



GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda
Council Chamber at City Hall
1700 West 162nd Street, Gardena, California
Website: www.cityofgardena.org

Tuesday, October 28, 2025
Open Session 7:30 p.m.

TASHA CERDA, *Mayor*
MARK E. HENDERSON, *Mayor Pro Tem*
RODNEY G. TANAKA, *Council Member*
PAULETTE C. FRANCIS, *Council Member*
WANDA LOVE, *Council Member*

MINA SEMENZA, *City Clerk*
GUY H. MATO, *City Treasurer*
CLINT OSORIO, *City Manager*
CARMEN VASQUEZ, *City Attorney*
LISA KRANITZ, *Assistant City Attorney*
ROSEMARY KOO, *Assistant City Attorney*

If you would like to participate in this meeting, you can participate via the following options:

- 1. VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE at**
youtube.com/CityofGardena
- 2. PARTICIPATE BEFORE THE MEETING** by emailing the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.
- 3. ATTEND THE MEETING IN PERSON**
PUBLIC COMMENT: The City Council 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 City Council considers the item or during Oral Communications
 - Non-agenda Items - During Oral Communications
 - Public Hearings - At the time of the Public Hearings listed on the AgendaIf you wish to address the Council, please complete a "Speaker Request" form and present it to the City Clerk or Sergeant of Arms. You will be called to the podium by name when it is your turn to address the Council. The City Council 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 City Council will be given three (3) minutes to speak.
- 4. 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 business 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. ROLL CALL

2. PUBLIC COMMENT ON CLOSED SESSION

3. CLOSED SESSION

RETURN FROM CLOSED SESSION ROLL CALL

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

4. PLEDGE OF ALLEGIANCE

5. INVOCATION

Pastor Charles Williams
Grace Chapel

6. PRESENTATIONS

6.A. Gardena Events Video Presentation

7. PROCLAMATIONS

8. APPOINTMENTS

Council Appointments to Commissions, Committees, Councils and Boards
(Appointees to be Ratified and Sworn In)

8.A. Greater Los Angeles County Vector Control District Board of Trustees Appointment

9. PUBLIC COMMENT ON CONSENT CALENDAR

10. CONSENT CALENDAR

NOTICE TO THE PUBLIC- Roll Call Vote Required On The Consent Calendar

All matters listed under the Consent Calendar will be enacted by one motion unless a Council Member requests Council discussion, in which case that item will be removed from the Consent Calendar and considered separately following this portion of the agenda.

Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only

10.A. Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only

CONTACT: CITY CLERK

10.B. Approval Minutes - Regular Meeting of the City Council, October 14, 2025

CONTACT: CITY CLERK

10.C. Approval of Warrants/Payroll Register, October 28, 2025

CONTACT: ADMINISTRATIVE SERVICES

10.D. Monthly Investment Report, September 2025

CONTACT: ADMINISTRATIVE SERVICES

10.E. Personnel Report P-2025-17 10-28-25

CONTACT: ADMINISTRATIVE SERVICES

10.F. Acceptance and Notice of Completion for the Annual Pedestrian Safety Improvements FY 2024-2025 - Sidewalk Trip Hazard Removal Phase, JN 545

CONTACT: PUBLIC WORKS

11. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

11.A. October 21, 2025 MEETING, ITEM 6.A

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 (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 is 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).

12. ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTES PERIOD)

Oral Communications by the public will be heard for one-half hour during the oral communication segment of the agenda. Any additional speakers will be allowed to speak at the end of the meeting after Council Remarks. Speakers are limited to three minutes, unless otherwise stated by the Mayor. The timer will be displayed on the screen. Your cooperation is appreciated.

13. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

13.A. Approval of the 2025 - 2029 Memorandum of Understanding (MOU) between the City of Gardena and the Gardena Management Employees Organization (GMEO)

Staff Recommendation: Approve and Adopt the GMEO MOU for the period of July 1, 2025 - June 30, 2029

14. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

15. DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES

16. DEPARTMENTAL ITEMS - POLICE

17. DEPARTMENTAL ITEMS - PUBLIC WORKS

18. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES

19. DEPARTMENTAL ITEMS - TRANSPORTATION

19.A. Approve Contracts for the Renewable Energy and Storage System Project and Operations and Maintenance Agreement with Performance Guarantee and Warranty with SiteLogIQ, Inc. for a Total of \$5,719,655.18 and a Project Total of \$6,863,586.21; And declare this project to be categorically exempt under CEQA, Class 1, Section 15301(b)(3) - Common Sense, Section 15303 - New Construction of Small Structures, Section 15311 - Accessory Structures, and California Public Resources Code Section 21080.35

Staff Recommendation:

- Approve Design and Construction Contract with Years 1-5 for Operations and Maintenance and Performance Guarantee Services in the amount of \$5,565,481.53.
- Authorize the Option of Extended Warranty and Option Term (Years 6-10) of Operations and Maintenance and Performance Guarantee Services in the amount of \$154,173.65.
- Approve Project Contingency of 20%, or \$1,143,931.04
- Declare this project to be categorically exempt under CEQA, Class 1, Section 15301(b)(3) - Common Sense, Section 15303 - New Construction of Small Structures, Section 15311 - Accessory Structures, and California Public Resources Code Section 21080.35

20. COUNCIL ITEMS

21. COUNCIL DIRECTIVES

22. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

23. COUNCIL REMARKS

1. COUNCIL MEMBER LOVE
2. COUNCIL MEMBER FRANCIS
3. MAYOR PRO TEM HENDERSON
4. MAYOR CERDA
5. COUNCIL MEMBER TANAKA

24. ANNOUNCEMENT(S)

25. REMEMBERANCES

26. ADJOURNMENT

The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00pm followed by the Adjourned Regular City Council Meeting at 7:30pm on Tuesday, November 18, 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.

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk

Date Posted: October 24, 2025