



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, May 6, 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. **ELECTIONS**

1. Election of Chair
2. Election of Vice-Chair

5. **APPROVAL OF MINUTES**

5.A April 1, 2025

[2025_04_01 PCMIN - FINAL.pdf](#)

6. **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.

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)

[CUP #1-25 Staff Report](#)

[Attachment A - Planning Commission Resolution No. PC 6-25](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit A - Project Plans](#)

[Attachment B - Maximize Athletic Performance Parking Study Prepared by Walker Consultants](#)

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

[ZTA #1-25 Staff Report](#)

[Attachment A - Planning Commission Resolution PC No. 7-25](#)

[Exhibit 1 - Ordinance No. 1883](#)

[Attachment B - Proposed Changes to Gardena Municipal Code - Redlines to Ordinance No. 1883](#)

[Attachment C - Public Hearing Notice](#)

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

[ZTA #2-25 Staff Report](#)

[Attachment A - Planning Commission Resolution No. PC 8-25](#)

[Exhibit 1 - Ordinance No. 1884](#)

[Attachment B - Proposed Changes to Gardena Municipal Code - Redlines to Ordinance No. 1884](#)

[Attachment C - Public Hearing Notice](#)

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 Tuesday, May 20, 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 2nd day of May 2025.

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