

MINUTES

Regular PEQC Meeting of the Planning and Environmental Quality Commission Tuesday, January 20, 2026

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 January 20, 2026, at 7:00 PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:07 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; and Commissioner Steve Sherman. Employees present: Director of Community Development Greg Tsujiuchi; Assistant Director of Community Development Jo-Anne Burns; Assistant City Attorney Tarquin Preziosi; and Planning Assistant Kevin La.

Commissioners Stephen P. Langley and Deryl Henderson were away on an excused absence.

4. APPROVAL OF MINUTES

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

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Chair Wright-Scherr to approve the minutes of the meeting held on December 2, 2025.

The motion passed by a vote of 3-0 (Yea: Wright-Scherr, Kanhan and Sherman; Noes: None)

Absent: Henderson and Langley

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 wished to speak to the Planning Commission at this time.

6. PUBLIC HEARING ITEMS

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.

Director of Community Development Greg Tsujiuchi and Assistant City Attorney Tarquin Preziosi were present and available to answer any questions.

Assistant Director of Community Development Jo-Anne Burns informed the Commissioners and members of the public in attendance that the agenda item was a noticed public hearing. She recommended that the Planning Commission open the Public Hearing and, after hearing public testimony, continue the item to a specific date of March 3, 2026.

Ms. Burns noted that a total of four public comment emails had been received.

- PC #1-Alex Ilich
- PC #2-Garret Cornish
- PC #3-Hazim Alameer
- PC #4- Hannah Simon

Chair Wright-Scherr announced that the Public Hearing was open and asked if any public speakers wished to speak on this item. City staff informed him that there were two public speakers.

Public Speakers: Michael Lee and Javier Marquez, both residents of Gardena, expressed their concerns and spoke in opposition to the proposed project.

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

MOTION: A motion was made by Chair Wright-Scherr and seconded by Commissioner Sherman to Continue the Public Hearing to a Date Certain of March 3, 2026:

The motion passed by a vote of 3-0 (Yea: Wright-Scherr; Kanhan and Sherman; Noes: None)

Absent: Henderson and Langley

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

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

Planning Assistant Kevin La presented the staff report informing the Commission that the project is categorically exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections 15301 Class 1-Existing Facilities; and 15300.2 - Not subject to exceptions to the exemptions in CEQA.

Mr. La displayed the Vicinity Map of the existing retail store, Target located at 2169 West Redondo Beach Boulevard, and the Zoning Map, which indicates that the property is in the General Commercial (C-3) zone and displayed pictures of the existing property.

Mr. La provided an overview of the Site Plan, which identified the existing supermarket building that measures a 8.62 total acres lot size.

Mr. La provided an overview of the project Floor Plan, highlighting the location of the alcohol display area and tasting area.

Mr. La went over the entitlement history, noting that on June 15, 2004, the Planning and Environmental Quality Commission approved a request under CUP #9-04 to allow the Target Corporation to sell beer and wine for off-site consumption categorized as a California Department of Alcoholic Beverage Control (ABC) License Type 20.

Mr. La went over the analysis, noting that business operations are going to be accessory to the existing supermarket for the alcohol sales. Target is requesting to change their license to a License Type 21 and Type 86. He provided definitions of what each license type authorizes. While Target's regular hours of operation will not change, the Instructional Tasting hours will be from 11:00 a.m. to 7:00 p.m. on Saturdays and Sundays, with a maximum duration of 3 hours per tasting. A total of 4 aisles will be designated for alcohol display, 40 square feet will be dedicated to instructional tastings, and only 1-2 people will be allowed to participate in the tastings at a time. Mr. La highlighted that the tasting area will be enclosed and have a physical barrier. He explained how the tastings will operate, including the amounts of tasting samples.

Mr. La also explained what the Census Tract 6034.00 Off-Site Consumption allows and addressed the sensitive receptors in the area.

Mr. La 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 January 8, 2026, 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 2-26** making the necessary findings and approving EA #13-25 and amendment to modify CUP #9-04, subject to the attached Conditions of Approval; and
- Direct staff to file a Notice of Exemption.

Mr. La informed the Commission that the staff and applicant representative were present and available to answer any questions.

Chair Wright-Scherr asked if any Commissioner had any questions.

Vice-Chair Kanhan inquired whether the surrounding Target locations also sell beer and wine. Mr. La confirmed that Target does sell alcohol; however, this location will be one of the first to offer Instructional Tastings.

Ms. Beth Aboulafia, the applicant's representative for Target Corporation, introduced herself and reiterated Mr. La's presentation regarding the request to allow sales of beer, wine, and distilled spirits for off-site consumption and on-site instructional tastings within the existing retail store. She mentioned that there are 20 Target stores in California that already have tasting licenses, with an additional 18-20 stores currently in the process of obtaining their instructional tasting licenses.

Chair Wright-Scherr announced that the Public Hearing was open. City staff confirmed that no public comments had been received.

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 Vice-Chair Kanhan and seconded by Commissioner Sherman to Adopt Resolution No. PC 2-26 subject to the Conditions of Approval; and Direct staff to file a Notice of Exemption:

The motion passed by a vote of 3-0 (Yea: Wright-Scherr, Kanhan and Sherman; Noes: None)

Absent: Henderson and Langley

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

Director of Community Development, Greg Tsujiuchi and Assistant City Attorney, Tarquin Preziosi were present and available to answer any questions.

Assistant Director of Community Development, Jo-Anne Burns presented the staff report informing the Commission that the project is statutory exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections 15061(b)(3). This exemption applies because the ordinance will not result in any direct or indirect physical changes to the environment and does not involve any construction.

Ms. Burns outlined the proposed changes to the Gardena Municipal Code (GMC) as detailed in the Ordinance. The changes affect the following chapters:

- Chapters 18.20 (Commercial Residential Zone C-R) and 18.40 (Off-street Parking and Loading): Downtown Gardena (Gardena Boulevard between Normandie and Vermont Avenues).
- Chapters 18.18A (Very High Density Multifamily Residential Zone R-6) and 18.21 (Housing Overlays).
- Chapters 18.42 (General Provisions)

Ms. Burns noted that public hearing notices were duly advertised in the Gardena Valley News on December 18, 2025, and to date no public comments regarding the project have been received. She explained that the Government Code requires a 20-day notification period anytime the Zoning Code is changing or any modifications to uses. She noted, that the Public Hearing Notice was published in the newspaper for a longer period than required.

City staff confirmed that no additional public comments had been received.

STAFF RECOMMENDATION:

1. Conduct the public hearing;
2. Receive testimony from the public; and
3. **Adopt Resolution No. PC 3-26**, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 3-25

Ms. Burns mentioned that if the Planning Commission recommends approval of the draft ordinance to the City Council, it will be scheduled for a later City Council meeting date, allowing the Public Hearing Notice to be published in the newspaper at least 20 days in advance. She also informed the Commission that she was available to address any questions.

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

Vice-Chair Kanhan sought clarification, asking if the changes apply solely to Gardena Boulevard between Normandie and Vermont. Ms. Burns confirmed that only the one-time in-lieu parking fee section is applicable in that area, while the robotic and mechanical parking sections apply citywide.

Director of Community Development, Greg Tsujiuchi, added that the one-time in-lieu parking fee applies specifically to Gardena Boulevard between Normandie and Vermont, as that is the only

location in the city currently allowing this fee not to meet the parking requirement.

Chair Wright-Scherr inquired about the size of parking structures for larger trucks and whether that would affect the number of vehicles that can be parked in the structure. Ms. Burns provided detailed answers to his questions.

Vice-Chair Kanhan stated that he believes the uniformity of the parking structures means that the size of the vehicles does not matter.

Chair Wright-Scherr announced that the Public Hearing was open and noted that no members of the public were present, and no speaker cards were received. He then proceeded to close the Public Hearing.

Director Tsujiuchi clarified that any parking structures currently being constructed or already approved will not be required to comply with the new standards. This ordinance will only apply to new parking structures that are proposed, if it takes effect. Chair Wright-Scherr thanked him for the clarification.

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

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Chair Wright Scherr to Adopt Resolution No. PC 3-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 3-25:

The motion passed by a vote of 3-0 (Yea: Wright-Scherr, Kanhan and Sherman; Noes: None)

Absent: Henderson and Langley

7. OTHER ITEMS

No Items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director of Community Development Greg Tsujiuchi, announced upcoming city events.

1. 2026 Planning Commissioners Academy, on March 11-13, 2026, at the Sheraton Park Hotel in Anaheim, CA. Director Tsujiuchi asked the Commissioner to notify staff if they are interested in attending the academy.
2. Save the Date - 2026 State of the City, Thursday, March 12, 2026. Stay tuned for more information.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. VICE-CHAIR KANHAN - He reported that he participated in the Martin Luther King Parade and described it as a great event.

2. CHAIR-WRIGHT-SCHERR - He concurred with Vice-Chair Kanhan, noting that he also took part in the parade.

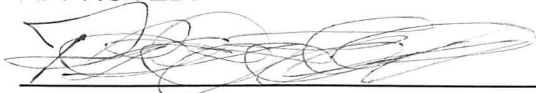
3. COMMISSIONER SHERMAN - No items to report.

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.

Chair Wright-Scherr adjourned the meeting at 7:58 PM.

APPROVED:



RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

By: 

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission