECTION 2. With regard to Zone Change #1-07, the City Council does hereby find as follows:

- A. The rezoning of the property will permit development of a commercial use.
- B. The zone change is consistent with the General Commercial designation of the Land Use Element of the General Plan and is compatible with the objective of promoting the development of high quality commercial development and encouraging the development of viable attractive neighborhoods free from blight and deterioration.

SECTION 3. The Official Zoning Map of the City shall be amended to reflect the Zone Change approved in Section 1 above.

SECTION 4. Severability. If any provision or clause of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other ordinance provisions or clauses or applications therefor which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this ordinance are declared to be severable.

SECTION 5. Effective Date. This ordinance shall not become effective or be in force until thirty (30) days from and after the date of its adoption, and shall be published at least once in full in the Gardena Valley News, a newspaper of general circulation published in the City of Gardena, within 15 days after its adoption.

SECTION 6. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be published as required by law.

* Attachment: Exhibit A – Zone Change #1-07, map
 Exhibit B – Tentative Parcel Map #63655 depicting Lot 2

* **Attachments A & B are ON FILE IN THE CITY CLERK’S OFFICE AT CITY HALL.**

Passed, approved and adopted this 13th day of November 2007.

/s/ PAUL K. TANAKA
Mayor of the City of Gardena, California

ATTEST

/s/ MARIA ELENA MARQUEZ
Maria Elena Marquez, City Clerk

APPROVED AS TO FORM

/s/ EDWARD LEE
Edward Lee, City Attorney