

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, July 15, 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, July 15, 2025, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:03 PM.

2. PLEDGE OF ALLEGIANCE

Ronald Wright-Scherr led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Ronald Wright-Scherr; Vice-Chair Jules Kanhan; Commissioner Steve Sherman and Commissioner Deryl Henderson. Employees present: Director of Community Development Greg Tsujiuchi; Assistant City Attorney Rosemary Koo and Planning Assistant Kevin La.

Commissioner Stephen P. Langley was away on an excused absence.

4. APPROVAL OF MINUTES

4.A May 6, 2025

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Commissioner Henderson to approve the minutes of the meeting held on May 6, 2025, with a revision to the signature line to accurately reflect the name of Ronald Wight-Scherr as Chair:

The motion was passed by the following roll call vote:

Ayes: Kanhan, Henderson, Sherman and Wright-Scherr

Noes: None

Absent: Langley

5. ORAL COMMUNICATIONS

Vice-Chair Wright-Scherr asked if there were any comments from the public. Administrative Analyst I, Georgina Placido, 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

The Applicant requests the following entitlements for the redevelopment of an approximately 11.10 acres of land:

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

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

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

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

Planning Assistant Kevin La presented the Staff Report for the following entitlements for the redevelopment of an approximately 11.10 acres of land: Conditional Use Permit (CUP #5-24); Site Plan Review (SPR #3-24); Tentative Parcel Map (TPM #1-24 or Tentative Parcel Map No. 84649); and Categorical Exemption (EA #15-24).

Mr. La informed everyone that the Commission opened the public hearing on June 17, 2025, and continued the item to July 15, 2025, for further public hearing and discussion.

Mr. La displayed the Vicinity Map and the Zoning Map for the project site located at 1855 West 139th Street. He also showed photos of the existing building and the current site plan.

Mr. La presented the proposed site plan, which includes four buildings: Building A1, Building A2, Building B&C, and Building D. He noted that there will be a 10-foot separation between Buildings A1 and A2. Additionally, Buildings B and C will be connected by a common wall, and there will be six trash enclosures on the site.

Mr. La identified five project access locations on the project site, along with the relocation of two existing driveways and the addition of a new driveway on South Western Avenue. He noted that access from Western Avenue is for non-commercial vehicles only.

Mr. La then displayed the exterior renderings of the proposed project, showcasing views of Buildings A and B, as well as the proposed fence, decorative block wall, and landscaping in the front. He also presented views of Buildings C and D. Additionally, Mr. La displayed the project floor plan for Unit C, which includes the office location and entrance. He noted that there is a condition that prohibits cold or refrigerated storage of goods, as well as any uses, deliveries, or tenant improvements that would involve using tenant space for cold or refrigerated storage.

Mr. La gave the development standards requirements for a proposed building in the M-2 Zone; maximum floor area ratio; maximum building height; minimum setbacks; minimum landscaping and maximum of walls/fencing.

Mr. La outlined the development standards required for a proposed building in the M-2 Zone, that included the maximum floor area ratio, maximum building height, minimum setbacks, minimum landscaping requirements, and the maximum allowance for walls and fencing. He noted that the project meets and exceeds all the minimum development standards of the M-2 Zone. As a result, the proposed structures are consistent with the applicable development standards.

Mr. La provided a detailed overview of the minimum parking and alternative minimum parking requirements, the existing parcel map, and the proposed parcel map.

Mr. La explained that the City retained the consulting firm of Kimley-Horn and Associates to prepare the CEQA Compliance Technical Memorandum and conduct a peer review of the traffic study submitted by the applicant. The City's consultant concluded that the project is categorically exempt from CEQA section 15302(b) under Class 2. Their analysis determined that there are no new significant impacts or unusual circumstances associated with the project.

Mr. La noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site on June 5, 2025. Additionally, notices were sent to individuals and entities that have requested notifications regarding CEQA projects. As of now, 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 9-25**, approving EA #15-24, CUP #5-24, SPR #3-24, and TPM #1-24 subject to the Conditions of Approval,
- Direct Staff to file a Notice of Exemption.

Chair Wright-Scherr announced that the Public Hearing was open and asked how many public speakers wished to speak on this item. City staff informed him that there were three public speakers, one of whom was the applicant.

Commissioner Henderson sought clarification that the proposed project will not be utilized for cold storage. Mr. La confirmed that the project is conditioned to prohibit any form of cold storage on the site.

Hayes Graham, a representative of Terreno Realty Corp., introduced himself and shared some background information about the real estate company and the proposed project. He mentioned that the company has been the owner and operator of real estate in the greater Los Angeles area for approximately 20 years and has owned the project site for about 10 years.

Chair Wright-Scherr inquired about the expected duration of the project. Mr. Graham responded that they anticipate approximately 12 months for construction, followed by six to eight months for leasing.

Chair Wright-Scherr then asked if any of the Commissioners had questions.

Commissioner Henderson asked for the square footage per unit or building. Mr. Graham replied that there would be 12 units, with sizes ranging from 10,000 to 12,000 square feet. Mr. La confirmed that there would actually be 15 units.

Commissioner Henderson referenced the overview map, noting that there are two proposed roll-up doors for each unit. He asked whether the facility layout is large enough to accommodate full 18-wheelers or if they are only considering bobtail trucks, as he wanted to understand the spacing. Mr. Graham responded that careful consideration was given to ensure the facility is functional for all potential users. It can accommodate a full 53-foot 18-wheeler; however, it is primarily designed for smaller trucks and complies with the Fire Department's regulations. The design includes ample turning radius and green space. Mr. La added that each loading dock space measures approximately 10 feet in width by 60 feet in length and is open to the sky. Additionally, the loading docks have a backup clearance of about 50 feet.

Vice-Chair Kanhan asked whether the current tenant will be relocated or remain onsite. Mr. Graham responded that the tenant will be moving and is looking to purchase something in the Inland Empire.

Chair Wright-Scherr inquired whether they had any potential tenants in mind for leasing. Mr. Graham responded that they would wait until the construction is closer to completion. However, he mentioned that they would begin marketing the project early. Currently, they do not have any specific tenants lined up.

Chair Wright-Scherr inquired whether they plan to include tenants that handle health hazard materials. Mr. Graham confirmed that they do not plan to have that as part of their use base. Mr. La added that there will be limited manufacturing, which will comply with the permitted uses of the zone, as well as a warehouse under the conditional use permit. He also assured that there should be no health hazards associated with the manufacturing of goods.

Public Speakers:

- 1) Salvador George and 2) Steve Gancherov of Local 323 Carpenters Union expressed their appreciation and spoke in support of the project.
- 3) Carlos Rivera, 4) Leonardo Patino, 5) Jose Garcia of LiUNA Local 1309, all spoke in support of the developer and proposed project.

Commissioner Henderson inquired about the traffic study and asked whether there would be any traffic issues on Western Avenue. Director of Community Development Greg Tsujiuchi responded that the proposed project is for a warehouse distribution facility, the same type of use as the existing one, but it is actually 10,000 square feet smaller. Therefore, there will be no traffic impact. Mr. James Thomas, of Kimley Horn confirmed that the traffic study conducted considered both the existing use and the number of trips generated for day-to-day operations. In collaboration with the developer, they also assessed the anticipated trips for future use. Mr. Thomas noted that Kimley Horn did not prepare the traffic study, as they are contracted with the city. However, they did peer-review the study prepared by the applicant's traffic consultant and agreed with its findings. Mr. Thomas concurred with Mr. Tsujiuchi that the project is forecasted to reduce traffic by approximately 33 trips per day. This reduction is due to the decrease of about 10,000 square feet, which theoretically will result in a slight improvement in traffic in that area.

Chair Wright-Scherr announced that the Public Hearing was closed.

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Chair Wright-Scherr to Conduct the public hearing; Receive testimony from the public; and Adopt Resolution No. PC 9-25, approving EA #15-24, CUP #5-24, SPR #3-24, and TPM #1-24 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: Kanhan, Wright-Scherr, Henderson and Sherman

Noes: None

Absent: Langley

7. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Greg Tsujiuchi provided a verbal report to follow up on inquiries made by a member of the Commission regarding the chapel or church that is being replaced by improvements by the Environmental Charter High School on Crenshaw and Manhattan Beach Boulevard. He informed the Commission that discussions have occurred, and there is a plan to ensure that the developer finds a way to commemorate the chapel, which had stood for decades. However, the entire project is currently on hold due to financial issues. Mr. Tsujiuchi noted that staff have not yet brought the item back for approval, but he wanted to inform them that the project is on hiatus for the time being. Once the developer is ready to proceed, the project will be presented to the Commission again.

Community Development Director, Greg Tsujiuchi announced upcoming city events.

- 1) 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.

- 2) Save the Date – Celebrating Gardena's 95th Anniversary, Saturday, September 13, 2025. Stay tuned for more event information.

Mr. Tsujiuchi informed all the commissioners that during the week of July 23rd, our Sister City Delegation, along with the youth baseball team, will arrive, and several events will be taking place.

- 3) Food, Wine & Brew, Saturday, September 27, 2025, 12:00 PM – 7:00 PM on the City Hall Complex. Tickets go on sale Monday, July 7, 2025.

8. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

- 1) VICE-CHAIR KANHAN – No items to report.
- 2) COMMISSIONER HENDERSON – He mentioned that the city hosted a wonderful car show event at Rowley Park. However, the only issue raised by attendees was that the police presence and their uniforms deterred many people from attending, due to current immigration issues. The attendees suggested that the city consider a setup similar to previous events, as last year the police were stationed in the parking lot rather than on the field, resulting in a lighter presence overall.
- 3) COMMISSIONER SHERMAN – No items to report.
- 4) CHAIR WRIGHT-SCHERR – He shared that a special event honoring his late friend writer/director/producer William Sachs would hold at the Gardena Cinema on July 20, 2025, at 6:00 PM.

9. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:44 PM.

APPROVED:

Respectfully submitted,



RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

By: 

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission