

ORDINANCE NO. 1702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA CHANGING THE ZONING DESIGNATION OF THE PROPERTY LOCATED AT 14532-14602 NORMANDIE AVENUE FROM R-1 and R-3 to the NORMANDIE PLACE SPECIFIC PLAN ZONE.

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 8, 2007 and adopted Memorandum #13-07 recommending the Council approve Zone Change #2-07; and

WHEREAS, the Council considered the Mitigated Negative Declaration and Mitigation Monitoring Program (EA #9-07) for the Project of which Zone Change #2-07 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 Zone Change #2-07 is a part; and

WHEREAS, prior to adopting this Ordinance, the Council adopted Resolution No. 5009, approving General Plan Amendment #2-07.

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

SECTION 1. Zone Change #2-07, changing the zoning on property located at 14532-14602 Normandie Avenue, shown on Exhibit A and as more specifically depicted on Exhibit B, both of which are attached hereto, from R-1 and R-3 to the Normandie Place Specific Plan Zone is hereby approved.

SECTION 2. With regard to Zone Change #2-07, the Council does hereby find as Ordinance No. 1702

follows:

- A. The rezoning of the property will permit development of a multi-family residential use.
- B. The proposed zone change will be consistent with the proposed Medium Density Residential designation of the Land Use Element of the General Plan and is compatible with the objective of promoting the development of high quality residential 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 #2-07, map
Exhibit B – Tentative Parcel Map #68502

Passed, approved and adopted this _____ day of _____, 2008.

Mayor of the City of Gardena, California

ATTEST

Maria Elena Marquez, City Clerk

APPROVED AS TO FORM

Edward Lee, City Attorney