



GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda

Council Chamber at City Hall

1700 West 162nd Street, Gardena, California

Website: www.cityofgardena.org

Tuesday, December 17, 2024

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

Isabella Figueroa and Truth Barnes
Robert E. Peary Middle School

4. INVOCATION

Mario Klappoth
Church of Jesus Christ of Latter-Day Saints

5. PRESENTATIONS

5.A Presentation of our new Detection Dog, Ghost - *to be presented by Chief Mike Saffell*

5.B Posthumous Gardena Military Veteran Recognition for Harry Choi, who served in the U.S. Army. He was chosen at the recommendation of Mayor Tasha Cerda (***to be accepted by Mr. Choi's daughter Barbara Moncada***)

5.C Presentation on GTrans' New On-Demand Service: Bolt Powered by GTrans

5.D South Bay Cities Council of Governments & Southern California Regional Energy Network Gold Level Achievement Award for the 2024 South Bay Energy and Climate Recognition Program - *to be accepted by Public Works Director Allan Rigg*

5.E Recognition of the SoCal APWA 2024 Chapter Presidential Award - *to be accepted by Jose Espinoza*

5.F Gardena Events Video Presentation

6. PROCLAMATIONS

7. **APPOINTMENTS**

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, November 19, 2024
CONTACT: CITY CLERK
[11192024 REGULAR Minutes CC Meeting - FINAL.pdf](#)
- 8.C Receive and File Minutes:
Planning and Environmental Quality Commission, October 1, 2024
CONTACT: COMMUNITY DEVELOPMENT
[2024_10_01_PCMIN - FINAL.pdf](#)
- 8.D Approval of Warrants/Payroll Register, November 26, 2024
CONTACT: ADMINISTRATIVE SERVICES
[Warrant-Payroll Register 11-26-24.pdf](#)
- 8.E Approval of Warrants/Payroll Register, December 10, 2024
CONTACT: ADMINISTRATIVE SERVICES
[Warrant-Payroll Register 12-10-24.pdf](#)
- 8.F Monthly Investment Portfolio, October 2024
CONTACT: ADMINISTRATIVE SERVICES
[October 2024 Investment Report.pdf](#)
- 8.G Personnel Report P-2024-18 12-17-24
CONTACT: ADMINISTRATIVE SERVICES
[PERS RPT P-2024-18 12-17-24.pdf](#)
[Classification and Compensation Schedule - Attachment 1.pdf](#)
[social services coordinator - attachment #2.pdf](#)
- 8.H Annual Report - Retention Schedule
CONTACT: CITY CLERK
[Memo to Council regarding Retention Schedule Report - 12-12-2024.pdf](#)

- 8.I [SECOND READING AND ADOPTION OF ORDINANCE NO. 1876](#), Adopting and Amending Sections 2.48.020(A) and 2.48.055 of the Gardena Municipal Code Relating to the Number of Members and Quorum Requirements of the Gardena Youth Commission
CONTACT: RECREATION & HUMAN SERVICES
[Complete with Docusign ORDINANCE 1876.pdf](#)
- 8.J [Approve Amendment for RIN Separator with Clean Energy](#)
CONTACT: TRANSPORTATION
[GTrans BRR Amendment.pdf](#)
- 8.K [Acceptance and Notice of Completion of GTrans Dispatch Remodeling Project](#)
CONTACT: TRANSPORTATION
[Notice of Completion - GTrans Dispatch Remodeling Project, JN512.pdf](#)
- 8.L [Approve the GTrans Public Transportation Agency Safety Plan Update](#)
CONTACT: TRANSPORTATION
[City of Gardena GTrans PTASP \(Updated December 17, 2024\).pdf](#)
- 8.M [Approve Agreement with the Los Angeles County Metropolitan Transportation Authority for the Zero Emission Transit Capital Program](#)
CONTACT: TRANSPORTATION
[City of Gardena ZETCP MOU.pdf](#)

9. **EXCLUDED CONSENT CALENDAR**

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

10.A **DECEMBER 3, 2024 MEETING**

Conditional Use Permit #6-24 and Site Plan Review #2-94 (Modification #4)

The Planning Commission considered a request for a conditional use permit, per Section 18.46.030.C.23 of the Gardena Municipal Code, to allow for the continuation of an existing automobile service station and modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps to the existing ARCO gasoline station located at 1001 West Artesia Boulevard, within in the General Commercial (C-3) zone.

Environmental Assessment Consideration: The proposed project was considered for a categorical exemption from the provisions of the CEQA pursuant to Guidelines Sections 15303 and 15332.

Project Location: 1001 West Artesia Boulevard (APN: 6111-022-033)

Project Applicant: A&S Engineering / Abigail Jara

Commission Action: The Planning Commission approved Resolution No. PC 17-24, by a vote of 4-0, approving Modification #4 for Conditional Use Permit #6-24 and Site Plan Review #2-94, to allow the continuation of an existing automobile service station and modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps, subject to the conditions of approval and directed staff to file a Notice of Exemption.

City Council Action: Receive and file. The time to call this matter for review has since passed.

10.B DECEMBER 3, 2024 MEETING

Environmental Impact Report (Environmental Assessment #20-21); General Plan Amendment #3-21; Zone Change #4-21; Zone Text Amendment #6-21; Specific Plan #1-21; Site Plan Review #11-21; Vesting Tentative Map #4-21; Development Agreement #2-21, and Affordable Housing Agreement

The Planning Commission reviewed a request for recommendation to the City Council for the entitlements needed to establish the Normandie Crossing Specific Plan. The plan proposes a 333-unit residential development on a 5.25-acre site, featuring a six-story apartment building with one below-grade parking level for 258 units, along with 75 three-story townhomes.

Environmental Assessment Consideration: Approval of these items requires certification of an Environmental Impact Report, adoption of a Mitigation Monitoring and Reporting Plan, and CEQA required findings, and a Statement of Overriding Considerations.

Project Location: 16829, 16835, 16907, and 16911 S. Normandie Avenue (APN:6106-030-011, 015, 016, and 017)

Project Applicant: Fred Shaffer and Steve Ludwig – 16911 Normandie Associates, LLC

Other Project Locations: 16964 Brighton Avenue (APN: 6106-030-008) and unaddressed Union Pacific Railroad parcel (APN: 6106-030-800)

Commission Action: The Planning Commission approved Resolution No. PC 17-24, by a vote of 4-0, approving Modification #4 for Conditional Use Permit #6-24 and Site Plan Review #2-94, to allow the continuation of an existing automobile service station and modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps, subject to the conditions of approval and directed staff to file a Notice of Exemption.

City Council Action: No action necessary. These items will be brought before the City Council on January 14, 2025.

10.C DECEMBER 3, 2024 MEETING

Zone Text Amendment #7-24 (Ordinance No. 1877)

Recommendation to the City Council on adoption of Ordinance No. 1877 amending the Gardena Municipal Code Chapter 18.66 and Section 18.36.020 relating to allowing non- storefront retail medicinal cannabis delivery services businesses in the M-1 and M-2 zoning districts.

Commission Action: The Planning Commission approved Resolution No. PC 21-24, by a vote of 4-0, recommending the City Council adopt the Ordinance No. 1877, amending the Gardena Municipal Code Chapter 18.66 and Section 18.36.020 relating to allowing non-storefront retail medicinal cannabis delivery services businesses in the M-1 and M-2 zoning districts.

City Council Action: No action necessary. These items will be brought before the City Council on January 14, 2025.

To view the complete Planning Commission agenda packet, [CLICK HERE](#).
[2024_12_03 PCAX_Final.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**

- 12.A [City of Gardena Audit Reports for Fiscal Year Ended June 30, 2024; Annual Comprehensive Financial Report \(ACFR\) & GTrans Enterprise Fund Report](#)

Staff Recommendation: Receive and File Audit Reports for Fiscal Year Ended June 30, 2024

[Gardena Annual Comprehensive Financial Report \(ACFR\) 2024 - Final.pdf](#)
[GTrans Financial Report 2024 - Final.pdf](#)

- 12.B [Authorize the City Manager to Execute Master Equity Lease Agreement and Full Maintenance Agreement for Vehicle Leasing with Enterprise Fleet Management with an Expiration Date of April 18, 2026, with the Option to Extend for One Additional Year.](#)

Staff Recommendation: Authorize the City Manager to Execute Master Equity Lease Agreement and Full Maintenance Agreement

[Master_Equity_Lease_Agreement_-_Government.pdf](#)
[Full_Maintenance_Agreement.pdf](#)
[Sourcewell-Enterprise Fleet Contract RFP 030122.pdf](#)

- 12.C [Approval of a Side Letter between the City of Gardena and the Gardena Municipal Employees Association \("GMEA"\)](#)

Staff Recommendation: Approve the Side Letter between the City of Gardena and the Gardena Municipal Employees Association ("GMEA")

[Recruitment Side Letter 12-2025.pdf](#)

13. **DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT**

- 13.A [Approval of Consultant Agreement with Kimley-Horn to Provide Environmental Consulting Services in Compliance with the California Environmental Quality Act for the Terreno Industrial Center Private Development Project](#)

Staff Recommendation: Staff respectfully recommends that Council approve the consultant agreement with Kimley Horn to provide environmental consulting services for the Terreno Industrial Center Project

[Staff Report - Env. Consultant Agreement.pdf](#)
[Attachment A - Draft Consultant Agreement With Exhibits.pdf](#)

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

15. **DEPARTMENTAL ITEMS - POLICE**

- 15.A [Authorization to Award a Two-Year Video Policing System Camera Maintenance and Repair Contract to DataGear, Inc. in the Amount Not to Exceed \\$430,000.](#)

Staff Recommendation: Authorize and execute a two-year contract for the Video Policing System Camera Maintenance and Repair to DataGear, Inc. It is further recommended that Council authorize the Mayor and City Clerk to execute the contract which has been approved as to form by the City Attorney

[Gardena-Data Gear Contract, Exhibits A and B.pdf](#)

16. **DEPARTMENTAL ITEMS - PUBLIC WORKS**

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

18. **DEPARTMENTAL ITEMS - TRANSPORTATION**

- 18.A [Approve Easement and Right of Way for Southern California Edison to Provide Electrical Power for Vehicle Charging Stations](#)

Staff Recommendation: Approve Grant of Easement and Right of Way and Authorize Signature

[SCE Grant of Easement.pdf](#)

[SCE Easement Drawing.pdf](#)

[SCE Easement Map for Charging Station.pdf](#)

[SCE ChargeReady Fact Sheet.pdf](#)

19. **COUNCIL ITEMS**

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**

Mrs. Cecillia Yeon Rhee, 63 years of age, and loving mother of Katherine Rhee, who works in our Elected & City Manager's Offices - City Clerk's Office.

Mr. Harry Choi, 99 years of age, Gardena resident and active participant within the Senior Bureau.

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, January 14, 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 13th day of December 2024

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk