



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, January 20, 2026, 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 #19-24, SITE PLAN REVIEW #4-24, AND TENTATIVE

PARCEL MAP #2-24;

The Planning and Environmental Quality Commission reviewed a request to approve Environmental Assessment (EA #19-24), Site Plan Review (SPR #4-24), and Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 85142) to allow the construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1) property to a date certain of March 3, 2026.

APPLICANT: Steve Stepakis

LOCATION: 1031 Magnolia Avenue, APN (6113-035-015).

Commission Action: The Planning and Environmental Quality Commission continued the public hearing for Environmental Assessment #19-24, Site Plan Review #4-24, and Tentative Parcel Map #2-24, to a date certain of March 3, 2026, by vote of 3-0, with two commissioners absent.

City Council Action: No City Council action required.

6.B. AMENDMENT TO MODIFY CONDITIONAL USE PERMIT #9-04 AND ENVIRONMENTAL ASSESSMENT #13-25;

The Planning and Environmental Quality Commission reviewed a request to approve an amendment to modify Conditional Use Permit (CUP) #9-04 per Section 18.32.030.B of the Gardena Municipal Code, to allow the sales of beer, wine, and distilled spirits for off-site consumption and on-site instructional tastings located in an existing retail store in the General Commercial (C-3) zone.

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

APPLICANT: Target Corporation, Representative Beth Aboulafia

LOCATION: 2169 West Redondo Beach Boulevard (APN: 4063-014-020)

Commission Action: The Planning and Environmental Quality Commission adopted Resolution No. PC 2-26, by vote of 3-0, with two commissioners absent, to approve Modification of Conditional Use Permit #9-04 and Environmental Assessment #13-25, subject to the conditions of approval, 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.C. ZONE TEXT AMENDMENT #3-25

The Planning and Environmental Quality Commission reviewed a recommendation to amend Title 18 (Zoning) of the Gardena Municipal Code relating to the review process and development/design standards for mechanical/robotic parking structures, and on-site/off-street parking standards for commercial uses on Gardena Boulevard between Normandie Avenue and Vermont Avenue pertaining to the parking in-lieu fee.

Environmental Consideration: The Zone Text Amendment is statutorily exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The ordinance would not result in physical change in the environment and does not involve any construction or additions to any existing structures.

LOCATION: City Wide

Commission Action: The Planning and Environmental Quality Commission adopted Resolution No. PC 3-26, by vote of 3-0, with two commissioners absent, recommending that the City Council adopt an Ordinance for Zone Text Amendment #3-25.

City Council Action: No City Council action required. Zone Text Amendment #3-25 will be reviewed and considered by the City Council at a future City Council meeting.