



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, July 7, 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. Written public comments will be provided to the Planning Environmental Quality Commission and will be part of the record but will not be read aloud.
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 May 5, 2026.
- 4.B. Planning and Environmental Quality Commission Approval of Minutes for May 19, 2026.

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).

This item will not be heard by the Planning and Environmental Quality Commission due to a lack of quorum to hear this particular item due to excused absences of two Commissioners and a third Commissioner having a conflict of interest. The project will be rescheduled to another date. The public hearing notice will be mailed to all property owners and occupants of properties within 300 feet of the project site and will be published in the Gardena Valley News at least 10 days prior to the public hearing date.

7. OTHER ITEMS

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

Environmental Consideration: Statutory Exemption from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have a potential for causing significant effect on the environment.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

10. ADJOURNMENT

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00 pm on Tuesday, July 21, 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

Date Posted: July 2, 2026

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, May 5, 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 May 5, 2026, 7:00 PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:05 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Stephen P. Langley led the Pledge of Allegiance.

3. ROLL CALL

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

4. APPROVAL OF MINUTES

4.A. Planning and Environmental Quality Commission Approval of Minutes for April 7, 2026.

MOTION: A motion was made by Commissioner Langley and seconded by Commissioner Henderson to approve the minutes of the meeting held on April 7, 2026.

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

Abstain: Kanhan

5. ORAL COMMUNICATIONS

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

6. PUBLIC HEARING ITEMS

6.A. ENVIRONMENTAL ASSESSMENT #19-24; SITE PLAN REVIEW #4-24; TENTATIVE PARCEL MAP #2-24 TO ALLOW THE CONSTRUCTION OF FOUR (4) THREE-STORY CONDOMINIUM UNITS IN THE MEDIUM DENSITY MULTIFAMILY RESIDENTIAL (R-3) ZONED PORTION OF A SPLIT ZONED R-3 AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONED PROPERTY AT 1031 MAGNOLIA AVENUE.

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

Commissioner Sherman recused himself from item 6.A. Assistant City Attorney Tsai noted, that Commissioner Sherman is recusing himself because he lives within 1,000 feet of the property.

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 15303(b) (Class 3 - New Construction or Conversion of Small Structures; and 15300.2 - Not subject to exceptions to the exemptions in CEQA.

Mr. La displayed the Vicinity Map of the existing property located at 1031 Magnolia Avenue, and the Zoning Map, which indicates that the project site is split-zoned as both R-1 and R-3.

Mr. La provided past history of the project from 2020 - 2026. A timeline with important dates and meetings was displayed on the screen and presented photos of the currently vacant project site.

Mr. La provided an overview of the existing Site Plan, which identified both R-1 and R-3 sections of the property, noting that they are only working of the R-3 section.

Mr. La provided an overview of the proposed Site and Floor Plans, highlighting the proposed location of the dwelling units and ADU and the square footage. He proceed to display the proposed elevations for buildings 1 - 4 including the ADU.

Mr. La displayed the Tentative Parcel Map No. 85142. He reiterated that they are only working within the R-3 portions of the property.

Mr. La went over the analysis, noting that the property complies with the development standards within the R-3 zone; Densite permits up to four dwelling units within the R-3 portion; No development proposed in the R-1 portion and shall follow all development standards within the R-1 development standards; Site Plan Review required for all new multifamily developments of 4 or more per GMC Section 18.44.010.E; and Tentative Parcel Map required for the proposed subdivision in accordance with GMC Section 17.08.

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, for the January 20, 2026, Planning Commission Meeting. Re-noticed on April 23, 2026, for the May 5, 2026,

Planning Meeting. He noted that, four (4) public comments regarding the project have been received for the January 8, 2026, Planning Meeting and two (2) public comments regarding the project have been received for the May 5, 2026, Planning Meeting:

- Public Comment #1 - Alex ilich
- Public Comment #2 - Hannah Simon

STAFF RECOMMENDATION:

- Conduct the public hearing;
- Receive testimony from the public;
- **Adopt Resolution No. PC 1-26**, approving Site Plan Review #4-24 and Tentative Parcel Map #2-24, subject to the attached Conditions of Approval; and
- Direct staff to file a Notice of Exemption.

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

Chair Wright-Scherr asked if any of the Commissioners had questions and proceeded to open the Public Hearing.

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

Mr. Steve Stapakis, the applicant, introduced himself and expressed his hope that the project would not be approved at the meeting due to concerns about potential litigation from local residents. Mr. Stapakis mentioned his efforts to meet with neighbors to discuss their concerns regarding the proposed project and to find a resolution. He expressed a desire to hear the neighbors concerns so he could provide a response and work towards a common ground, aiming to develop a project that everyone could accept. He also discussed the proposed project and shared his perspective on the matter.

Assistant City Attorney Tsai provided clarification regarding Mr. Stapakis's comments. According to her understanding, Mr. Stapakis would like to hear testimony from the public regarding his project, after which he would have the opportunity to respond. Additionally, Mr. Stapakis requested to continue the item to allow time to work with the neighbors.

Chair Wright-Scherr then asked for public speakers;

Public Speakers: Michael Lee, Javier Marquez and Neal Natsumeda, residents of Gardena, spoke in opposition of the proposed project, expressing concerns regarding its potential impact on the character of their neighborhood.

Chair Wright-Scherr asked Mr. Steve Stapakis when he would like the proposed project to be brought back to the Planning Commission. Mr. Stapakis requested to return in four weeks, hoping to reach a resolution with the neighbors.

Assistant City Attorney Tsai informed Mr. Stapakis that the item could be brought back on July 7th. Mr. Stapakis agreed to this date.

Assistant City Attorney Tsai provided direction to all the Commissioners regarding the motion to continue the item.

MOTION: A motion was made by Commissioner Langley and seconded by Chair Wright-Scherr to Continue the Public Hearing to a Date Certain of July 7, 2026:

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

Recuse: Sherman

Commissioner Henderson wanted to add his perspective about the existing structures and mentioned that he would be making another trip to the project site.

Director of Community Development Tsujiuchi noted that city staff would reach out to him and also take a look at the project site.

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

Assistant City Attorney Tsai requested that Commissioner Sherman return to the meeting.

6.B. ZONE TEXT AMENDMENT #1-26, PROPOSED AMENDMENT TO CHAPTER 18.13 OF THE GARDENA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Director of Community Development Greg Tsujiuchi and Assistant City Attorney Ivy Tsai 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 goal of the Zone Text Amendment is to achieve compliance with state law and to align with AB 1154 and SB 543. These laws were signed by the governor in October 2025 and became effective on January 1, 2026.

Ms. Burns provided an overview of the proposed changes to the Gardena Municipal Code (GMC) to ensure consistency with the new state laws, as displayed on the screen.

Ms. Burns noted that public hearing notices were duly advertised in the Gardena Valley News on April 9, 2026, well beyond the required 20-day notification period for any matters impacting zoning codes and uses. To date, no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- Conduct the public hearing;
- Receive testimony from the public;
- **Adopt Resolution No. PC 5-26**, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 1-26

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

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

Commissioner Langley asked for clarification, stating that the proposed changes are fundamentally about aligning local regulations with state law. Ms. Burns confirmed that he was correct.

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 Commissioner Langley and seconded by Vice-Chair Kanhan to Recommend to the City Council on adoption of Zone Text Amendment #1-26 to amend Chapter 18.13 of the Gardena Municipal Code relating to accessory dwelling units and junior accessory:

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

7. OTHER ITEMS

No Items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

1. Gardena Community Meeting for the Open Space Conservation Plan for the Community Resources Element of the City's General Plan on May 14, 2026; 6:30 pm - 8:00 pm., at the Nakaoka Community Center, Room A. Assistant Director of Community Development Jo-Anne Burns encouraged everyone to participate in the Community Survey by scanning the QR code displayed on the screen.
2. Sounds & Bites on the Gardena Boulevard, Friday, May 8, 2026, from 6:00 pm to 9:00 pm. Director Tsujiuchi noted that both Economic Development and Animal Control will be participating in the event.
3. 23rd Annual Jazz Festival, Sunday, August 23, 2026 at Rowley Park.

4. Food, Wine & Brew, Saturday, September 26, 2026, from 12:00 pm - 7:00 pm at the City Hall Complex. Director Tsujiuchi informed the Commissioners that they will receive two tickets for each event.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. VICE-CHAIR KANHAN - No items to report.
2. COMMISSIONER LANGLEY - No items to report.
3. COMMISSIONER HENDERSON - No items to report.
4. COMMISSIONER SHERMAN - No items to report.
5. CHAIR WRIGTH-SCHERR - No items to report.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:57 PM.

APPROVED:

Respectfully submitted,

By: _____

RONALD WRIGHT-SCHERR, CHAIR

GREG TSUJIUCHI, SECRETARY

Planning and Environmental Quality Commission

Planning and Environmental Quality Commission

MINUTES

Regular PEQC Meeting of the Planning and Environmental Quality Commission

Tuesday, May 19, 2026

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order at May 19, 2026, 7:00 PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:04 PM.

2. PLEDGE OF ALLEGIANCE

Vice-Chair Jules Kanhan led the Pledge of Allegiance.

3. ROLL CALL

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

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

4. APPROVAL OF MINUTES

No Item.

5. ORAL COMMUNICATIONS

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

6. PUBLIC HEARING ITEMS

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

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

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

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

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

Ms. Nava went over the parking requirements:

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

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

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

Ms. Nava noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site on May 7, 2026, and 14 public comments regarding the project have been received.

