

ORDINANCE NO. 1701

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING AND ADOPTING THE NORMANDIE PLACE SPECIFIC PLAN #1-07 FOR PROPERTY LOCATED AT 14532-14602 NORMANDIE AVENUE

WHEREAS, Simon Chang (Goodrich Pacific LLC) has filed an application relative to the 0.879 acre parcel of land located at 14532-14602 Normandie Avenue for the following land use entitlements:

- Vesting Tentative Tract Map #68502 to subdivide the subject property for condominium purposes to allow development of 12 detached residential units
- Normandie Place Specific Plan #1-07 to allow a 12-unit residential condominium development whereby the Specific Plan will function as its own zoning overlay for the project site to allow the proposed planned unit development
- General Plan Amendment #2-07 to amend the land use designation of a portion of the project site from Low Density Residential to Medium Density Residential
- Zone Change #2-07 to change the zoning designation of the project site from R-1 and R-3 to the Normandie Place Specific Plan Zone
- Site Plan Review #3-07 to review the proposed residential development pursuant to Chapter 18.44 of the Gardena Municipal Code

The purpose of these entitlements is to allow development of a 12-unit planned unit residential condominium project, hereinafter referred to as the "Project"; and

WHEREAS, An Initial Study and Mitigated Negative Declaration (MND) have been prepared for the project to evaluate the potential for adverse environmental impacts in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The MND was made available for public review and comments during a minimum 20-day period commencing September 27, 2007 to October 16, 2007. In accordance with Section 21092.3 of the Public Resources Code, the Availability of Environmental Documentation was posted in the office of the Los Angeles County Clerk; and

WHEREAS, The Planning and Environmental Quality Commission ("Commission")

considered the MND and Mitigation Monitoring Program (MMP) for the Project at a duly noticed public hearing on November 6, 2007, at which time all interested parties were given an opportunity to address the Commission; and

WHEREAS, the Commission recommends the City Council (“Council”) adopt the MND and MMP for the Normandie Place Specific Plan #1-07, General Plan Amendment #2-07, Zone Change #2-07, Site Plan Review #3-07, and Vesting tentative Tract Map #68502; and

WHEREAS, the Commission considered the Project at a duly noticed hearing on November 6, 2007 and adopted Memorandum #13-07 recommending the Council approve Normandie Place Specific Plan #1-07; and

WHEREAS, the Council considered the Mitigated Negative Declaration and Mitigation Monitoring Program (EA #9-07) for the Project, of which Normandie Place Specific Plan #1-07 is a part, at a duly noticed public hearing on December 11, 2007, at which time all interested parties were given an opportunity to address the Council; and

WHEREAS, prior to adopting this ordinance, the Council adopted Resolution No. 5007 adopting the Mitigated Negative Declaration (EA #9-07) and Mitigation Monitoring Program for the Project of which Normandie Place Specific Plan #1-07 is a part; and

WHEREAS, prior to adopting this ordinance, the Council adopted Resolution No. 5008 approving Vesting Tentative Tract Map #68502.

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

SECTION 1. The Normandie Place Specific Plan consists of the development standards and regulations incorporating conditions of approval and mitigation measures for the 12-unit residential condominium project. The Normandie Place Specific Plan is hereby adopted consisting of the Specific Plan document dated received by the City on May 30, 2007, attached hereto as Exhibit A. For any development standard or regulation not specifically covered by the Specific Plan, the requirements applicable to the R-3 zone and other zoning standards set forth in Title 18 shall apply by default. The specific plan is binding on the applicant and all successors in interest.

SECTION 2. In adopting the Normandie Place Specific Plan, the Council makes the following findings:

- A. The Specific Plan meets all requirements set forth in Government Code Section 65450 et seq., including consistency with the General Plan.
- B. The Specific Plan contains all the information required by Chapter 18.39 of the Gardena Municipal Code.
- C. Adoption of the Specific Plan provides for a better quality and more affordable development than would be available through conventional zoning because the project provides traditional single-family residential living amenities in a condominium development.
- D. Based upon the data and conclusions set forth in the Initial Study and Fiscal Impact Analysis:
 - a. The development will create additional demand for recreational facilities. A parkland fee in lieu of dedication is reasonably related to and will be used to meet that additional demand and the fee is roughly proportional to the costs of providing those recreational facilities.
 - b. The development will create additional demand for fire, police, recreation, public works and general services, the costs of which does not at this time exceed the tax and other revenues attributable to the development.

SECTION 3. 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 4. 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 5. 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 – Normandie Place Specific Plan #1-07 dated received by the City on May 30, 2007

Passed, approved and adopted this _____ day of _____, 2007.

Mayor of the City of Gardena, California

ATTEST

Maria Elena Marquez, City Clerk

APPROVED AS TO FORM

Edward Lee, City Attorney