

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, June 17, 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, June 17, 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 7:05 PM.

2. PLEDGE OF ALLEGIANCE

Stephen P. Langley led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Ronald Wright-Scherr; Vice-Chair Jules Kanhan; 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.

Commissioners Deryl Henderson and Steve Sherman were away on an excused absence.

4. APPROVAL OF MINUTES – *No Items*

5. ORAL COMMUNICATIONS

Vice-Chair Wright-Scherr asked if there were any comments from the public. Noted for the record that no member of the public wished to speak to the Planning Commission at this time.

6. PUBLIC HEARING ITEMS

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

A request for a Conditional Use Permit (CUP #5-24) to allow warehouse operations in the General Industrial (M-2) zone in accordance with Section 18.46.030.C.18 of the Gardena Municipal Code; Site Plan Review (SPR #3-24) to permit the demolition of an existing 233,634sf single-tenant warehouse building and replace it with four (4) new warehouse buildings, with 15 tenant spaces, totaling 223,509sf, a new parking and circulation plan, lighting, fencing, and landscaping improvements; Tentative Parcel Map (TPM #1-24) to permit the merger of eight lot-tied parcels into one single parcel for the site development; and Environmental Assessment (EA #15-24) to consider the proposed project for a categorical exemption pursuant to CEQA

Guidelines § 15302(b) Class 2, as a replacement or reconstruction of existing structures and facilities.

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

Staff requests that the Commission open and continue the public hearing to the regularly scheduled meeting of the Planning and Environmental Quality Commission for July 15, 2025, at 7:00 PM in the Council Chambers.

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

Planning Assistant Kevin La informed the Commissioners about staff's recommendation to continue to July 15, 2025.

MOTION: A motion was made by Commissioner Langley and seconded by Chair Wright-Scherr to Continue the Public Hearing to the next regularly scheduled meeting of the Planning and Environmental Quality Commission on July 15, 2025:

The motion was passed by the following roll call vote:

Ayes: Langley, Wright-Scherr and Kanhan

Noes: None

Absent: Henderson and Sherman

7. OTHER ITEMS

7.A RECEIVE BROWN ACT TRAINING FROM THE CITY ATTORNEY'S OFFICE

The Commission received a training presentation from Assistant City Attorney Rosemary Koo on the Brown Act and Conflicts of Interest.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director, Greg Tsujiuchi announced upcoming city events.

- 1) 4th of July Celebration, Friday, July 4, 2025, from 5:00 PM – 10:00 PM at Rowley Park.
- 2) Gardena's Show & Shine Car Show & Concert, Saturday, July 12, 2025, from 10:00 AM – 2:00 PM at Rowley Park.
- 3) Summer Block Party and Back to School Backpack Giveaway, Tuesday, August 5, 2025, from 6:00 PM – 8:00 PM on the City Hall Complex.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

- 1) COMMISSIONER LANGLEY – He expressed gratitude to Assistant City Attorney Rosemary Koo and the other city attorneys for their assistance. He also shared that his granddaughter graduated from UC Davis.
- 2) COMMISSIONER KANHAN – He mentioned that he attended the Retirement Ceremony for Chief Mike Saffell.

- 3) CHAIR WRIGHT-SCHERR – He expressed his best wishes to Chief Mike Saffell on his retirement and thanked him for 32 years of service. He also congratulated Captain Todd Fox on his promotion to Chief of Police and wished him the best in his new role. Lastly, he expressed gratitude to Ms. Koo for the training on the Brown Act

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 8:13 PM.

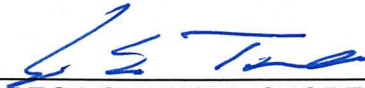
APPROVED:

Respectfully submitted,



RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

By:



GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission