



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, August 18, 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 July 7, 2026.**
- 4.B. **Planning and Environmental Quality Commission Approval of Minutes for July 21, 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. MODIFICATION TO AMEND SITE PLAN REVIEW #1-19 AND REQUEST TO APPROVE ADMINISTRATIVE ADJUSTMENT (AA#3-26) AND ENVIRONMENTAL ASSESSMENT (EA#7-26) TO ALLOW FOR A 15% REDUCTION IN THE REQUIRED GUEST PARKING SPACES AND RECONFIGURE THE SHARED RESIDENTIAL AND GUEST PARKING WITHIN THE EXISTING 113-UNIT TOWNHOME DEVELOPMENT AT 2129 ROSECRANS AVENUE PER SECTION 18.50.020.A OF THE GARDENA MUNICIPAL CODE.

A request from Samantha Merchant (Representative on behalf of the Board of Directors of the Rosecrans Place Homeowners Association) to amend Site Plan Review #1-19 and to approve an Administrative Adjustment (AA#3-26); and Environmental Assessment (EA #7-26) to allow for a 15% reduction in the required guest parking spaces and reconfigure the shared residential and guest parking spaces within the existing 113-unit townhomes development per Section 18.50.020.A of the Gardena Municipal Code. The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 –in-fill development project).

Staff Recommendation: Conduct the public hearing, receive testimony from the public, adopt Resolution No. PC 11-26, subject to the conditions of approval, and direct staff to file a notice of exemption.

7. OTHER ITEMS

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 7:00pm on Tuesday, September 1, 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: August 14, 2026

MINUTES

Regular PEQC Meeting of the Planning and Environmental Quality Commission

Tuesday, July 7, 2026

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

1. CALL MEETING TO ORDER

The meeting was called to order at 7:00 PM.

2. PLEDGE OF ALLEGIANCE

Chair Ronald Wright-Scherr led the Pledge of Allegiance.

3. ROLL CALL

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

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

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

4. APPROVAL OF MINUTES

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

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

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

Absent: Henderson and Langley

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

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

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

Absent: Henderson and Langley

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido, noted that no members of the public were present and no public comments were received via email.

6. PUBLIC HEARING ITEMS

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

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

7. OTHER ITEMS

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

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

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

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

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

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

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

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

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

STAFF RECOMMENDATION:

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

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

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

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

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

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

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

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

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

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

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

Absent: Henderson and Langley

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

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

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

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

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

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

10. ADJOURNMENT

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

APPROVED:

Respectfully submitted,

RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

By:

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commissior

MINUTES

Regular PEQC Meeting of the Planning and Environmental Quality Commission Tuesday, July 21, 2026

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order on July 21, 2026, 7:00 PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:02 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Stephan P. Langley led the Pledge of Allegiance.

3. ROLL CALL

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

4. APPROVAL OF MINUTES

No Items.

5. ORAL COMMUNICATIONS

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

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

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

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

6. PUBLIC HEARING ITEMS

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

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

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

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

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

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

STAFF RECOMMENDATION:

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

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

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

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

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

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

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

Assistant City Attorney Ivy Tsai provided clarification regarding the motion.

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

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

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

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

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

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

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

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

STAFF RECOMMENDATION:

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

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

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

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

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

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

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Commissioner Langley to Adopt Resolution No. PC 10-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 2-26; and Direct staff to file a Notice of Exemption:

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

Assistant City Attorney Ivy Tsai provided clarification regarding the motion.

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

7. OTHER ITEMS

No Items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

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

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

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

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

10. ADJOURNMENT

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

Respectfully submitted,

APPROVED:

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: August 18,
2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: MODIFICATION TO AMEND SITE PLAN REVIEW #1-19 AND REQUEST TO APPROVE ADMINISTRATIVE ADJUSTMENT (AA#3-26) AND ENVIRONMENTAL ASSESSMENT (EA#7-26) TO ALLOW FOR A 15% REDUCTION IN THE REQUIRED GUEST PARKING SPACES AND RECONFIGURE THE SHARED RESIDENTIAL AND GUEST PARKING WITHIN THE EXISTING 113-UNIT TOWNHOME DEVELOPMENT AT 2129 ROSECRANS AVENUE PER SECTION 18.50.020.A OF THE GARDENA MUNICIPAL CODE.

PROJECT DESCRIPTION:

A request to amend Site Plan Review #1-19 and to approve an Administrative Adjustment (AA#3-26); and Environmental Assessment (EA #7-26) to allow for a 15% reduction in the required guest parking spaces and reconfigure the shared residential and guest parking spaces within the existing 113-unit townhome development per Section 18.50.020.A of the Gardena Municipal Code.

Project Application: Samantha Merchant (Representative on behalf of the Board of Directors)

Project Location: 2129 Rosecrans Avenue (4061-028-049)

STAFF RECOMMENDATION:

Staff recommends holding a public hearing on the application to a modification to amend Site Plan Review #1-19, Administrative Adjustment #3-26, and Environmental Assessment #7-26.

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

[Staff Report](#)

[Attachment A- Project Plans](#)

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

MODIFICATION TO AMEND SITE PLAN REVIEW #1-19 AND REQUEST TO APPROVE ADMINISTRATIVE ADJUSTMENT (AA#3-26) AND ENVIRONMENTAL ASSESSMENT (EA#7-26) TO ALLOW FOR A 15% REDUCTION IN THE REQUIRED GUEST PARKING SPACES AND RECONFIGURE THE SHARED RESIDENTIAL AND GUEST PARKING WITHIN THE EXISTING 113-UNIT TOWNHOMES DEVELOPMENT AT 2129 ROSECRANS AVENUE PER SECTION 18.50.020.A OF THE GARDENA MUNICIPAL CODE.

AGENDA ITEM No. 6.A

DATE: August 18, 2026

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

FROM: Greg Tsujiuchi, Community Development Director

CASE PLANNER: Dayana Nava, Planning Assistant

APPLICANT: Samantha Merchant (Representative on behalf of the Board of Directors of the Rosecrans Place Homeowner's Association)

LOCATION: 2129 Rosecrans Avenue (4061-028-049)

REQUEST: To amend Site Plan Review #1-19, and to approve an Administrative Adjustment (AA#3-26); and Environmental Assessment (EA #7-26) to allow for a 15% reduction in the required guest parking spaces and reconfigure the shared residential and guest parking spaces within the existing 113-unit townhome development per Section 18.50.020.A of the Gardena Municipal Code.

ENVIRONMENTAL CONSIDERATION: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 –in-fill development project).

BACKGROUND/SETTING

The project site is bounded to the north and east by the General Industrial (M-2) zone, and to the west and south by General Commercial with Mixed-Use Overlay (C-3/MUO zone). (Figure 1: Vicinity/ Zoning Map). The property is zoned General Commercial (C-3) with a zoning overlay of Mixed-Use Overlay (MUO) (Table 1: Zoning and Land Use).

Figure 1: Vicinity/Zoning Map

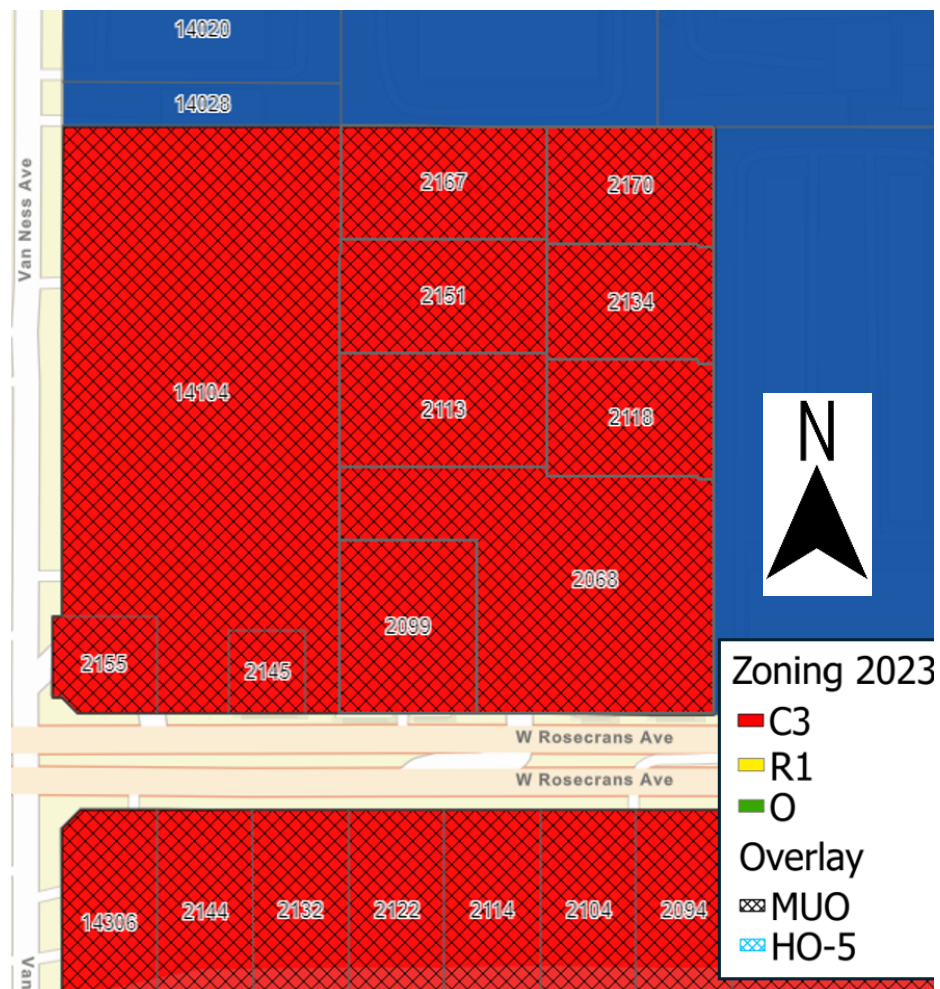


Table 1: Adjacent Zoning and Land use

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3/MUO	General Commercial/Mixed Use Overlay	Townhomes
North	M-2	Industrial	Manufacturing
South	C-3/MUO	General Commercial/Mixed use Overlay	Retail/Sales
East	M-2	Industrial	Self-storage/Truck rental/Vacant (U-Haul Site)
West	C-3/MUO	Industrial	Manufacturing

Previous Entitlements

The following is the entitlement history for the subject site:

Planning and Environmental Quality Commission Approval on August 4, 2020

- Site Plan Review (SPR #1-19) allowing the development of 113 townhomes, including 57 attached townhomes, 41 detached single-family units, and 15 attached live-work units;
- Variance (VAR #1-20) to install a front yard fence along the public sidewalk with no landscaping in between; and
- Vesting Tentative Tract Map (TTM#1-19; VTTM #82667) subdividing the property for 113 condominium units.
- Direct staff to file a Notice of Exemption for a Class 32 exemption pursuant to CEQA Guidelines section 15332 for an in-fill development project.

Planning and Environmental Quality Commission Approval on December 8, 2020

- First Modification of Site Plan Review (SPR#1-19) to modify the median improvements and Mitigation Monitoring and Reporting Program approved by Resolution No. PC 7-20.

PROJECT DESCRIPTION AND ANALYSIS

Samantha Merchant, representative on behalf of the Board of Directors of Rosecrans Place, submitted a request to amend Site Plan Review (SPR #1-19) and Administrative Adjustment #3-26 to reconfigure the shared residential and guest parking within a 113-unit townhome development on 5.46 gross acres. (Figure 2: Site Plan). The applicant is seeking to reconfigure the shared residential and guest parking and is also requesting an administrative adjustment to the off-street parking requirements to reduce the number of guest parking spaces onsite by 11 spaces. The site currently has a total of 69 guest parking spaces. According to the application, the requested administrative adjustment is necessary because it will accommodate the needs of the residents without unreasonably depriving the residents of the use or enjoyment of the property.

Per Gardena Municipal Code Section 18.19.060.J. and Chapter 18.40, a development of this size requires 295 parking spaces consisting of two (2) parking spaces per unit, one-half space per unit for guest parking, plus three (3) spaces for every 1,000 square feet of nonresidential square footage. The existing development currently meets this requirement.

The proposed parking space reconfiguration and guest parking count reduction includes reducing the number of fully dedicated guest parking spaces from 69 to 58, creating two (2) additional off-street parking spaces by restriping and reducing the length of over-sized parking spaces, and designating the 11 parking spaces deducted from the guest parking count as parking spaces available for the use of residents on a “first-come-first-serve” basis (shared between guests and residents).

Overall, the project site would provide a total of 297 parking spaces: 226 garage spaces (two per unit), 58 guest parking and 13 shared (guest and residents) parking spaces. Guest parking spaces are spread throughout the development in several locations: 20 spaces near the main entrance to serve the live-work units; 15 parallel parking spaces in the western part of the property at the end of the first driveway behind the entry gates; and the remainder spread throughout the community between residences and at the end of driveways. Four (4) accessible parking spaces are provided near the main entrance. The proposed layout of the off-street parking spaces is consistent with Gardena Municipal Code Section 18.19.070. Guest parking and shared parking are located throughout the development with various landscaping amenities.

Figure 2: Current Parking Site Plan

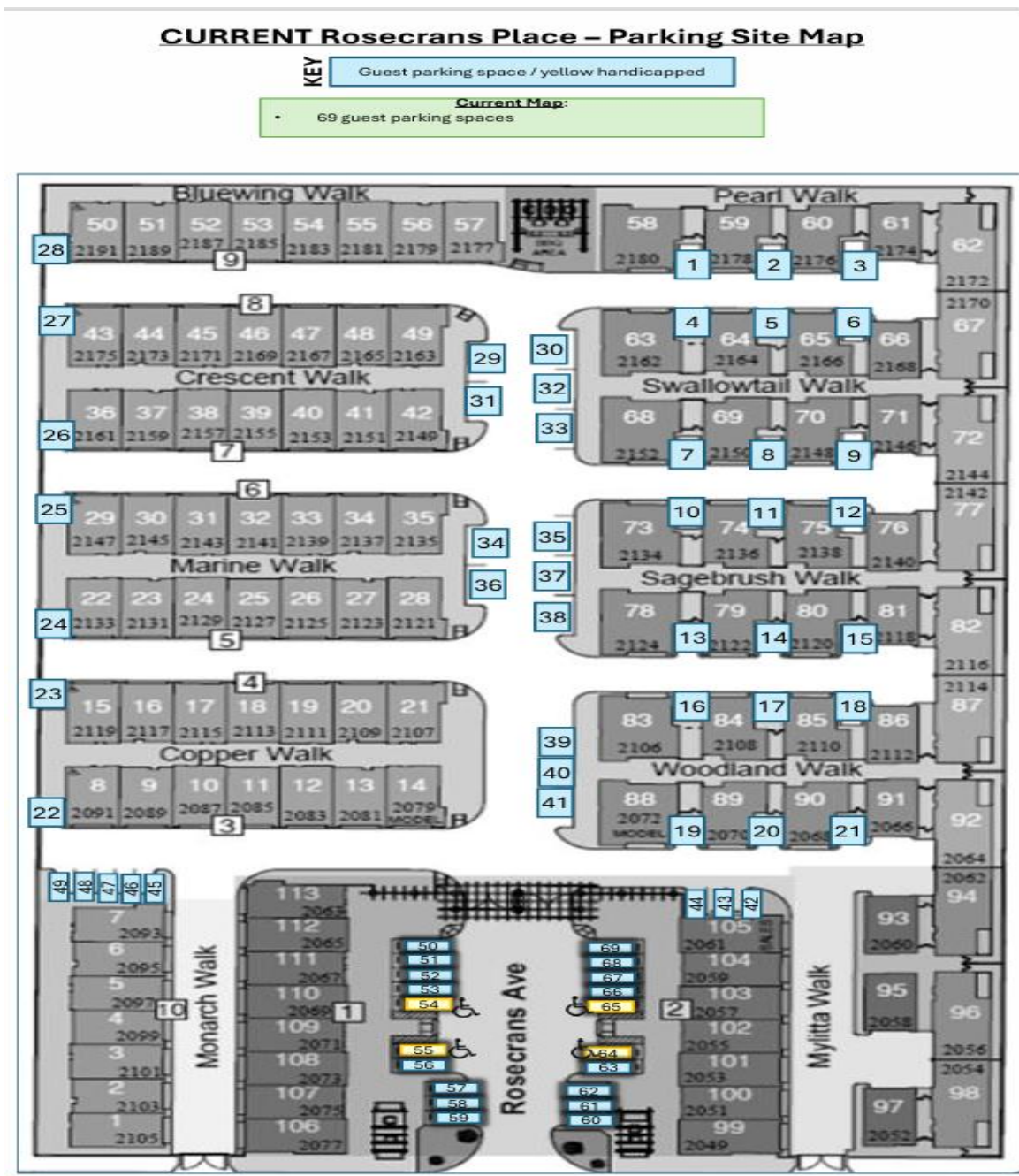


Figure 3: Proposed Parking Site Map

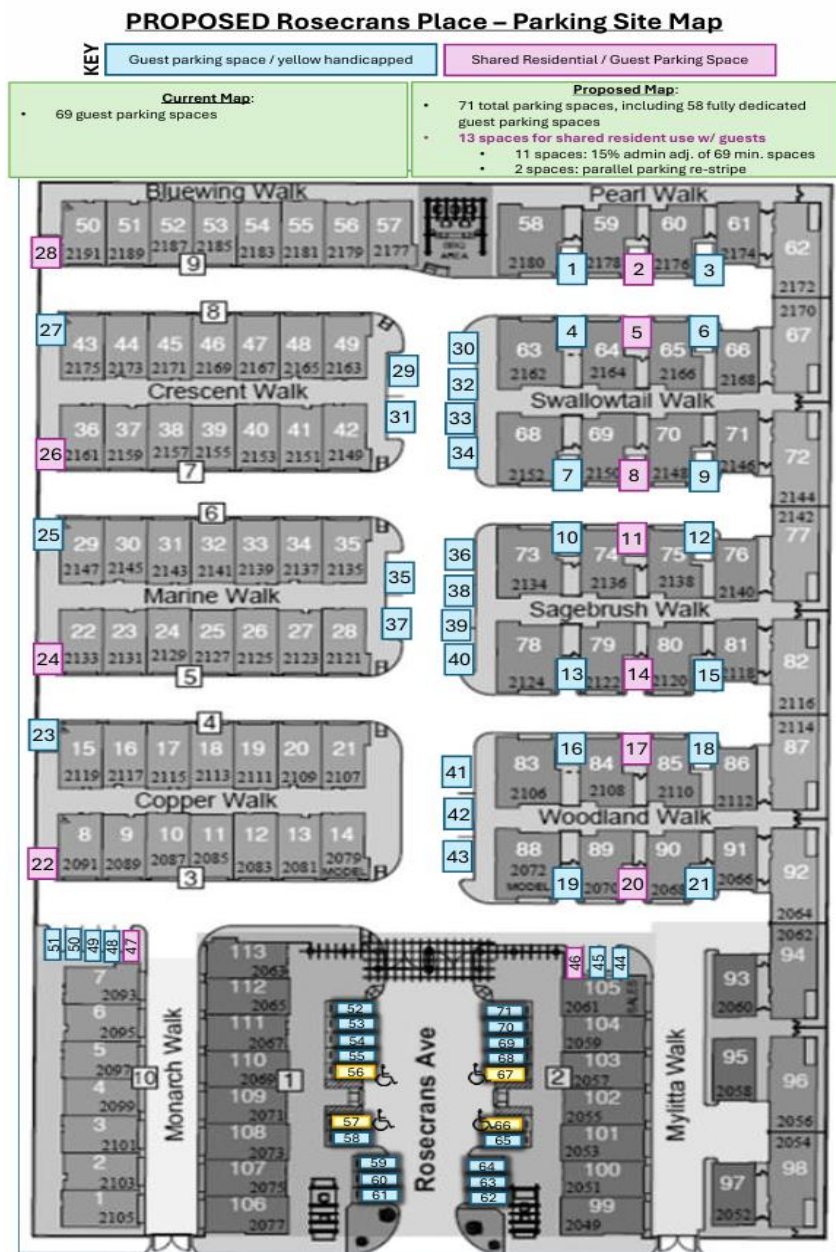
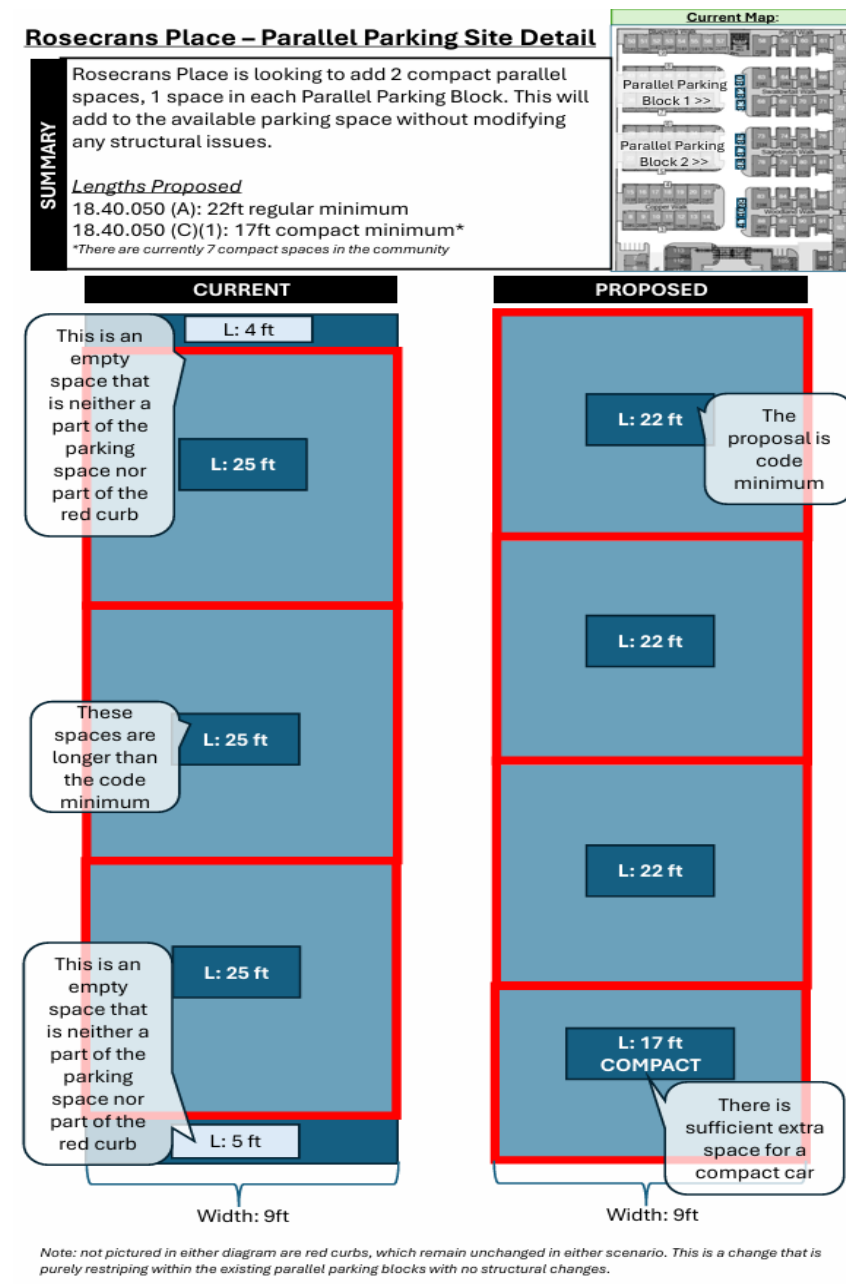


Figure 4: Rosecrans Place - Parallel Parking Site Plan



GENERAL PLAN CONSISTENCY

The property is zoned General Commercial (C-3) with Mixed-Use Overlay (MUO) and commercial General Plan land-use designation. The site is developed with multifamily residential townhomes with certain units designated as live-work units, consistent with City's Zoning Code and General Plan. The proposed project does not change the existing use of the property and is intended to provide additional off-street parking options for the property's residences who reside on site.

REQUIRED FINDINGS

SECOND MODIFICATION TO SPR #1 -19

In accordance with GMC Section 18.44.030, the Planning and Environmental Quality Commission must make the following specific findings to grant approval of the modification to the site plan review:

1. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with the applicable standards.

The project involves the reduction of 11 guest parking spaces and the creation of 2 additional parking spaces for the purpose of designating these parking spaces as shared residential and guest parking spaces. The site currently provides 295 parking spaces, but with the proposed restriping and reconfiguration, two new parking spaces will be gained, for a total of 297 spaces, including 58 dedicated guest parking spaces and 13 spaces for shared resident and guest parking use.

2. The development is consistent with the intent and general purpose of the general plan and provisions of this code. The proposed use is consistent with the City's General Plan.

The property is zoned General Commercial (C-3) with Mixed-Use Overlay (MUO) and commercial General Plan land-use designation. The proposed project does not change the existing use of the property and is intended to provide additional off-street parking options for the property's residences who reside on site.

3. The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development.

The proposed modification will not increase or change the demand for police, fire, or public infrastructure services in the surrounding area. Police protection services in the City are provided by the Gardena Police Department (GPD). GPD operates out of the

Civic Center located at 1718 West 162nd Street, located roughly 2.2 miles south of the project site.

The project site is within the GPD service area. Fire protection and emergency medical response services in the City are provided by the Los Angeles County Fire Department (LACFD). The project site is served by Fire Station No. 158 at 1650 West 162nd Street, located approximately 2.0 miles south of the site. Therefore, the City's current health and safety services and public infrastructure are sufficient to accommodate the project.

4. The project is compatible with the surrounding site and neighborhoods.

The property is zoned General Commercial (C-3) with Mixed-Use Overlay (MUO). The project site is bounded to the north and east by the industrial (M-2) zone, and to the west and south by the General Commercial and Mixed-Use Overlay (C-3/MUO) zone. The proposed project does not change the existing use of the property and is intended to provide additional off-street parking options for the property's residences who reside on site. Therefore, the project is compatible with the surrounding sites and neighborhoods.

5. The project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.

As set forth in the Environmental Consideration section below, the project is categorically exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15332 (Class 32 – in-fill development).

Administrative Adjustment #3-26

In accordance with GMC section 18.50.020.A, an administrative adjustment may be granted for changes to off-street parking and loading requirements, allowing a variance of up to 15%. These adjustments are subject to the review and approval of the Community Development Director. However, if the project involves the approval of another entitlement that requires Planning Commission approval, the request must be reviewed and approved by the Commission. The Applicant's proposal seeks to reconfigure the shared residential and guest parking and requests an administrative adjustment to the off-street parking requirements to reduce the amount of fully designated guest parking spaces. The Applicant proposes a reduction of fully designated guest parking spaces from 69 to 58, and the allocation of 11 parking spaces to be available for both residents and guests use, and the addition of 2 new shared parking spaces for a total of 71 parking spaces.

Specific facts have been provided by the Applicant to support the submittal of the administrative adjustment, in accordance with GMC Section 18.50.030. The following findings are required in order for the Planning and Environmental Quality Commission to

approve an administrative adjustment. The applicant's justification for the request is listed after findings A through C. Findings D and E pertain to whether the GMC allows for the proposal and if the project/use is consistent with the general plan.

A. There are special circumstances, practical difficulties, unnecessary hardships, or results inconsistent with the general purpose of the city's zoning provisions through the strict and literal interpretation and enforcement of the above provisions. Special circumstances include, but are not limited to, nonconforming lot sizes and properties previously developed to different development standards where there is no room for modification without substantial alteration or demolition of existing structures;

According to the submitted application, Rosecrans Place is uniquely among residential communities in Gardena. All parking outside individual garage at Rosecrans Place is designated guest parking, distributed in small clusters near the gate and interspersed throughout the community. The property exists within a primarily commercial district, meaning residents with vehicles that do not fit within their two-car garage have no nearby residential street parking and must cross a highly trafficked street to find alternative parking. The nearby building also includes an abandoned restaurant with documented safety concerns that make street parking and walking to the community at night hazardous.

The application states that third-party patrol data, which records every vehicle in the community daily, confirms that 60-80% of guest spaces remain unused on any given night when the parking rules are enforced. There is no room to add substantial additional parking for residents use without substantial alternation or demolition of existing structures. Compounding this constraint, the guest parking spaces are physically integrated into the site design such that each space sits immediately adjacent to a single attached unit, indistinguishable in appearance from a private driveway. This creates persistent confusion for guests regarding which spaces are actually available for guest use.

The application further states that this combination of factors- commercial district location with no adjacent residential street parking, guest parking spaces physically integrated into the site design and indistinguishable from private driveways, and third-party documented guest parking vacancy rates of 60-80% - presents circumstances the standard guest parking formula did not anticipate and that are specific to this specific to this property's design and location.

B. That the proposed adjustment would not be detrimental to the neighborhood or district in which the property is located.

According to the submitted application, the requested adjustment has no negative impact on the surrounding neighborhood. On the contrary, the adjustment is a net positive; unlike changes that risk displacing vehicles onto adjacent residential streets, this change brings vehicles currently displaced from Rosecrans Place back into the community. The property's location and site configuration mean any practical effect of this adjustment remains fully contained within Rosecrans Place. Total guest parking increases from 69 to 71 spaces through restriping of existing parallel stalls currently marked 25 feet to the code minimum of 22 feet. Third-party patrol records confirm guest spaces remain consistently available, including Christmas and New Year's holiday period, historically one of the community's highest-traffic windows for guest visits. The community further re-commits to prioritizing guests, with shared spaces available to residents

C. That the proposed adjustment is necessary in order that the applicant not be unreasonably deprived the use or enjoyment of his property.

According to the submitted application, without this adjustment, residents, particularly those with multigenerational households with elderly residents, are prohibited from using spaces that third-party patrol records show sit empty every night. This need is most acute during overnight hours, when vehicles that cannot be accommodated in the home's garage are most likely to require parking, and when guest demand is lowest. This forces residents to cross busy public streets to find parking elsewhere, including street parking in other neighborhoods, despite demonstrably available capacity within their own community. This is an unreasonable deprivation of the use and enjoyment of their property.

D. The proposed adjustment is consistent with Title 18 (Zoning).

GMC Section 18.50.020.A allows for an administrative adjustment of up to 15% for modifications to off-street parking and loading requirements provided that the request complies with the Building and Fire Codes. The proposed reconfiguration of the parking spaces will maintain Building and Fire Code compliance throughout the development. The parking lot striping and reconfiguration will require the Building Division's and Fire Department's separate review and approval.

E. The proposed adjustment is consistent with the general plan.

The project site is zoned C-3 with a mixed-use overlay. The General Plan land-use designation for the site is commercial. The site is developed with multifamily residential townhomes with certain units designated as live-work units, consistent with City's Zoning

Code and General Plan. The proposed adjustment will not change the zoning and general plan land-use designation of the site.

