

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, May 19, 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 at May 19, 2026, 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 7:04 PM.

2. PLEDGE OF ALLEGIANCE

Vice-Chair 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; Assistant City Attorney Ivy Tsai; and Planning Assistant Dayana Nava; and Planning Assistant Kevin La.

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

4. APPROVAL OF MINUTES

No Item.

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. CONDITIONAL USE PERMIT #1-26 AND ENVIRONMENTAL ASSESSMENT #1-26 TO
ALLOW VEHICLE STORAGE FACILITIES WITHIN THE GENERAL INDUSTRIAL (M-2) ZONE
AT 13625-13629 ALMA AVENUE (APN: 6102-015-027)**

Director of Community Development Greg Tsujiuchi, 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 provision of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections 15301 (Class 1 - as an existing facilities project); and 15300.2 - Not subject to exceptions to the exemptions in CEQA.

Ms. Nava displayed the Vicinity Map of the existing property located at 13625-13629 S. Alma Avenue, and the Zoning Map, which indicates that the project site is zoned M-1.

Ms. Nava provided an overview of the Site Plan, which features one industrial building on a 0.57-acre lot with 18 parking spaces, as shown on the screen. She also presented the proposed Floor Plan, highlighting two vehicle storage areas, a lounge, and a workshop. The building will have the capacity to store a total of 35 parked vehicles indoors, as displayed on the screen.

Ms. Nava went over the parking requirements:

- The vehicle facility area would require 12 parking spaces (based on 1 space per 1,000 sf);
- Office area would require four (4) parking spaces (based on 1 space per 300 sf);
- Total - 16 parking spaces. The applicant will be providing two (2) additional parking making the total 18 parking spaces.

Ms. Nava showed current photos of both the interior and exterior of the property.

Ms. Nava went over the analysis, noting that business operations include private valet vehicles parking, elevated storage lifts, and workshop classes that will be provided for members only. These instructional workshop will provide a variety of lessons, including how to replace a tire or a battery; Workshop classes are limited to only 10 members at a time; and hours of operation will be 9:00 AM to 10:00 PM all days of the week.

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 May 7, 2026, and 14 public comments regarding the project have been received.

- 05-19-2026 PC #1_Item 6.A- H. Marquis_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #2_Item 6.A- P. De Jianne_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #3_Item 6.A- Z. Woodruff-Hall_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #4_Item 6.A- J. Bosler_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #5_Item 6.A- J & D McNaughton_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #6_Item 6.A- N. Bel_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #7_Item 6.A- A. Aghamalian_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #8_Item 6.A- N. Michael Carlo_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #9_Item 6.A- A. Brajeux_ 13625-13629 Alma Ave.pdf

- 05-19-2026 PC #10_Item 6.A- A. Kaslikowski_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #11_Item 6.A- T.J. Geisen_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #12_Item 6.A- P. Allen_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #13_Item 6.A- R. Ocon_ 13625-13629 Alma Ave.pdf
- 05-19-2026 PC #14_Item 6.A- K. Edmond_ 13625-13629 Alma Ave.pdf

STAFF RECOMMENDATION:

- Conduct the public hearing;
- Receive testimony from the public;
- **Adopt Resolution No. PC 7-26**, making the necessary findings and approving EA #1-26, Conditional Use Permit #1-26 subject to the attached Conditions of Approval; and
- Direct staff to file a Notice of Exemption.

Ms. Nava informed the Commission that the Resolution was updated to No. 7-26 instead of No. 5-26. She also noted that both the staff and the applicants were present to answer any questions.

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

Vice-Chair Kanhan inquired about the number of employees who would be present on-site daily. Ms. Nava provided an answer to his question.

Chair Wright-Scherr then invited the applicant to step forward and address the Commission.

Ms. Liliger Damaso of Conditional Use Permits, representing Mr. Cyrus Hanson, the applicant, introduced herself and thanked Ms. Nava, the staff and the Commission for their time and consideration. Ms. Damaso discussed the proposed project site and the type of business that would be conducted there.

Mr. Cyrus Hanson, founder of Wanderwell Society South Bay, addressed the Commission. He introduced himself and shared his professional background, emphasizing that Wanderwell is a membership-based learning and workshop space centered around craftsmanship, creativity, mentorship, and hands-on education. His vision is to create a place where people can come together to share knowledge, work with their hands, learn practical skills, and build genuine community around shared interest. He believes that Wanderwell will be an asset to the City of Gardena and looks forward to the Commission's support in approving his request.

Commissioner Henderson asked for clarification regarding the type of business that would be conducted at the project site. Mr. Hanson provided an explanation in response.

Chair Wright-Scherr asked whether there would be an opportunity for participants to earn certificates of achievement related to mechanics, which could assist them in finding employment, and also inquired about the hours of operation. Mr. Hanson confirmed the hours and mentioned his future aspirations to possibly offer certifications that could be credited at a local college.

Commissioner Henderson asked if Mr. Hanson could walk him through the workshop, specifically noting the presence of two lifts. He raised questions about the type of containment for hazardous materials, the flooring in the workshop, and whether there were drain receptacles in case of spills. Mr. Hanson responded to all of these inquiries

Commissioner Sherman inquired about the membership fee. Mr. Hanson provided details regarding parking, workshop, and membership fees.

Vice-Chair Kanhan asked if there were any specific requirements for the vehicles. Mr. Hanson responded with information about size limitations.

Chair Wright-Scherr then asked what types of cars were expected at the site. Mr. Hanson provided an answer.

Chair Wright-Scherr announced that the Public Hearing was open and asked if any public speakers wished to address this item. City staff informed him that there were six (6) public speakers, including the applicants.

Public Speakers: Adrian Vera, Cory David, Jorge Raphael, and Adam Kaslikowski spoke in support of Conditional Use Permit #1-26, sharing their positive experiences with the Wanderwell Society and expressing their belief that the City of Gardena will benefit from this business.

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 Chair Wright-Scherr to Adopt Resolution No. PC 7-26; Approve Conditional Use Permit #1-26 and EA #1-26 to Allow Vehicle Storage Facilities within the General Industrial (M-2) Zone at 13625-13629 Alma Avenue; and Direct staff to file a Notice of Exemption:

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

Absent: Langley

Director of Community Development Greg 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.

6.B. CONDITIONAL USE PERMIT #4-26 AND ENVIRONMENTAL ASSESSMENT #4-26 TO ALLOW THE SALES OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN A NEW RETAIL STORE WITHIN AN EXISTING TENANT SPACE IN THE COMMERCIAL (C-2) ZONE AT 15505 SOUTH NORMANDIE AVENUE (APN: 6105-008-039)

Director of Community Development Greg Tsujiuchi, Assistant Director of Community Development Jo-Anne Burns and Assistant City Attorney Ivy Tsai 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 property located at 15505 South Normandie Avenue, and the Zoning Map, which indicates that the project site is zoned C-2.

Mr. La presented current photos of the project site, highlighting that construction is currently underway.

Mr. La provided an overview of the proposed Site and Floor Plans, which identified the existing commercial retail building; the lot size of 1.91 acres within Gardena Plaza, the location of three dedicated coolers, and one aisle designated for beer and wine.

Mr. La explained the business operations:

- Alcohol sales for off-site consumption is accessory to the retail store;
- One (1) aisle and three (3) coolers used for alcohol display - Totals approximately 315 square feet;
- Hours of operation: 7:00 AM to 10:00 PM all days of the week.

Mr. La went over the Census Tract, which falls under 6030.06 for off-site consumption, allowing for one off-site consumption license type from the Alcoholic Beverage Control Department, as indicated on the screen. He also informed the Commission about the Sensitive Receptors surrounding the project site.

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 May 7, 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 6-26**, making the necessary findings and approving EA #4-26 and CUP #4-26, subject to the attached Conditions of Approval; and
- Direct staff to file a Notice of Exemption.

Mr. La 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 and then invited the applicant to step forward.

Ms. Terri Dickerhoff, representing Sprouts Farmers Market, introduced herself and thanked Mr. La for his assistance. She provided an overview of Sprouts Farmers Market and their offerings of beer and wine.

Vice-Chair Kanhan inquired whether the beer and wine would be available only for off-site consumption and if there would be a seating area that could potentially lead to consumption issues. Ms. Dickerhoff addressed his questions.

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 no public speakers.

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 Henderson and seconded by Vice-Chair Kanhan to Continue the Public Hearing to a Date Certain of July 7, 2026:

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

Absent: Langley

Director of Community Development Greg 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

7.A. FIRST EXTENSION OF TIME REQUEST FOR CONDITIONAL USE PERMIT #5-24 (1855 West 139th Street)

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

Assistant Director Jo-Anne Burns informed the Commission that the item under consideration is a previously approved conditional use permit. She noted that, as this is a non-public hearing item similar to a consent calendar item reviewed by the City Council, a presentation is not necessary unless requested by the Planning Commission.

Chair Wright-Scherr then inquired whether any Commissioners wished to see a presentation or if they preferred to vote on the item. All Commissioners agreed that a presentation was unnecessary.

Assistant City Attorney Ivy Tsai asked Chair Wright-Scherr to check if there were any speakers regarding the item. Chair Wright-Scherr confirmed with city staff, who reported that there were no speakers.

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

MOTION: A motion was made by Chair Wright-Scherr and seconded by Vice-Chair Kanhan to Approve First Extension of Time Requested for Conditional Use Permit #5-24 located at 1855 West 139th Street:

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

Absent: Langley

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

1. Sounds & Bites on the Gardena Boulevard, Friday, June 12, 2026, from 6:00 pm to 9:00 pm.
In collaboration, Viewing party USA vs Paraguay.
2. 23rd Annual Jazz Festival, Sunday, August 23, 2026 at Rowley Park.
3. Food, Wine & Brew, Saturday, September 26, 2026, from 12:00 pm - 7:00 pm at the City Hall Complex. Director Tsujiuchi informed the Commissioners that they will receive two tickets for each event. Director Tsujiuchi informed the Commissioner that they are eligible to receive two tickets.
4. Juneteenth, Friday, June 19, 2026, from 2:00 PM - 6:00 PM at City Hall Complex.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. VICE-CHAIR KANHAN - No items to report.
2. COMMISSIONER HENDERSON - No items to report.
3. COMMISSIONER SHERMAN - No items to report
4. CHAIR WRIGTH-SCHERR - He reported that he attended the Open Space Conservation Workshop and found it informative.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 8:01 PM.

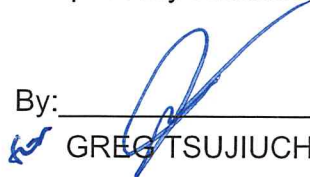
APPROVED:



RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

By:



GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission