



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, April 7, 2026, 7:00 PM

Council Chamber at City Hall

1700 W. 162nd Street, Gardena, California

REPORT OF ACTIONS

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 #5-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #2-26;

The Planning and Environmental Quality Commission reviewed a request to approve a modification to amend Conditional Use Permit (CUP #5-21); Site Plan Review (SPR #5-21); and Environmental Assessment (EA#2-26); to replace a previously approved pool and spa with a courtyard and landscaping for the 121-unit single room occupancy housing development that is currently under construction, per Section 18.36.030.P.4 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- infill development project).

APPLICANT: Lee Johnson (West Realty Group)

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

Commission Action: The Planning and Environmental Quality Commission adopted Resolution No. PC 4-26, by vote of 4-0, with one commissioner absent, to approve Modification of Conditional Use Permit #5-21, Site Plan Review #5-21; and Environmental Assessment #2-26, 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).