POTENTIAL CONDITIONS OF APPROVAL

If the Planning and Environmental Quality Commission determines that the required findings as set forth above are met by the evidence presented in order to approve the requested parking space reconfiguration and administrative adjustment to reduce the number of fully designated guest parking spaces to 58, staff is recommending the following conditions of approval be adopted as a part of the resolution:

1. No vehicle shall be parked on the same shared resident/guest parking space for longer than 24 consecutive hours.
2. No vehicle shall be parked on the same shared residential/guest parking space overnight, defined as the hours between 10 PM and 6 AM, for two or more consecutive nights.
3. The Rosecrans Place Homeowner's Association shall be solely responsible for regulating and monitoring the use of guest parking spaces and shared parking spaces.
4. The applicant shall provide the City with a revised draft of the Covenants, Conditions and Restrictions (CC&R's) and include changes reflecting the reduction of the 11 fully designated guest parking spaces and 13 shared parking spaces. The revised CC&Rs must be reviewed and approved by the City Attorney's office prior to recordation. The applicant shall be responsible for paying any additional fees incurred in the review of the CC&Rs.
5. The applicant shall restripe the parking lot/spaces in accordance with the size and dimension specifications in GMC Section 18.40.050. Locations shall be in accordance with the approved site plan.
6. The 13 shared parking spaces designated for guest and resident use shall not be utilized for resident overnight parking until the building permit is finalized and the revised CC&Rs are recorded.

ENVIRONMENTAL CONSIDERATION (EA #7-26)

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332, In-fill Development Project, the project is consistent with applicable general plan policies, and also consistent with

applicable requirements of the City's zoning ordinance. The project is within City limits, on a site less than five acres, and surrounded by urban uses. The site has no value as a habitat for endangered, rare, or threatened species. The project site is able to be served by all required utilities and public services. Therefore, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality.

The proposed project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact.

Therefore, the proposed project is categorically exempt from CEQA. This exemption is consistent with the modification to Site Plan Review and Administrative Adjustment

NOTICING

The public hearing notice was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on August 6, 2026. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommends holding a public hearing on the application for Modification Site Plan Review #1-19; Environmental Assessment #7-26, where the Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and
- 3) Either:
 - Approve the 2nd Modification/Amendment to Site Plan Review #1-19 and Administrative Adjustment #3-26, and direct staff to prepare an approval resolution for consideration at the next Planning and Environmental Quality Commission meeting; or
 - Deny the 2nd Modification/Amendment to Site Plan Review #1-19 and Administrative Adjustment #3-26 and direct staff to prepare a denial resolution for consideration at the next Planning and Environmental Quality Commission meeting; or
 - Provide direction to the applicant and continue the public hearing to a certain date.

ATTACHMENTS

A. - Project Plans

PROPOSED Rosecrans Place – Parking Site Map

KEY

Guest parking space / yellow handicapped

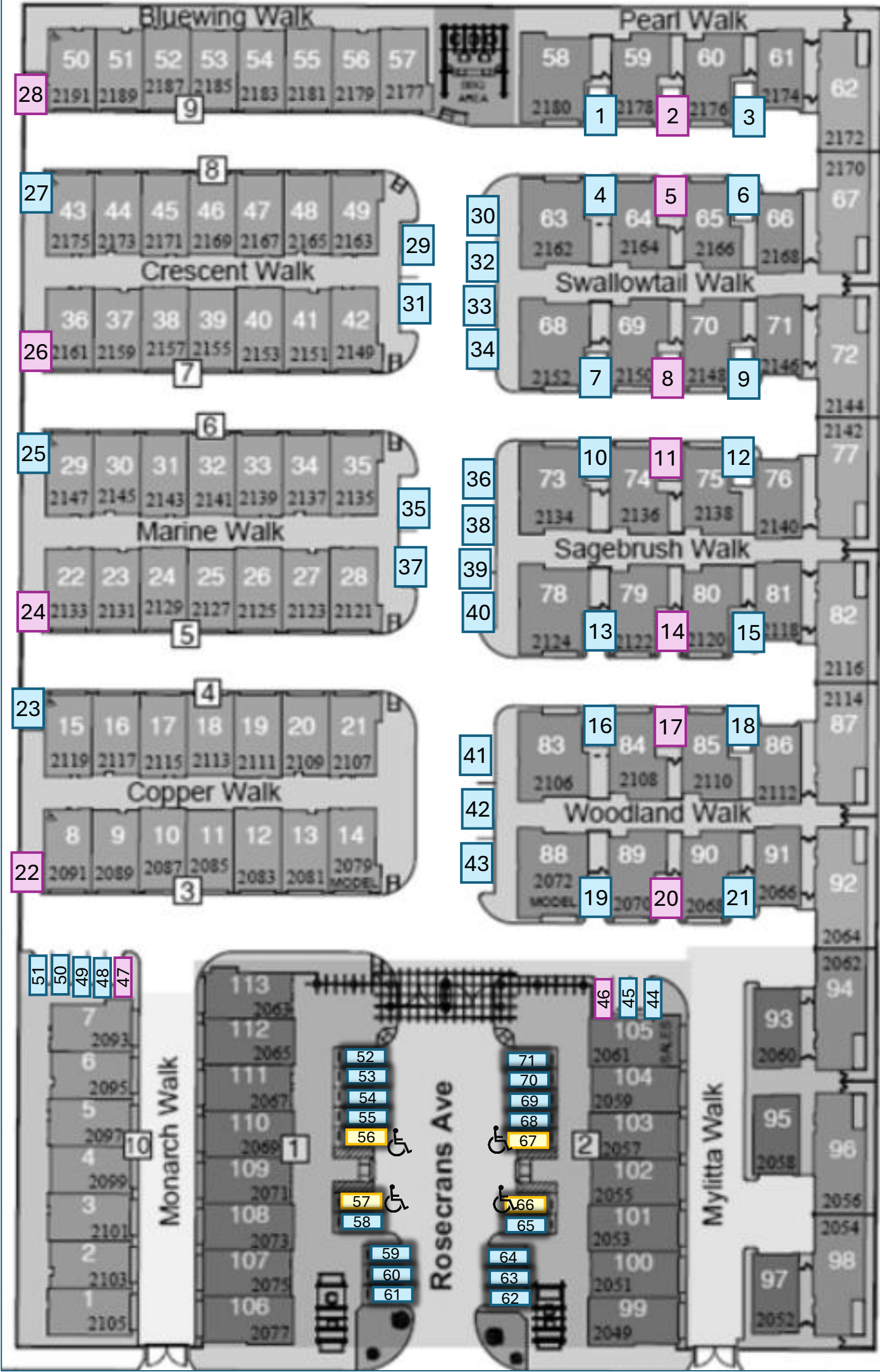
Shared Residential / Guest Parking Space

Current Map:

- 69 guest parking spaces

Proposed Map:

- 71 total parking spaces, including 58 fully dedicated guest parking spaces
- 13 spaces for shared resident use w/ guests
 - 11 spaces: 15% admin adj. of 69 min. spaces
 - 2 spaces: parallel parking re-stripe



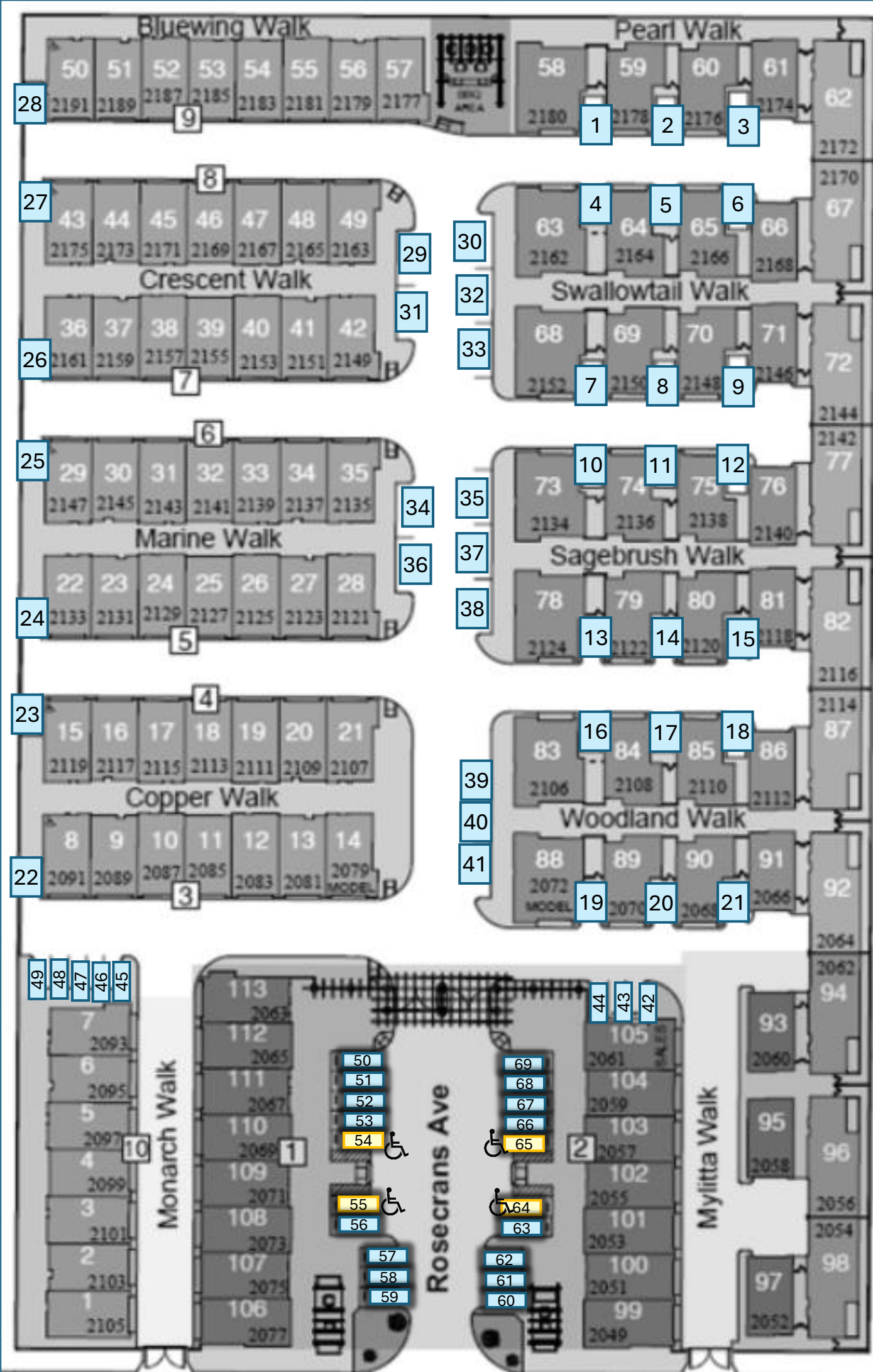
CURRENT Rosecrans Place – Parking Site Map

KEY

Guest parking space / yellow handicapped

Current Map:

- 69 guest parking spaces



Rosecrans Place – Parallel Parking Site Detail

SUMMARY

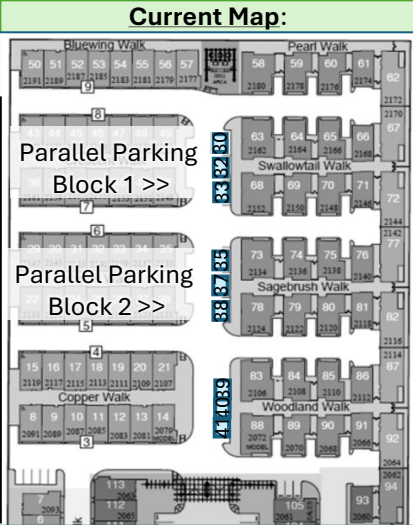
Rosecrans Place is looking to add 2 compact parallel spaces, 1 space in each Parallel Parking Block. This will add to the available parking space without modifying any structural issues.