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

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

STAFF RECOMMENDATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Absent: Langley

Director of Community Development Greg Tsujiuchi, stated that the decision made during the public hearing will be final unless a written request for an appeal is filed, with the appropriate fee, to the City Clerk within ten calendar days from the date of adoption, or City Council calls this matter for review within the same ten-day period.

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

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

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

Mr. La displayed the Vicinity Map of the existing property located at 15505 South Normandie Avenue, and the Zoning Map, which indicates that the project site is zoned C-2.

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

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

Mr. La explained the business operations:

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

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

Mr. La noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site on May 7, 2026, and to date no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- Conduct the public hearing;
- Receive testimony from the public; and
- **Adopt Resolution No. PC 6-26**, making the necessary findings and approving EA #4-26 and CUP #4-26, subject to the attached Conditions of Approval; and
- Direct staff to file a Notice of Exemption.

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

Chair Wright-Scherr asked if any of the Commissioners had questions and then invited the applicant to step forward.

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

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

Chair Wright-Scherr announced that the Public Hearing was open and asked if any public speakers wished to speak on this item. City staff informed him that there were no public speakers.

There were no further questions or comments from any Commission member, and Chair Wright-Scherr announced the closure of the Public Hearing.

MOTION: A motion was made by Commissioner Henderson and seconded by Vice-Chair Kanhan to Continue the Public Hearing to a Date Certain of July 7, 2026:

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

Absent: Langley

Director of Community Development Greg Tsujiuchi, stated that the decision made during the public hearing will be final unless a written request for an appeal is filed, with the appropriate fee, to the City Clerk within ten calendar days from the date of adoption, or City Council calls this matter for review within the same ten-day period.

7. OTHER ITEMS

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

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

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

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

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

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

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

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

Absent: Langley

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

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

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

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

10. ADJOURNMENT

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

APPROVED:

Respectfully submitted,

RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

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: July 7, 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.

LACK OF QUORUM:

This item was agendized because it was continued to a date certain of July 7, 2026 during the May 5, 2026 Planning and Environmental Quality Commission meeting. Due to a lack of quorum, this item will not be heard by the Planning and Environmental Quality Commission. Commissioners Henderson and Langley have an excused absence, while Commissioner Sherman is required to recuse himself from the public hearing because he resides within 1,000 feet radius from the project site.

The project will be rescheduled to another date. The public hearing notice will be mailed to all property owners and occupants of properties within 300 feet of the project site and will be published in the Gardena Valley News at least 10 days prior to the public hearing date.

The applicant is requesting that the item be rescheduled approximately three-months from today's date on or around October 20, 2026.

APPROVED:

Greg Tsujiuchi, Community Development Director



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 7A.
Section: OTHER ITEMS
Meeting Date: July 7, 2026

TO: Members of the Planning & Environmental Quality Commission

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

PROJECT DESCRIPTION:

A request for a determination that the proposed sale of parcels AIN 6106-036-902 and 6106-036-905 by Los Angeles County Public Works to Atlantic Richfield Company (ARCO) to allow for construction of an engineered cover over the Haach and Cooper Sumps, perimeter vapor control and treatment system, and perimeter storm water drainage is allowable within the Official (O) zone and in conformance with the City of Gardena General Plan.

Environmental Consideration: Statutory Exemption from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have a potential for causing significant effect on the environment.

APPLICANT: Los Angeles County Department of Public Works

LOCATION: AIN 6106-036-902 and 6106-036-905 (Southwest corner of Artesia Boulevard and Normandie Avenue)

STAFF RECOMMENDATION:

Staff recommends that the Planning and Environmental Quality Commission:

1. Receive public comments; and
2. Adopt Resolution No. PC 8-26 determining that the proposed sale of parcels AIN 6106-036-902 and 6106-036-905 by Los Angeles County Public Works to Atlantic Richfield Company to allow for construction of an engineered cover over the Haach and Cooper Sumps, perimeter vapor control and treatment system, and perimeter storm water drainage is an allowed use within the Official (O) zone and in conformance with the City of Gardena General Plan, and that such determination is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines.

APPROVED:

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

Greg Tsujiuchi, Community Development Director

Attachments

[Staff Report](#)

[Attachment No. 1 - Resolution PC No. 8-26](#)

[Attachment No. 2 - Los Angeles County Public Works Department Letter](#)

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

**FINDING OF CONFORMANCE WITH THE CITY'S GENERAL PLAN REQUESTED BY
LOS ANGELES COUNTY PUBLIC WORKS FOR AIN 6106-036-902 AND 6106-036-
905 LOCATED IN THE SOUTHWEST CORNER OF ARTESIA BOULEVARD AND
NORMANDIE AVENUE**

Agenda Item No. 7A.

DATE: July 7, 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 Director of Community Development

APPLICANT: Los Angeles County Public Works

LOCATION: AIN 6106-036-902 and 6106-036-905 (Southwest corner of Artesia
Boulevard and Normandie Avenue)

REQUEST: A request for a determination that the proposed sale of parcels AIN
6106-036-902 and 6106-036-905 by Los Angeles County Public
Works to Atlantic Richfield Company (ARCO) to allow
for construction of an engineered cover over the Haach and Cooper
Sumps, perimeter vapor control and treatment system, and
perimeter storm water drainage is allowable within the Official (O)
zone and in conformance with the City of Gardena General Plan.

Environmental Consideration: Statutory Exemption from the
California Environmental Quality Act (CEQA) under Section
15061(b)(3) of the CEQA Guidelines, which provides that CEQA only
applies to projects that have a potential for causing significant effect
on the environment.

BACKGROUND

In February 2025, both the Planning and Environmental Quality Commission and City Council reviewed and approved Specific Plan # 1-23 (1450 Artesia Specific Plan), Site Plan Review # 5-21, and Development Agreement #1-21 to provide new zoning and development standards to allow the redevelopment of 6.3-acre site with a mixed-use commercial/industrial building consisting of a 268,000 gross square foot building (self-storage, industrial warehousing, and office/retail space) at 1440-1472 Artesia Boulevard (AIN: 6106-036-010, -012, -034, -035, -036, -037. This site is commonly referred to as the Gardena Sumps and/or the Cooper and Haack properties/sumps.

Remediation and monitoring efforts have been under a Final Remedial Action Plan (RAP) for the site, dated June 30, 2022, which DTSC approved. The Final RAP details excavation of impacted soils on a portion of the site, known as the Haack Rework Area, relocation of those contaminated soils to another portion of the site, known as the Cooper Sumps area, and installation of soil vapor probes and an engineered cap with a specialized geosynthetic cover and clean soil cover over the Haack Sump and Cooper Sumps. The remediation will be completed by Atlantic Richfield Company (ARCO), which is the party responsible for implementing the RAP prior to the start of project construction.

DISCUSSION

Parcels AIN 6106-036-902 and 6106-036-905 are owned and operated by the Los Angeles County Public Works Department (LACPW) and located in the City of Gardena within the Official (O) zone. LACPW is in the process of selling the parcels to ARCO to allow them to construct stormwater conveyance and drainage (includes perimeter vapor control and treatment system, and perimeter storm water drainage) to facilitate drainage of collected stormwater from the engineered cover over the adjacent Haack and Cooper Sumps (Gardena Sumps). A copy of the letter of request from the Los Angeles County Public Works Department is included in the Staff Report as Attachment No. 2.

Per California Government Code Section 65402, before a county disposes of property, the proposed project must be reviewed by the local planning agency that has jurisdiction over the area if an applicable General Plan has been adopted. The planning agency evaluates whether the proposal is consistent with the adopted General Plan. If the agency does not issue a report within 40 days, the project is automatically considered consistent with the General Plan.

Section 18.24.020 of the Gardena Municipal Code limits the allowable uses for properties within the Official (O) zone to public buildings, public schools, parks and recreation areas, water works and drainage facilities, nonprofit senior citizen housing developments, and such other uses the commission and council may deem to be similar and not more obnoxious or detrimental to the public health and general welfare.

Since water works and drainage facilities are allowed within the Official zone, the sales of the parcels to allow for the construction of stormwater conveyance and drainage within the subject parcels do not conflict with the goals and policies of the City of Gardena's General Plan and is consistent with the following goals and policies:

Land Use Goal 3: Provide high quality, attractive and well-maintained commercial industrial, and public environments that enhance the image and vitality of the City.

- LU 3.5: New commercial and industrial developments shall meet or exceed local and state requirements pertaining to noise, air, water, seismic safety and any other applicable environmental regulations.

- LU 3.6: Require the mitigation or remediation of potentially hazardous conditions in the City.

Economic Development 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.

- ED 1.4: Encourage high quality mixed-use development in underutilized commercial and industrial areas where it will improve the City's tax base and image.
- ED 1.5: Support regional-serving commercial development at key focus areas – Artesia Boulevard Corridor and the areas around the three intersections along Rosecrans Avenue at Van Ness, Western and Normandie.

Public Safety Goal 4: Protect public health, safety, and the environment from exposure to hazardous materials and other dangers.

The sales and construction of stormwater conveyance and drainage will facilitate the clean-up efforts on the adjacent Gardena Sumps site and would ultimately assist in making the redevelopment of the Gardena Sumps into a mixed-use commercial/industrial center possible. The construction of stormwater conveyance and drainage is a part of the Final RAP approved by DTSC.

RECOMMENDATION

Staff recommends that the Planning and Environmental Quality Commission:

- 1) Receive public comments; and
- 2) Adopt Resolution No. PC 8-26 determining that the proposed sale of parcels AIN 6106-036-902 and 6106-036-905 by Los Angeles County Public Works to Atlantic Richfield Company to allow for construction of an engineered cover over the Haach and Cooper Sumps, perimeter vapor control and treatment system, and perimeter storm water drainage is an allowed use within the Official (O) zone and in conformance with the City of Gardena General Plan, and that such determination is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines.

ATTACHMENTS

Attachment No. 1 – Resolution No. PC 8-26

Attachment No. 2 - Los Angeles County Public Works Department Letter

RESOLUTION NO. PC 8-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA DETERMINING THAT THE PROPOSED SALE OF PARCELS AIN 6106-036-902 AND 6106-036-905 BY LOS ANGELES COUNTY PUBLIC WORKS TO ATLANTIC RICHFIELD COMPANY TO ALLOW FOR CONSTRUCTION OF AN ENGINEERED COVER OVER THE HAACH AND COOPER SUMPS, PERIMETER VAPOR CONTROL AND TREATMENT SYSTEM, AND PERIMETER STORM WATER DRAINAGE IS AN ALLOWED USE WITHIN THE OFFICIAL (O) ZONE AND IN CONFORMANCE WITH THE CITY OF GARDENA GENERAL PLAN

WHEREAS, California Government Code Section 65402 requires that the Planning and Environmental Quality Commission review Los Angeles County's disposition/sales of property located within the City of Gardena for conformity with the City's adopted General Plan; and

WHEREAS, the Planning and Environmental Quality Commission's review is intended to assure that disposition/sales of the parcels are consistent with the City's long-range objectives; and

WHEREAS, the subject properties are AIN 6106-036-902 and 6106-036-905, located in the Southwest corner of Artesia Boulevard and Normandie Avenue; and

WHEREAS, the properties are needed to allow for the construction of stormwater conveyance and drainage that will facilitate the clean-up efforts on the adjacent Gardena Sumps site and would ultimately assist in making the redevelopment of the Gardena Sumps into a mixed-use commercial/industrial center possible. The construction of stormwater conveyance and drainage is a part of the Final RAP approved by DTSC; and

WHEREAS, the transfer of the properties from Los Angeles County Public Works to Atlantic Richfield Company is consistent with the following goals and policies of the Gardena General Plan:

Land Use Goal 3: Provide high quality, attractive and well-maintained commercial industrial, and public environments that enhance the image and vitality of the City.

- *LU 3.5: New commercial and industrial developments shall meet or exceed local and state requirements pertaining to noise, air, water, seismic safety and any other applicable environmental regulations.*
- *LU 3.6: Require the mitigation or remediation of potentially hazardous conditions in the City.*

Economic Development 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.

July 7, 2026
Page 2 of 3

- *ED 1.4: Encourage high quality mixed-use development in underutilized commercial and industrial areas where it will improve the City's tax base and image.*
- *ED 1.5: Support regional-serving commercial development at key focus areas – Artesia Boulevard Corridor and the areas around the three intersections along Rosecrans Avenue at Van Ness, Western and Normandie.*

Public Safety Goal 4: Protect public health, safety, and the environment from exposure to hazardous materials and other dangers.

WHEREAS, based on review of the State California Environmental Quality Act (CEQA) Guidelines, the Planning and Environmental Quality Commission finds and determines that the General Conformance determination 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 disposition/sales of the subject parcels would not result in physical change in the environment; and

WHEREAS, 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 herein in full.

SECTION NO. 2. Based on all evidence presented herein, the Planning and Environmental Quality Commission determines that the sale of parcels AIN 6106-036-902 and 6106-036-905 by Los Angeles County Public Works to Atlantic Richfield Company to allow for construction of an engineered cover over the Haach and Cooper Sumps, perimeter vapor control and treatment system, and perimeter storm water drainage is an allowed use within the Official (O) zone and in conformance with the City of Gardena General Plan.

SECTION NO. 3. CEQA. Pursuant to the State California Environmental Quality Act (CEQA) Guidelines, the Planning Commission finds and determines that this determination 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.

July 7, 2026
Page 3 of 3

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.

PASSED, APPROVED, AND ADOPTED this 7th day of July 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 7th day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 24, 2026

IN REPLY PLEASE
REFER TO FILE:

Ms. JoAnne Burns
City of Gardena
1800 West 162nd Street
Gardena, CA 90247

Sent via email

Subject: Submittal of Development Application (AIN:6106-036-902 and 905)
Gardena Sumps, Gardena, California

Dear Ms. Burns:

This letter is in response to our meeting on 7 May 2026 with the City of Gardena, Los Angeles County of Public Works (LACPW), Atlantic Richfield Company (Atlantic Richfield) and Geosyntec Consultants, Inc. (Geosyntec) to discuss sale of parcels AIN 6106-036-902 and 6106-036-905 (LACPW Parcels) from the LACPW to Atlantic Richfield as part of the Gardena Sumps Remedial Action Plan. The City requested submittal of a development application from LACPW to describe the proposed use of the property upon transfer to Atlantic Richfield.

Stormwater conveyance and drainage will be constructed by Atlantic Richfield on the LACPW Parcels to facilitate drainage of collected stormwater from the engineered cover over the adjacent Haack and Cooper Sumps. The Department of Toxic Substances Control (DTSC) approved Gardena Sumps Remedial Action Plan which includes construction of an engineered cover over the adjacent Haack Sump and Cooper Sump and the engineered cover includes construction of perimeter vapor control and treatment system and perimeter stormwater drainage. The City of Gardena stated their support for this project in a letter to the DTSC dated 30 June 2020.

The construction of the engineered cover is approved by the DTSC, and the engineered cover was determined to have a Negative Declaration based on the attached California Environmental Quality Act (CEQA) Notice of Determination (Attachment A).

Ms. JoAnne Burns
June 24, 2026
Page 2

Based on discussion with the City of Gardena, review of the City of Gardena Development Application and the CEQA Notice of Determination, the following documents were considered appropriate for submittal:

- Property legal description (Attachment B)
- City of Gardena development application (Attachment C)
- Project description (Attachment C)
- Parcel map including proposed stormwater structures (Attachment C)

Based on our understanding, the proposed use of the LACPW Parcels as stormwater conveyance will be utilized in accordance with the City of Gardena's requirements for Zone O of the General Plan.

If you have any questions, please feel free to contact me at (626) 458-7071 or Ms. Lisa Hall at (909) 259-9130.

Sincerely,

David Azucena
Los Angeles County of Public Works (LACPW)

CC: Maria Santiago – LACPW
Olivia Moreno - LACPW
Steve Ferry – Atlantic Richfield
Wade Melton – Atlantic Richfield
Lisa Hall – Geosyntec
Cory Russell – Geosyntec
Kelly Brown – Stantec

Attachments:

Attachment A – CEQA Notice of Declaration
Attachment B – Legal Description of Property
Attachment C – Development Application Forms

ATTACHMENT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE
PUBLIC RESOURCES CODE

Project Title: Draft Final Remedial Action Plan, Gardena Sumps

State Clearinghouse No.: 2022020305

Project Location: Southwest corner of Artesia Boulevard and Normandie Avenue, Gardena, California 90248

County: Los Angeles

Project Description: The Department of Toxic Substances Control (DTSC), pursuant to authority granted under Chapter 6.8, Division 20, section 25300 et seq approved a Remedial Action Plan (RAP) for the Gardena Sumps Site (Site). The Site is approximately 6.48 acres of mixed-use development (i.e., residential and commercial) and primarily consists of two properties, the Cooper property and the Haack property. The Cooper property comprises two large sumps (referred to as the "Cooper North" and "Cooper South" sumps). The Haack property contains one modified sump (referred to as the "Haack sump") and the "Haack Rework Area," which was a mixed sludge-soil area south of the Haack sump. The Haack Rework Area encroaches onto the extreme northern portions of the two easternmost residential lots. Commercial property is located west of the Haack sump, and four residential properties are located south of the commercial property and the Haack sump.

The RAP proposes excavating the Haack Rework Area and a portion of sludge overflow along the eastern perimeter of the Cooper Sumps and consolidating the materials above the Cooper North and South Sumps. A multi-layer, engineered geosynthetic cap consisting of a stabilization layer, foundation layer, low-hydraulic conductivity layer, and erosion resistance layer would be constructed above the sumps. A vapor control and monitoring system would be installed beneath the cap and around the sumps, and existing groundwater monitoring and long-term inspection and maintenance would continue at the Site.

Activities associated with the remedial actions would occur over an approximately 23-week period.

As Lead Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on June 17, 2022, and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA by DTSC.

This is to certify that the final environmental document and the record of project approval are available to the public at the following locations:

DTSC File Room

Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5300 (call for appointment)

DTSC website:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19490135

Nicholas Ta
Contact Person Name

Project Manager
Contact Person Title

714-484-5381
Phone #



Branch Chief Signature

June 17, 2022

Date

A. Edward Morelan, PG, CEG
Branch Chief Name

Branch Chief
Branch Chief Title

714-484-3544
Phone #

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR:

ATTACHMENT B



AIN: 6106-036-902³

Situs Address:

Use Type:

Other Property Type

Parcel Type:

Government Owned, Exempt

Tax Rate Area:

00574

Parcel Status:

ACTIVE

Create Date:

Delete Date:

Tax Status:

EXEMPT

Year Defaulted:

Exemption:

None

Misfortune & Calamity

Status:

N/A

Building & Land Overview

Use Code: 8800

of Units:

Design Type:

Beds/Baths: /

Quality Class:

Building SqFt: 0

Year Built:

Effective Year:

Land SqFt:



[Parcel Map](#) / [Map Index](#)

	2026 Roll Preparation	2025 Current Roll	RC	Year	1975 Base Value
Land	\$ 0	\$ 0	0	0	\$ 0
Improvements	\$ 0	\$ 0	0	0	\$ 0
Total	\$ 0	\$ 0			\$ 0

Assessor's Responsible Division

District: South District Office

Region: 26

Cluster: 26815 HAW/GARD/REDOND

[South District Office](#)

1401 E. Willow St.

Signal Hill, CA 90755

Phone: (562) 256-1701

Toll Free: 1 (888) 807-2111

M-F 8:00 am to 5:00 pm



Esri Community Maps Contributors, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of La... Powered by Esri



Building and Land Characteristics

Land Information

Use Code = 8800 (Other Property Type)

Total SqFt(PDB):		Sewers:		Corner Lot:		Zoning:	(Refer
Usable SqFt:	0	Flight Path:		Golf Front:			Issuing
Acres:		X-Traffic:		Horse Lot:			Agency)
Land W' x D':	0 x 0	Freeway:		View:		Code Split:	
						Impairment:	None

Situs Address:

Legal Description *(for assessment purposes):*

MCDONALD TRACT SAN PEDRO RO LOT COM AT INTERSECTION OF W LINE OF S P R R R/W WITH S LINE OF ARTESIA BLVD PER CSB638 TH S ON SD W LINE 93.86 FT TH W TO A LINE PARALLEL WITH AND DIST W AT R/A 15 FT FROM SD W LINE TH N 1~~6~~40' E TO SD S LINE TH E THEREON TO BEG PART OF LOT 101

Use Code: 8800 (Other Property Type)

8 = Miscellaneous

8 = Government Owned Property

0 = Unused or Unknown Code (No Meaning)

0 = Unused or Unknown Code (No Meaning)

Building Information

SUBPART:

Design

Type:

of Units:

Beds/Baths: /

Building 0

SqFt:

Year Built:

Effective Year:

Depreciation:

RCN Other: \$ 0

RCN Other \$ 0

Trended:

Design Type:

=

=

Quality
Class:

Year
Change:

=

=

SUMMARY: Total

of Units: 0
Bed/Baths: 0/0
Building 0
SqFt:
Avg 0
SqFt/Unit:

> **Quality Class:** Defines the Construction Type, Quality Range, and Shape Class. For Example: D7.5C (Construction Type = 'D', Quality Range = '7.5', Shape Class='C')

< Events History

OWNERSHIP PARCEL CHANGE

☐ Show Re-Assessable Only

	Recording Date	Seq.#	Re-Assessed	Doc #	OC1	OC2	Doc Type	Doc Reason	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
>	09/12/1983	50	No	1065191	3	7	A	S	1	00%-0	1	\$ 9	0

▼ Assessment History

☒ Hide Inactive Rolls

☐ Show All:

Showing 1 to 1 of 1 entries

Roll Detail

Bill Number	Bill Type	Bill Status	Date Created	Date To Auditor	Recording Date	Seq #	Doc #	DocType	Doc Reason	OC1	OC2	%	Total Value
> 226-PSEG					09/12/1983	50	1065191	A	S	3	7	00%-0	\$ 0

Rows per page 10 ▼

<

1

>





6106-036-905



AIN: 6106-036-905 0

Situs Address:

Use Type:

Other Property Type

Parcel Type:

Government Owned, Exempt

Tax Rate Area:

00574

Parcel Status:

ACTIVE

Create Date:

Delete Date:

Tax Status:

EXEMPT

Year Defaulted:

Exemption:

None

Misfortune & Calamity

Status:

N/A

Building & Land Overview

Use Code: 8800

of Units:

Design Type:

Beds/Baths: /

Quality Class:

Building SqFt: 0

Year Built:

Effective Year:

Land SqFt:



[Parcel Map](#) / [Map Index](#)

	2026 Roll Preparation	2025 Current Roll	RC	Year	1975 Base Value
Land	\$ 0	\$ 0	0	0	\$ 0
Improvements	\$ 0	\$ 0	0	0	\$ 0
Total	\$ 0	\$ 0			\$ 0

Assessor's Responsible Division

District: South District Office

Region: 26

Cluster: 26815 HAW/GARD/REDOND

[South District Office](#)

1401 E. Willow St.

Signal Hill, CA 90755

Phone: (562) 256-1701

Toll Free: 1 (888) 807-2111

M-F 8:00 am to 5:00 pm



Esri Community Maps Contributors, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of La... Powered by Esri

Building and Land Characteristics

Land Information

Use Code = 8800 (Other Property Type)

Total SqFt(PDB):		Sewers:		Corner Lot:		Zoning:	(Refer
Usable SqFt:	0	Flight Path:		Golf Front:			Issuing
Acres:		X-Traffic:		Horse Lot:			Agency)
Land W' x D':	0 x 0	Freeway:		View:		Code Split:	
						Impairment:	None

Situs Address:

Legal Description *(for assessment purposes):*

MCDONALD TRACT SAN PEDRO RANCHO 5.22 MORE OR LESS ACS COM N ON W LINE OF LOT 101,605.41 FT FROM SW COR OF SD LOT TH E 996.12 FT TH N 1¢40' E TO S LINE OF LAND DESC IN DOC NO 2159 8-10-56 TO STATE OF CALIF TH W THEREON TO A LINE PARALLEL WITH AND DIST W AT R/A 15 FT FROM W LINE OF S P R R R/W TH S ON SD PARALLEL LINE TO N LINE OF LAND DESC IN DOC NO 1812 3-27-53 TO L A CO FLOOD CONTROL DIST TH W THEREON AND S ON W LINE OF LAND DESC IN SD DOC NO 1812 TO N LINE OF DOMINGUEZ CHANNEL PER FM11671-7 TH N 89¢25'07" W TO W LINE OF SD LOT TH S THEREON TO BEG PART OF LOT 101

Use Code: 8800 (Other Property Type)

8 = Miscellaneous

8 = Government Owned Property

0 = Unused or Unknown Code (No Meaning)

0 = Unused or Unknown Code (No Meaning)

Building Information

SUBPART:

of Units:
Beds/Baths: /

Year Built:
Effective Year:

RCN Other: \$ 0

Design Type:

Design
Type:
Quality
Class:

Building 0
SqFt:

Depreciation:

RCN Other \$ 0
Trended:
Year
Change:

=
=
=
=

SUMMARY: Total

of Units: 0
Bed/Baths: 0/0
Building 0
SqFt:
Avg 0
SqFt/Unit:



Quality Class: Defines the Construction Type, Quality Range, and Shape Class. For Example: D7.5C (Construction Type = 'D', Quality Range = '7.5', Shape Class='C')

▼ **Events History**

OWNERSHIP

PARCEL CHANGE



Show Re-Assessable Only

Recording Date	Seq.#	Re-Assessed	Doc #	OC1	OC2	Doc Type	Doc Reason	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
> 00/00/1965	50	Yes	0000000						00%-0		\$ 0	0

Rows per page 10 ▼



1



▼ Assessment History

☒ Hide Inactive Rolls

☐ Show All:

Showing 1 to 1 of 1 entries

Roll Detail

Bill Number	Bill Type	Bill Status	Date Created	Date To Auditor	Recording Date	Seq #	Doc #	DocType	Doc Reason	OC1	OC2	%	Total Value
>	226-PSEG				00/00/1965	50						00%-0	\$ 0



Rows per page 10 < 1 >

ATTACHMENT C

**DEPARTMENT of COMMUNITY DEVELOPMENT**1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

Development Application

TO BE COMPLETED BY CITY

Date _____	Case _____
Filed _____	No(s) _____
Accepted _____	
By _____	
Receipt _____	
No. _____	Zone _____
Env. Asst. _____	General Plan _____
No. _____	Designation _____

Project Address 1440 W Artesia Blvd, Gardena, CA 92047	
Book/Parcel No.(s) 6106-036-905	Land Area 6,027 square feet
Legal Owner LA County Flood Control District	Phone No. 626-458-4304
Address 900 S. Fremont Ave, Alhambra, CA 91803	Email info@dpw.lacounty.gov
Applicant Name(s) LA County Department of Public Works	Phone No. 626-458-7071
Address 900 S. Fremont Ave, Alhambra, CA 91803	Email DAzucena@dpw.lacounty.gov
Applicant's Rep. Name David Azucena	Phone No. 626-458-7071
Address 900 S. Fremont Ave, Alhambra, CA 91803	Email DAzucena@dpw.lacounty.gov

1. TYPE OF DEVELOPMENT

- ☐ CONDITIONAL USE PERMIT
☐ MERGERS/LOT LINE
ADJUSTMENT
☐ PARCEL MAP

- ☐ SITE PLAN REVIEW
☐ TRACT MAP
☐ VARIANCE

- ☐ ZONE CHANGE
☐ ADMINISTRATIVE
ADJUSTMENTS
☒ OTHER: Property Transfer/Sale

2. PROJECT DESCRIPTION/REQUEST (Describe on additional sheets and attach to this form)**3. AUTHORIZATION** (Names/signatures of all persons having an interest in the property whose consent is required to authorize filing of this application)

Legal Owner Name Los Angeles County Public Works	Name David Azucena	Name
Address 900 S. Fremont Ave, Alhambra, CA 91803	Address 900 S. Fremont Ave, Alhambra, CA 91803	Address
Signature	Signature	Signature

C:\GEO-ACC\CD\GEO\SYNTEC\ATLANTIC RICHFIELD_GARDENA SUMPS\PROJECT FILES\PROJECT FILES\CAD\02_PERMIT SET\FIG\SC0467D.02 (PROPERTY TO BE RENTED-PURCHASED) - Last Saved By:

