

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, March 4, 2025

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order at 7:00 PM on Tuesday, March 4, 2025, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

PARTICIPATE BEFORE THE MEETING by emailing the Planning Commission at planningcommissioner@cityofgardena.org by 5:00 PM on the day of the meeting and write "Public Comment" in the subject line.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:03 PM

2. PLEDGE OF ALLEGIANCE

Commissioner Stephen P. Langley led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Deryl Henderson; Vice-Chair Ronald Wright-Scherr; Commissioner Jules Kanhan; Commissioner Steve Sherman and Commissioner Stephen P. Langley. Employees present: Director of Community Development Greg Tsujiuchi; Community Development Manager Amanda Acuña; City Attorney Carmen Vasquez and Planning Assistant Kevin La.

4. APPROVAL OF MINUTES

4.A February 4, 2025 MEETING

MOTION: A motion was made by Commissioner Langley and seconded by Vice-Chair Wright-Scherr to approve the minutes of the meeting on February 4, 2025:

The motion was passed by the following roll call vote:

Ayes: Langley, Wright-Scherr, Kanhan, Sherman, and Henderson

Noes: None

Abstain: None

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido, asked if there were any comments from the public and noted for the record that no member of the public wished to speak to the Planning Commission at this time.

6. OTHER ITEMS

- 6.A **Resolution No. PC 3-25:** Approving the appeal by The Tire House Inc. from the Director's decision to revoke the approval of the Site Plan Review #4-15 for The Tire House business located at 1818 W. Redondo Beach Blvd., and finding that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321.

Community Development Director Greg Tsujiuchi, Community Development Manager Amanda Acuña, and City Attorney Carmen Vasquez were present to answer any questions.

Planning Assistant, Kevin La presented the Staff Report and provided background information on Site Plan Review #4-15. He reported on the business's progress made in cleaning up the property and progress made to conform to the conditions of Site Plan Review #4-15. A timeline showing the actions taken in the last nine years was displayed on the screen. He noted that on February 10, 2025, a Gardena Building Inspector conducted and passed the re-stripping permit, and it is now in compliance with the conditions for Site Plan Review #4-15.

Mr. La informed everyone that Code Enforcement visited the property on March 4, 2025, and took photos of the current business, which were displayed on the screen.

STAFF RECOMMENDATION:

Staff is recommending to the Planning Commission to:

- Receive the progress report from staff;
- Adopt Resolution No. PC 3-25 reflecting the Planning Commission's decision of approving the appeal by the Tire House Inc. from the Director's decision to revoke Site Plan Review #4-15; and
- Find that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321

Chair Henderson asked if any Commissioners had questions.

Chair Henderson sought confirmation that the project was complete and thanked Director Tsujiuchi for his work in having the property come into compliance.

MOTION: A motion was made by Commissioner Langley and seconded by Vice-Chair Wright-Scherr to Receive the progress report from staff; Adopt Resolution No. PC 3-25 reflecting the Planning Commission's decision of approving the appeal by the Tire House Inc. from the Director's decision to revoke Site Plan Review #4-15; and Find that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321:

The motion was passed by the following roll call vote:

Ayes: Langley, Wright-Scherr, Sherman, Kanhan, and Henderson

Noes: None

7. PUBLIC HEARING ITEMS

7.A ENVIRONMENTAL ASSESSMENT #18-24, CONDITIONAL USE PERMIT #8-24

A request for a conditional use permit to operate an amusement arcade, pursuant to Section 18.32.030.H of the Gardena Municipal Code, within an existing tenant space at 1425 West Artesia Boulevard, located in the General Commercial (C-3) zoning district.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, as an existing facilities project and Section 15061(b)(3).

APPLICANT: Wawa Claw LLC (Representative: Matthew Chi)

LOCATION: 1425 West Artesia -Boulevard, Ste 23 (APN: 6106-034-001)

Community Development Director Greg Tsujiuchi and City Attorney Carmen Vasquez were present to answer any questions.

Ms. Acuña reported to the Commission that an error was made regarding the address listed for the notification of tonight's meeting. She clarified that the correct address is 1425 West Artesia Boulevard for the item being discussed. However, this address was not reflected in the original notification, so the item has been rescheduled for the March 18th meeting. She informed everyone that a new publication is set for this week regarding the project for the March 18th meeting, along with a second request for a similar conditional use permit for an arcade facility located in a different shopping center. Both projects will be published in the Gardena Valley News this upcoming Thursday, and mailers will be resent. Due to the error, no further discussions can take place at this time, and as a result, the item is being postponed.

Ms. Acuña clarified that the applicant's request under Conditional Use Permit #8-24 pertains to the address 1425 West Artesia Boulevard, Suite 23, which is located in the shopping center known as Gateway Plaza. The information presented in the staff report included in the agenda is accurate and will be represented at the Planning Commission meeting on March 18th.

Director Tsujiuchi added that the error occurred because an extra digit was included in the address and staff members have 10 days to publish the project details in a local newspaper. He noted that while the information received by the Commissioners was correct, what was published was not.

Ms. Acuña explained that due to this error, the public was not aware of the project being presented to the Commission. She emphasized the importance of properly notifying the community in accordance with municipal and state regulations to ensure the request is brought before the Commission appropriately. She also noted that this was why the applicant was not in attendance.

Chair Henderson thanked everyone for the information.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director, Greg Tsujiuchi announced upcoming city events.

- 1) 2025 State of the City, Thursday, March 13, 2025, at the Nakaoka Community Center; 6 PM Meet & Greet; and 7 PM Program.
- 2) Casino Night, Friday, March 14, 2025, at the Nakaoka Community Center; 5:30 PM – 9:30 PM.

Director Tsujiuchi stated that all Commissioners will receive two (2) tickets.

- 3) City of Gardena Code of Conduct.

Director Tsujiuchi updated the Commissioners on the new City of Gardena Code of Conduct, which was recently approved by the City Council. He emphasized that all appointed officials must read and understand the document, then sign a confirmation receipt and return a copy to the City Clerk's Office.

City Attorney Vasquez was present to address any questions the Commissioners might have regarding the Code of Conduct. She reassured the Commissioners that even if they had not yet read the document, they could reach out to her with any inquiries. She would be happy to help clarify any aspects of the Code that they were required to review and sign, confirming that they have read and understood it.

Chair Henderson inquired whether the document was due on the 15th. City Attorney Vasquez clarified that, to her knowledge, there is no specific deadline for this document. However, she noted that the Form 700 is due for all Planning Commissioners by April 1st. She added that the Code of Conduct document is a separate item that was adopted by the City Council at the last council meeting.

Ms. Acuña informed all Commissioners that they must file their Annual Form 700 through Netfile, which must be submitted no later than April 1, 2025. If they need further assistance, they should reach out to the City Clerk's Office.

City Attorney Vasquez also reminded the Commissioners that they will incur a penalty of \$10 per day from the FPPC if the Form 700 is not completed by April 1st.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

- 1) COMMISSIONER LANGLEY – He commended the staff for their work on the detour route for the Western Ave Railroad Project and expressed hope that the same high standards would be applied to the Normandie Railroad Project.

Director Tsujiuchi informed him that he would bring this to the attention of the Public Works Director.

- 2) VICE-CHAIR WRIGHT-SCHERR – He shared that he had a great time on the day of the Martin Luther King Parade. He and Commissioner Kanhan rode in the same car.

- 3) CHAIR HENDERSON – No items to report.
- 4) COMMISSIONER SHERMAN – No items to report.
- 5) COMMISSIONER KANHAN – His report was the same as Vice-Chair Wright-Scherr.

10. ADJOURNMENT

Chair Henderson adjourned the meeting at 7:19 PM.

APPROVED:



FOR: DERYL HENDERSON, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

By: 

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission