

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, October 21, 2025

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order on October 21, 2025, at 7:01 PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:01 PM.

2. PLEDGE OF ALLEGIANCE

Chair Wrigh-Scherr led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Ronald Wright-Scherr; Vice-Chair Jules Kanhan; Commissioner Steve Sherman; and Commissioner Stephen P. Langley. 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.

Commissioner Deryl Henderson was away on an excused absence.

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 members of the public were in attendance and no public comments were received via e-mail.

6. PUBLIC HEARING ITEMS

6.A. MODIFICATION TO AMEND CONDITIONAL USE PERMIT #6-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #14-25 TO CONSTRUCT A SINGLE ADDITIONAL TIER AND ROOF TO TWO PREVIOUSLY APPROVED SIX-TIER AUTOMATED PARKING STRUCTURES WITH NO CHANGE IN STRUCTURE HEIGHT (50 FEET), PER SECTION 18.40.080B.5 OF THE GARDENA MUNICIPAL CODE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 13126 S. WESTERN AVENUE

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) pursuant to Guideline Sections: 15332- (Class 32 - in-fill development project) and 15300.2- Not subject to exceptions to the exemptions in CEQA.

Ms. Nava displayed the Vicinity Map of the existing site location at 13126 S. Western Avenue and the Zoning Map, which indicates that the area is in an (M-1) zone.

Ms. Nava provided past history of the project from 2021 - 2025. A timeline with important dates and meetings was displayed on the screen.

Ms. Nava presented current photos of the project site, highlighting that construction is currently underway.

Ms. Nava provided an overview of the Site Plan, which identified the changes that are being modified: which is the seventh tier (one additional tier) and then one additional parking stall, making a total of 58 parking stalls.

Ms. Nava displayed the elevation and parking structure renderings that were submitted by the applicant, which highlighted the added roof and additional tier, noting that the height is within 50 feet. She noted that the applicant is proposing only one color from the city-approved color palette, and mentioned that the LA County Fire Department requires the railing to be painted yellow.

Ms. Nava went over the analysis, noting that the applicant is requesting to add a seventh tier, which will increase the capacity of each parking structure by one stall, resulting in space for 58 vehicles per structure, making it a total of 116 parking spaces combined. Although the proposal increases the parking structure from six tiers to seven, the footprint and overall height of the parking structures will remain unchanged at 50 feet, consistent with the height previously approved by the Planning Commission. The modification is needed to allow parked vehicles to be retrieved with the capacity of 57 parking spaces for each structure approved by the Planning Commission. The original plans did not account for the empty spaces needed for vehicle retrieval and incorrectly included those required spaces as available parking spots.

Ms. Nava provided an explanation of the Time Chart submitted by the applicant, which details the retrieval times for each vehicle, ranging from 15 seconds to 105 seconds depending on the parking level.

Ms. Nava informed everyone of the added Conditions of Approval that were not added in the previous entitlements, which are:

- The applicant shall be responsible for making the necessary repairs to the parking structure, including but not limited to, cracks, holes, and chipped/paint, repairs shall be made within 72 hours of the issue being identified.
- The applicant shall be responsible for repairing any technical issues and shall be responsible for providing tenants with acceptable alternative transportation at the property owner's expense in the event that the store vehicle cannot be retrieved within 15 minutes of the issue. Also, the owner shall clearly indicated all conditions in the tenant lease/rental agreement.

Ms. Nava presented a video demonstrating the operation of the Automated Parking Structure.

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 October 9, 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 16-25** making the necessary findings and approving EA #14-25 and MOD CUP #6-21, Site Plan Review #5-21 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 asked if any of the Commissioners had questions.

Vice-Chair Kanhan asked about the current height of the parking structure. Ms. Nava responded that it is under 45 feet.

Commissioner Langley inquired if there were any prior requirements for the parking structure, aside from what had been added, and what would happen in the event of a power outage. Ms. Nava addressed these questions.

Ms. Nava then asked Mr. Lee Johnson, the applicant, to explain how the parking structure would operate during a power outage. Mr. Johnson stepped forward and informed the Commissioners that the structure is equipped with portable systems that can be wheeled in and plugged into the system for temporary use, allowing vehicles to be retrieved. He noted that an on-site manager would be trained to operate the system effectively.

Chair Wright-Scherr sought confirmation on whether the parking structure was strictly for cars and asked about the height requirements and restrictions for vehicles. Mr. Kevin McDaniel, the architect, responded that the structure will include a mix of SUV and sedan spaces, with a clearance of 7 feet.

Director of Community Development Greg Tsujiuchi asked if the renderings were accurate in showing that the first two levels are for SUVs, while the top two levels can accommodate SUVs, but the middle four or three levels are meant for sedans. Mr. McDaniel confirmed that he was correct, explaining that the middle levels would be designated for sedans and crossover vehicles.

Commissioner Sherman inquired whether any construction had begun. Mr. Johnson confirmed that the building is currently under construction. Ms. Nava added that only foundation permits have been issued, and the parking structure has not yet been built.

Chair Wright-Scherr announced that the Public Hearing was open and asked if any speaker cards were received. City staff confirmed that no public comments were received.

Director Tsujiuchi pointed out the material board that the applicant brought in to present to the Commissioners. Mr. Johnson displayed the proposed siding panels for the parking structure, explaining that the varying shades of colors were created due to the panels being positioned at different angles.

Vice-Chair Kanhan asked about the process for retrieving vehicles from the parking structure. Mr. Johnson and Mr. McDaniel explained that there would be a keypad and kiosk for this purpose.

Commissioner Sherman noted that the project includes parking spaces for bicycles and questioned whether they anticipate people using public transportation. Mr. Johnson confirmed this to be correct.

Chair Wright-Scherr asked if the parking structure would accommodate motorcycle parking. Mr. Johnson responded that a tuck-under area would be more suitable for motorcycles.

Commissioner Langley inquired about the availability of charging stations for electric vehicles, bicycles, and scooters. Mr. Johnson replied that all charging stations would be located on the first level to simplify access, and the parking system is designed to support the weight of electric vehicles. He added that bicycles and scooters can be charged in the designated bicycle room.

Chair Wright-Scherr asked about the parking rates. Mr. Johnson replied that parking would cost \$55 per space, and an estimated \$75 per month for charging.

Commissioner Sherman asked about the rental rate for a room. Mr. Johnson responded that it would be approximately \$2,000 per month.

Chair Wright-Scherr announced that the Public Hearing was closed

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Chair Wright-Scherr to Adopt Resolution No. PC 16-25, subject to the Conditions of Approval and Direct staff to file a Notice of Exemption:

The motion passed by a vote of 4-0 (Yea: Wright-Scherr, Kanhan, Sherman and Langley)

Absent: Henderson

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 the upcoming city events.

1. Too Cute to Spook, Friday, October 31, 2025; 5:30 p.m. - 7:30 p.m., at Johnson Park, ages 12 & up.
2. Halloween Scare Zone, Friday, October 31, 2025; 6:00 p.m. - 9:30 p.m., at Freeman Park, not recommended for children under 13.
3. Dia de Los Muertos Celebration, Saturday, November 1, 2025, from 5:30 p.m. - 8:30 p.m., at City Hall Lawn.
4. Holiday Boutique, Saturday, December 6, 2025, from 1:00 p.m. - 6:00 p.m., at the Nakaoka Community Center.
5. Winter Wonderland, Saturday, December 6, 2025, from 3:00 p.m. - 7:00 p.m., at the City Hall Complex.
6. Breakfast with Santa, Saturday, December 13, 2025, from 8:30 a.m. - 11:30 a.m., at the Nakaoka Community Center.
7. Santa's Jingle Jam Holiday Tour 2025, from 6:00 p.m. - 8:00 p.m. Locations to be announced.
 - Thursday, December 11
 - Tuesday, December 16
 - Thursday, December 18

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. COMMISSIONER LANGLEY - No items to report.
2. VICE-CHAIR KANHAN - He reminded everyone that there will be a Semi-Annual Cleanup this Saturday.
3. COMMISSIONER SHERMAN - No items to report.
4. CHAIR WRIGHT-SCHERR - No items to report.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:34 PM.

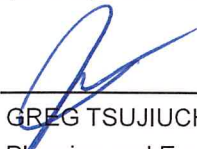
APPROVED:



RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

By:



JB for

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission