



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 11, 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**

Iakopo "Bam" Tovio and Tre' Harrison
Junipero Serra High School

4. **INVOCATION**

Rev. John Iwohara
Gardena Buddhist Church

5. **PROCLAMATIONS**

5.A "BLACK HISTORY MONTH" February 2025 - *To be proclaimed only*
[Proclaim Only-Black History Month-2025.pdf](#)

6. **APPOINTMENTS**

6.A [Reorganization of Council Assignments of Delegates and Alternates to Outside/City Committees](#)

Approve Council Assignments to Outside / City Committees
[Current Assignments - COUNCIL DELEGATES ALTERNATES 2.11.25.pdf](#)
[Outside Committees - Detailed information 2025.pdf](#)

7. **PRESENTATIONS**

7.A Certificate of Recognition to the Winners of the Dr. Martin Luther King Jr. Cultural Committee of Gardena 52nd Annual City-Wide Essay Contest - *To be accepted by the first, second, and third place winners*

- 7.B Recognition of Members of the City of Gardena Police Explorer Post #142 for their Successes at the 27th Annual Chandler Tactical Competition in Chandler, Arizona
- *To Be Accepted by Members of the City of Gardena Police Explorer Post #142*
[Certificate Recognition- Gardena Police Explorers 2025.pdf](#)
- 7.C Find and Protect Campaign Presentation - *To be presented by Chief Mike Saffell*
- 7.D Gardena Events Video Presentations

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, January 28, 2025
CONTACT: CITY CLERK
[01282025 CC MEETING - FINAL.pdf](#)
- 8.C Receive and File Minutes:
Planning and Environmental Quality Commission December 3, 2024
Planning and Environmental Quality Commission January 7, 2025
CONTACT: COMMUNITY DEVELOPMENT
[2024_12_03 PCMIN - FINAL.pdf](#)
[2025_01_07 PCMIN - FINAL.pdf](#)
- 8.D Approval of Warrants/Payroll Register, February 11, 2025
CONTACT: ADMINISTRATIVE SERVICES
[Warrant-Payroll Register 02-11-25.pdf](#)
- 8.E Personnel Report P-2025-3 02-11-25
CONTACT: ADMINISTRATIVE SERVICES
[PERS RPT P-2025-3 2-11-25.pdf](#)
[Classification and Compensation Schedule - eff. February 11 2025.pdf](#)
[Attach. #2 - Lifeguard-Swim Instructor.pdf](#)
[Attach. #3 - Lifeguard Trainee.pdf](#)
[Attach. #4 - Lifeguard.pdf](#)

8.F [RESOLUTION NO. 6686, Artesia Boulevard Landscaping Assessment District Renewal for the Fiscal Year Commencing July 1, 2025, and Ending June 30, 2026](#)
CONTACT: PUBLIC WORKS
[Artesia Landscaping District Reso No. 6686.pdf](#)
[Vicinity_Map.pdf](#)

8.G [RESOLUTION NO. 6687: Consolidated Street Lighting District Renewal for the Fiscal Year Commencing July1, 2025, and Ending June 30, 2026](#)
CONTACT: PUBLIC WORKS
[Consolidated Street Lighting District Reso No. 6687.pdf](#)
[District_Map.pdf](#)

9. **EXCLUDED CONSENT CALENDAR**

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

10.A FEBRUARY 4, 2025, MEETING

1818 West Redondo Beach Boulevard, the Tire House Progress Report

Staff presented an update report on the Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

Commission Action: The Planning Commission motioned to grant the appeal, made by the Appellant, by a vote of 5-0. The Planning Commission directed staff to bring back a resolution to approve the appeal at a later Planning Commission meeting.

City Council Action: No action needed.

10.B FEBRUARY 4, 2025, MEETING

Environmental Assessment #9-21 (SCH 2023060263), Specific Plan #1-23, Site Plan Review #5-21, and Development Agreement #1-21

The Planning Commission reviewed a request for a recommendation to the City Council for the entitlements needed to establish a 1450 Artesia Specific Plan.

Environmental Assessment Consideration: Approval of these items requires certification of an Environmental Impact Report (EA #9-21), adoption of a Mitigation Monitoring and Reporting Plan, Findings Relating to Alternatives and Mitigation Measures, and a Statement of Overriding Considerations

Project Location: 1440, 1450, 1462, 1472 Artesia Boulevard, (APN: 6106-036-010, -012, -034, -035, -036, -037)

Project Applicant: 1450 Artesia Acquisition Company LLC (Representative: Brian Sorensen)

Commission Action: The Planning Commission adopted the following resolutions by a 5-0 vote:

- Resolution No. PC 2-25, recommending the City Council certify the FEIR and adopt a Mitigation Monitoring and Reporting Program, Findings Relating to Alternatives and Mitigation Measures, and a Statement of Overriding Considerations for the purposes of the project; and
- Resolution No. PC 3-25, recommending the City Council approve the 1450 Artesia Specific Plan (SP #1-23), Site Plan Review #5-21, and Development Agreement #1-21.

City Council Action: No action necessary. These items will be brought before the City Council on February 25, 2025.

To view the complete Planning Commission agenda packet, [CLICK HERE](#).
[2025_02_04 PCAX.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 [Gardena Economic Business Advisory Commission's Facade Improvement Program Guidelines for the Gardena Boulevard Revitalization](#)

Staff Recommendation: The Gardena Economic Business Advisory Commission (GEBAC) respectfully recommends that the City Council review and approve the Facade Improvement program guidelines and the color palette for the Gardena Boulevard Revitalization.

- 13.B PUBLIC HEARING: RESOLUTION NO. 6694, Approving Conditional Use Permit #1-24 for a modification to a conditional use permit for an existing high school located within the R-1 zone; Site Plan Review #1-24 for the demolition of a 9,036 SF building and proposing a new 7,500 SF facility in its place; and an Administrative Adjustment to the off-street parking requirements, for a 12% reduction in the number of required spaces for the existing high school located at 2818 Manhattan Beach Blvd.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project.

APPLICANT: Farnaz Golshani-Flecher, Farnaz Golshan-Flechner, Environmental Charter High School

LOCATION: 2818 Manhattan Beach Blvd; APN: (4067-007-005)

Staff Recommendation: Staff respectfully recommends that 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.

Staff Recommendation for Motion:

- Adopt Resolution No. 6694.

City Council Staff Report - Environmental Charter School

A - Planning Commission Resolution No. PC 1-25, approving the Project

B - Planning Commission Staff Report Dated January 7, 2025

Parking Study

C - City Council Resolution No. 6694

Exhibit A - Project Plans

Exhibit B - Conditions of Approval

- 13.C PUBLIC HEARING: 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.

Environmental Consideration: Adoption of this ordinance is exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3) where it can be seen that the project will not have any possibility of creating significant effects on the environment.

Staff Recommendation: Staff respectfully recommends that the City Council:

- Open the public hearing;
- Receive testimony from the public, allow three (3) minutes for each speaker; and
- Close the public hearing.

Staff Recommendation for Motion:

- Introduce Ordinance No. 1877.

City Council Staff Report - Non-storefront Retail

A - Planning Commission Resolution No. 21-24, Recommending Adoption of Ordinance No. 1877
B - Planning Commission Staff Report dated December 3, 2024.pdf
C - Ordinance No. 1877

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

- 14.A [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

Staff Recommendation: Introduce Ordinance No. 1880
[Ordinance No. 1880 - Rent mediation.pdf](#)

15. **DEPARTMENTAL ITEMS - POLICE**

16. **DEPARTMENTAL ITEMS - PUBLIC WORKS**

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

18. **DEPARTMENTAL ITEMS - TRANSPORTATION**

19. **COUNCIL ITEMS**

20. **COUNCIL DIRECTIVES**

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

22. **COUNCIL REMARKS**

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

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, February 25, 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 7th day of February 2025

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk