

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, September 16, 2025

1. CALL MEETING TO ORDER

The meeting was called to order at 7:06 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Steve Sherman led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Ronald Wright-Scherr; Vice-Chair Jules Kanhan; Commissioner Steve Sherman; Commissioner Stephen P. Langley; and Commissioner Deryl Henderson. Employees present: Director of Community Development Greg Tsujiuchi; Assistant Director of Community Development Jo-Anne Burns; Assistant City Attorney Rosemary Koo; and Planning Assistant Dayana Nava.

4. APPROVAL OF MINUTES

No Items.

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido, asked if there were any comments from the public and noted for the record that no member of the public wished to speak to the Planning Commission at this time.

6. PUBLIC HEARING ITEMS

6.A. ENVIRONMENTAL ASSESSMENT #9-25 AND CONDITIONAL USE PERMIT #4-25 TO ALLOW THE OPERATATION OF AN INDOOR PICKLEBALL FACILITY WITHIN AN EXISTING 26,136 SF WAREHOUSE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 1495 W. 139TH STREET (6102-017-050)

Director of Community Development Greg Tsujiuchi, Assistant Director of Community Development Jo-Anne Burns and Assistant City Attorney Rosemary Koo were present and available to answer any questions.

Planning Assistant Dayana Nava presented the staff report, informing the Commission that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) and not subject to the exceptions of the exemptions in CEQA.

Ms. Nava displayed the Vicinity Map of the existing site location at 1495 West 139th Street and the Zoning Map, which indicates that the area is in an (M-1) zone.

Ms. Nava showed interior and exterior pictures of the existing project site and provided an overview of the Site Plan. The plan includes one existing warehouse building; it spans a total lot size of 1.0 total acres and offers 32 parking spaces. Ms. Nava went over the parking requirements according to the Gardena Municipal Code (GMC) and explained how the number of parking spaces was calculated, leading to a total number of 36 parking spaces.

Ms. Nava went over the Floor Plan which will feature eight pickleball courts, a storage area, and a check-in area. The business operations will include reserved court times, staff training, and hosting tournaments. The hours of operation will be from 8:00 a.m. to 10:00 p.m. every day, with peak operating hours on weekdays from 5:00 p.m. to 10:00 p.m.

Ms. Nava noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site on September 3, 2025, and to date no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- ♦ Conduct the public hearing;
- ♦ Receive testimony from the public; and
- ♦ **Adopt Resolution No. PC 13-25** making the necessary findings and approving EA #9-25 and CUP #4-25, subject to the attached Conditions of Approval; and
- ♦ Direct staff to file a Notice of Exemption.

Ms. Nava informed the Commission that both the staff and applicant are present and available to answer any questions. Chair Wright-Scherr announced that the Public Hearing was open.

Mr. Alex Lee, a representative from Dink House, approached the podium and introduced his brother, Thomas Lee, as well as architect Crystal Wong. Mr. Lee expressed his excitement regarding the Commission's decision and shared positive remarks about his experience with pickleball. Chair Wright-Scherr thanked Mr. Lee and inquired if any speaker cards had been received.

City staff confirmed that no public comments were submitted, and no members of the public wished to speak on the item. Commissioner Henderson asked for clarification on whether the applicant was the same individual from a previous meeting. Ms. Nava confirmed that it was indeed the same applicant, noting that they were operating without the appropriate entitlements and had now submitted a formal application.

Vice-Chair Kanhan asked the applicant if this would be his first pickleball project in the city and if he has any other businesses in different areas. Mr. Lee confirmed that this is his first project and that he does not have any other business.

Chair Wright-Scherr asked if any of the Commissioners had questions.

Director Tsujiuchi added that, as staff, they have noticed a trend in the industrial area where it is being transformed into spaces for indoor sports. He mentioned other similar businesses in the area and believes this trend is beneficial for the community, as it repurposes old uses into new and healthy ones.

Chair Wright-Scherr announced that the Public Hearing was closed.

There were no additional questions or comments made by any member of the Commission.

MOTION: A motion was made by Commissioner Langley and seconded by Commissioner Henderson to Adopt Resolution No. PC 13-25, subject to the attached Conditions of Approval; and Direct staff to file a Notice of Exemption:

The motion passed by a vote of 5-0 (Yea: Wright-Scherr; Kanhan; Sherman; Henderson; and Langley)

Director Tsujiuchi stated that the decision made 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. OTHER ITEMS

No Items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director of Community Development, Greg Tsujiuchi, announced upcoming city events, noting that the City recently celebrated its 95th Anniversary and Wall of Fame.

1. Harvest Festival, Saturday, October 4, 2025, from 10:00 AM - 1:00 PM on the City Hall complex.
2. Too Cute to Spook, Friday, October 31, 2025, from 5:30 PM - 7:30 PM at Johnson Park - Ages 12 & under.
3. Halloween Scare Zone, Friday, October 31, 2025, from 6:00 PM - 9:30 PM at Freeman Park - Not recommended for children under 13.
4. Dia de los Muertos Celebration, Saturday, November 1, 2025, from 5:30 PM - 8:30 PM on the City Hall complex.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. COMMISSIONER LANGLEY - He recommended that background information be included in the staff report for the public hearing item that was brought forth to allow for a better understanding of the proposed project. There was a brief discussion among Director Tsujiuchi, Commissioner Langley and Chair Wright-Scherr.
2. VICE-CHAIR KANHAN - He shared that he had a great time at the City's 95th Anniversary Celebration.
3. CHAIR WRIGHT-SCHERR - No items to report.
4. COMMISSIONER SHERMAN - No items to report.
5. COMMISSIONER HENDERSON - No items to report.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:27 PM.

APPROVED:

Respectfully submitted,



RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

By: 
GREG TSUJIUCHI, SECRETARY

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