PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, September 1, 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. Written public comments will be provided to the Planning Environmental Quality Commission and will be part of the record but will not be read aloud.
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

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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

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. CONSENT

6.A. ADOPTION OF RESOLUTION NO. PC 11-26 AND CONDITIONS OF APPROVAL TO APPROVE THE MODIFICATION TO AMEND SITE PLAN REVIEW #1-19, ADMINISTRATIVE ADJUSTMENT #3-26, AND ENVIRONMENTAL ASSESSMENT #7-26 TO ALLOW FOR A 15% REDUCTION IN THE REQUIRED GUEST PARKING SPACES AND RECONFIGURE THE SHARED RESIDENTIAL AND GUEST PARKING WITHIN THE EXISTING 113-UNIT TOWNHOMES DEVELOPMENT AT 2129 ROSECRANS AVENUE PER SECTION 18.50.020.A OF THE GARDENA MUNICIPAL CODE. FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15332 (CLASS 32 – FOR AN INFILL DEVELOPMENT PROJECT)

7. 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.

7.A. CONSIDERATION OF ENVIRONMENTAL ASSESSMENT #8-26; ADMINISTRATIVE ADJUSTMENT #3-26; CONDITIONAL USE PERMIT #4-24; TO OPERATE A RELIGIOUS FACILITY AND TO ALLOW A 6% REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES WITHIN AN EXISTING 15,456 SQUARE-FOOT BUILDING LOCATED IN THE GENERAL COMMERCIAL ZONE (C-3) AT 1045 REDONDO BEACH BOULEVARD

A request from Mario A. Hodge (representative on behalf of City of Refuge) for a conditional use permit to operate a new religious facility in Suites 100-140 within an existing 15,456 square-foot building space located in General Commercial Zone (C-3) zone. The applicant is also requesting an administrative adjustment to the off-street parking requirements, seeking a 6% reduction in the number of required spaces (from 577 to 544 spaces) per Section 18.50.020.A 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, and either:
a) approve the application; or
b) deny the application; or
c) provide direction to the applicant and continue the public hearing.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

10. ADJOURNMENT

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00pm on Tuesday, September 15, 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

Date Posted: August 28, 2026