

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, February 17, 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 February 17, 2026, at 7:00PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:10 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Jules Kanhan led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Stephen P. Langley was away on an excused absence.

4. APPROVAL OF MINUTES

4.A. Planning and Environmental Quality Commission Approval of Minutes for January 20, 2026.

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Commissioner Sherman to approve the minutes of the meeting held on January 20, 2026.

The motion passed by a vote of 4-0 (Yea: Kanhan, Sherman, Henderson and Wright-Scherr; Noes: None)

Absent: Langley

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido, noted that no members of the public were present.

(Public speaker Michelle Walker arrived during Item 7.A and was given the opportunity to address the Commission under Item 5. Oral Communications):

Chair Wright-Scherr announced that a few members of the public were in attendance and wished to speak during Item 5. Oral Communications segment. As a result, he decided to open the floor for public comments.

Public Speaker: Michelle Walker, a resident, expressed her concerns regarding the lack of street lights and issues with illegal dumping around Denker and 144th Street. She inquired about how street lights could be added and how to implement no dumping signs in that area.

Director of Community Development Greg Tsujiuchi informed Ms. Walker that her request fell outside the Planning Commission's jurisdiction and suggested that her concerns would be better addressed at the City Council Meeting. He encouraged her to attend the next meeting and assured her that he would pass on her concerns to be included in the official record.

Chair Wright-Scherr then continued with the meeting.

6. PUBLIC HEARING ITEMS

Chair Wright-Scherr announced that there were no Public Hearing items agendaized.

7. OTHER ITEMS

7.A. Los Angeles County Sanitation District Presentation

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

Ms. Burns introduced Genesis Rodriguez, Public Affairs Specialist from the Los Angeles County Sanitation District.

Ms. Rodriguez, presented the PowerPoint Presentation for "Sanitation Districts: Who We Are and What We Do".

Ms. Rodriguez provided an overview and explained in detail the Los Angeles County Sanitation District's functions; discussing the Sanitation Districts Act; the air pollution problem in Los Angeles County, and the amendment to the Sanitation Districts Act; and the Los Angeles County Sanitation Districts Mission to protect public health and the environment through innovative and cost-effective wastewater and solid waste management and in doing so, convert waste into resources such as recycled water, energy and recycled materials. She distinguished between local and district sewers and highlighted the 1,400 miles of trunk sewers, displaying images of the sewers on the screen.

Ms. Rodriguez explained the operations of a Wastewater Treatment Plant, noting that clean water is produced in 10 to 12 hours. She provided examples of how recycled water augments the local water supply. Additionally, she discussed the value of solids, which produce biogas within 15 days, and how biosolids are used to create compost.

Ms. Rodriguez explained the role of landfills in disposing of trash and the energy generated from capturing methane, which is transformed into green energy. She emphasized the importance of recycling, particularly food waste recycling, and detailed how green energy is produced from both wastewater and solid waste. She also provided information on the Pure Water Southern California Program and its operations.

Ms. Rodriguez highlighted the A.K. Warren Water Resources Facility in the City of Carson, which includes food waste recycling, green energy production, biosolid management, an Advanced Water Purification Facility, the Napolitano Innovation Center, and plans for a Workforce Training Center, which were also displayed on the screen.

To conclude, Ms. Rodriguez summarized the educational resources and tours available to schools and informed the Commission that she was available to answer any questions.

Questions and comments were made by Director of Community Development Greg Tsujiuchi, Commissioner Henderson, Chair Wright-Scherr and Commissioner Sherman. Ms. Rodriguez answered all questions.

Chair Wright-Scherr expressed gratitude to Ms. Rodriguez for her presentation, and there were no further questions or comments made by any member of the Commission.

7.B. Consideration of Outdoor Dining Regulations

Director of Community Development Greg Tsujiuchi was present to answer any questions.

Assistant Director of Community Development Jo-Anne Burns presented the staff report, informing the Commission of the consideration of outdoor dining regulations.

Ms. Burns provided background information regarding the last discussion of outdoor dining by the Planning Commission, which took place in study sessions held in June and August of 2023. She aimed to revisit the topic to ensure whether the Planning Commission still wished to move forward and for staff to prepare an ordinance for the Commission's consideration and recommendation to the City Council.

Ms. Burns outlined the areas where outdoor dining is allowed and where restaurants are permitted, displaying a map on the screen. She provided detailed information on the discussions and consensus from June 6 and August 15, 2023,

including the current parking requirements and options for outdoor dining.

Ms. Burns indicated that staff would like the Commission to provide direction on whether they would like an ordinance drafted that allows outdoor dining in all zones that permit restaurants. She informed the Commissioners that she was available to answer any questions.

Chair Wright-Scherr, Commissioner Henderson, Vice-Chair Kanhan, and Director Tsujiuchi all asked questions and provided comments during the discussion.

Ms. Burns informed the Commission that staff could draft standards requiring that a restaurant or shopping center would not be allowed to remove any parking spaces unless it is over-parked.

Director Tsujiuchi emphasized that a key issue from the initial discussion was ensuring sufficient parking for outdoor dining, as it continues to be a concern given that not everyone is going to stop using their cars. He noted that while creating standards for new developments is straightforward, the challenge lies in accommodating existing restaurants that were not designed for outdoor dining. He briefly discussed common areas and outdoor dining spaces in shopping centers, along with the relationships between tenants and landlords. Vice-Chair Kanhan pointed out that changes in tenants and businesses may also pose issues.

Commissioner Henderson requested that the parking information be displayed, using it as an example to illustrate his perspective on the parking requirements. Vice-Chair Kanhan added his own example, prompting further comments from Director Tsujiuchi and explanations from Commissioner Henderson, with Chair Wright-Scherr joining the discussion.

Ms. Burns notified the Commission that she would prepare draft language and options for their review, allowing time to discuss whether they agree with the draft, wish to include it in the ordinance, or propose revisions to the language. All Commissioners expressed their agreement.

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

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

1. City Council called for review: CUP No. 9-04 at 2169 W. Redondo Beach Boulevard for Target onsite instructional tasting and sales of beer, wine, and distilled spirits; scheduled for March 10, 2026, City Council Meeting.
2. City Council scheduled items for the March 10, 2026, City Council Meeting - Consideration of Ordinance No, 1890 (Review and Standards for Mechanical/Robotic Parking and On-site Parking Standards for Commercial Uses on Gardena Blvd. Between Normandie Ave and Vermont Ave.)
3. Reminder, 2026 Planning Commissioners Academy, on March 11-13, 2026.
4. Save the Date - 2026 State of the City, Thursday, March 12, 2026. Stay tuned for more information.
5. Funeral Services, February 28, 2026, at 10:30 a.m. for the late Nancy Langley, wife of Commissioner Stephen Langley.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. VICE-CHAIR KANHAN - No items to report.
2. COMMISSIONER HENDERSON - He shared that his daughter was appointed to the City of Gardena Youth Commission.
3. CHAIR WRIGHT-SCHERR - No items to report.
4. COMMISSIONER SHERMAN - No items to report.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 8:50 PM.

APPROVED:



RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

By:



GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission