



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, October 21, 2025, 7:00 PM

Council Chamber at City Hall

1700 W. 162nd Street, Gardena, California

To view the complete Planning and Environmental Quality Commission agenda packet, [Click Here](#)

6. **PUBLIC HEARING ITEMS**

6.A. **MODIFICATION TO AMEND CONDITIONAL USE PERMIT #6-21; SITE PLAN REVIEW #5-21; ENVIRONMENTAL ASSESMENT #14-25.**

The Planning and Environmental Quality Commission reviewed a request to approve a modification to amend Conditional Use Permit (CUP #6-21); Site Plan Review (SPR #5-21); and Environmental Assessment (EA #14-25) to construct a single additional tier and roof to two previously approved six-tier automated parking structures. The height of the two automated parking structures will remain unchanged at 50 feet, per Section 18.40.080.B.5 of the Gardena Municipal Code.

Environmental Consideration: The project was considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 – in-fill development project).

APPLICANT: Lee Johnson, West Realty Group

LOCATION: 13126 S. Western Avenue, APN (6102-006-013)

Commission Action: The Planning Commission adopted Resolution No. PC 16-25, by vote of 4-0-0 (with one commissioner absent), approving a modification to amend Conditional Use Permit #6-21 Site Plan Review #5-21, and Environmental Assessment #14-25, determined the project exempt from CEQA, and directed staff to file a Notice of Exemption.

City Council Action: Receive and file **OR** Call for Review (By way of two votes from the City Council).