

# MINUTES

## Regular PEQC Meeting of the Planning and Environmental Quality Commission

Tuesday, April 7, 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 April 7, 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 7:05 PM.

### 2. PLEDGE OF ALLEGIANCE

---

Chair Ronald Wright-Scherr led the Pledge of Allegiance.

### 3. ROLL CALL

---

Present: Chair Ronald Wright-Scherr; Commissioner Steve Sherman; Commissioner Stephen P. Langley and Commissioner Deryl Henderson. Employees present: Assistant Director of Community Development Jo-Anne Burns; Assistant City Attorney Ivy Tsai; and Planning Assistant Dayana Nava; and Planning Assistant Kevin La.

Vice-Chair Jules Kanhan and Director of Community Development Greg Tsujiuchi were absent.

### 4. APPROVAL OF MINUTES

---

#### 4.A. Planning and Environmental Quality Commission Approval of Minutes for February 17, 2026.

**MOTION:** A motion was made by Commissioner Henderson and seconded by Commissioner Sherman to approve the minutes of the meeting held on February 17, 2026.

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

**Abstain:** Langley

**Absent:** Kanhan

### 5. ORAL COMMUNICATIONS

---

Administrative Analyst I, Georgina Placido asked if any members of the public wished to speak to the Planning Commission.

1. Kyle Patterson, a representative of the Western States Carpenters, expressed his desire to inform the Commission about construction industry tax fraud and shared his views on how it affects the community and working families.

## **6. PUBLIC HEARING ITEMS**

---

### **6.A. MODIFICATION TO AMEND CONDITIONAL USE PERMIT #5-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #2-26 TO REPLACE A PREVIOUSLY APPROVED POOL AND SPA WITH A COURTYARD AND LANDSCAPING FOR THE 121-UNIT SINGLE ROOM OCCUPANCY HOUSING DEVELOPMENT THAT IS CURRENTLY UNDER CONSTRUCTION, PER SECTION 18.36.030P.4 OF THE GARDENA MUNICIPAL CODE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 13126 S. WESTERN AVENUE**

Assistant Director of Community Development Jo-Anne Burns and Assistant City Attorney Ivy Tsai 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 2022 - 2026. 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 presented a previously approved landscaping site plan that included a swimming pool.

Ms. Nava informed the Commission that the applicant is requesting to remove the pool and spa. The applicant is proposing artificial turf, daybeds, tables and chairs with umbrellas, a trellis with a barbecue area, and additional landscaping, including more trees. The updated landscaping site plan was displayed on the screen, and Ms. Nava also provided the elevations for the trellis.

Ms. Nava went over the analysis, noting that per GMC Section 18.36.030P.4, SRO developments are required to provide a minimum common area of ten (10) square feet for each unit or 250 square feet whichever is greater. The proposed replacement of the pool and spa with a courtyard and landscaping will not decrease the common area within the development. The project exceeds

the 1,210 sf minimum common open space requirements for SRO development, providing a total of 15,757 sf, split up between private and common spaces.

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 March 26, 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 4-26** making the necessary finding and approving EA #2-26 and MOD CUP #5-21, 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 were present to answer any questions.

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

Chair Wright-Scherr inquired about the reason for changing from a pool to landscaping and proceeded to open the Public Hearing.

Ms. Nava called on Mr. Lee Johnson, the applicant, to address the question. Assistant City Attorney Ivy Tsai asked Mr. Johnson to introduce himself for the record.

Mr. Johnson introduced himself and explained that his decision for the changes was based on cost and the reduction of the courtyard area by half. He also noted that a 6-foot wall would be required around the pool and spa. He proceeded to provide more details about the proposed changes.

Assistant City Attorney Ivy Tsai asked Mr. Johnson if he had anything else he wanted to share. Mr. Johnson indicated that he did not.

Chair Wright-Scherr asked if anyone else wished to speak on the item.

PUBLIC SPEAKER:

1. German Soria from the Western States Carpenters expressed his concerns about tax fraud occurring on the project site and spoke in support of tax fraud awareness and its impact on the industry.

Questions and comments were made by Chair Wright-Scherr and Mr. Lee Johnson, to which Mr. Soria responded.

Chair Wright-Scherr announced that the Public Hearing was closed but shortly afterward re-opened it for additional questions.

Commissioner Henderson asked Mr. Johnson why he chose to install artificial grass instead of natural grass. Mr. Johnson provided a detailed answer to the question.

There were no further questions or comments from any Commission member, and Chair Wright-Scherr announced the closure of the Public Hearing.

**MOTION: A motion was made by Commissioner Langley and seconded by Chair Wright-Scherr to Adopt Resolution No. PC 4-26, making the necessary finding and approving EA #2-26 and MOD CUP #5-21, Site Plan Review #5-21 subject to the attached Conditions of Approval and Direct staff to file a Notice of Exemption:**

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

**Absent: Kanhan**

**Assistant Director Jo-Anne Burns 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**

---

Assistant Director of Community Development Jo-Anne Burns, reported on city council actions and announced upcoming events.

1. City Council Meeting of March 10, 2026. City Council approved modification to Conditional Use Permit 09-04 - To allow beer, wine, and distilled spirits, and instructional tasting within the Target store at 2169 W. Redondo Beach Boulevard.
2. City of Gardena Public Workshop - Open Space and Conservation Plans of the Community Resources Element of the General Plan on May 14, 2026, from 6:30 pm - 8:00 pm, at the Nakaoka Community Center, Room A.
3. Blockbuster Bash on Friday, April 10, 2026; 6:30 pm - 9:00 pm.
4. 40th Annual Cinco de Mayo Parade & Celebration, Saturday, May 2, 2026.

## **9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS**

---

1. COMMISSIONER LANGLEY - He expressed his gratitude to the other Commissioners and the city for their support.

2. COMMISSIONER SHERMAN - No items to report.
3. COMMISSIONER HENDERSON - He stated that he was thankful for attending the Planning Commissioners Academy and appreciated the staff for their hard work.
4. CHAIR WRIGHT-SCHERR - He agreed with Commissioner Henderson's comments regarding the Planning Commissioners Academy. He welcomed Assistant City Attorney Ivy Tsai and noted that Commissioner Langley was missed during his absence. Chair Wright-Scherr also shared that he attended the City of Gardena's State of the City event, as well as the SBCCOG General Assembly focused on the Olympics, FIFA, and the Super Bowl.

## **10. ADJOURNMENT**

---

Chair Wright-Scherr adjourned the meeting at 7:37 PM.

APPROVED:



---

RONALD WRIGHT-SCHERR, CHAIR  
Planning and Environmental Quality Commission

Respectfully submitted,

By:



---

GREG TSUJIUCHI, SECRETARY  
Planning and Environmental Quality Commission