PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, September 1, 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

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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

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. CONSENT

6.A. ADOPTION OF RESOLUTION NO. PC 11-26 AND CONDITIONS OF APPROVAL TO APPROVE THE MODIFICATION TO AMEND SITE PLAN REVIEW #1-19, ADMINISTRATIVE ADJUSTMENT #3-26, AND ENVIRONMENTAL ASSESSMENT #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. FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15332 (CLASS 32 – FOR AN INFILL DEVELOPMENT PROJECT)

7. 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.

7.A. CONSIDERATION OF ENVIRONMENTAL ASSESSMENT #8-26; ADMINISTRATIVE ADJUSTMENT #3-26; CONDITIONAL USE PERMIT #4-24; TO OPERATE A RELIGIOUS FACILITY AND TO ALLOW A 6% REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES WITHIN AN EXISTING 15,456 SQUARE-FOOT BUILDING LOCATED IN THE GENERAL COMMERCIAL ZONE (C-3) AT 1045 REDONDO BEACH BOULEVARD

A request from Mario A. Hodge (representative on behalf of City of Refuge) for a conditional use permit to operate a new religious facility in Suites 100-140 within an existing 15,456 square-foot building space located in General Commercial Zone (C-3) zone. The applicant is also requesting an administrative adjustment to the off-street parking requirements, seeking a 6% reduction in the number of required spaces (from 577 to 544 spaces) 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 15301 (Class 1- Existing Facilities).

Staff Recommendation: Conduct the public hearing, receive testimony from the public, and either:
a) approve the application; or
b) deny the application; or
c) provide direction to the applicant and continue the public hearing.

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 15, 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 28, 2026

City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6A.
Section: OTHER ITEMS
Meeting Date: September 1, 2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: ADOPTION OF RESOLUTION NO. PC 11-26 AND CONDITIONS OF APPROVAL TO APPROVE THE MODIFICATION TO AMEND SITE PLAN REVIEW #1-19, ADMINISTRATIVE ADJUSTMENT #3-26, AND ENVIRONMENTAL ASSESSMENT #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. FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15332 (CLASS 32 – FOR AN INFILL DEVELOPMENT PROJECT)

PROJECT DESCRIPTION:

Staff Recommendation: Adopt Resolution No. PC 11-26 and Conditions of Approval.

STAFF RECOMMENDATION:

On August 18, 2026, The Planning and Environmental Quality Commission approved the 2nd Modification/Amendment to Site Plan Review #1-19 and Administrative Adjustment #3-26, and directed staff to prepare an approval resolution for consideration.

Staff respectfully recommends that Planning and Environmental Quality Commission Adopt Resolution No. PC. 11-26 and Conditions of Approval, finding that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 (Class 32 - Infill development project).

APPROVED:



Greg Tsujiuchi, Community Development Director

Attachments

Resolution No. PC. #11-26.pdf
Attachment A- Project Plans.pdf
Attachment B - Conditions of Approval

RESOLUTION NO. PC 11-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING A MODIFICATION TO SITE PLAN REVIEW (SPR#1-19), 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 WITHIN THE EXISTING 113-UNIT TOWNHOME DEVELOPMENT AT 2129 ROSECRANS AVENUE PER SECTION 18.50.020.A OF THE GARDENA MUNICIPAL CODE, AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15332 (CLASS 32 – FOR AN IN-FILL DEVELOPMENT PROJECT)

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

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

SECTION 1. RECITALS

A. On June 29, 2026, Applicant Samantha Merchant (Representative on behalf of the Board of Directors), submitted an application for amending Site Plan Review (SPR) 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 (the "Project") at 2129 Rosecrans Avenue (the "Subject Property"); and

B. The General Plan Land Use designation of the Subject Property is Commercial/Mixed Use Overlay, and

C. The Subject Property is bounded by the north side of Rosecrans Avenue between Van Ness Avenue to the west and Gramercy Place to the east.

D. On August 18, 2026, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all the material and evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code (GMC).

SECTION 2. FINDINGS

Amending Site Plan Review #1-19 to allow for a 15% reduction in the residential and guest parking spaces and reconfigure the shared residential and guest parking within the existing 113-unit townhome development is hereby approved based on the following findings as shown on the plans presented to the Planning and Environmental Quality Commission on August 18, 2026, attached hereto as Exhibit A, and subject to the Conditions of Approval attached hereto as Exhibit B.

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 project is consistent with the following General Plan Goals and Policies:

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 and 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, as the properties. Police protection services in the City are provided by the Gardena Police Department (PD). Gardena PD 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 already within the PD service area, and once operational, the project would continue to be served by the PD. 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. The project site is already within the LACFD service area, and once operational, would continue to be served by LACFD. Therefore, the City's current health and safety services and public infrastructure are sufficient to accommodate the new development.

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 Section 3 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. As previously stated, 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 guest parking. The Applicant proposes a total of 71 parking spaces, including 58 guest spaces and 13 shared resident spaces.

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 structure;

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 assists 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 include an abandoned restaurant with documented safety concerns that make street parking and walking to the community at night hazardous.

Additionally, 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.

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.

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.

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.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #7-26)

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

A. Section 15332 Class 32, In-fill Development Project. 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

B. 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.

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

SECTION 4. APPEAL.
The approvals granted in this Resolution by the Commission may be appealed to the City Council within 10 calendar days from the date of adoption. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same 10-day period.

SECTION 5. RECORD.
Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 6. CUSTODIAN OF RECORD.
The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162nd Street, Gardena, California 90247. Mr. Tsujiuchi's email is gtsujiuchi@cityofgardena.org and his phone number is (310) 217-9530.

SECTION 7. EFFECTIVE DATE.
This Resolution shall take effect immediately.

SECTION 8. CERTIFICATION.
The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 1st day of September 2026.

_____

RONALD WRIGHT-SCHERR CHAIR

PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

_____

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

ATTACHMENT:

- A – Project Plans
- B – Conditions of Approval

CERTIFICATION

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 1^{sth} day of September 2026, by the following vote of the Planning and Environmental Quality Commission.

AYES:
NOES:
ABSENT:

Certification by: _____
GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

PROPOSED Rosecrans Place – Parking Site Map

KEY

Guest parking space / yellow handicapped

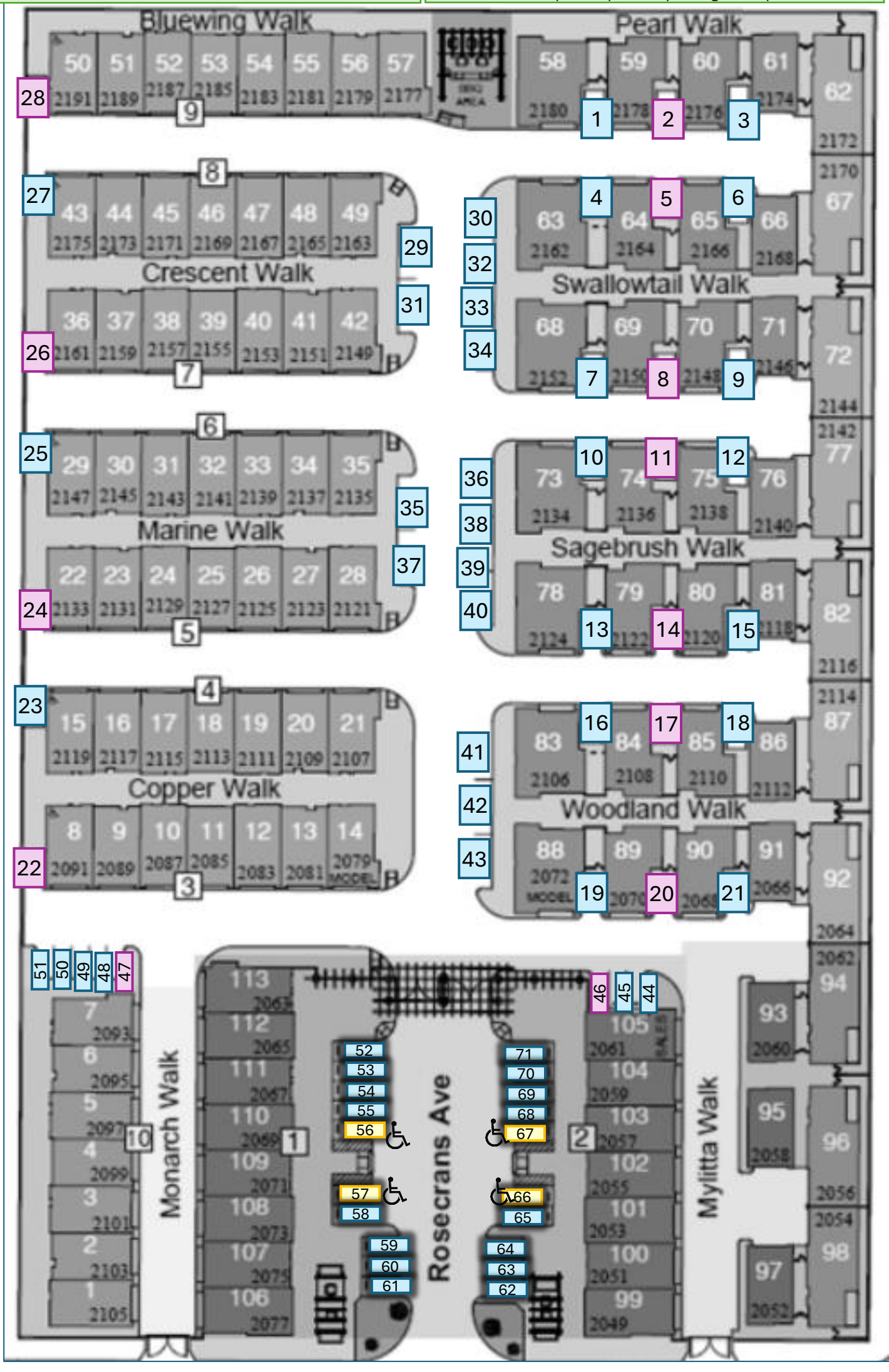
Shared Residential / Guest Parking Space

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

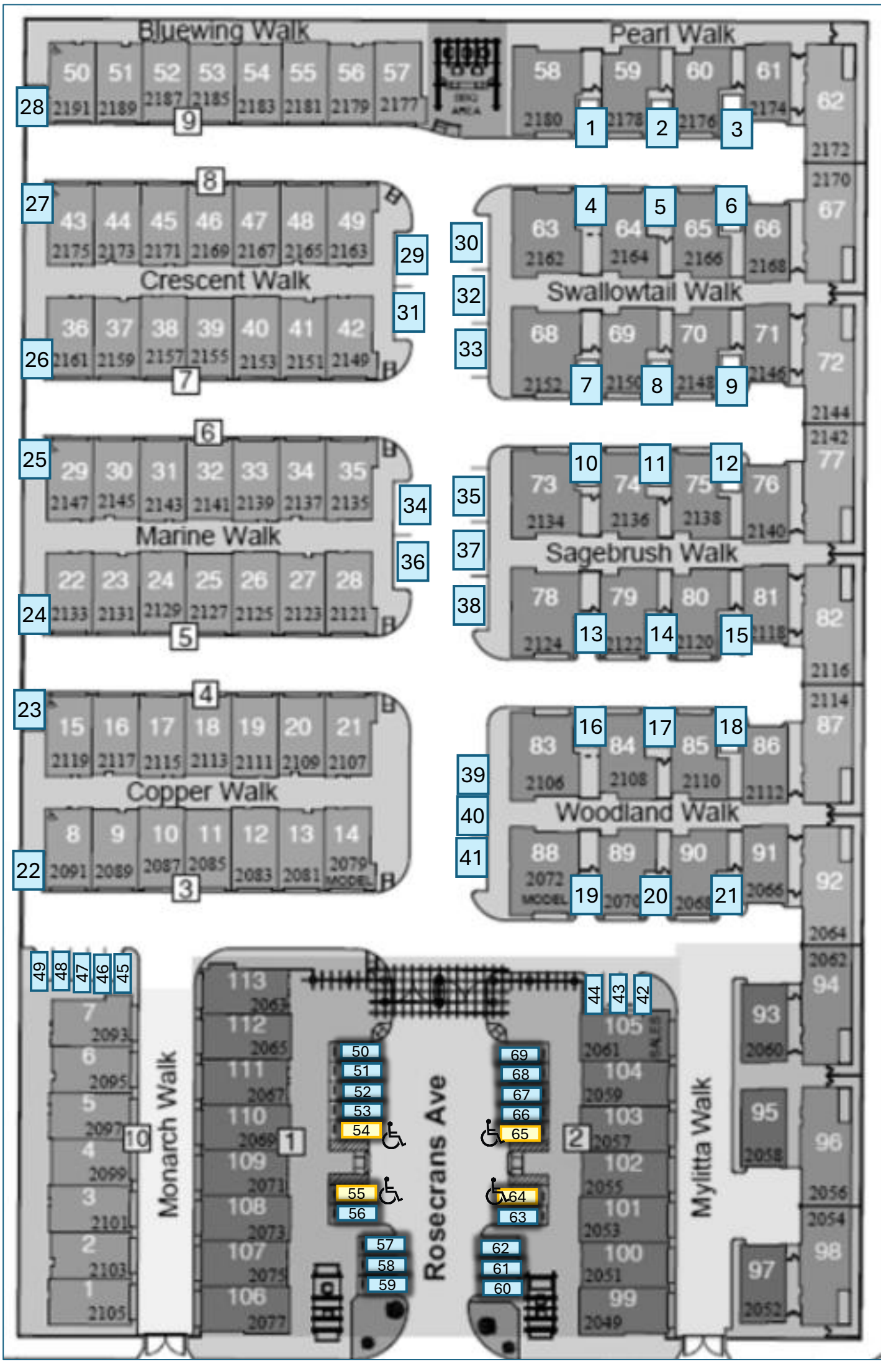


CURRENT Rosecrans Place – Parking Site Map

KEY Guest parking space / yellow handicapped

Current Map:

- 69 guest parking spaces



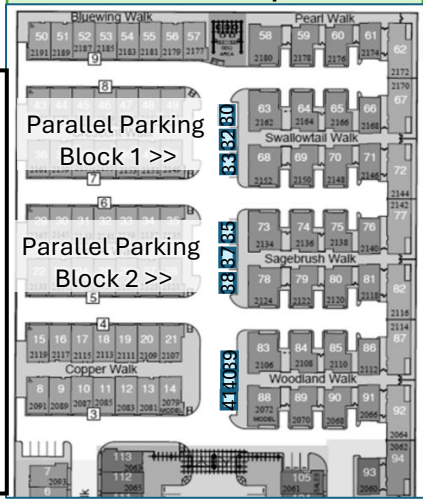
Rosecrans Place – Parallel Parking Site Detail

SUMMARY

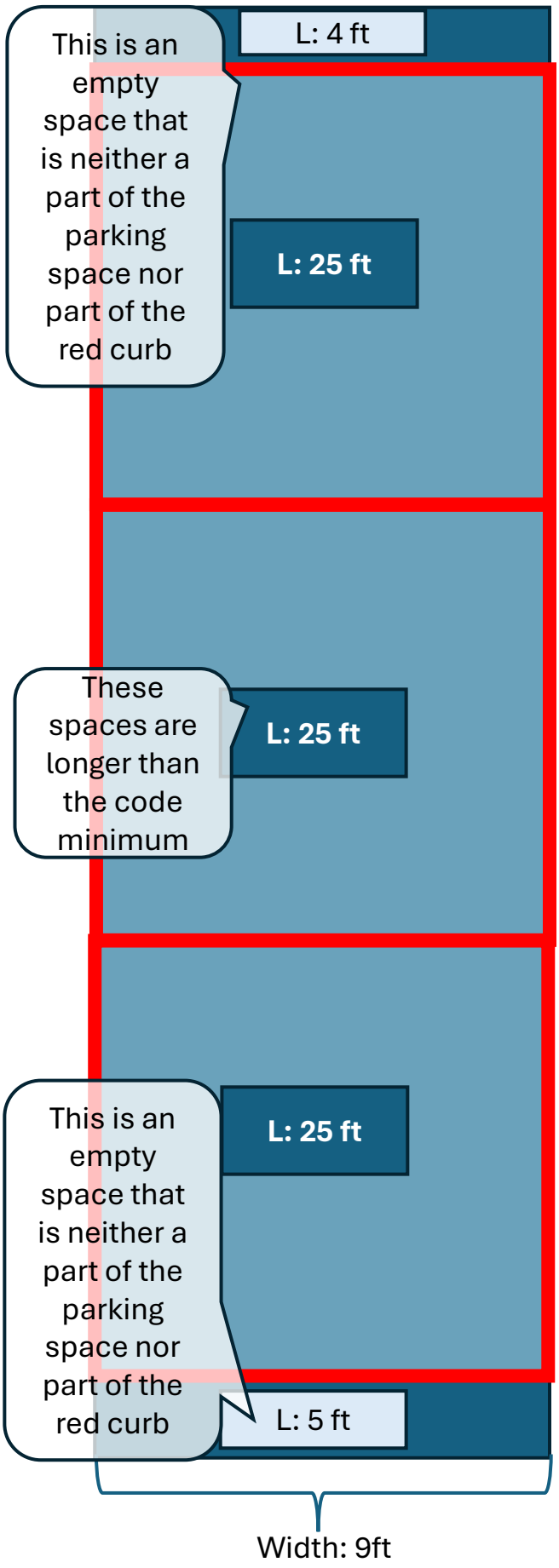
Rosecrans Place is looking to add 2 compact parallel spaces, 1 space in each Parallel Parking Block. This will add to the available parking space without modifying any structural issues.

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*

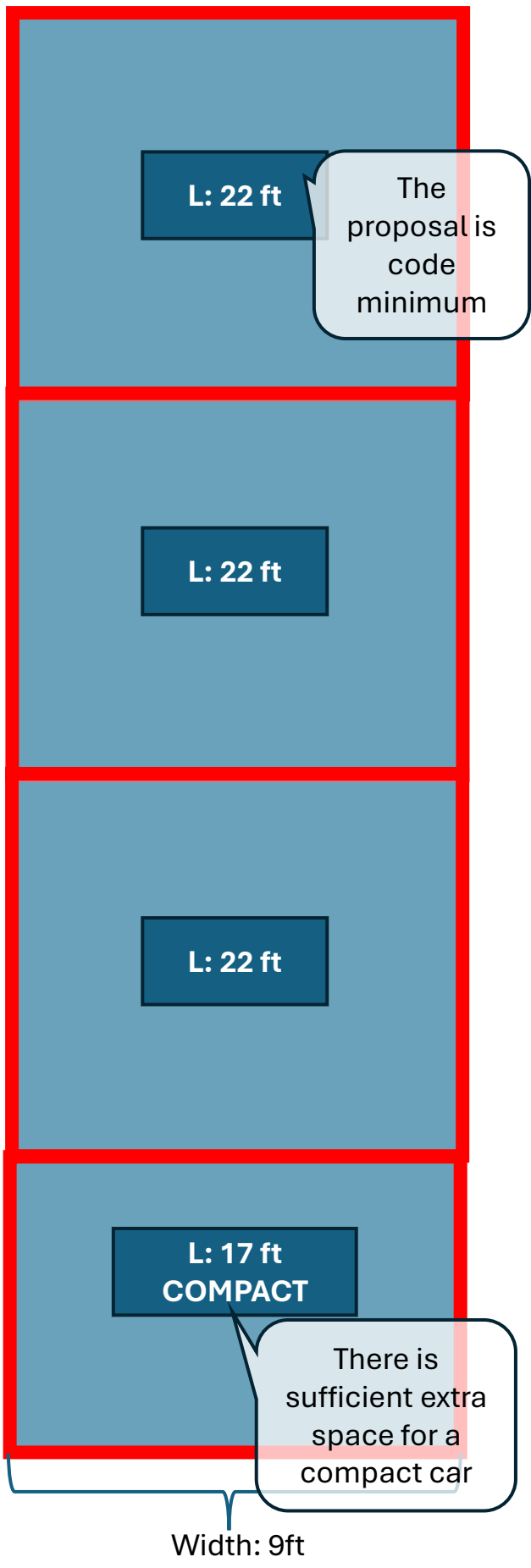
Current Map:



CURRENT



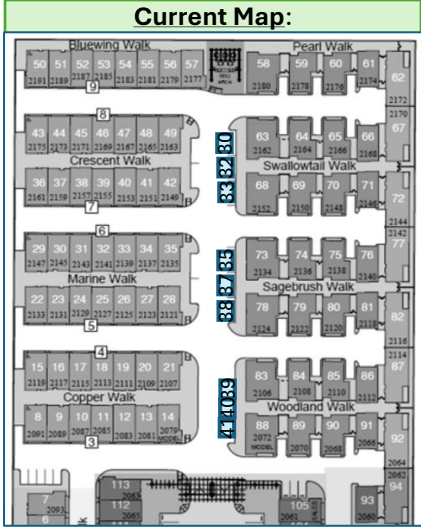
PROPOSED



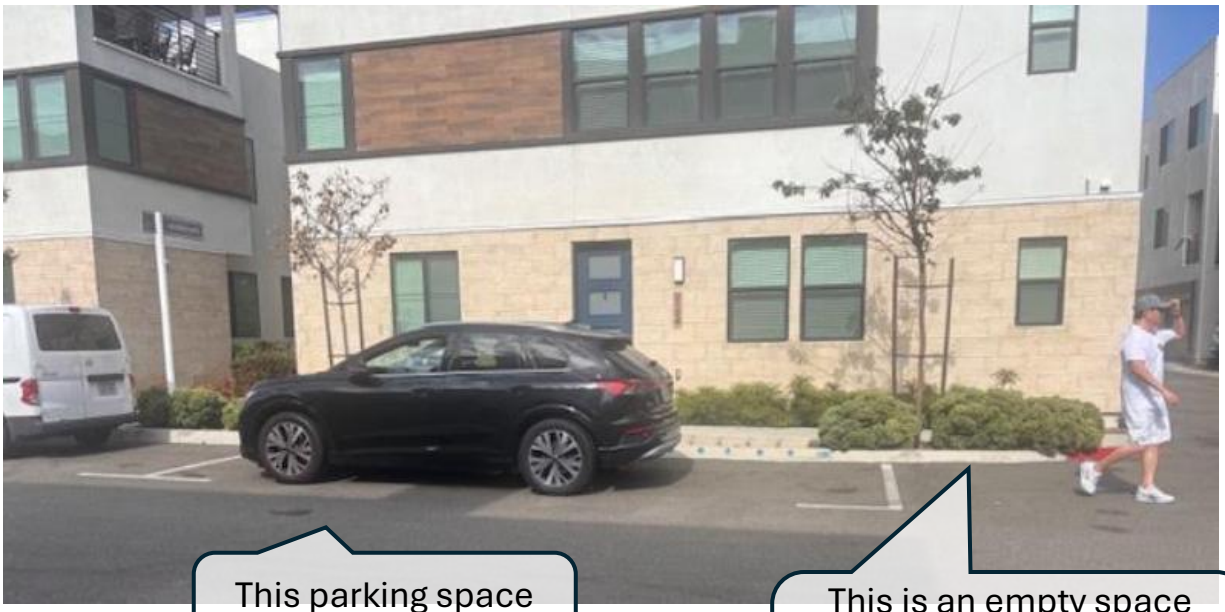
Note: not pictured in either diagram are red curbs, which remain unchanged in either scenario. This is a change that is purely restriping within the existing parallel parking blocks with no structural changes.

Rosecrans Place – Parallel Parking Site Detail

Current Map:



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



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.

EXHIBIT B

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #1-19; ADMINISTRATIVE ADJUSTMENT #3-26; ENVIRONMENTAL ASSESMENT #7-26

GENERAL CONDITIONS

GC 1. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment, prior to building permit and business license issuance.

GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.

GC 3. The architectural plans shall be in accordance with the plans approved by the Planning and Environmental Quality Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision on A 18, 2026, as modified by such decision. Deviations from the approved plans will require modification to the approved Administrative Adjustment#3-26, Site Plan Review #1-19 plan submittals, including revisions and the final working drawings.

GC 4. The Applicant shall reimburse the City for all attorneys' and consultants' fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.

GC 5. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.

GC 6. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the applicant's violation of any condition imposed

by this approval or any provision of the Gardena Municipal Code (GMC) shall be paid by the applicant.

GC 7. All applicable conditions of approval included in Resolution No. PC 11-26 shall remain in place and shall be complied with.

SITE PLAN REVIEW

SPR1. The Modification to Site Plan Review #1-19 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.

PLANNING

PL1. 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 shall 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.

PL2. 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.

PL3. The 13 shared parking spaces designated for guest and resident use shall not be utilized for resident overnight parking until the building permit is finaled and the revised CC&Rs are recorded.

PL4. No vehicle shall be parked on the same shared resident/guest parking space for longer than 24 consecutive hours.

PL5. A vehicle shall not be parked overnight in the same shared residential/guest parking space for two or more consecutive nights. For the purpose of this condition of approval, "overnight" means between the hours of 10 PM and 6 AM.

PL6. The Rosecrans Place Homeowner's Association shall be solely responsible for regulating and monitoring the use of guest parking spaces and shared parking spaces.

BUILDING & SAFETY

BS1. The applicant shall comply with all applicable portions of the California Building Standards Code (Title 25, California Code of Regulations) in effect at the time of permit application.

BS2. The applicant shall comply with all applicable State and Federal Accessibility code.

BS3. The applicant shall comply with all conditions set forth by other departments and agencies including but not limited to the Los Angeles County Health Department, Los Angeles County Fire Department, Planning, and Public Works.

BS4. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, State and Federal law.

BS5. The applicant shall submit plans and specifications to the Building Division for review.

Samantha Merchant (Representative on behalf of the Board of Directors) certifies that he has read, understood, and agrees to the project conditions listed herein.

_____ _____

Samantha Merchant Date
(Representative on behalf of the Board of Directors)

City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 7A.
Section: PUBLIC HEARING ITEMS
Meeting Date: September 1, 2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: CONSIDERATION OF ENVIRONMENTAL ASSESSMENT #8-26; ADMINISTRATIVE ADJUSTMENT #3-26; CONDITIONAL USE PERMIT #4-24; TO OPERATE A RELIGIOUS FACILITY AND TO ALLOW A 6% REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES WITHIN AN EXISTING 15,456 SQUARE-FOOT BUILDING LOCATED IN THE GENERAL COMMERCIAL ZONE (C-3) AT 1045 REDONDO BEACH BOULEVARD

PROJECT DESCRIPTION:

A request for a Conditional Use Permit to operate a new religious facility in Suites 100-140 within an existing 15,456 square-foot building space located in General Commercial Zone (C-3) zone. The applicant is also requesting an administrative adjustment to the off-street parking requirements for the site, seeking a 6% reduction in the number of required spaces (from 577 to 544 spaces) 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 15301 (Class 1- Existing Facilities).

Project application: Mario A. Hodge (Representative on behalf of City of Refuge)

Project Location: 1045 W. Redondo Beach (6114-028-050).

STAFF RECOMMENDATION:

Staff recommends holding a public hearing on the application for Conditional Use Permit #4-24; Administrative Adjustment #2-26; And Environmental Assessment #8-26, where the Commission will:

1) Conduct a public hearing;

2) Receive testimony from the public; and

3) Either:

a. Approve Administrative Adjustment #2-26 and Conditional Use Permit #424; and Environmental Assessment #8-26 and direct staff to prepare an approval resolution for consideration at the next Planning and Environmental Quality Commission meeting; or
b. Deny Administrative Adjustment #2-26; Conditional Use Permit #4-24; and Environmental Assessment #8-26 and direct staff to prepare a denial resolution for consideration at the next Planning and Environmental Quality Commission meeting; or
c. Provide direction to the applicant and continue the public hearing to a certain date.

APPROVED:



Greg Tsujiuchi, Community Development Director

Attachments

Staff Report
Attachment No. 1- Project Plans.pdf
Attachment No. 2 - August 26, 2026, Public Comment

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT

CONDITIONAL USE PERMIT #4-24, ADMINISTRATIVE ADJUSTMENT #2-26, AND ENVIRONMENTAL ASSESSMENT #8-26 TO OPERATE A NEW RELIGIOUS FACILITY WITHIN AN EXISTING 15,456 SQUARE-FOOT BUILDING ON THE GENERAL COMMERCIAL (C-3) ZONE AT 1045 REDONDO BEACH BOULEVARD

Agenda Item No. 6.A

DATE: September 1, 2026

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Dayana Nava, Assistant Planner

APPLICANT: Mario A. Hodge (Representative on behalf of City of Refuge)

LOCATION: 1045 Redondo Beach Blvd, Suites 100-140 (APN: 6114-028-050)

REQUEST: A request for a Conditional Use Permit to operate a new religious facility within an existing 15,456 square-foot building located in the General Commercial Zone (C-3) zone. The applicant also requests an administrative adjustment to the off-street parking requirements, seeking a 6 percent reduction in the number of required spaces (from 577 to 544) spaces in accordance with Section 18.50.020.A of the Gardena Municipal Code.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities. The subject request for the operation of the religious facility does not involve any physical expansion of the existing building, only alteration to the interior of the existing building.

BACKGROUND/SETTING

The subject property is zoned General Commercial (C-3) and is bounded by West Redondo Beach Boulevard to the south, Berendo Avenue to the west, Vermont Avenue to the east, and private properties to the north and southeast of the site, as shown in Figure 1. The subject property is adjacent to C-3 zoning to the north, east, and south as well as Business and Professional Office (C-P) zoning to the west. Adjacent land uses include a nursing home, parking structure, and single-family residences to the north, retail and commercial services to the east, general office and the Gardena Memorial Hospital to the west across Berendo Avenue, and the Hustler Casino to the south across West Redondo Beach Boulevard (Table 1 – Surrounding Uses).

FIGURE 1 –Vicinity/Zone Map

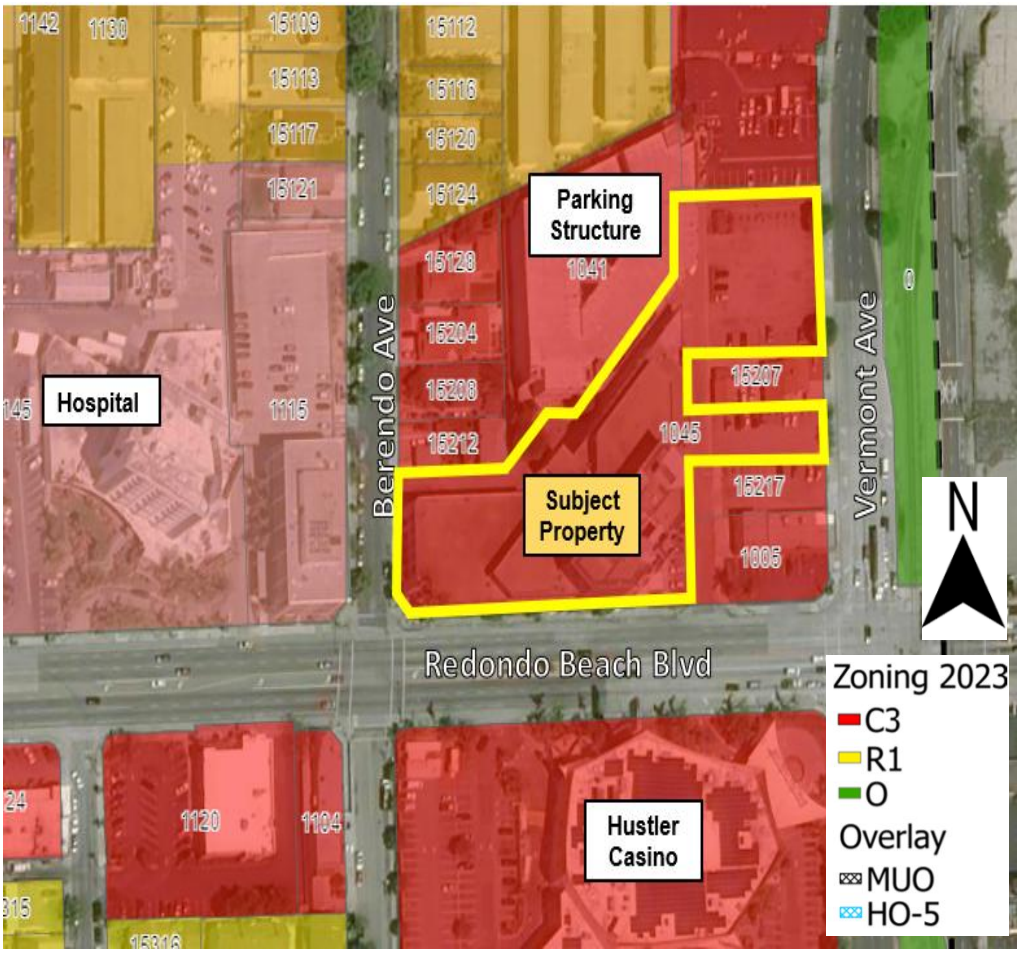


TABLE 1 – Adjacent Zoning and Land Use

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3	General Commercial	Medical/Professional Offices
North	C-3	General Commercial	Nursing Home Parking Structure Single Family Homes
South	C-3	General Commercial	Hustler Casino
East	C-3	General Commercial	Retail and Commercial Services
West	C-P	General Commercial	Professional Offices Gardena Memorial Hospital

PROJECT DESCRIPTION ANALYSIS

City of Refuge, represented by Mario A. Hodge, submitted a conditional use permit and administrative adjustment application to operate a new church/religious facility at the Gardena Professional Medical Plaza located at the northeast corner of West Redondo Beach Boulevard and Berendo Avenue (Figure 2: Site Plan). Pursuant to Section 18.32.030.O of the Gardena Municipal Code (GMC), a conditional use permit is required for churches and related facility in the General Commercial (C-3) zone.

The applicant is proposing to occupy a 15,456-sf commercial tenant space within the Gardena Professional Medical Plaza. The Gardena Medical Plaza is currently occupied by a dialysis center, a vocational school, medical offices and professional offices. The project includes interior improvements to ground level Suites 100, 102, 106, 110, 115, 120, 130, 135, and 140. The existing suites were previously occupied by Gardena Physical Therapy. The applicant is proposing interior tenant improvements to combine all spaces for the church, which will include a worship hall and stage, and multi-purpose rooms. The worship hall accommodates roll up seats for 579 parishioners (Figure 3: Floor Plan).

Business Operation

According to the application, the mass service will be led by a member of the pastoral team or a guest speaker. In addition, worship services are proposed to be held every Sunday from 10:00 a.m. to 1:00 p.m. These services include sermons, singing hymns, and communal prayers. The services are attended by the congregation members of all ages.

FIGURE 2: Site Plan

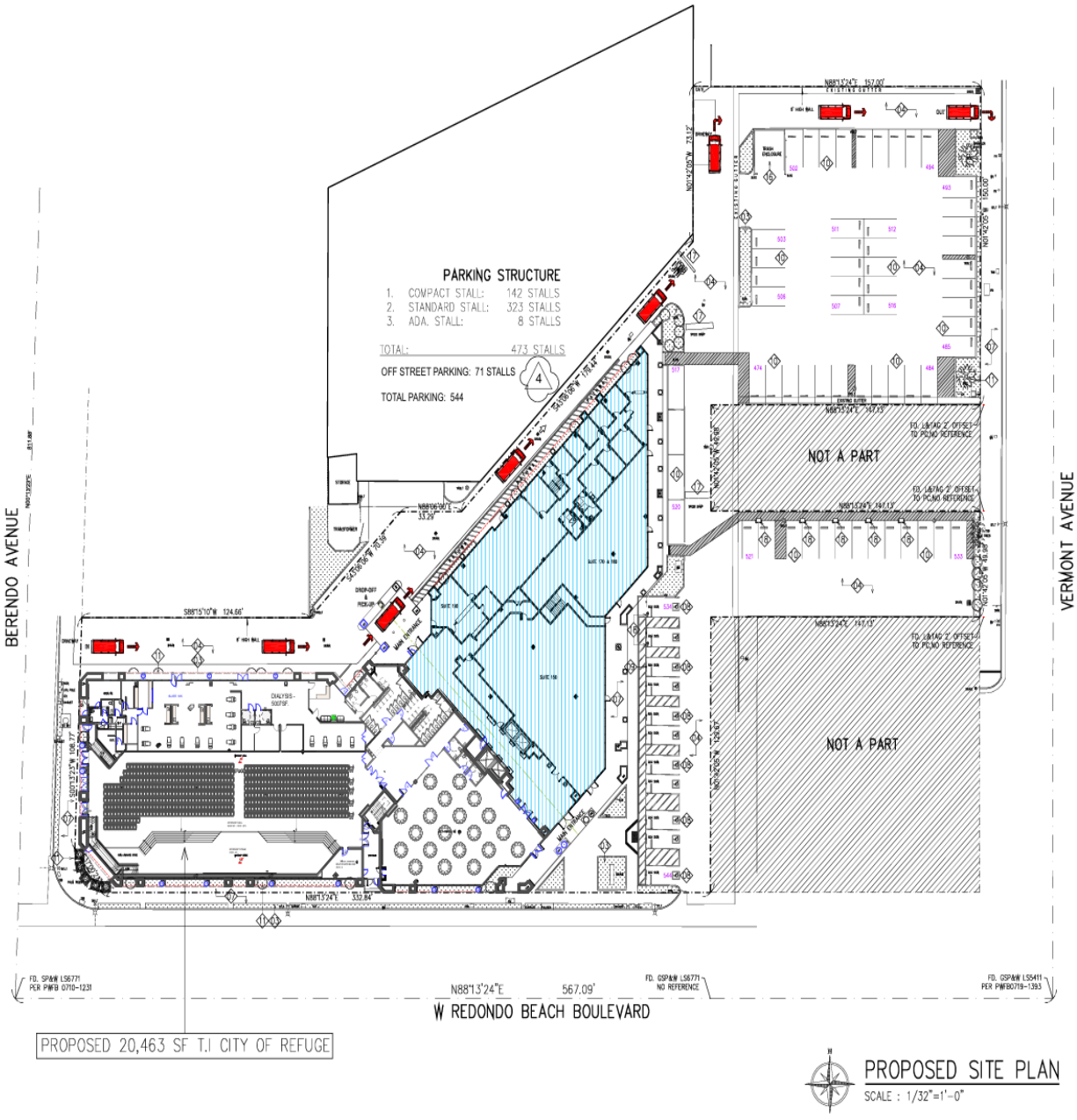
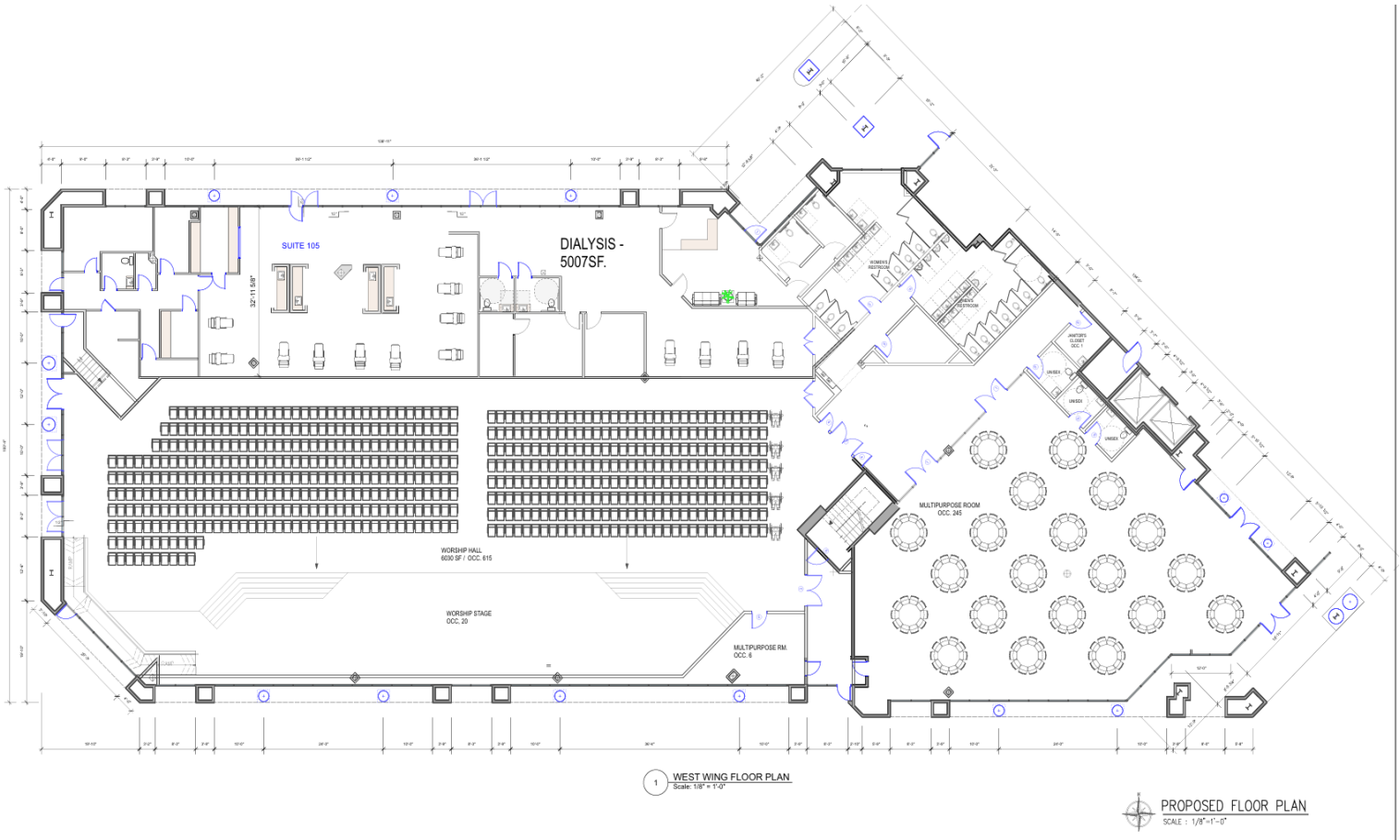


FIGURE 3: Proposed Floor Plan



Parking

The Gardena Medical Plaza provides 473 parking spaces in the four-story parking structure located on the northerly portion of the site, 43 parking spaces in the surface parking to the northeast of the site, 13 parking spaces in the surface parking lot to the southeast of the site, and four parallel parking spaces. In total, there are 544 parking spaces, including 11 accessible spaces. The subject property does not meet the City's

off-street parking requirement. A parking tabulation prepared by the applicant indicates that the subject site requires 577 parking spaces, based on the parking ratio required by Chapter 18.40 of the GMC. The applicant is requesting a 6% reduction. GMC Section 18.50.020.A, allows for a variance of up to 15% for changes to off-street parking and loading requirements through the administrative adjustment process. According to the applicant, the existing 544 parking spaces provided onsite will be adequate to meet the project demand because the other tenants within the Gardena Medical Plaza will not be in operation on Sundays during the hours of Sunday service.

TABLE 2 – PARKING STANDARDS

Use	Standard	Provided	Requirement
Church	1/35-sf	6,029	172
Professional Offices	1/300-sf	46,250	146
Vocational School	1/50-sf	1,220	24
Medical Office	1/200-sf	47,076	235
Total Required			577 Spaces
Total Provided			544 Spaces

GENERAL PLAN CONSISTENCY

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

- LU Goal 3 Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.
    - LU 3.1: Require adequate off-street parking, internal circulation and loading spaces for commercial developments.

CONDITIONAL USE PERMIT # 4-24

In accordance with GMC Section 18.46.040.F, the Planning and Environmental Quality Commission must make the following specific findings to grant approval of the CUP for a religious facility.

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

  Pursuant to GMC Section 18.32.030.O, churches and related facilities are subject to a conditional use permit in the C-3 zone. Therefore, the application for a conditional use permit is consistent with the Zoning Code and if approved, will allow a new church facility at the subject location.

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

  The subject property is bordered by West Redondo Beach Boulevard to the south, with Hustler Casino across the street. To the north and southeast of the site are private properties. The subject property to the west is along Berendo Avenue and Vermont to the east. The subject tenant space is located within a commercial building that includes various medical and professional services of the Gardena Medical Plaza.

  The General Plan designates the subject property as a General Commercial land use, which in intended to provide for a wide range of larger scale commercial uses to serve both the needs of the City and the region. The proposed project is consistent with the following goals and policies set forth in the Gardena General Plan:

  - LU Goal 3 Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.
    - LU 3.1: Require adequate off-street parking, internal circulation and loading spaces for commercial developments.

  Parking for the church use will provide onsite parking. The property provides a parking structure and a surface parking lot for church members and staff, and it is anticipated that operations will primarily take place during daytime hours. A condition of approval is intended to ensure adequate off-street parking is provided for the use.

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

  The project includes tenant improvements to a 15,463-sf space within an existing five-story commercial building. The applicant's request to operate a church facility does not include any type of exterior improvements that will alter the existing building footprint or the exterior façade as previously approved. There are currently several businesses operating within the commercial building on the subject property. These uses include medical and professional office spaces, retail, and a vocational trade school. According to the applicant, the existing 544 parking spaces provided onsite will be adequate to meet the project demand because the other tenants within the Gardena Medical Plaza will not be in operation on Sundays during the houses of Sunday service.

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

  Vehicular access to the site is provide by West Redondo Beach Boulevard, Vermont Avenue, and Berendo Avenue. The Circulation Plan of the Gardena General Plan designates West Redondo Beach Boulevard and Vermont Avenue as arterial roadways and Berendo Avenue as a local street. Arterial roadways are designed to connect traffic from smaller roadways to freeway interchanges and regional roadway corridors and are the principal urban thoroughfares of the City. Local streets are designed to provide vehicular, pedestrian and bicycle access to individual parcels throughout the City. The use of the property for a new church/religious facility is not expected to generate more traffic than the existing uses, and therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the proposed use.

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

  The conditions of approval for Conditional Use Permit #4-24 will ensure that the new church will be compatible with, and not detrimental to, the surrounding uses in the vicinity. Activities associated with the proposed religious facility will be contained within the existing commercial building. The proposed hours of operation for the church are limited to between 10:00 a.m. and 1:00 p.m. on Sundays. Parking for the use will be provided on-site. The proposed religious facility use will be regulated by conditions of approval to ensure the use will not be detrimental to the surrounding neighborhood. With the conditions of approval, the project will not adversely impact the general welfare of the persons residing or working in the area.

Administrative Adjustment #1-24

In 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. Applicant's proposal seeks to request to reduce the required number of parking for a church use and requests an administrative adjustment to the off-street parking requirements to reduce the required parking spaces from 577 to 544 parking spaces.

Specific facts have been provided by the Applicant to support the granting of an adjustment, in accordance with GMC Section 18.50.030. Below is a summary of each statement demonstrating that the request meets the necessary findings for approval.

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.

The Gardena Professional Medical Plaza is a 116,646 square foot (sf), five-story commercial building that includes various medical office uses, a vocational and technical educational institution, retail, and other general office uses. The subject property has two surface parking lots located to the east ends of the property and a four-story parking structure is located north of the commercial building which also provides parking for the businesses.

The surrounding area consists primarily of single- and multi-family residences. The project involves a religious facility use within an existing professional medical office building and does not include any expansion to existing building. The Applicant proposes a total of 544 parking spaces.

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

The Administrative Adjustment submitted by the applicant indicates that the 544 parking spaces will adequately meet the projected demand, confirming that a 6% reduction in parking spaces from the required amount will not negatively impact the surrounding neighborhood or district.

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

Based on this methodology, the total parking demand for the proposed facility is 577 spaces. The site currently provides 544 parking spaces and will adequately meet parking requirements with the reduction of the Administrative Adjustment.

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

In accordance with GMC Section 18.50.020.A, an administrative adjustment may be granted for modifications to off-street parking and loading requirements, allowing a variance of up to 15%. The Applicant's request of a 6% adjustment complies with all other relevant provisions of the Municipal Code. Additionally, the Project does not involve any other variances from the code's provisions.

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

The Project is consistent with several goals and policies specified in the City's General Plan. The Administrative Adjustment request is to accommodate parking count and all other requirements for EV and Handicap parking that will be met per GMC.

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 request to operate a religious facility within an existing 15,456 square-foot building and a 6% reduction in the number of required spaces (from 577 to 544 space) staff is recommending the following conditions of approval be adopted as a part of the resolution:

1. All business activities shall be conducted within the wholly enclosed building. There shall be no outdoor activities conducted on the premises without the approval of a Temporary Event Permit.
2. The site is intended to be used as a single integrated religious facility and to be open to the public, which would include prayer or worship services. Any change in the religious activities approved shall require the filing of a new Conditional Use Permit/or other proper entitlements(s).
3. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement division, or if there is other evidence of violation of approved conditions, the Gardena Municipal Code, or any other applicable provisions of law.
4. The applicant shall provide valet parking service for parishioners during all hours the worship hall is open for mass or similar service. The valet parking stand shall be placed onsite at a location that maintains adequate vehicle

queuing without vehicles waiting for service spilling into the street. The applicant shall submit a separate valet parking management plan for the review and approval of the Community Development Director prior to occupancy. Valet parking shall be conducted wholly on the subject site or nearby private commercial parking lots with a formal parking use agreement.

5. Mass service and the use of the worship hall shall be limited to Sundays between the hours of 10:00 A.M. to 1:00 P.M.
6. Sound-proofing material shall be installed along the shared wall between the church and the dialysis center prior to occupancy.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible or no expansions of use in existing facilities from the provisions of CEQA. The building in which the project is proposed already exists. The project will not include any alterations to the existing building footprint nor the exterior façade as previously approved. The building in which the new church would be located is an existing Professional Medical Plaza, originally constructed in 1988 for commercial purposes. As a result, the applicant's request to operate a warehouse facility within the existing industrial space is not considered an expansion of use.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2. The cumulative impact of establishing the warehouse facility is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the warehouse facility will be located is not considered a significant historical structure by any governmental body. Staff do not expect any significant impacts or unusual circumstances related to the approval of this project. Therefore, the proposed project is categorically exempt from CEQA.

Therefore, the proposed project is categorically exempt from CEQA.

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 20, 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. On August 26, 2026, One (1) public comment was received. This comment expressed concerns regarding the establishment of the church's use within a professional medical plaza.

RECOMMENDATION

Staff recommends holding a public hearing on the application for Conditional Use Permit #4-24; Administrative Adjustment #2-26; And Environmental Assessment #8-26, where the Commission will:

1) Conduct a public hearing;
2) Receive testimony from the public; and
3) Either:
    - Approve Administrative Adjustment #2-26 and Conditional Use Permit #4-24; and Environmental Assessment #8-26 and direct staff to prepare an approval resolution for consideration at the next Planning and Environmental Quality Commission meeting; or
    - Deny Administrative Adjustment #2-26; Conditional Use Permit #4-24; and Environmental Assessment #8-26 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

- Attachment No.1 - Project Plans

CITY OF REFUGE
TENANT IMPROVEMENT
1045 W. REDONDO BEACH BLVD., SUITES 100, GARDENA, CA 90247

APPROVED BY CITY OF GARDENA:

DRAWING SYMBOLS

- DOOR NUMBER
- WINDOW NUMBER
- SECTION NUMBER
- SHEET NUMBER
- DETAIL NUMBER
- SHEET NUMBER
- REVISION W/ CLOUD AROUND REVISED AREA
- NOTE SYMBOL
- GROUND COVER
- SHRUBS
- EXIST. WELL TREE TO REMAIN
- NORTH SIGN
- LAVATORY
- WATER CLOSET
- URINE
- SINGLE DOOR
- DOUBLE DOOR
- WINDOW
- EXIST. WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- NEW WALL
- WOOD, FRAMING (CONTINOUS MEMBER)
- WOOD, FRAMING (INTERRUPTED MEMBER)
- EARTH
- CONCRETE
- PLYWOOD
- GYPSUM BOARD, PLASTER
- STUCCO
- INSULATION, BATT

CONTACT INFORMATION

LANDLORD & PROJECT OWNER:
CITY OF REFUGE / BISHOP NOEL
1045 W REDONDO BEACH BLVD., GARDENA, CA 90247
EMAIL: BNJR@NOELJONES.ORG

APPLICANT:

MARIO A. HODGE LEED AP
HC HOLDING CO.
3325 WASHBURN AVE. SUITE 216
CHARLOTTE, NC 28205
704-891-2840

SCOPE OF WORK

A- DEMOLITION
1. PHASE 1: DEMOLISH 3,911 SF AND 949 SF OF FIRST FLOOR WING. EXPAND SUITES 105 INTO SUITES 115 - 138
2. PHASE 2: DEMOLISHING OF 4,179 OF FIRST FLOOR WEST WING.
3. PHASE 3: DEMOLITION OF 6,691 SF OF FIRST-FLOOR WEST WING

B- TENANT IMPROVEMENT:
SUITE 105 RENOVATION AND EXPANSION IN SUITES 115 - 138
EXPANDING FLOOR AREA AND ADDING TWO PRIVATE ADA RESTROOMS

15,456 SF FOR WORSHIP HALL, MULTI-PURPOSE ROOMS AND RESTROOMS FOR WORSHIP HALL.

GENERAL NOTES

VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BRING ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES TO THE ARCHITECT IMMEDIATELY. MINORS CHANGES IN THE SCOPE OF THE DEMOLITION WORKS SHALL NOT JUSTIFY AN ADDITIONAL COST.

EXTERIOR:
1. REMOVE ALL WINDOWS AND DOORS SHOWN DASHED AND TINT.
2. REMOVE ALL EXISTING SIGNAGES RELATED TO THOSE SPACES.
3. EXISTING FIRE ESCAPE DOORS TO REMAIN

INTERIOR:
1. REMOVE ALL EXISTING WALLS, DOORS, AND PARTITIONS SHOWN DASHED, INCLUDING ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS THERE IN.
2. EXISTING MAIN STAIRS AND ELEVATORS TO REMAIN.
3. REMOVE ALL FLOOR AND CEILING FINISHES BACK TO SUBSTRATE.
4. CONTRACTOR RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF APPLIANCES AND PLUMBING FIXTURES, ACCESSORIES AND ASSOCIATED HARDWARE.
5. CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF ALL CEILINGS, FURRING STRIPS AND FASTENERS DOWN TO EXPOSED STRUCTURE WHERE INDICATED.
6. CONTRACTOR IS RESPONSIBLE FOR PATCHING AND FINISHING ANY REMAINING WALLS AFFECTED BY THE DEMOLITION TO MATCH EXISTING EXACTLY.

MEP NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL PLUMBING FIXTURES.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING AND CAPPING OFF ANY PIPING WITHIN WALLS NOT BEING DEMOLISHED.
3. CONTRACTOR TO COORDINATE CAREFUL REMOVAL OF DEMOLISHING LIGHTING WITH REMAINING LIGHTING OF THE BUILDING.
4. CONTRACTOR TO MAKE OBSOLETE ALL EXISTING KNOB AND TUBE WIRING REMOVE WHERE DEMOLITION ALLOWS.
5. CONTRACTOR SHALL REMOVE ALL EXISTING WIRING, FIXTURES, AND PIPE LINES IN THE AREAS OF THE BUILDING SLATED FOR DEMOLITION.

PROJECT INFORMATION

PROJECT ADDRESS:
1045 W. REDONDO BEACH BLVD., SUITES 100 TO 140
GARDENA, CA 90247

PROJECT DATA:
APN: 611-402-8050
ZONE: CI
OCCUPANCY: A & B
TYPE OF CONSTRUCTION: TYPE I-A
STORY OF BUILDING: 05
LOT SIZE: 2.17 ACERS
BUILDING SIZE: 116,646 SF.
FIRST-FLOOR WEST WING SIZE: 20,463 SF.
TOTAL PROVIDED PARKING: 544 STALLS
CEILING HEIGHT: 16 FT.
BUILDING IS FULLY SPRINKLERED

APPLICABLE 2022 CBC, CMC, CEC, CPC, CFC, CGBSC, BUILDING ENERGY CODE, AND CITY OF GARDENA MUNICIPAL BUILDING CODES.

PROPOSED:
CITY OF REFUGE FLOOR AREA: 15,456 SF..

CEILING HEIGHT: 16'-0"

BUILDING USE:
- EXISTING: PROFESSIONAL OFFICES
- PROPOSED: CITY OF REFUGE CHURCH

OCCUPANCY LOAD PER CBC TABLE 1004.5:
WORSHIP HALL : (615 + 20) = 635 PERSONS
MULTI-PURPOSE ROOM: (6+245) = 251 PERSONS
GREEN RM./SOUND BOOTH/JANITOR: (2+4+1) = 7 PERSONS

THE TOTAL CHURCH OCCUPANCY: (635 + 251 + 7) = 893 PERSONS

REQUIRED PARKING:
CITY OF REFUGE: (6,029. 35) + [(15,456-6,029). 300 = 203 STALLS

PROVIDED PARKING:
(SEE PARKING ANALYSIS TABLE ON SHEET T.2)
REGULAR PARKING: 525 STALLS
ADA /VAN PARKING: 19 STALLS
VAN DROP OFF: 1 PLACES

PLUMBING FIXTURES & COUNT ANALYSIS:
(SEE PLUMBING FIXTURES COUNT & ANALYSIS TABLE ON SHEET T.2)
•PROVIDE 1 ADA. RESTROOM FOR EACH GENDER IN THE BUILDING
•OCCUPANCY LOAD FOR EACH GENDER: 1,297 / 2 = 649 PERSONS
•MINIMUM PLUMBING FACILITIES PER CBC, TABLE 2902.1 WITH A OCCUPANCY.

1. REQUIREMENT:
- WATER CLOSET/URINAL: 1 PER 125 PERSONS FOR MALE
- WATER CLOSET/URINAL: 1 PER 65 PERSONS FOR FEMALE
- LAVATORIES: 1 PER 150 PERSONS FOR MALE
- LAVATORIES: 1 PER 75 PERSONS FOR FEMALE
- BATHTUBS/SHOWERS: NONE
- DRINKING FOUNTAINS: 1 PER 1,000 PERSONS
- SERVICE SINK OR LAUNDRY TRAY: 1 UNIT PER FACILITY

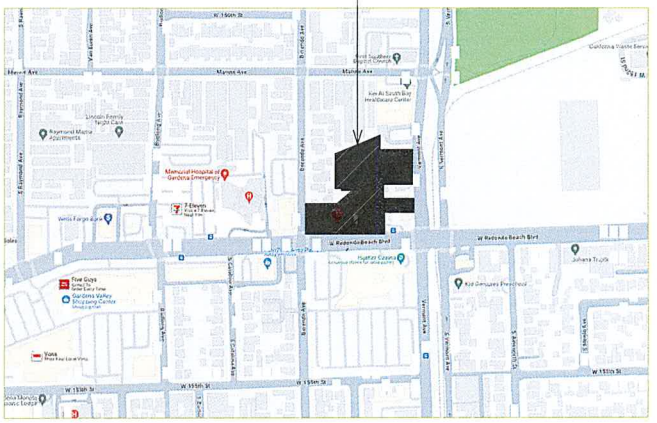
2. PROVIDED (SEE SHEET T.2)

SHEET INDEX

NUM.	SHEET	DESCRIPTION	NUM.	SHEET	DESCRIPTION
01	T.1	PROJECT INFORMATION & NOTES	25		
02	T.2	PARKING AND WATER FIXTURES COUNT ANALYSIS	26		
~~03~~	~~SP.1~~	~~SPECIFICATION~~	27		
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~~05~~	~~CG.1~~	~~2022 NONRESIDENTIAL MANDATORY MEASURES~~	29		
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10	A.2	THE WEST WING EXIST. FLOOR PLAN	34		
11	A.3	DEMOLITION PLAN	35		
12	A.4	PROPOSED SITE PLAN	36		
13	A.5	PROPOSED FLOOR PLAN	37		
~~14~~	~~A.6~~	~~PROPOSED REFLECTED CEILING PLAN & SECTIONS~~	38		
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~~16~~	~~ADA.1~~	~~ACCESSIBILITY DETAILS~~	40		
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23			47		
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VICINITY MAP
NTS.

PROJECT LOCATION



REV | DATE | BY | AMENDMENTS

NOTES
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.

APPLICANT
HC HOLDING CO.
3325 WASHBURN AVE STE 216
CHARLOTTE NC 28205
MARIO A. HODGE LEED AP
704-891-2840
MARIO@HCNC.ING.COM

BUILDER

STRUCTURAL ENGINEER

HYDRAULIC ENGINEER / FIRE SERVICE

MECHANICAL ENGINEERS

ELECTRICAL ENGINEERS

LANDSCAPE ARCHITECTS

SURVEYOR

CLIENT
BISHOP NOEL JONES

PROJECT
CITY OF REFUGE TENANT IMPROVEMENT

DRAWING
COVERSHEET

DATE 5/21/26 | NORTH
DRAWN Drawn By
SCALE 1:1
DWG NO T-1 (REV)
PLOT DATE

PARKING ANALYSIS

	BUSINESS NAME	SUITE	TYP. OCC.	OCCUPANCY LOAD	SQFT.	TOTAL SQFT.	MIN. REQUIRED PARKING
1ST. FLOOR	CITY OF REFUGE	100 - 140	A	677	15,456 SF.	36,224 SF.	6,029 SF. / 35 = 172 9,427 SF. / 300 = 31 (4)
	U.S. RENO CARE	105	B		5,007 SF.		5,007 SF. / 300 = 16.69
	VACANT	150 - 180	B		6,733 SF.		6,733 SF. / 300 = 22.44
	VACANT	190	B		4,847 SF.		4,847 SF./300 = 16.15
	COMMON AREAS				4,181 SF.		
	PORCH AREAS				3,968 SF.		
2ND. FLOOR	UNIVERSITY OF SOUTH LOS ANGELES	200	B		5,603 SF.	38,302 SF.	1,220 SF./50 = 24.4 9 EMPLOYEES
	VACANT	202	B		19,633 SF.		19,633 SF. / 200 = 98.165
	VACANT	240	B		4,815 SF.		4,815 SF. / 200 = 24.05
	DEPARTMENT OF VETERANS AFFAIRS	250	B		4,242 SF.		4,242 SF./300 = 14.14
	COMMON AREAS				4,009 SF.		
	DECK AREAS				2,107 SF.		
3RD. FLOOR	SOUTH BAY MENTAL HEALTH CENTER	300	I-2		21,094 SF.	24,083 SF.	21,094 SF./200=105.47
	COMMON AREAS				2,989 SF.		
4TH. FLOOR	VACANT	400	B		4,037 SF.	10,404 SF.	4,037 SF./300 = 13.45
	VACANT	405	B		2,306 SF.		2,306 SF./300 = 7.68
	VACANT	410	B		1,314 SF.		1,314 SF./300 = 4.38
	COMMON AREAS				2,747 SF.		
5TH. FLOOR	VACANT	500	B		2,860 SF.	10,335 SF.	2,860 SF./300 = 9.53
	VACANT	525	B		3,194 SF.		3,194 SF./300 = 10.64
	DR. GARY FORD, INC	575	B		1,534 SF.		1,534 SF./200 = 7.67
	COMMON AREAS				2,747 SF.		
						TOTAL BLD'G SQFT.	TOTAL REQUIRED PARKING
						116,646 SF.	577 STALLS

TOTAL REQUIRED PARKING: 577 STALLS
TOTAL PROVIDED PARKING: 544 STALLS
VAN DROP OFF: 1 PLACES (4)

PARKING DEFICIENCY: [(577-544) / 577] X 100% = 5.72% < 15%

APPROVED BY CITY OF GARDENA:

PLUMBING FIXTURES & COUNT ANALYSIS

- PROVIDE 01 ACCESSIBLE RESTROOM FOR EACH GENDER IN BUILDING
- OCCUPANCY LOAD FOR EACH GENDER: $\frac{677 \times 50}{100}$ = 339 PEOPLE (4)
- MINIMUM PLUMBING FACILITIES PER CPC. TABLE 2902.1 WITH I-A OCCUPANCY

TYPE	• REQUIREMENT							
	WATER CLOSET		URINAL	LAVATORY		BATHTUBS/SHOWERS	DRINKING FOUNTAIN	SERVICE SINK
	MALE	FEMALE	MALE	MALE	FEMALE	FACILITY	ALL	FACILITY
	1 PER 1-150	1 PER 1-75	1 PER 1-150	1 PER 1-200	1 PER 1-200	1 PER FACILITY	1 PER 100	1 PER FACILITY
TOTAL	2.26	4.52	2.26	1.69	1.69	01	3.5	01
	• PROVIDE							
	WATER CLOSET		URINAL	LAVATORY		BATHTUBS/SHOWERS	DRINKING FOUNTAIN	SERVICE SINK
	MALE	FEMALE	MALE	MALE	FEMALE	FACILITY	ALL	FACILITY
PUBLIC	8	8	5	8	8	01	02	01
PRIVATE	00		00	00		00	00	00
TOTAL	16		5	16		01	02	01

REV | DATE | BY | MAINTENANCE

NOTES
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.

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BUILDER

STRUCTURAL ENGINEER

HYDRAULIC ENGINEER / FIRE SERVICE

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

SURVEYOR

CLIENT
BISHOP NOEL JONES

PROJECT
CITY OF REFUGE TENANT IMPROVEMENT

DRAWING
PARKING AND FIXTURE ANALYSIS

DATE 5/21/25 | WIDTH
DRAWN Drawn By
SCALE 1:1
DWG NO T-2 (REV).
PLOT DATE



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07



VIEW 08

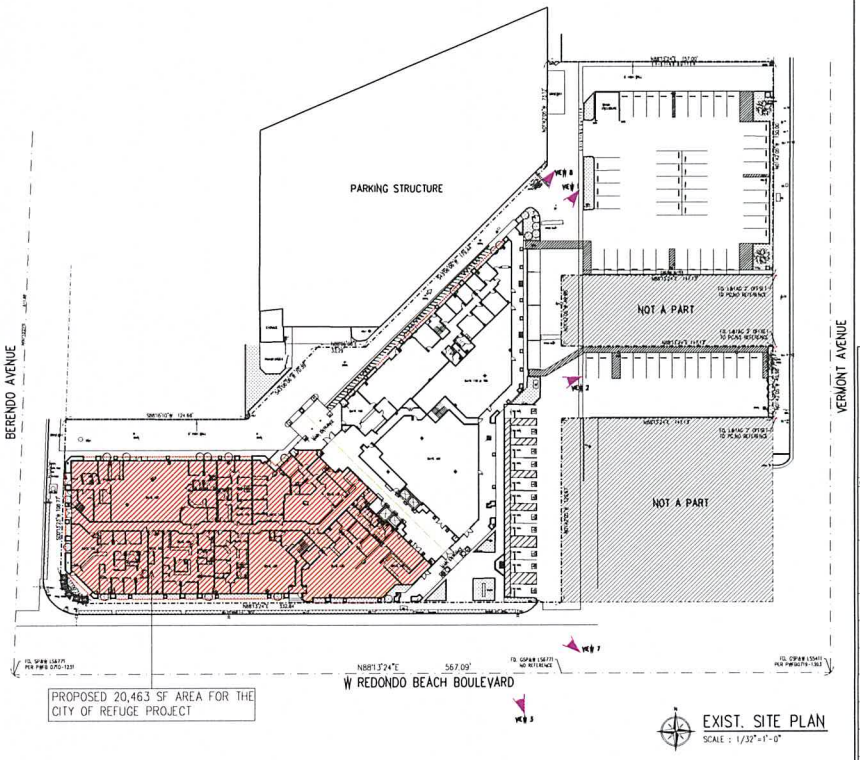
ABBREVIATION

BX	BOTTOM OF X	SW	SIDEWALK
CLM	COLUMN	TC	TOP OF CURB
EDI	EDISON MANHOLE	TRFLT	TRAFFIC LIGHT
EP	EDGE OF PAVEMENT	TSB	TRAFFIC SIGNAL BOX
FD	FOUND	TX	TOP OF X
FG	FINISH GRADE	WM	WATER METER
FH	FIRE HYDRANT	WV	WATER VALVE
FS	FINISH SURFACE	YRDLT	YARD LIGHT
FL	FLOW LINE		
GM	GAS METER		
MH	MANHOLE		
OCF	ZERO CURB FACE		
PB	PULL BOX		
SDMH	STORM DRAIN MANHOLE		
SCO	SEWER CLEAN OUT		

APPROVED BY CITY OF GARDENA:

SITE PLAN NOTES

1. NO SITE WORK IS PROPOSED W/ THESE PLANS, EXCEPT AS NOTED.
2. PARKING STALLS ARE EXISTING TO REMAIN, SHOWN AS 9'x18' FOR REGULAR AND ACCESSIBLE STALLS.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGE INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL WALLS, FIXTURE LAYOUT, DIMENSIONS, CONDITIONS AND KEYNOTES ON-SITE BEFORE COMMENCING CONSTRUCTIONS. IT IS THE CONTRACTOR RESPONSIBILITY TO COORDINATE ALL TRADES. NOTIFY DESIGNER IMMEDIATELY IF ANY DISCREPANCIES OCCUR. FAILURE TO DO SO WILL RESULT IN CONTRACTOR OWNND ALL RESULTING ISSUES.



EXIST. SITE PLAN
SCALE : 1/32"=1'-0"

REV| DATE | BY | AMENDMENTS

NOTES
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HYDRAULIC ENGINEER/FIRE SERVICE

