



# PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

**Website:** [www.cityofgardena.org](http://www.cityofgardena.org)

**Tuesday, February 17, 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](https://youtube.com/CityofGardena)
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Board/Commission/Committee at [publiccomment@cityofgardena.org](mailto: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](mailto: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

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**1. CALL MEETING TO ORDER**

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**2. PLEDGE OF ALLEGIANCE**

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**3. ROLL CALL**

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

**4. APPROVAL OF MINUTES**

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**4.A. Planning and Environmental Quality Commission Approval of Minutes for January 20, 2026.**

**5. ORAL COMMUNICATIONS**

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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**

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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.

**7. OTHER ITEMS**

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**7.A. Los Angeles County Sanitation District Presentation**

LA County Sanitation District Presentation

**7.B. Consideration of Outdoor Dining Regulations**

Study Session: Outdoor Dining

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

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

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**10. ADJOURNMENT**

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The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00pm on Tuesday, March 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](http://www.CityofGardena.org).

          /s/ GREG TSUJIUCHI          

GREG TSUJIUCHI, Secretary

# Planning and Environmental Quality Commission

*Date Posted: February 13, 2026*

# MINUTES

## Regular PEQC Meeting of the Planning and Environmental Quality Commission Tuesday, January 20, 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 January 20, 2026, at 7:00 PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

### 1. CALL MEETING TO ORDER

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The meeting was called to order at 7:07 PM.

### 2. PLEDGE OF ALLEGIANCE

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Commissioner Steve Sherman led the Pledge of Allegiance.

### 3. ROLL CALL

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

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

### 4. APPROVAL OF MINUTES

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

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

**Absent:** Henderson and Langley

### 5. ORAL COMMUNICATIONS

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Administrative Analyst I, Georgina Placido, asked if there were any comments from the public and noted for the record that no members of the public wished to speak to the Planning Commission at this time.

## 6. PUBLIC HEARING ITEMS

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### **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.**

Director of Community Development Greg Tsujiuchi and Assistant City Attorney Tarquin Preziosi were present and available to answer any questions.

Assistant Director of Community Development Jo-Anne Burns informed the Commissioners and members of the public in attendance that the agenda item was a noticed public hearing. She recommended that the Planning Commission open the Public Hearing and, after hearing public testimony, continue the item to a specific date of March 3, 2026.

Ms. Burns noted that a total of four public comment emails had been received.

- PC #1-Alex Ilich
- PC #2-Garret Cornish
- PC #3-Hazim Alameer
- PC #4- Hannah Simon

Chair Wright-Scherr announced that the Public Hearing was open and asked if any public speakers wished to speak on this item. City staff informed him that there were two public speakers.

Public Speakers: Michael Lee and Javier Marquez, both residents of Gardena, expressed their concerns and spoke in opposition to the proposed project.

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

**MOTION: A motion was made by Chair Wright-Scherr and seconded by Commissioner Sherman to Continue the Public Hearing to a Date Certain of March 3, 2026:**

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

**Absent: Henderson and Langley**

### **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**

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

Planning Assistant Kevin La presented the staff report informing the Commission that the project is categorically exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections 15301 Class 1-Existing Facilities; and 15300.2 - Not subject to exceptions to the exemptions in CEQA.

Mr. La displayed the Vicinity Map of the existing retail store, Target located at 2169 West Redondo Beach Boulevard, and the Zoning Map, which indicates that the property is in the General Commercial (C-3) zone and displayed pictures of the existing property.

Mr. La provided an overview of the Site Plan, which identified the existing supermarket building that measures a 8.62 total acres lot size.

Mr. La provided an overview of the project Floor Plan, highlighting the location of the alcohol display area and tasting area.

Mr. La went over the entitlement history, noting that on June 15, 2004, the Planning and Environmental Quality Commission approved a request under CUP #9-04 to allow the Target Corporation to sell beer and wine for off-site consumption categorized as a California Department of Alcoholic Beverage Control (ABC) License Type 20.

Mr. La went over the analysis, noting that business operations are going to be accessory to the existing supermarket for the alcohol sales. Target is requesting to change their license to a License Type 21 and Type 86. He provided definitions of what each license type authorizes. While Target's regular hours of operation will not change, the Instructional Tasting hours will be from 11:00 a.m. to 7:00 p.m. on Saturdays and Sundays, with a maximum duration of 3 hours per tasting. A total of 4 aisles will be designated for alcohol display, 40 square feet will be dedicated to instructional tastings, and only 1-2 people will be allowed to participate in the tastings at a time. Mr. La highlighted that the tasting area will be enclosed and have a physical barrier. He explained how the tastings will operate, including the amounts of tasting samples.

Mr. La also explained what the Census Tract 6034.00 Off-Site Consumption allows and addressed the sensitive receptors in the area.

Mr. La noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site on January 8, 2026, and to date, no public comments regarding the project have been received.

**STAFF RECOMMENDATION:**

- Conduct the public hearing;
- Receive testimony from the public; and
- **Adopt Resolution No. PC 2-26** making the necessary findings and approving EA #13-25 and amendment to modify CUP #9-04, subject to the attached Conditions of Approval; and
- Direct staff to file a Notice of Exemption.

Mr. La informed the Commission that the staff and applicant representative were present and available to answer any questions.

Chair Wright-Scherr asked if any Commissioner had any questions.

Vice-Chair Kanhan inquired whether the surrounding Target locations also sell beer and wine. Mr. La confirmed that Target does sell alcohol; however, this location will be one of the first to offer Instructional Tastings.

Ms. Beth Aboulafia, the applicant's representative for Target Corporation, introduced herself and reiterated Mr. La's presentation regarding the request to allow sales of beer, wine, and distilled spirits for off-site consumption and on-site instructional tastings within the existing retail store. She mentioned that there are 20 Target stores in California that already have tasting licenses, with an additional 18-20 stores currently in the process of obtaining their instructional tasting licenses.

Chair Wright-Scherr announced that the Public Hearing was open. City staff confirmed that no public comments had been received.

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

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

**MOTION: A motion was made by Vice-Chair Kanhan and seconded by Commissioner Sherman to Adopt Resolution No. PC 2-26 subject to the Conditions of Approval; and Direct staff to file a Notice of Exemption:**

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

**Absent: Henderson and Langley**

**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**

Director of Community Development, Greg Tsujiuchi and Assistant City Attorney, Tarquin Preziosi were present and available to answer any questions.

Assistant Director of Community Development, Jo-Anne Burns presented the staff report informing the Commission that the project is statutory exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections 15061(b)(3). This exemption applies because the ordinance will not result in any direct or indirect physical changes to the environment and does not involve any construction.

Ms. Burns outlined the proposed changes to the Gardena Municipal Code (GMC) as detailed in the Ordinance. The changes affect the following chapters:

- Chapters 18.20 (Commercial Residential Zone C-R) and 18.40 (Off-street Parking and Loading): Downtown Gardena (Gardena Boulevard between Normandie and Vermont Avenues).
- Chapters 18.18A (Very High Density Multifamily Residential Zone R-6) and 18.21 (Housing Overlays).
- Chapters 18.42 (General Provisions)

Ms. Burns noted that public hearing notices were duly advertised in the Gardena Valley News on December 18, 2025, and to date no public comments regarding the project have been received. She explained that the Government Code requires a 20-day notification period anytime the Zoning Code is changing or any modifications to uses. She noted, that the Public Hearing Notice was published in the newspaper for a longer period than required.

City staff confirmed that no additional public comments had been received.

#### STAFF RECOMMENDATION:

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

Ms. Burns mentioned that if the Planning Commission recommends approval of the draft ordinance to the City Council, it will be scheduled for a later City Council meeting date, allowing the Public Hearing Notice to be published in the newspaper at least 20 days in advance. She also informed the Commission that she was available to address any questions.

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

Vice-Chair Kanhan sought clarification, asking if the changes apply solely to Gardena Boulevard between Normandie and Vermont. Ms. Burns confirmed that only the one-time in-lieu parking fee section is applicable in that area, while the robotic and mechanical parking sections apply citywide.

Director of Community Development, Greg Tsujiuchi, added that the one-time in-lieu parking fee applies specifically to Gardena Boulevard between Normandie and Vermont, as that is the only

location in the city currently allowing this fee not to meet the parking requirement.

Chair Wright-Scherr inquired about the size of parking structures for larger trucks and whether that would affect the number of vehicles that can be parked in the structure. Ms. Burns provided detailed answers to his questions.

Vice-Chair Kanhan stated that he believes the uniformity of the parking structures means that the size of the vehicles does not matter.

Chair Wright-Scherr announced that the Public Hearing was open and noted that no members of the public were present, and no speaker cards were received. He then proceeded to close the Public Hearing.

Director Tsujiuchi clarified that any parking structures currently being constructed or already approved will not be required to comply with the new standards. This ordinance will only apply to new parking structures that are proposed, if it takes effect. Chair Wright-Scherr thanked him for the clarification.

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

**MOTION: A motion was made by Vice-Chair Kanhan and seconded by Chair Wright Scherr to Adopt Resolution No. PC 3-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 3-25:**

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

**Absent: Henderson and Langley**

## **7. OTHER ITEMS**

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No Items.

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

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

1. 2026 Planning Commissioners Academy, on March 11-13, 2026, at the Sheraton Park Hotel in Anaheim, CA. Director Tsujiuchi asked the Commissioner to notify staff if they are interested in attending the academy.
2. Save the Date - 2026 State of the City, Thursday, March 12, 2026. Stay tuned for more information.

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

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1. VICE-CHAIR KANHAN - He reported that he participated in the Martin Luther King Parade and described it as a great event.

2. CHAIR-WRIGHT-SCHERR - He concurred with Vice-Chair Kanhan, noting that he also took part in the parade.

3. COMMISSIONER SHERMAN - No items to report.

## **10. ADJOURNMENT**

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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.

Chair Wright-Scherr adjourned the meeting at 7:58 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. 7A.  
Section: OTHER ITEMS  
Meeting Date: February 17,  
2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: Los Angeles County Sanitation District Presentation

### **DESCRIPTION:**

Los Angeles County Sanitation District Public Affairs Specialist, Genesis Rodriguez will be delivering a presentation entitled "Sanitation Districts: Who We Are and What We Do."

### **STAFF RECOMMENDATION:**

It is recommended that the Planning and Environmental Quality Commission receive the presentation.

APPROVED:

Greg Tsujiuchi, Community Development Director

### **Attachments**

[Sanitation District PowerPoint Presentation.pdf](#)



**LOS ANGELES COUNTY  
SANITATION DISTRICTS**  
*Converting Waste Into Resources*

# SANITATION DISTRICTS:

Who We Are and What We Do

**Genesis Rodriguez**  
Public Affairs Specialist



# Los Angeles County Sanitation Districts



Collect and treat sewage from ~5.5 million people

## GOVERNANCE

24 special districts with one administrative staff

## SERVICE AREA

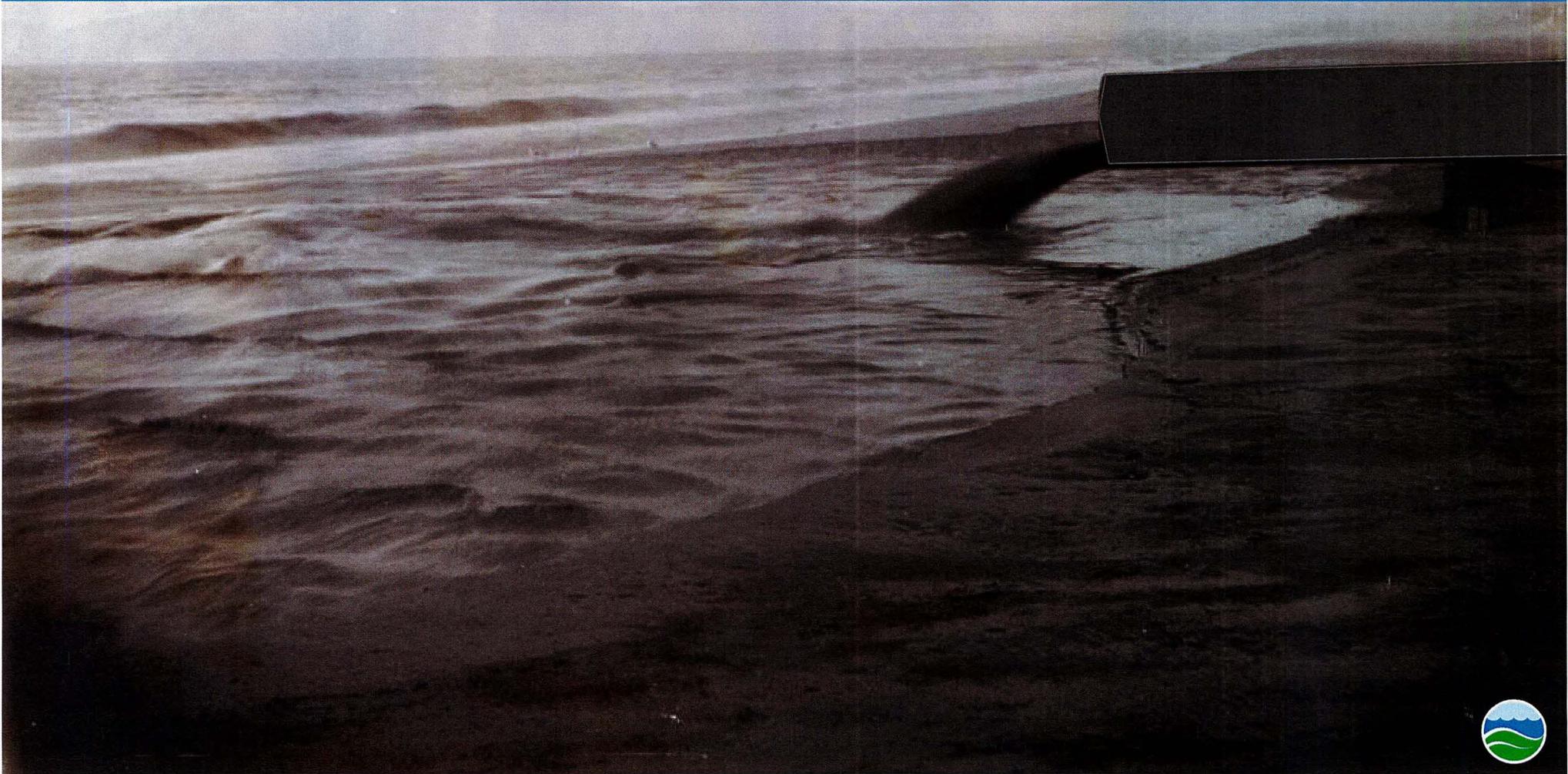
78 cities & unincorporated county  
824 square miles

## INFRASTRUCTURE

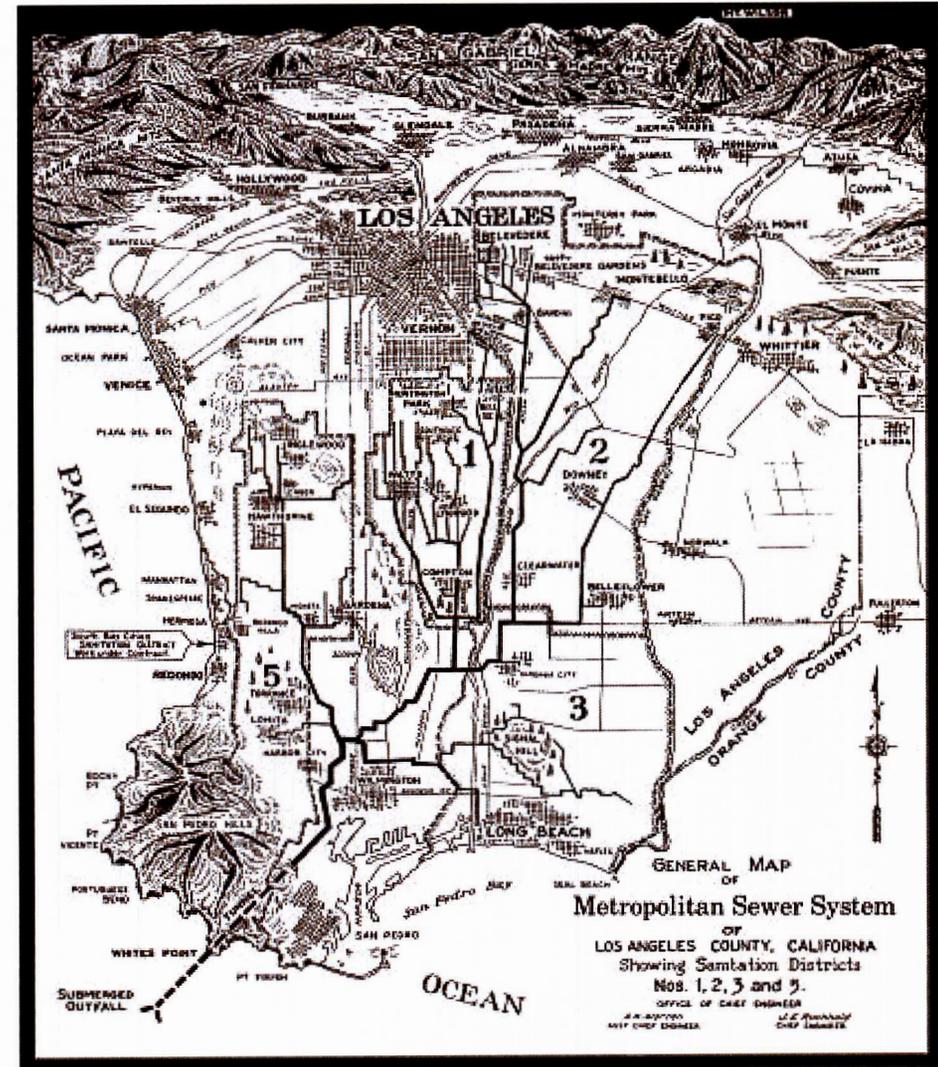
1,400 miles of sewers  
11 wastewater treatment plants  
Ocean outfall system



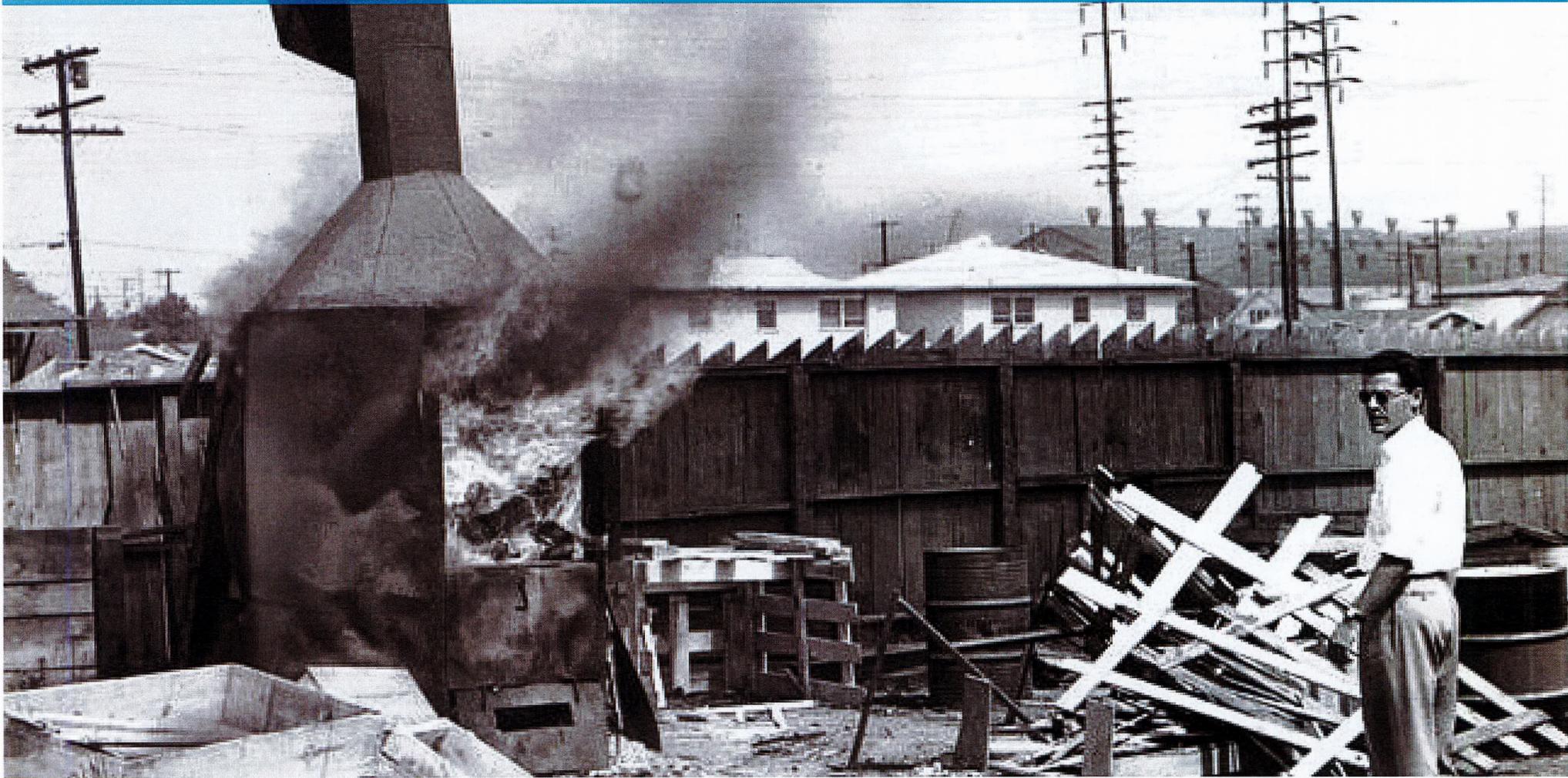
# Why Are We Here?



# The Districts Were Formed In 1923



# Then LA County Faced Air Pollution Problems



# Sanitation Districts Act Was Amended In 1949



**Palos Verdes Landfill  
1960s**



**LOS ANGELES COUNTY  
SANITATION DISTRICTS**

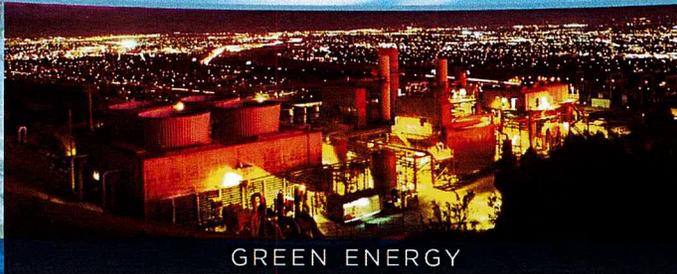
*Converting Waste Into Resources*

# OUR MISSION

To protect public health and the environment through innovative and cost-effective wastewater and solid waste management and, in doing so, convert waste into resources such as recycled water, energy, and recycled materials.



WATER RECYCLING

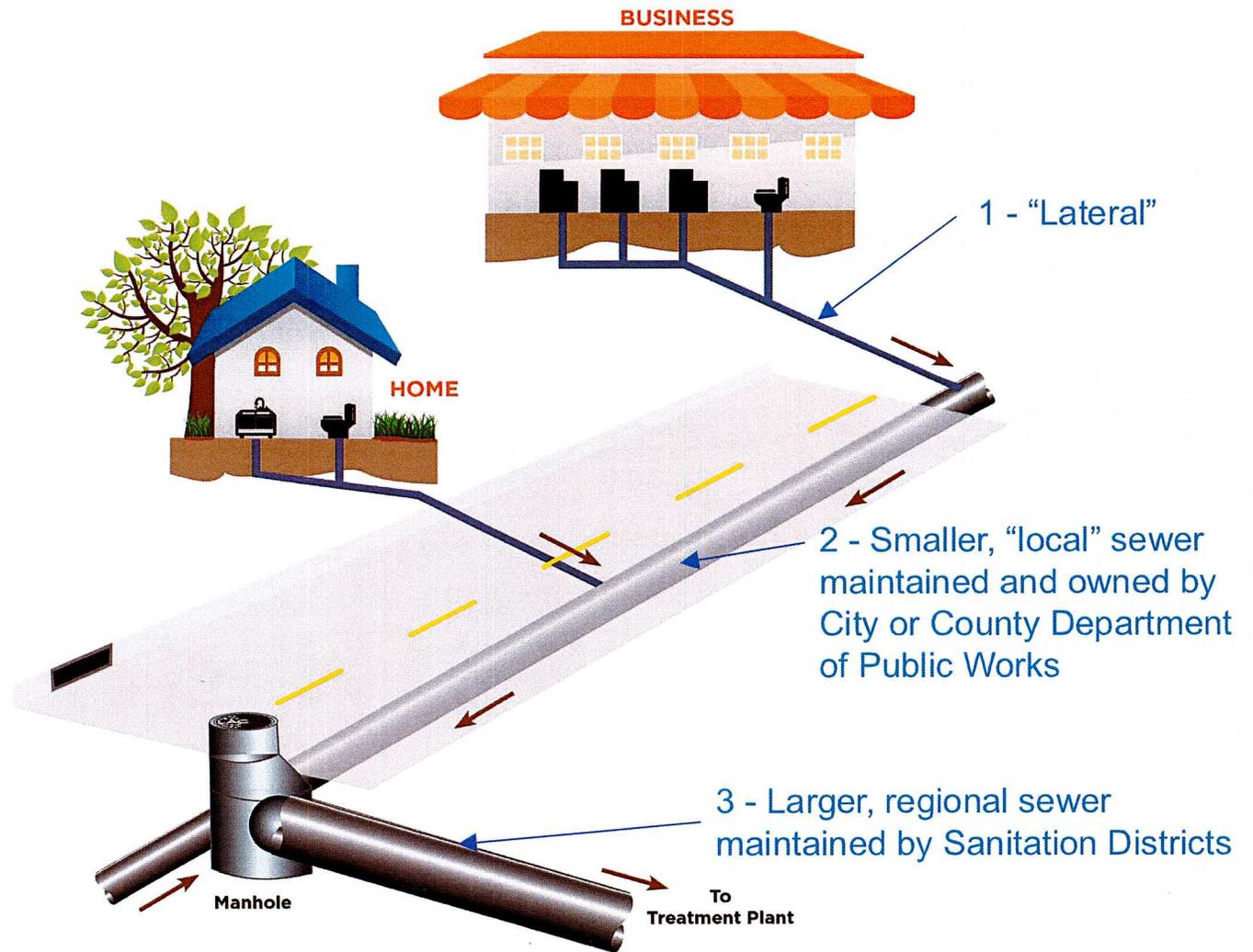


GREEN ENERGY



MATERIALS RECYCLING

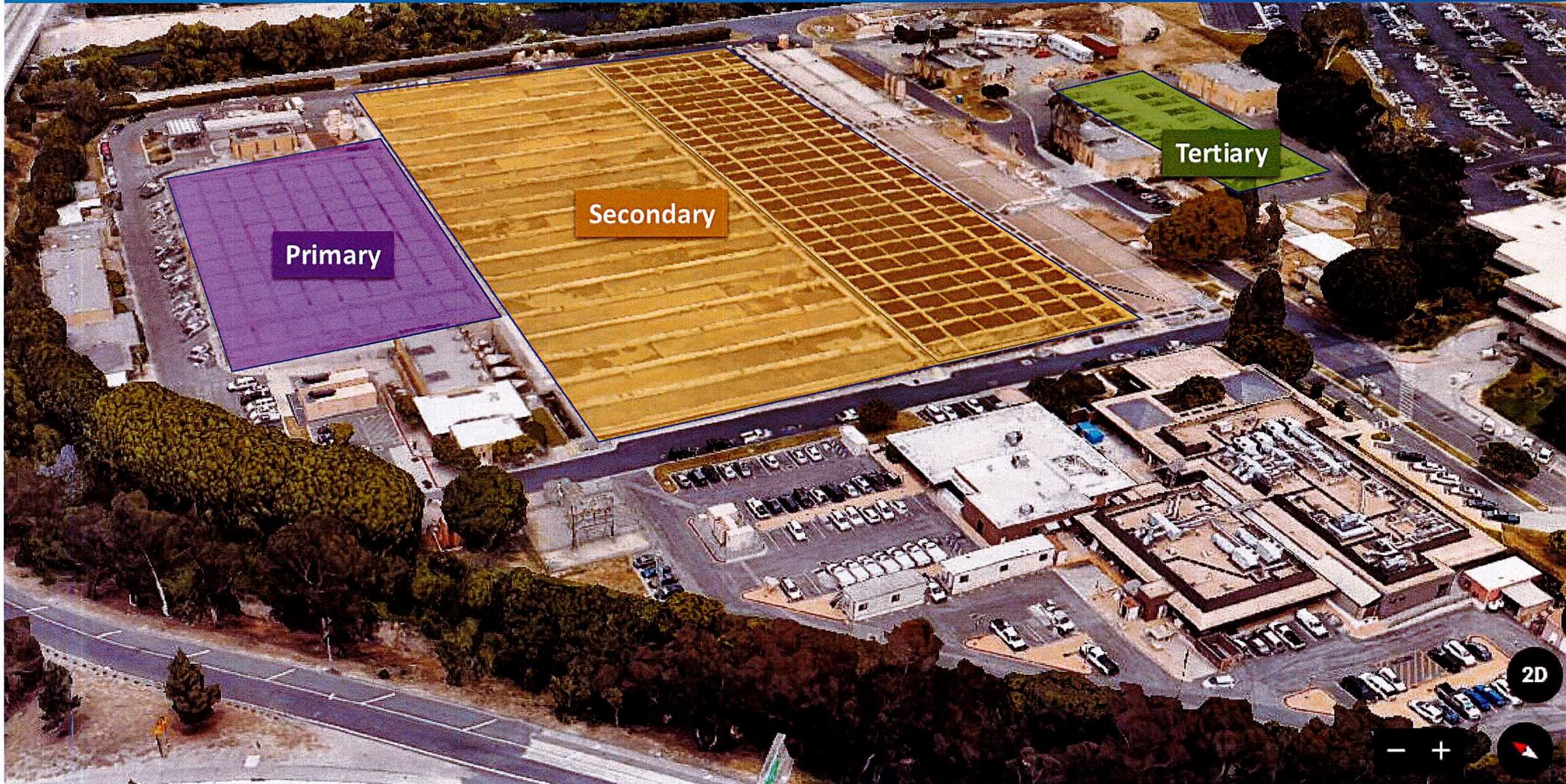
# Local vs. Districts Sewers



# 1,400 Miles Of Trunk Sewers



# What Happens at a Wastewater Treatment Plant?



# Clean Water is Produced in 10-12 Hours



# Recycled Water Augments Local Water Supply



**1 TRILLION+**

Gallons recycled since 1962



**950+** Individual reuse sites



**100 MILLION+**

Gallons recycled daily



**30+** City and water agency partners



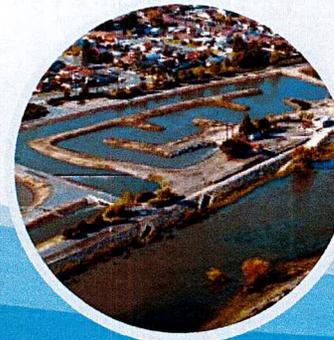
**AGRICULTURE**



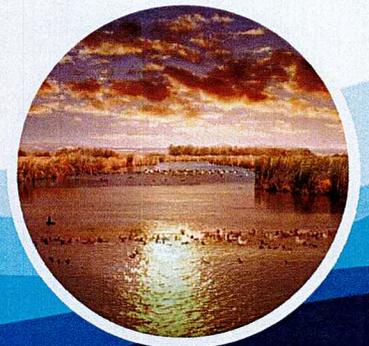
**INDUSTRY**



**LANDSCAPING**

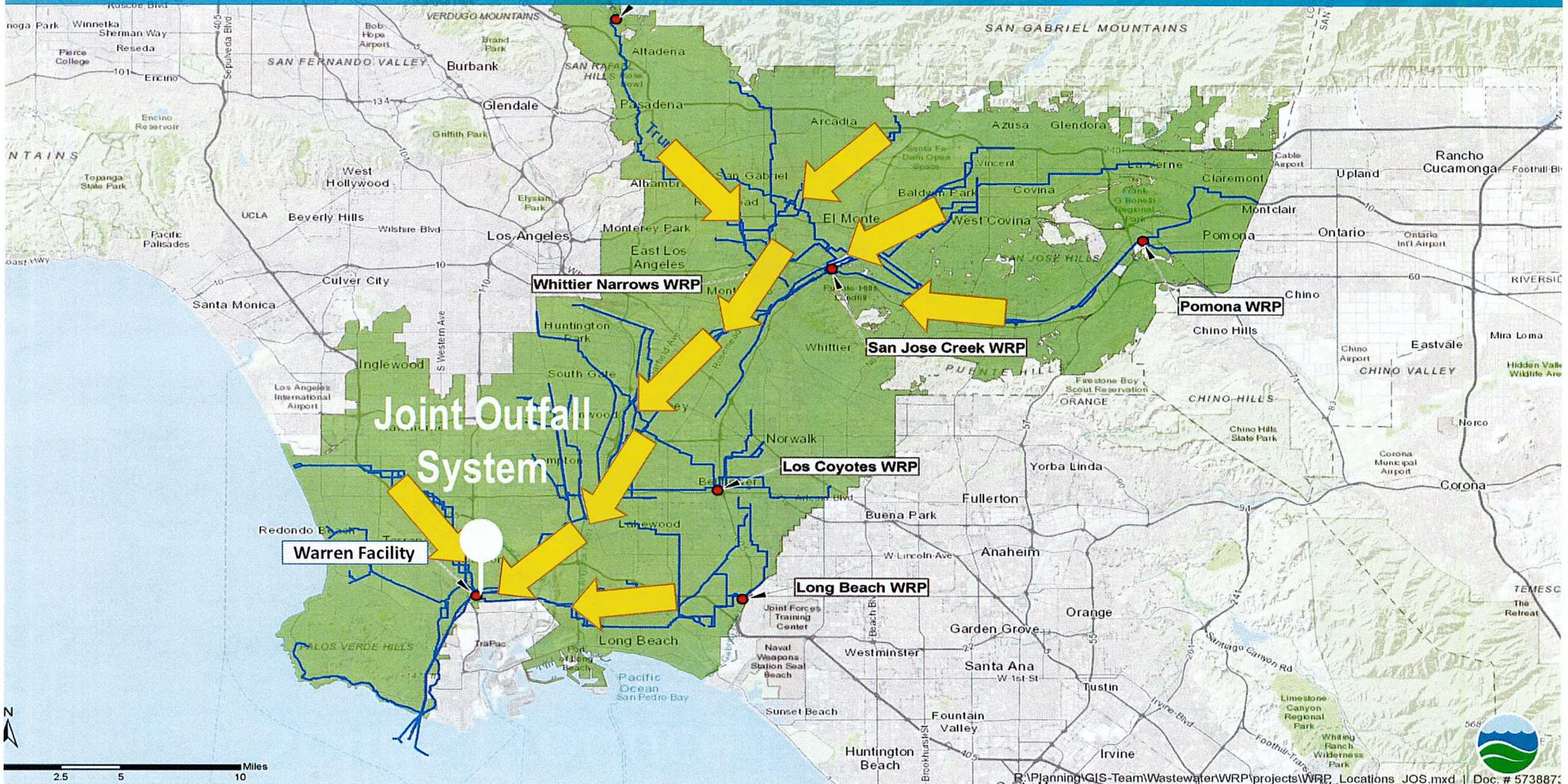


**GROUNDWATER**

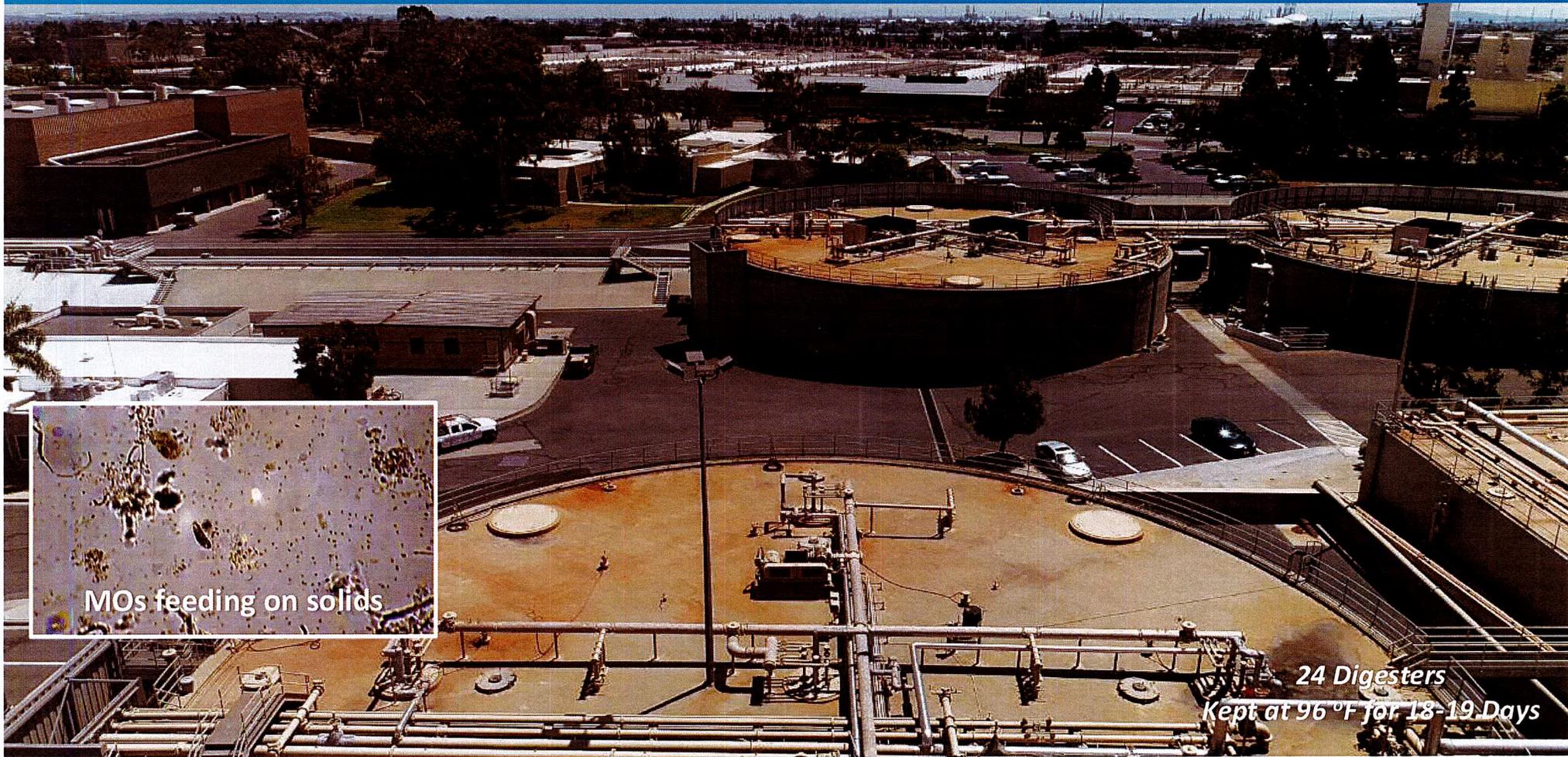


**ENVIRONMENTAL**

# Solids Have Value Too



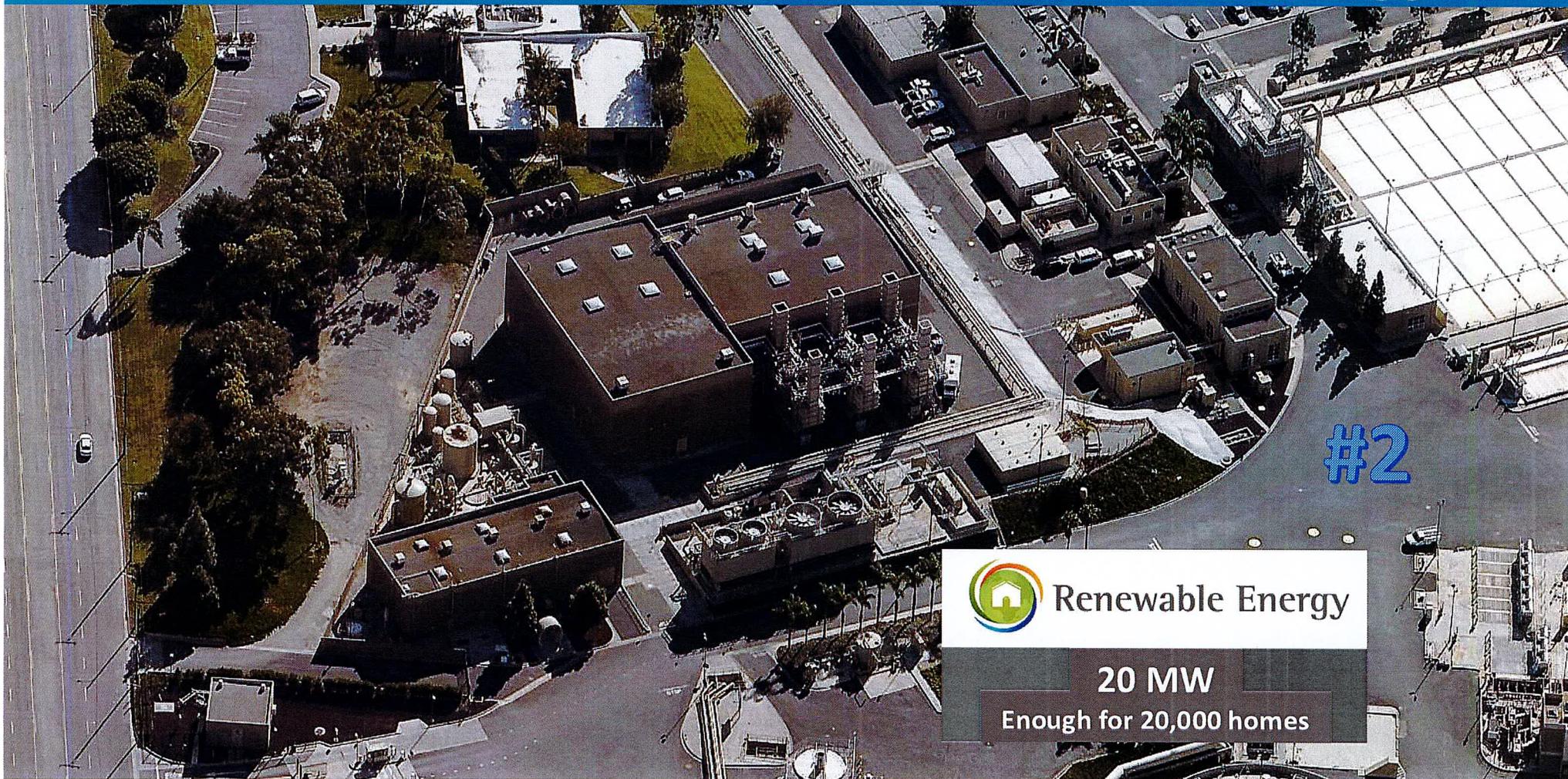
# Solids Produce Biogas in 15 Days



MOs feeding on solids