Lengths Proposed

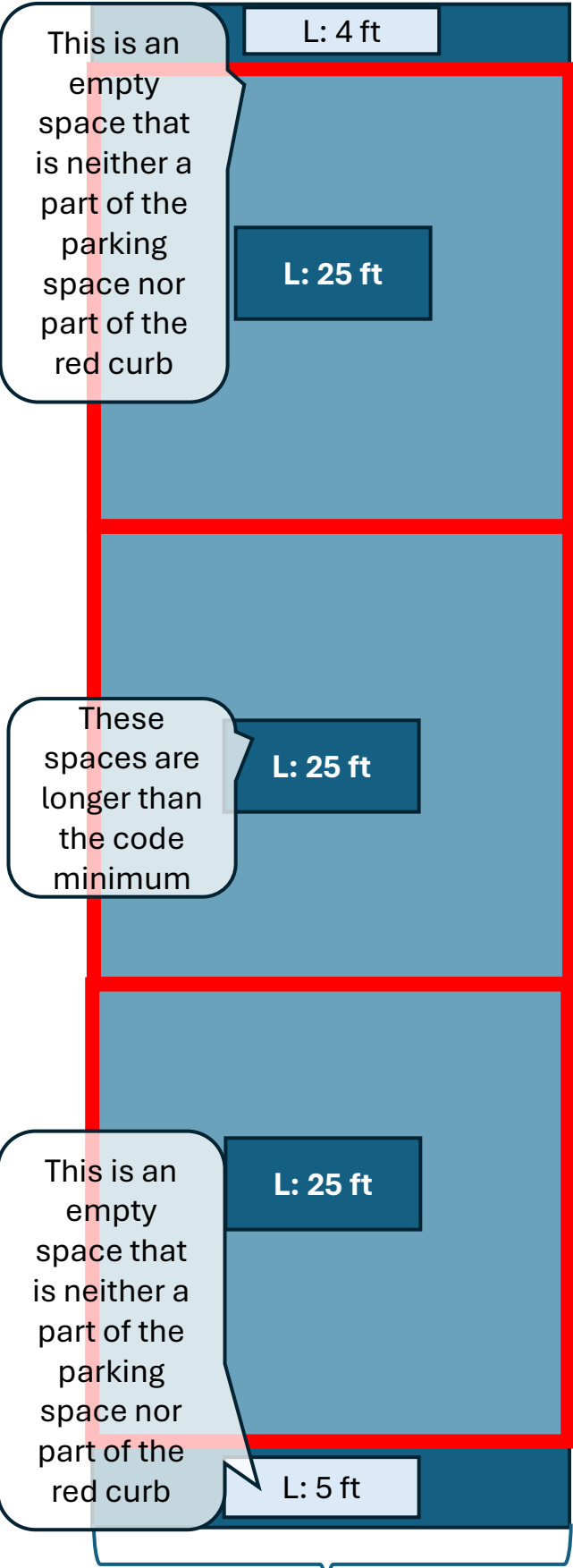
18.40.050 (A): 22ft regular minimum

18.40.050 (C)(1): 17ft compact minimum*

**There are currently 7 compact spaces in the community*



CURRENT

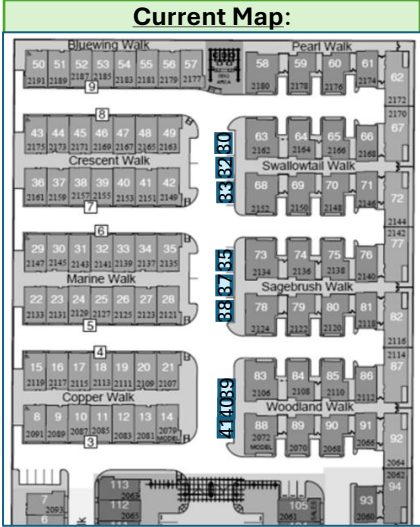


PROPOSED

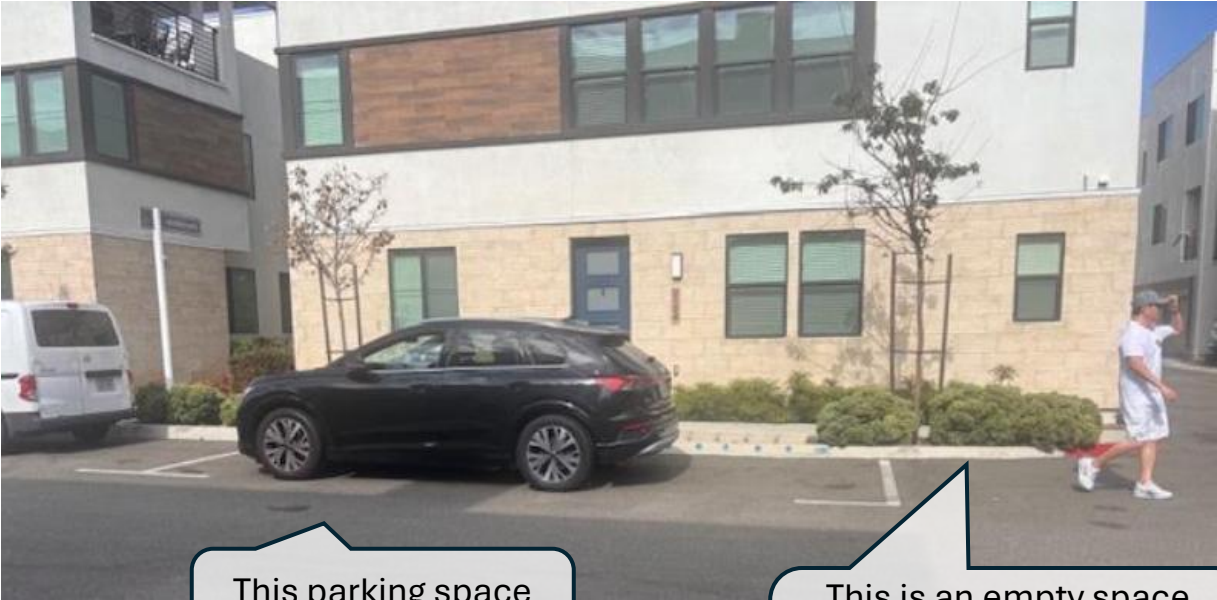


Note: not pictured in either diagram are red curbs, which remain unchanged in either scenario. This is a change that is purely restriping within the existing parallel parking blocks with no structural changes.

Rosecrans Place – Parallel Parking Site Detail



This SUV is parked in a parallel spot in Parking Block 2. The parking space is 25ft long, well more than the code minimum.



This parking space is 25ft long

This is an empty space that is neither a part of the parking space nor part of the red curb

Note: not pictured in either diagram are red curbs, which remain unchanged in either scenario. This is a change that is purely restriping within the existing parallel parking blocks with no structural changes.