



# PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

**Website:** [www.cityofgardena.org](http://www.cityofgardena.org)

**Tuesday, December 2, 2025, 7:00 PM**

Council Chamber at City Hall

1700 W. 162nd Street, Gardena, California

**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](https://youtube.com/CityofGardena)
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Board/Commission/Committee at [publiccomment@cityofgardena.org](mailto:publiccomment@cityofgardena.org) two (2) hours before the meeting starts on the day of the meeting and write "Public Comment" in the subject line.
3. **ATTEND THE MEETING IN PERSON**  
**PUBLIC COMMENT:** The Gardena Board/Commission/Committee 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 Board/Commission/Committee considers the item or during Public Comment.
  - If you wish to address the Gardena Board/Commission/Committee, please complete a "Speaker Request" form and present it to staff. You will be called to the podium by name when it is your turn to address the Board/Commission/Committee. The Board/Commission/Committee 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 Board/Commission/Committee 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](mailto: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

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## 1. CALL MEETING TO ORDER

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## 2. PLEDGE OF ALLEGIANCE

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## 3. ROLL CALL

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1. Ronald Wright-Scherr
2. Jules Kanhan
3. Steve Sherman
4. Stephen Langley
5. Deryl Henderson

## 4. APPROVAL OF MINUTES

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**4.A. Planning and Environmental Quality Commission Approval of Minutes for October 7, 2025**

**4.B. Planning and Environmental Quality Commission Approval of Minutes for October 21, 2025**

## 5. ORAL COMMUNICATIONS

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This is the time where the public may address the Planning Commission on items that are not on the agenda, but within the Planning Commission's jurisdiction. Comments should be limited to three minutes.

## 6. PUBLIC HEARING ITEMS

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Any decision made by the City of Gardena Planning & Environmental Quality Commission during the Public Hearing will be final unless a written request for an appeal is filed, with the appropriate fee, to the City Clerk within ten calendar days from the date of adoption, or City Council calls this matter for review within the same ten-day period.

### **6.A. ENVIRONMENTAL ASSESSMENT #15-25 AND CONDITIONAL USE PERMIT #6-25 TO ALLOW THE OPERATION OF A WAREHOUSE WITHIN AN EXISTING 10,388 SF INDUSTRIAL BUILDING LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 1219 W. 135TH STREET**

A request from Jake Mallot (Ferrari Express Inc) to approve Conditional Use Permit (CUP #6-25) to allow the operation of a warehouse use within an existing 10,388 sf warehouse located in the Industrial (M-1) zone in accordance with Section 18.46.030.C.18 of the Gardena Municipal Code. The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 – Existing Facilities).

Staff Recommendation: Conduct the public hearing, receive testimony from the public, adopt Resolution No. PC 17-25, subject to the conditions of approval and direct staff to file a notice of exemption.

### **6.B. 6. B. CONDITIONAL USE PERMIT #5-25 TO LEGALIZE THE OPERATION OF A GROUP CARE FACILITY USE AT THE SITE OF THE FORMER GARDENA TERRACE INN MOTEL LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AT 15902 S. WESTERN AVENUE**

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 will not be heard by the Planning and Environmental Quality Commission.

## 7. OTHER ITEMS

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## **8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

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## **9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS**

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## **10. ADJOURNMENT**

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The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00pm on Tuesday, December 16, 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](http://www.CityofGardena.org).

    /s/ GREG TSUJIUCHI    

GREG TSUJIUCHI, Secretary

Planning and Environmental Quality Commission

*Date Posted: November 26, 2025*