PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, October 20, 2026, 7:00 PM

Council Chamber at City Hall

1700 W. 162nd Street, Gardena, California

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

1. **VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE at** youtube.com/CityofGardena
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Board/Commission/Committee at publiccomment@cityofgardena.org two (2) hours before the meeting starts on the day of the meeting and write "Public Comment" in the subject line. 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

4.A. Planning and Environmental Quality Commission Approval of Minutes for August 18, 2026

4.B. Planning and Environmental Quality Commission Approval of Minutes for September 1, 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. Recommendation to the City Council on adoption of Zone Text Amendment #4-26 to amend Title 18 (Zoning) of the Gardena Municipal Code relating to on-site/off-street parking standards for Gardena Boulevard between Normandie Avenue and Vermont Avenue (the parking in-lieu fee)

The Planning and Environmental Quality Commission will consider recommending an Ordinance to the City Council to amend Title 18 (Zoning) of the Gardena Municipal Code relating to on-site/off-street parking standards for Gardena Boulevard between Normandie Avenue and Vermont Avenue (the parking in-lieu fee).

Environmental Consideration: The Zone Text Amendment and Ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) under Section 15061(B)(3) of the CEQA Guidelines.

Project Location: City Wide

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 7:00 PM on Tuesday, November 3, 2026.

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

/s/ GREG TSUJIUCHI
GREG TSUJIUCHI, Secretary
Planning and Environmental Quality Commission

Date Posted: October 16, 2026

MINUTES

Regular PEQC Meeting of the

Planning and Environmental Quality Commission

Tuesday, August 18, 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 August 18, 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 7:03 PM.

2. PLEDGE OF ALLEGIANCE

Stephen P. Langley led the Pledge of Allegiance.

Chair Wright-Scherr noted that the right and left monitors were not working.

3. ROLL CALL

Present: Chair Ronald Wright-Scherr; 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 Dayana Nava.

Vice-Chair Jules Kanhan and Commissioner Steve Sherman were absent.

4. APPROVAL OF MINUTES

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

MOTION: A motion was made by Commissioner Langley and seconded by Chair Wright-Scherr to approve the minutes of the meeting held on July 7, 2026.

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

Absent: Kanhan and Sherman

4.B. Planning and Environmental Quality Commission Approval of Minutes for July 21, 2026.

MOTION: A motion was made by Commissioner Henderson and seconded by Commissioner Langley to approve the minutes of the meeting held on July 21, 2026.

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

Absent: Kanhan and Sherman

5. ORAL COMMUNICATIONS

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

Commissioner Henderson made a comment to address a specific issue regarding public safety. He mentioned that his neighbors living on the north side of Gardena, at the intersection of 135th and Van Ness, have raised concerns about safety due to several accidents occurring at that left turn. He proposed conducting a traffic study with the hope of installing a left turn arrow.

Director of Community Development Greg Tsujiuch, clarified that this issue fell outside the scope of the Planning Commission's responsibilities. However, he assured Commissioner Henderson that he would relay the information to both the Police Department and the Public Works Department.

6. PUBLIC HEARING ITEMS

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.

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

Planning Assistant Dayana Nava presented the staff report informing the Commission that the project is categorically exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to Guideline Section 15332 (Class 32 - in fill development project); and 15300.2 - Not subject to exceptions to the exemptions in CEQA.

Ms. Nava presented the Vicinity Map of the property located at 2129 W. Rosecrans Avenue and the Zoning Map, which shows that the project site is zoned C-3 with a mixed-use overlay to the north and south.

Ms. Nava provided background information regarding approvals, including the initial approval on

August 4, 2020, and the First Modification approval on December 8, 2020, as displayed on the screen.

Ms. Nava then gave an overview of the current Site Plan. The townhome development currently includes 69 parking spaces, which were a requirement at the time of initial approval. She noted the applicant's proposal for a reconfiguration of the parking lot, as illustrated on the screen. The parking spaces highlighted in blue are designated for guest parking, while the pink-highlighted stalls represent guest/shared parking, allowing guests to park overnight and share parking between tenants.

Ms. Nava displayed images of the existing property, which features live/work development projects and attached townhomes.

Ms. Nava went over the analysis administrative adjustment, noting that the applicant proposes a reduction of fully designated guest parking spaces from 69 to 58, the reallocation 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 in accordance with the Gardena Municipal Code Section 18.50.030.

Ms. Nava noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site August 6, 2026, and to date, no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- Conduct the public hearing;
- Receive testimony from the public; and
- 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 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.

Ms. Nava informed the Commission that both the staff and the applicants were present to answer any questions.

Chair Wright-Scherr invited the applicant to step forward. Ms. Nava indicated that the applicant would be distributing images for the Commission's reference.

The applicant, Samantha Merchant, a representative of the Board of Directors of the Rosecrans Place Homeowners Association, explain in detail her request for an administrative adjustment, which she believes is necessary to correct an over-allocation of guest parking spaces. She outlined the proposed Rosecrans Place Parking Site Map, displayed on the screen, and provided additional information on the proposed configuration of the parking spaces. She noted that the application addresses two main points: First, they are requesting to reduce the size of the parallel parking spaces located in the main driveway behind the gate. Currently, these spaces are oversized at 25 feet, while the code minimum is 22 feet. Second, they are seeking a 15% administrative adjustment. She addressed a likely question: why are they making this request? She explained that the community consistently observes that most guest parking spaces remain empty every night. According to data from their third-party patrol company, 60% to 80% of the

guest parking spaces are unused on any given night, including holidays. She clarified that they are specifically asking for shared spaces—designated areas where residents may park when guests do not require the available parking.

Ms. Merchant informed the Commission that she is available to answer any questions.

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

Chair Wright-Scherr inquired about how many garages or parking spaces each tenant has and whether there are handicap spaces available. Ms. Merchant responded that all the homes have a two-car garage and there are four handicap spaces located at the front of the community.

Commissioner Langley asked why the parking spaces were being reduced from 25 to 22 feet. Ms. Merchant confirmed that the reduction would help accommodate more parking. Commissioner Langley also asked what measures would prevent a resident from having a third car parked in one of these spaces, making it unavailable for visitors. Ms. Merchant provided an explanation regarding this concern.

Commissioner Henderson inquired about the proposed pink highlighted areas. He noted that if each resident is allotted two parking spaces and they're sharing them, this means that each potential resident could possibly have a third parking space. He asked why the association would need to be involved if residents can manage this internally. As the president of the homeowners association, he stated that failure to comply with parking rules might result in cars being towed.

Ms. Merchant explained that their CC&Rs require all residents to park their cars in their garages and not in guest parking areas. She clarified that she is addressing the needs of multi-generational households, which may have additional vehicles. To be fair to all residents, the rules must be enforced consistently, which means some of those households will need to find parking outside the community. Given the number of empty parking spaces each night, it seems reasonable to allow some of these cars to park inside, regulated by the association.

Commissioner Henderson also raised the question of charging for parking. Ms. Merchant agreed, but noted that they would need to obtain Planning Commission approval before implementing any fees. Chair Wright-Scherr interjected, asking if this could impose a hardship on anyone who could not afford the fee. Ms. Nava addressed the initial parking approval made by the Planning Commission, pointing out that the CC&Rs pertain solely to guest parking, while the applicant is proposing to share 13 parking spaces, which is the only modification being requested.

Commissioner Langley emphasized that any changes must receive Planning Commission approval. Director of Community Development Greg Tsujiuchi clarified that the initial approval given by the Commission was based on existing codes, and the applicant is requesting an adjustment, which is permitted.

The discussion continued among Commissioner Henderson, Chair Wright-Scherr, Commissioner Langley, and Ms. Merchant, where they each shared their perspectives on the request. Commissioner Langley inquired whether the proposed 15% reduction complied with Gardena Municipal Code Section 18.50.020.A., highlighting that they can only proceed within the

provisions of the code. Director Tsujiuchi agreed, stating that it is up to the Commission to decide whether to allow the request.

Chair Wright-Scherr sought confirmation that the 15% reduction was all that was necessary. Ms. Merchant confirmed that if more parking spaces were needed in the future, they would have to find a way to create additional spaces.

Director Tsujiuchi clarified that the applicant is requesting that the 13 spaces be designated for both guest and residential parking, with a time limit on how long someone can park in those spaces.

Assistant City Attorney Ivy Tsai informed the Commissioners of the suggested conditions of approval listed in the staff report.

Chair Wright-Scherr then opened the floor to public speakers.

Public Speakers: Brandon Roberts and Sasha Burns, residents of Rosecrans Place, voiced their support for the proposed modifications to the parking situation.

Chair Wright-Scherr closed the public hearing.

There were no further questions or comments from any Commission members or the public.

Director Tsujiuchi then directed staff to interpret the Potential Conditions of Approval numbered 2 before a formal motion was made. Assistant Director of Community Development Jo-Anne Burns provided a detailed explanation of the interpretation.

MOTION: A motion was made by Commissioner Langley and seconded by Commissioner Henderson to 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 Environmental Quality Commission meeting and all Potential Conditions of Approval recommended by Staff in the Report and #2 rewritten in a manner that is easier to understand:

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

Absent: Kanhan and Sherman

Assistant Director of Community Development Jo-Anne Burns stated that the decision is final unless an appeal is made to the City Council within 10 calendar days. Since the item will be included under Consent during the next meeting, she is informing the applicant and the public that the 10-day appeal period will begin from the date the resolution is adopted. There will not be a hearing unless the Planning Commission decides to pull the item for discussion at the next Planning Commission meeting.

7. OTHER ITEMS

No Items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

1. 23rd Annual City of Gardena Jazz Festival, Sunday, August 23, 2026, at Rowley Park.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. COMMISSIONER LANGLEY - No items to report.
2. COMMISSIONER HENDERSON - No items to report.
3. CHAIR WRIGHT-SCHERR - He expressed gratitude to the Gardena Police Department for their professionalism and humane handling of a challenging situation.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:56 PM.

Respectfully submitted,

APPROVED:

_____ By:_____

RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

MINUTES

Regular PEQC Meeting of the

Planning and Environmental Quality Commission

Tuesday, September 1, 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 September 1, 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 7:03 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Stephen L. Langley led the Pledge of Allegiance.

3. ROLL CALL

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

Director of Community Development Greg Tsujiuchi was absent.

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 no members of the public wished to speak to the Planning Commission at this time.

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)

MOTION: A motion was made by Commissioner Langley and seconded by Chair Wright-Scherr to Adopt 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 Town-homes Development at 2129 Rosecrans Avenue per Section 18.50.020.A of the Gardena Municipal Code; 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)

7. PUBLIC HEARING ITEMS

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

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

Assistant Director of Community Development Jo-Anne Burns confirmed that there would not be a staff presentation. Staff is recommending that the Planning Commission continue the item, as staff had received several written public comments and needed time to review them in order to address the concerns raised.

Ms. Burns informed the Commission that the applicant was present to speak on the project, and speaker cards had been submitted by members of the public.

Chair Wright-Scherr opened the public hearing and invited the applicant to come forward.

The applicant, Pastor Noel Jones of the City of Refuge, explained that their organization primarily focuses on studying the word of God. He mentioned that they purchased the building to engage in community services and to add a spiritual component that would benefit those around them. They are requesting the Commission's assistance in obtaining permits for back-to-school programs, Thanksgiving giveaways, and making the church accessible to the community. Pastor Jones also noted that upon acquiring the building, which was in disrepair, they made improvements to ensure its exterior aligned with the City of Gardena’s standards and to enhance the satisfaction of both tenants and surrounding residents. Their intent is to beautify the area and actively participate in the community, which is why they are requesting permission to hold a couple of hours of service on Sundays to serve the community.

Public Speakers: William Delvac, a representative on behalf of US Renal Care, explained his involvement with the project and spoke in support of the continuance. Loretta Jones, Darron Steptoe, Mildred Oates, Joshua Holmes, Brandy Burgos, and Debra Marzett, all shared positive

opinions about the City of Refuge and voiced their support for the project, emphasizing their desire to continue serving the community in Gardena.

Mario Hodge, representative on behalf of the City of Refuge, thanked city staff and clarified that they are working with tenants and their attorneys to resolve outstanding issues and efficiently bring their application back to the agenda.

Public Comments received via e-mail:

- PC #1_Item 7.A _ Fred Rabbany _PEQC 09-01-26.pdf
- PC #2_Item 7.A _ Daniel Reardon_ PEQC 09-01-26.pdf
- PC #3_Item 7.A _ Daniel Reardon_ PEQC 09-01-26.pdf
- PC #4_Item 7.A _ William Delvac_ PEQC 09-01-26.pdf

Assistant City Attorney Ivy Tsai noted for the record that staff is recommending a continuance and it would not be to a date certain to allow time to address the issues that have been presented. Staff is plans to re-notice the item when it is ready.

MOTION: A motion was made by Commissioner Langley and seconded by Vice-Chair Kanhan to Approved the Continuance with No Date Set for the 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:

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

Chair Wright-Scherr paused the meeting for a short break, then resumed shortly after.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

1. Food, Wine & Brew, Saturday, September 26, 2026, from 12:00 pm - 7:00 pm at the City Hall Complex.

2. City Council Actions: During the City Council meeting on August 25, 2026, the Council introduced Ordinance No. 1892, which is the Robotic Parking Ordinance that was reviewed and recommended for approval by the Planning Commission. Additionally, they introduced Ordinance No. 1893, which pertains to Accessory Dwelling Units (ADUs). Both ordinances are scheduled for a second reading at the next City Council meeting.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. COMMISSIONER LANGLEY – He thanked the staff for all their hard work and hopes that the item gets resolved.
2. VICE-CHAIR KANHAN – No items to report.
3. COMMISSIONER HENDERSON – No items to report.

4. COMMISSIONER SHERMAN – No items to report.

5. CHAIR WRIGHT-SCHERR – No items to report.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:41 PM.

Respectfully submitted,

APPROVED:

_____ By:_____

RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

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: October 20, 2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: Recommendation to the City Council on adoption of Zone Text Amendment #4-26 to amend Title 18 (Zoning) of the Gardena Municipal Code relating to on-site/off-street parking standards for Gardena Boulevard between Normandie Avenue and Vermont Avenue (the parking in-lieu fee)

PROJECT DESCRIPTION:

The proposed Zone Text Amendment #4-26 is being considered to amend Title 18 (Zoning) of the Gardena Municipal Code relating to on-site/off-street parking standards for Gardena Boulevard between Normandie Avenue and Vermont Avenue (the parking in-lieu fee).

Environmental Consideration: The Zone Text Amendment is statutorily exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The ordinance would not result in physical change in the environment and does not involve any construction or additions to any existing structures.

Project Location: City Wide

STAFF RECOMMENDATION:

1. Conduct the public hearing;
2. Receive testimony from the public; and
3. Adopt Resolution No. PC 12-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment #4-26

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

Staff Report ZTA #4-26
Attachment No. 1 - Resolution PC No. 12-26
Exhibit A - Draft Ordinance

CITY OF GARDENA

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT

ZONE TEXT AMENDMENT #4-26

Agenda Item No. 6.A

DATE:	October 20, 2026
TO:	Chair Wright-Scherr and Members of the Planning and Environmental Quality Commission
FROM:	Greg Tsujiuchi, Community Development Director
PREPARED BY:	Jo-Anne Burns, Assistant Community Development Director
LOCATION:	Citywide
REQUEST:	Recommendation to the City Council on adoption of Zone Text Amendment #4-26 to amend Title 18 (Zoning) of the Gardena Municipal Code relating to on-site/off-street parking standards for Gardena Boulevard between Normandie Avenue and Vermont Avenue (the parking in-lieu fee)

BACKGROUND/SETTING

The draft Ordinance removes the existing exception that allows business and property owners in Downtown Gardena to satisfy off-street parking requirements through payment of a one-time parking in-lieu fee. The current one-time fee is $750 per parking space and if paid, properties are permanently exempt from providing the required off-street parking, which has contributed to ongoing traffic congestion and circulation issues within the downtown area. Eliminating this exemption would help ensure that new development more adequately accommodates its parking demand and reduces strain on public streets.

Previous Planning and Environmental Quality Commission Review

The Planning and Environmental Quality Commission initially reviewed the proposed code amendment as Zone Text Amendment # 3-25 on January 20, 2026, and voted 3-0 (two Commissioners were absent) to recommend City Council approval of the draft ordinance. Zone Text Amendment # 3-25 previously included revisions to Gardena Municipal Code (GMC) Sections 18.18A,18.21, and 18.42 which proposed the conditional use permit review process and development/design standards for mechanical/robotic parking structures.

City Council Review

On April 14, 2026, the City Council reviewed the proposed ordinance and zone text amendment and directed staff to bring the item back to the Planning Commission to

separate the code amendment pertaining to robotic parking from that of the proposed deletion of the in-lieu parking fee for businesses located within Downtown Gardena.

PROJECT DESCRIPTION AND ANALYSIS

Zone Text Amendment # 4-26 incorporates an Ordinance that will amend certain chapters of Title 18 (Zoning) of the Gardena Municipal Code (GMC) and is included as "Exhibit A" to Resolution No. 12-26 (Attachment No. 1). The proposed ordinance has been revised per the City Council's direction. The following is an outline of the proposed changes to the GMC:

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

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

GENERAL PLAN CONSISTENCY

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

- Land Use Policy 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.

ENVIRONMENTAL CONSIDERATIONS

Pursuant to the State California Environmental Quality Act (CEQA) Guidelines, the Planning Commission finds and determines that the ordinance is statutorily exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The ordinance would not result in physical change in the environment and does not involve any construction or additions to any existing structures.

NOTICING

The public hearing notice for Zone Text Amendment #4-26 was published in the Gardena Valley News on September 24, 2026. A copy of Proof of Publication is on file in the office of the Community Development Department Room 101, City Hall and is considered part of the administrative record.

RECOMMENDATION

Staff recommends holding a public hearing for Zone Text Amendment #4-26 where the Commission will:

1) Conduct the public hearing;
2) Receive testimony from the public; and
3) Adopt Resolution No. PC 12-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment #4-26

ATTACHMENTS

Attachment No. 1 – Resolution No. PC 12-26

- Exhibit A – Draft Ordinance

RESOLUTION NO. PC 12-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE TEXT AMENDMENT # 4-26, AN ORDINANCE AMENDING PORTIONS OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE RELATING TO ON-SITE/OFF-STREET PARKING STANDARDS FOR GARDENA BOULEVARD BETWEEN NORMANDIE AVENUE AND VERMONT AVENUE (THE PARKING IN-LIEU FEE).

RECITALS

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

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

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

D. Based on review of the State California Environmental Quality Act (CEQA) Guidelines, the Planning and Environmental Quality Commission finds and determines that the ordinance is statutorily exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The ordinance would not result in physical change in the environment and does not involve any construction or additions to any existing structures.

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

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

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

SECTION NO. 2. Based on all evidence presented and the findings set forth herein, Zone Text Amendment # 4-26 is hereby found to be consistent with the Gardena General Plan and the implementation thereof, and that the public necessity, convenience, general welfare, and good zoning practices require Zone Text Amendment # 4-26.

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

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

SECTION NO. 5. Based on all the documents, oral testimony, and other evidence presented in connection with this proceeding and in this Resolution, the Planning and Environmental Quality Commission recommends that the City Council approve Zone Text Amendment #4-26.

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

RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

_____

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

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

AYES:

NOES:

ABSENT:

Attachments:

Exhibit A – Draft Ordinance

EXHIBIT A

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GARDENA, CALIFORNIA, AMENDING PORTIONS OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE RELATING TO ON-SITE PARKING STANDARDS FOR COMMERCIAL USES ON GARDENA BOULEVARD BETWEEN NORMANDIE AVENUE AND VERMONT AVENUE; AND FINDING THE ACTION STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

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

WHEREAS, on October 20, 2026, the Planning and Environmental Quality Commission conducted a duly noticed public hearing as prescribed by law regarding Zone Text Amendment #4-26. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 12-26, recommending that the City Council adopt this ordinance; and

WHEREAS, on _____, 2026, the City Council conducted a duly noticed public hearing as prescribed by law regarding this ordinance approving Zone Text Amendment #4-26; and

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

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

SECTION 1. Amendment to Chapter 18.20. Subsection A.6. of Section 18.20.050 (Property development standards) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

6. Off-Street Parking.

a. Residential. Enclosed parking spaces shall be provided at the rate of one space for every studio and one bedroom unit and two spaces for

every unit which is two or more bedrooms. In addition, guest parking shall be provided at the rate of one-fourth space per unit and all fractional spaces shall be rounded up to a full parking space.

b. Commercial. Parking for the commercial portion of any building shall be required at the rate set forth in Chapter 18.40~~, but may be satisfied by paying an in-lieu parking fee in accordance with Section 18.40.120. Parking may be reduced to the extent such reduction is justified by a parking demand study submitted by the applicant and approved by the city.~~

c. Except as specified herein, all other provisions of Chapter 18.40 shall apply.

SECTION 2. Amendment to Chapter 18.40. Section 18.40.120 (Parking for the Gardena Boulevard commercial uses) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

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

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

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

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

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

SECTION 3. CEQA. Pursuant to the State California Environmental Quality Act (CEQA) Guidelines, the City Council finds and determines that the ordinance is statutorily exempt from CEQA under Section 15061(b)(3) (the commonsense exemption) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The ordinance would not result in direct or indirect physical change in the environment and does not involve any construction or additions to any existing structures.

SECTION 4. Effective Date. This Ordinance shall take effect and be in force thirty (30) days from and after the date of its passage.

SECTION 5. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

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

_____
TASHA CERDA, Mayor
ATTEST:

_____
BECKY ROMERO, City Clerk

APPROVED AS TO FORM:

_____
CARMEN VASQUEZ, City Attorney