

**MINUTES**  
**Regular PEQC Meeting of the**  
**Planning and Environmental Quality Commission**  
**Tuesday, May 6, 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, May 6, 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](mailto: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 7:00 PM.

**2. PLEDGE OF ALLEGIANCE**

Chair Deryl Henderson 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; Assistant City Attorney Rosemary Koo; Planning Assistant Kevin La; and Planning Assistant Dayana Nava.

**4. ELECTIONS**

**1. Election of Chair**

Chair Henderson made a motion that Commissioner Wright-Scherr be elected as the new Chair. Commissioner Langley seconded the motion.

Director Tsujiuchi informed everyone that the elected position will last for a 12-month period, starting from tonight's meeting.

**MOTION: A motion was made by Chair Henderson and seconded by Commissioner Langley to Elect Vice-Chair Wright-Scherr as the new Chair for the Planning and Environmental Quality Commission:**

**The motion was passed by the following roll call vote:**

**Ayes:** Henderson, Langley, Kanhan, Sherman and Wright-Scherr  
**Noes:** None  
**Abstain:** None

## 2. Election of Vice-Chair

Chair Henderson made a motion to elect Commissioner Kanhan as the new Vice-Chair. Vice-Chair Wright-Scherr seconded the motion.

**MOTION: A motion was made by Chair Henderson and seconded by Vice-Chair Wright-Scherr to Elect Commissioner Kanhan as the new Vice-Chair for the Planning and Environmental Quality Commission:**

The motion was passed by the following roll call vote:

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

**Noes:** None

**Abstain:** None

## 5. APPROVAL OF MINUTES

### 5.A April 1, 2025

**MOTION: A motion was made by Commissioner Langley and seconded by Vice-Chair Wright-Scherr to approve the minutes of the meeting on April 1, 2025:**

The motion was passed by the following roll call vote:

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

**Noes:** None

**Abstain:** Henderson

## 6. 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.

## 7. PUBLIC HEARING ITEMS

### 7.A **ENVIRONMENTAL ASSESSMENT #1-25 AND CONDITIONAL USE PERMIT #1-25**

A request for a Conditional Use Permit to operate an indoor batting cage within an existing 5,677-square-foot warehouse located in the Industrial (M-1) zone. The request also seeks approval to count street parking toward the facility's required parking per Section 18.40.080.B.3. of the Gardena Municipal Code.

Environmental Consideration: The project involves an existing facility and is being considered for a Class 1 Categorical Exemption under the California Environmental Quality Act (CEQA).

Project Site: 13008 Halldale Avenue; APN (6102-004-016)

Project Applicant: Peter Girgis (Maximize Athletic Performance)

Community Development Director Greg Tsujiuchi, and Assistant City Attorney Rosemary Koo were present to answer any questions.

Planning Assistant Dayana Nava presented the Staff Report for Conditional Use Permit #1-24, which seeks approval for the operation of an indoor batting cage within an existing warehouse located at 13008 Halldale Avenue. A vicinity map of the project site was displayed on the screen for reference. Ms. Nava provided detailed information about the industrial building, its tenants, and the parking spaces available, highlighting that there are currently 14 parking spaces for the existing building.

Ms. Nava explained that the property is zoned Industrial (M-1) and is surrounded by M1 zoning to the north, east, south, and west, as indicated on the zoning map. Additionally, Ms. Nava shared information about the surrounding businesses.

Furthermore, Ms. Nava informed everyone that the applicant proposes a 5,677 square foot tenant improvement to accommodate the indoor batting cage and athletic facility. Ms. Nava mention that the site includes 14 parking stalls serving the two-tenant building, anf noted that 11 of those parking stalls do not meet minimum dimensional requirements. The applicant plans to re-stripe the parking lot to comply with current zoning and dimensional standards. The restriping will result in the loss of one parking space. A parking study conducted by Walker's Consultant analyzed the anticipated parking demand for the facility and assessed the availability of nearby on-street and off-street parking options.

Ms. Nava went over the project floor plan and facility improvements that are being proposed by the applicant, which included floor plan renderings. The facility will be staffed by two employees and will operate from 8:00 a.m. to 9:00 p.m. offering appointments during those hours.

Ms. Nava went over the Gardena Municipal Code Section 18.46.030.C.9., the proposed use is not specifically categorized within the city's zoning code. However, it may be authorized through the conditional use permit process. The indoor batting cage aligns with the overall intent of the M1 zoning designation. This project is consistent with various goals and policies outlined in the general plan. It will introduce new types of businesses to the area, create jobs, and promote physical activity by providing unique amenities for young athletes. This approach is also in line with the city's environmental justice element.

Ms. Nava provided a detailed explanation of the parking requirements according to the Gardena Municipal Code Section 18.40.040 of the zoning code. She also discussed the parking study as outlined in Gardena Municipal Code Section 18.40.08, B.3, which states that on-street parking may be counted towards the required parking facilities. Additionally, Ms. Nava identified all the parking spaces available on the project site, as well as off-street parking spaces located within 1,500 feet of the project.

Ms. Nava noted that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to guidelines sections: 15301 – Existing Facilities; and 15300.2.



Ms. Nava also mentioned that public hearing notices were properly advertised in the Gardena Valley News and mailed to property owners and occupants within a 300-foot radius of the project site on April 24, 2025. So far, five letters have been received regarding the proposed project.

Public Comments Received:

- 1) [Public Comment #1 - Michael Hughes](#)
- 2) [Public Comment #2 - Dr. John Moran, EdD](#)
- 3) [Public Comment #3 - Artis Perry Jr.](#)
- 4) [Public Comment #4 - Kevin Martin](#)
- 5) [Public Comment #5 - Joeline Knight](#)

STAFF RECOMMENDATION:

- Conduct the public hearing;
- Receive testimony from the public;
- Close the public hearing;
- Adopt Resolution No. PC 6-25 approving Conditional Use Permit #1-25 subject to the attached Conditions of Approval; and
- Direct staff to file a Notice of Exemption.

Ms. Nava introduced Peter Girgis, the applicant that will be presenting to the Planning Commission.

Chair Henderson requested that staff display the parking study map, as he wanted to verify that there was ample parking available. Ms. Nava explained that, according to the provided parking study, there are 114 parking stalls within a 1,500 square-foot area of the project site.

Director Tsujiuchi indicated that there is diagonal parking along Halldale, which is different from traditional parallel parking. This is why there are more parking spaces and why staff believes the parking study is supported.

Mr. Peter Girgis introduced himself as the owner and founder of Maximize Athletic Performance (MAP), which he established in 2020. He provided information about his background and upbringing, as well as details about his business and its contributions to the community. He shared participation level data from MOB, discussed community outreach programs, and outlined incentives for residents of Gardena. Additionally, he spoke about the athletic achievements of his organization and its partnerships with various foundations and schools. During his presentation, he displayed proposed renderings on the screen. He also highlighted youth employment initiatives and shared testimonials from individuals who support his business.

Vice-Chair Wright-Scherr asked about the participants fees and if they have connections that could help them secure scholarships to high schools with strong academic standards. Mr. Peter Girgis answered his questions.

Commissioner Langley asked Mr. Peter Girgis if he had relationships with the coaches from Gardena, Inglewood and Lawndale. Mr. Girgis confirmed that yes, he did have a relationship with them and provided an explanation.

Chair Henderson asked if there would be three live arm cages or if they would have machines. Mr. Peter Girgis confirmed that they will have both.

Chair Henderson asked if any Commissioners had further questions. No questions were asked at that time.

Chair Henderson announced that the Public Hearing was open and asked if anyone wished to speak on this item.

Planning Assistant Kevin La informed everyone that there were two public speakers wanting to speak on the item.

**PUBLIC SPEAKERS:**

- 1) Rahje Branch expressed her appreciation for Mr. Peter Girgis vision and business, and she spoke in favor of approving the Conditional Use Permit for the batting cages.
- 2) Christina Thomas spoke in favor of MAP and shared her experience regarding the positive impact it has had on the children in her community.

Chair Henderson announced that the Public Hearing was closed.

**MOTION: A motion was made by Commissioner Langley and seconded by Vice-Chair Wright-Scherr to Adopt Resolution No. PC 6-25 approving Conditional Use Permit #1-25 subject to the Conditions of Approval; and Direct staff to file a Notice of Exemption:**

**The motion was passed by the following roll call vote:**

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

**Noes: None**

**Abstain: None**

Director Tsujiuchi shared that the City of Gardena has recently formed an 11U baseball team, and his son is a player on that team. They will be playing an exhibition game against a team from Ichikawa, Japan. They plan to visit the batting cages if they become available on time. Chair Henderson added that he will try to get out there and see if he can still hit a ball.

Planning Assistant, Kevin La informed Chair Henderson that a late oral communication was received from a member of the public. He offered to accommodate their request to speak either now or at a later time.

Assistant City Attorney Rosemary Koo asked Mr. La to inform everyone about the 10-day appeal period before proceeding to the public speaker.

Mr. La explained that once the adoption of Resolution No. PC 6-25 is closed and approved, the public has 10 days to appeal to the City Council, or at the next City Council meeting. If two members of the City Council wish to review the project, a motion must be made through two votes. The 10-day period is designated for appeals. Once the appeal period closes, the approval of the adoption of Resolution No. PC 6-25 becomes final. If an appeal is filed, it will be addressed at the next City Council meeting.

Mr. La proceeded and asked Ms. Priscilla Gales to come forward.

**PUBLIC SPEAKER:**

- 1) Priscilla Gales, resident, expressed her concerns about the water in Gardena and is looking for assistance in the matter.

Director Tsujiuchi replied that the topic falls outside the scope of the Planning Commission. He offered to take down her information to guide her in the right direction.

*Chair Henderson noted for the record that a five-minute recess would be taken.*

*Shortly thereafter, Chair Henderson resumed the meeting.*

**7.B ZONE TEXT AMENDMENT #1-25 (ORDINANCE NO. 1883)**

The Planning Commission will consider a recommendation to the City Council on the adoption of Ordinance No. 1883 amending the Gardena Municipal Code Chapter 18.13 relating to Accessory Dwelling Units and Junior Accessory Dwelling Units.

Environmental Assessment Consideration: Adoption of this ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080.17 which provides that CEQA does not apply to the adoption of an ordinance to implement ADU law.

Project Location: Citywide

Project Applicant: City of Gardena

Community Development Director, Greg Tsujiuchi, and Assistant City Attorney Rosemary Koo were present to answer any questions.

Planning Assistant Kevin La presented the Staff Report for the recommendation to the City Council on Zone Text Amendment #1-25, and the adoption of Ordinance No. 1883, amending the Gardena Municipal Code Chapter 18.13 relating to Accessory Dwelling Units and Junior Accessory Dwelling Units.

Mr. La provided background information on the state laws regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) that were amended early last year. He referenced two specific laws, AB2533 and SB1211, noting that AB2533 was adopted on September 28, 2024, while SB1211 was adopted on September 19, 2024. He explained that both bills ensure compliance for all cities regarding ADUs and JADUs.

Mr. La informed the Commissioners that the Planning Commission is being asked to make a recommendation to the City Council on the proposed amendments to the development standards for ADUs and JADUs. He also went over the proposed amendments, definitions and multiple clarifications that were listed on the draft ordinances that were included in the agenda. Additionally, he discussed parking ratios and connection fees/capacity charges.

Mr. La noted that public hearing notices were properly advertised in the Gardena Valley News on April 10, 2025, and as of today, no public comments have been received.

STAFF RECOMMENDATION:

- Conduct the public hearing;
- Receive testimony from the public
- Close the public hearing; and
- Adopt Resolution No PC 7-25 recommending that the City Council adopt Ordinance No. 1883.

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

Chair Henderson inquired whether we had any applications for Accessory Dwelling Units (ADUs). Mr. La responded that they do get applications, as it is one of the regular plan checks received from the Building Department. Most of the reviews are typically for garage conversions or new structures. However, they have not yet received any recent applications for multi-family units, which can include up to eight detached units or up to the amount of existing multi-family units.

Vice-Chair Wright-Scherr inquired whether accessory dwelling units (ADUs) fall under the ADU proposition introduced earlier this year and what the maximum number of ADUs the city can permit. Mr. La responded that the city is in compliance with the state code and provided a detailed explanation of what is permissible for new constructions, conversions, as well as multifamily ADUs and JADUs.

Chair Henderson then asked if there was a required lot size for an ADU. Mr. La clarified that there is no specific lot size requirement; instead, eligibility for an ADU is based on the residential zoning of the property, if all development regulations outlined in the ADU ordinance are met.

Chair Henderson asked if any Commissioners had further questions. No questions were asked at that time.

Chair Henderson announced that the Public Hearing was open and asked if anyone wished to speak on this item.

Mr. La noted for the record that no member of the public wished to speak on this item.

Chair Henderson announced that the Public Hearing was closed.

**MOTION: A motion was made by Vice-Chair Wright-Scherr and seconded by Chair Henderson to Adopt Resolution No PC 7-25 recommending that the City Council Adopt Ordinance No. 1883:**

**The motion was passed by the following roll call vote:**

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

**Noes: Langley**

**Abstain: None**

**7.C ZONE TEXT AMENDMENT #2-25 (ORDINANCE NO. 1884)**

The Planning Commission will consider a recommendation to the City Council on the adoption of Ordinance No. 1884 amending the Gardena Municipal Code Chapter 18.12, and 18.76 of Title 18, Zoning Code, of the Gardena Municipal Code, Chapter 17.08 of Title 17, Subdivision to implement State Laws relating to housing.

Environmental Assessment Consideration: Adoption of this ordinance is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15601(B)(3).

Project Location: Citywide

Project Applicant: City of Gardena

Community Development Director Greg Tsujiuchi, and Assistant City Attorney Rosemary Koo were present to answer any questions.

Planning Assistant Dayana Nava presented the Staff Report for the recommendation to the City Council on Zone Text Amendment #2-25, and the adoption of Ordinance No. 1884, amending the Gardena Municipal Code Chapter 18.12, and 18.76 of Title 18, Zoning Code, of the Gardena Municipal Code, Chapter 17.08 of Title 17, Subdivision to implement State Laws relating to housing.

Ms. Nava provided background information on SB 9, which took effect on January 1, 2022. Noting that on January 11, 2022, the City Council adopted Ordinance No. 1838 to implement SB 9. Since the adoption of SB 9, there have been implementations from the state regarding the requirements for two-unit housing development and urban lot split.

Ms. Nava discussed the proposed amendments, definitions, and impacts by SB9 housing development including recent legislation for SB450; SB1395 Shelter Crisis Act (SCA), and AB1801 amending Government Code Section 65650 - include transitional housing for youth and young adults and authorize a supporting housing development to include administrative office space in its non- residential floor area to provide the total floor area dedicates an administrative office space and doesn't exceed 25% of the total floor area.



Ms. Nava also mentioned that public hearing notices were properly advertised in the Gardena Valley News on April 10, 2025, no public comments regarding the project have been received.

Ms. Nava informed the Commissioners that the Planning Commission is being asked to make the following recommendation to the City Council.

**STAFF RECOMMENDATION:**

- Conduct the public hearing;
- Receive testimony from the public;
- Closed the public hearing; and
- Adopt Resolution No. PC 8-25 recommending that the City Council adopt Ordinance No. 1884.

Chair Henderson inquired whether the splitting of the properties necessitated the creation of two separate driveways. Director Tsujiuchi clarified that flag lots are not allowed in the city and provided an explanation on flag lots. Additionally, Director Tsujiuchi confirmed that what is being presented are new assembly bills and senate bills that came through the state.

There was a brief conversation where Chair Henderson, Director Tsujiuchi, Commissioner Langley, and Vice-Chair Wright-Scherr expressed their opinions on the assembly and senate bills.

Chair Henderson announced that the Public Hearing was open and asked if anyone wished to speak on this item.

Mr. La noted for the record that no member of the public wished to speak on this item.

Chair Henderson announced that the Public Hearing was closed.

**MOTION: A motion was made by Commissioner Kanhan and seconded by Chair Henderson to Adopt Resolution No. PC 8-25 recommending that the City Council Adopt Ordinance No. 1884:**

**The motion was passed by the following roll call vote:**

**Ayes:** Kanhan, Henderson, Sherman and Wright-Scherr  
**Noes:** Langley  
**Abstain:** None

**8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Community Development Director, Greg Tsujiuchi announced upcoming city events.

- 1) Mama Mia's Bingo Night, Friday, May 9, 2025; 6:00 PM – 8:00 PM at Rowley Park.
- 2) 38<sup>th</sup> Annual Bonsai Exhibit & Sale, Saturday, May 10, 2025; 10:00 AM – 4:00 PM and Sunday, May 11, 2025; 10:00 AM – 1:00 PM at Nakaoka Community Center.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

- 1) COMMISSIONER LANGLEY – No items to report.
- 2) COMMISSIONER KANHAN– No items to report.
- 3) CHAIR HENDERSON – No items to report.
- 4) VICE-CHAIR WRIGHT-SCHERR – He shared his experience at the Cinco de Mayo Parade alongside Commissioner Kanhan and expressed his appreciation for Community Development Manager Amanda Acuña, who will be missed. He also mentioned that he attended the South Bay City Council of Governments meeting in the city of Carson.
- 5) COMMISSIONER SHERMAN – No items to report.

10. ADJOURNMENT

Chair Henderson adjourned the meeting at 8:05 PM.

APPROVED:



RONALD WRIGHT-SCHERR, CHAIR  
Planning and Environmental Quality Commission

Respectfully submitted,

By:



GREG TSUJIUCHI, SECRETARY  
Planning and Environmental Quality Commission