



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, February 4, 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. APPROVAL OF MINUTES

4.A December 3, 2024

[2024_12_03 PCMIN - FINAL.pdf](#)

4.B January 7, 2025

[2025_01_07 PCMIN - FINAL.pdf](#)

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 January 7, 2025, 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 - January 16, 2025 Progress Pictures](#)
- [Attachment C - January 23, 2025 Progress Pictures](#)
- [Attachment D - PC Agenda Packet, dated February 20, 2024](#)
- [Attachment E - PC Agenda Packet, dated April 16, 2024](#)
- [Attachment F - PC Agenda Packet, dated July 16, 2024](#)
- [Attachment G - PC Agenda Packet, dated October 1, 2024](#)
- [Attachment H - PC Agenda Packet, dated January 7, 2025](#)

7. PUBLIC HEARING ITEMS

7.A Environmental Assessment #9-21 (SCH 2023060263), Specific Plan #2-21, Site Plan Review #5-21, and Development Agreement #1-21

The Planning Commission will consider a recommendation to the City Council on the

Applicant's requests for the following entitlements for the redevelopment of approximately 6.3 acres of land:

- **Specific Plan (SP #2-21):** Adoption of the 1450 Artesia Specific Plan to provide new zoning and development standards to allow the redevelopment

of 6.3 acres with a mixed-use commercial/industrial development consisting of a 268,000 gross square foot (GSF) building with an approximate height of 75 feet. The project will feature self-storage (186,000 GSF, 1,480 units), industrial warehousing (72,000 GSF, 10 loading docks), and office/retail space (10,000 GSF mezzanine);

- **Site Plan Review (SP #5-21):** approving the physical design of the development;
- **Development Agreement (DA #1-21):** between the City and developer that guarantees the right to build the development as set forth in this Specific Plan for a period of 10 years and provides community benefits to the City including monetary contribution and space to hold community events.

Administrative Approval

Lot Merger (LM #1-21): to merge six lots into one single parcel for the site development.

Environmental Consideration:

Approval of these items requires certification of an Environmental Impact Report (EA #9-21), adoption of a Mitigation Monitoring and Reporting Plan, and a Statement of Overriding Considerations.

Project Location: 1440, 1450, 1462, 1472 Artesia Boulevard, (APN: 6106-036-010, -012, -034, -035, -036, -037)

Project Applicant: 1450 Artesia Acquisition Company LLC (Representative: Brian Sorensen)

Staff Report

- Attachment A - Resolution No. PC 2-25 (EIR)
Draft City Council Resolution No. 6693
 - Exhibit A - Draft EIR, dated July 2024
 - Exhibit B - Final EIR, dated January 2025
 - Exhibit C - Mitigation Monitoring and Reporting Program
- Attachment B - Resolution No. PC 3-25 (PROJECT)
Draft City Council Ordinance No. 1879
 - Exhibit A - 1450 Artesia Specific Plan
 - Exhibit B - Project Plans
 - Exhibit C - Conditions of Approval
 - Exhibit D - DRAFT Development Agreement
- Attachment C - Economic Analysis

7. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

8. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

9. ADJOURNMENT

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00 PM on February 18, 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 31st day of January 2025

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