



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, April 1, 2025 – 7:00 PM

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

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

1. **VIEW THE MEETING LIVE ONLINE AT** youtube.com/CityofGardena.
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Board/Commission/Committee at publiccomment@cityofgardena.org two (2) hours before the meeting starts on the day of the meeting and write "Public Comment" in the subject line.
3. **ATTEND THE MEETING IN PERSON**

PUBLIC COMMENT: The Gardena Board/Commission/Committee 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 Board/Commission/Committee considers the item or during Public Comment
- If you wish to address the Gardena Board/Commission/Committee, please complete a "Speaker Request" form and present it to staff. You will be called upon when it is your turn to address the Board/Commission/Committee. The Board/Commission/Committee 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 Board/Commission/Committee will be given three (3) minutes to speak.

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 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. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

1. Steve Sherman
2. Deryl Henderson
3. Stephen Langley
4. Jules Kanhan
5. Ronald Wright-Scherr

4. ELECTIONS

1. Election of Chair
2. Election of Vice-Chair

5. APPROVAL OF MINUTES

5.A March 4, 2025
[2025_03_04 PCMIN - FINAL.pdf](#)

5.B March 18, 2025
[2025_03_18 PCMIN - FINAL.pdf](#)

6. ORAL COMMUNICATIONS

This is the time where the public may address the Planning Commission on items that are not on the agenda, but within the Planning Commission's jurisdiction. Comments should be limited to three minutes.

7. OTHER MATTERS

7.A FIRST EXTENSION OF TIME REQUEST FOR CONDITIONAL USE PERMIT #9-23, SITE PLAN REVIEW #5-23, AND VARIANCE #1-23

A request for a six-month extension for Conditional Use Permit #9-23, Site Plan Review #5-23, and Variance #1-23, for the construction and the use of a new public utility facility by the Los Angeles County Sanitation Districts in the General Commercial (C-3) zone within the City.

LOCATION: 1919, 1923, 1931 W. Artesia Boulevard; APNs: 4094-007-903, 906, 905

APPLICANT: Los Angeles County Sanitation District No. 5

[Staff Report \(LACSD\)](#)

[Attachment A - Request for Extension of Time](#)

[Attachment B - Project Plans](#)

7.B 2024 General Plan Annual Progress Report

An information report to the Planning Commission providing an overview of the City of Gardena's 2024 General Plan Annual Progress Report

[Staff Report \(APR\)](#)

[Attachment A - 2024 General Plan Annual Progress Report](#)

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

10. ADJOURNMENT

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00 PM on April 15, 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 28th day of March 2025.

/s/ GREG TSUJIUCHI
GREG TSUJIUCHI, Secretary
Planning and Environmental Quality Commission

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:

Respectfully submitted,

DERYL HENDERSON, CHAIR
Planning and Environmental Quality Commission

By: _____
GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, March 18, 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 18, 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 7:04 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Ronald Wright-Scherr 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; Deputy City Attorney Rosemary Koo; and Planning Assistant Kevin La.

4. APPROVAL OF MINUTES – *No Items*

5. ORAL COMMUNICATIONS

Planning Assistant Kevin La 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.

Chair Henderson asked for the election of Chair and Vice-Chair to be agendaized for the next meeting. Ms. Acuña agreed.

6. PUBLIC HEARING ITEMS

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

A request for a conditional use permit to operate an amusement arcade within an existing commercial tenant space located in an existing commercial shopping center within the General Commercial (C-3) zoning district, in accordance with Section 18.32.030.H of the Gardena Municipal Code.

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 Deputy City Attorney Rosemary Koo were present to answer any questions.

Community Development Manager Amanda Acuña presented the Staff Report for Environmental Assessment #18-24 and Conditional Use Permit #8-24 to operate an amusement arcade at 1425 West Artesia Boulevard, Suite 23.

Ms. Acuña presented the zoning map, which indicated that the site is located in the C-3 Zone. The site is situated within Gateway Plaza, a shopping center located at the northwest corner of Artesia Boulevard and Normandie Avenue. A photograph of the site was also displayed.

Ms. Acuña then showed the project floor plan, which encompasses an approximately 1,500 square foot tenant space. The applicant is proposing to establish an amusement arcade facility in this location.

Ms. Acuña discussed the site analysis, explaining that an amusement arcade requires a Conditional Use Permit (CUP) to operate, as outlined in the Gardena Municipal Code (GMC) section 18.23.030.H. An amusement arcade is defined as any place that houses five or more amusement devices, as per the Gardena Municipal Code (GMC) and a Conditional Use Permit is required for any amusement arcade within the C-3 Zone. Furthermore, the City's Municipal Code mandates that an amusement arcade must obtain an establishment permit in conjunction with the City's business license regulations.

Ms. Acuña noted that the Commission is being asked to consider for the Conditional Use Permit request and if approved the applicant would be subject to for the amusement arcade establishment permit, subject to the Community Development Director's decision.

Ms. Acuña clarified the definitions of amusement devices and amusement arcades. An amusement arcade is five or more devices, and Amusement devices, by the City's code, refer to any mechanical or electrical machines that require a coin or token for playtime, which include video games, pool tables, air hockey, foosball, pinball machines, or any other similar skilled testing devices. The code specifically calls for mechanical grab machines to be included as amusement devices.

In December 2024, Ms. Acuña noted that WaWa Claw Incorporation applied to operate an arcade facility at the proposed site within Gateway Plaza. The facility is planned to feature 30 claw machine devices. The proposed hours of operation are from 10:00 AM to 10:00 PM, Monday through Sunday, with 1 to 2 employees that are conditioned to be present during operating hours. The target audience is individuals ages 3 and older.

Ms. Acuña presented the project floor plan for the existing tenant space, identifying the entrance location, the 30 new claw machines, two restrooms, employee counter space, and the exit at the northern end of the space.

Ms. Acuña presented examples of the claw machines that were provided by the applicant but were not part of the agenda.

Ms. Acuña then noted that, according to Gardena Municipal Code section 18.64.030B, amusement arcades must maintain a distance of at least 300 feet from one another. She explained that amusement arcades are defined as having five or more amusement devices, which also include pool tables. She stated that Staff reviewed city records and identified two conditional use permits that had been issued for amusement arcades in separate billiard halls located at: Seoul Billiard – 1898 W. 157th St., and One Billiard – 15112 S. Western Ave. Additionally, another amusement arcade, Kiddleton, located at 15484 S. Western Ave., is under consideration for approval at the Tozai Plaza shopping center. Ms. Acuña confirmed that all these locations are at least 300 feet away from the subject property in Gateway Plaza.

Ms. Acuña informed everyone that according to GMC section 18.64.030.C, amusement arcades are required to provide adequate bicycle parking facilities. However, the Zoning Code does not specify a minimum bicycle parking requirement for non-residential areas. She then presented the project site plan, highlighting the commercial shopping center.

Ms. Acuña noted that staff had reviewed the original records and site area, revealing that there is currently one bike rack located on the site. She emphasized that the staff believes the intention was for the arcade facilities to be frequented by younger individuals on bicycles. However, due to the absence of a specific code requirement for adequate bicycle parking, staff must adhere to city and state standards, which only come into play when there is an increase in vehicle parking. The logic is that an increase in vehicle parking indicates that more people will be visiting the site. Furthermore, she noted that the conditional use permit for the amusement arcade facility does not increase parking demand. Therefore, it does not theoretically increase the bicycle parking requirement.

Lastly, Ms. Acuña discussed the environmental considerations for the proposed amusement arcade project, for which a conditional use permit is being requested. Staff conducted an analysis in accordance with the California Environmental Quality Act (CEQA) and found that the proposed project is categorically exempt from the provisions of the CEQA guideline sections:

- 15301 – Existing Facilities
- 15061(b)(3) – No significant environmental implications
- 15300.2 – Not subject to exceptions to the exemptions in CEQA.

Ms. Acuña also noted that public hearing notices were properly advertised in the Gardena Valley News, and mailers were sent to property owners and occupants within a 300-foot radius of the project site on March 6, 2025. At this time, no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- ☐ Conduct the public hearing;
- ☐ Receive testimony from the public; and
- ☐ Adopt Resolution No. PC 4-25 making the necessary findings and approving EA #18-24 and CUP #8-24 subject to the attached Conditions of Approval; and
- ☐ Direct staff to file a Notice of Exemption.

Ms. Acuña informed everyone that both staff and the applicant were available to answer questions.

Chair Henderson then asked if any of the Commissioners had questions for the staff. Shortly after, he announced that the Public Hearing was open and asked if anyone wished to speak on this item.

Chair Henderson asked the applicant to come forward.

Applicants Hugh Su and Matthew Chi introduced themselves, and Director Tsujiuchi informed the Commissioners that they would not be giving a presentation but were available to answer questions. Mr. Chi commended Ms. Acuña on the presentation.

Director Tsujiuchi asked Mr. Hugh Su and Mr. Matthew Chi to start by explaining their business concept. Mr. Chi shared a story from his family vacation, detailing how he was inspired by a concept that is very popular in Japan, Asia, and Taiwan. He brought this idea back to the United States, developed a business plan, and opened his first store in Torrance. He also mentioned that he has partnered with local schools and Girl Scouts and has received positive feedback from nearby restaurants. He noted that after discovering a vacancy in the Gateway Plaza on Artesia Blvd., he began exploring opportunities in Gardena and is excited about the probability of expanding his business there.

Commissioner Sherman pointed out that the document states that school children are not allowed on the premises during school hours. He wanted to confirm if this information was accurate, as it could affect the number of people able to play games. Mr. Matthew Chi confirmed that Sherman was correct, noting that most of the revenue is generated during peak hours, specifically from 7:00 PM until closing. Director Tsujiuchi added that an arcade business on Western Avenue had a similar policy back in the 70s and 80s.

Ms. Acuña mentioned that there is a code requirement under the amusement permit, which they must also obtain from the Community Development Department. This code requires them to post visible signs to help prevent truancy among children.

Commissioner Langley expressed his concerns about children riding their bicycles on the walkway, which could disrupt the outdoor seating areas of nearby restaurants leading up to the project site. He then asked Mr. Chi how he would address the situation if it arose, emphasizing that if bicycles were parked in front of the project site, it would negatively impact both neighboring restaurants and pedestrians walking by.

Mr. Matthew Chi replied that the landlord would be responsible for managing such situations and would decide on the location of the bike path. He noted that the landlord is quite strict about what can be placed outside the stores, ensuring that the walkway remains clear for customers.

Commissioner Langley added that he also has concerns about the handicapped spaces near the project site. Mr. Chi confirmed that the parking spaces are located a few spots away from the front of the project site. Mr. Hugh Su added that based on their experience with their Torrance location, they have not encountered issues with people riding bikes and parking them outside the store, and he believes this is not a concern for them at the moment.

Director Tsujiuchi made a suggestion to the Commissioners regarding motions. He noted that while a condition can be added at the time of making a motion, the code already stipulates that bike parking must be provided to the satisfaction of the city. He recommended that if staff believes it is necessary, they can include a condition. Since staff handles the complaints and code enforcement is responsible for monitoring, they will also communicate with other businesses if bicycle-related issues arise. The city can require businesses to install a bicycle rack either on their property, in front of the project's entrance, or within the facility, provided they have the property owner's approval.

Commissioner Langley inquired about when the business opened in Torrance. Mr. Hugh Su responded that they opened in September 2024. Commissioner Langley noted that they have not yet experienced the summer months.

Chair Henderson inquired whether it would be possible to install a temporary bicycle rack near the closed Carl's Jr. location until it becomes occupied. He expressed safety concerns regarding bicycle racks and cars sharing the same space. Vice-Chair Wright-Scherr agreed, and Director Tsujiuchi shared his opinions and gave his recommendations on the matter.

Chair Henderson then asked about the types of prizes offered. Mr. Chi responded that the prizes mainly consist of dolls and plushies. He also explained that they have a trade-up wall, where smaller prizes can be exchanged for larger dolls and other items.

Vice-Chair Wright-Scherr asked about the cost per play. Mr. Su replied that it is one dollar per token, and they offer various token packages.

Chair Henderson announced that the Public Hearing was closed.

Commissioner Langley requested clarification regarding how to amend the motion. Deputy City Attorney Rosemary Koo explained that he could propose the motion with the necessary changes and should specify the details of the amendment he is requesting.

MOTION: A motion was made by Commissioner Langley and seconded by Vice-Chair Wright-Scherr to Conduct the Public Hearing; Receive testimony from the public; and Adopt Resolution No. PC 4-25 making the necessary findings and approving EA #18-24 and CUP #8-24 subject to the attached Conditions of Approval; and Direct staff to file a Notice of Exemption, and the Community Development Director shall have the discretion to determine if the property owner or business owner is required to provide additional parking facilities for alternative transportation devices at any time while this Permit is in effect:

The motion was passed by the following roll call vote:

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

Noes: None

6.B ENVIRONMENTAL ASSESSMENT #20-24, CONDITIONAL USE PERMIT #9-24

A request for a conditional use permit to operate an amusement arcade within an existing commercial tenant space located in an existing commercial shopping center within the General Commercial (C-3) zoning district, in accordance with Section 18.32.030.H of the Gardena Municipal Code.

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: Kiddleton Inc. (Representative: Kanako Nishikawa)

LOCATION: 15484 South Western Avenue, Unit 110 (APN: 6103-010-074)

Community Development Director Greg Tsujiuchi, Community Development Manager Amanda Acuña, and Deputy City Attorney Rosemary Koo were present to answer any questions.

Planning Assistant Kevin La presented the Staff Report on Environmental Assessment #20-24 and Conditional Use Permit #9-24 located for Tozai Plaza located at 15484 South Western Avenue, Unit 110.

Mr. La displayed a zoning map indicating that the site is situated in the C3 Zone, which is designated for general commercial use, similar to the previous amusement arcade project. He shared photographs of the existing tenant space, which is a two-story structure spanning 3.2 acres. He noted that the Kiddleton sign was approved through building permits and is currently awaiting on their conditional use permit to be in full operation.

Mr. La went over the site plan for the property, highlighting the existing 28 tenant spaces and 216 parking spaces available to accommodate the business plaza. The applicant has requested to operate an arcade within a 1,000 square foot tenant space.

Mr. La reiterated the relevant Gardena Municipal Code (GMC) section 18.23.030.H, which applies to this project, mandating a conditional use permit to operate as an amusement arcade. According to the GMC, an amusement arcade is defined as any location housing five or more amusement devices and obtaining an establishment permit, along with a City business license.

Mr. La mentioned that the applicant requested a total of 31 amusement devices in the tenant space. The hours of operation are Monday to Sunday from 1:00 PM to 9:00 PM, with employees who are conditioned to be present during operating hours. The target audience is for all ages.

Mr. La presented the project floor plan, highlighting that there will be a variety of arcade machines and providing examples of these machines. He emphasized that there will be no entrance or access from Western Avenue.

Mr. La noted that in accordance with Gardena Municipal Code section 18.64.030B, amusement arcades must maintain a distance of at least 300 feet from one another. Staff reviewed city records and identified two conditional use permits that had been issued to Seoul Billiard and One Billiard, and the most recent Wawa Claw on Artesia Boulevard. Mr. La pointed out that the closest business, Seoul Billiard, is located at 1898 W. 157th Street, but it is further than 300 feet away, thereby complying with the distance requirement.

Mr. La also confirmed that for this proposed project, arcades are required to provide adequate bicycle parking. There is currently one existing bike parking space located approximately 60 feet away from the tenant space, as shown on the screen.

Mr. La mentioned that for the Environmental Considerations the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to guideline sections:

- 15301 – Existing Facilities
- 15061(b)(3) – No significant environmental implications
- 15300.2 – Not subject to exceptions to the exemptions in CEQA.

Mr. La noted that public hearing notices were properly advertised in the Gardena Valley News, and mailers were sent to property owners and occupants within a 300-foot radius of the project site on March 6, 2025. At this time, no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- ☐ Conduct the public hearing;
- ☐ Receive testimony from the public; and
- ☐ Adopt Resolution No. PC 5-25 making the necessary findings and approving EA #20-24 and CUP #9-24 subject to the attached Conditions of Approval; and
- ☐ Direct staff to file a Notice of Exemption.

Chair Henderson asked if any of the Commissioners had questions for the staff.

Chair Henderson asked for the applicant to come forward. Mr. La confirmed that the applicant was present and available to answer questions.

Chair Henderson announced that the Public Hearing was open.

Mr. Osamu Harada, the Applicant Representative from Kiddleton Inc., introduced himself and provided some background on how the business was started. He discussed the various cities and states where they have successfully opened stores, as well as the locations of the machines within those stores. He expressed his eagerness to receive approval for the proposed project.

Vice-Chair Wright-Scherr inquired whether Mr. Osamu Harada had a plan in place regarding children riding their bicycles on the walkway, as this could potentially disrupt the outdoor seating areas of nearby restaurants. Mr. Harada responded that a designated bicycle area is located near the project site to help mitigate this issue, and staff will encourage customers to use that area. He expressed confidence in the security guards at Tozai Plaza to maintain order.

Director Tsujiuchi informed the Commissioner that they could propose the same condition as with the previous item. He then directed his comments to Mr. Harada, letting him know that the same condition would apply to his project, to which Mr. Harada agreed.

Commissioner Sherman asked what would be used to activate the machines. Mr. Harada confirmed that tokens would be used, and Mr. La referred to the floor plan, which showed that there were two token machines indicated. Mr. Harada further shared that the prizes include authentic Japanese capsule toys and other plushies.

Commissioner Kanhan asked how often the machines are cleaned. Mr. Harada confirmed that the staff is responsible for cleaning, sanitizing the machines, and replenishing the toys.

Vice-Chair Wright-Scherr then asked for the number of employees. Mr. Harada stated that there would be 1-2 employees during operating hours.

Chair Henderson announced that the Public Hearing was closed.

Commissioner Langley stated that he would make the same amendment for the current project as he did for the previous item.

MOTION: A motion was made by Commissioner Langley and seconded by Vice-Chair Wright-Scherr to Conduct the Public Hearing; Receive testimony from the public; and Adopt Resolution No. PC 5-25 making the necessary findings and approving EA #20-24 and CUP #9-24 subject to the attached Conditions of Approval; and Direct staff to file a Notice of Exemption, and the Community Development Director shall have the discretion to determine if the property owner or business owner is required to provide additional parking facilities for alternative transportation devices at any time while this Permit is in effect:

The motion was passed by the following roll call vote:

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

Noes: None

7. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director, Greg Tsujiuchi announced upcoming city events.

- 1) Eggstravaganza Bonanza, Saturday, April 19, 2025, at Rowley Park.

Director Tsujiuchi noted that the location for the Easter Breakfast has yet to be determined.

- 2) Cinco De Mayo Parade & Festival, Saturday, May 3, 2025. The parade starts at 10:00 AM on Gardena Blvd.

Director Tsujiuchi mentioned that he is unsure if Commissioners are being asked to participate, but he will gather more information and keep the Commission informed.

Director Tsujiuchi requested clarification regarding the request made during the Open Oral Communication concerning the scheduling of the Election of Chair and Vice-Chair for a future meeting. Chair Henderson recalled that this typically happens in March.

Deputy City Attorney Rosemary Koo noted that, although it is common practice to hold these elections in March, there are no official written rules or bylaws governing this matter. Therefore, it would be acceptable to address it at the next meeting. Director Tsujiuchi agreed as it is consistent with the city election process, given that they are appointed by an elected official.

8. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

- 1) COMMISSIONER LANGLEY – No items to report.
- 2) COMMISSIONER SHERMAN – No items to report.
- 3) VICE-CHAIR WRIGHT-SCHERR – No items to report.
- 4) COMMISSIONER KANHAN – No items to report.
- 5) CHAIR HENDERSON – No items to report.

9. ADJOURNMENT

Chair Henderson adjourned the meeting at 7:59 PM.

APPROVED:

Respectfully submitted,

DERYL HENDERSON, CHAIR
Planning and Environmental Quality Commission

By: _____
GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
FIRST EXTENSION OF TIME REQUEST FOR CONDITIONAL USE PERMIT #9-23,
SITE PLAN REVIEW #5-23, AND VARIANCE #1-23
AGENDA ITEM #7.A

DATE: April 1, 2025

TO: Chair Henderson and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Amanda Acuna, Community Development Manager

APPLICANT: Los Angeles County Sanitation District No. 5

LOCATION: 1919, 1923, 1931 W. Artesia Boulevard
APNs: 4094-007-903, 906, 905

REQUEST: First extension of time request for Conditional Use Permit #9-23, Site Plan Review #5-23, and Variance #1-23, for the construction and use of a new public utility facility by the Los Angeles County Sanitation Districts in the General Commercial (C-3) zone within the City.

BACKGROUND

On May 21, 2024, the Planning Commission approved Conditional Use Permit #9-23, Site Plan Review #5-23, and Variance #1-23, was approved to allow the construction and use of new public utility facility by the Los Angeles County Sanitation Districts (LACSD), for the site located at 1919, 1923, and 1931 W. Artesia Boulevard. The site is comprised of three separate parcels that total 0.54-acres, and is zoned General Commercial (C-3).

The conditions of approval called for the utilization of all the entitlements within a period not to exceed twelve months from the date of approval unless an extension was granted in accordance with applicable provisions of the Gardena Municipal Code (GMC). The conditions specified that utilization would involve the issuance of demolition and rough grading permits and the subsequent completion of the work.

In accordance with GMC sections 18.46.040.H.2 and 18.48.030.H.2, the Planning Commission may grant up to two extensions of time up to six months each for both a conditional use permit and variance. GMC section 18.44.060.C allows the Director to grant similar extensions of time for a site plan review.

On March 13, 2025, the applicant submitted a first request for extension of time for Conditional Use Permit #9-23, Site Plan Review #5-23, and Variance #1-23 (Attachment A).

PROJECT DESCRIPTION

District No. 5 of LACSD currently owns and operates the Gardena Pumping Plant located on the parcel at 1919 W. Artesia Boulevard, which consists of two plants, known as the East and West Plant, originally constructed in 1928 and 1960 and sit side by side within a brick building. The Gardena Pumping Plant receives wastewater flows from different sewers throughout the City and into areas of Los Angeles County and City of Los Angeles. LACSD staff conducted an evaluation of the functionality of the two pumping plants located in Gardena and found a number of safety, reliability, and maintenance issues. To address these issues, the County staff proposed a project to consolidate the East and West Plant into one new pumping plant near this existing location, known as the Gardena Pumping Plan Upgrades Project.

The project includes the demolition of the existing structures at the Gardena Pumping Plant located at 1919 W. Artesia Boulevard and reconstruct the facility at the two parcels immediately to the east located at 1923 and 1931 W. Artesia Boulevard. The new facility includes the construction of a new 4,000-sf building with a height of 35-feet. To allow for the construction of the new pumping plant facility, the applicant received approvals by the Planning Commission for the following entitlements:

1. Conditional Use Permit #9-23, to allow for the relocation of a public utility facility by the Los Angeles County Sanitation District, within the C-3 zone;
2. Site Plan Review #5-23, which includes the construction of a new 4,000 square foot building with a height of 35-feet, and related mechanical and electrical equipment's; and
3. Variance #1-23, requests from minimum landscape setback, increase in fence height within front yard setback, and variance on roof-top equipment screening.

Per Conditions CUP1 and PL1 of the Conditions of Approval, utilization of these entitlements consists of the completion of demolition and rough grading. On February 17, 2025, LACSD awarded the construction contract for the project and issued the Notice To Proceed. However, the demolition and rough grading will not be completed before the 12-month expiration of the entitlements on May 21, 2025.

The applicants are requesting a six-month extension, which would set the new expiration date for the entitlements to November 21, 2025. The request for an extension does not include any modifications to the project plans that were originally approved by the Planning Commission on May 21, 2025 (Attachment B).

The Planning Commission has the authority to grant up to two extensions of time up to six months each for both a conditional use permit and variance. While the Director holds the authority to grant similar extensions of time for a site plan review, since the request includes the extension of the conditional use permit and variance, the Planning Commission is being asked to consider the extension to all entitlements that were received for the project.

ENVIRONMENTAL ASSESSMENT

The request for extension is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant Guidelines Section 15061(b)(3) which exempts projects where it can be seen with certainty that the activity in question does not have a significant effect on the environment. The applicant's request for a six-month extension for the entitlements received by the Planning Commission will allow the applicant to complete the project.

CONCLUSION

The Planning Commission is being asked to review and consider a six-month extension for Conditional Use Permit #9-23, Site Plan Review #5-23, and Variance #1-23, for the 0.54-acre site located at 1919, 1923, and 1931 W. Artesia Boulevard.

ATTACHMENTS

[Attachment A – Extension of Time Request from Los Angeles County Sanitation District](#)

[Attachment B – Project Plans](#)



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante

Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

March 13, 2025

VIA EMAIL aacuna@cityofgardena.org

Amanda Acuna, Senior Planner
Department of Community Development, City of Gardena
1700 West 162nd Street
Gardena, CA 90247

Dear Ms. Acuna:

**Request for Extension to
Conditional Use Permit #9-23 for Gardena Pumping Plant Replacement**

County Sanitation District No. 2 of Los Angeles County (the District) requests a six-month extension to Conditional Use Permit (CUP) #9-23 for the Gardena Pumping Plant Replacement project. CUP #9-23 was approved on May 21, 2024, and must be used within twelve months from the approval date unless an extension is granted according to Section 18.46.040 of the Gardena Municipal Code. Per Conditions CUP1 and PL1 of the Conditions of Approval, utilization consists of the completion of demolition and rough grading. These activities are not expected to be completed by May 21, 2025.

