



# PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

## Regular PEQC Meeting Notice and Agenda

Website: [www.cityofgardena.org](http://www.cityofgardena.org)

**Tuesday, January 7, 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](https://youtube.com/CityofGardena).
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Board/Commission/Committee at [publiccomment@cityofgardena.org](mailto: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](mailto:cityclerk@cityofgardena.org) at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

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### 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.**

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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. **APPROVAL OF MINUTES**

5. **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.

6. **OTHER ITEMS**

6.A **1818 West Redondo Beach Boulevard, the Tire House Progress Report**

As requested by the Planning Commission at the October 1, 2024, meeting, staff is presenting an update report on the Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

[Staff Report](#)

[Attachment A - PC Resolution 10-24](#)

[Attachment B - November 21, 2024 Property Pictures](#)

[Attachment C - December 17, 2024 Property Owner Pictures](#)

[Attachment D - December 20, 2024, Property Pictures](#)

[Attachment E - Planning Commission Agenda Packet, dated February 20, 2024](#)

[Attachment F - Planning Commission Agenda Packet, dated April 16, 2024](#)

[Attachment G - Planning Commission Agenda Packet, dated July 16, 2024](#)

[Attachment H - Planning Commission Agenda Packet, dated October 1, 2024](#)

7. **PUBLIC HEARING ITEMS**

7.A **CONDITIONAL USE PERMIT #1-24 (MODIFICATION TO CUP #219-68), SITE PLAN REVIEW #1-24, AND ADMINISTRATIVE ADJUSTMENT #1-24**

**REQUEST:** A request to modify the conditional use permit for a high school located within the Single-Family Residential (R-1) zone, including a site plan review for the demolition of a 9,036 SF building and proposing a new 7,500 SF facility in its place, featuring two classrooms, an administrative area, and a covered canopy, to continue serving the existing school on the property. All other structures on site will remain. Additional site improvements include landscaping upgrades, parking area enhancements, and the implementation of a new vehicle circulation plan.

The Applicant is also requesting an administrative adjustment to the off-street parking requirements, seeking a 12% reduction in the number of required spaces—from 104 to 93 spaces.

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 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project.

APPLICANT: Farnaz Golshani- Flecher, Farnaz Golshan-Flechner, Environmental Charter High School

LOCATION: 2818 Manhattan Beach Blvd; APN: (4067-007-005)

[Staff Report \(ECS\).pdf](#)

[Resolution No. PC 1-25 \(ECS\).pdf](#)

[Exhibit A - Project Plans.pdf](#)

[Exhibit B - Conditions of Approval.pdf](#)

[Attachment B - Parking Study.pdf](#)

**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 January 21, 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](http://www.CityofGardena.org).

Dated this 3rd day of January 2025.

/s/ GREG TSUJIUCHI

GREG TSUJIUCHI, Secretary  
Planning and Environmental Quality Commission