



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, July 15, 2025 – 7:00 PM

Council Chamber at City Hall
1700 W. 162nd Street, Gardena, California

6. **PUBLIC HEARING ITEMS**

6.A **ENVIRONMENTAL ASSESSMENT #15-24, CONDITIONAL USE PERMIT #5-24, SITE PLAN REVIEW #3-24, AND TENTATIVE PARCEL MAP #1-24**

The Planning Commission reviewed an application for the following entitlements for the redevelopment of approximately 11.10 acres of land:

- **Conditional Use Permit (CUP #5-24):** to permit the operations of warehousing in the General Industrial (M-2) zone in accordance with section 18.46.030.C.18 of the Gardena Municipal Code;
- **Site Plan Review (SPR #3-24):** to approve the redevelopment of an existing 233,634 square foot (sf) single-tenant warehouse building to construct four (4) new warehouse buildings with 15 tenant spaces, totaling 223,509 sf, a new parking and circulation plan, lighting, fencing, and landscaping improvements;
- **Tentative Parcel Map (TPM #1-24 or Tentative Parcel Map No. 84649):** to merge eight (8) lot-tied parcels into one (1) parcel for the site development; and
- **Categorical Exemption (EA #15-24):** The proposed project was considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15302(b) Class 2, as a replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

APPLICANT: Terreno 139th LLC (Representative: Hayes Graham)

LOCATION: 1855 W. 139th Street, Gardena, CA 90249 (APN: 4061-025-130)

Staff Report

Attachment A - Resolution No. PC 9-25

Exhibit A - Conditions of Approval

Exhibit B - Project Plans, May 20, 2025

Exhibit C - Tentative Parcel Map No. 84649

Attachment B - Technical Memorandum

Appendix 1 - Air Quality Modeling Data

Appendix 2 - Greenhouse Gas Modeling Data

Appendix 3 - Health Risk Assessment

Appendix 4 - Noise Modeling Data

Appendix 5 - Historical Resources Assessment

Appendix 6 - Trip Generation and Vehicle Miles Travelled Memorandum

Commission Action: The Planning and Environmental Quality Commission approved Resolution No. PC 9-25, by vote of 4-0-0 (with one commissioner absent), approving Conditional Use Permit #5-24, Site Plan Review #3-24, and Tentative Parcel Map #1-24 and for Environmental Assessment #15-24 determined the project exempt and directed staff to file a Notice of Exemption.

City Council Action: Receive and file **OR** Call for Review (By way of two votes from the City Council).

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