

# **MINUTES**

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

**Tuesday, July 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 July 7, 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 7:00 PM.

### **2. PLEDGE OF ALLEGIANCE**

---

Chair Ronald Wright-Scherr led the Pledge of Allegiance.

### **3. ROLL CALL**

---

Present: Chair Ronald Wright-Scherr; Vice-Chair Jules Kanhan; and Commissioner Steve Sherman. Employees present: Assistant Director of Community Development Jo-Anne Burns; Assistant City Attorney Ivy Tsai; and Planning Assistant Kevin La.

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

Director of Community Development Greg Tsujiuchi was away on an excused absence.

### **4. APPROVAL OF MINUTES**

---

#### **4.A. Planning and Environmental Quality Commission Approval of Minutes for May 5, 2026.**

**MOTION:** A motion was made by Chair Wright-Scherr and seconded by Commissioner Sherman to approve the minutes of the meeting held on May 5, 2026.

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

**Absent:** Henderson and Langley

#### **4.B. Planning and Environmental Quality Commission Approval of Minutes for May 19, 2026.**

**MOTION: A motion was made by Vice-Chair Kanhan and seconded by Commissioner Sherman to approve the minutes of the meeting held on May 19, 2026.**

**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, noted that no members of the public were present and no public comments were received via email.

## **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.**

Chair Wright-Scherr announced that the agendaized continued Public Hearing for Environmental Assessment #19-24, Site Plan Review #4-24, Tentative Parcel Map #2-24 at 1031 Magnolia Avenue will not be heard due to a lack of quorum. The item will be rescheduled for a public hearing in approximately three months at the applicant's request. Public Hearing notices will be published in the Gardena Valley News and will be mailed out at least 10-days prior to the public hearing date.

## **7. OTHER ITEMS**

---

**7.A. FINDING OF CONFORMANCE WITH THE CITY'S GENERAL PLAN REQUESTED BY LOS ANGELES COUNTY PUBLIC WORKS FOR AIN 6106-036-902 AND 6106-036-905 (Southwest corner of Artesia Boulevard and Normandie Avenue)**

Assistant City Attorney Ivy Tsai was present to answer any questions.

Assistant Director of Community Development Jo-Anne Burns presented the staff report and provided background information regarding the project site, currently known as the Gardena sumps, located at the southwest corner of Artesia Boulevard and Normandie Avenue, specifically at 1440 – 1472 Artesia Boulevard, as displayed on the screen. She noted that the project site was approved for development in February 2025 by both the Planning Commission and the City Council and indicated that the site has some contamination.

Ms. Burns reviewed the remediation process outlined in the Final Remedial Action Plan (RAP), which has been approved by the Department of Toxic Substances Control (DTSC).

Ms. Burns explained that this item is necessary because the parcels highlighted in green and blue on the screen are owned and operated by the Los Angeles County Public Works Department. For ARCO to place infrastructure on the site, they must purchase the property from the Los Angeles County Public Works. In accordance with California Government Code Section 65402, prior to the sale of county property, the proposed project must be reviewed by the local planning agency, which must determine that the general plan is consistent with the proposed use.

Ms. Burns emphasized that it is the Planning Commission's task to make this general plan conformance determination for the item.

Ms. Burns informed the Commission that the property is designated as Official (O) Zone and listed the allowable uses for (O) Zoned properties, as displayed on the screen. She noted that, in this case, the proposed use fits under the category of water works and drainage facility.

Ms. Burns detailed how the sale of the two parcels aligns with and complies with Land Use Goal 3 and Public Safety Goal 4; and Economic Development Goal 1.

Ms. Burns noted the General Plan conformance determination is statutorily exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA guidelines, which provides that CEQA only applies to projects that have a potential for causing significant effect on the environment.

#### STAFF RECOMMENDATION:

- Receive public comments;
- **Adopt Resolution No. PC 8-26**, determining that the proposed sale of parcels AIN 6106-036-902 and 6106-036-905 by the Los Angeles County Public Works to Atlantic Richfield Company for the proposed use is an allowed use within the Official (O) zone and in conformance with the City of Gardena General Plan; and
- The determination is exempt from the CEQA under Section 15061(b)(3).

Ms. Burns informed the Commission that staff is available to answer any questions.

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

Vice-Chair Kanhan asked whether the applicant was present, to which Ms. Burns replied that they were not.

Chair Wright-Scherr inquired about the previously proposed storage unit, asking if it might change to a gas station since ARCO is involved. Ms. Burns clarified that there will not be a gas station; ARCO's involvement is solely for the purpose of cleaning up contamination.

Vice-Chair Kanhan then asked if this is the same site where U-Haul is located. Ms. Burns confirmed that he was correct.

Vice-Chair Kanhan also inquired if they had just discovered that LA County owns the property, as it had not been an issue before. Ms. Burns provided clarification, explaining that there were

initially discussions with the railroad company, but they could not reach an agreement and decided to proceed with the alternate site, which is owned by LA County Public Works.

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 Adopt Resolution No. PC 8-26 determining that the proposed sale of parcels AIN 6106-036-902 and 6106-036-905 by the Los Angeles County Public Works to Atlantic Richfield Company for the proposed use is an allowed use within the Official (O) zone and in conformance with the City of Gardena General Plan; and the determination is exempt from the CEQA under Section 15061(b)(3):**

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

**Absent: Henderson and Langley**

## **8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

---

Assistant Director of Community Development Jo-Anne Burns, announced upcoming city events.

Ms. Burns wished everyone a belated Happy 4th of July, as it marked the country's 250th Anniversary, and the city held a wonderful celebration.

1. Sound & Bites continuation, Friday, July 10, 2026, and Friday, August 7, 2025, from 6:00 PM to 9:00 PM at the Gardena Boulevard City-owned parking lot
2. Show & Shine Car Show & Concert at Rowley Park on Saturday, July 11, 2026, from 10:00 AM – 2:00 PM.
3. Game on Gardena Championship, Sunday, July 19, 2026, from 11:00 AM to 3:00 PM at the Gardena Boulevard City-owned parking lot.
4. Back to School Giveaway, Tuesday, August 4, 2026, from 6:00 PM – 8:00 PM at City Hall Complex.
5. National Night Out Summer Block Party, Tuesday, August 4, 2026, from 6:00 PM – 8:00 PM at City Hall Complex.
6. 23<sup>rd</sup> Annual City of Gardena Jazz Festival, Sunday, August 23, 2026, at Rowley Park.
7. Food, Wine & Brew, Saturday, September 26, 2026, at City Hall Complex.

Ms. Burns informed the Commissioners that they will receive two tickets, per event.

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

---

1. VICE-CHAIR KANHAN – No items to report.
2. COMMISSIONER SHERMAN – No items to report.
3. CHAIR-WRIGHT-SCHERR – He mention that the 4<sup>th</sup> of July was loud but everything went well.

## 10. ADJOURNMENT

---

Chair Wright-Scherr adjourned the meeting at 7:22 PM.

APPROVED:



---

RONALD WRIGHT-SCHERR, CHAIR  
Planning and Environmental Quality Commission

Respectfully submitted,

By: 

---

GREG TSUJIUCHI, SECRETARY  
Planning and Environmental Quality Commissior