



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

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 Gardena Board/Commission/Committee at 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 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. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. APPROVAL OF MINUTES

4.A. Planning and Environmental Quality Commission Approval of Minutes for December 2, 2025

5. ORAL COMMUNICATIONS

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

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 #19-24; SITE PLAN REVIEW #4-24; TENTATIVE PARCEL MAP #2-24 TO ALLOW THE CONSTRUCTION OF FOUR (4) THREE-STORY CONDOMINIUM UNITS IN THE MEDIUM DENSITY MULTIFAMILY RESIDENTIAL (R-3) ZONED PORTION OF A SPLIT ZONED R-3 AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONED PROPERTY AT 1031 MAGNOLIA AVENUE.

A request from Steve Stepakis (property owner) 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 in accordance with Section 18.44.010.A and Chapter 17.08 of the Garden Municipal Code (GMC). The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(b) (Class 3 – Construction or Conversion of Small Structures).

Staff Recommendation: Open the public hearing, receive testimony from the public, and continue the public hearing to a date certain of March 3, 2026.

6.B. AMENDMENT TO MODIFY CONDITIONAL USE PERMIT #9-04 AND ENVIRONMENTAL ASSESSMENT #13-25 TO ALLOW THE SALES OF BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE CONSUMPTION AND ON-SITE INSTRUCTIONAL TASTINGS IN A GENERAL COMMERCIAL (C-3) ZONED PROPERTY

A request from the Target Corporation 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. 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, and adopt Resolution No. PC 2-26, subject to the conditions of approval, and direct staff to file a notice of exemption.

6.C. ZONE TEXT AMENDMENT #3-25, PROPOSED AMENDMENT TO PORTIONS OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE RELATING TO REVIEW PROCESS AND STANDARDS FOR MECHANICAL/ROBOTIC PARKING STRUCTURES, AND ON-SITE PARKING STANDARDS FOR COMMERCIAL USES ON GARDENA BOULEVARD BETWEEN NORMANDIE AVENUE AND VERMONT AVENUE

Recommendation to the City Council on adoption of Zone Text Amendment No. 03-25 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. The Zone Text Amendment is statutorily exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines.

Staff Recommendation: Conduct the public hearing, receive testimony from the public; and adopt Resolution No. PC 3-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 3-25.

7. OTHER ITEMS

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

10. ADJOURNMENT

In remembrance of Mrs. Nancy Langley, beloved wife of Planning Commissioner Stephen Langley, a longtime resident of Gardena and a member of the Gardena Valley Baptist Church.

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00pm on Tuesday, February 3, 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.

 /s/ GREG TSUJIUCHI

GREG TSUJIUCHI, Secretary
Planning and Environmental Quality Commission