



GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda

Council Chamber at City Hall

1700 West 162nd Street, Gardena, California

Website: www.cityofgardena.org

Tuesday, February 25, 2025

Open Session 7:30 p.m.

TASHA CERDA, *Mayor*
RODNEY G. TANAKA, *Mayor Pro Tem*
MARK E. HENDERSON, *Council Member*
PAULETTE C. FRANCIS, *Council Member*
WANDA LOVE, *Council Member*

MINA SEMENZA, *City Clerk*
GUY H. MATO, *City Treasurer*
CLINT OSORIO, *City Manager*
CARMEN VASQUEZ, *City Attorney*
LISA KRANITZ, *Assistant City Attorney*

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

- 1. VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE at**
youtube.com/CityofGardena
- 2. PARTICIPATE BEFORE THE MEETING** by emailing the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.
- 3. ATTEND THE MEETING IN PERSON**

PUBLIC COMMENT: The City Council 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 City Council considers the item or during Oral Communications
- Non-agenda Items – During Oral Communications
- Public Hearings – At the time for Public Hearings listed on the Agenda

If you wish to address the Council, please complete a "Speaker Request" form and present it to the City Clerk or Sergeant of Arms. You will be called to the podium by name when it is your turn to address the Council. The City Council 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 City Council will be given three (3) minutes to speak.

- 4.** 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 at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone courteously;
- Listen to others respectfully;
- Exercise self-control;
- Give open-minded consideration to all viewpoints;
- Focus on the issues and avoid personalizing debate; and
- Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions

Thank you for your attendance and cooperation

1. **ROLL CALL**

PUBLIC COMMENT ON CLOSED SESSION

2. **CLOSED SESSION**

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

3. **PLEDGE OF ALLEGIANCE**

186th St. Elementary School

4. **INVOCATION**

Pastor Dwight Dudley
Calvary LIFE Church

5. **PRESENTATIONS**

5.A Certificate of Recognition to Burt Nakamura for his service to the community as an Owner Representative Member of the Rent Mediation Board
[Recog-outgoing Commissioner - Burt Nakamura.pdf](#)

5.B Certificate of Recognition to Carrie Scott for her service to the community as a Member of the Recreation and Parks Commission
[Recog-outgoing Commissioner - Carrie Scott.pdf](#)

5.C Western Avenue Railroad Road Closure Presentation - *to be presented by Public Works Director Allan Rigg*

5.D Gardena Events Video Presentation

6. **PROCLAMATIONS**

7. **APPOINTMENTS**

- 7.A Council Appointments to Commissions, Committees, Councils and Boards
(Appointees to be Ratified and Sworn In)

Youth Commission - Anaiya Bowers
(Appointed by Youth Commission)

8. **CONSENT CALENDAR**

NOTICE TO THE PUBLIC - Roll Call Vote Required On The Consent Calendar

All matters listed under the Consent Calendar will be enacted by one motion unless a Council Member requests Council discussion, in which case that item will be removed from the Consent Calendar and considered separately following this portion of the agenda.

PUBLIC COMMENT ON CONSENT CALENDAR

- 8.A Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only
CONTACT: CITY CLERK
- 8.B Approve Minutes:
Regular Meeting of the City Council, February 11, 2025
CONTACT: CITY CLERK
[02112025 CC MEETING - FINAL.pdf](#)
- 8.C Approval of Warrants/Payroll Register, February 25, 2025
CONTACT: ADMINISTRATIVE SERVICES
[Warrant-Payroll Register 02-25-25.pdf](#)
- 8.D Monthly Investment Portfolio, January 2025
CONTACT: ADMINISTRATIVE SERVICES
[January 2025 Investment Report.pdf](#)
- 8.E Personnel Report P-2025-4 02-25-25
CONTACT: ADMINISTRATIVE SERVICES
[PERS RPT P-2025-4 2-25-25.pdf](#)
- 8.F [SECOND READING AND ADOPTION OF ORDINANCE NO. 1877](#), Amending the Gardena Municipal Code Chapter 18.66 and Section 18.36.020 relating to allowing non-storefront retail medical cannabis delivery services businesses in the M-1 and M-2 zoning districts.
CONTACT: COMMUNITY DEVELOPMENT
[Ordinance No. 1877](#)
- 8.G [SECOND READING AND ADOPTION OF ORDINANCE NO. 1880](#), Amending Sections 14.04.090 and 14.04.220 of Chapter 14.04 – Residential Rent Mediation and Hearings – of the Gardena Municipal Code relating to Notification of Rent Increases
CONTACT: CITY MANAGER
[Ordinance No. 1880 - Rent mediation.pdf](#)

9. **EXCLUDED CONSENT CALENDAR**

10. **PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET**

10.A FEBRUARY 18, 2025 - Meeting Cancelled
[2025_02_18 CANCELLATION.pdf](#)

11. **ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTE PERIOD)**

Oral Communications by the public will be heard for one-half hour at or before 8:30 p.m. or at the conclusion of the last agenda item commenced prior to 8:30 p.m. Oral Communications not concluded at that time shall be resumed at the end of the meeting after Council Reports. Speakers are to limit their remarks to three minutes, unless extended by the Mayor. An amber light will appear to alert the speaker when two minutes are complete, and a red light will appear when three minutes are over. Your cooperation is appreciated.

12. **DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES**

13. **DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT**

13.A [PUBLIC HEARING: RESOLUTION NO. 6693](#), Certifying an Environmental Impact Report, adopting a Mitigation Monitoring and Reporting Program, adopting a Statement of Overriding Considerations and making CEQA Findings Relating to the 1450 Artesia Specific Plan for the 6.3 acre Property located near the southwest corner of Artesia Boulevard and Normandie Avenue; and [PUBLIC HEARING: ORDINANCE NO. 1879](#), Approving the 1450 Artesia Specific Plan and a Development Agreement to allow the redevelopment of the site with a mixed-use commercial/industrial development consisting of a 268,000 gross square foot building with an approximate height of 75 feet.
PROJECT LOCATION: 1440, 1450, 1462, 1472 Artesia Boulevard (APN: 6106-036-010, -012, -034, -035, -036, -037)
APPLICANT: 1450 Artesia Acquisition Company LLC (Representative: Brian Sorensen)

Staff respectfully recommends that after presentation by Staff and Environmental Consultant the City Council:

- **Open the public hearing;**
- **Hear the Applicant's presentation;**
- **Receive testimony from the public, allow three (3) minutes for each speaker;**
- **Allow the Applicant time to respond; and**
- **Close the public hearing.**

Planning Commission Recommendation for Motion:

- **Adopt Resolution No. 6693; and**
- **Introduce Ordinance No. 1879, relating to the 1450 Artesia Specific Plan Project.**

[Staff Report](#)

[Attachment 1 - Planning Commission Staff Report dated February 4, 2025](#)

[Attachment 2 - Planning Commission Resolution No. 2-25 \(EIR\) without Exhibits](#)

[Attachment 3 - Planning Commission Resolution No. 3-25 \(PROJECT\) without](#)

Exhibits

Attachment 4 - Public Comments received for February 4, 2025 Public Hearing

Attachment 5 - Response to LAUSD Comment Letter

Attachment 6 - Economic Analysis

Resolution No. 6693 (EIR)

Exhibit A - Draft EIR, dated July 2024

Exhibit B - Final EIR, dated January 2025

Exhibit C - Mitigation Monitoring and Reporting Program

Exhibit D - Response to LAUSD Comment Letter

Ordinance No. 1879 (PROJECT)

Exhibit A - 1450 Artesia Specific Plan

Exhibit B - Project Plans

Exhibit C - Conditions of Approval

Exhibit D - Development Agreement

14. **DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES**

15. **DEPARTMENTAL ITEMS - POLICE**

16. **DEPARTMENTAL ITEMS - PUBLIC WORKS**

- 16.A Award Construction Contract for the Rowley Park Improvements Basketball Court Rehab Phase 1 - Demolition, Drainage, Electrical and Site Furnishing Project, JN 530, to Zeco, Inc. in the amount of \$588,537.55, Approve the Project Plans & Specifications, 15% Project Contingency, and Declare California Environmental Quality Act (CEQA) Exemption.

Staff Recommendation:

- **Award Construction Contract**
- **Approve Project Plans and Specifications**
- **Approve Project Contingency**
- **Declare CEQA Exemption**

JN 530 PH1_Specs.pdf

JN 530 PH1 Plans.pdf

JN 530 PH 1_CEQA_NOE.pdf

JN 530 - Zeco, Inc. 1-30-2025.pdf

JN 530 project location map.pdf

- 16.B Award Construction Contract for the Park Electronic Signage Project, JN 529, to Square Signs LLC dba Front Signs in the amount of \$435,015.85. Additionally, Approve the Project Plans & Specifications, \$12,000 Construction Support Services Contract with David Volz Design (DVD), 20% of Project Contingency and Declare California Environmental Quality Act (CEQA) Exemption.

Staff Recommendations:

- **Award Construction Contract**
- **Approve Project Plans and Specifications**
- **Approve Construction Support Services**
- **Approve Project Contingency**
- **Declare CEQA Exemption**

Square Signs Bid.pdf

[Approved Rowley Park Plans.pdf](#)
[Notice of Exemption JN 529.pdf](#)
[Construction Support Proposal - DVD.pdf](#)
[JN 529_Project Location Map.pdf](#)
[Rowley Park Specifications & Contract Docs.pdf](#)
[Rowley Park Reader Sign Board Rendering.pdf](#)

17. **DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES**

- 17.A [RESOLUTION NO. 6696](#), Approving the Renaming of the Freeman Park Baseball Field to Ichikawa Nippon Yakyu Field to Recognize the Long-Standing Relationship with our Japanese Sister City

Staff Recommendation: Discuss and Consider Adopting Resolution No. 6696
[Resolution_6696.pdf](#)

18. **DEPARTMENTAL ITEMS - TRANSPORTATION**

19. **COUNCIL ITEMS**

- 19.A [RESOLUTION NO. 6697](#), Designating Certain Members of the Gardena City Council to serve as Representatives on the South Bay Council of Governments Governing Board

Staff Recommendation: Adopt Resolution No. 6697
[Resolution No. 6697-Designate Representatives to SBCCOG.pdf](#)

- 19.B [RESOLUTION NO. 6695](#), Discuss and Consider Adopting Resolution No. 6695 - City of Gardena Code of Conduct for Elected and Appointed Officials

Staff Recommendation: Discuss and Consider Adopting Resolution No. 6695.
[RESOLUTION No. 6695 Code of Conduct for Elected and Appointed Officials.pdf](#)

20. **COUNCIL DIRECTIVES**

21. **CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS**

22. **COUNCIL REMARKS**

1. COUNCIL MEMBER FRANCIS
2. COUNCIL MEMBER HENDERSON
3. MAYOR PRO TEM TANAKA
4. MAYOR CERDA
5. COUNCIL MEMBER LOVE

23. **ANNOUNCEMENT(S)**

24. **REMEMBRANCES**

25. **ADJOURNMENT**

The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00 p.m. followed by the Regular City Council Meeting at 7:30 p.m. on Tuesday, March 11, 2025.

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.

Dated this 21st day of February 2025

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk