



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, December 2, 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. **ENVIRONMENTAL ASSESMENT #15-25 AND CONDITIONAL USE PERMIT #6-25;**

The Planning and Environmental Quality Commission reviewed a request to approve Conditional Use Permit (CUP #6-25) and Environmental Assessment (EA #15-25) to allow the operation of a warehouse within an existing 10,388 SF industrial building located in the industrial (M-1) zone per section 18.46.030.C.18 of the Gardena Municipal Code.

Environmental Consideration: The project is considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1- Existing Facilities).

APPLICANT: Jake Mallot, Ferrari Express Inc

LOCATION: 1219 W. 135th Street, APN (6115-004-021).

Commission Action: The Planning Commission adopted Resolution No. PC 17-25, by vote of 4-0-0, (with one commissioner absent), approving Conditional Use Permit #6-25 and Environmental Assessment #15-25, 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).

6.B. **CONDITIONAL USE PERMIT #5-25;**

On November 26, 2025, Conditional Use Permit #5-25 was withdrawn by the applicant, Socially Oriented United Living, Inc, dba Soul Housing. Therefore, this item was not heard by the Planning and Environmental Quality Commission. No Commission Action was taken.