



# CITY OF GARDENA

## PLANNING & ENVIRONMENTAL QUALITY COMMISSION

CITY COUNCIL CHAMBER ■ 1700 WEST 162<sup>nd</sup> STREET ■ 7:00 P.M.

Telephone: (310) 217-9524 ■ E-mail address: [CDDPlanningandZoning@cityofgardena.org](mailto:CDDPlanningandZoning@cityofgardena.org)

### A G E N D A

**TUESDAY, November 1, 2022**

**7:00 P.M.**

**If you would like to participate in this meeting, you can participate via the following options:**

1. **PARTICIPATE BEFORE THE MEETING** by emailing the Planning Commission at [PlanningCommissioner@cityofgardena.org](mailto:PlanningCommissioner@cityofgardena.org) by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.

2. **ATTEND THE MEETING IN PERSON**

**PUBLIC COMMENT:** The Planning Commission will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:

- Agenda Items – At the time the Commission considers the item or during Public Comment
- If you wish to address the Commission, please complete a "Speaker Request" form and present it to staff. You will be called upon when it is your turn to address the Commission. The Commission cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the Commission will be given three (3) minutes to speak.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email [cityclerk@cityofgardena.org](mailto:cityclerk@cityofgardena.org) at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

- Steve Sherman
- Deryl Henderson
- Stephen Langley
- Jules Kanhan
- Carlos Davis

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES – NONE**

5. **ORAL COMMUNICATIONS FROM THE PUBLIC**

This is the time where the public may address the Planning Commission on items that are not on the agenda, but within the Planning Commission's jurisdiction. Comments should be limited to three minutes.

6. **OTHER MATTERS**

Request extension of time of Tentative Parcel Map No. 82410, to subdivide a 17,221 square foot property at 15906-15908 S. Manhattan Place creating two separate parcels in the Low-Density Multiple-Family Residential (R-2) zone, consistent with Title 17 and Title 18 of the Gardena Municipal Code and filing of a Notice of Exemption.

**Project Location: 15906-15908 S. Manhattan Place**

**ATTACHMENT**

**Staff Report**

- **[Attachment A – Statement of Reasons for Extension of Time](#)**
- **[Attachment B – Tentative Parcel Map No. 82410](#)**

7. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

8. **PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS**

9. **ADJOURNMENT**

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00pm on November 15, 2022.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at [www.CityofGardena.org](http://www.CityofGardena.org).

Dated this 28th day of October 2022.

**CITY OF GARDENA  
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION**

**STAFF REPORT  
EXTENSION OF TIME REQUEST FOR  
TENTATIVE PARCEL MAP NO. 82410 (PM#1-18)  
AGENDA ITEM #6**

DATE: November 1, 2022

TO: Chair Langley and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Amanda Acuna, Senior Planner

APPLICANT: Nancy Hurt Canady

LOCATION: 15906-15908 S. Manhattan Place

REQUEST: Request extension of time of Tentative Parcel Map No. 82410, to subdivide a 17,221 square foot property at 15906-15908 S. Manhattan Place creating two separate parcels in the Low-Density Multiple-Family Residential (R-2) zone, consistent with Title 17 and Title 18 of the Gardena Municipal Code and filing of a Notice of Exemption.

**BACKGROUND**

On November 5, 2018, property owners, John and Nancy Hurt submitted an application for approval of a tentative parcel map (Tentative Parcel Map No. 82410) to subdivide a 17,221 square foot property at 15906-15908 S. Manhattan Place creating two separate parcels in the Low-Density Multiple-Family Residential (R-2) zone.

On April 16, 2019, the Planning Commission adopted Resolution No. PC 6-19, approving Tentative Parcel Map No. 82410 to subdivide the lot into two separate parcels.

Pursuant to the conditions of approval under Resolution No. PC 6-19, the final parcel map for the project was required to be recorded with the Los Angeles County Recorder's office within 24 months from the date of the tentative map approval. If said map was not recorded within such time, the life of the map would be deemed expired, and the approval would be null and void.

In accordance with Chapter 17.08 (Subdivisions) of the Gardena Municipal Code, the applicant may request an extension of time for a tentative map to be reviewed and considered by the Planning Commission.

On September 15, 2022, the applicant submitted a request for an extension of time for Tentative Parcel Map No. 82410.

## PROJECT DESCRIPTION

The subject property currently contains two single-family homes each with a two-car garage. The original proposal for a tentative parcel map did not include any new construction, and there is no request at this time for any new construction on property. The subdivision of the 17,221 square foot parcel would create two equal sized lots each containing one (1) single family home and one (1) two-car garage.

As mentioned above the tentative map was approved in April 2021 and set to expire after two-years from the date of approval. However, in December of 2020, due to the delays caused by the COVID-19 pandemic, a State law passed that granted all residential development projects that received an entitlement prior to March 4, 2020, and set to expire prior to December 31, 2021, an automatic 18-month extension. With this automatic extension the applicant's approval was set to expire October 16, 2022. However, in accordance with Government Code 66452.6.(e), when there is a request for an extension submitted the tentative map is automatically extended for 60 days or until the extension is approved. Therefore, when the applicant submitted an extension request on September 15, 2022, the map was automatically extended until it could be heard by the Planning Commission.

At this time the applicant is requesting an extension of 12 months to the tentative map approval (PM #-19). As part of the request for an extension of time, the applicant has provided a statement as to the reasons for this request, which is attached hereto as Attachment A.

The applicant's request does not include any modifications to the map that was approved by the Planning Commission on April 16, 2019 (Attachment B).

In accordance with the Subdivision Chapter of the Municipal Code a request for extension to a tentative map is subject to the review and approval by the Planning Commission.

## ENVIRONMENTAL ASSESSMENT

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant Guidelines Section 15061(b)(3) which exempts projects where it can be seen with certainty that the activity in question does not have a significant effect on the environment. The applicant's request for a one-year extension to a tentative map will allow the applicant to complete the subdivision map process and will not create any environmental effects.

## CONCLUSION

The Planning Commission is being asked to review and consider the extension of time for Tentative Parcel Map No. 82410 (PM #1-18).

**ATTACHMENTS**

Attachment A – Statement of Reasons for Extension of Time  
Attachment B – Tentative Parcel Map No. 82410

Planning and Environmental Quality Commission  
City of Gardena  
City Hall  
1700 W. 162nd Street  
Gardena, CA 90247

c/o: Amanda Acuna  
Department of Community Development

Re: Tentative Parcel Map #2001-189 (PLN02021-00061) (Parcel Map No. 82410)  
15906-15908 S. Manhattan Place

Dear Commission:

My brother and I are the property owner and Applicant for the above referenced Parcel Map (lot split). The City's Tentative Map approval for this project will expire on October 16, 2022. With this letter, we are requesting that the City grant an 18-month extension to this date (preferably) but no less than one year. Our reason for this request is as follows.

The property has two existing single-family homes on one large lot. It has been owned by our family since the early 1930's, initially by our grandparents, then our mother and now by my brother and myself. The two homes on the lot are both leased.

I am a Substitute Teacher for Torrance Unified School District and my brother is retired. We both rely on the income from the lease of the two homes, yet still find ourselves continually struggling to meet financial obligations. We believe that being able to split the site into two lots (one home per lot) can help put us both on a more stable financial footing. The lot split will provide us with the option of selling one, or both, of the lots. We have no desire to re-develop the site.

The City granted Tentative Map approval on April 16, 2019. This approval was automatically extended to October 16, 2022. During this period, we had every intention on having the final Parcel Map recorded to effectuate the lot split. However, in order to do so, there have been many costs required of us (mapping, and more, by our Civil Engineering Consultant, plus various Public Agency and other fees). We knew and accepted all of this before we began the Parcel Map approval process.

Meanwhile, COVID intervened and created a significant negative financial impact on us due to many COVID related challenges. I, for one, was unable to find work as a substitute for many months even after the height of the pandemic. Consequently, we have needed more time to accumulate the necessary finances to move forward. We are therefore requesting this extension to allow the additional time needed to have the final parcel map recorded.

On behalf of my brother, John Hurt, we thank you for your consideration.

Very sincerely,

  
Nancy Hurt Canady

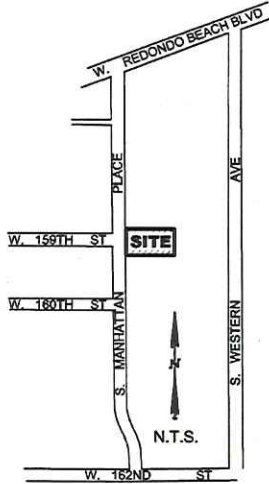
SCALE: 1"=20'

# PARCEL MAP NO. 082410

FOR LAND IN THE CITY OF GARDENA, COUNTY  
OF LOS ANGELES, STATE OF CALIFORNIA

NO CONSTRUCTION IS PROPOSED. THE PURPOSE OF THIS  
PARCEL MAP IS TO SUBDIVIDE THE SITE, PRESENTLY CONSISTING  
OF ONE PARCEL, INTO TWO PARCELS. THERE ARE TWO EXISTING  
ONSITE SINGLE FAMILY HOMES WHICH WILL REMAIN, WITH EACH  
HOME LOCATED ON ONE OF THE PROPOSED PARCELS AS  
SHOWN. THE SITE & AREA IS FLAT ( $\pm 2\%$  SLOPE)

SHEET 1 OF 1



VICINITY MAP

## SITE ADDRESS

15906-15908 S. MANHATTAN PLACE GARDEN, CA 90247  
APN 4066-011-016

## SUBDIVIDER/OWNER

NANCY MARI HURT-CANADY AND JOHN KAZUO HURT  
18721 DOTY AVENUE TORRANCE, CA 90504

## BENCHMARK

BENCH MARK NO. IN CITY OF GARDENA: 5-C-10  
L&T TOP OF CURB, CITY ENGR TAG N/W CORNER  
159TH ST & MANHATTAN PL 4' N/O ECR.  
ELEVATION: 44.861 FT

## SITE LAND AREA

PARCEL 1: 8,610.5 S.F./0.20 ACRES  
PARCEL 2: 8,610.5 S.F./0.20 ACRES  
TOTAL: 17,221 S.F./0.40 ACRES

## EASEMENTS

THERE ARE NO EASEMENTS OF RECORD AFFECTING THE SITE

## LEGAL DESCRIPTION

PORTION OF LOT 77 OF MC DONALD TRACT IN THE CITY OF GARDENA, COUNTY OF  
LOS ANGELES, STATE OF CALIFORNIA, M.B. 15 PAGES 21/22 OF MAPS OF SAID COUNTY.

