



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, July 15, 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 May 6, 2025

[2025_05_06 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. **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 construct four (4) new warehouse buildings with 15 tenant spaces, 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)

Staff Report

Attachment A - Resolution No. PC 9-25

- Exhibit A - Conditions of Approval
- Exhibit B - Project Plans, May 20, 2025
- Exhibit C - Tentative Parcel Map No. 84649

Attachment B - Technical Memorandum

- Appendix 1 - Air Quality Modeling Data
- Appendix 2 - Greenhouse Gas Modeling Data
- Appendix 3 - Health Risk Assessment
- Appendix 4 - Noise Modeling Data
- Appendix 5 - Historical Resources Assessment
- Appendix 6 - Trip Generation and Vehicle Miles Travelled Memorandum

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 Tuesday, August 5, 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 11th day of July 2025.

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