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# GARDENA CITY COUNCIL

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

**Tuesday, January 27, 2026**  
**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*  
**IVY TSAI**, *Assistant City Attorney*

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**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 Deputy City Clerk at [publiccomment@cityofgardena.org](mailto: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](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. ROLL CALL**

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**2. PUBLIC COMMENT ON CLOSED SESSION**

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**3. CLOSED SESSION**

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**RETURN FROM CLOSED SESSION ROLL CALL**

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**CITY ATTORNEY REPORT OUT OF CLOSED SESSION**

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**4. PLEDGE OF ALLEGIANCE**

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Gardena Senior High School  
Jairo Sanchez and Edwin Delgado

**5. INVOCATION**

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**6. PRESENTATIONS**

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**6.A. Certificate of Recognition to Damilola Ogundimu for Her Service to the Community as a Member of the Youth Commission**

**6.B. Boards & Commissions Presentation - Gardena Economic Business Advisory Commission (GEBAC)**

**6.C. 53rd Annual Celebration of Dr. Martin Luther King, Jr. Video Presentation**

**6.D. Gardena Events Video Presentation**

**7. PROCLAMATIONS**

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**8. APPOINTMENTS**

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

**9. PUBLIC COMMENT ON CONSENT CALENDAR**

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**10. CONSENT CALENDAR**

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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.

**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 of Minutes - Regular Meeting of the City Council, January 13, 2026**

CONTACT: CITY CLERK

**10.C. Receive and File Minutes - Regular Meeting of the Planning and Environmental Quality Commission, December 2, 2025**

CONTACT: COMMUNITY DEVELOPMENT

**10.D. Approval of Warrants/Payroll Register, January 27, 2026**

CONTACT: ADMINISTRATIVE SERVICES

**10.E. Personnel Report P-2026-2 01-27-2026**

CONTACT: ADMINISTRATIVE SERVICES

**10.F. Acceptance and Notice of Completion for the Local Streets Improvement 2023/2024 and 2024/2025 Projects, for Various Locations, JN 525 and 544**

CONTACT: PUBLIC WORKS

**11. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET**

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**11.A. ENVIRONMENTAL ASSESSMENT #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.

## **11.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).

## **11.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.

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

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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.

### **12.A. PUBLIC COMMENT**

### 13. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

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### 14. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

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**14.A. Award Contract to Kimley-Horn and Associates, Inc. for Professional Services to Prepare an Amendment to the City's General Plan Community Resources Element in the Amount of \$137,430**

Staff Recommendation: Review and Approve the Award of the Contract

**14.B. INTRODUCE ORDINANCE NO. 1887 - An Ordinance of the City of Gardena, California, Amending Title 15 (Buildings and Construction) of the Municipal Code by Adding Chapter 15.36 (Electric Vehicle Charging Stations) Pursuant to State Law**

Staff Recommendation: Introduce Ordinance No. 1887

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

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**15.A. Calling for the June 2, 2026, General Municipal Election, Requesting Consolidation with the Statewide Primary Election to be Conducted by the Los Angeles County Registrar of Voters and Providing Regulations for Candidates; Adoption of Resolution Nos. 6719, 6720 and 6721**

Staff Recommendation: Adopt Resolutions 6719, 6720 and 6721

**15.B. Tax Measure - Placement of Transactions and Use Tax (Local Sales Tax) Measure on the June 2, 2026 Ballot**

**RESOLUTION NO. 6718, Ordering that the City of Gardena Services Measure be Submitted to the Voters at the June 2, 2026, General Municipal Election; Requesting the Assistance of the County of Los Angeles in Connection with that Election and Requesting that the Election be Consolidated with the Statewide Primary Election Being Held on that Date**

**INTRODUCE ORDINANCE NO. 1886, An ordinance of the People and City Council of the City of Gardena Adding Chapter 3.46 to the Municipal Code to Impose a Transactions and Use Tax to be Administered by the California Department of Tax and Fee Administration**

Staff Recommendation:

- Adopt Resolution No. 6718
- Introduce Ordinance No. 1886

### 16. DEPARTMENTAL ITEMS - POLICE

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### 17. DEPARTMENTAL ITEMS - PUBLIC WORKS

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**17.A. Award Construction Contract for the Pedestrian Safety Improvement FY 2024-2025 (Phase 2), JN 545, to Miramar General Engineering in the amount of \$213,260.80, Approve the Project Specifications, Construction Contingency of \$43,000 (20%), and Declare California Environmental Quality Act (CEQA) Exemption.**

Staff Recommendation:

- Approve Construction Contract
- Approve Project Specifications
- Approve Construction Contingency
- Declare CEQA Exemption Under Section 15301

### 18. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES

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## **19. DEPARTMENTAL ITEMS - TRANSPORTATION**

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**19.A. Approve Contract for Asset and Maintenance Management Software with MaintStar, Inc. for a Total of \$156,500, Authorize Years 2-6 of Additional Maintenance and Support for \$375,000 and Authorize a Project Total of \$584,650**

Staff Recommendation: Approve Contract

## **20. COUNCIL ITEMS**

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## **21. COUNCIL DIRECTIVES**

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## **22. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS**

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## **23. COUNCIL REMARKS**

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

## **24. ANNOUNCEMENT(S)**

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## **25. REMEMBERANCES**

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Mrs. Dorothy Dawson; a longtime resident of Gardena and a member of the Homeowners Association.

Mr. James Hunter; 85 years of age, and the Father of LACCD Trustee Nichelle Henderson and Father-in-Law of Mayor Pro Tem Mark E Henderson.

Mrs. Nancy Langley; beloved wife of Planning & Environmental Quality Commissioner Stephen Langley, a longtime resident of Gardena and a member of the Gardena Valley Baptist Church.

## **26. ADJOURNMENT**

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The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00pm followed by the Regular City Council Meeting at 7:30pm on Tuesday, February 10, 2026.

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/ MINA SEMENZA            
MINA SEMENZA, City Clerk

*Date Posted: January 23, 2026*