MECHANICAL ENGINEERS

ELECTRICAL ENGINEERS

LANDSCAPE ARCHITECTS

SURVEYOR

CLIENT
BISHOP NOEL JONES

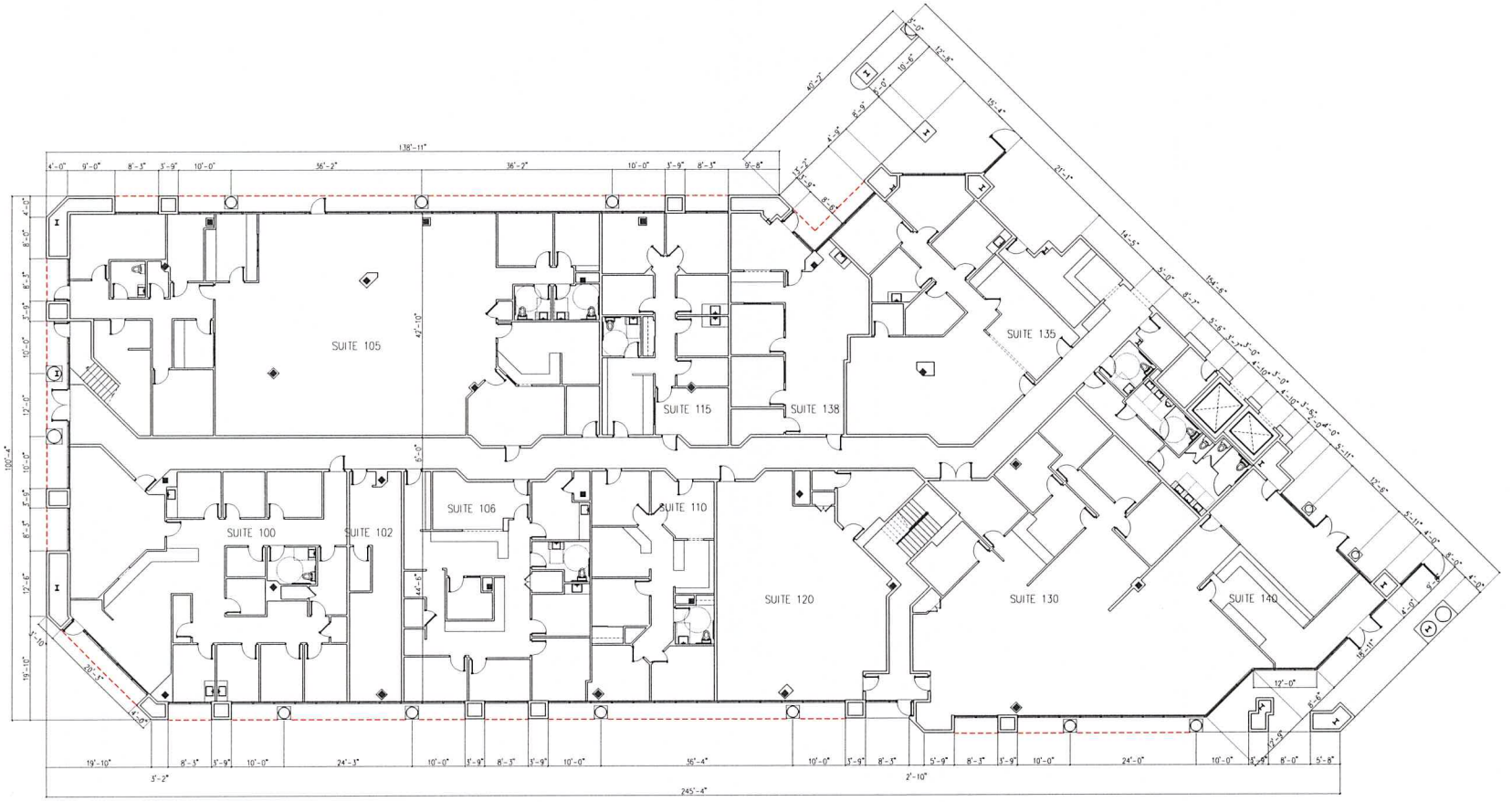
PROJECT
CITY OF REFUGE TENANT IMPROVEMENT

DRAWING
EXIST. SITE PLAN

DATE 5/21/26 | NORTH
DRAWN Drawn By
SCALE 1:1
DWG NO A-1
PLOT DATE

THE DRAWING IS A PROPERTY OF DESIGNER & ASSOCIATES

APPROVED BY CITY OF GARDENA:



THE WEST WING EXIST. FLOOR PLAN
SCALE : 1/8"=1'-0"

REV	DATE	BY	AMENDMENTS

NOTES
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LANDSCAPE ARCHITECTS

SURVEYOR

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PROJECT
CITY OF REFUGE TENANT IMPROVEMENT

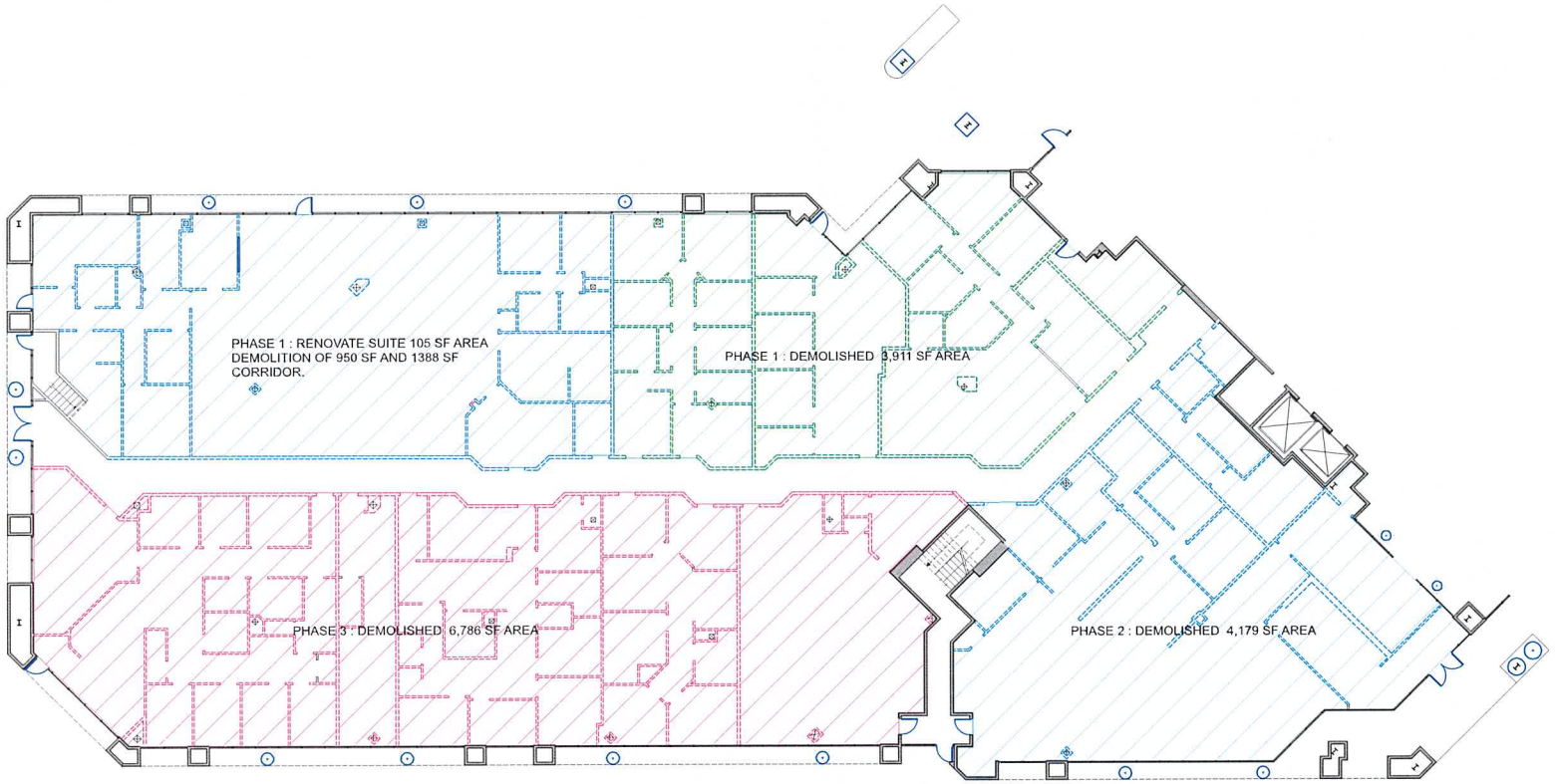
DRAWING
EXISTING CONDITIONS

DATE 5/21/26
NORTH
DRAWN Drawn By
SCALE
DWG NO A-2 (REV)
PLOT DATE

WALL LEGEND

- EXIST. WALL TO REMAIN
- PHASE 1 EXIST WALL TO BE REMOVED
- PHASE 2 EXIST WALL TO BE REMOVED
- PHASE 3 EXIST WALL TO BE REMOVED
- I EXIST. COLUMNS TO REMAIN

APPROVED BY CITY OF GARDENA:



2 DEMOLITION PLAN
Scale: 1/8" = 1'-0"

DEMOLITION PLAN

SCALE : 1/8"=1'-0"

REV | DATE | BY | AMENDMENTS

NOTES

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ELECTRICAL ENGINEERS

LANDSCAPE ARCHITECTS

SURVEYOR

CLIENT
BISHOP NOEL JONES

PROJECT
Learning Tree Academy

DRAWING
DEMOLITION PLAN

DATE 5/21/26
NORTH
DRAWN Drawn By
SCALE 1:1
DWG NO A-3 (REV)
PLOT DATE

SITE PLAN NOTES

1. NO SITE WORK IS PROPOSED W/ THESE PLANS, EXCEPT AS NOTED.
2. PARKING STALLS ARE EXISTING TO REMAIN, SHOWN AS 9'x18' FOR REGULAR AND ACCESSIBLE STALLS.
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1 5. REMOVE AND REPLACE APPROXIMATELY 200 SF. OF SIDEWALK, ALONG REDONDO BEACH BLVD AND REPLACE 92) CURB RAMPS, LOCATED ON ne CORNER OF RBB & BERENDO AVE., AND OTHER ON RBB ADJACENT TO DRIVEWAY. REMOVE AND REPLACE (1) TRAFFIC SIGNAL PULL BOX LOCATED ON THE NE CORNER OF RBB & BERENDO AVE. REMOVE AND REPLACE (1) DRIVEWAY ON BERENDO AVE.

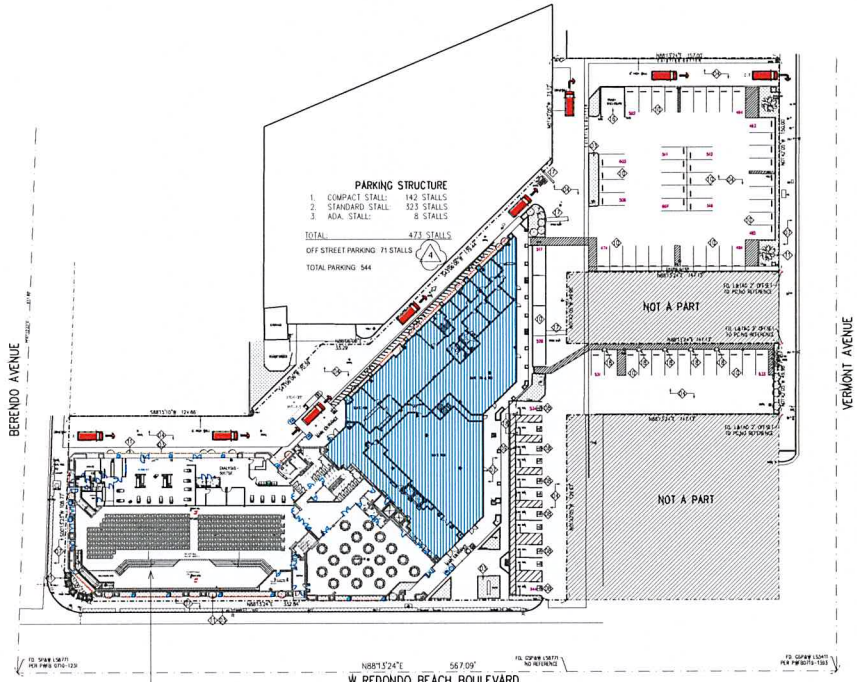
ABBREVIATION

BX	BOTTOM OF X	SW	SIDEWALK
CLM	COLUMN	TC	TOP OF CURB
ED	EDISON MANHOLE	TRFL1	TRAFFIC LIGTH
EP	EDGE OF PAVEMENT	TSB	TRAFFICE SIGNAL BOX
FD	FOUND	TX	TOP OF X
FG	FINISH GRADE	WM	WATER METER
FH	FIRE HYDRANT	WV	WATER VALVE
FS	FINISH SURFACE	YHDLT	YARD LIGHT
FL	FLOWLINE		
GM	GAS METER		
MH	MANHOLE		
OCF	ZERO CURB FACE		
PB	PULLBOX		
SDMH	STORMDRAIN MANHOLE		
SCO	SEWER CLEAN OUT		

SITE PLAN LEGEND

DESCRIPTION	DESCRIPTION
PROPOSED PROJECT LOCATION	EXIST. TREE; NOT PART OF THIS PROJECT
NOT A PART OF THIS PROJECT	EXIST. LIGHT POLE; NOT PART OF THIS PROJECT
EXIST. LANDSCAPE; NOT PART OF THIS PROJECT	EXIST. W.I FENCE; NOT PART OF THIS PROJECT
EXIST. PARKING LOT, NOT PART OF THIS PROJECT	EXIST. SEWER HOLE TO REMAIN
EXIST. ACCESSIBLE PATH OF TRAVEL, SEE DET. SHEET ADA.2, NOT PART OF THIS PROJECT	EXIST. WATER SHUT OFF VALVE TO REMAIN
EXIST. CONCRETE LANDING, NOT PART OF THIS PROJECT	EXIST. TRASH ENCLOSURE; NOT PART OF THIS PROJECT
EXIST. SIDEWALK, NOT PART OF THIS PROJECT	EXIST. SPEED BUMP STRIP; NOT PART OF THIS PROJECT
EXIST. ACCESSIBLE PARKING, SEE DET. 6/ADA.2; NOT PART OF THIS PROJECT	ELECTRIC VEHICLE CHARGING STATION (2)
EXIST. ACCESSIBLE PARKING SIGNAGE, SEE DET. 5/ADA.2; NOT PART OF THIS PROJECT	---
EXIST. 9x18 STANDARD PARKING; NOT PART OF THIS PROJECT	---

APPROVED BY CITY OF GARDENA:



PROPOSED SITE PLAN
SCALE : 1/32"=1'-0"

NO.	DATE	BY	AMENDMENTS

NOTES

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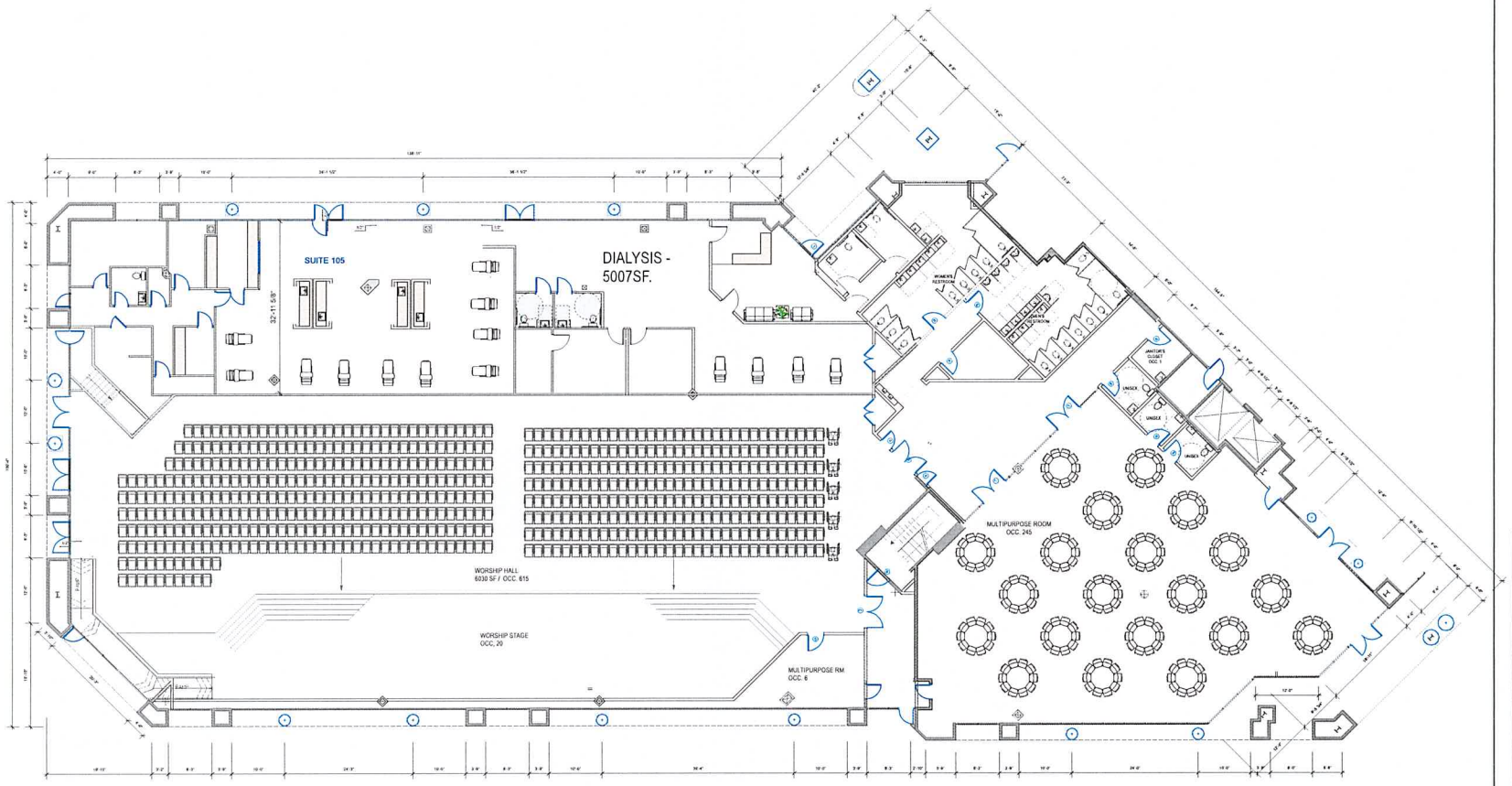
PROJECT
CITY OF REFUGE TENANT IMPROVEMENT

DRAWING
PROPOSED SITE PLAN

DATE 5/21/26
DRAWN Drawn By
SCALE 1:1
DWG NO A-4 (REV)
PLOT DATE
NORTH

SECTION KEYNOTE	WALL LEGEND	NOTES
	EXIST. WALL TO REMAIN NEW INTERIOR NON BEARING WALL, 362PDS125-33 PUNCHED METAL STUD WALL @16" O.C (TYP.) WITH 5/8" TYP. "X" GYP. BD. (ICC/ER 4943P) NEW 8" CMU. SOLID CORE BULLETPROOF WALL EXIST WALL/COLUMN TO BE REMOVED NEW 1-HOUR FIRE RATED/STC 50 INTERIOR WALL (A)	1. SEE DOOR AND WINDOW SCHEDULES ON SHEET A.7 2. SEE INTERIOR FINISHING SCHEDULE ON SHEET A.7 3. PROVIDE PERMANENTLY AUDIO-AMPLIFICATION SYSTEMS AND PORTABLE ASSISTIVE-LISTENING SYSTEMS IN SEPARATE PERMIT

APPROVED BY CITY OF GARDENA:



1 WEST WING FLOOR PLAN
Scale: 1/8" = 1'-0"

PROPOSED FLOOR PLAN
SCALE : 1/8"=1'-0"

REV. | DATE | BY | AMENDMENTS

NOTES
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LANDSCAPE ARCHITECTS

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CLIENT
BISHOP NOEL JONES

PROJECT
CITY OF REFUGE TENANT IMPROVEMENT

DRAWING
PROPOSED FLOOR PLAN

DATE 5/21/26 | WORK
DRAWN Drawn By
SCALE 1:1
DWG NO A-5 (REV)
PLOT DATE

To: City of Gardena Planning and Environmental Quality Commission
Re: Environmental Assessment #8-26; Administrative Adjustment #2-26; Conditional Use Permit #4-24
Property: 1045 W. Redondo Beach Boulevard, Gardena, California

Subject: Formal Opposition to Proposed Religious Facility

Dear Members of the Gardena Planning and Environmental Quality Commission:

I am writing to formally object to the proposed religious facility at 1045 W. Redondo Beach Boulevard and respectfully request that the City deny Conditional Use Permit #4-24, Environmental Assessment #8-26, Administrative Adjustment #2-26, and the associated project approvals.

I want to make it clear from the outset that my objection is not based upon religion or opposition to churches. Churches are an important part of every community. My concern is whether converting a significant amount of established medical and professional office space into a large religious assembly use is an appropriate land-use decision for Gardena, particularly when medical tenants are already being displaced and the applicant is simultaneously requesting a reduction in required parking.

Gardena has a population of approximately 58,000 residents, with 17% of Gardena's population over age of 65 and older, making convenient access to physicians and healthcare services particularly important.

For elderly residents, disabled residents, chronically ill patients, lower-income families, and individuals without reliable transportation, traveling outside Gardena for routine or specialized medical care can impose a significant burden. Preserving conveniently located medical facilities is therefore an important community need. The Dialysis center located within this building is only one of a very limited number of dialysis centers serving City of Gardena of 58, 000.00 residence.

The City should be encouraging physicians, surgeons, specialists, therapists, diagnostic providers, and other healthcare professionals to establish and maintain practices in Gardena—not approving projects that have the practical effect of displacing them. Furthermore, these facilities are more beneficial to the city and their taxes paves the way for better City development and projects whereas a church are nonprofit organizations.

My concerns are based not merely upon speculation about what could happen in the future, but upon what has already occurred.

I was a medical/professional tenant at this property and I was personally among the tenants who was required to leave.

The Commission should therefore consider the real-world effect of this project upon the existing medical community.

When physicians and other healthcare professionals are displaced, it should not be assumed that they will simply relocate elsewhere within Gardena. Suitable medical offices are rare in City of Gardena and when an established medical office or facility is dismantled, rebuilding it can be extremely difficult.

Residents should not increasingly be forced to travel to Torrance, Harbor City, Los Angeles, or other communities because medical providers and medical office space are disappearing from Gardena.

The City should instead pursue policies that attract physicians, surgeons, specialists, rehabilitation providers, diagnostic facilities, and other healthcare services.

Just down Redondo Beach Boulevard is Memorial Hospital of Gardena, which identifies itself as the only hospital located in the Gardena area which is part of a medical corridor of this area.

Medical and professional office uses provide benefits extending far beyond the individual physician or business occupying a suite. They provide local healthcare access and professional employment. They bring nurses, medical assistants, technicians, administrative employees, and other workers into the community. They support pharmacies, laboratories, imaging facilities, restaurants, retailers, and other nearby businesses. They also generate regular activity throughout the week rather than primarily during concentrated events. This is particularly important to a city that has 12% poverty rate.

City of Gardena already has a substantial number of churches and religious organizations serving residents of different faiths and denominations. A resident can choose among numerous religious institutions throughout Gardena and neighboring communities but a patient requiring a particular physician, specialist, treatment, or medical service does not necessarily have the same flexibility.

At the same time, the applicant is requesting a 6% reduction in required off-street parking—from 577 required spaces to 544 spaces.

Considering large religious facilities produce concentrated traffic during worship services, conferences, funerals, weddings, celebrations, and special events. Hundreds of people can potentially arrive and depart during relatively narrow periods whereas medical and professional offices generally operate differently, with patients and employees arriving and departing throughout the day.

It therefore appears counterintuitive to introduce a potentially higher-concentration assembly use while simultaneously reducing the property's required parking.

For someone attending a religious service, difficulty finding parking may be an inconvenience but for an elderly or disabled patient arriving for medical treatment, access can be considerably more important.

I also believe the Commission should distinguish between an expansion that demonstrably benefits Gardena residents and one that primarily facilitates the organizational growth of an already large and established ministry.

There has been public attention over the years concerning the wealth and affluent lifestyle associated with prominent religious leaders, including the leadership involved here. I do not raise this to criticize anyone for being financially successful, nor do I believe the Commission should make a land-use decision based upon someone's personal wealth.

Instead, it raises a more relevant planning question:

What tangible benefit will Gardena residents receive from this particular expansion that outweighs the displacement and loss of existing medical and professional services?

That question deserves a clear answer before the city approves this project.

The city should preserve and strengthen its limited healthcare infrastructure rather than facilitate its destruction.

I respectfully ask the Commission to consider not merely what benefits the applicant today, but what Gardena will need five, ten, and twenty years from now.

Gardena residents will continue to need physicians. They will continue to need specialists, surgeons, rehabilitation, dialysis, diagnostic services, and accessible medical offices.

Healthcare infrastructure should be protected before it disappears.

For these reasons, I respectfully urge the Planning and Environmental Quality Commission to reject the proposed Conditional Use Permit and associated approvals and preserve this important medical and professional property for the benefit of the Gardena community.

Thank you for your time and consideration.

Sincerely,

Dr. F Rabbany,
Former Medical/Professional Tenant
1045 W. Redondo Beach Boulevard
Gardena, California