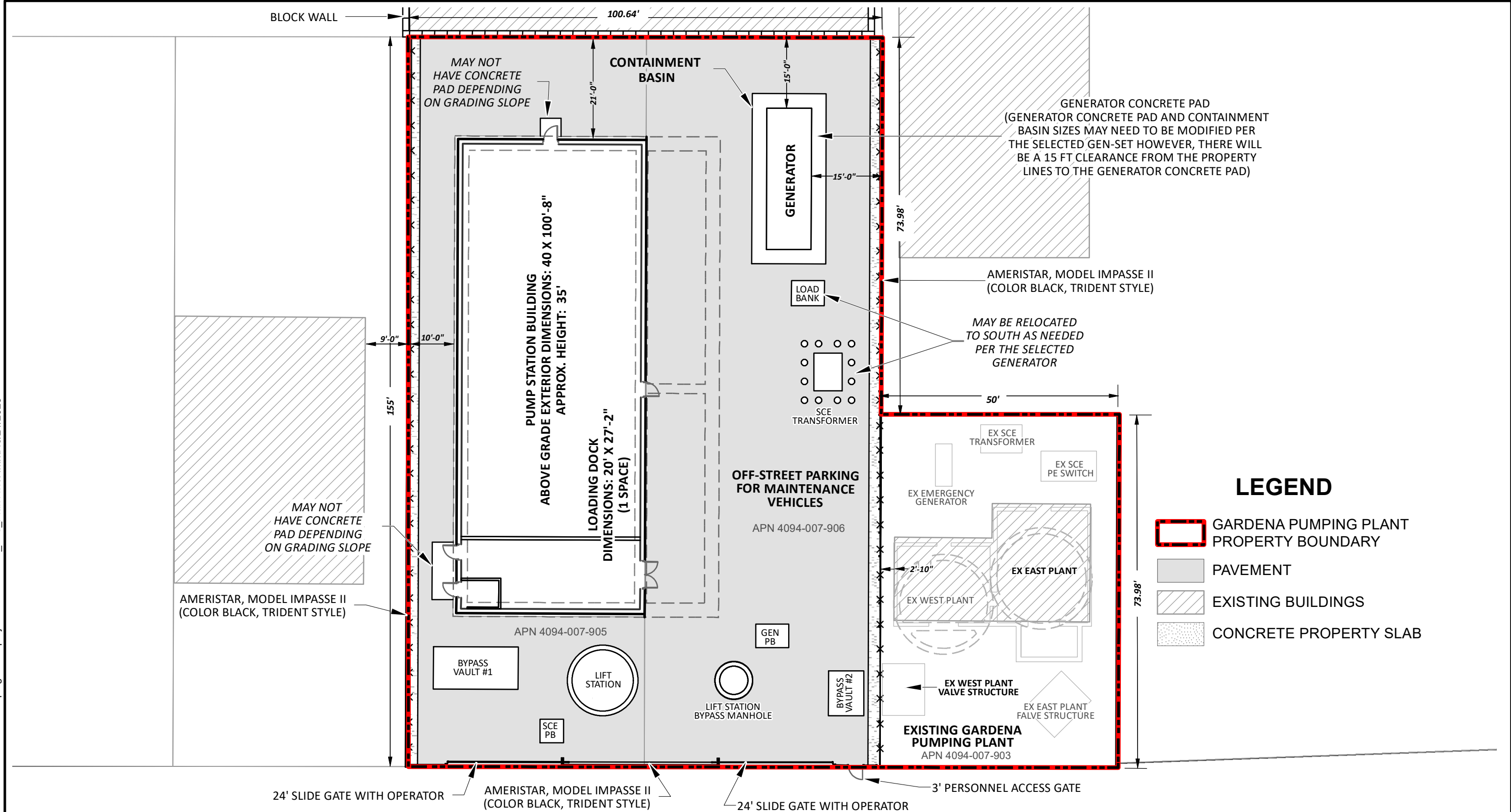
We appreciate your consideration of this request. Please direct any questions to Mr. Billy Chu, Project Engineer in the Planning Section, at billychu@lacsd.org or (562) 908-4288, ext. 2442.

Very truly yours,

Sam Shammas

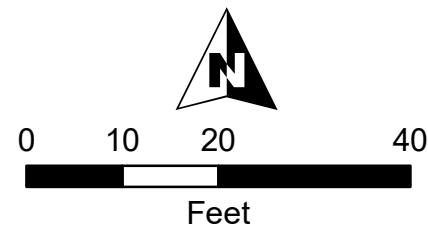
Samer Shammas
Supervising Engineer
Planning Section

SS:BC:bm



LEGEND

- GARDENA PUMPING PLANT PROPERTY BOUNDARY
- PAVEMENT
- EXISTING BUILDINGS
- CONCRETE PROPERTY SLAB



ARTESIA

BOULEVARD

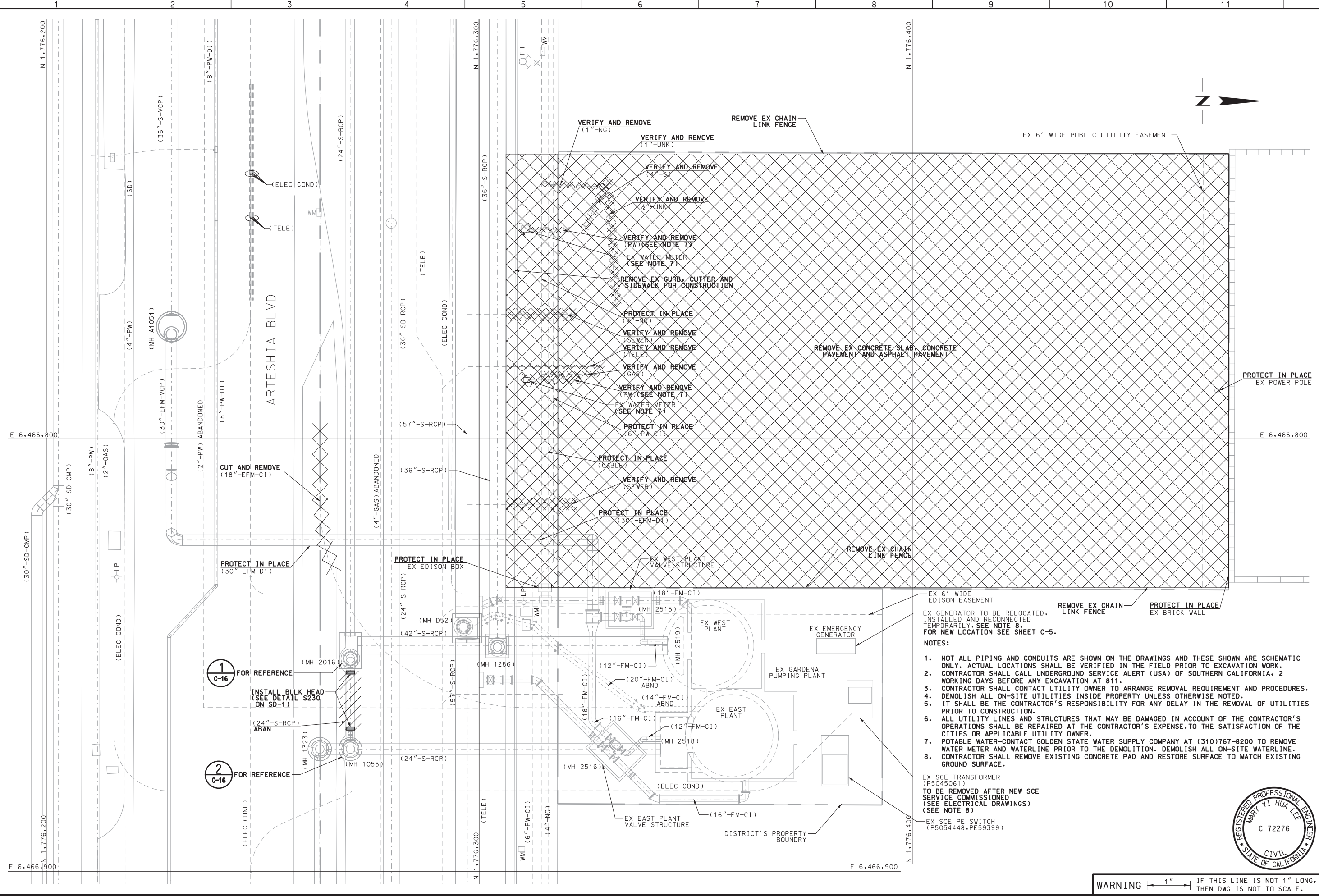


**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

GARDENA PUMPING PLANT
SITE PLAN

ASSESSOR PARCEL NO:
4094-007-903
4094-007-905
4094-007-906

DRWG NO: 05-g-0104
EXHIBIT



COUNTY SANITATION DISTRICT NO. 2
OF LOS ANGELES COUNTY, CALIFORNIA

DESIGNED S. CHOI
DRAWN A. DAGADI
CHECKED M. LEE
REVIEWED J. MURILLO

DATE
DATE
DATE
DATE

GARDENA PUMPING PLANT
FACILITY REPLACEMENT

DEMOLITION PLAN

SCALE:
1"= 10'

SHEET
NO. C-4

DWG.
NO. 05-g-0104

REVISIONS

NO.

DATE

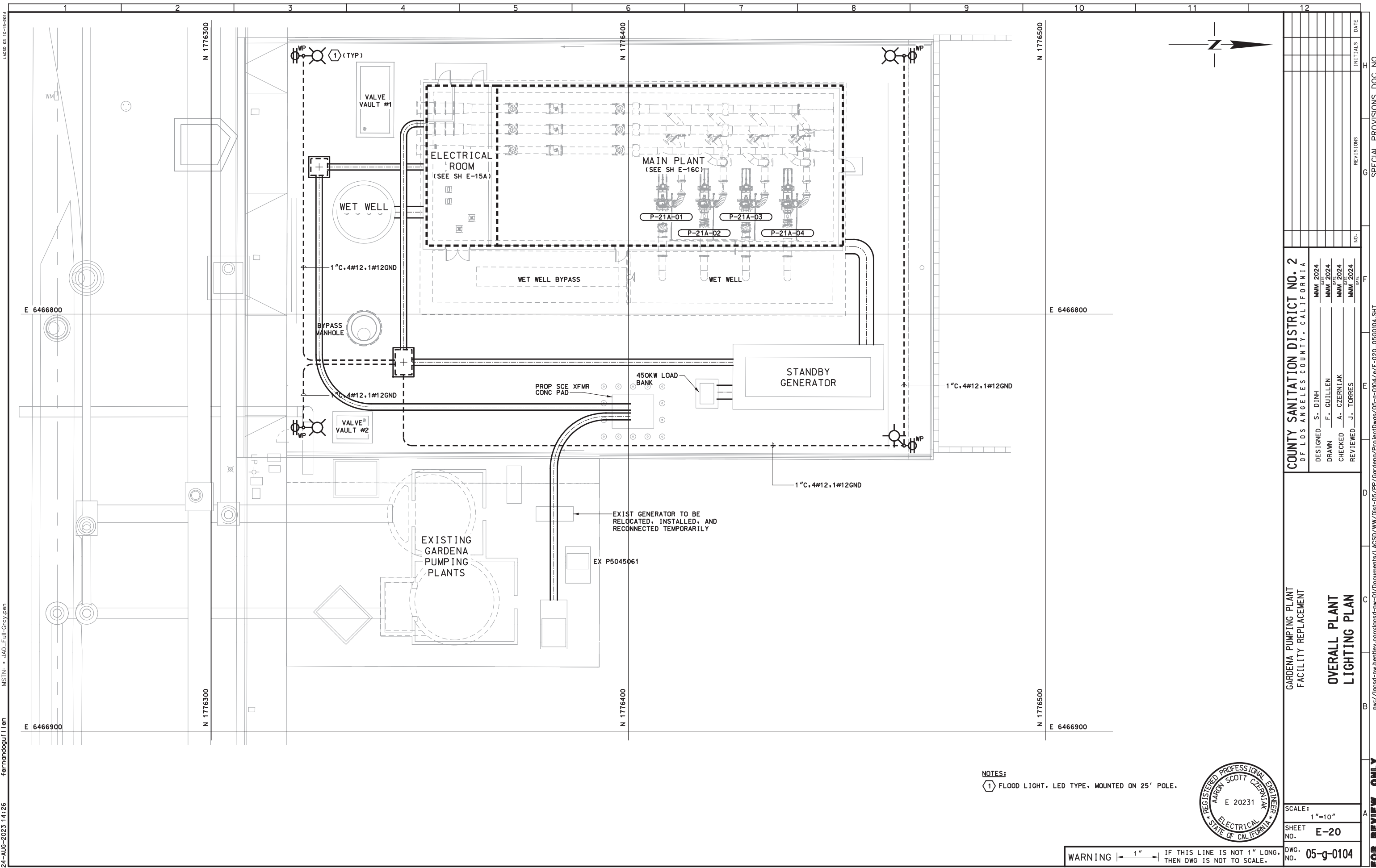
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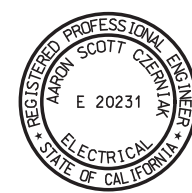
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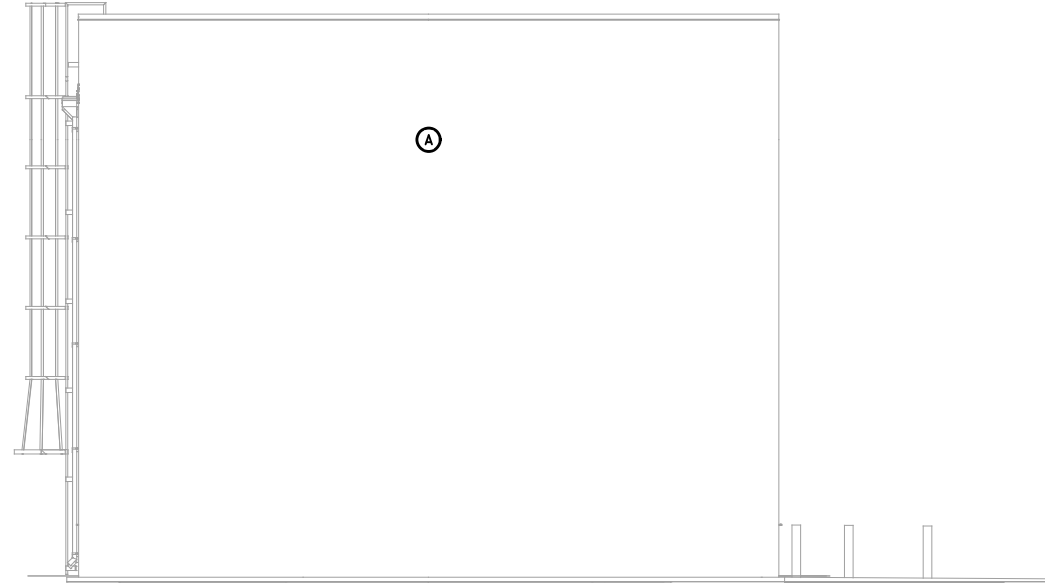
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NOTES:
1 FLOOD LIGHT, LED TYPE, MOUNTED ON 25' POLE.



WARNING 1" IF THIS LINE IS NOT 1" LONG, THEN DWG IS NOT TO SCALE.

COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY, CALIFORNIA		DESIGNED S. DINH DATE MM 2024
DRAWN F. GUILLEN DATE MM 2024		CHECKED A. CZERNIAK DATE MM 2024
REVIEWED J. TORRES DATE MM 2024		
GARDENA PUMPING PLANT FACILITY REPLACEMENT		
OVERALL PLANT LIGHTING PLAN		
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SHEET NO. E-20		
DWG. NO. 05-g-0104		
FOR REVIEW ONLY		
SPECIAL PROVISIONS DOC NO.		

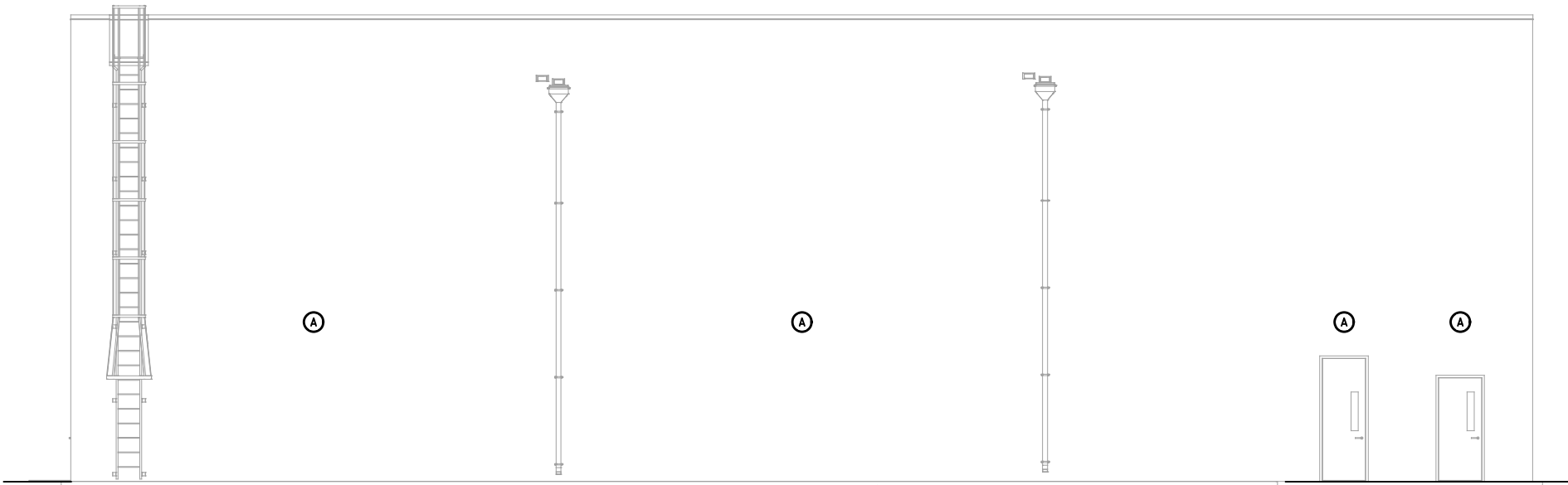


EAST ELEVATION 2
SCALE: $\frac{3}{16}"=1'-0"$ E-16D

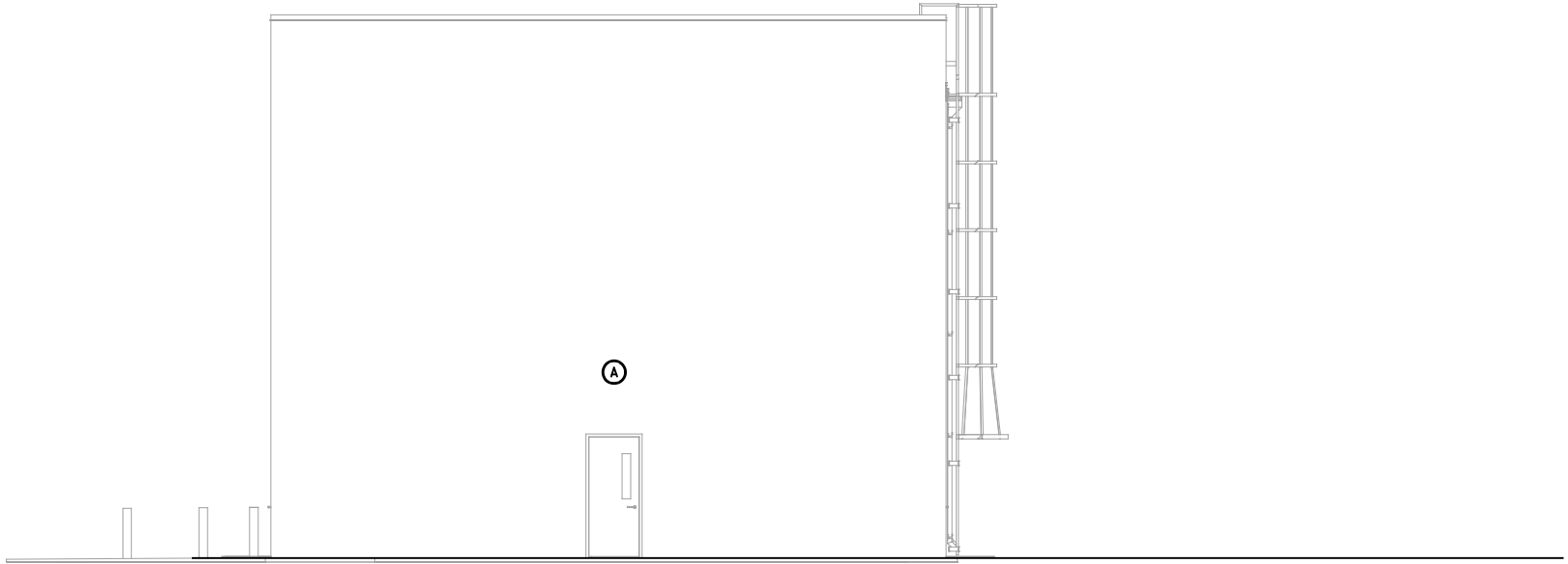
GARDENA PUMPING PLANT FACILITY REPLACEMENT	MAIN PLANT OUTSIDE LIGHTING I	C
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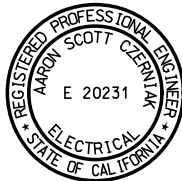
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WEST ELEVATION 4
SCALE: 3/16"=1'-0" E-160



NORTH ELEVATION 3
SCALE: 3/16"=1'-0" E-160



WARNING 1" IF THIS LINE IS NOT 1" LONG, THEN DWG IS NOT TO SCALE.

COUNTY SANITATION DISTRICT NO. 2
OF LOS ANGELES COUNTY, CALIFORNIA

DESIGNED	S. DINH	DATE	MM 2024
DRAWN	F. GUILLEN	DATE	MM 2024
CHECKED	A. CZERNIAK	DATE	MM 2024
REVIEWED	J. TORRES	DATE	MM 2024

GARDENA PUMPING PLANT
FACILITY REPLACEMENT

MAIN PLANT
OUTSIDE LIGHTING II

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SHEET NO. E-24A

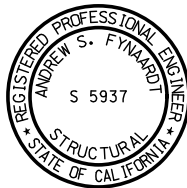
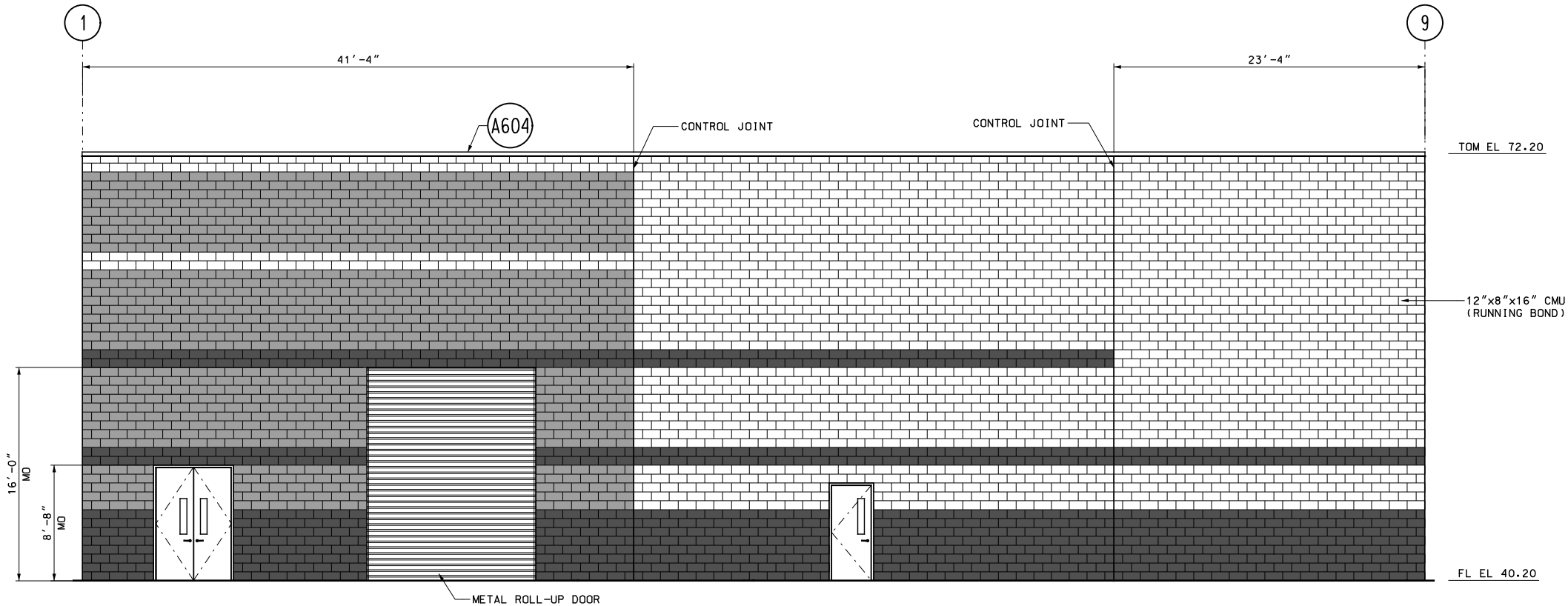
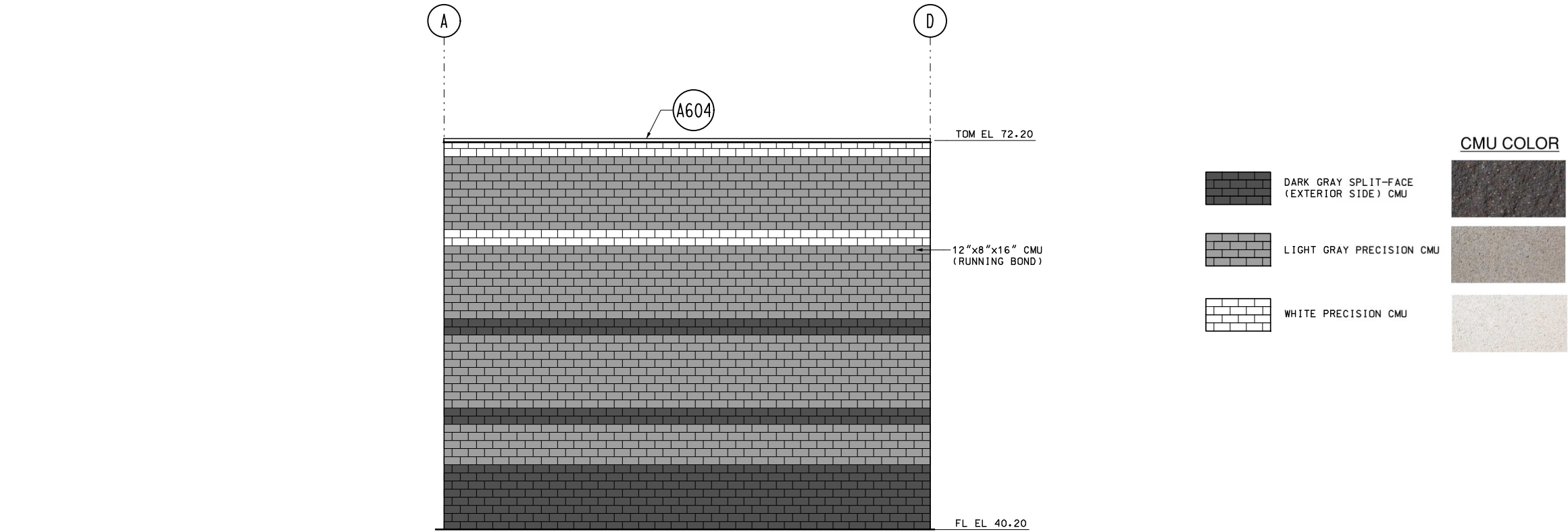
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DRAWN	C. TRUJILLO	DATE	MM	MM	2024						
CHECKED	A. FYNAARDT	DATE	MM	MM	2024						
REVIEWED	K. MONROE	DATE	MM	MM	2024						
						NO.	REVISIONS	INITIALS	DATE		

GARDENA PUMPING PLANT
FACILITY REPLACEMENT

MAIN PLANT
ELEVATIONS I

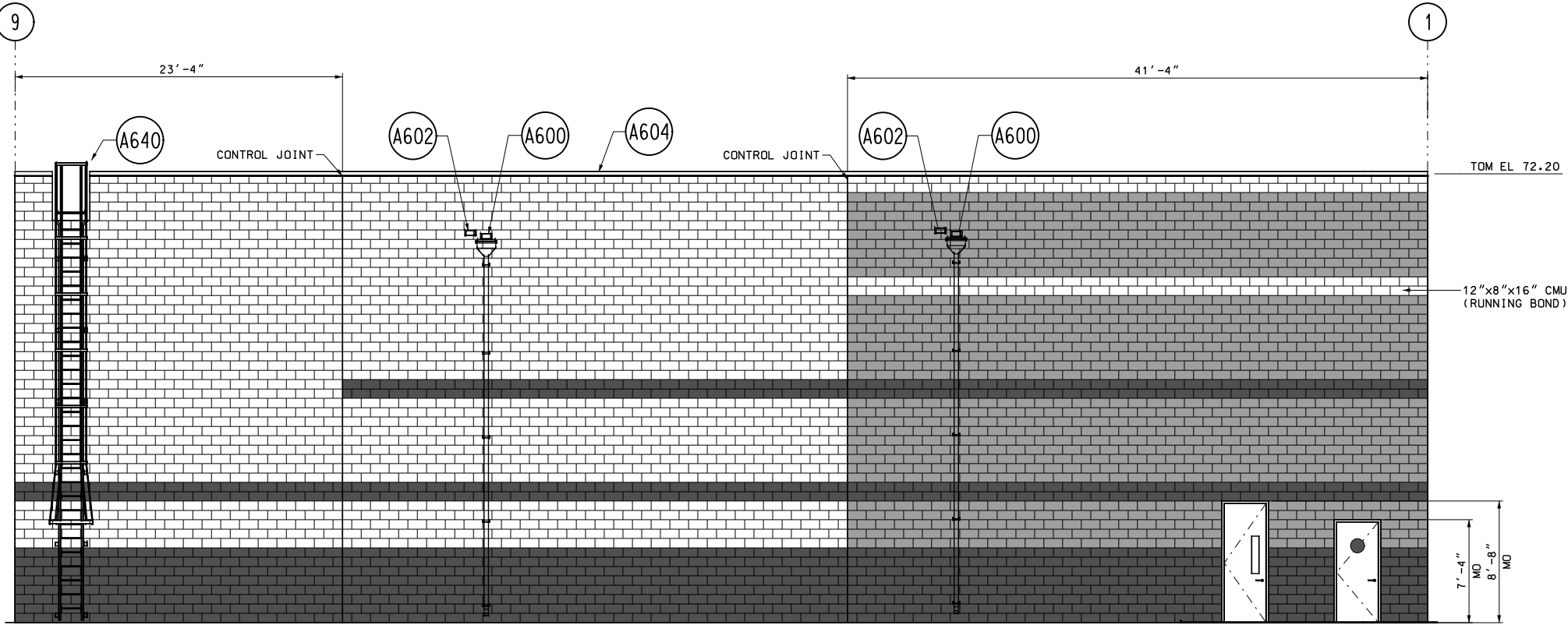
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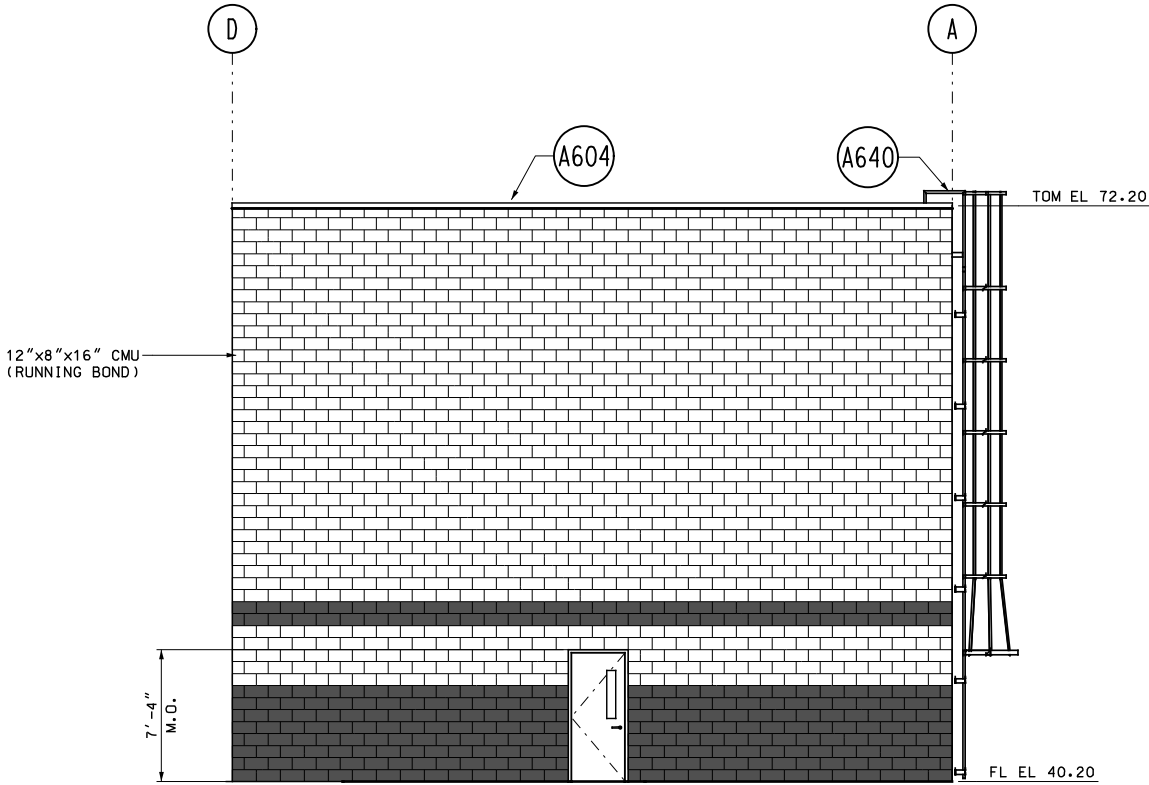
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NO. 05-g-0104

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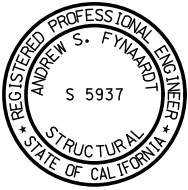
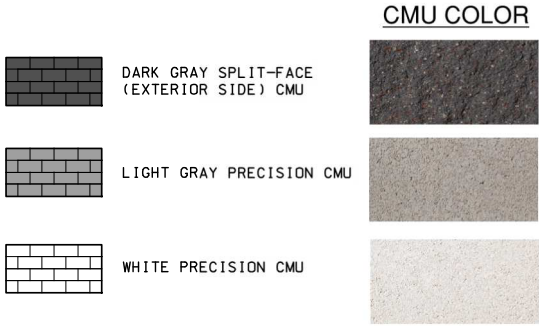
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WEST ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"



GARDENA PUMPING PLANT
FACILITY REPLACEMENT

MAIN PLANT
ELEVATIONS II

COUNTY SANITATION DISTRICT NO. 2
OF LOS ANGELES COUNTY, CALIFORNIA

DESIGNED	J. HERNANDEZ	DATE	MMM 2024
DRAWN	C. TRUJILLO	DATE	MMM 2024
CHECKED	A. FYNAARDT	DATE	MMM 2024
REVIEWED	K. MONROE	DATE	MMM 2024

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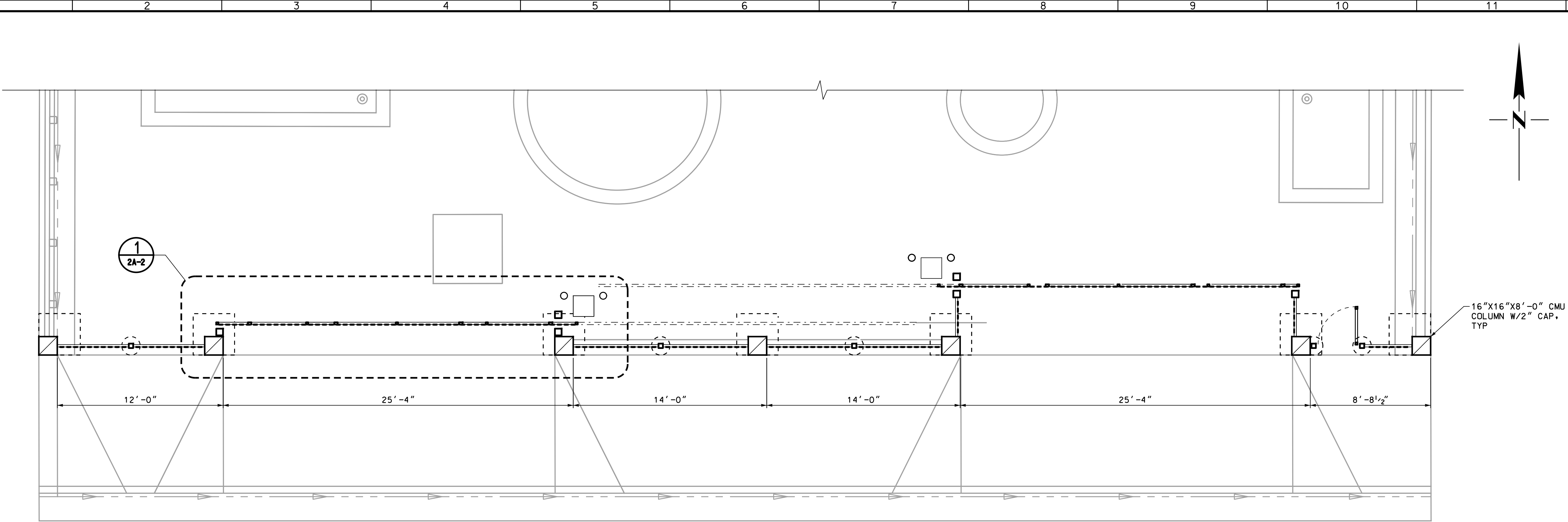
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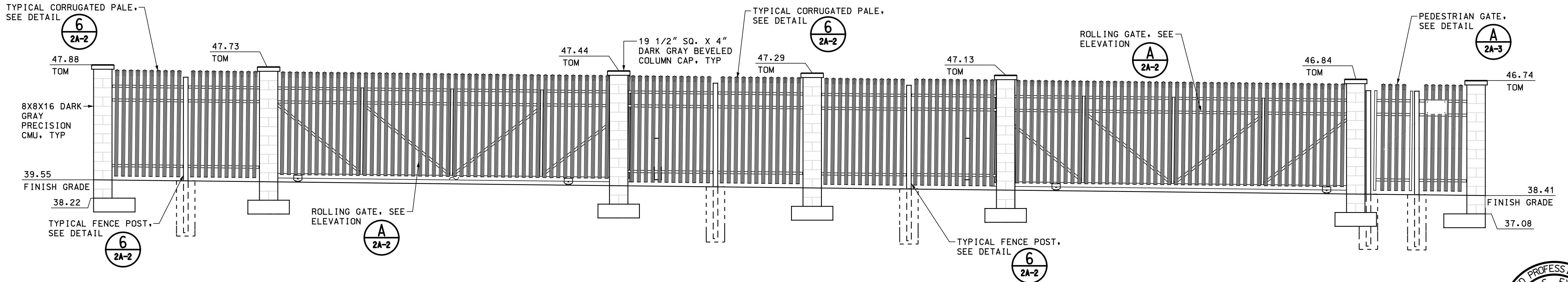
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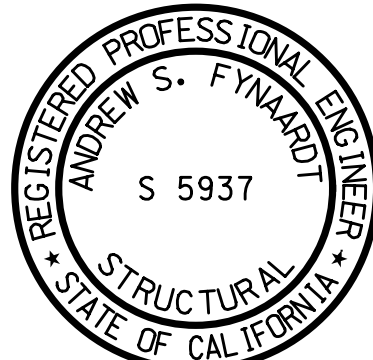
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FENCE & GATE PLAN
SCALE: 1/4" = 1'-0"



FENCE ELEVATION
SCALE: 1/4" = 1'-0"



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COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY, CALIFORNIA		DESIGNED A. MONTAZ DATE MMM 2024	NO.	INITIALS	DATE
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		REVIEWED K. MONROE DATE MMM 2024			

GARDENA PUMPING PLANT
FACILITY REPLACEMENT

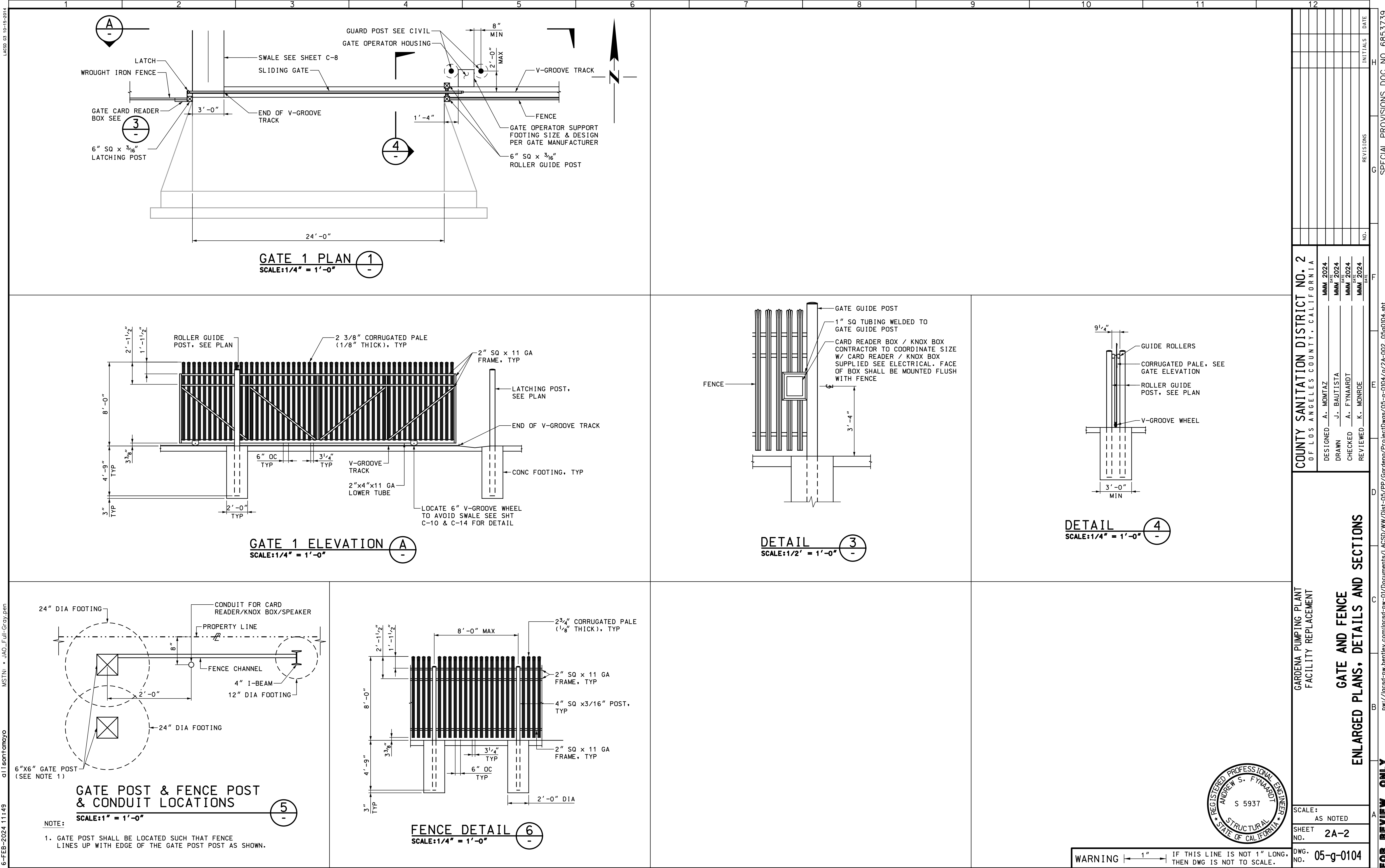
GATE AND FENCE
FENCE ELEVATIONS AND DETAILS

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FOR REVIEW ONLY

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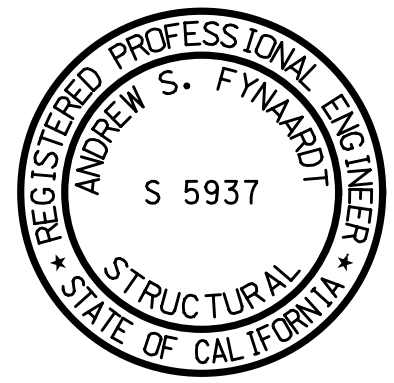
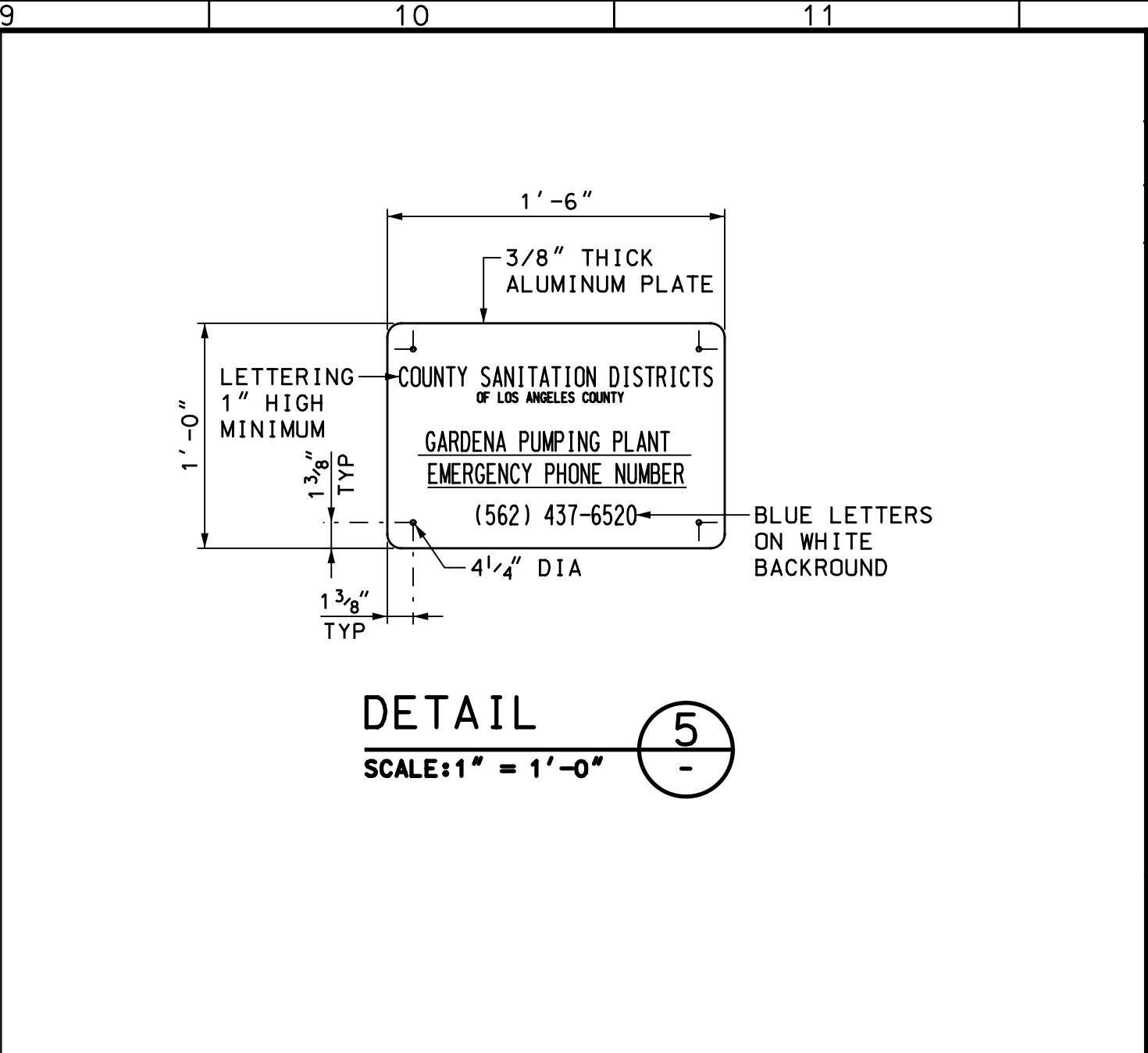
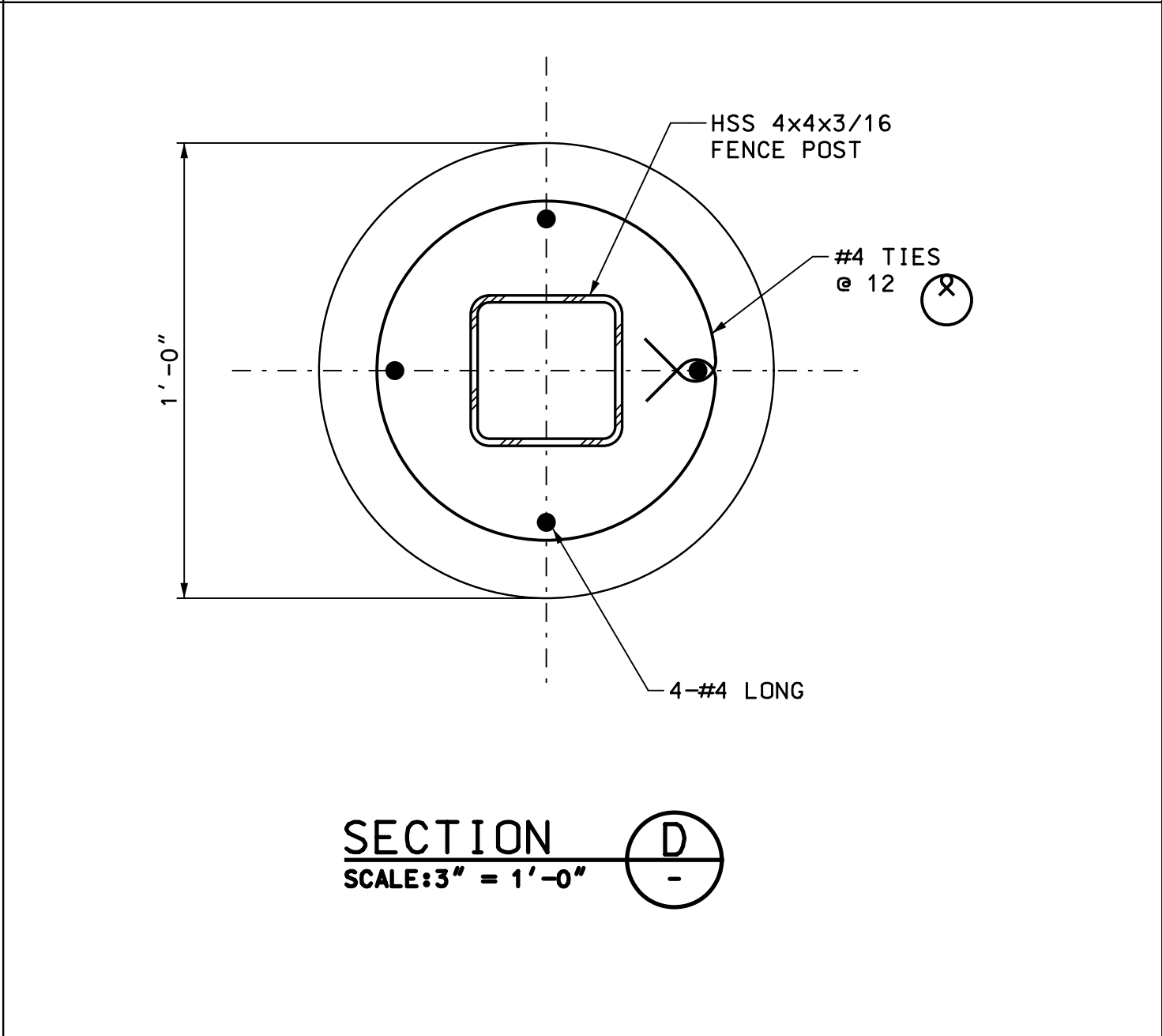
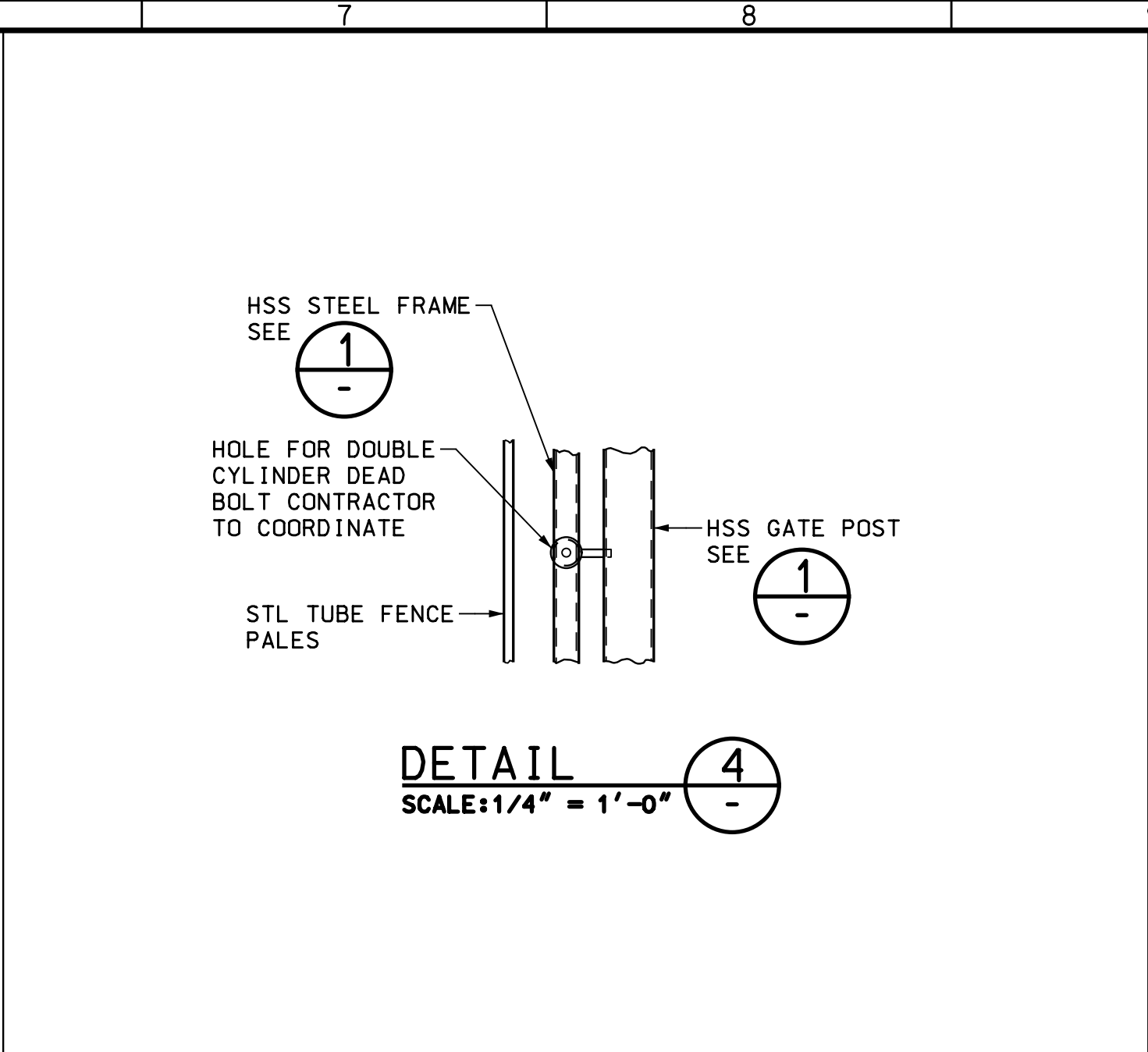
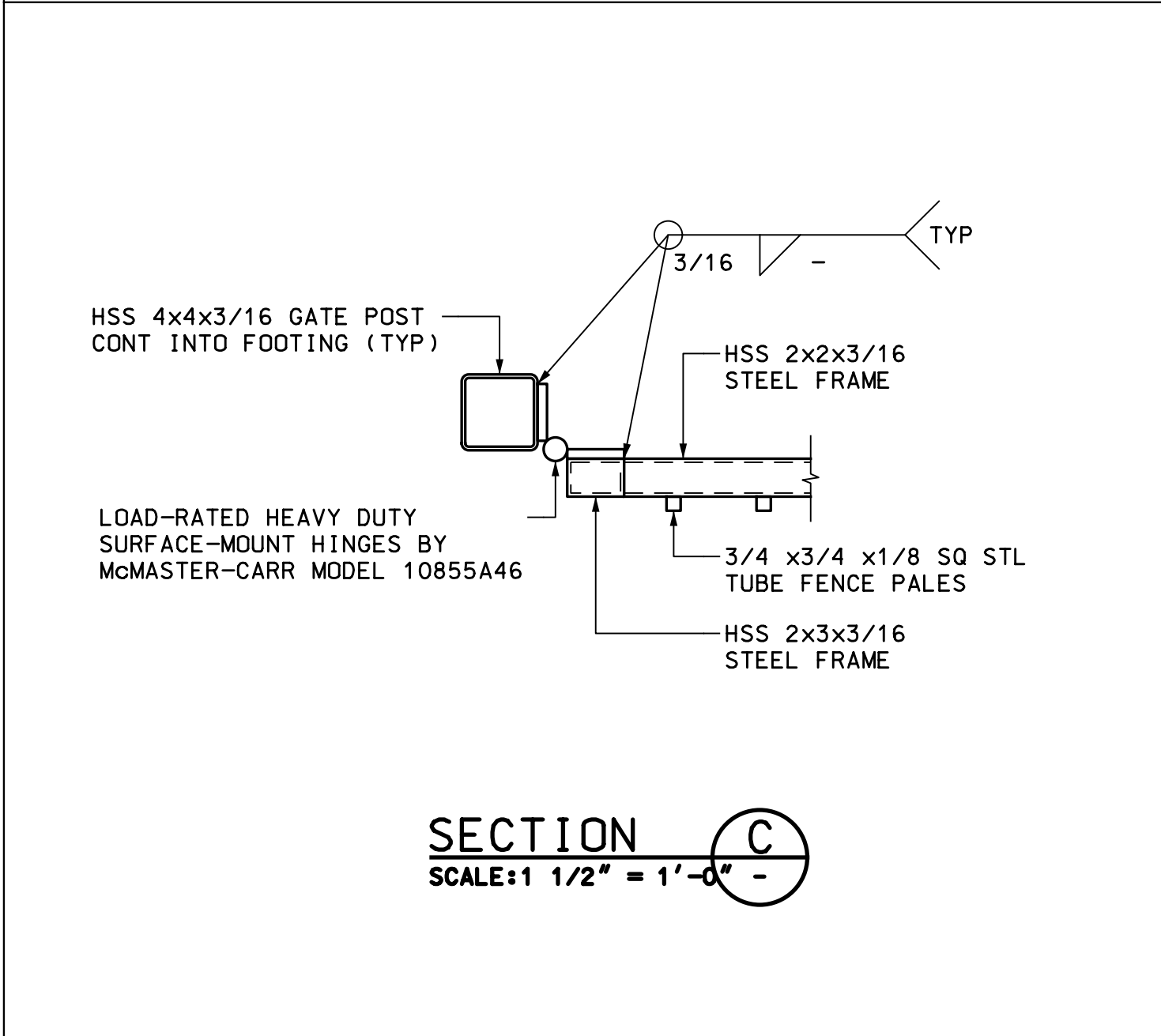
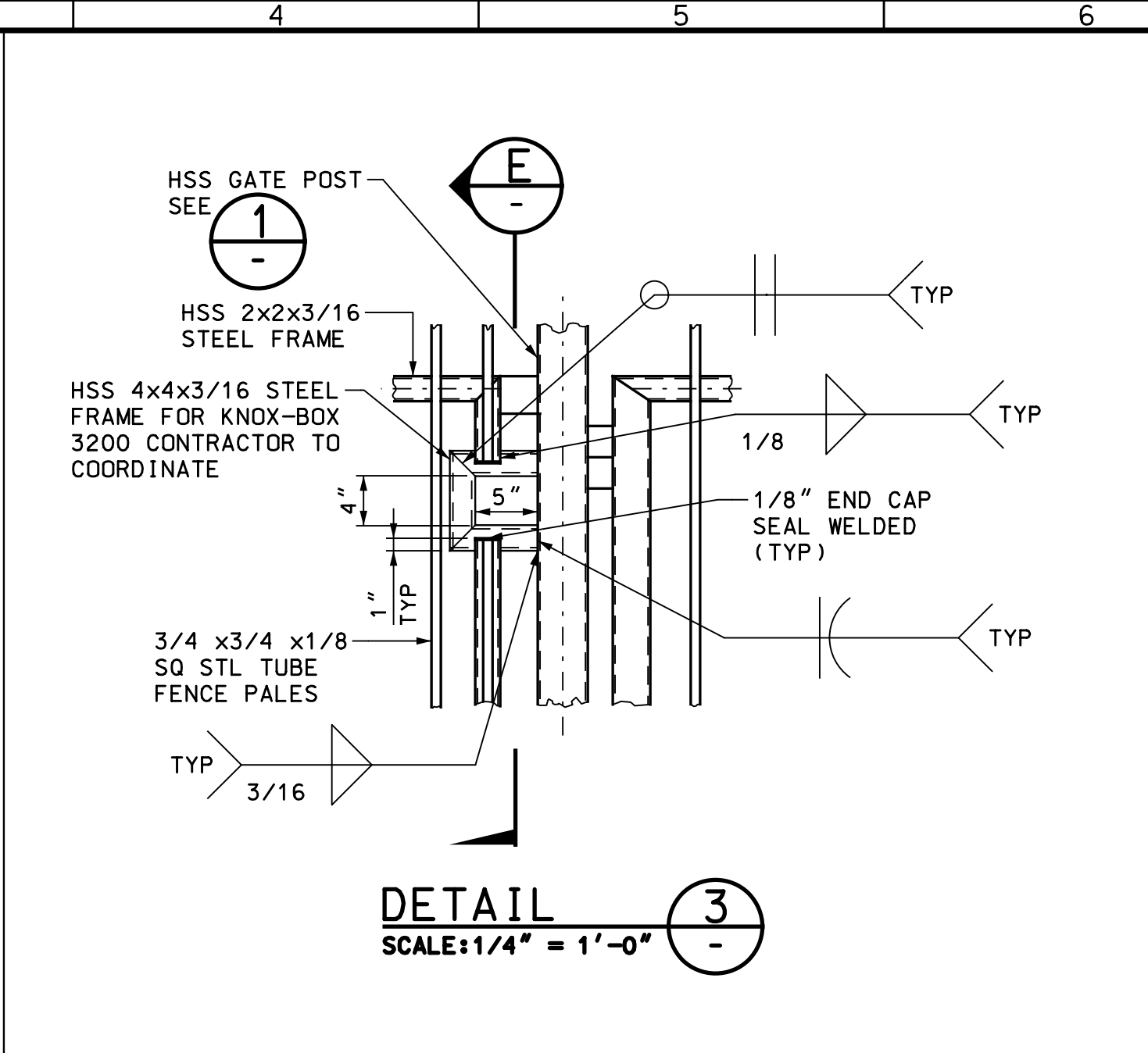
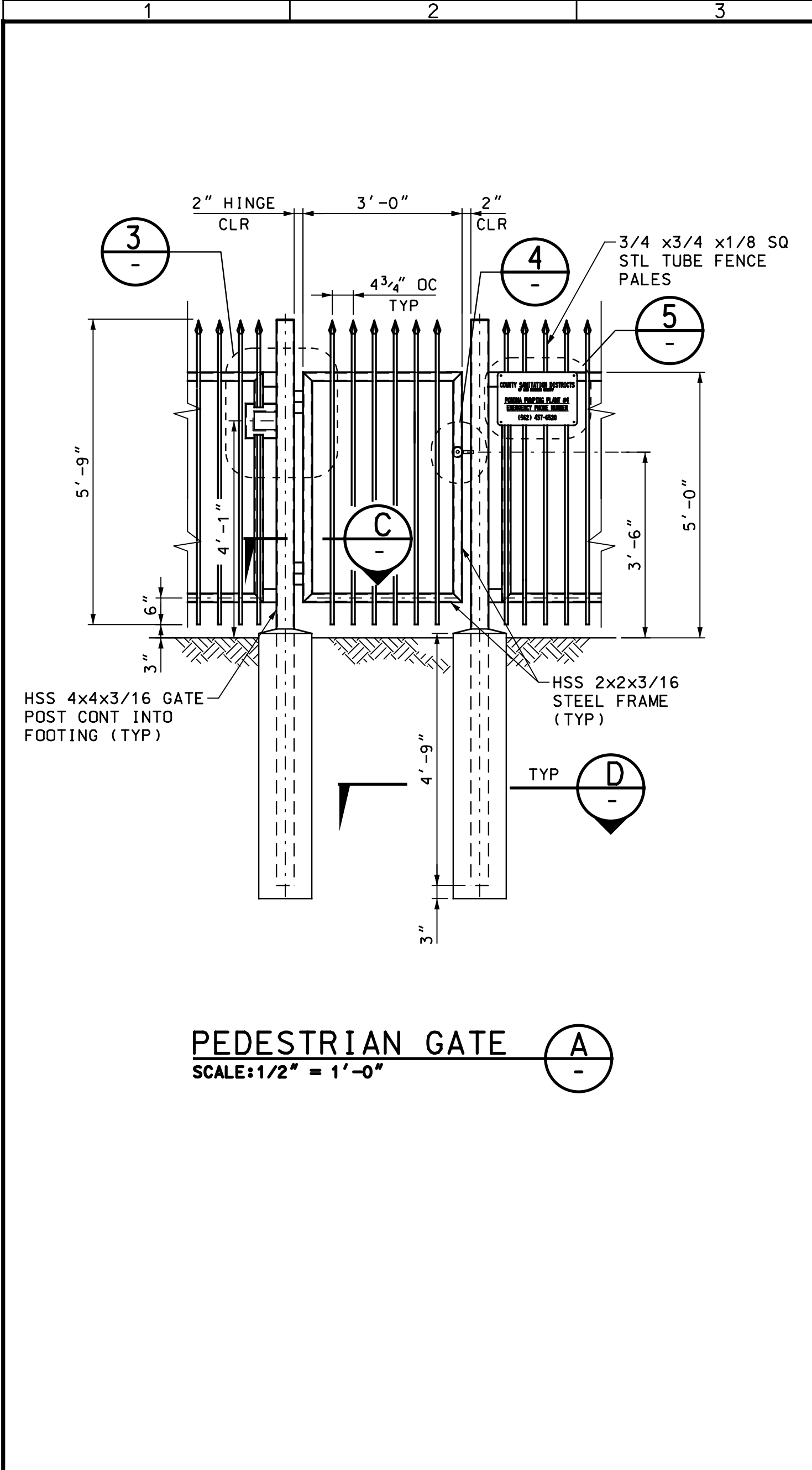


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COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY, CALIFORNIA				DESIGNED A. MONTAZ DATE MM/2024				DRAWN J. BAUTISTA DATE MM/2024				CHECKED A. FYNAARDT DATE MM/2024				REVIEWED K. MONROE DATE MM/2024				NO.				REVISIONS				INITIALS				DATE			
GARDENA PUMPING PLANT FACILITY REPLACEMENT				SCALE:				SHEET NO. 2A-2				DWG. NO. 05-g-0104				AS NOTED																			

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GARDENA PUMPING PLANT FACILITY REPLACEMENT		COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY, CALIFORNIA	
GATE AND FENCE TYPICAL DETAILS		DESIGNED A. MONTAZ DATE MM/2024	
		DRAWN J. BAUTISTA DATE MM/2024	
		CHECKED A. FYNAARDT DATE MM/2024	
		REVIEWED K. MONROE DATE MM/2024	
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		REVISIONS	
		INITIALS	
		DATE	

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DWG. NO. 05-g-0104

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
AGENDA ITEM #7.B

DATE: April 1, 2025

TO: Chair Henderson and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Amanda Acuna, Community Development Manager

BACKGROUND

The Gardena General Plan's purpose is to guide the physical development of the City for the next 15-20 years addressing all aspects of growth and development, including land use, housing, economic development, safety, parks and recreation, and public facilities. Each year, the State mandates that all counties and cities submit a report detailing the changes and progress made toward implementing the goals and policies outlined in their general plans. Additionally, the State requests detailed reporting on the new housing units being processed within the City.

The attached report was presented to the City Council on March 25, 2025, and is being brought to the Planning Commission as an information report.

ATTACHMENTS

[A - 2024 General Plan Annual Progress Report](#)



DEPARTMENT of COMMUNITY DEVELOPMENT

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

March 31, 2025

Office of Land Use and Climate Innovation
1400 10th Street
Sacramento, CA 95814

SUBJECT: GARDENA GENERAL PLAN ANNUAL PROGRESS REPORT

Dear Sir or Madam:

This serves as the City of Gardena's General Plan Annual Progress Report to the Governor's Office of Land Use and Climate Innovation (LCI).

The Gardena General Plan was last comprehensively updated in 2006. Since then, there have been several amendments to various elements, including the City's Housing Element, Circulation Plan, Land Use Plan, and Safety Plan. Additionally, in 2022, the City adopted its first Environmental Justice Element. The Gardena General Plan's purpose is to guide the physical development of the City for the next 15-20 years addressing all aspects of growth and development, including land use, housing, economic development, safety, parks and recreation, and public facilities. The Gardena General Plan includes the following elements and plans:

➤ **Community Development Element**

Land Use Plan: The purpose of the Land Use Plan is to improve the use of the land and relationships between the different land uses in the way that best serves the health, safety, welfare and convenience of the general public.

Economic Development Plan: The purpose of the Economic Development Plan is to guide the City in expanding its local economy through the creation of new quality jobs, attraction and retention of businesses, and the revitalization of the existing commercial and industrial establishments.

Community Design Plan: This Plan focuses on the aesthetic qualities of existing and future developments in the City and its relationship to the surrounding environment.

Circulation Plan: The purpose of the Circulation Plan is to design and improve the circulation system to meet the future needs of Gardena's residents and visitors.

➤ **Community Resources Element**

Open Space Plan: The intent of the Open Space Plan is to encourage the preservation of existing open spaces and recreation facilities and the development of new resources.

Conservation Plan: The purpose of the Conservation Plan is to provide direction regarding the conservation, development, and utilization of natural resources.

➤ **Community Safety Element**

Public Safety Plan: The purpose of the Public Safety Plan is to identify potential hazards that can significantly impact the City.

Noise Plan: The Noise Plan of this General Plan is the basis for achieving and maintaining environmental noise control.

➤ **Housing Element**

The 2021-2029 Housing Element continues the City's focus on maintenance of the housing stock and existing housing programs designed to increase homeownership in the community, incentives for the development of affordable housing and other programs aimed at meeting the needs of lower-income households and special needs populations are increasingly important priorities.

➤ **Environmental Justice Element**

The purpose of the Environmental Justice (EJ) Element is to identify goals and policies that promote environmental justice citywide. The City is committed to supporting the long-term needs of our community's most vulnerable populations.

Additionally, there is an Implementation Program which outlines the specific actions that will be necessary to put the policies of the General Plan into practice.

Compliance

The Gardena General Plan complies with LCI's General Plan Guidelines, including environmental justice considerations, collaborative planning with the military lands and facilities, and consultation with Native American tribes. The City currently has no moratoriums related to the General Plan. The following is a summary of actions related to the General Plan over the 2024 calendar year.

Proposed Amendments to the Gardena General Plan

- **General Plan Amendment (GPA #3-21):** changing the land use designation on the General Plan Land Use Map from Industrial and Industrial/High Density 30 Overlay to Specific Plan, for a 5.25 acre lot to allowed for a 333 residential unit development.

In December 2024, the Gardena Planning Commission reviewed a recommendation to the City Council regarding several entitlements, including a General Plan Amendment to the City's Land Use Plan. This amendment proposed changing the land use designation of a 5.25-acre site to a specific plan designation. The proposed change to the land use map with the Land Use Plan would enable the construction of 333 new residential units within the City, consisting of 258 apartment units (including 7 designated for moderate-income households) and 75 three-story, for-sale townhomes. The Planning Commission ultimately recommended the adoption of the proposal to the City Council.

Adopted Amendments to the Land Use Plan of the Gardena General Plan

- **General Plan Amendment # 1-24:** readopting the changes to the Land Use Plan of the General Plan for those sites identified in the City Housing Element in connection with the prepared Environmental Impact Report.

In July 2024, the Gardena City Council approved General Plan Amendment #1-24 to modify the land use designations for the sites identified in the City's 2021-2029 Housing Element. The amendment also included text revisions to ensure consistency across various elements and plans within the City's General Plan.

Progress in Implementation - 2024

➤ **Housing Element**

In January 2023, the City Council adopted the City's 6th Cycle Housing Element for the 2021-2029 planning period. Government Code section 65400 requires that each city, county, prepare an Annual Progress Report (APR) on the status of the Housing Element of its general plan and progress in its implementation, using forms and definitions adopted by the California Department of Housing and Community Development (HCD). Most notably, the Housing Element APR includes a tabulation of the City's progress toward the eight-year Regional Housing Needs Assessment (RHNA) allocation. The Housing Element APR includes reporting of the number of building permits issued for net new housing units during a calendar year. In addition, the reporting includes housing development applications submitted, units approved by Planning (entitled), and units completed (Table 1- Residential Units Entitled, Permitted, and Completed in 2024).

The fulfillment of the RHNA allocation is based only on building permit issuance. In the reporting period of 2024 of the 6th cycle Housing Element RHNA allocation, there was a total of 189 new housing units permitted, bringing the City's total RHNA down from 5,735 to 4,769 units.

Table 1 – Residential Units Entitled, Permitted, and Completed in 2024

Units by Structure Type	Entitled	Permitted	Completed*
Single Family Attached Units		3	6
Single-Family Detached Unit			
2 to 4 Unit Structure			
5+ Unit Structure	300	121	20
ADUs		65	19
Total	300	189	45

Table 2 – Remaining RHNA Allocation

Income Level		RHNA Allocation by Income Level	2024	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,485	7	8	1,477
	Non-Deed Restricted		-		
Low	Deed Restricted	761	-	2	759
	Non-Deed Restricted		-		
Moderate	Deed Restricted	894	-	-	894
	Non-Deed Restricted		-		
Above Moderate		2,595	182	963	1,639
Total RHNA		5,735			
Total Units			189	966	4,769

Progress in Implementation - 2024

➤ **Community Development Element**

In 2024, the City Planning Commission held 13 hearings to review and discuss various requests related to the City's land use and development. Among the topics considered were proposed zone text amendments aimed at enhancing land use and fostering more efficient development throughout the City. The Commission carefully evaluated several development proposals and new specific plans, which include plans for the construction of up to 600 new residential units. These new homes are expected to attract new residents to the South Bay area, contributing to the region's population growth and providing a boost to the local economy. The Commission's discussions were centered on ensuring that these developments align with the City's long-term goals for sustainable growth and community enrichment.

➤ **Community Resources Element**

In 2024, the City adopted the Parks and Recreation Master Plan for 2024-2029, a comprehensive, long-term framework designed to guide the development and improvement of parks and recreational facilities over the next five years. The plan is intended to be revisited and updated every five years to ensure that it continues to meet the evolving needs of the community and adapts to changes in population, interests, and regional trends. The Parks and Recreation Master Plan was presented to the Parks and Recreation Commission on May 13, 2024, where it was thoroughly reviewed and subsequently recommended for adoption by the City Council. This plan reflects a commitment to enhancing the quality of life for residents and ensuring the availability of well-maintained, accessible public spaces for recreation and community engagement.

➤ **Community Safety Element**

In 2024, the City approved the updated Local Hazard Mitigation Plan (LHMP), which is designed to address potential impacts from both natural and human-made hazards, while providing clear guidance for implementing effective mitigation strategies. In September 2023, the City Council reviewed and approved the submission of the draft updated LHMP. Afterward, further revisions were made based on feedback and revision requests from other municipalities, as communicated by Cal OES and FEMA. In February 2024, the updated plan was formally submitted to both Cal OES and FEMA for review. The plan has since received approval from both agencies, marking a significant step in enhancing the City's preparedness and resilience to various hazards.

➤ **Environmental Justice Element (EJ Element)**

The City continues to make strides in addressing environmental health risks and inequalities affecting communities across the area. A key focus of the Environmental Justice (EJ) element is enhancing access to public facilities and fostering civic engagement. As part of these efforts, the City has been working toward the goal of

upgrading existing parks and recreation facilities to better serve all residents. Through collaboration with the South Bay Cities Council of Governments, the City is participating in the South Bay Fiber Network initiative, a digital equity project designed to support regional city facilities by planning and implementing network infrastructure. This initiative includes hubs such as the one at Rowley Park, which provides free Wi-Fi to residents, enabling students to complete homework and giving individuals the tools to search for and apply for jobs.

Thank you for your consideration. If you have any questions regarding the contents of this letter, please contact the Community Development Department at 310-217-9524.

Sincerely,

Greg Tsujiuchi
Community Development Director

Attachments: HCD Annual Housing Progress Report Form