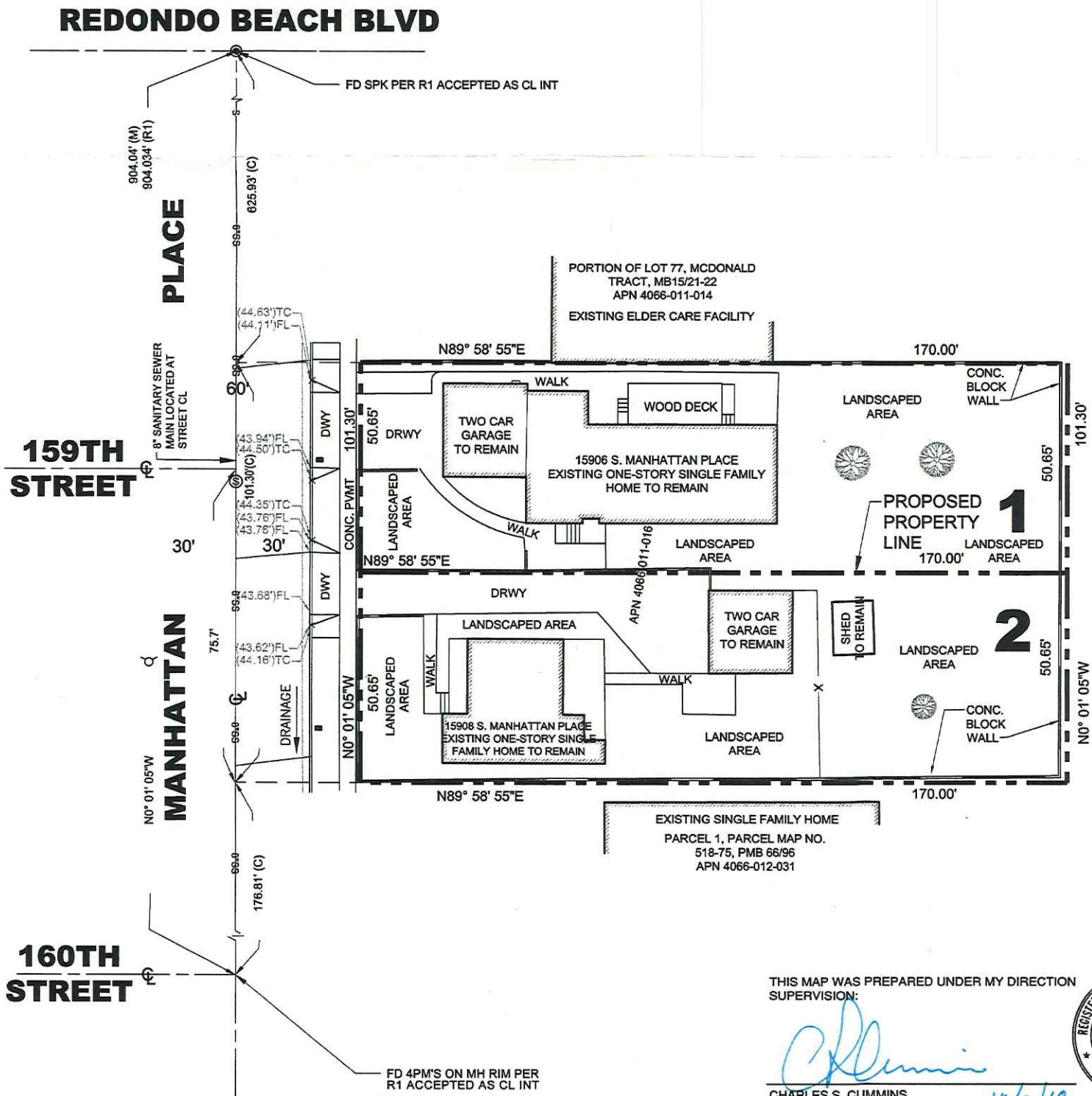
## ZONING

R-2 : LOW-DENSITY MULTI-FAMILY RESIDENTIAL

## LEGEND

CL = CENTERLINE  
CONC = CONCRETE  
C = CALCULATED  
EP = EDGE OF PAVEMENT  
FF = FINISHED FLOOR  
FG = FINISHED GRADE  
FS = FINISHED SURFACE  
M = MEASURED  
PVMT = PAVEMENT  
R/W = RIGHT OF WAY  
TW = TOP OF WALL  
WF = WALL FACE  
(R1) = RS B 289 P 41  
(R2) = PM NO. 518-75 B 66 P 96

--- PROPERTY LINE  
--- WALL  
-X-X- CHAIN LINK FENCE  
⊙ SEWER MANHOLE  
⊕ WATER METER  
⊕ FIRE HYDRANT  
⊕ TREE



THIS MAP WAS PREPARED UNDER MY DIRECTION  
SUPERVISION:

CHARLES S. CUMMINS  
P.E. 34526

10/2/18