24 Digesters  
Kept at 96 °F for 18-19 Days

# Biogas Is Used to Produce Green Energy



Renewable Energy

20 MW

Enough for 20,000 homes



Biosolids Are  
Used To  
Create  
Compost



#3

# Solid Waste Treatment Facilities



# Our Landfills Dispose Of Trash



Scholl Canyon Landfill

# Trash Creates Energy



# We Focus On Recycling..

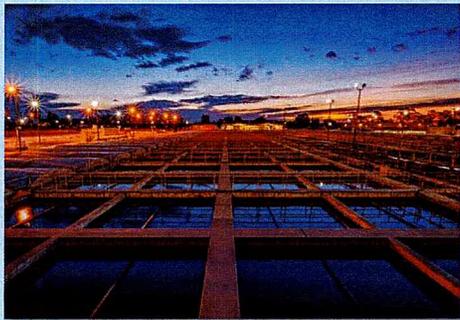


#4

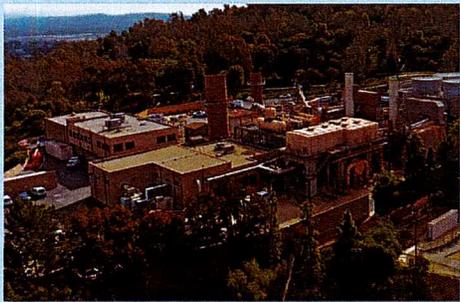
# ... and in Food Waste Recycling



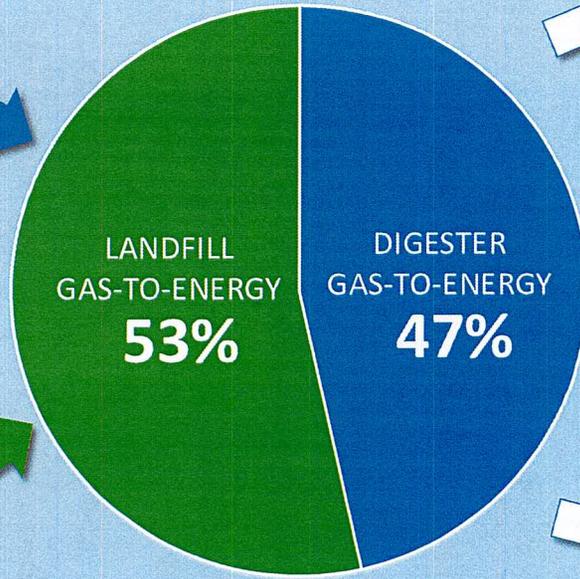
# We Make Green Energy



WASTEWATER MANAGEMENT



SOLID WASTE MANAGEMENT



We produce enough power for 43,000 homes



WARREN FACILITY



DISTRICTS FACILITIES

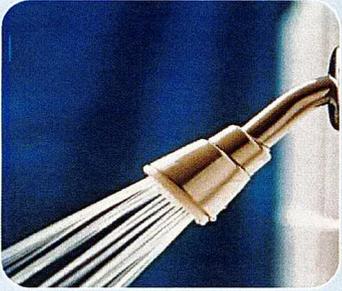


POWER SALES



# Pure Water Southern California Program

## How it works



①

Used water (wastewater) from homes, businesses, and industries in LA County.



②

Cleaned at Sanitation Districts' A.K. Warren Water Resource Facility.



③

Purified at Metropolitan's advanced water purification facility



④

Conveyed through over 40 miles of pipeline to groundwater basins, non-potable use, or Metropolitan's drinking water plants



⑤

A new climate-resilient source of water for Southern California

# A.K. Warren Water Resource Facility



LOS ANGELES COUNTY  
SANITATION DISTRICTS  
*Converting Waste Into Resources*

Average flow of  
<250 MGD

Currently, cleaned  
water flows to the  
ocean

LACSD's largest  
untapped source of  
treated wastewater



# A.K. Warren Water Resource Facility



Average flow of <250 MGD

Currently, cleaned water flows to the ocean

LACSD's largest untapped source of treated wastewater

# It Is Not Waste But A Resource



**SEWAGE**



**TRASH**

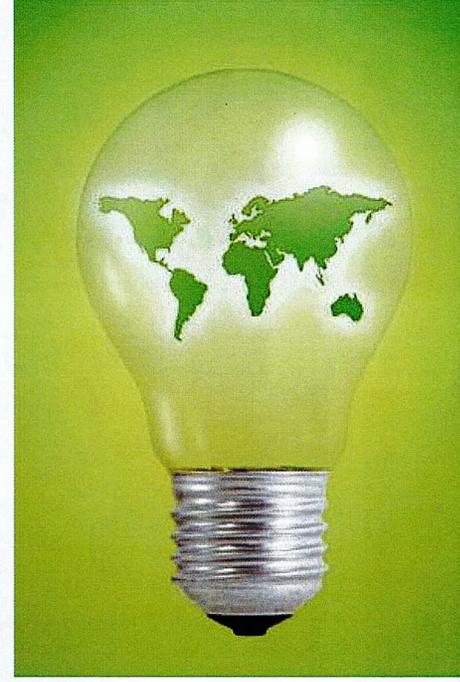
# It Is Not Waste But A Resource



**Recycled  
Water**



**Compost**



**Green  
Energy**

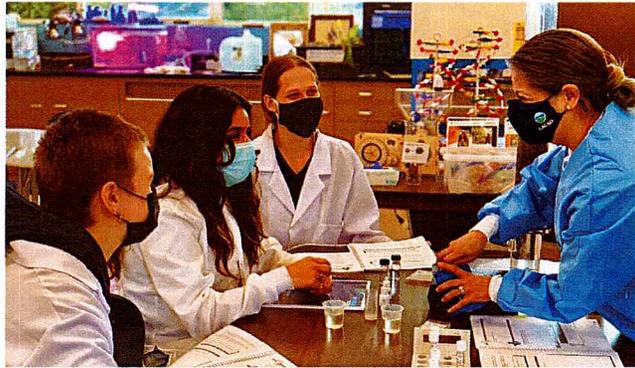


**Recyclables**

# We have a variety of educational resources.



*School Tours Program*



*Sewer Science*



*Speaker's Bureau*



*Bixby Marshland*



*Think Earth*



*Grades of Green*



**LOS ANGELES COUNTY  
SANITATION DISTRICTS**  
*Converting Waste Into Resources*

# THANK YOU

**GENESIS RODRIGUEZ**

Public Affairs Specialist

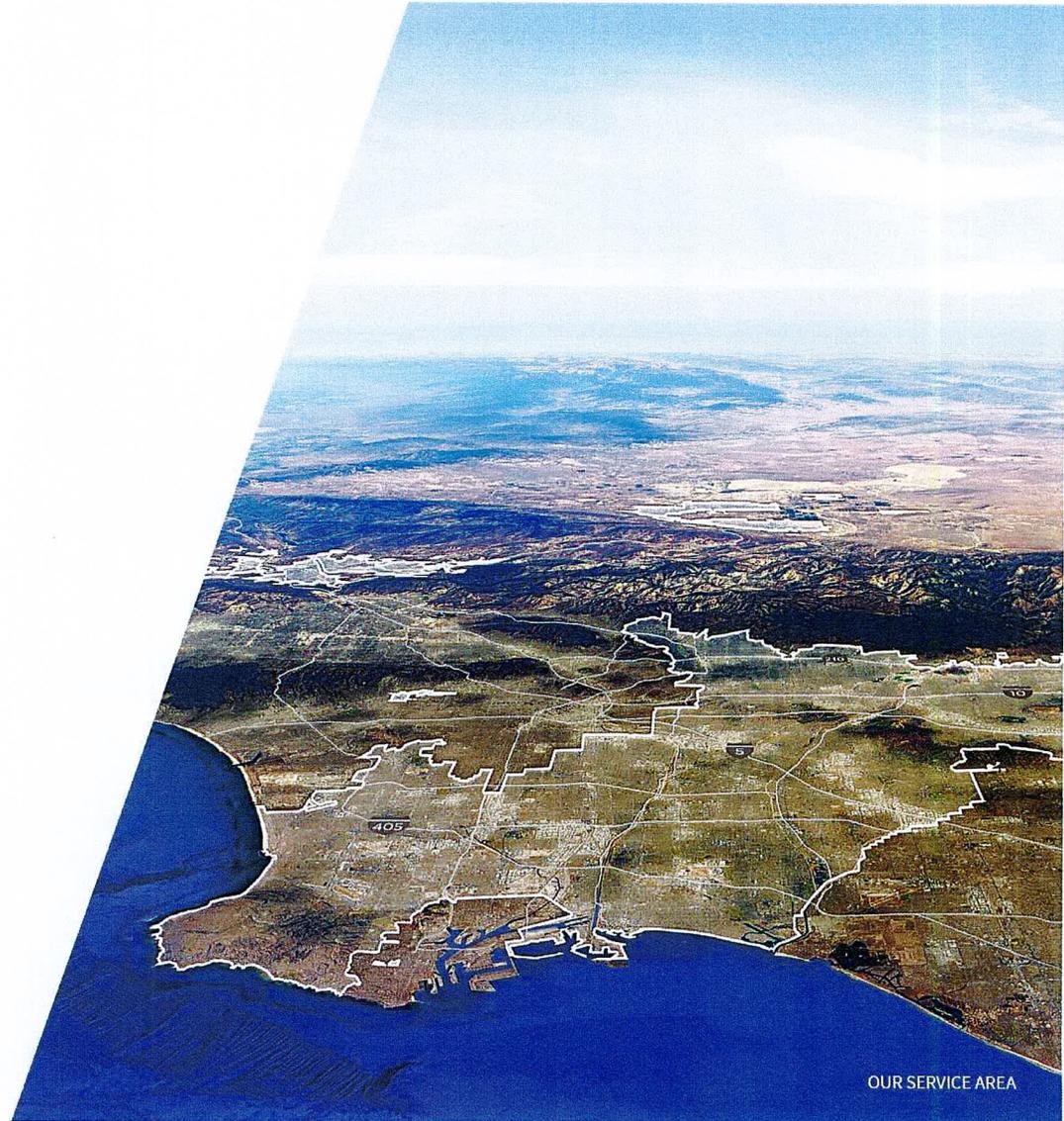
562-908-4288, ext. 2310

[genesisrodriguez@lacsds.org](mailto:genesisrodriguez@lacsds.org)

**SEWAGE / ODOR CONCERNS**

[info@lacsds.org](mailto:info@lacsds.org)

(310) 830-2401 (direct, 24/7)





# City of Gardena

## Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 7B.  
Section: OTHER ITEMS  
Meeting Date: February 17,  
2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: Consideration of Outdoor Dining Regulations

### **DESCRIPTION:**

#### **Background and Discussion**

During the 2020 COVID-19 pandemic, the City Council enacted temporary emergency orders to allow restaurants to keep their doors open and serve customers while still adhering to local public health and safety measures. The Community Development Department approved 39 temporary outdoor dining permits citywide. These temporary outdoor dining permits were administrative permits with general guidelines not involving any processing fees or design standards.

On February 28, 2023, Governor Gavin Newsom issued a proclamation terminating the state's COVID-19 State of Emergency. Further, on March 31, 2023, the Los Angeles County Health Department ended its declaration of a local public health emergency for COVID-19.

In April of 2023, the City Council directed staff to look into the different options to allow restaurants in the City to establish permanent outdoor seating areas.

On June 6 and August 15, 2023, the Planning and Environmental Quality Commission held a study session on outdoor dining and directed staff to prepare an Ordinance that addresses the following:

- Permit outdoor dining through an administrative approval process.
- Allow alcohol service within approved outdoor dining areas, subject to compliance and license regulations established by the California Department of Alcoholic Beverage Control (ABC), without requiring a Conditional Use Permit (CUP) amendment for restaurants with an existing CUP.
- Permit amplified sounds.
- Regulate hours of operation for businesses adjacent to residential.
- Require additional parking based on the number of proposed seats/tables.
- Prohibit outdoor dining along street frontages or within the required setbacks.
- Limit outdoor furnishings to portable furniture that must be stored inside the restaurant after business hours.
- Ensure compliance with all Gardena Municipal Code provisions including but not limited to accessibility, property maintenance, landscaping, and parking.
- Include provisions that ensures or prioritizes safety

Since some time has passed since the Planning and Environmental Quality Commission's last discussion, staff would like to re-visit the matter and initiate a more thorough discussion..

**STAFF RECOMMENDATION:**

It is recommended that the Planning and Environmental Quality Commission open public comments and provide staff direction on the contents of the Outdoor Dining Ordinance.

APPROVED:



Greg Tsujiuchi, Community Development Director

**Attachments**

[Attachment No. 1 - June 6, 2023 PEQC Minutes](#)

[Attachment No. 2 - PEQC August 15, 2023 Minutes](#)

**Regular PEQC Meeting Notice and Agenda of the  
Planning and Environmental Quality Commission  
Tuesday, June 6, 2023**

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 7:00 PM on Tuesday, June 6, 2023, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

**PARTICIPATE BEFORE THE MEETING** by emailing the Planning Commission at [planningcommissioner@cityofgardena.org](mailto:planningcommissioner@cityofgardena.org) by 5:00 PM on the day of the meeting and write "Public Comment" in the subject line

1. **CALL MEETING TO ORDER**

The meeting was called to order at 7:00 PM

2. **ROLL CALL**

Present: Chair Deryl Henderson; Vice Chair Stephen P. Langley; Commissioner Steve Sherman; Commissioner Jules Kanhan, Commissioner Ronald Wright-Scherr

3. **PLEDGE OF ALLEGIANCE**

Vice Chair Langley lead the pledge of allegiance.

4. **APPROVAL OF MINUTES**

4.A May 16, 2023 MEETING  
23\_05\_16 PCMIN.pdf

A motion was made by Vice Chair Langley and seconded by Commissioner Kanhan to approve the minutes of the meeting on May 16, 2023.

The motion was passed by the following roll call vote:

Ayes: Langley, Wright-Scherr, Kanhan, Henderson

Noes:

Abstain: Sherman

5. **ORAL COMMUNICATIONS**

No members of the public wished to speak to the Planning Commission under oral communications.

Senior Planner, Amanda Acuna, stated that there were two public comments received for non-agenda items prior to the Planning Commission meeting. The first comment was from a representative from the South Coast Air Quality Management District regarding the "Replace Your Ride" program and the second comment received was from Brandon Smith regarding the Normandie Crossing Specific Plan project. Copies of the comments have been provided to each Commissioner as well as members of the public.

## 6. OTHER MATTERS

### 6.A Discussion of Outdoor Dining Regulations

Provide direction on regulations relating to Outdoor Dining for restaurant uses.  
Staff Report (Outdoor Dining).pdf

Ms. Acuna presented the staff report to the Planning Commission.

Commissioner Sherman inquired how many temporary outdoor dining on private property permits were applied for during the COVID-19 pandemic and how many of the applicants continue outdoor dining.

Ms. Acuna responded that 38 permits were issued for outdoor dining at eating establishments and as of April 2023, Code Enforcement had noted only seven establishments were observed at varying degrees of outdoor dining.

Commissioner Wright-Scherr asked if outdoor dining in the public right-of-way would be required to install physical barriers and if an accident were to happen, who would the liability fall to.

Ms. Acuna answered that there will be drafted regulations from staff that would include safety barrier provisions to prevent accidents. Part of the regulations would include a permit process to include a review and verify compliance with regulations.

Community Development Director, Greg Tsujiuchi, added that this meeting is not for Planning Staff to recommend regulations, but for the Planning Commission to provide Planning Staff with direction, and what is being presented are observations that Planning Staff has seen in other cities and would like to start discussions for outdoor dining regulations.

Chair Henderson opened the public hearing.

Ms. Acuna directed the Commission back to Brandon Smith's public comment, which was received prior to the meeting, in favor of outdoor dining.

A Gardena restaurant owner gave their opinions that they are against allowing for an outdoor dining ordinance as they have seen negative results from existing outdoor dining permits during COVID-19 issuance.

Vice Chair Langley asked the restaurant owner if the current outdoor dining area near them is used for neighboring tenants, that have not applied for an outdoor dining permit, that there is no supervision for liability purposes, and if patrons had been served alcohol outdoors.

The restaurant owner confirmed that there is no supervision and alcohol had been served in the outdoor dining area. They added that the outdoor dining area was only meant to be temporary during COVID-19 but has continued to this day.

Commissioner Sherman inquired if other restaurants with an outdoor dining permit have the same issues.

The restaurant owner could not answer that question as they only have experience with their restaurant.

Ms. Acuna asked the Commission if they would like the outdoor dining access only for the subject establishment that applied for the outdoor dining permit and if there should be safety regulations if it is near other establishments.

Commissioner Wright-Scherr stated that Planning Staff should check the area for traffic and proximity to residential properties and is against applicants providing music in the outdoor areas.

Vice Chair Langley concurred with permitting outdoor dining areas and stated it was unfair if only two zones in the City are allowed by right to have outdoor dining where it is prohibited in other commercial zones.

Chair Henderson agrees to permit outdoor dining but with regulations including noise levels.

Ms. Acuna stated that there are current noise regulations and for properties in close proximity to residential, have stricter audible decibel allowances.

Commissioner Kanhan stated he was in favor of having outdoor dining, but not in parking lots.

Chair Henderson said that if properties are not conforming to the regulations of outdoor dining, then they should have the ability to apply for a special event permit to allow outdoor dining for those establishments. Chair Henderson also added there would still be safety regulations if they decide to pursue outdoor dining.

Ms. Acuna responded that applicants have applied for special events permits for various events that do require a physical barrier for safety, one of which would be a block party where they close a street from vehicle access.

Commissioner Wright-Scherr would want to add that trash receptacles in outdoor dining areas be added as part of the regulations.

Vice Chair Langley provided his observation that he had seen establishments that have outdoor dining in parking lots and gradually the establishments had a reduction in patrons as they would ultimately not be able to park if there are fewer parking spots available.

Mr. Tsujiuchi agreed with Vice Chair Langley's observation, as when COVID-19 restrictions were lifted, there were voluntary removals of outdoor dining to open the parking lot areas for cars only again.

Commissioner Sherman stated in favor of outdoor dining but had concerns about the impediment of walkability if, for example, a whole block was to have outdoor dining.

Ms. Acuna stated minimum regulations for ADA would need to be applied for the assurance of safety and walkability.

Commissioner Wright-Scherr liked the idea that new developments create dedicated shared outdoor dining areas where parking spaces are not taken away and Vice Chair Langley agreed.

Chair Henderson pointed out there might be potential problems for safety if outdoor dining is proposed in the public right-of-way and permanent structures are required as a safety buffer on the street.

Ms. Acuna stated that three Commissioners pointed out that they are not in favor of outdoor dining in parking lot areas.

Mr. Tsujiuchi elaborated that the Planning Staff can write standards of development of setbacks for outdoor dining in existing developments, but also for the commissioners to think about new developments and not just the existing outdoor dining situation the city has.

The Planning Commissioners stated various areas within the city that currently have outdoor dining and discussed possible future development standards to propose for the use of outdoor dining.

Mr. Tsujiuchi and the Commission discussed possible properties that are existing and can have outdoor dining with enough setbacks where mobility and walkability would not be an issue.

Chair Henderson responded to the idea of special event permits to allow for outdoor dining with restaurant uses that cannot meet the regulations.

Ms. Acuna replied with possible development standards for multi-tenant shopping centers where in total, a property will have common shared outdoor dining areas rather than every individual establishment having its own dedicated area.

Mr. Tsujiuchi reiterated the Commission does not want outdoor dining in parking lot areas and that there are two procedures discussed, one with a permanent permit for outdoor dining, and one for temporary outdoor dining where if properties cannot meet the minimum regulations, the applicants would be able to apply to allow outdoor dining for a certain number of days during the year.

Vice Chair Langley agreed with Mr. Tsujiuchi that outdoor dining should be permitted but also consider safety concerns and if an accident were to happen, liability should fall to the applicant.

Chair Henderson and Commissioner Wright-Scherr agreed that, as part of the permitting process, the applicants should sign a waiver of liability if they choose to have outdoor dining in the public right-of-way.

Vice Chair Langley raised the question if having pets should be part of the regulations and Commission Wright-Scherr added if there would be health concerns for having pets in outdoor dining areas.

Chair Henderson asked Planning Staff if food establishments could serve alcohol if they have an Alcoholic Beverage Control license.

Ms. Acuna answered that any establishment that has an approved Conditional Use Permit for on-site consumption may be able to serve alcohol outside, but will have to contact Alcoholic Beverage Control, meet their minimum regulations, and modify their license for the outdoor serving of alcohol.

Vice Chair Langley added that having early closing hours for the outdoor dining should be considered.

Chair Henderson wished to eventually have an active street similar to a downtown corridor street in other cities.

Planning Assistant, Kevin La, asked the Commissioners if they would want to add a renewal system for outdoor dining.

Commission Wright-Scherr mentioned that was a good idea in case any violations are recorded against a business.

Mr. Tsujiuchi stated a renewal system would work best with the outdoor dining permit.

Vice Chair Langley would like to add a revocation process if a business cannot follow regulations over repeated offenses and/or violations.

Chair Henderson closed the public hearing.

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

Ms. Acuna advertised a virtual Planning Commissioner Training on June 23<sup>rd</sup> and if any Commissioners wish to attend let Planning Staff know.

Mr. Tsujiuchi presented upcoming city events to the commission: Coffee with a Cop on June 7<sup>th</sup> from 9:00 AM to 11:00 AM at Starbucks; Budget Forum on June 7<sup>th</sup> starting at 6:00 PM at the Nakaoka Center; and Ice Cream with a Cop on June 24<sup>th</sup> from 11:00 AM to 12:45 PM at Rowley Park and from 1:15 PM to 3:00 PM at Arthur Johnson Park.

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

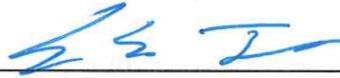
Vice Chair Langley stated his observation that the shooting range at Arthur Johnson Park does not cosmetically match with the park and surrounding properties.

Chair Henderson wanted to know the status of different projects in the city, a Conditional Use Permit in Tozai Plaza and a gas station on Western Avenue and West 153<sup>rd</sup> Street.

9. **ADJOURNMENT**

Chair Henderson adjourned the meeting at 8:28 PM.

Respectfully submitted,



GREG TSUJIUCHI, SECRETARY  
Planning and Environmental Quality Commission



DERYL HENDERSON, CHAIR  
Planning and Environmental Quality Commission

**Regular PEQC Meeting Notice and Agenda of the  
Planning and Environmental Quality Commission  
Tuesday, August 15, 2023**

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 7:00 PM on Tuesday, August 15, 2023, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

**PARTICIPATE BEFORE THE MEETING** by emailing the Planning Commission at [planningcommissioner@cityofgardena.org](mailto:planningcommissioner@cityofgardena.org) by 5:00 PM on the day of the meeting and write "Public Comment" in the subject line

1. **CALL MEETING TO ORDER**

The meeting was called to order at 7:00 PM

2. **ROLL CALL**

Present: Chair Deryl Henderson; Commissioner Steve Sherman; Commissioner Jules Kanhan; Commissioner Ronald Wright-Scherr

Absent: Vice Chair Stephen P. Langley

3. **PLEDGE OF ALLEGIANCE**

Commissioner Ronald Wright-Scherr lead the pledge of allegiance.

4. **APPROVAL OF MINUTES**

4.A JULY 18, 2023 MEETING

[23\\_07\\_18 PCMIN](#)

A motion was made by Commissioner Sherman and seconded by Commissioner Kanhan.

The motion was passed by the following roll call vote:

Ayes: Sherman, Kanhan, Wright-Scherr, Henderson

Noes:

5. **ORAL COMMUNICATIONS**

No members of the public wished to speak to the Planning Commission under oral communications.

Planning Assistant, Kevin La, spoke to the Planning Commission that an email from Brandy Keith made available to the commission and to the public in the back of the council chambers, submitted a public comment to notify the public that AQMD staff invites the public to attend their upcoming public workshops for the proposed amended rule 1180 and 1180.1 on August 22<sup>nd</sup>, 2023 at either 10 AM or 6 PM for those who wish to attend.

## 6. **OTHER MATTERS**

### 6.A **Discussion of Outdoor Dining Regulations**

Consideration on design standards for outdoor seating areas for restaurants [PC Staff Report \(Outdoor Dining\) 08.15.2023.pdf](#)

Senior Planner, Amanda Acuna, presented the staff report for the consideration of design standards for outdoor seating areas for restaurants and explained the recommendations from the Planning Commission provided at the June 6, 2023, meeting.

Commissioner Wright-Scherr expressed his concerns on allowing for outdoor seating areas to have amplified sound.

Chair Henderson stated he was in favor of allowing for amplified sound, if it were kept to a certain a decibel level, especially when in close proximity to residential areas.

Commissioner Kanhan stated that for those businesses located in a shopping center it would depend on the location and size of the commercial center.

Ms. Acuna stated that the Gardena Noise Ordinance establishes permitted noise levels that apply to all properties within the City. Ms. Acuna also explained that the Commission could allow for outdoor seating areas to have amplified sound and if in the future there were issues that arose the standards could be amended as appropriate.

Commission Steve Sherman asked for clarification on the options involving this matter, whether they were as follows: to not allow for amplified sound in outdoor seating areas, to allow amplified sound in outdoor dining with the requirement of those properties abutting residential areas shall cease by 10 pm, or to allow outdoor seating areas to have amplified sound with no further regulations other than those standards within the Noise Ordinance.

Ms. Acuna stated that those were the options presented by staff and added that the Commission could also make other suggestions.

Commissioner Wright-Scherr stated he felt that if a restaurant had music inside, it would only be fair to have it allowed outside as well.

Community Development Director Greg Tsujiuchi stated to the Commission that this area is new to staff as it is to the Commission, and different issues may arise that require further discussion. Mr. Tsujiuchi went on to give an example in where a commercial center with multiple restaurants all may have amplified sound, and that the decibel level would increase, as a collective sound. Mr. Tsujiuchi reiterated the fact that different issues may arise while staff and the Commission are determining what standards there should be for outdoor seating areas.

Chair Henderson stated that he felt it was only fair to allow for amplified sound in outdoor seating areas.

Ms. Acuna then asked the Commission whether they felt that the City should allow for alcohol to be served in outdoor seating areas.

Commissioner Kanhan stated he felt that if the establishment was permitted to serve alcohol inside, that it should be allowed to serve in outdoor seating areas.

Commissioner Wright-Scherr agreed but had concerns for patrons to lead out into public rights-of-way.

Ms. Acuna stated that the California Department of Alcohol and Beverage Control regulated the operations when serving alcohol and would require the business to place signs that no alcohol shall be taken off the premises.

Chair Henderson asked why there may be need to modify the business's existing Conditional Use Permit (CUP).

Ms. Acuna stated that staff saw other city ordinances would require that a modification to a CUP for alcohol sales be brought back to the Commission if there was an increase in more than 50% of the existing dining area. Ms. Acuna explained that this type of standard did not need to be included in the ordinance if the Commission wished.

Chair Henderson stated he felt this type of standard was not needed.

Ms. Acuna then asked the Commission for direction on standards for hours of operation.

Commissioner Wright-Scherr stated he felt that it would depend on what type of business and their existing hours of operations, and whether they operated 24-hours consecutively.

Ms. Acuna stated that the Municipal Code doesn't currently limit hours of operations for businesses but added that the Commission could set standards for operations hours of outdoor seating areas.

Commissioner Kanha stated he felt restaurants near residential areas should be limited to closing by 10 o'clock because outside noise may cause a disturbance to the neighboring residents.

Mr. Tsujiuchi added that early morning hours should also be considered, when limiting the hours of operation.

Ms. Acuna then stated the next item for discussion was in regarding setback requirements. Ms. Acuna stated that the Commission could consider the following options: outdoor seating areas should not be permitted in any setback areas in the front yard setback or along the street frontage, require that outdoor seating may not be allowed in any required landscaping areas, or the ordinance could allow outdoor seating areas to project into setback area and landscape areas to an extent.

Chair Henderson asked what would happen if an existing commercial center did not have ample setback areas.

Ms. Acuna stated that the regulations would apply to not only existing commercial centers but for new developments as well. Ms. Acuna then stated that if the Commission wished to allow for more flexibility for existing developments, the City could allow for seating areas to project into required setbacks.

Mr. Tsujiuchi stated that he wanted the Commission to keep in mind that the purpose of the setback and landscape requirements were to establish beautification of these areas throughout the City, and that if outdoor dining areas were allowed along street frontages, there would be a need development standards in regard to safety issues.

Chair Henderson asked for clarification to whether these standards would establish regulations to allow for permanent outdoor dining areas, as compared to when the City permitted temporary outdoor dining areas during the COVID-19 pandemic.

Mr. Tsujiuchi stated that was correct and the intent was to now allow outdoor dining on a permanent basis.

Commissioner Wright-Scherr stated that the City should first think about safety when deciding the regulation, and beautification of the City second, but added both should be a priority.

Chair Henderson stated his opposition to allowing outdoor seating in setback areas and along street frontages.

Commissioner Kanhan and Sherman both agreed.

Ms. Acuna then asked for direction on what type of parking regulations there should be for outdoor seating areas. Ms. Acuna presented the Commission with different options on parking regulations.

Chair Henderson, Commission Kanhan, and Commission Wright-Scherr expressed their opinion that there should be some minimum parking requirements for outdoor seating areas over a certain threshold.

Ms. Acuna stated that the Commission had previously discussed other site design standards including security features, requirements on furniture, procedures of review, and liability.

Commissioner Kanhan stated his opposition to allowing fixed furniture.

Chair Henderson stated that if businesses were to have portable furniture, they should be required to bring those items back into the building at the end of their operations each day.

In regard to the procedures of review for outdoor seating areas, the Commission expressed that it should be processed at the staff level, once those regulations have been established by ordinance.

7. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Mr. Tsujiuchi updated the Commissioners on upcoming events happening in the City.

8. **PLANNING & ENVIORNMENTAL QUALITY COMMISSIONERS' REPORTS**

Commission Kanhan stated that he was approached by a representative of a nonprofit organization looking for a new location in the City.

Mr. Tsujiuchi stated that Jackie Choi, the Economic Development Manager, could be of assistance.

9. **ADJOURNMENT**

Chair Henderson adjourned the meeting at 8:30 PM.

Respectfully submitted,

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GREG TSUJIUCHI, SECRETARY  
Planning and Environmental Quality Commission

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DERYL HENDERSON, CHAIR  
Planning and Environmental Quality Commission