



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, January 20, 2026, 7:00 PM

Council Chamber at City Hall

1700 W. 162nd Street, Gardena, California

If you would like to participate in this meeting, you can participate via the following options:

1. **VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE** at youtube.com/CityofGardena
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Board/Commission/Committee at publiccomment@cityofgardena.org two (2) hours before the meeting starts on the day of the meeting and write "Public Comment" in the subject line.
3. **ATTEND THE MEETING IN PERSON**
PUBLIC COMMENT: The Gardena Board/Commission/Committee will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:
 - Agenda Items - At the time the Board/Commission/Committee considers the item or during Public Comment.
 - If you wish to address the Gardena Board/Commission/Committee, please complete a "Speaker Request" form and present it to staff. You will be called to the podium by name when it is your turn to address the Board/Commission/Committee. The Board/Commission/Committee cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the Board/Commission/Committee will be given three (3) minutes to speak.
4. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone courteously;
- Listen to others respectfully;
- Exercise self-control;
- Give open-minded consideration to all viewpoints;
- Focus on the issues and avoid personalizing debate; and
- Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions

Thank you for your attendance and cooperation

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

1. Ronald Wright-Scherr
2. Jules Kanhan
3. Steve Sherman
4. Stephen Langley
5. Deryl Henderson

4. APPROVAL OF MINUTES

4.A. Planning and Environmental Quality Commission Approval of Minutes for December 2, 2025

5. ORAL COMMUNICATIONS

This is the time where the public may address the Planning Commission on items that are not on the agenda, but within the Planning Commission's jurisdiction. Comments should be limited to three minutes.

6. PUBLIC HEARING ITEMS

Any decision made by the City of Gardena Planning & Environmental Quality Commission 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.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.

A request from Steve Stepakis (property owner) to approve Environmental Assessment (EA #19-24), Site Plan Review (SPR #4-24), and Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 85142) to allow the construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1) property in accordance with Section 18.44.010.A and Chapter 17.08 of the Garden Municipal Code (GMC). The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(b) (Class 3 – Construction or Conversion of Small Structures).

Staff Recommendation: Open the public hearing, receive testimony from the public, and continue the public hearing to a date certain of March 3, 2026.

6.B. AMENDMENT TO MODIFY CONDITIONAL USE PERMIT #9-04 AND ENVIRONMENTAL ASSESSMENT #13-25 TO ALLOW THE SALES OF BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE CONSUMPTION AND ON-SITE INSTRUCTIONAL TASTINGS IN A GENERAL COMMERCIAL (C-3) ZONED PROPERTY

A request from the Target Corporation to approve an amendment to modify Conditional Use Permit (CUP) #9-04 per section 18.32.030.B of the Gardena Municipal Code, to allow the sales of beer, wine, and distilled spirits for off-site consumption and on-site instructional tastings located in an existing retail store in the General Commercial (C-3) zone. The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 – Existing Facilities).

Staff Recommendation: Conduct the public hearing, receive testimony from the public, and adopt Resolution No. PC 2-26, subject to the conditions of approval, and direct staff to file a notice of exemption.

6.C. ZONE TEXT AMENDMENT #3-25, PROPOSED AMENDMENT TO PORTIONS OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE RELATING TO REVIEW PROCESS AND STANDARDS FOR MECHANICAL/ROBOTIC PARKING STRUCTURES, AND ON-SITE PARKING STANDARDS FOR COMMERCIAL USES ON GARDENA BOULEVARD BETWEEN NORMANDIE AVENUE AND VERMONT AVENUE

Recommendation to the City Council on adoption of Zone Text Amendment No. 03-25 to amend Title 18 (Zoning) of the Gardena Municipal Code relating to the review process and development/design standards for mechanical/robotic parking structures, and on-site/off-street parking standards for commercial uses on Gardena Boulevard between Normandie Avenue and Vermont Avenue pertaining to the parking in-lieu fee. The Zone Text Amendment is statutorily exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines.

Staff Recommendation: Conduct the public hearing, receive testimony from the public; and adopt Resolution No. PC 3-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 3-25.

7. OTHER ITEMS

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

10. ADJOURNMENT

In remembrance of Mrs. Nancy Langley, beloved wife of Planning Commissioner Stephen Langley, a longtime resident of Gardena and a member of the Gardena Valley Baptist Church.

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00pm on Tuesday, February 3, 2026.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

 /s/ GREG TSUJIUCHI

GREG TSUJIUCHI, Secretary
Planning and Environmental Quality Commission

MINUTES

Regular PEQC Meeting of the Planning and Environmental Quality Commission Tuesday, December 2, 2025

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 December 2, 2025, 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 7:01 PM.

2. PLEDGE OF ALLEGIANCE

Deryl Henderson 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: Assistant Director of Community Development Jo-Anne Burns; Assistant City Attorney Tarquin Preziosi; and Planning Assistant Dayana Nava.

Commissioner Stephen P. Langley and Director of Community Development Greg Tsujiuchi were away on an excused absence.

4. APPROVAL OF MINUTES

4.A. Planning and Environmental Quality Commission Approval of Minutes for October 7, 2025

MOTION: A motion was made by Commissioner Henderson and seconded by Vice-Chair Kanhan to approve the minutes of the meeting held on October 7, 2025.

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

Absent: Langley

4.B. Planning and Environmental Quality Commission Approval of Minutes for October 21, 2025

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Chair Wright-Scherr to approve the minutes of the meeting held on October 21, 2025.

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

Absent: Langley

Abstain: Henderson

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 were present.

6. PUBLIC HEARING ITEMS

6.A. ENVIRONMENTAL ASSESSMENT #15-25 AND CONDITIONAL USE PERMIT #6-25 TO ALLOW THE OPERATATION OF A WAREHOUSE WITHIN AN EXISTING 10,388 SF INDUSTRIAL BUILDING LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 1219 W. 135TH STREET

Assistant Director of Community Development, Jo-Anne Burns and Assistant City Attorney, Tarquin Preziosi 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-Existing Facilities); and 15300.2 - Not subject to exceptions to the exemptions in CEQA.

Ms. Nava displayed the Vicinity Map of the project site location at 1219 W. 135th Street, and the Zoning Map, which indicates that the property is in an (M-1) zone and displayed pictures of the existing property.

Ms. Nava provided an overview of the Site Plan, which identified the existing industrial building that measures a 0.38 total acres lot size with 13 parking spaces.

Ms. Nava went over the parking requirements for the applicant, which state that a total of 13 parking spaces must be provided for the warehouse facility in accordance with the Gardena Municipal Code. This includes 7 spaces required for the warehouse (based on one space per 1,000 square feet) and 5 spaces needed for the office area (based on one space per 300 square feet). Additionally, one parking space is required for a company vehicle.

Ms. Nava provided an overview of the project Floor Plan, highlighting the location of the loading and unloading area with roll-up doors, the location of the warehouse and storage, the location of the prefabricated vault and pre-vault working area, and two office spaces.

Ms. Nava went over the analysis, noting that the facility will operate from 8:00 a.m. to 4:00 p.m. with 5 to 10 employees. The facility will be monitored by a state-licensed security service from

8:00 a.m. to 6:00 p.m. Additionally, the warehouse will house high-value assets and products, with client visits allowed by appointment only.

Ms. Nava informed everyone of the added Conditions of Approval which are:

- A CCTV surveillance system shall be installed and shall view and record all areas within the warehouse; and
- The business owner shall provide the Police Department with access to the CCTV system footage and information as deemed necessary for any investigation.

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 November 20, 2025, 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 17-25** making the necessary finding and approving EA #15-25 and CUP #6-25, subject to the attached Conditions of Approval; and
- Direct staff to file a Notice of Exemption.

Ms. Nava informed the Commission that the applicant was present and making a presentation, and that both the staff and the applicant would be available to answer any questions after the presentation.

Elizabeth Opholt, the applicant's representative for Ferrari Express, introduced herself and presented a PowerPoint presentation, displaying images of the vicinity in the site. She provided background information on the business operations, noting that Ferrari Express was founded in 1959 in Italy and has since grown to have 75 warehouses in 64 countries. She reiterated that the facility would be used to store high-value assets and clarified that large trucks would not be used for transporting goods. Ms. Opholt expressed her gratitude to everyone, especially Ms. Nava, for their assistance.

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

Commissioner Henderson inquired about the type of material handling equipment that would be used. Ms. Opholt provided an answer to this question.

Chair Wright-Scherr then asked if the items being stored, mainly watches and jewelry, would be for resale or display purposes. Ms. Opholt confirmed that the facility would primarily be used for storage. The Chair also asked if there would be personnel on the premises, to which Ms. Opholt confirmed that there would be.

Commissioner Henderson sought confirmation on whether the security personnel would be armed. Ms. Optholt replied that she did not have that information available at the moment.

Chair Wright-Scherr asked about the value range of the items being stored. Ms. Optholt responded that the high-value items varied significantly in monetary worth.

Commissioner Sherman inquired about the duties of the five employees. Ms. Optholt answered this question as well.

Chair Wright-Scherr announced that the Public Hearing was closed.

City staff confirmed that no public comments had been received.

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

MOTION: A motion was made by Commissioner Henderson and seconded by Vice-Chair Kanhan to Adopt Resolution No. PC 17-25; Approving EA #15-25; Conditional Use Permit #6-25; Subject to the Conditions of Approval 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

Assistant Director of Community Development, 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.

6.B. 6. B. CONDITIONAL USE PERMIT #5-25 TO LEGALIZE THE OPERATION OF A GROUP CARE FACILITY USE AT THE SITE OF THE FORMER GARDENA TERRACE INN MOTEL LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AT 15902 S. WESTERN AVENUE

Chair Wright-Scherr informed everyone that item 6.B had been withdrawn by the Applicant. Therefore, this item will not be heard by the Planning and Environmental Quality Commission.

Assistant Director of Community Development, Jo-Anne Burns informed everyone that a public comment was received via e-mail and a copy of that public comment was provided and distributed to the Planning Commissioners and made available to the public.

PUBLIC COMMENT: 1) PC_ Item 6.B- Sandeep Kooner 12-02-2025 (email)

Assistant Director of Community Development, Jo-Anne Burns confirm that the project was withdrawn and there will be no hearing at this time.

7. OTHER ITEMS

No Items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

1. Holiday Boutique, Saturday, December 6, 2025, from 1:00 p.m. - 6:00 p.m., at the Nakaoka Community Center. 5.
2. Winter Wonderland, Saturday, December 6, 2025, from 3:00 p.m. - 7:00 p.m., at the City Hall Complex.6.
3. Breakfast with Santa, Saturday, December 13, 2025, from 8:30 a.m. - 11:30 a.m., at the Nakaoka Community Center. 7.
4. Santa's Jingle Jam Holiday Tour 2025, from 6:00 p.m. - 8:00 p.m. Locations to be announced.
 - Thursday, December 11
 - Tuesday, December 16
 - Thursday, December 18
5. 43rd Annual Dr. Martin Luther King Jr. Commemorative Parade & Celebration, Saturday, January 17, 2026, from 10:00 a.m. - 3:00 p.m.

Assistant Director of Community Development, Jo-Anne Burns, informed the Commissioners that registration for the 2026 Planning Commissioners Academy is now open. The event will take place from March 11-13, 2026, at the Sheraton Park Hotel in Anaheim, CA. She requested that any Commissioner interested in attending let her know, and she will send a follow-up email.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. VICE-CHAIR KANHAN - No items to report.
2. COMMISSIONER HENDERSON - He remarked that the marquee sign at Rowley Park looks very nice, and the sign on the building located at the corner of Crenshaw Blvd and El Segundo is both impressive and appealing. He inquired if there are any plans to add a sign along the Artesia corridor. Ms. Burns responded that she is not currently aware of any plans for that.
3. COMMISSIONER SHERMAN - No items to report.
4. CHAIR WRIGHT-SCHERR - He informed everyone that the plaques are still missing at Arthur Lee Johnson Memorial Park and asked for any updates on this issue.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:32 PM.

APPROVED:

RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

By: _____
GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6A.
Section: PUBLIC
HEARING ITEMS
Meeting Date: January 20,
2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: 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.

PROJECT DESCRIPTION:

A request for approval of an Environmental Assessment (EA #19-24), Site Plan Review (SPR #4-24), and Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 85142) to allow the construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1) property in accordance with Section 18.44.010.A and Chapter 17.08 of the Garden Municipal Code (GMC).

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(b) (Class 3 - New Construction or Conversion of Small Structures), in that it consists of the construction and location of limited numbers of new, small facilities or structures.

Project Applicant: Steve Stepakis

Project Location: 1031 Magnolia Avenue (APN: 6113-035-015)

STAFF RECOMMENDATION:

Staff recommends holding a public hearing on the application for Environmental Assessment #19-24, Site Plan Review #4-24, and Tentative Parcel Map #2-24 where the Commission will:

1. Open the public hearing;
2. Receive testimony from the public;
3. Continue the public hearing to a date certain of March 3, 2026.

PUBLIC HEARING NOTICE:

The public hearing notice for Environmental Assessment #19-24, Site Plan Review #4-24, and Tentative Parcel Map #2-24 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on January 8, 2026. Notice was also provided to those persons or entities that have requested notification of CEQA projects. A copy of Proof of Publication Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative records.

Prior to the publication of the agenda packet, the city received two (2) emails concerning the project. It has been included as Attachment A, Public Comments.

APPROVED:

A handwritten signature in blue ink, appearing to read "Greg Tsujiuchi", is written over a solid blue horizontal line.

Greg Tsujiuchi, Community Development Director

Attachments

[Attachment A - Public Comments.pdf](#)

Kevin La

From: Alex Ilich < >
Sent: Thursday, January 15, 2026 3:02 PM
To: Public Comment
Subject: Public hearings 1031 Magnolia Avenue .

Caution! This message was sent from outside your organization.

The people who live on the street at address:
15605 south Berendo Avenue Gardena CA 90247
Alexander ilichev and Tatiana Atwill
15609 S Berendo Ave Gardena, CA 90247 United States
Emiko M.

Neighbourhood, are worried that we won't see the sunrise anymore, because the three-story apartment complex will block the view. We agreed to a two-story building last year , so why does the developer now want to build three floors and then four more? This is unacceptable.

We are against the construction of a three-story building on this plot of land, as the buildings are located very close to each other, and this is dangerous from a fire safety perspective.

We agree to a two-story building, and we would like there to be at least one parking space per unit, as there are no free parking spaces left on the street. We would also like a small green area at the end of the lot for environmental purposes.

Although we had agreed to three or four townhouses earlier, what happened to that project? Because parking and green spaces were provided there.

Since they are planning to build a three-story apartment building, we are concerned about parking problems and the fact that the building will block our view.

We are against this project. We were in agreement with the previous project, which involved the construction of townhouses.

Thank you for understanding.

Sincerely Neighbourhood from Berendo Ave.

Kevin La

From: Garret Cornish < >
Sent: Friday, January 16, 2026 11:55 AM
To: Public Comment
Subject: 1031 Magnolia Ave. Proposed Project

Caution! This message was sent from outside your organization.

My name is Garret Cornish and I own 15518 S. Berendo Ave. I am against this project. It will be an invasion of my privacy as the buildings will overlook my backyard. If approved these buildings should be limited to one story height. Magnolia Ave. is already a busy street and the extra traffic and parking will be bad. It seems that 3 buildings is at least 2 too many. I will seek all legal resources available to stop this project from proceeding. Thank You, Garret Cornish

[Sent from AT&T Yahoo Mail on Android](#)



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6B.
Section: PUBLIC
HEARING ITEMS
Meeting Date: January 20,
2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: AMENDMENT TO MODIFY CONDITIONAL USE PERMIT #9-04 AND ENVIRONMENTAL ASSESSMENT #13-25 TO ALLOW THE SALES OF BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE CONSUMPTION AND ON-SITE INSTRUCTIONAL TASTINGS IN A GENERAL COMMERCIAL (C-3) ZONED PROPERTY

PROJECT DESCRIPTION:

A request to approve an amendment to modify Conditional Use Permit (CUP) #9-04 per Section 18.32.030.B of the Gardena Municipal Code, to allow the sales of beer, wine, and distilled spirits for off-site consumption and on-site instructional tastings located in an existing retail store in the General Commercial (C-3) zone.

Environmental Consideration: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 – Existing Facilities).

Project Applicant: Target Corporation, Representative Beth Ab

Project Location: 2169 West Redondo Beach Boulevard (APN: 4063-014-020)

STAFF RECOMMENDATION:

Staff recommends holding a public hearing on the application for an amendment to modify Conditional Use Permit #9-04 and Environmental Assessment #13-25 where the Planning and Environmental Quality Commission will:

1. Conduct a public hearing;
2. Receive testimony from the public;
3. Adopt Resolution No. PC 2-26 approving subject to the conditions of approval, and direct staff to file a notice of exemption.

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

[Staff Report \(MOD CUP #9-04\)](#)

[Attachment A - Resolution No. PC 2-26](#)

[Exhibit 1 - Conditions of Approval](#)

[Exhibit 2 - Project Plans](#)

**CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT**

AMENDMENT TO MODIFY CONDITIONAL USE PERMIT #9-04 AND ENVIRONMENTAL ASSESSMENT # 13-25 TO ALLOW THE SALES OF BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE CONSUMPTION AND ON-SITE INSTRUCTIONAL TASTINGS IN A GENERAL COMMERCIAL (C-3) ZONED PROPERTY.

Agenda Item #6.B

DATE: January 20, 2026

TO: Chair Wright-Scherr and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Kevin La, Planning Assistant

APPLICANT: Beth Aboulafia, representing Target Corporation

LOCATION: 2169 West Redondo Beach Boulevard; APN: (4063-014-020)

REQUEST: A request to approve an amendment to modify Conditional Use Permit (CUP) #9-04 per section 18.32.030.B of the Gardena Municipal Code, to allow the sales of beer, wine, and distilled spirits for off-site consumption and on-site instructional tastings located in an existing retail store in the General Commercial (C-3) zone.

Environmental Consideration: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 – Existing Facilities).

BACKGROUND/SETTING

The subject property is an 8.62-acre parcel located on the northeast corner of Van Ness Avenue and West Redondo Beach Boulevard in the General Commercial (C-3) zone. The site is bounded by Commercial (C-2) zoned properties to the west, Medium Density Multifamily Residential (R-3) and C-3 zoned properties to the north, C-3 zoned properties to the east, and the City of Torrance to the south as shown in the map on Figure 1 and summarized on Table 1.

Figure 1: Vicinity/Zoning Map

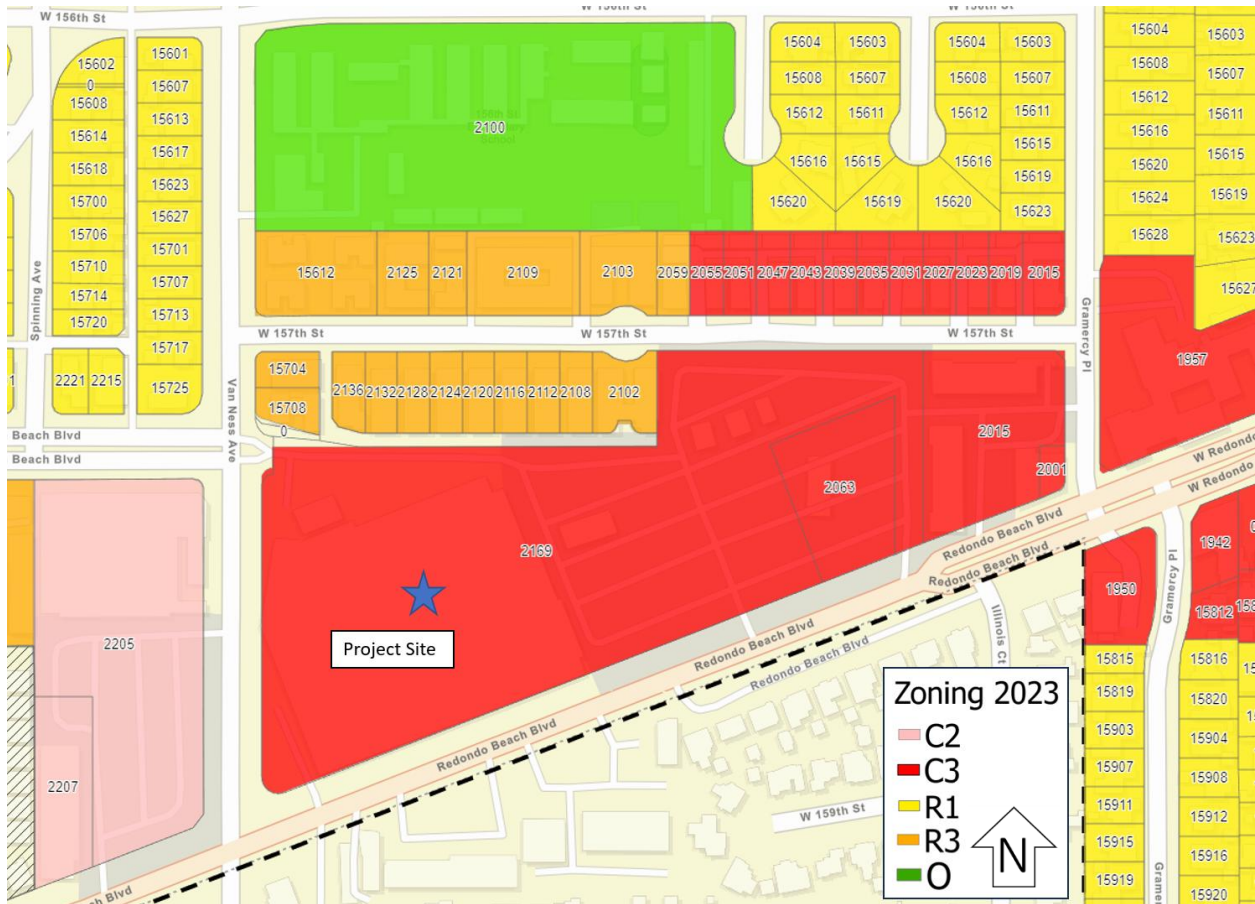


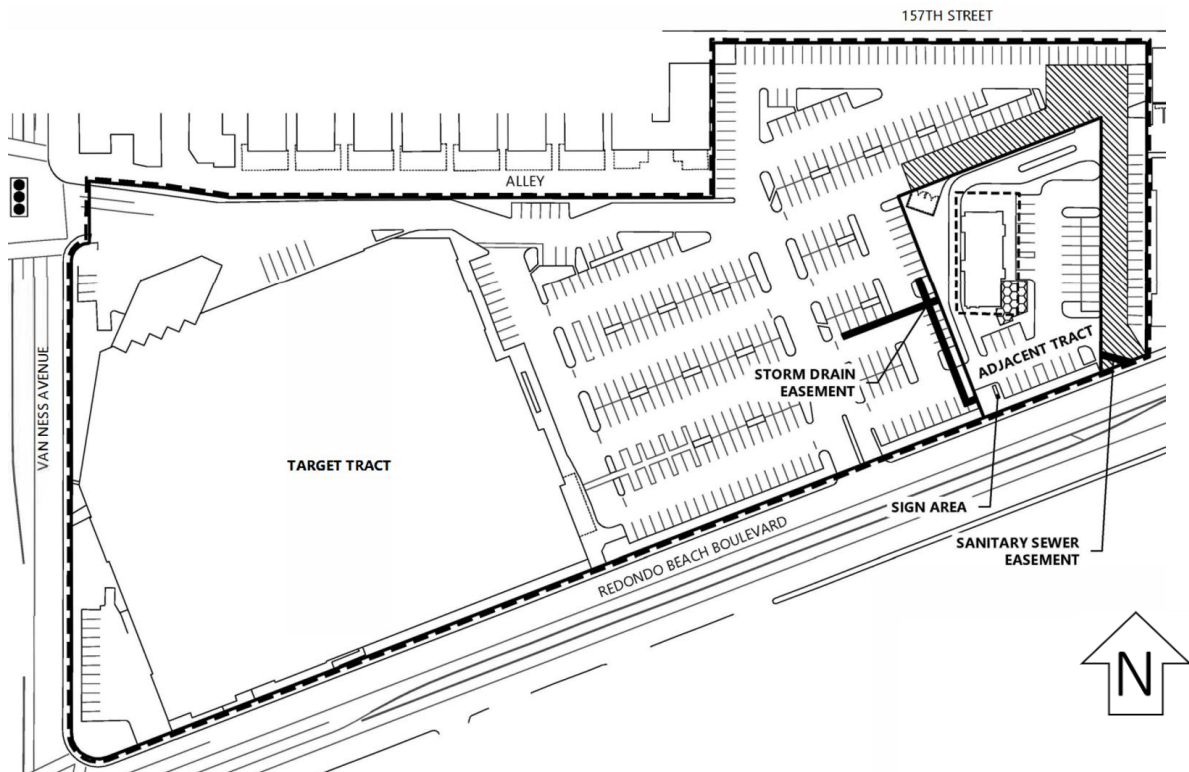
Table 1: Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Uses
Project Site	C-3	General Commercial	Retail store
North	R-3/C-3	Medium Density Residential General Commercial	Multi-family Residential
South	City of Torrance	City of Torrance	Commercial Plaza Single-Family Dwelling
East	C-3	General Commercial	Commercial Plaza
West	C-2	Commercial	Commercial Plaza

The subject property contains an existing retail store, Target. Target is composed of one (1) single-story building located on the westerly side of the property and accessible via four (4) driveways: One (1) entrance north of the subject building, east of the Manhattan Beach Boulevard and Van Ness Avenue intersection, one (1) driveway on the northeast

corner of West Redondo Beach Boulevard and Van Ness Avenue for employee parking, and two (2) driveways on the northern side of West Redondo Beach Boulevard between Van Ness Avenue and Gramercy Place. Target's parking lot wraps along the east and west sides of the building, with additional parking spaces on the northeast side of the property. The Target property abuts two other commercial properties: Raising Canes and a commercial plaza. The subject retail store occupies an existing 143,768 square foot (sf) tenant space in the western portion of the parcel with its store frontage and entry directly accessible by pedestrians from the sidewalk on West Redondo Beach Boulevard (Figure 2: Site Plan).

Figure 2: Site Plan



On June 15, 2004, the Planning and Environmental Quality Commission approved a request under CUP #09-04 to allow the Target Corporation to sell beer and wine for off-site consumption categorized as California Department of Alcoholic Beverage Control (ABC) License Type 20.

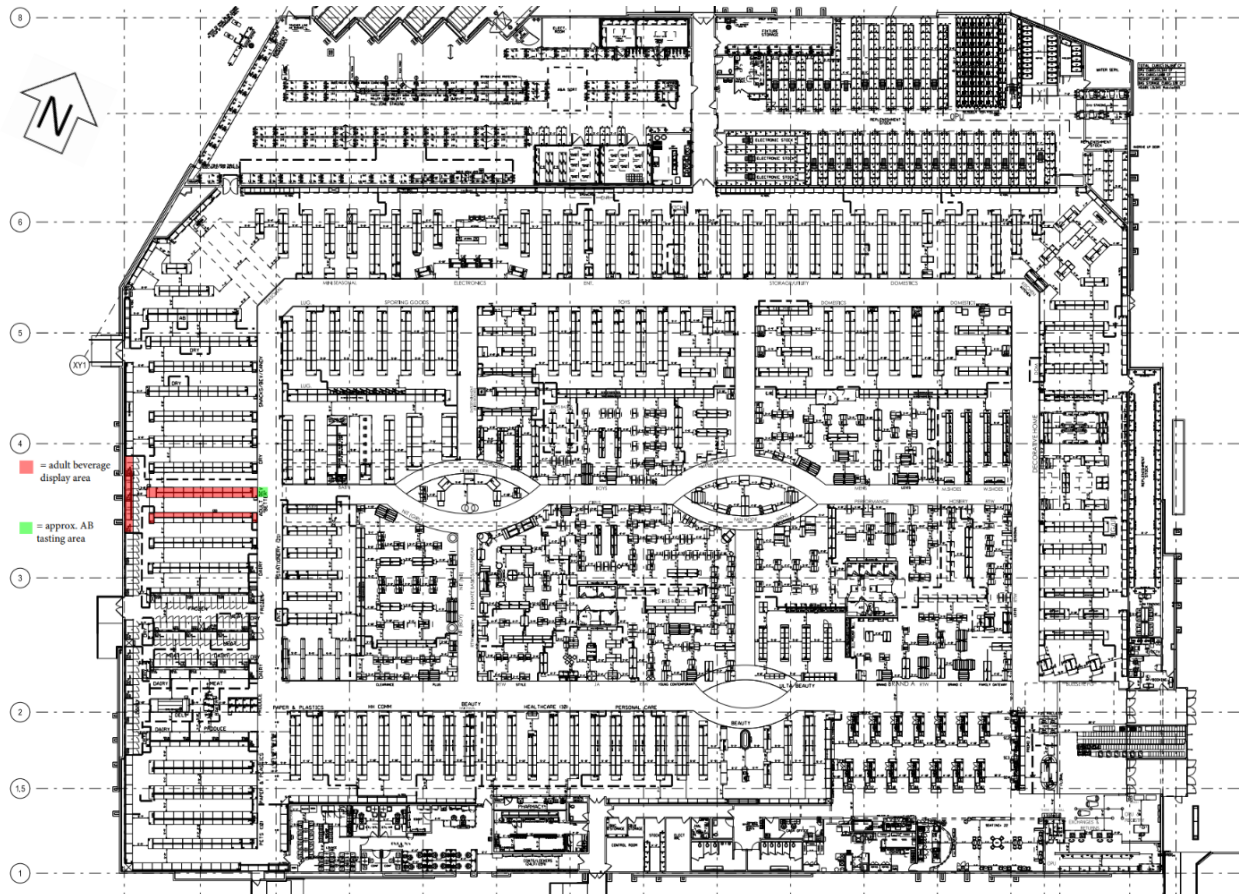
PROJECT DESCRIPTION AND ANALYSIS

The Target Corporation submitted a CUP application to modify CUP #9-04 to allow the sales of distilled spirits for off-site consumption in addition to beer and wine (ABC License Type 21), and incidental instructional tastings of alcohol on-site (ABC License Type 86).

Gardena Municipal Code (GMC) Section 18.32.030.B allows “establishments selling or serving alcoholic beverages for consumption on or off the premises” in the C-3 zone subject to the issuance of a CUP from the City. If the CUP is approved, the applicant must then apply for Type 21 (Off-Sale General) and Type 86 (Instructional Tasting) licenses with ABC. These types of licenses are for retail stores selling beer, wine, and distilled spirits for off-site consumption and for the on-site tasting of beer, wine, and/or distilled spirits.

The project also utilizes the existing floor plan to accommodate the adult beverage display area and tasting area, as shown in Figure 3: Floor Plan. A total of four (4) aisles will be dedicated to patrons, for the display of alcoholic beverage products. The tasting area will be less than 40 square feet where only one (1) to two (2) people can participate in the instructional tastings at a time. The business will continue the same hours of operation from 7:00 AM to 11:59 PM, daily. Instructional tastings will only occur on Saturdays and Sundays from 11:00 AM to 7:00 PM with a maximum duration of 3 hours within that timeframe.

Figure 3: Floor Plan

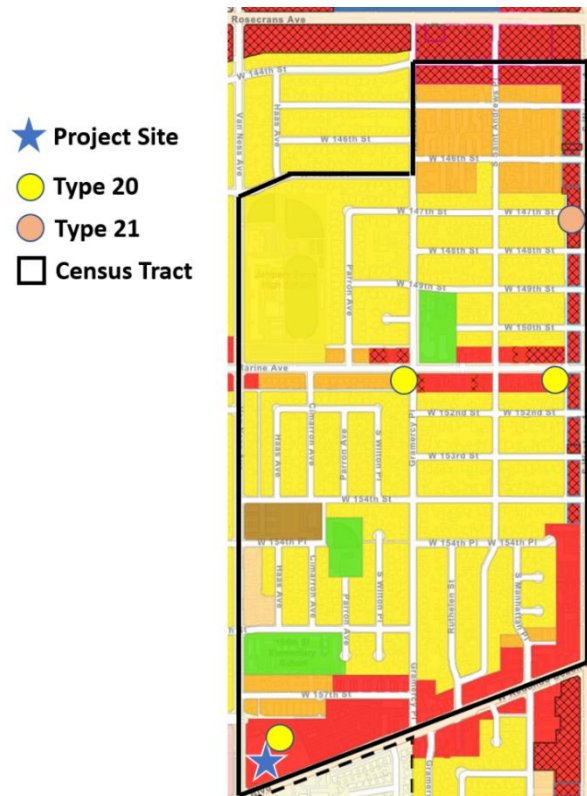


ABC Certificate of Public Convenience and Necessity

The subject property is located within Los Angeles County Census Tract 6034.00 which is bounded by West 146th Place and West 144th Street to the north, Western Avenue to the east, West Redondo Beach Boulevard to the south, and Van Ness Avenue to the west. According to ABC, the Census Tract may only have up to three (3) off-site consumption licenses in the area and there are four (4) businesses within the respective census tract with an alcohol license for off-site sale and consumption as outlined below and displayed in Figure 4. Target is currently one of these license holders. These licenses include:

- Three (3) - Type 20 licenses (Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises) The businesses with Type 20 licenses within the census tract are Target, Continental Gourmet – Gardena, and Arco Food Mart.
- One (1) – Type 21 license (Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises) The business with a Type 21 license within the census tract is Friendly Liquor Market.

Figure 4: Census Tract 6034.00 Off-Site Consumption License



In accordance with Section 23958.4 of the Business and Professions Code, when there is an over-concentration of alcohol licenses in a given census tract or the crime rate in the area is 20% or more above the average within a given crime reporting district (only one of these circumstances needs to exist), ABC is required to deny the alcohol license application. Exceptions to this requirement can be made if public convenience or necessity can be established. Public Convenience or Necessity (PCN) is determined by the local governing body of the jurisdiction in which the premises lie. PCN is a discretionary action that would be decided by the Planning and Environmental Quality Commission as part of the CUP review after considering the location, need, and surrounding land uses. The PCN is not a determination for both the public convenience and necessity; however, the City must find that the applicant demonstrates that the alcohol license will serve either a public convenience or a public necessity with the requested alcohol license. The City does not have mandatory findings related to a PCN.

In consideration of the request, the subject retail store already serves as a major household and grocery store with a Type 20 license to sell beer and wine and changing the license to a Type 21 will not increase the number of ABC licenses issued to the census tract. In addition, with the inclusion of distilled spirits to their existing sales of beer and wine, it can be seen as a public convenience to the community, as it provides an option for patrons to purchase alcohol along with household and grocery store items all in one place, which decreases the need and reduces vehicular trips that require customers to go to a separate store.

Based on the population ratio for the County and Census Tract, the project site is located within an area of undue concentration. ABC allows three (3) off-site sales and consumption within the Census Tract, but there are four (4). The retail store would continue to be the fourth license in the area and does not change the number of off-sales licenses within the census tract.

Sensitive Receptors

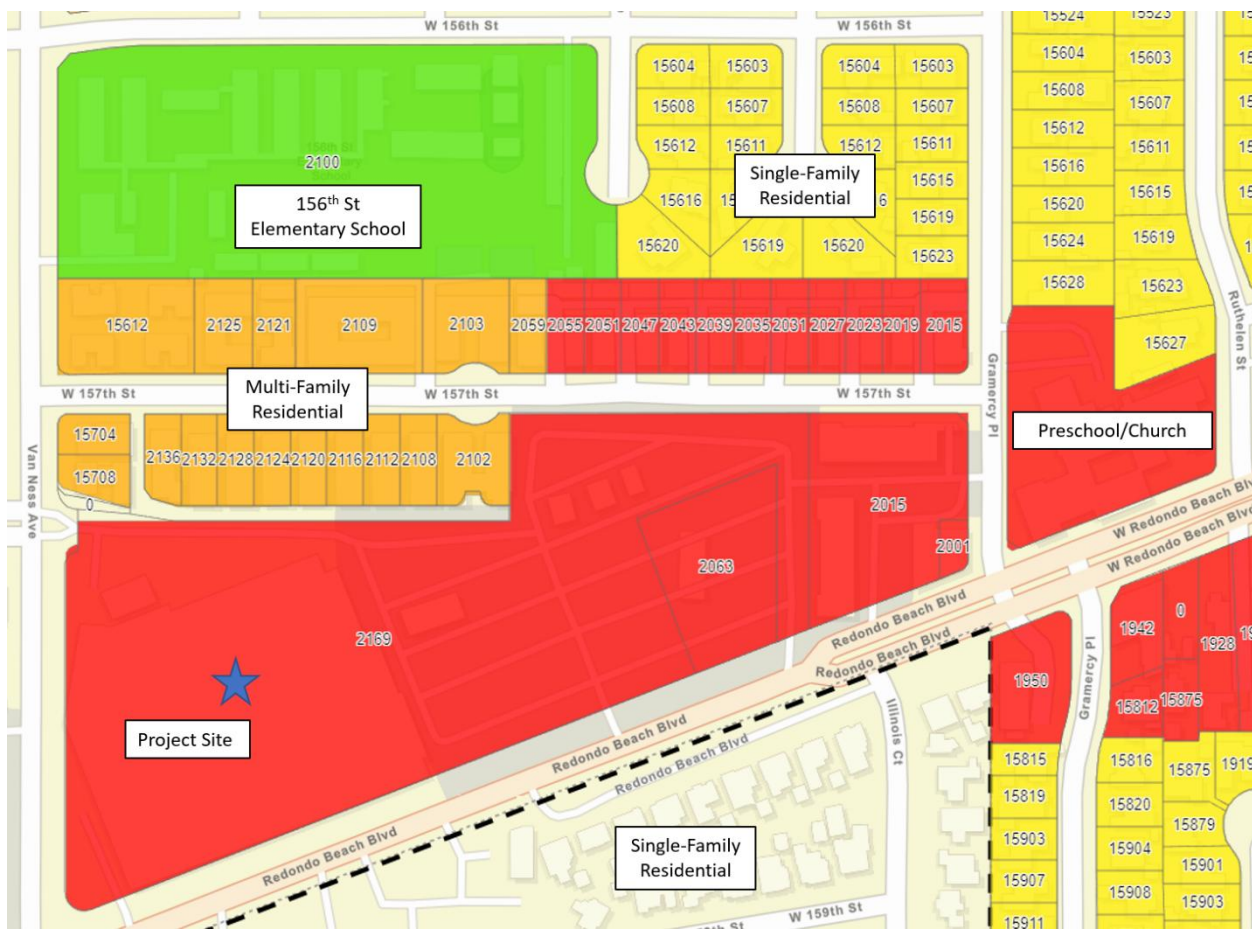
The subject property abuts multifamily dwellings to the north property line and single-family residential dwellings on the south, approximately 120 feet away. Table 2 provides the proximity of the nearest sensitive receptors to the subject property and Figure 5 identifies other nearby sensitive receptors to the subject property. There are no concerns from the Gardena Police Department (GPD) regarding the proposed use. As of January 6, 2026, the GPD has not received any calls for service for the subject property related to their current ABC license within

the past year. Thus, staff do not foresee any compatibility issues with the surrounding community.

Table 2: Proximity of Sensitive Uses

Sensitive Use	Address	Proximity
Multifamily Dwellings	15704 Van Ness Ave, Gardena, CA 90249	0 Feet
Single-family Dwelling	2072 Redondo Beach Blvd, Torrance, CA 90504	120 Feet

Figure 5: Sensitive Receptors



There is no evidence that the proposed use will be detrimental to public health, safety, or general welfare when operating under the conditions indicated in the resolution. As such, staff feels that the finding of public convenience or necessity could be made.

GENERAL PLAN AND ZONING CONSISTENCY

The proposed use is consistent with the City's General Plan. The project is consistent with the following General Plan Goals and Policies:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.

REQUIRED FINDINGS

In accordance with GMC Section 18.46.040.F, the Planning and Environmental Quality Commission must make the following findings to grant a conditional use permit:

- 1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter;**

Pursuant to section 18.32.030.B of the GMC, a CUP is required for any establishment selling or serving alcoholic beverages for on or off-premises consumption in the General Commercial (C-3) zone. The request for the Type 21 and Type 86 licenses from the California Department of Alcohol Beverage Control (ABC), will allow the sale of beer, wine, and spirits for off-site consumption and on-site instructional tasting in a retail store. The subject property is zoned C-3; therefore, the application for a CUP is deemed proper and will authorize the applicant to sell beer, wine, and distilled spirits for off-site consumption and host instructional tastings within the subject retail store with an approved CUP and Type 21 and Type 86 licenses from ABC.

- 2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses; is in harmony with the general plan; is not detrimental to the surrounding properties, existing uses or to uses specifically permitted in the zone in which the proposed use is to be located; and will not be detrimental to the public health, safety or welfare;**

The proposed use is consistent with the General Commercial (C-3) zone. The retail store is a use allowed by right in the C-3 zone per GMC.18.32.020 and approval of the CUP would permit the sale of beer, wine, and distilled spirits and instructional tastings on the premises. The project is consistent with the following General Plan Goals and Policies:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.

There is no evidence that any detrimental effects such as noise, litter, or other nuisances would occur. The sale of beer, wine, and distilled spirits and instructional tastings will be in conjunction with the operation of a retail store. The building is existing, and no additional square footage would be added to the building. With appropriate conditions of approval, the proposed Type 21 and Type 86 ABC licenses for an existing retail store use will not be detrimental to the health, safety, peace, or general welfare of surrounding residents or business owners. The conditions of approval regulate the use to have minimal impacts.

3. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;

Target is in an existing retail store within a larger commercial property which was developed circa 1969. The applicant's request for the modification to add distilled spirits and instructional tasting does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The addition of distilled spirits and instructional tastings do not cause a need for site alteration for the existing commercial building, thus adequate in size and shape to accommodate the off-site consumption of beer, wine, and distilled spirits and instructional tasting.

4. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use; and

The project site is located within an existing commercial property that serves the retail store. Target has one parking lot area east of the building. The inclusion of adding distilled spirits for off-site consumption as a product sold in the retail store and occasional instructional tastings on-site does not change the land use of the commercial property and no additional parking requirements are triggered. Pedestrian access to the subject property is provided by sidewalks along Redondo Beach Boulevard. Vehicle access to the subject property is provided by four (4) driveway entrances: One (1) entrance on the intersection of Manhattan Beach

Boulevard and Van Ness Avenue, one (1) driveway on the northeast corner of West Redondo Beach Boulevard and Van Ness Avenue for employee parking, and two (2) driveways on the northern side of West Redondo Beach Boulevard between Van Ness Avenue and Gramercy Place

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Redondo Beach Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities. Van Ness Avenue is designated as a major collector street and is designed to serve as an intermediate route to carry traffic between collector roadways and arterial roadways. Similar roadways in most cities are designated to carry moderate levels of traffic. The applicant's request to sell beer, wine, and distilled spirits and instructional tastings as part of a retail store within the commercial property is not expected to attract excess traffic that would ultimately affect the circulation in the area as the expanded selection of alcohol products will be complimentary to the primary retail store. In addition, the applicant is not proposing any expansion of the subject property's footprint; therefore, the site will continue to meet the parking requirements, as previously approved. Staff do not foresee any adverse traffic impacts.

5. That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare.

The following conditions of approval have been added for the modification of Conditional Use Permit #9-04 (Exhibit 1) to ensure that the operations of Target with the sale of beer, wine, and distilled spirits and instructional tastings will be compatible with and not detrimental to the surrounding uses in the vicinity:

- The applicant is required to adhere to all operational conditions set forth by the ABC. Any breach of the regulations established by ABC regarding the sale of alcoholic beverages may lead to the revocation of this CUP.
- All activities are required to occur within the confines of the enclosed building. Loitering in the vicinity of the tenant suite is strictly prohibited.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Class 1: Existing Facilities, which exempts negligible expansions of use in existing facilities from the provisions of CEQA. The building in which the project is proposed is existing. The project will not include any alterations to the existing building footprint nor the exterior facade as

previously approved. The retail building remains a commercial property and the project is for the inclusion of ancillary sales of beer, wine, and distilled spirits for off-site consumption and on-site instructional tastings within the existing building. Therefore, the sale of beer, wine, and distilled spirits for off-site consumption and instructional tastings are seen as a negligible expansion of use.

The project is not subject to any exceptions to the exemptions under Section 15300.2 of the CEQA. The cumulative impact of the incidental sale of alcoholic beverages for off-site consumption and on-site instructional tastings in a retail store is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the sale of alcohol is taking place is not considered a significant historical structure by any governmental body. Staff do not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project is eligible for categorical exemption from CEQA.

NOTICING

The public hearing notice for Environmental Assessment #13-25 and modification of Conditional Use Permit #9-04 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on January 8, 2026. Notice was also provided to those persons or entities that have requested notification of CEQA projects. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101 of City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommend holding a public hearing on the application for an amendment to modify Conditional Use Permit #9-04 and Environmental Assessment #13-25 where the Planning and Environmental Quality Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 2-26, subject to the conditions of approval, and direct staff to file a notice of exemption.

ATTACHMENTS

Attachment A - Resolution No. PC 2-26

- Exhibit 1 - Conditions of Approval
- Exhibit 2 - Project Plans

RESOLUTION NO. PC 2-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING THE MODIFICATION TO AMEND CONDITIONAL USE PERMIT #9-04 AND ENVIRONMENTAL ASSESSMENT #13-25 TO ALLOW THE SALES OF BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE CONSUMPTION AND ON-SITE INSTRUCTIONAL TASTINGS IN THE GENERAL COMMERCIAL (C-3) ZONE AT 2169 WEST REDONDO BEACH BOULEVARD, AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301 (CLASS 1 – EXISTING FACILITY)

**2169 WEST REDONOD BEACH BOULEVARD
(APN: 4063-014-020)**

THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS

A. On September 17, 2025, the Target Corporation submitted an application for a modification of its existing conditional use permit (CUP) to allow the sale of beer, wine, and distilled spirits for off-site consumption and instructional tastings ancillary to an existing retail store (the “Project”) known as Target, located at 2169 West Redondo Beach Boulevard, (the “Property”).

B. The General Plan Land Use Plan designation of the Property is Commercial, and the zoning is C-3 (Commercial).

C. The Property is bounded by Commercial (C-2) properties to the west, Medium Density Multifamily Residential (R-3) and C-3 properties to the north, C-3 properties to the east, and the City of Torrance to the south.

D. On January 8, 2026, a public hearing was duly noticed for Planning and Environmental Quality Commission meeting for January 20, 2026, at 7 PM.

E. On January 20, 2026, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all material and evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code (GMC).

SECTION 2. MODIFICATION OF CONDITIONAL USE PERMIT #9-04 FINDINGS

The modification of Conditional Use Permit #9-04 to allow the sale of beer, wine, and distilled spirits for off-site consumption and instructional tastings ancillary to an existing

retail store, located in the C-3 zone, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit 1 and as shown on the plans presented to the Planning and Environmental Quality Commission on January 20, 2026, attached hereto as Exhibit 2.

1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter;

Pursuant to Section 18.32.030.B of the GMC, a CUP is required for any establishment selling or serving alcoholic beverages for on or off-premises consumption in the General Commercial (C-3) zone. The request for the Type 21 and Type 86 licenses from the California Department of Alcohol Beverage Control (ABC), will allow the sale of beer, wine, and spirits for off-site consumption and on-site instructional tasting in a retail store. The subject property is zoned C-3; therefore, the application for a CUP is deemed proper and will authorize the applicant to sell beer, wine, and distilled spirits for off-site consumption and host instructional tastings within the subject retail store with an approved CUP and Type 21 and Type 86 licenses from ABC.

2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare;

The proposed use is consistent with the General Commercial (C-3) zone. The retail store is a use allowed by right in the C-3 zone per GMC.18.32.020 and approval of the CUP would permit the sale of beer, wine, and distilled spirits and instructional tastings on the premises. The project is consistent with the following General Plan Goals and Policies:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.

There is no evidence that any detrimental effects such as: noise, litter, or other nuisances would occur. The sale of beer, wine, and distilled spirits and instructional tastings will be in conjunction with the operation of a retail store. The building is

existing, and no additional square footage would be added to the building. With appropriate conditions of approval, the proposed Type 21 and Type 86 ABC licenses for an existing retail store use will not be detrimental to the health, safety, peace, or general welfare of surrounding residents or business owners. The conditions of approval regulate the use to have minimal impacts.

- 3. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;**

Target is in an existing retail store within a larger commercial property which was developed circa 1969. The applicant's request for the modification to add distilled spirits and instructional tasting does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The addition of distilled spirits and instructional tastings do not cause a need for site alteration for the existing commercial building, thus adequate in size and shape to accommodate the off-site consumption of beer, wine, and distilled spirits and instructional tasting.

- 4. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;**

The project site is located within an existing commercial property that serves the retail store. Target has one parking lot area east of the building. The inclusion of adding distilled spirits for off-site consumption as a product sold in the retail store and occasional instructional tastings on-site does not change the land-use of the commercial property and no additional parking requirements are triggered. Pedestrian access to the subject property is provided by sidewalks along Redondo Beach Boulevard. Vehicle access to the subject property is provided by four (4) driveway entrances: One (1) entrance on the intersection of Manhattan Beach Boulevard and Van Ness Avenue, one (1) driveway on the northeast corner of West Redondo Beach Boulevard and Van Ness Avenue for employee parking, and two (2) driveways on the northern side of West Redondo Beach Boulevard between Van Ness Avenue and Gramercy Place

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Redondo Beach Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities. Van Ness Avenue is designated as a major collector street

and is designed to serve as an intermediate route to carry traffic between collector roadways and arterial roadways. Similar roadways in most cities are designated to carry moderate levels of traffic. The applicant's request to sell beer, wine, and distilled spirits and instructional tastings as part of a retail store within the commercial property is not expected to attract excess traffic that would ultimately affect the circulation in the area as the expanded selection of alcohol products will be complimentary to the primary retail store. In addition, the applicant is not proposing any expansion of the subject property's footprint; therefore, the site will continue to meet the parking requirements, as previously approved. Staff do not foresee any adverse traffic impacts.

5. That the conditions stated in the decisions are deemed necessary to protect the public health, safety, and general welfare.

The following conditions of approval have been added for the modification of Conditional Use Permit #9-04 (Exhibit 1) to ensure that the operations of Target with the sale of beer, wine, and distilled spirits and instructional tastings will be compatible with and not detrimental to the surrounding uses in the vicinity:

- The applicant is required to adhere to all operational conditions set forth by the ABC. Any breach of the regulations established by ABC regarding the sale of alcoholic beverages may lead to the revocation of this CUP.
- All activities are required to occur within the confines of the enclosed building. Loitering in the vicinity of the tenant suite is strictly prohibited.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #13-25)

The project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the following exemption:

- A. Section 15301 Class 1, Existing Facilities - the building in which the retail store is operating is existing. Allowing the sales of beer, wine, and distilled spirits for off-site consumption and on-site instructional tastings in conjunction with an allowed-by-right retail store does not qualify as an expansion of use.
- B. The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of the incidental sale of alcoholic beverages for off-site consumption and on-site instructional tastings in a retail store is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the sale of alcohol is taking place is not considered a significant historical structure by any governmental body. Staff do not expect any significant impacts or unusual circumstances related to the approval of this project.

C. Staff are hereby directed to file a Notice of Exemption.

SECTION 4. PUBLIC CONVENIENCE OR NECESSITY DETERMINATION

The Planning and Environmental Quality Commission finds that the request to modify the CUP to allow the sales of distilled spirits in addition to beer and wine for off-site consumption within an existing retail store that sells groceries and household items is a public convenience. Per the California Department of Alcoholic Beverage Control (ABC), based on the population ratio within the County and the Census Tract, the project site is located in an area of undue concentration for alcohol licenses. Although the Census Tract has an over-concentration of licenses, the proposed use will provide for public convenience. The applicant is a current Type 20 ABC license holder and the application for a Type 21 will not change the amount of licenses issued within the Census Tract. Target is a retail store that sells groceries and household items. The sales of beer, wine, and distilled spirits will offer the same convenience for purchasing alcohol as other retailers in the area. Alcohol is a small percentage of Target's overall sales; allowing such sales decreases the need and reduces vehicular trips that require customers to go to a separate store. There is no evidence that the use will be detrimental to public health, safety, and general welfare when operating in compliance with the conditions of approval. As such, the finding for public convenience or necessity could be made.

SECTION 5. APPEAL

The approvals granted by this Resolution may be appealed within 10 calendar days from adoption of this Resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same time period.

SECTION 6. RECORD

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 7. CUSTODIAN OF RECORD

The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162nd Street, Gardena, California 90247. Mr. Tsujiuchi's email is gtsujiuchi@cityofgardena.org and his phone number is (310) 217-9530.

SECTION 8. EFFECTIVE DATE

This Resolution shall take effect immediately, subject to Section 4 above.

SECTION 9. CERTIFICATION

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 20th day of January 2026.

RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Attachments:

- Exhibit 1: Conditions of Approval
- Exhibit 2: Project Plans

CERTIFICATION

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the ___ day of _____, 2026, by the following vote of the Planning and Environmental Quality Commission.

AYES:

NOES:

ABSENT:

Certification by: _____

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

EXHIBIT 1

CITY OF GARDENA

CONDITIONS OF APPROVAL AMENDMENT TO MODIFY CONDITIONAL USE PERMIT #9-04

GENERAL CONDITIONS

- GC 1. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment, prior to building permit and business license issuance.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The Applicant shall reimburse the City for all attorney's fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.
- GC 4. The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the Applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the Applicant of any obligation under this condition, including the payment of attorneys' fees.
- GC 5. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the Applicant's violation of any condition imposed by this approval or any provision of the Gardena Municipal Code shall be paid by the Applicant.

CONDITIONAL USE PERMIT

- CUP1. Modification of Conditional Use Permit #9-04 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal

Code (GMC). Utilization shall mean the issuance of an Alcoholic Beverage License by the California Department of Alcoholic Beverage Control.

PLANNING

- PL1. The Applicant is permitted to sell beer, wine, and distilled spirits and host instructional tastings as part of its retail operations with the condition that it will obtain a State of California Alcoholic Beverage Control License Type 21 and Type 86.
- PL2. The Applicant shall provide a copy of this modification to conditional use permit to the local office of the Department of Alcoholic Beverage Control and obtain the appropriate license referenced in this permit.
- PL3. The Applicant shall comply with all operating conditions of the California Department of Alcoholic Beverage Control. Any violation of the regulations of the Department of Alcoholic Beverage Control, as they pertain to the sale of alcoholic beverages, may result in the revocation of this conditional use permit.
- PL4. The display of beer, wine, and distilled spirits and instructional tastings of alcohol shall be conducted in the respective areas designated in the floor plans shown to the Planning and Environmental Quality Commission on January 20, 2026. Minor modifications to the display or tasting area shall be determined, reviewed, and approved by the Community Development Director. Major modifications in the floor plan require a modification of the approved conditional use permit.
- PL5. The Applicant shall maintain a physical barrier by way of a rope, cable, cord, chain, fence, or other temporary barrier to ensure only drinking aged individuals (21+) may enter the instructional tasting area.
- PL6. The Applicant shall prominently display signage that persons under the age of 21 may not enter the instructional tasting area.
- PL7. The Applicant shall ensure that no customers are permitted to leave the instructional tasting area with an open container of alcohol.
- PL8. The Applicant shall not display advertising or signage that promotes the sale of alcohol at the site outdoors or as their predominant signage within the store.
- PL9. If the business operation results in excessive issues or complaints at any time, the Director of Community Development shall initiate a review of the CUP by the Planning and Environmental Quality Commission. The Planning and Environmental Commission shall determine if additional restrictions,

conditions, or physical changes are needed in order to address the issues or concerns.

- PL10. Per Gardena Municipal Code Section 18.46.080, if the sale of beer, wine, and distilled spirits is discontinued for a period of one hundred eighty (180) days, the permit shall be deemed to have lapsed and shall be null and void.
- PL11. The Conditional Use Permit may be revoked, amended, and suspended by the Planning and Environmental Quality Commission under the provisions of Section 18.46.050 of the Gardena Municipal Code.
- PL12. The hours of operation of the business shall be from 7:00 AM to 11:59 PM.
- PL13. The Applicant shall only conduct the alcoholic instructional tastings on Saturdays or Sundays, between the hours of 11:00 AM to 7:00 PM, with a maximum of three (3) hours per tasting.
- PL14. No special events shall be held at the project site without the Applicant obtaining a temporary event permit from the City and pay all appropriate fees. Temporary events are those that meet the intent and purpose of Gardena Municipal Code Section 18.60.010.
- PL15. The Applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in Gardena Municipal Code Chapter 8.36.
- PL16. All operations shall be conducted completely within the retail building. Storage of products, equipment, or cleaning of equipment outdoors shall be prohibited. All storage, equipment, and machines shall be relocated within an enclosed building.
- PL17. The parking lot shall be maintained at all times free from all weeds, trash, and debris and outside storage of equipment, products, etc.
- PL18. All perimeter walls and building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds, and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building.
- PL19. The Applicant shall post these conditions of approval in a location adjacent to the ABC posting.
- PL20. Alcohol sales shall not exceed forty percent of total gross revenue per year. The business shall maintain records of gross revenue sources which shall be available for inspection by City staff or the California Department of Alcoholic Beverage Control.

GARDENA POLICE DEPARTMENT

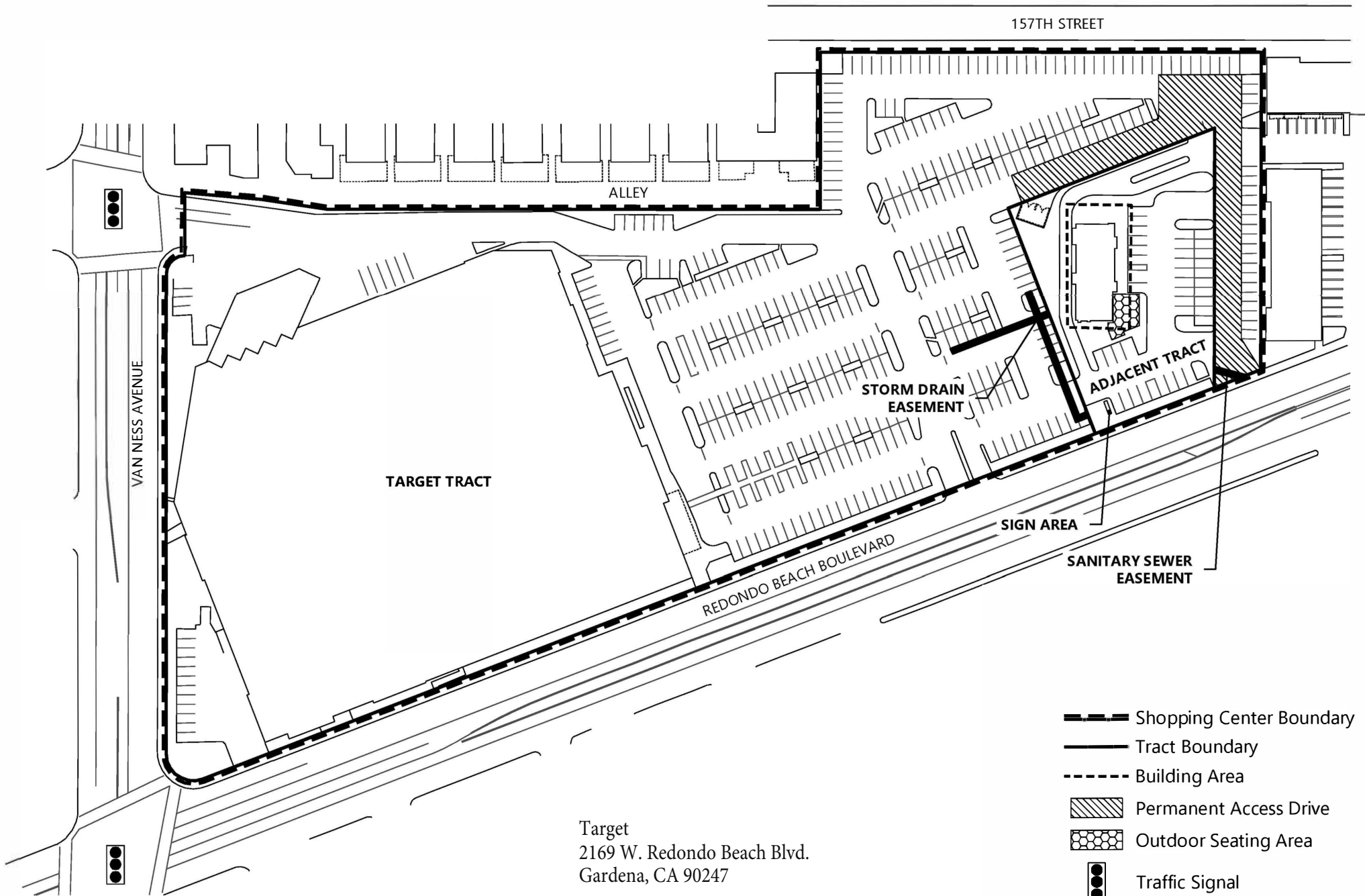
- PD1. In the tasting area, the alcoholic supplier shall ensure that only a maximum of 1 – 2 persons are participating at a time during the event.
- PD2. The supplier's representative shall be the only person dispensing the sample alcohol and shall always display their California Responsible Beverage Server Certificate during the instructional tasting.
- PD3. Sample amounts of alcohol shall be dispensed by the representative of the supplier and will be limited to a single type of alcoholic beverage per instructional tasting event.
- PD4. The dispensed beer amount shall be limited to eight (8) ounces per person.
- PD5. The dispensed wine amount shall be limited to one (1) ounce per person.
- PD6. The dispensed distilled spirits amount shall be limited to one-fourth (1/4) of an ounce per person.
- PD7. All people sampling alcohol shall be identified by the supplier's representatives, who shall be aged 21 or older.
- PD8. Identification and activity shall be monitored by the supplier's representatives.
- PD9. A store manager shall be on hand to ensure that the supplier representative is equipped to conduct and manage the tasting event.
- PD10. The Applicant shall be subject to random inspections conducted by code enforcement during instructional tastings.

Target Corporation certifies that he/she/it has read, understood, and agrees to the Project Conditions listed herein.







Target Corporation, Representative

By

Date



Target
 2169 W. Redondo Beach Blvd.
 Gardena, CA 90247

-  Shopping Center Boundary
-  Tract Boundary
-  Building Area
-  Permanent Access Drive
-  Outdoor Seating Area
-  Traffic Signal



T-0290 Gardena, CA

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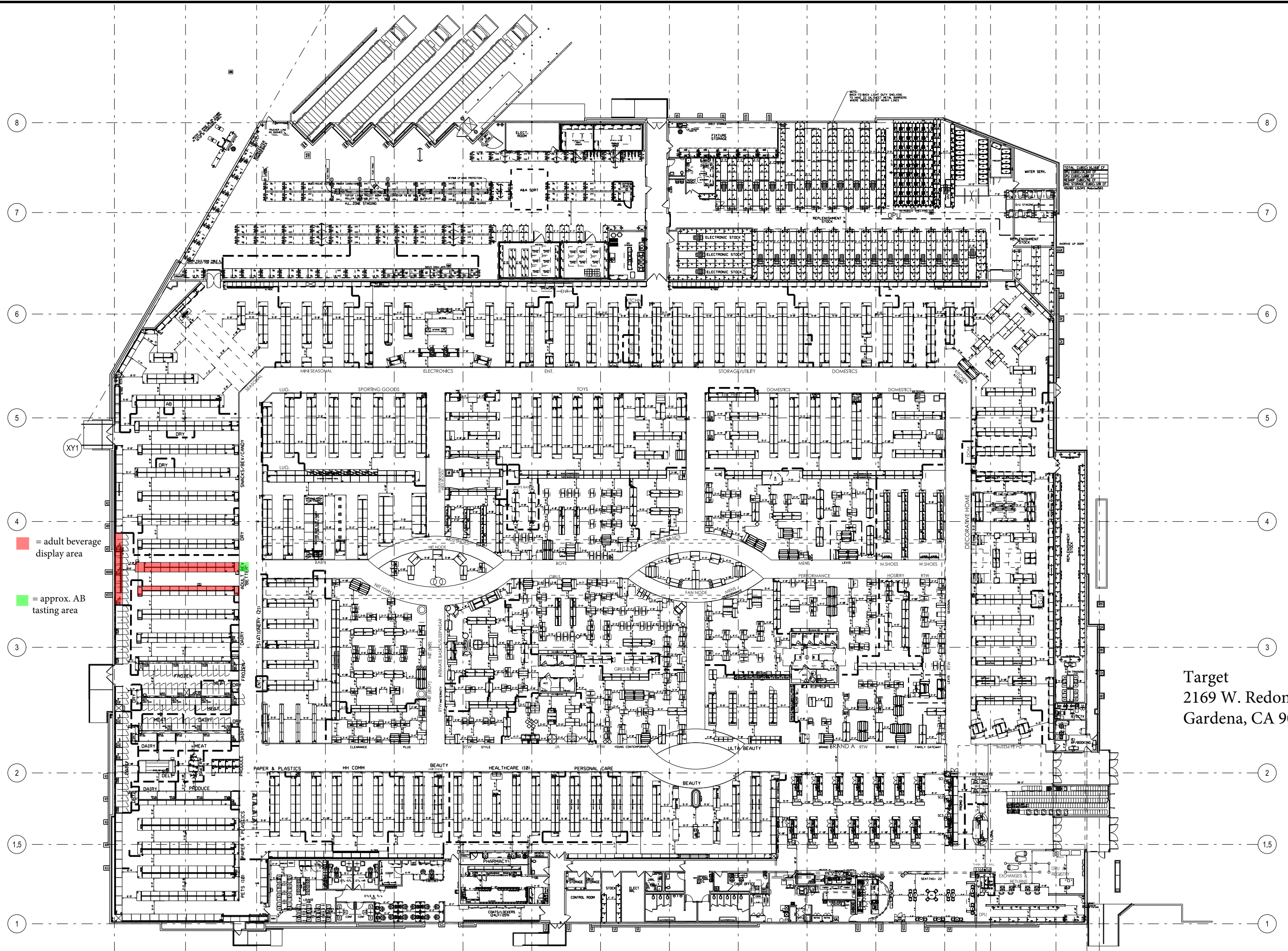
Exhibit X Site Plan

CEILING HEIGHT

A & A: 13'-10"
Hardlines: 13'-10"
Stockroom: 15'-10"

* USE HEIGHT TO BOTTOM OF STRUCTURE

Seismic: Yes



■ = adult beverage display area
■ = approx. AB tasting area

Target
2169 W. Redondo Beach Blvd.
Gardena, CA 90247

EXISTING



ISSUE DATE:
PLOT DATE: 07-FEB-2023 12:35
PLANNER:
SCALE: 1/40"=1'-0"
PROJECT

NAME Gardena, CA
STORE NO. T-0290
TITLE FIXTURE PLAN

PLAN TYPE SHEET NO.
GEM P18 FZ1



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6C.
Section: PUBLIC
HEARING ITEMS
Meeting Date: January 20,
2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: ZONE TEXT AMENDMENT #3-25, PROPOSED AMENDMENT TO PORTIONS OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE RELATING TO REVIEW PROCESS AND STANDARDS FOR MECHANICAL/ROBOTIC PARKING STRUCTURES, AND ON-SITE PARKING STANDARDS FOR COMMERCIAL USES ON GARDENA BOULEVARD BETWEEN NORMANDIE AVENUE AND VERMONT AVENUE

PROJECT DESCRIPTION:

The proposed Zone Text Amendment #3-25 is being considered to amend Title 18 (Zoning) of the Gardena Municipal Code relating to the review process and development/design standards for mechanical/robotic parking structures, and on-site/off-street parking standards for commercial uses on Gardena Boulevard between Normandie Avenue and Vermont Avenue pertaining to the parking in-lieu fee.

Environmental Consideration: 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 the potential for causing a significant effect on the environment. The ordinance would not result in physical change in the environment and does not involve any construction or additions to any existing structures.

Project Location: City Wide

STAFF RECOMMENDATION:

Staff recommends holding a public hearing for Zone Text Amendment #3-25 where the Commission will:

1. Conduct the public hearing;
2. Receive testimony from the public; and
3. Adopt Resolution No. PC 3-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment #3-25

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

[ZTA 3-25 Staff Report](#)

[Attachment No. 1 - Resolution PC No. 3-26](#)

[Exhibit A - Draft Ordinance](#)

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT
ZONE TEXT AMENDMENT NO. 3-25

Agenda Item No. 6.C

DATE: January 20, 2026

TO: Chair Wright-Scherr and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Jo-Anne Burns, Assistant Community Development Director

LOCATION: Citywide

REQUEST: Recommendation to the City Council on adoption of Zone Text Amendment No. 03-25 to amend Title 18 (Zoning) of the Gardena Municipal Code relating to the review process and development/design standards for mechanical/robotic parking structures, and on-site/off-street parking standards for commercial uses on Gardena Boulevard between Normandie Avenue and Vermont Avenue pertaining to the parking in-lieu fee.

BACKGROUND/SETTING

The Community Development Department has received applications proposing multifamily residential developments that rely on robotic or mechanical parking structures to satisfy the City's off-street parking requirements. Currently, robotic or mechanical parking structures are permitted by right, with wall screening as the only development standard specific to these facilities. Continuing to allow these facilities to be constructed by right limits the City's ability to address potential operational, safety, and compatibility impacts on adjacent residential properties, including issues that may arise after construction, because the City lacks discretionary authority to impose performance standards or require corrective measures.

The draft Ordinance would require approval of a Conditional Use Permit for robotic or mechanical parking structures and would establish clear design and operational performance standards. These changes would provide the City with the necessary oversight to ensure such facilities are compatible with surrounding uses and to address potential impacts over time.

In addition, the draft Ordinance removes the existing exception that allows business and property owners in Downtown Gardena to satisfy off-street parking requirements through payment of a one-time parking in-lieu fee. The current one-time fee is \$750 per parking space and if paid, properties are permanently exempt from providing the required off-

street parking, which has contributed to ongoing traffic congestion and circulation issues within the downtown area. Eliminating this exemption would help ensure that new development more adequately accommodates its parking demand and reduces strain on public streets.

PROJECT DESCRIPTION AND ANALYSIS

Zone Text Amendment No. 3-25 incorporates an Ordinance that will amend certain chapters of Title 18 (Zoning) of the Gardena Municipal Code (GMC) and is included as “Exhibit A” to Resolution No. 3-26 (Attachment No. 1). The following is an outline of the proposed changes to the GMC:

Chapters 18.18A (Very High Density Multifamily Residential Zone R-6) and 18.21 (Housing Overlays)

- Revised to clarify that the construction of mechanical or robotic parking structures requires approval of a Conditional Use Permit (CUP).
- Cross-references added to Chapters 18.40 (Off-street Parking and Loading) and 18.42 (General Provisions) to improve navigation, avoid repetition of the same development standards throughout the Code, and provide clarity and consistency for the same topic.

Chapters 18.20 (Commercial Residential Zone C-R) and 18.40 (Off-street Parking and Loading)

- Deletes the provision allowing business owners to pay a one-time in-lieu fee to be allowed to expand or change the land-use to a more intensive use without providing the amount of off-street parking spaces required by the GMC.
- Clarifies that existing legal-nonconforming uses may be retained and/or replaced with a similar or less intensive use without providing additional parking spaces as long as the use is not intensified and/or the building/tenant space is not expanded.

Chapters 18.42 (General Provisions)

- New Section 18.42.125 (Mechanical or robotic parking structures) added to provide specific development standards for mechanical or robotic parking structures.
 - Minimum required parking stall dimensions are specified to allow robotic and mechanical parking structures to be able to accommodate a wide range of vehicle types and sizes (compact vehicles to larger pick-up trucks and SUVs).

- Requires mechanical and robotic parking structures to be screened by the primary multifamily residential structure from the public right-of-way and adjacent residential uses.
- Requires a noise impact technical report/study for robotic and mechanical parking structures proposed within 50 feet from any residential use or sensitive receptor.

GENERAL PLAN CONSISTENCY

The proposed use is consistent with the City's General Plan. The project is consistent with the following General Plan Goals and Policies:

- Land Use Goal 1: Preserve and protect existing single-family and low/medium density residential neighborhoods while promoting the development of high-quality housing types in the City.
 - Land Use Policy 1.1: Promote sound housing and attractive and safe residential neighborhoods.
 - Land Use Policy 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.
 - Land Use Policy 1.3: Protect the character of lower density residential neighborhoods
 - Land Use Policy 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi-family residential development
 - Land Use Policy 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.
 - Land Use Policy 1.11: Design infill development to be compatible and consistent with the existing low-density character of residential neighborhoods.
 - Land Use Policy 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.

ENVIRONMENTAL CONSIDERATIONS

Pursuant to the State California Environmental Quality Act (CEQA) Guidelines, the Planning Commission finds and determines that the ordinance is statutorily exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the

environment. The ordinance would not result in physical change in the environment and does not involve any construction or additions to any existing structures.

NOTICING

The public hearing notice for Zone Text Amendment #3-25 was published in the Gardena Valley News on December 18, 2025. Notice was also provided to those persons or entities that have requested notification of CEQA projects. A copy of Proof of Publication is on file in the office of the Community Development Department Room 101, City Hall and is considered part of the administrative record.

RECOMMENDATION

Staff recommends holding a public hearing for Zone Text Amendment #3-25 where the Commission will:

- 1) Conduct the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 3-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 3-25

ATTACHMENTS

Attachment No. 1 – Resolution No. PC 3-26

- Exhibit A – Draft Ordinance

RESOLUTION NO. PC 3-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 3-25, AN ORDINANCE AMENDING PORTIONS OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE RELATING TO REVIEW PROCESS AND STANDARDS FOR MECHANICAL/ROBOTIC PARKING STRUCTURES, AND ON-SITE PARKING STANDARDS FOR COMMERCIAL USES ON GARDENA BOULEVARD BETWEEN NORMANDIE AVENUE AND VERMONT AVENUE

RECITALS

A. Ordinance No. 1693 was adopted on July 10, 2007, which amended Title 18 (Zoning) of the Gardena Municipal Code (GMC) to allow deviation from off-street/on-site parking requirements for commercial uses on Gardena Boulevard between Normandie Avenue and Vermont Avenue (Downtown Gardena) through a one-time payment of a parking in-lieu fee.

B. The practice of many businesses/property owners opting to pay the one-time parking in-lieu fee has resulted in ongoing traffic congestion and circulation issues within the downtown area. Eliminating this exemption is necessary to help ensure that new development more adequately accommodates its parking demand and reduces strain on public streets.

C. Ordinance No. 1848 was adopted on February 28, 2023, which amended Title 18 (Zoning) of the GMC to establish and adopt development standards for Housing Overlays and the Very High Density Multifamily Residential Zone (R-6), which included provisions allowing robotic or mechanical parking structures by right to satisfy the City's off-street parking requirements.

D. It is necessary to amend the GMC to require approval of a Conditional Use Permit for robotic or mechanical parking structures and adopt related development standards to provide the City necessary oversight to ensure such facilities are compatible with surrounding uses and to address potential impacts over time.

E. On January 20, 2026, the Planning and Environmental Quality Commission conducted a duly noticed public hearing as prescribed by law to consider the code amendment, gave all persons interested therein an opportunity to be heard, and voted to recommend the City Council's approval and adoption of the code amendment.

F. Based on review of the State California Environmental Quality Act (CEQA) Guidelines, the Planning and Environmental Quality Commission finds and determines that the ordinance is statutorily exempt from CEQA under Section 15061(b)(3) of the

CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The ordinance would not result in physical change in the environment and does not involve any construction or additions to any existing structures.

G. The Planning and Environmental Quality Commission has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

NOW, THEREFORE, THE PLANNING AND ENVIRONMENTAL QUALITY CONTROL COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION NO. 1. The above recitals are true and correct and are incorporated herein as if set forth in full.

SECTION NO. 2. Based on all evidence presented and the findings set forth herein, Zone Text Amendment No. 3-25 is hereby found to be consistent with the Gardena General Plan and the implementation thereof, and that the public necessity, convenience, general welfare, and good zoning practices require Zone Text Amendment No. 3-25.

SECTION NO. 3. Pursuant to the State California Environmental Quality Act (CEQA) Guidelines, the Planning Commission finds and determines that the ordinance is statutorily exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The ordinance would not result in direct or indirect physical change in the environment and does not involve any construction or additions to any existing structures.

SECTION NO. 4. The Secretary is instructed to forward a copy of this Resolution to the City Council for their attention in the manner as prescribed by law and this Resolution shall go into force and effect upon its adoption.

SECTION NO. 5. Based on all the documents, oral testimony, and other evidence presented in connection with this proceeding and in this Resolution, the Planning and Environmental Quality Commission recommends that the City Council approve Zone Text Amendment No. 3-25.

PASSED, APPROVED, AND ADOPTED this 20th day of January 2026.

RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 20th day of January 2026, by the following vote:

AYES:

NOES:

ABSENT:

Attachments:

Exhibit A – Draft Ordinance

EXHIBIT A

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF GARDENA,
CALIFORNIA, AMENDING PORTIONS OF TITLE 18
(ZONING) OF THE MUNICIPAL CODE RELATING TO
REVIEW PROCESS AND STANDARDS FOR
MECHANICAL/ROBOTIC PARKING STRUCTURES, AND
ON-SITE PARKING STANDARDS FOR COMMERCIAL
USES ON GARDENA BOULEVARD BETWEEN
NORMANDIE AVENUE AND VERMONT AVENUE**

WHEREAS, the City of Gardena has determined that it is necessary to amend Title 18 of the Gardena Municipal Code relating to the review process and development/design standards for mechanical/robotic parking structures, and on-site/off-street parking standards for Gardena Boulevard between Normandie Avenue and Vermont Avenue (the parking in-lieu fee); and

WHEREAS, on January 20, 2026, the Planning and Environmental Quality Commission conducted a duly noticed public hearing as prescribed by law regarding Zone Text Amendment No. 3-25. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 3-26, recommending that the City Council approve Ordinance No. ###; and

WHEREAS, on _____, the City Council conducted a duly noticed public hearing as prescribed by law regarding this ordinance approving Code Amendment No. _____; and

WHEREAS, the City Council has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA,
CALIFORNIA DOES ORDAIN AS FOLLOWS:**

SECTION 1. Amendment to Chapter 18.18A. Subsection 1.2. of Section 18.18A.040 (Development standards) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

2. Tandem and mechanical parking:
 - a. Residential parking may be satisfied by tandem spaces where parking is assigned to a single residential unit. Two-level mechanical vehicle lifts are

- to be treated as tandem and subject to the same restrictions. Unassigned parking and parking assigned to different units may not be tandem;
- b. Mechanical or robotic parking structures, other than two-level mechanical vehicle lifts, ~~are~~ may be permitted subject to the approval of a conditional use permit and shall comply with off-street parking standards set forth in Chapter 18.40 and development standards applicable to residential structures in this chapter and Chapter [18.42](#).

SECTION 2. Amendment to Chapter 18.20. Subsection A.6. of Section 18.20.050 (Property development standards) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

6. Off-Street Parking.

- a. Residential. Enclosed parking spaces shall be provided at the rate of one space for every studio and one bedroom unit and two spaces for every unit which is two or more bedrooms. In addition, guest parking shall be provided at the rate of one-fourth space per unit and all fractional spaces shall be rounded up to a full parking space.
- b. Commercial. Parking for the commercial portion of any building shall be required at the rate set forth in Chapter [18.40](#), ~~but may be satisfied by paying an in-lieu parking fee in accordance with Section 18.40.120. Parking may be reduced to the extent such reduction is justified by a parking demand study submitted by the applicant and approved by the city.~~
- c. Except as specified herein, all other provisions of Chapter [18.40](#) shall apply.

SECTION 3. Amendment to Chapter 18.21. Subsection H.2. of Section 18.21.050 (Development standards for all housing overlays) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

2. Tandem and mechanical parking:

- a. Residential parking may be satisfied by tandem spaces where parking is assigned to a single residential unit. Two-level mechanical vehicle lifts are to be treated as tandem and subject to the same restrictions. Unassigned parking and parking assigned to different units may not be tandem;
- b. Mechanical or robotic parking structures that accommodate three or more vehicles ~~are~~ may be permitted subject to the approval of a conditional use permit and shall comply with off-street parking standards set forth in Chapter

18.40 and development standards applicable to a residential structure in this chapter and Chapter 18.42;

SECTION 4. Amendment to Chapter 18.40. Section 18.40.120 (Parking for the Gardena Boulevard commercial uses) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

New or expanded commercial uses located on Gardena Boulevard between Normandie Avenue and Vermont Avenue may satisfy the parking requirements set forth in Section 18.40.040 as follows:

A. On-site parking shall be provided for spaces required due to increased square footage above and beyond existing square footage, as well as for any parking spaces that were previously provided on site.

~~B. Where the business is short parking spaces based on the original square footage, the deficiency in parking may be met by providing an in-lieu fee for each space in an amount determined by resolution of the city council.~~

~~Funds collected pursuant to this subsection shall be nonrefundable and shall be placed in a special account to be utilized exclusively for providing off-street parking in the area described above in the introductory paragraph.~~

~~CB.~~ No additional parking spaces ~~or in-lieu fees~~ shall be required where there is ~~only~~ a change in business and/or use without an increased intensification of parking requirements for the new business and/or uses and there is no additional square footage being added to the business.

SECTION 5. Amendment to Chapter 18.42. The Gardena Municipal Code is hereby amended to add Section 18.42.125 (Mechanical or robotic parking structures) to read as follows:

- A. Mechanical or robotic parking structures may be permitted in conjunction with a multi-family residential development subject to the approval of a conditional use permit and shall comply with all of the following:
1. Residential development standards applicable to the underlying zone.
 2. Off-street parking standards listed in Chapter 18.40.
 3. Applicable standards in this chapter.
 4. Mechanical and robotic parking structure design and performance standards.

- a. All automobile parking stalls included in a mechanical lift or robotic parking structure shall meet the minimum dimensions listed in the table below:

PARKING STALL DIMENSION	
Clear Width (minimum)	8'-0"
Clear Height (minimum)	7'-0"
Clear Depth (minimum)	18'-0"

- b. The lift equipment or computerized parking structure shall meet any applicable building, mechanical, electrical, and fire code requirements as approved by the Building and Safety Division and the Fire Department.
- c. The mechanical and robotic parking structure shall be screened by the primary multifamily residential structure from the public right-of-way and/or adjacent single-family residential uses in addition to the required screen walls listed in Chapter 18.40.
5. A noise impact technical report is required for any mechanical or robotic parking structure proposed to be located within 50 feet from any residential use or other use considered as a sensitive receptor such as, but not limited to, schools, parks, libraries, hospitals, care facilities, and religious facilities.

SECTION 6. Effective Date. This Ordinance shall take effect and be in force thirty (30) days from and after the date of its passage.

SECTION 7. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

PASSED, APPROVED AND ADOPTED on the _____ day of _____, 2026.

TASHA CERDA, Mayor
ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney