

MINUTES

Regular PEQC Meeting of the Planning and Environmental Quality Commission Tuesday, July 21, 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 21, 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 7:02 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Stephan P. Langley led the Pledge of Allegiance.

3. ROLL CALL

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

4. APPROVAL OF MINUTES

No Items.

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido, asked if there were any comments from the public and noted for the record that one speaker slip was received.

Public Speaker: Michelle Whitening, a resident, raised questions regarding tree maintenance, the planting of additional trees, pavement conditions, and vacant properties.

Assistant City Attorney Ivy Tsai informed Ms. Whitening that her request fell outside the Planning Commission's jurisdiction and assured her that she would pass on her questions to city staff.

Director of Community Development Greg Tsujiuchi also informed Ms. Whitening that staff would reach out to her to address her questions.

6. PUBLIC HEARING ITEMS

6.A. ZONE TEXT AMENDMENT #3-26, PROPOSED AMENDMENT TO PORTIONS OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE RELATING TO THE REVIEW PROCESS AND STANDARDS FOR MECHANICAL/ROBOTIC PARKING STRUCTURES

Director of Community Development Greg Tsujiuchi and Assistant City Attorney Ivy Tsai were present to answer any questions.

Assistant Director of Community Development Jo-Anne Burns presented the staff report informing the Commission the the Zone Text Amendment is statutorily exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have potential for causing a significant effect on the environment. The proposed Zone Text Amendment will not result in any physical changes and does not involve construction.

Ms. Burns provided background information regarding the Zone Text Amendment: On January 21, 2026, the Planning Commission adopted Resolution No. PC 3-26 for ZTA 3-25. She noted that when the Planning Commission reviewed the Zone Text Amendment, it included two parts: a proposed amendment concerning robotic parking and an in-lieu parking fee for businesses in the downtown Gardena area, which aimed to eliminate the in-lieu parking fee. However, on April 14, 2026, the City Council directed the staff to separate the in-lieu parking portion from the robotic parking portion before re-sending it back to the Planning Commission. Therefore, the current Zone Text Amendment only includes the robotic parking component of the previously approved resolution.

Ms. Burns went over the changes to section 18.18A.040.I.2 and 18.21.050.H.2 regarding mechanical or robotic parking structures, as displayed on the screen. She noted that a new section had been drafted to provide development standards, clarifications, and cross-references related to these structures.

Ms. Burns informed the Commission about the public notification for the zoning code, which, by state law, requires a notification in the newspaper at least 20 days prior to the hearing. She mentioned that the notice was published on June 18, 2026, and, to date, no public comments have been received.

STAFF RECOMMENDATION:

- Conduct the public hearing;
- Receive testimony from the public; and
- **Adopt Resolution No. PC 9-26**, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 3-26.

Ms. Burns informed the Commission that she was available to answer any questions from the Commission.

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

Chair Wright-Scherr then announced that the public hearing was open, confirming with staff that no speaker slips had been received, and shortly thereafter closed the public hearing.

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

MOTION: A motion was made by Commissioner Langley and seconded by Chair Wright-Scherr to Adopt Zone Text Amendment No. 3-26, Proposed Amendment to Portions of Title 18 (Zoning) of the Municipal Code Relating to the Review Process and Standards for Mechanical/Robotic Parking Structures; and Recommendation to the City Council for Adoption; and Direct staff to file a Notice of Exemption:

The motion passed by a vote of 5-0 (Yea: Wright-Scherr, Kanhan, Sherman, Henderson and Langley; Noes: None)

Assistant City Attorney Ivy Tsai provided clarification regarding the motion.

Director Tsujiuchi stated that the recommended ordinance will be scheduled for City Council consideration at a future date.

6.B. ZONE TEXT AMENDMENT #2-26, PROPOSED AMENDMENT TO CHAPTER 18.13 OF THE GARDENA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS (ADUS) AND JUNIOR ACCESSORY DWELLING UNITS (JADUS)

Director of Community Development Greg Tsujiuchi and Assistant City Attorney Ivy Tsai were present to answer any questions.

Assistant Director of Community Development Jo-Anne Burns presented the staff report informing the Commission that the Zone Text Amendment is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.17 which exempts ordinances implementing accessory dwelling unit ordinances.

Ms. Burns provided background information, noting that on May 5, 2026, the Planning Commission adopted Resolution No. PC 5-26 for Zone Text Amendment 1-26, which included updates to the ADU ordinance. However, on May 8, 2026, the Department of Housing and Community Development (HCD) sent the City a letter after reviewing the city's 2025 ADU ordinance. This letter identified areas in the city's code that were not consistent with state law. While most of the issues identified by HCD were part of Zone Text Amendment 1-06, which the Planning Commission had previously adopted, there were a few items mentioned in the letter that needed to be addressed before the ordinance could be presented to the City Council for adoption. This ensures that a compliant ordinance is submitted to HCD, demonstrating the City of Gardena's intent to adhere to state ADU laws.

Ms. Burns discussed the Gardena Municipal Code changes included in the initial ordinance, as reflected in the current draft ordinance displayed on the screen. She noted that the changes

identified by HCD, shown as GMC Changes (Part 2), are necessary for compliance with state law and were not included as proposed changes in the previous ordinance.

Ms. Burns noted that public hearing notices were duly advertised in the Gardena Valley News on June 18, 2026, at least 20 days prior to the hearing, and, to date no public comments have been received.

STAFF RECOMMENDATION:

- Conduct the public hearing;
- Receive testimony from the public;
- **Adopt Resolution No. PC 10-26**, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 2-26.

Ms. Burns highlighted that the recommendation includes the adoption of the CEQA exemption.

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

Commissioner Henderson asked for clarification, noting that while the city has complied, the state wants an official statement confirming compliance based on specific verbiage. Ms. Burns responded, explaining what the state was requesting from the city.

Chair Wright-Scherr then announced that the public hearing was open, confirming with staff that no speaker slips had been received, and shortly thereafter closed the public hearing.

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 Langley to Adopt Resolution No. PC 10-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 2-26; and Direct staff to file a Notice of Exemption:

The motion passed by a vote of 5-0 (Yea: Wright-Scherr, Kanhan, Sherman, Henderson and Langley; Noes: None)

Assistant City Attorney Ivy Tsai provided clarification regarding the motion.

Director Tsujiuchi stated that the recommended ordinance will be scheduled for City Council consideration at a future date.

7. OTHER ITEMS

No Items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

1. Sound & Bites continuation, Friday, August 7, 2025, from 6:00 PM to 9:00 PM at the Gardena Boulevard City-owned parking lot.
2. Back to School Giveaway, Tuesday, August 4, 2026, from 6:00 PM – 8:00 PM at City Hall Complex.
3. National Night Out Summer Block Party, Tuesday, August 4, 2026, from 6:00 PM – 8:00 PM at City Hall Complex.
4. 23rd Annual City of Gardena Jazz Festival, Sunday, August 23, 2026, at Rowley Park.
5. Food, Wine & Brew, Saturday, September 26, 2026, at City Hall Complex.

Director Tsujiuchi advised the Commissioners to inform staff if they wish to attend both events, as each will receive two tickets

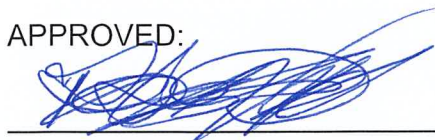
9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. VICE-CHAIR KANHAN - No items to report.
2. COMMISSIONER SHERMAN - No items to report.
3. COMMISSIONER HENDERSON - No items to report.
4. COMMISSIONER LANGLEY - He inquired about the development occurring at the southwest corner of Artesia and Normandie Avenue. Director Tsujiuchi reminded him of the approved entitlements for a self-storage center, which will also include a distribution/warehouse type business and some retail space on the ground floor. Ms. Burns provided additional information about the property site. Commissioner Henderson made a few comments, and Director Tsujiuchi offered clarification.
5. CHAIR WRIGHT-SCHERR - He expressed gratitude to the City of Gardena for awarding him a Certificate of Recognition for his 3.3 years of service as a member of the Planning and Environmental Quality Commission during the City Council Meeting held on Tuesday, July 14. Vice-Chair Kanhan also congratulated him.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:33 PM.

APPROVED:



RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

By: 

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission