



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, October 7, 2025, 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.
3. **ATTEND THE MEETING IN PERSON**
PUBLIC COMMENT: The Gardena Board/Commission/Committee will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:
 - Agenda Items - At the time the Board/Commission/Committee considers the item or during Public Comment.
 - If you wish to address the Gardena Board/Commission/Committee, please complete a "Speaker Request" form and present it to staff. You will be called to the podium by name when it is your turn to address the Board/Commission/Committee. The Board/Commission/Committee cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the Board/Commission/Committee will be given three (3) minutes to speak.
4. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone courteously;
- Listen to others respectfully;
- Exercise self-control;
- Give open-minded consideration to all viewpoints;
- Focus on the issues and avoid personalizing debate; and
- Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions

Thank you for your attendance and cooperation

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. APPROVAL OF MINUTES

4.A. Planning and Environmental Quality Commission Approval of Minutes for August 19, 2025

4.B. Planning and Environmental Quality Commission Approval of Minutes for September 16, 2025

5. ORAL COMMUNICATIONS

This is the time where the public may address the Planning Commission on items that are not on the agenda, but within the Planning Commission's jurisdiction. Comments should be limited to three minutes.

6. PUBLIC HEARING ITEMS

Any decision made by the City of Gardena Planning & Environmental Quality Commission during the Public Hearing will be final unless a written request for an appeal is filed, with the appropriate fee, to the City Clerk within ten calendar days from the date of adoption, or City Council calls this matter for review within the same ten-day period.

6.A. ENVIRONMENTAL ASSESSMENT #3-25 AND SITE PLAN REVIEW #2-25 TO ALLOW A MODIFICATION TO AN EXISTING MOTOR VEHICLE DEALERSHIP TO ADD A 4,260 SQUARE-FOOT BUILDING FOR AN AUTO REPAIR FACILITY LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AT 15541 SOUTH WESTERN AVENUE (6106-013-047)

A request from Franz Nalenzy (Gardena Honda) for a Site Plan Review (SPR #2-25) to allow a modification to an existing motor vehicle dealership to add a 4,260 square-foot building for an auto repair facility, located in the General Commercial (C-3) zone, in accordance with Section 18.44.010.B 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 15303 (Class 3 – New Construction of Small Structure).

Staff Recommendation: Conduct the public hearing, receive testimony from the public, adopt Resolution No. PC 14-25 subject to the conditions of approval, and direct staff to file a notice of exemption.

6.B. ENVIRONMENTAL ASSESSMENT #8-25 AND CONDITIONAL USE PERMIT #3-25 TO ALLOW THE OPERATIONS OF AN AMUSEMENT ARCADE WITHIN AN EXISTING SUPERMARKET LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AT 1740 WEST ARTESIA BOULEVARD (6106-013-047)

A request from Atsushi Iyoda (Kiddleton LLC) for a Conditional Use Permit (CUP #3-25) to operate an amusement arcade within an existing supermarket, located in the General Commercial (C-3) zone in accordance with Section 18.32.30.H 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, adopt Resolution No. PC 15-25 subject to the conditions of approval, and direct staff to file a notice of exemption.

7. OTHER ITEMS

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

10. ADJOURNMENT

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00pm on Tuesday, October 21, 2025.

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 3, 2025

MINUTES

Regular PEQC Meeting of the Planning and Environmental Quality Commission Tuesday, August 19, 2025

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Commissioner Stephen P. Langley led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Deryl Henderson was away on an excused absence.

4. APPROVAL OF MINUTES

4.A. June 17, 2025

MOTION: A motion was made by Commissioner Langley and seconded by Vice-Chair Kanhan to approve the minutes of the meeting held on June 17, 2025:

The motion passed by a vote of 3-0 (Yea: Kanhan, Wright-Scherr and Langley)

Abstain: Sherman

Absent: Henderson

4.B. July 15, 2025

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Chair Wright-Scherr to approve the minutes of the meeting held on July 15, 2025:

The motion passed by a vote of 3-0 (Yea: Kanhan, Wright-Scherr and Sherman)

Abstain: Langley

Absent: Henderson

5. ORAL COMMUNICATIONS

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

6. PUBLIC HEARING ITEMS

6.A. ENVIRONMENTAL ASSESSMENT #17-24 AND CONDITIONAL USE PERMIT #7-24 TO ALLOW PRIVATE VEHICLE STORAGE FACILITIES WITHIN TWO GENERAL INDUSTRIAL (M- 2) ZONED PROPERTIES

A request for a Conditional Use Permit (CUP #7-24), to allow the operations of private vehicle storage facilities within two existing industrial buildings (totaling 23,334 square feet), located in the General Industrial (M-2) zone, in accordance with Gardena Municipal Code Section 18.460.030.C.9.

Environmental Consideration: The proposed 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), in that it consists of minor alterations of the existing structure in order to operate the requested use.

APPLICANT: Matthew Farah, Westside Collection Car Storage

LOCATION: 1608-1612 West 139th Street (APN: 6102-014-067 and -068)

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

Planning Assistant Kevin La presented the staff report and displayed the Vicinity Map and Zoning Map for the project site at 1608-1612 West 139th Street, which indicates that the area is located in the General Industrial (M-2) zone.

Mr. La also displayed pictures of the existing property which are four industrial condominium complex buildings. He noted that the applicant is only utilizing the rear two.

Mr. La gave an overview of the site plan which includes two industrial buildings located on separate industrial condominium parcels: both parcels combined is 0.9 acres in lot size, 35 parking spaces are being provided on site, and a shade sail will be installed between buildings.

Mr. La went over the 1608 Floor Plan that will have 45-Bendpak double lifts with storage space for a total of 90 vehicles and 15 motorcycles, and a car wash and detail bay. He displayed a picture

of the BendPak lift, noting that the applicant is currently operating. However, a conditional use permit has been submitted in an effort to comply with the Gardena Municipal Code.

Mr. La went over the 1612 Floor Plan that will have 24 BendPak double lifts with storage space for 48 vehicles and 10 motorcycles, an office, and member's lounge.

Mr. La gave an overview of the analysis, the hours of operation (7:00 a.m. to 7:00 p.m. all days of the week), and the parking ratio, noting that the ratio of warehousing requires 31 parking spaces. However, the property is providing 35 parking spaces, so there will be four additional spaces.

Mr. La noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site on July 31, 2025, and to date, no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- ♦ Conduct the public hearing;
- ♦ Receive testimony from the public; and
- ♦ **Adopt Resolution No. PC 12-25** making the necessary findings and approving EA #17-24 and CUP #7-24, subject to the attached Conditions of Approval; and
- ♦ Direct staff to file a Notice of Exemption.

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

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

The applicant, Matthew Farah, owner and founder of Westside Collection Car Storage, was asked to approach the podium. He provided some background information about himself, his business and shared his passion for cars.

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

Vice-Chair Kanhan inquired if Mr. Farah had any clients from Gardena. Mr. Farah replied that he was confident he did, although he had not checked the addresses of all his clients.

Chair Wright-Scherr asked whether any of the vehicles operated on electric batteries due to fire concerns and if Mr. Farah had a plan in place in case of a fire. Mr. Farah explained that his business exclusively stores collector vehicles that are used occasionally or on weekends. While they do not have a formal policy against storing electric vehicles, such requests are rare, as

it is not a common demand. He noted that the buildings are fully equipped with sprinklers and described in detail the procedures that are followed when parking an electric vehicle indoors.

Vice-Chair Kanhan then asked the staff if there were any businesses in Gardena similar to Mr. Farah's. Mr. La responded that, currently, there are no entitlements for any private vehicle storage facilities for private collections in the city.

Commissioner Langley inquired whether Mr. Farah has considered implementing a policy for electric vehicles and if there will be security guards on-site 24/7. Mr. Farah responded that the buildings are heavily fortified, featuring an 8-foot concrete wall surrounding the entire property, along with heavy iron gates. He noted that staffing the building around the clock is not practical, as he has installed motion detector cameras throughout the property.

Mr. Farah mentioned that he would consider an EV policy if his insurance company recommended it, but he has not yet thought about a policy that prohibits EVs. He understands that EV fires can be concerning, but they are actually quite rare. He also noted that there is not much demand for storing EV vehicles.

City staff confirmed that no public comments were submitted, and no members of the public wished to speak on the item.

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

MOTION: A motion was made by Commissioner Langley and seconded by Chair Wright-Scherr to Adopt Resolution No. PC 12-25, subject to the attached Conditions of Approval and Direct staff to file a Notice of Exemption:

The motion passed by a vote of 4-0 (Yea: Kanhan, Wright-Scherr, Langley and Sherman)

Absent: Henderson

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

6.B. ENVIRONMENTAL ASSESMENT # 7-25, CONDITIONAL USE PERMIT #2-25 TO ALLOW ON-SITE SALES AND CONSUMPTION OF BEER AND WINE IN A GENERAL COMMERCIAL (C-3) ZONED PROPERTY.

A request for a Conditional Use Permit (CUP #2-25), per section 18.32.030.B of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine within a new restaurant located in the General Commercial (C-3) zone.

Environmental Consideration: 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).

Applicant: Vicky's Bubbly Café

Project Location: 14782 Crenshaw Boulevard.

Director of Community Development Greg Tsujiuchi, Assistant Director of Community Development Jo-Anne Burns and Assistant City Attorney Rosemary Koo 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 provisions of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections: 15301- Existing Facilities and 15300.2- Not subject to exceptions to the exemptions in CEQA.

Ms. Nava displayed the Vicinity Map of the project site location at 14782 Crenshaw Boulevard and the Zoning Map, which indicates that the property is in a General Commercial (C-3) zone.

Ms. Nava presented the Site Plan, indicating that the new restaurant will be located in the existing commercial strip known as Crenshaw Plaza. She mentioned that the applicant will not make any exterior improvements that would alter the existing building's footprint or the exterior facade.

Ms. Nava displayed a picture of the current Crenshaw Plaza, which consists of various retail stores and businesses, along with a shared parking lot serving the shopping plaza.

Ms. Nava provided an overview of the Project Floor Plan, detailing modifications made to accommodate the new restaurant, noting that there will be 14 seats available for customers.

Ms. Nava went over the analysis of the proposed restaurant, confirming that its use is permitted in the General Commercial (C-3) zone. However, a conditional use permit is required for the sale of alcoholic beverages for on- or off-premises consumption. The applicant must apply for and obtain an alcohol beverage license type 42 for on-site consumption in a public premises. Vicky's Bubbly Cafe will operate from 10:00 a.m. to 11:00 p.m.

Ms. Nava further explained the alcohol license types relevant to Census Tract 6035.00, which includes a total of six businesses that hold alcohol licenses: (2) Type 41 Licenses; (2) Type 47 Licenses; and (2) Type 21 Licenses.

Ms. Nava noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site on July 31, 2025, and to date no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- ♦ Conduct the public hearing;
- ♦ Receive testimony from the public; and
- ♦ **Adopt Resolution No. PC 11-25**, making the necessary findings and approving Conditional Use Permit #2-25; and
- ♦ Environmental Assessment #7-25, subject to the attached Conditions of Approval; and Direct staff to file a Notice of Exemption.

Ms. Nava informed the Commission that both the staff and applicant are present and available to answer any questions.

Assistant Director Jo-Anne Burns wanted to clarify that the public convenience and necessity is something that the applicant would have to justify to the Department of Alcoholic Beverage Control (ABC). It is not a finding that the city would have to make for restaurants.

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

Dr. Prince E. Arinze, the applicant for Vicky's Bubbly Cafe, introduced himself and elaborated on his vision for a proposed Nigerian restaurant. He noted that his wife has been in the catering business for 15 years, and they have now decided to open their own restaurant with the hope of bringing more business to the City of Gardena.

City staff confirmed that no public comments were submitted, and no members of the public wished to speak on the item.

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

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Chair Wright-Scherr to Adopt Resolution No. PC 11-25, subject to the Conditions of Approval and Direct staff to file a Notice of Exemption:

The motion passed by a vote of 4-0 (Yea: Kanhan, Wright-Scherr, Langley and Sherman)

Absent: Henderson

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

6.C. ENVIRONMENTAL ASSESSMENT (EA) #2-25; SITE PLAN REVIEW (SPR) #1-25; TENTATIVE PARCEL MAP (TPM) #1-25 TO ALLOW THE CONSTRUCTION OF THREE NEW TOWNHOME UNITS IN A MEDIUM DENSITY MULTIFAMILY RESIDENTIAL (R-3) ZONED PROPERTY.

A request for approval of an Environmental Assessment (EA #2-25) Site Plan Review (SPR #1-25) and Tentative Parcel Map (TPM #1-25; Tentative Parcel Map No. 84583) to allow for the construction a multifamily residential condominium development consisting of three (3) three-story townhome units (1,684 sf living area per unit, exclusive of a 550 sf garage and 100 sf deck) on a 7,405 sf lot in the Medium Density Multi-Family Residential (R-3) zone in accordance with Section 18.44.010.A and Chapter 17.08 of the Garden Municipal Code (GMC).

ENVIRONMENTAL CONSIDERATION (EA #2-25): The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(b) (Class 3 - New Construction or Conversion of Small Structures), in that it consists of the construction and location of limited numbers of new, small facilities or structures.

Applicant: Mason Zojaji

Project Location: 15903 Brighton Avenue

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

Planning Assistant Dayana Nava presented the staff report regarding the project located at 15903 Brighton Avenue.

Ms. Nava displayed a Vicinity Map to show the location of the project site, along with a Zoning Map indicating that the property is zoned (R-3).

Ms. Nava then presented the Site Plan, which involves the demolition of a single-family residence and the construction of three proposed townhomes, each featuring a two-car garage.

Ms. Nava noted that the residential use complies with the parking space requirements outlined in Chapter 18.40 of the Gardena Municipal Code (GMC). Each unit will include a two-car garage as well as two open guest parking spaces.

Additionally, Ms. Nava showcased images of the modern contemporary design renderings provided by the applicant, highlighting the proposed stucco color. She also displayed photos of the existing building currently on the project site.

Ms. Nava explained that in accordance with the subdivision map act and Chapter 17.08 of the Gardena Municipal Code (GMC) and Tentative Parcel Map, it is required for the subdivision of four (4) or fewer lots/parcels. The tentative parcel map would allow a total of three (3) multi-family residential units, each with its own parcel created with air space rights. The proposed Tentative Parcel Map No. 84583 was shown on the screen.

Ms. Nava noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site on July 31, 2025, and to date no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- ♦ Conduct the public hearing;
- ♦ Receive testimony from the public; and
- ♦ **Adopt Resolution No. PC 10-25, approving Environmental Assessment #2-25, Site Plan Review #1-25, and Tentative Parcel Map #1-25;** subject to the attached conditions of approval; and
- ♦ Direct staff to file a Notice of Exemption.

Ms. Nava informed the Commission that both the staff and applicant are present and available to answer any questions.

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

Chair Wright-Scherr then asked if any of the units were available for purchase by individual owners rather than for rental. Ms. Nava confirmed that the units are only for sale.

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

Mr. Mason Zojaji, the applicant, introduced himself and described the proposed project, mentioning other cities where he has completed work.

Vice-Chair Kanhan inquired whether the proposed project would have only one entrance and if the driveway would be wide enough to support that entrance. Mr. Zojaji confirmed that there will be one entrance and assured that the driveway is wide enough.

Chair Wright-Scherr permitted Mr. Teh-Chen Song, a resident, to voice his concerns regarding the project. Mr. Song expressed his excitement about the new construction but raised issues about a temporary fence in front of the project site that encroaches onto his property line.

Mr. Zojaji clarified that the fence is temporary and is intended to ensure the safety of the site. He also informed the Commissioners that the property has already been surveyed, and the property lines have been determined and outlined.

Chair Wright-Scherr asked if the city has construction methods in place to ensure the project runs smoothly and keeps neighboring properties safe. Ms. Nava responded that the city recommends the applicant hire a land surveyor to accurately determine and officially document the property lines, especially since Mr. Zojaji is proposing vinyl fencing around the property perimeter.

Director Tsujiuchi informed Mr. Song that a Code Enforcement Officer would be sent to the property to assess whether the temporary fence is encroaching on his property or that of another neighbor. He assured Mr. Zojaji that if any issues are found with the temporary fence, he would be notified so he could address the concerns. Mr. Song was asked to leave his contact information with the staff.

Vice-Chair Kanhan then asked about the start and completion dates for the construction. Mr. Zojaji replied that he would begin as soon as the city allows him to proceed.

City staff confirmed that no additional public comments were submitted, and no members of the public wished to speak on the item.

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

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

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Commissioner Langley to Adopt Resolution No. PC 10-25, Approving Site Plan Review #1-25, and Tentative Parcel Map #1-25; subject to the Conditions of Approval and Direct staff to file a Notice of Exemption:

The motion passed by a vote of 3-1 (Yea: Kanhan, Wright-Scherr, and Langley; Noes: Sherman)

Absent: Henderson

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

7. OTHER ITEMS

No items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

1. 22nd Annual Jazz Festival, Sunday, August 24, 2025, at Rowley Park. Gates open at 9:00 a.m.
2. Gardena's 95th Anniversary on Saturday, September 13, 2025; 6:00 p.m. - 10:00 p.m. at City Hall Lawn.
3. Gardena's Food, Wine & Brew, Saturday, September 27, 2025, from 12:00 p.m. - 7:00 p.m. at City Hall Lawn.

Mr. La reminded Commissioners about receiving tickets for both events and to inform staff if they are interested in attending the events. Director Tsujiuchi provided clarification about the number of tickets that each Commissioner can receive.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. CHAIR WRIGHT-SCHERR - He stated that he attended the August 5th Summer Block Party and Backpack Giveaway event and was happy to see that everyone was having a great time.
2. COMMISSIONER LANGLEY - No items to report.
3. VICE-CHAIR KANHAN - He asked the Commissioners that if they are not interested in attending the events he would appreciate receiving their tickets.
4. COMMISSIONER SHERMAN - No items to report.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 8:04 PM.

APPROVED:

Respectfully submitted,

RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

By: GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, September 16, 2025

1. CALL MEETING TO ORDER

The meeting was called to order at 7:06 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Steve Sherman led the Pledge of Allegiance.

3. ROLL CALL

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

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 member of the public wished to speak to the Planning Commission at this time.

6. PUBLIC HEARING ITEMS

6.A. ENVIRONMENTAL ASSESSMENT #9-25 AND CONDITIONAL USE PERMIT #4-25 TO ALLOW THE OPERATATION OF AN INDOOR PICKLEBALL FACILITY WITHIN AN EXISTING 26,136 SF WAREHOUSE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 1495 W. 139TH STREET (6102-017-050)

Director of Community Development Greg Tsujiuchi, Assistant Director of Community Development Jo-Anne Burns and Assistant City Attorney Rosemary Koo 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 provisions of the California Environmental Quality Act (CEQA) and not subject to the exceptions of the exemptions in CEQA.

Ms. Nava displayed the Vicinity Map of the existing site location at 1495 West 139th Street and the Zoning Map, which indicates that the area is in an (M-1) zone.

Ms. Nava showed interior and exterior pictures of the existing project site and provided an overview of the Site Plan. The plan includes one existing warehouse building; it spans a total lot size of 1.0 total acres and offers 32 parking spaces. Ms. Nava went over the parking requirements according to the Gardena Municipal Code (GMC) and explained how the number of parking spaces was calculated, leading to a total number of 36 parking spaces.

Ms. Nava went over the Floor Plan which will feature eight pickleball courts, a storage area, and a check-in area. The business operations will include reserved court times, staff training, and hosting tournaments. The hours of operation will be from 8:00 a.m. to 10:00 p.m. every day, with peak operating hours on weekdays from 5:00 p.m. to 10:00 p.m.

Ms. Nava noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site on September 3, 2025, and to date no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- ♦ Conduct the public hearing;
- ♦ Receive testimony from the public; and
- ♦ **Adopt Resolution No. PC 13-25** making the necessary findings and approving EA #9-25 and CUP #4-25, subject to the attached Conditions of Approval; and
- ♦ Direct staff to file a Notice of Exemption.

Ms. Nava informed the Commission that both the staff and applicant are present and available to answer any questions. Chair Wright-Scherr announced that the Public Hearing was open.

Mr. Alex Lee, a representative from Dink House, approached the podium and introduced his brother, Thomas Lee, as well as architect Crystal Wong. Mr. Lee expressed his excitement regarding the Commission's decision and shared positive remarks about his experience with pickleball. Chair Wright-Scherr thanked Mr. Lee and inquired if any speaker cards had been received.

City staff confirmed that no public comments were submitted, and no members of the public wished to speak on the item. Commissioner Henderson asked for clarification on whether the applicant was the same individual from a previous meeting. Ms. Nava confirmed that it was indeed the same applicant, noting that they were operating without the appropriate entitlements and had now submitted a formal application.

Vice-Chair Kanhan asked the applicant if this would be his first pickleball project in the city and if he has any other businesses in different areas. Mr. Lee confirmed that this is his first project and that he does not have any other business.

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

Director Tsujiuchi added that, as staff, they have noticed a trend in the industrial area where it is being transformed into spaces for indoor sports. He mentioned other similar businesses in the area and believes this trend is beneficial for the community, as it repurposes old uses into new and healthy ones.

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

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

MOTION: A motion was made by Commissioner Langley and seconded by Commissioner Henderson to Adopt Resolution No. PC 13-25, subject to the attached Conditions of Approval; 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)

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

7. OTHER ITEMS

No Items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director of Community Development, Greg Tsujiuchi, announced upcoming city events, noting that the City recently celebrated its 95th Anniversary and Wall of Fame.

1. Harvest Festival, Saturday, October 4, 2025, from 10:00 AM - 1:00 PM on the City Hall complex.
2. Too Cute to Spook, Friday, October 31, 2025, from 5:30 PM - 7:30 PM at Johnson Park - Ages 12 & under.
3. Halloween Scare Zone, Friday, October 31, 2025, from 6:00 PM - 9:30 PM at Freeman Park - Not recommended for children under 13.
4. Dia de los Muertos Celebration, Saturday, November 1, 2025, from 5:30 PM - 8:30 PM on the City Hall complex.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. COMMISSIONER LANGLEY - He recommended that background information be included in the staff report for the public hearing item that was brought forth to allow for a better understanding of the proposed project. There was a brief discussion among Director Tsujiuchi, Commissioner Langley and Chair Wright-Scherr.
2. VICE-CHAIR KANHAN - He shared that he had a great time at the City's 95th Anniversary Celebration.
3. CHAIR WRIGHT-SCHERR - No items to report.
4. COMMISSIONER SHERMAN - No items to report.
5. COMMISSIONER HENDERSON - No items to report.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:27 PM.

APPROVED:

Respectfully submitted,

RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

By: GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6A.
Section: PUBLIC
HEARING ITEMS
Meeting Date: October 7,
2025

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: ENVIRONMENTAL ASSESSMENT #3-25 AND SITE PLAN REVIEW #2-25 TO ALLOW A MODIFICATION TO AN EXISTING MOTOR VEHICLE DEALERSHIP TO ADD A 4,260 SQUARE-FOOT BUILDING FOR AN AUTO REPAIR FACILITY LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AT 15541 SOUTH WESTERN AVENUE (6106-013-047)

PROJECT DESCRIPTION:

A request for a Site Plan Review (SPR #2-25) to allow a modification to an existing motor vehicle dealership to add a 4,260 square-foot building for an auto repair facility, located in the General Commercial (C-3) zone in accordance with Section 18.44.010.B of the Gardena Municipal Code.

Environmental Consideration: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3 - New Construction of Small Structures), in that it consists of construction and location of limited numbers of new, small facilities or structures under 10,000 square feet in an urbanized area.

Applicant: Franz Nalenzy, Representing Gardena Honda

Project Location: 15541 South Western Avenue (4063-018-037)

STAFF RECOMMENDATION:

Staff recommend holding a public hearing on the application for Environmental Assessment #3-25 and Site Plan Review #2-25 where the Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 14-25, subject to the conditions of approval and directing staff to file a notice of exemption.

APPROVED:

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

Greg Tsujiuchi, Community Development Director

Attachments

[Staff Report SPR #2-25](#)

[Attachment No. 1 - Resolution No. PC 14-25](#)

[Exhibit A - Conditions of Approval SPR #2-25](#)

[Exhibit B - Project Plans](#)

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

**ENVIRONMENTAL ASSESSMENT NO. 3-25 AND SITE PLAN REVIEW NO. 2-25 TO
ALLOW A MODIFICATION OF AN EXISTING MOTOR VEHICLE DEALERSHIP TO
ADD A 4,260 SQUARE FOOT BUILDING FOR AN AUTO REPAIR FACILITY WITHIN
THE GENERAL COMMERCIAL (C-3) ZONE**

Agenda Item No. 6.A

DATE: October 7, 2025

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Kevin La, Planning Assistant

APPLICANT: Franz Nalenzy, Representing Gardena Honda

LOCATION: 15541 South Western Avenue (APN: 4063-018-037)

REQUEST: A request to approve Site Plan Review (SPR) #2-25, to allow a
modification to an existing motor vehicle dealership to add a 4,260
square-foot building for an auto repair facility, located in the General
Commercial (C-3) zone, in accordance with Gardena Municipal Code
Section 18.44.010.B.

Environmental Consideration: The proposed project is being
considered for a categorical exemption from the provisions of the
California Environmental Quality Act (CEQA) pursuant to Section
15303 (Class 3 – New Construction of Small Structures), in that it
consists of construction and location of limited numbers of new, small
facilities or structures under 10,000 square feet in an urbanized area.

BACKGROUND/SETTING

The subject property is located on the west side of South Western Avenue, midblock between West Redondo Beach Boulevard and West 154th Place. The parcel is approximately 0.23 acres in size and is part of five (5) parcels (totaling 3.4 acres) that serve Gardena Honda. The site was developed with the existing motor vehicle dealership, accessory auto repair facility, and parking structure in 1981. The project parcel is currently utilized as a surface parking lot serving the motor vehicle dealership's Service Department.

The project site is in a commercial area and is in the General Commercial (C-3) zone. The adjacent properties to the north, south, and east have the same C-3 zone. Adjacent properties to the west are in the Single-Family Residential (R-1), Medium Density Multifamily Residential (R-3) and C-3 zones. This is illustrated on the following zoning

map labeled as Figure 1: Zoning Map and corresponding table labeled as Table 1: Surrounding Uses.

Figure 1: Zoning Map

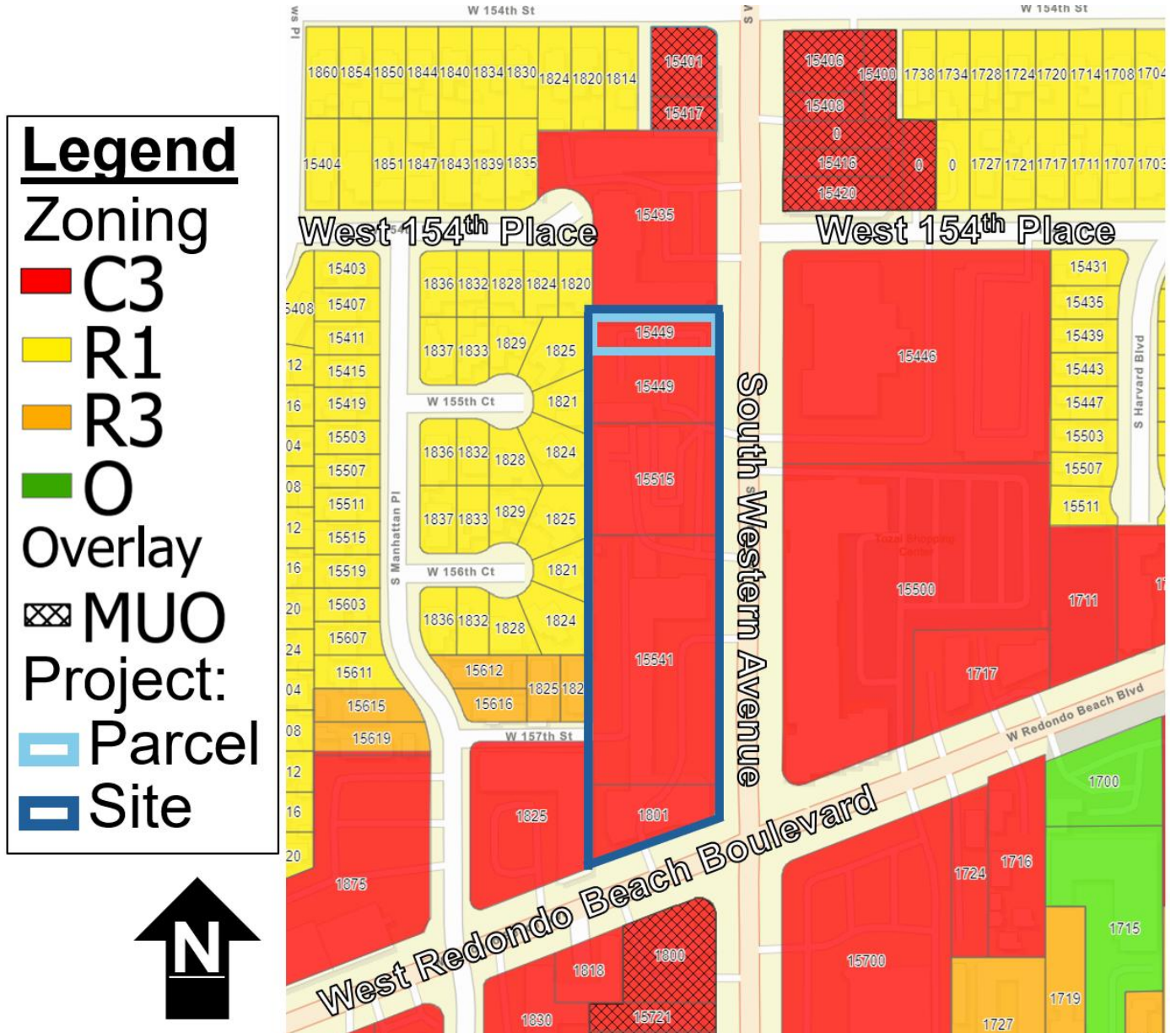


Table 1: Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3	Commercial	Motor Vehicle Dealership
North	C-3	Commercial	Commercial Plaza
South	C-3 / MUO	Commercial / Mixed Use Overlay	Bank
East	C-3	Commercial	Hospital / Commercial Plaza
West	R-1 / R-3 / C-3	Single Family Residential / Medium Density Residential / Commercial	Single Family Residential / Multifamily Residential / Commercial Plaza

Previous Entitlements/Modifications

City records indicate that the building permits were issued in January 1981 to convert the existing commercial buildings into a motor vehicle dealership.

The following entitlements/modifications have been approved for the subject site:

- On October 8, 1990, Site Plan Review #7-90 (administrative) permitted the demolition of a 1,864 sf office area and the construction of a 4,300 sf two-story commercial building.
- In 1990, building permits were issued to add 1,358 sf of office area to the existing building and to construct a 97,448 sf parking structure.
- On June 8, 1998, modifications to Site Plan Review #7-90 were approved to allow an extension of the outdoor automobile display area that incorporated an additional 29,388 sf of land formerly occupied by a restaurant.
- On June 1, 1999, the Planning and Environmental Quality Commission approved the third modification of Site Plan Review #7-90. The modification included demolition and expansion of a 2,800 sf showroom and 2,200 sf service canopy, interior modification of an office, relocation of the parts department and storage areas, and the construction of a new 4,815 sf parts storage building.
- On January 7, 2014, the Planning and Environmental Quality Commission approved the fourth modification of Site Plan Review #7-90. The modification included the demolition of a 14,283 sf office building, construction of a 2,825 sf vehicle service building, re-façade and tenant improvements of the existing buildings, providing 513 parking spaces for the business, and the installation of 3,406 sf of landscaping.

PROJECT DESCRIPTION AND ANALYSIS

Franz Nalenzy, representing Gardena Honda, submitted a site plan review (SPR) application to add a new 4,260 square foot (sf) single-story building for an auto-repair service facility on an existing motor vehicle dealership.

Gardena Honda is an established motor vehicle dealership that has been operating since 1981. The existing motor vehicle dealership includes a 38,710 sf facility used for a vehicle showroom, business offices, auto repair service bays, and a vehicle parts storage room. The site also provides surface parking lots and a parking structure on the premises for either the display of for-sale vehicles or personal vehicle parking for customers and employees as shown in Figure 2: Site Plan.

The dealership offers auto repair and maintenance services within the existing 20 bays located in the west portion of the first-floor parking structure and additional six (6) bays in an attached building north of the parking structure. There is also a standalone detached building for eight (8) service bays southwest of the parking structure for express services such as oil changes and tire rotations. The proposed scope of work includes the construction of a 4,260 sf building to accommodate eight (8) additional service bays at the north side of the property, to allow for more express services, as shown in Figure 3: Floor Plan. The construction also involves the removal and restriping of 35 parking spaces, intended for the display of vehicles available for sale and vehicles waiting or were serviced by the auto repair facilities. The table below summarizes the proposed building area in comparison with code standards:

Table 2: Development Standards

Development Standards	C-3 Zone Requirement	Project Proposal	Project Compliant?
Maximum Floor Area Ratio (FAR)	0.5	0.26	Yes
Maximum Building Height	35 ft	22 ft	Yes
Minimum Setbacks			
Front (West)	10 ft	37 ft	Yes
Side Interior (North)	None	1 ft	Yes
Side Street Frontage (South)	10 ft	740 ft	Yes
Rear (East)	5 ft	5 ft	Yes
Minimum Street Frontage Landscaping	First 10 ft	First 10 ft	Yes
Maximum of walls/Fencing	8 ft	8 ft	Yes
Minimum Parking			
Patron Area One (1) space/2,000 sf	59 spaces	85 spaces	Yes
Employees One (1) space/Two (2) employees	78 spaces	78 spaces	Yes
For-Sale Vehicles One (1) space/vehicle	342 spaces	342 spaces	Yes
Total Parking	479 spaces	505 spaces	Yes

Figure 2: Site Plan

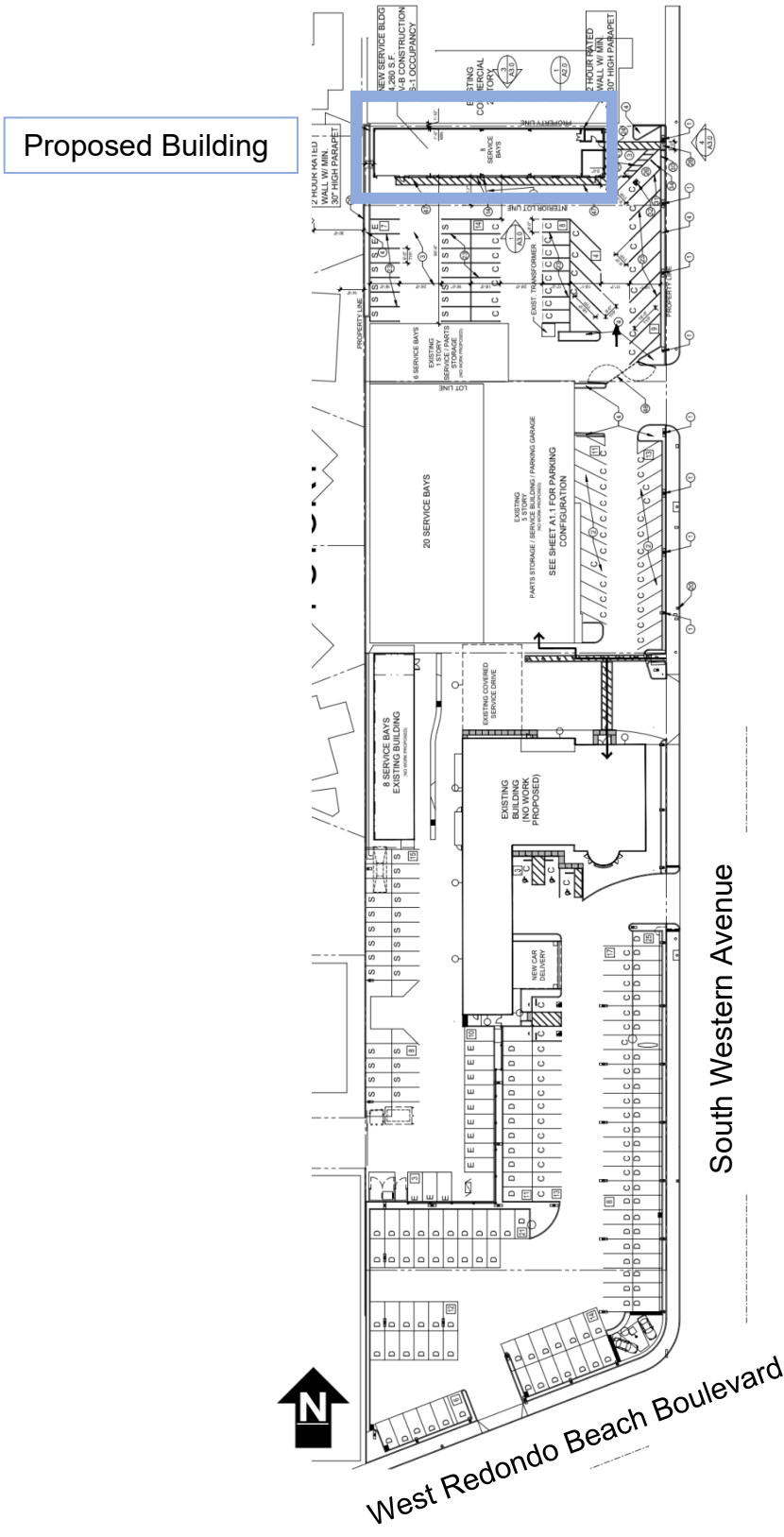
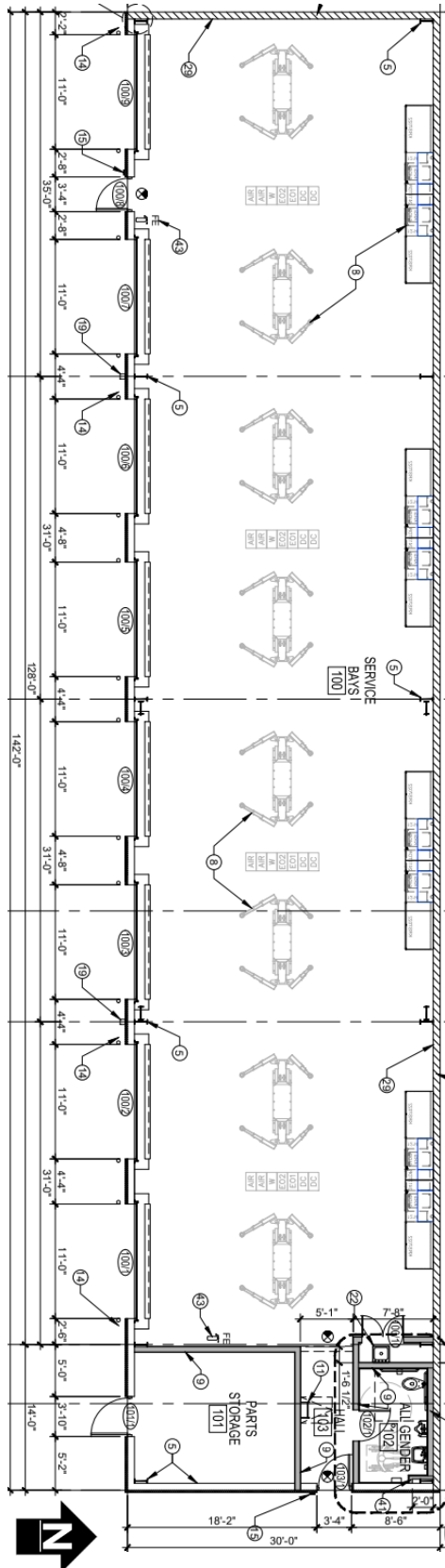


Figure 3: Floor Plan



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:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
 - Economic Development Plan Policy 1.7: Encourage diversification of businesses to support the local economy and provide a stable revenue stream.
- Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
 - Land Use Policy 2.3: Encourage a balanced distribution of neighborhood commercial development throughout the City.
- Land Use Goal 3: Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.
 - Land Use Policy 3.3: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.
 - Land Use Policy 3.4: Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking and the full range of customer amenities.

REQUIRED FINDINGS

Site Plan Review No. 2-25

In accordance with GMC Section 18.44.010.B, the Planning and Environmental Quality Commission must make the following specific findings to grant a site plan review for any development project on property, public or private, fronting on the westerly or easterly side of Western Avenue from 182nd Street on the south to El Segundo Boulevard on the North.

- 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 construction of a 4,260 sf building to accommodate the expansion of the vehicle service center within an existing motor vehicle dealership. The project complies with the requirements and development standards of the C-3 zone.

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:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
 - Economic Development Plan Policy 1.7: Encourage diversification of businesses to support the local economy and provide a stable revenue stream.
- Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
 - Land Use Policy 2.3: Encourage a balanced distribution of neighborhood commercial development throughout the City.
- Land Use Goal 3: Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.
 - Land Use Policy 3.3: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.
 - Land Use Policy 3.4: Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking and the full range of customer amenities.

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

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 0.6 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 0.6 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.

The site is bounded by South Western Avenue to the east and West Redondo Beach Boulevard to the south. Both streets are designated as arterial roadways. Arterial roadways are the principal urban thoroughfares that provide a linkage between activity centers in the City to adjacent community and other parts of the region and provide intra-city mobility, with a typical right-of-way width of approximately 100 feet and are designated to move large volumes of traffic, typically in the range of 40,000 to 60,000 vehicle per day.

There are three (3) two-way driveways to access the property from South Western Avenue and one (1) two-way driveway to access the property from West Redondo Beach Boulevard. The northmost entrance on South Western Avenue leads into the parking structure where employees, patrons, and for-sale vehicles can park. The entrance to the south leads to patron parking and the existing auto repair/service facility. The southmost entrance on South Western Avenue and the driveway fronting West Redondo Beach leads into the patron parking, showroom, offices, and a parking lot where the for-sale vehicles are displayed.

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

The site is bound by commercial land use and C-3 zoning designation on the north, east, and south directions, with adjacent land uses including other commercial plazas and establishments such as retail, restaurants, and offices. To the west, the properties are zoned as R-1 where single-family residential dwellings are located and complies with the minimum five (5) foot setback separation with a dividing wall to separate the residential from commercial use. 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 shown in the “Environmental Considerations”, the project is categorically exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15303 (Class 3 – New Construction of Small Structures).

ENVIRONMENTAL CONSIDERATIONS (EA No. 3-25)

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303 Class 3, New Construction of Small Structures, which exempts construction and location of limited numbers of new, small facilities, or structures where in urban areas, up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally

sensitive within the provisions of CEQA. The project consists of the construction of a new 4,260 square foot building for auto repair facilities ancillary to an existing motor vehicle dealership. The improvements to the site would be within the developed area of a commercial use property and would be consistent with the existing land use. The building is not located on any environmentally sensitive land, has all necessary utility connections in place, and is less than 10,000 square feet in floor area of new construction where it will not involve the use of significant amounts of hazardous substances.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of constructing an accessory auto repair facility on an existing motor vehicle dealership property is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The surface parking lot where the auto repair facility will be located is not considered as 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 eligible for categorical exemption from CEQA.

NOTICING

The public hearing notice for Environmental Assessment No. 3-25 and Site Plan Review No. 2-25 was published in the Gardena Valley News and mailed via first-class USPS mail to owners and occupants with a 300-foot radius of the site on September 25, 2025. Notice was also provided to those persons or entities that have requested notification of CEQA projects. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommend holding a public hearing on the application for EA No. 3-25 and SPR No. 2-25 where the Planning and Environmental Quality Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 14-25 approving SPR No. 2-25 subject to the conditions of approval, and direct staff to file a notice of exemption.

ATTACHMENTS

Attachment No. 1 – Resolution No. PC 14-25

- Exhibit A – Conditions of Approval
- Exhibit B – Project Plans

RESOLUTION NO. PC 14-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING ENVIRONMENTAL ASSESSMENT NO. 3-25 AND SITE PLAN REVIEW #2-25 TO ALLOW THE ADDITION OF A 4,260 SQUARE-FOOT BUILDING FOR AN AUTO REPAIR FACILITY WITHIN AN EXISTING MOTOR VEHICLE DEALERSHIP, ON A 0.23-ACRE PROPERTY IN THE GENERAL COMMERCIAL (C-3) ZONE AT 15541 SOUTH WESTERN AVENUE AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OF SMALL STRUCTURES UNDER 10,000 SQUARE FEET IN AN URBANIZED AREA)

**15541 South Western Avenue
(APN: 4063-018-037)**

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

SECTION 1. RECITALS

A. On February 28, 2025, Applicant, Gardena Honda, represented by Franz Nalenzy, submitted an application for a Site Plan Review (SPR) to allow the addition of a 4,260 square foot building for an auto repair facility within an existing motor vehicle dealership, on a 0.23 acre property (the “Project”) at 15541 South Western Avenue (the “Subject Property”); and

B. The General Plan Land Use designation of the Subject Property is Commercial, and the zoning is General Commercial (C-3); and

C. The Subject Property is bounded by South Western Avenue to the east and West Redondo Beach Boulevard to the south; and

D. On October 7, 2025, 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. SITE PLAN REVIEW #2-25 FINDINGS

Site Plan Review #2-25 to allow the addition of a 4,260 square foot building for an auto repair facility within an existing motor vehicle dealership per GMC Section 18.44.010.B, located in the C-3 zone, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit A and as shown on the plans presented to the Planning and Environmental Quality Commission on October 7, 2025, 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 construction of a 4,260 sf building to accommodate the expansion of the vehicle service center within an existing motor vehicle dealership. The project complies with the requirements and development standards of the C-3 zone.

- 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:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
 - Economic Development Plan Policy 1.7: Encourage diversification of businesses to support the local economy and provide a stable revenue stream.
- Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
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 - Land Use Policy 3.4: Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking and the full range of customer amenities.

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

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 0.6 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 0.6 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.

The site is bounded by South Western Avenue to the east and West Redondo Beach Boulevard to the south. Both streets are designated as arterial roadways. Arterial roadways are the principal urban thoroughfares that provide a linkage between activity centers in the City to adjacent community and other parts of the region and provide intra-city mobility, with a typical right-of-way width of approximately 100 feet and are designated to move large volumes of traffic, typically in the range of 40,000 to 60,000 vehicle per day.

There are three (3) two-way driveways to access the property from South Western Avenue and one (1) two-way driveway to access the property from West Redondo Beach Boulevard. The northmost entrance off South Western Avenue leads into the parking structure where employees, patrons, and for-sale vehicles can park. The entrance to the south leads to patron parking and the existing auto repair/service facility. The southmost entrance on South Western Avenue and driveway fronting West Redondo Beach leads into the patron parking, show room, offices, and a parking lot the for-sale display vehicle.

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

The site is bound by commercial land use and C-3 zoning designation on the north, east, and south directions, with adjacent land uses including other commercial plazas and establishments such as retail, restaurants, and offices. To the west, the properties are zoned as R-1 where single-family residential dwellings are located and complies with the minimum five (5) foot setback separation with a dividing wall to separate the residential from commercial use. 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 shown in the “Environmental Considerations”, the project is categorically exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15303 (Class 3 – New Construction of Small Structures).

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #3-25)

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

- A. Section 15303 Class 3, New Construction of Small Structures, which exempts construction and location of limited numbers of new, small facilities, or structures where in urban areas, up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive from the provisions of CEQA. The project consists of the construction of a new 4,260 square foot building for auto repair facilities ancillary to an existing motor vehicle dealership. The improvements to the site would be within the developed area of a commercial use property and would be consistent with the existing land use. The building is not located on any environmentally sensitive land, has all necessary utility connections in place, and is less than 10,000 square feet in floor area of new construction where it will not involve the use of significant amounts of hazardous substances.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of constructing an accessory auto repair facility on an existing motor vehicle dealership property is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The surface parking lot where the auto repair facility will be located is not considered as 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.

- B. 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 7th day of October 2025.

RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Exhibits:

- Exhibit A – Conditions of Approval
- Exhibit B – Project Plans

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 7th day of October 2025, by the following vote of the Planning and Environmental Quality Commission.

AYES:

NOES:

ABSENT:

Certification by: _____

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

**EXHIBIT A
CITY OF GARDENA**

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #2-25

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 issuance.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. 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 October 7, 2025, as modified by such decision. Deviations from the approved plans will require modification to the approved Site Plan Review #2-25.
- 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.

SITE PLAN REVIEW (SPR #2-25)

- SPR1. Site Plan Review #2-25 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 GMC Section 18.44.060. Utilization shall mean the issuance of a building permit by the Community Development Department.
- SPR2. The approved Resolution, including the Conditions of Approval and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.
- SPR3. The final completed project shall be in compliance with the plans and elevations upon which the Planning and Environmental Quality Commission based their decision. Minor modifications or alterations to the design, style, colors, material, and vegetation shall be subject to the review and approval of the Community Development Director.
- SPR4. The project shall maintain compliance with all off-street parking and loading regulations in accordance with GMC Section 18.40.
- SPR5. The Applicant shall ensure that all auto repair services shall be conducted within an enclosed building.
- SPR6. The Applicant shall ensure that no auto parts or tires shall be stored outdoors.
- SPR7. The Applicant shall ensure that any proposed signage shall meet the necessary requirements put forth by GMC Chapter 18.58.
- SPR8. The project shall comply with American Disability Act (ADA) requirements.
- SPR9. The Applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- SPR10. The Applicant shall be required to notify the City of any changes to the use of the facility.
- SPR11. In the event noise/traffic circulation nuisances or public safety issues are brought to the attention of the City, the Community Development Director can impose further conditions or restrictions on the operation activities on the site to ensure land use compatibility.
- SPR12. If the business operation results in excessive issues or complaints at any time, the Director of Community Development shall initiate a review of the SPR by the Planning and Environmental Quality Commission. The Commission shall

determine if additional restrictions, conditions, or physical changes are needed to address the issues or concerns.

- SPR13. The Site Plan Review may be revoked, amended or suspended by the Planning and Environmental Quality Commission under the provisions of GMC Section 18.44.070.

BUILDING AND SAFETY DIVISION

- BS1. The Applicant shall comply with all applicable portions of the most current California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The Applicant shall obtain separate Building Division including permits for Demolition, Grading, Building, Landscaping, Site Lighting, Trash Enclosure and Fences and Walls if required.
- BS3. The Applicant shall comply with all conditions set forth by other departments and agencies, including but not limited to: Gardena Planning, Gardena Public Works, and Los Angeles County Fire Department.
- BS4. The Applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.
- BS5. The Applicant shall demonstrate that coverages has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.
- BS6. The Applicant shall submit a Final Priority WQMP to the Building Division for review and approval. This plan shall be in conformance with all current NPDES requirements. The WQMP must implement Low Impact Development (LID) principles such that projects infiltrate, harvest, re-use, evaporation, or bio-treat storm water runoff. Sheet flowing stormwater, without filtering, is no longer acceptable.
- BS7. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified inspector to determine the presence or absence of asbestos containing materials (ACMs).
- BS8. A grading plan shall be submitted by the Applicant/developer to the Building

- Official for review and approval. Grading shall be in substantial conformance with the proposed project plans.
- BS9. The Applicant shall provide complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.
- BS10. The Applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.
- BS11. The Applicant shall prepare construction and demolition (C&D) waste recycling plans for review and approval by the Building Division. The Applicant shall enroll in the city's waste diversion program.
- BS12. The Applicant shall post procedures and phone numbers at the construction site for notifying the City, local Police Department, and construction contractor (during regular construction hours and off- hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem.
- BS13. The Applicant shall notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance.
- BS14. The Applicant shall designate an on-site construction complaint and enforcement manager for the project.
- BS15. The Applicant shall ensure that all construction equipment is properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded.
- BS16. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.

END LIST OF THE CONDITIONS OF APPROVAL

Gardena Honda, by and through its representative, certifies that he/she/they/it has read, understood, and agrees to the Project Conditions listed herein.

Gardena Honda, by and through its representative

_____	_____
By	Date
Title: _____	

INDEX	
	GENERAL
T1.0	TITLE SHEET & PROJECT DATA
	ARCHITECTURAL
A0.1	SITE DEMOLITION PLAN
A1.0	SITE PLAN
A1.1	EXISTING PARKING STRUCTURE CONFIGURATION
A2.0	FLOOR PLAN & ROOF PLAN
A3.0	ELEVATIONS
A4.0	SECTIONS
A5.0	REFLECTED CEILING PLAN

OWNER WILSON AUTOMOTIVE GROUP 1400 NORTH TUSTIN AVENUE ORANGE, CA 92668		
BUILDING ADDRESS GARDENA HONDA 15541 SOUTH WESTERN AVENUE GARDENA, CA 90249		
A.P.N. 4063-018-031, 4063-018-032, 4063-018-033, 4063-018-034		
JURISDICTION CITY OF GARDENA 1700 WEST 162ND STREET GARDENA, CA, 90247		
BUILDING CODE 2022 CBC, CPC, CMC, CFC, & CEC, 2022 CALIFORNIA ENERGY CODE & 2022 CALIFORNIA GREEN CODE		
OCCUPANCY S-1 OCCUPANCY - STORAGE / SERVICE GARAGE		
CONSTRUCTION TYPE V-B SPRINKLERED		
ALLOWABLE HEIGHT S-1 OCCUPANCY -60 FEET		
ACTUAL HEIGHT -22'-0"		
ALLOWABLE STORIES S-1 OCCUPANCY -2 STORIES		
ACTUAL STORIES -1 STORY		
BASIC ALLOWABLE AREA (CBC TABLE 506.2) S-1 OCCUPANCY -36,000 SF		
BUILDING AREA		
FIRST FLOOR:	S-1 OCCUPANCY (SERVICE) S-1 OCCUPANCY (STORAGE)	4,036 SF 224 SF
	TOTAL FIRST FLOOR	4,260 SF

PROJECT DATA

PARKING CALCULATIONS

REQUIRED	
CUSTOMER	74 SPACES REQUIRED PER CONDITIONS OF APPROVAL SITE REVIEW #7-90 ITEM #15
	10 SPACES REQUIRED PER CONDITIONS OF APPROVAL SITE REVIEW #7-90 ITEM #10
EMPLOYEE	155 EMPLOYEE / 2 = 78 EMPLOYEE SPACES REQUIRED (1 SPACE FOR EVERY TWO EMPLOYEES)
	TOTAL REQUIRED 162 SPACES
PROVIDED	
CUSTOMER	85 SPACES INCLUDES 6 ACCESSIBLE SPACES (85 ON GRADE)
EMPLOYEE	78 SPACES (16 ON GRADE & 62 IN PARKING STRUCTURE)
	TOTAL PROVIDED: 163 SPACES

PARKING	
DISPLAY CARS	99 (ON GRADE)
CUSTOMER PARKING	85 (ON GRADE)
SERVICE PARKING	35 (ON GRADE)
EMPLOYEE EMPLOYEE	15 (ON GRADE)
SERVICE STALLS	63 (PARKING STRUCTURE)
STORAGE / INVENTORY	42 (ON GRADE)
STORAGE / INVENTORY	50 (BUILDING 2ND FLOOR)
STORAGE / INVENTORY	50 (BUILDING 3RD FLOOR)
STORAGE / INVENTORY	50 (BUILDING 4TH FLOOR)
STORAGE / INVENTORY	16 (BUILDING 5TH FLOOR)

*TOTAL 505

*INCLUDES SERVICE STALLS

PARKING ANALYSIS

SCOPE OF WORK

- BS12. The applicant shall post procedures and phone numbers at the construction site for notifying the City, local Police Department, and construction contractor (during regular construction hours and off- hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem.
- BS13. The applicant shall notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance.
- BS14. The applicant shall designate an on-site construction complaint and enforcement manager for the project.
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- BS16. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.
- BS17. Grading and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and public holidays are strictly prohibited.

Building and Safety Conditions:

- BS1. The applicant shall comply with all applicable portions of the most current California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The applicant shall obtain separate Building Division including permits for Demolition, Grading, Building, Landscaping, Site Lighting, Trash Enclosure and Fences and Walls if required.
- BS3. The applicant shall comply with all conditions set forth by other departments and agencies, including but not limited to: Gardena Planning, Gardena Public Works, and Los Angeles County Fire Department.
- BS4. The applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.
- BS5. The applicant shall demonstrate that coverages has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.
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- BS8. A grading plan shall be submitted by the applicant/developer to the Building Official for review and approval. Grading shall be in substantial conformance with the proposed project plans.
- BS9. The applicant shall provide complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.
- BS10. The applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.
- BS11. The applicant shall prepare construction and demolition (C&D) waste recycling plans for review and approval by the Building Division. The applicant shall enroll in the city's waste diversion program.

BUILDING AND SAFETY CONDITIONS

GARDENA HONDA

NEW SERVICE BUILDING

15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

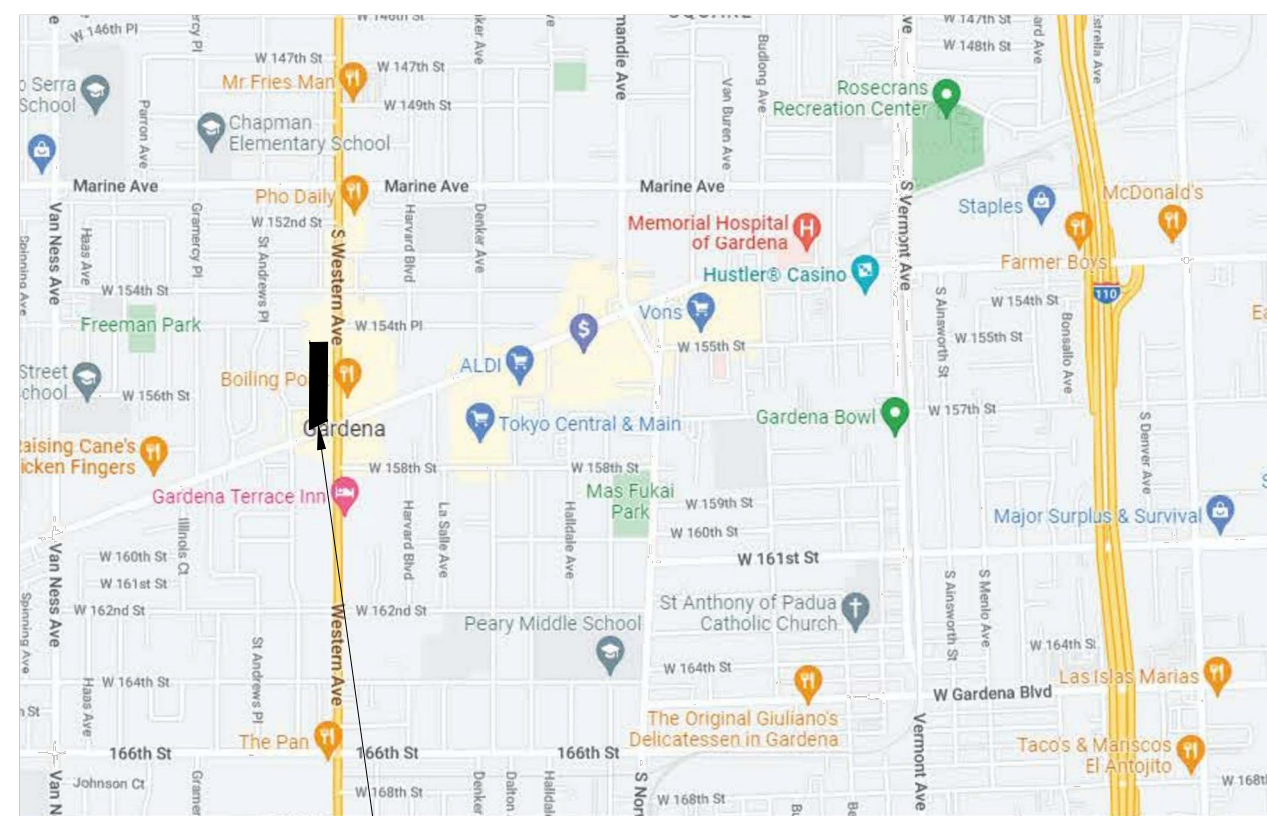
CONTRACTOR
SAUERS LOPEZ CONST., INC.
26072 MERIT CIRCLE #112
LAGUNA HILLS CA 92653

ARCHITECT
STUDIO IV ARCHITECTS
25691 ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST CA. 92630
PHONE (949) 598-9544
FAX (949) 598-0054
MR. FRANZ NALEZNY
E-MAIL: FN.S4@LIVE.COM

PROPERTY OWNER
WILSON AUTOMOTIVE GROUP
1400 NORTH TUSTIN AVE
ORANGE, CA 92668

CLIENT
GARDENA HONDA
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

CLIENT / CONTRACTOR / REP.



PROJECT LOCATION

VICINITY MAP

NOT TO SCALE

Revision:

NOT FOR CONSTRUCTION

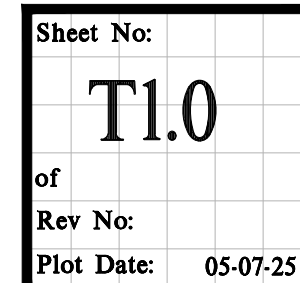
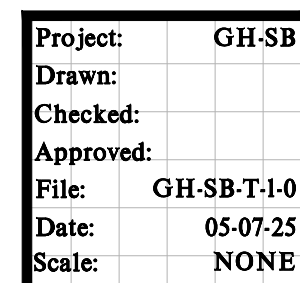
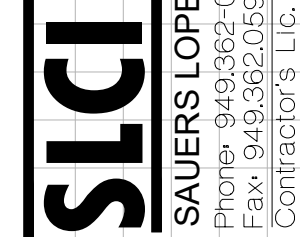
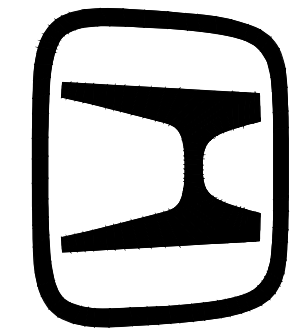
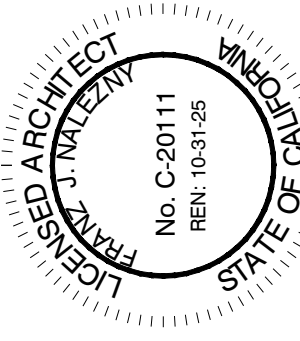
SLCI
SAUERS LOPEZ CONSTRUCTION, INC.
PHONE: 949-365-1726
FAX: 949-362-0593
Contractor's Lic. No. 72995

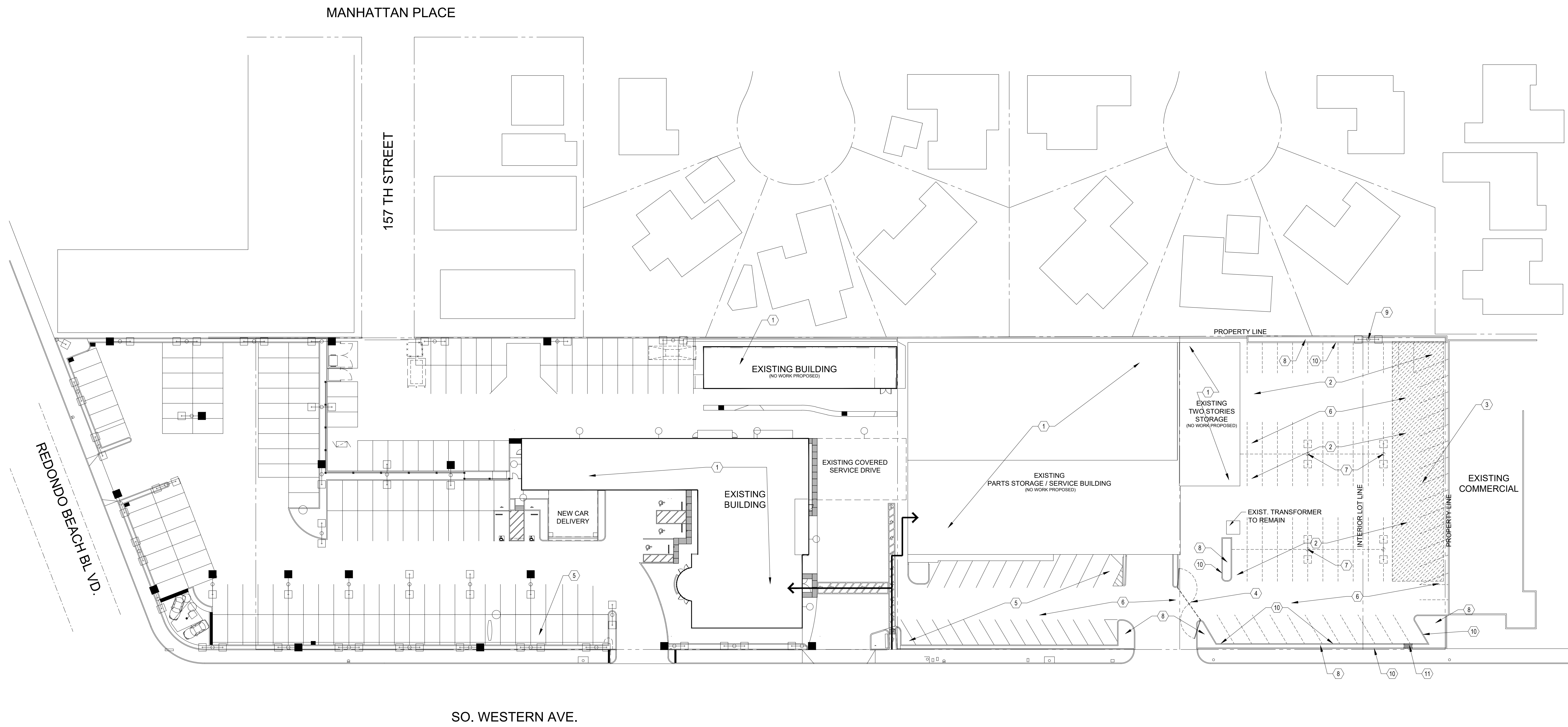
GARDENA HONDA - SERVICE BUILDING
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

Project: GH-SB
Drawn: GH-SB
Checked: GH-SB
Approved: GH-SB-T1-0
File: 05-07-25
Date: NONE
Scale: NONE

Sheet No:
T1.0
of
Rev No:
Plot Date: 05-07-25

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- 1 EXISTING BUILDING TO REMAIN - NO WORK PROPOSED
- 2 REMOVE EXISTING PARKING STRIPING THIS AREA FOR NEW LAYOUT
- 3 REMOVE EXISTING PAVING THIS ARE FOR NEW CONSTRUCTION
- 4 EXISTING VEHICLE GATES TO REMAIN
- 5 EXISTING PARKING STRIPING THIS AREA TO REMAIN
- 6 EXISTING AC PAVING TO REMAIN
- 7 REMOVE EXISTING POLE MOUNTED LIGHT FIXTURE
- 8 EXISTING PLANTER / LANDSCAPING TO REMAIN
- 9 EXISTING POLE MOUNTED LIGHT FIXTURE TO REMAIN
- 10 EXISTING CURB TO REMAIN
- 11 REMOVE EXISTING CURB & PLANTER THIS AREA FOR NEW CONSTRUCTION

EXISTING SITE PLAN

SCALE: 1"=30'-0"

1 DEMOLITION KEYNOTES

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PROJECT: GH-SB

DRAWN: GH-SB-A-0

CHECKED: GH-SB-A-0

FILE: GH-SB-A-0

DATE: 05-07-25

SCALE: 1"=30'-0"

SHEET NO: A01

OF 1

REV NO:

PLOT DATE: 05-07-25

GARDENA HONDA · SERVICE BUILDING

15541 SOUTH WESTERN AVENUE

GARDENA, CA 90249

SAI

SAIERS LOPEZ CONSTRUCTION, INC.

PHONE: 949-562-0766

FAX: 949-562-0593

CONTRACTOR L.P. NO. 759876

NOT FOR CONSTRUCTION

THESE PLANS ARE CURRENTLY UNDER AGENT REVIEW AND ANY CHANGES WILL BE REFLECTED TO THESE AND ANY OTHER PLANS. THE ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR BUILDING OR CONSTRUCTION DEFECTS OR DAMAGE TO PROPERTY.

REGISTERED ARCHITECT

NO. C20111

SEN 103725

STATE OF CALIFORNIA

2569 ATLANTIC OCEAN DRIVE, SUITE B-12

LAKE FOREST, CA 92630

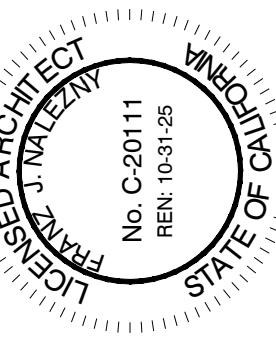
PH: (949) 598-9544

FAX: (949) 598-0054

FRANZ J. NALANY - ARCHITECT - C 2011

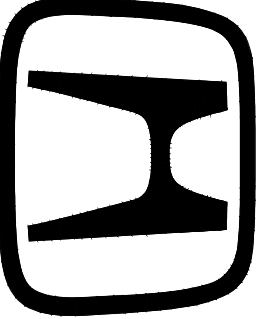
STUDIO IV

INCORPORATED



NOT FOR CONSTRUCTION

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SAUERS LOPEZ CONSTRUCTION, INC.
PHONE: 949-962-0756
FAX: 949-362-0756
CORPORATE & LIC. NO. 726916

GARDENA HONDA - SERVICE BUILDING
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

Project: GH-SB
Drawn: GH-SB
Checked: GH-SB
Approved: GH-SB-A1.0
Date: 05-07-25
Scale: 1/30"=1'-0"

Sheet No:
A1.0
Rev No:
Plot Date: 05-07-25

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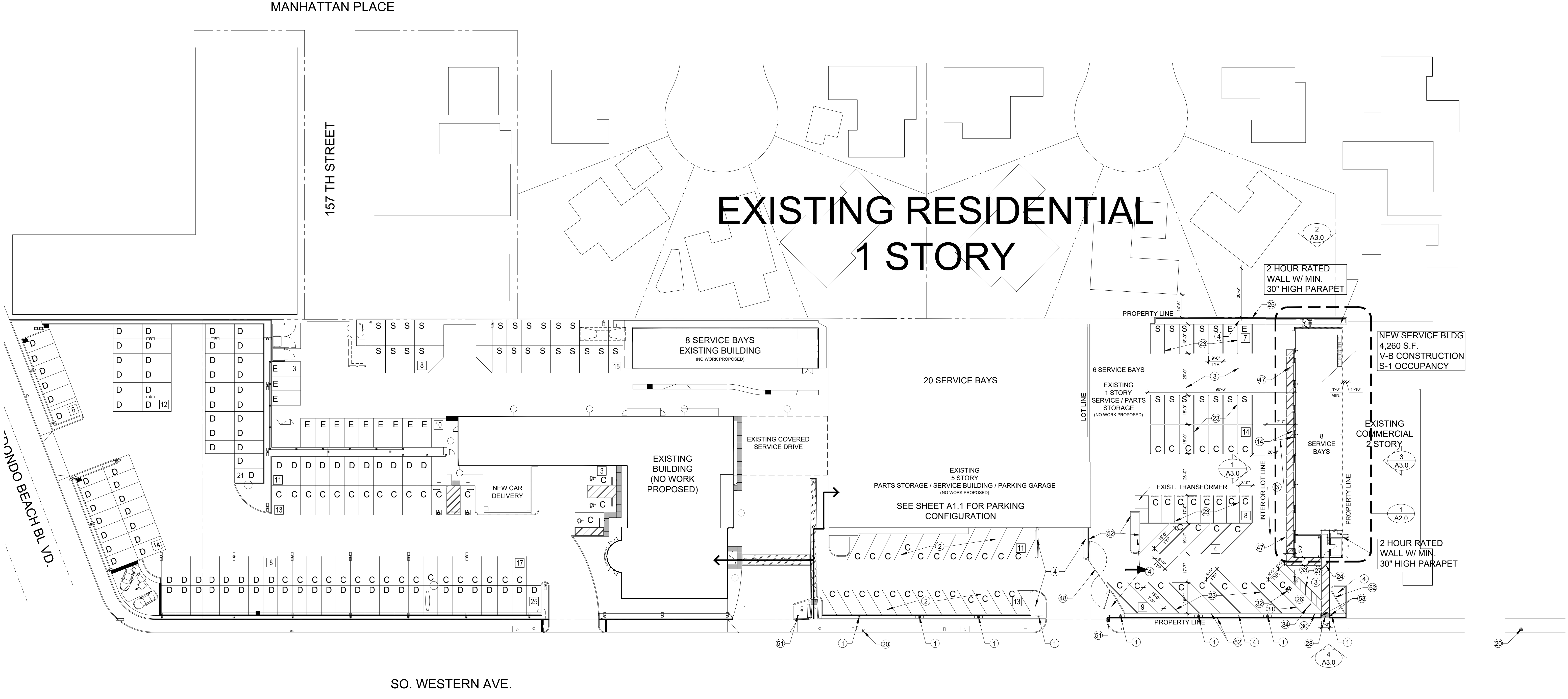
1. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,500 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND, FIRE CODE 507.3 AND APPENDIX B105.2
2. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED ALL OCCUPANCY GROUPS AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 13. THE FINAL NUMBER AND LOCATIONS OF ALL FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL FIRE INSPECTOR.
3. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATIONS SYSTEMS OF THE JURISDICTION, MEASURED AT THE EXTERIOR OF THE BUILDING IN ACCORDANCE WITH FIRE CODE 510. NEW BUILDINGS THAT CAN DEMONSTRATE MINIMUM RADIO COVERAGE SIGNAL STRENGTH THROUGHOUT THE INTERIOR OF THE BUILDING MAY BE EXEMPT PER FIRE CODE 510. WHEN AN APPROVED EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS PROVIDED, PLANS SHALL BE SUBMITTED TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 510.5

- C CUSTOMER PARKING SPACE
E EMPLOYEE PARKING SPACE
D DISPLAY VEHICLE SPACE
S SERVICE PARKING SPACE
I INVENTORY / STORAGE SPACE

PARKING SPACE LEGEND

FIRE DEPARTMENT NOTES

- 1 EXISTING POLE MOUNTED LIGHT TO REMAIN
- 2 EXISTING PARKING LOT STRIPING TO REMAIN
- 3 EXISTING AC PAVING TO REMAIN
- 4 EXISTING PLANTER / LANDSCAPING TO REMAIN
- 5 PEMB STRUCTURE BY DESIGN / BUILD CONTRACTOR - PAINTED WHITE WHERE EXPOSED ON INTERIOR
- 6 R-30 MIN. SMOOTH, PRE-FINISHED INSULATED METAL PANEL WALL SYSTEM BY AWIP, KINGSPAN OR APPROVED EQUIVALENT OVER Z GIRTS BY PEMB CONTRACTOR
- 7 60 MIL SINGLE PLY TPO ROOF W/ 20 YEAR MFR WARRANTY W/ CLASS A RATING, WHITE COOL ROOF BY CARLISLE OR EQUAL
- 8 AUTO EQUIPMENT BY OWNER - UNDER SEPARATE PERMIT
- 9 6" METAL STUD WALL AT 16" O.C. FULL HEIGHT TO STRUCTURE ABOVE W/ 5/8" TYPE 'X' GYPSUM BD. 5/8" TYPE 'X' WATER RESISTANT GYPSUM BD. AT RESTROOMS) EACH SIDE FULL HEIGHT W/ LEVEL 5 FINISH AT ALL EXPOSED SURFACES
- 10 NEW COILING OVERHEAD DOOR
- 11 ROOF ACCESS LADDER W/ SAFETY POST
- 12 ROOF HATCH - BILCO MODEL #E-20 TYPE W/ LADDER UP SAFETY POST & ROOF HATCH RAILING SYSTEM OR EQUAL
- 13 24 GA. GALV. SHEET METAL CAP FLASHING - PAINTED TO MATCH WALL BELOW
- 14 4" DIA. CONC. FILLED STEEL PROTECTION BOLLARDS, 36" HIGH - PAINTED - SEE DETAIL 18/AD.1
- 15 ACCESSIBLE ENTRANCE SIGN - SEE 4/GN.2
- 16 8" HIGH X 8" WIDE THROUGH PARAPET SCUPPER
- 17 24 GA. GALV. METAL GUTTER W/ SINGLE PLY ROOFING OVER
- 18 12" WIDE X 8" HIGH X 8" DEEP DOWNSPOUT LEADER
- 19 6" SQ. 24 GA. GALV. METAL DOWNSPOUT - PAINTED
- 20 EXISTING FIRE HYDRANT
- 21 LOCATION FOR STREET ADDRESS - 12" HIGH NUMERALS - COLOR TO CONTRAST WITH BACKGROUND - SEE DETAIL 17/AD.1
- 22 SERVICE SINK - SEE PLUMBING DRAWINGS
- 23 NEW 4" WIDE PAINTED PARKING SPACE STRIPING PER CITY STANDARDS
- 24 NEW PAINTED ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY - 4'-0" MIN. WIDTH, 2% MAX. CROSS SLOPE AND MAX. 5% SLOPE IN DIRECTION OF TRAVEL - SEE DETAIL 24/GN.2
- 25 EXISTING 7'-0" HIGH CMU FENCE W/ 3/2" HIGH WROUGHT IRON EXTENSION
- 26 NEW ACCESSIBLE PARKING SPACE - SEE 5/GN.2
- 27 NEW 5'-0" WIDE ACCESSIBLE ACCESS AISLE - SEE 5/GN.2
- 28 NEW TRUNCATED DOME DETECTABLE WARNING SURFACE - SEE 12 & 23/GN.2
- 29 8" WIDE CONCRETE BLOCK WALL - SEE STRUCTURAL DRAWINGS
- 30 NEW ACCESSIBLE PARKING STALL SIGNAGE - SEE 5 & 10/GN.2
- 31 4" WIDE BLUE PAINTED PARKING SPACE STRIPING
- 32 PAINTED INTERNATIONAL ACCESSIBILITY SYMBOL - SEE 5 & 10/GN.2
- 33 12" HIGH WHITE PAINTED LETTERING - SEE 5/GN.2
- 34 NEW 6" H X 6" W X 48" L PRECAST CONCRETE WHEEL STOP
- 35 LINE OF ROOF BEYOND
- 36 MIN. 48" HIGH FRP WAINSCOT - PROVIDE MANUFACTURER'S TRIM AT EXPOSED EDGES, CORNERS AND JOINTS
- 37 LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- 38 NEW CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
- 39 GYPSUM BOARD SOFFIT / CEILING
- 40 LIGHT GAUGE METAL CEILING JOISTS @ 16" O.C.
- 41 3/8" METAL STUDS @ 16" O.C. TO 8'-0" HIGH CEILING W/ 5/8" TYPE 'X' WATER-RESISTANT GYPSUM BOARD ON RESTROOM SIDE W/ LEVEL 5 FINISH @ ALL EXPOSED SURFACES
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- 43 SURFACE MOUNTED PORTABLE FIRE EXTINGUISHER - SEE NOTE #2 UNDER FIRE DEPT. NOTES SHEET A1.0 AND SEE FIRE EXTINGUISHER NOTES SHEET A2.0
- 44 METAL DOOR LOUVER VENT - SEE MECHANICAL DRAWINGS
- 45 THROUGH WALL LOUVER VENT W/ PEST SCREEN AND SECURITY BARS - SEE MECHANICAL DRAWINGS FOR SIZE
- 46 MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
- 47 5'-0" MIN. WIDTH FIREFIGHTER ACCESS PATH OF TRAVEL DELINEATED BY 4'-0" WIDE STRIPING W/ MAXIMUM CROSS SLOPE OF 2%
- 48 EXISTING DRIVEWAY GATE TO REMAIN
- 49 30" MIN. PARAPET
- 50 TRENCH DRAIN (SLOPE TO DRAIN) W/ TRAFFIC RATED & ACCESSIBLE / ADA COMPLIANT GRATE - SEE PLUMBING DRAWINGS
- 51 NEW SITE ACCESSIBILITY SIGN - SEE 10/GN.2
- 52 EXISTING CONCRETE CURB
- 53 NEW CONCRETE CURB TO MATCH EXISTING
- 54 FIRE RATED CMU JOINT
- 55 FLOOR SINK - SEE PLUMBING DRAWINGS
- 56 TACTILE SIGNAGE STATING "EXIT" - SEE 22B/GN.2
- 57 TACTILE SIGNAGE STATING "EXIT ROUTE" - SEE 22A/GN.2
- 58 6" HIGH CONCRETE BUILDING CURB

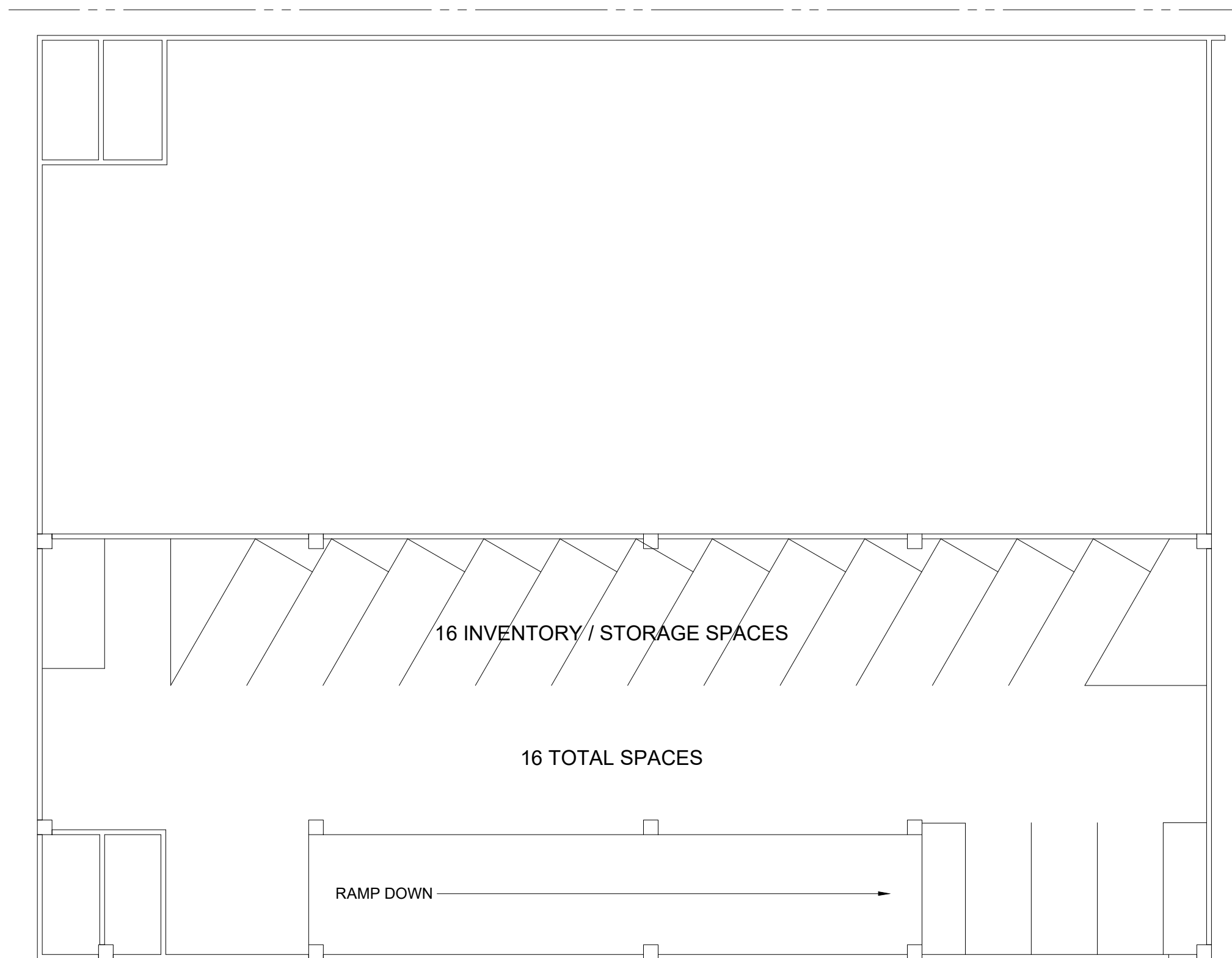


SCALE: 1"=30'-0"

1

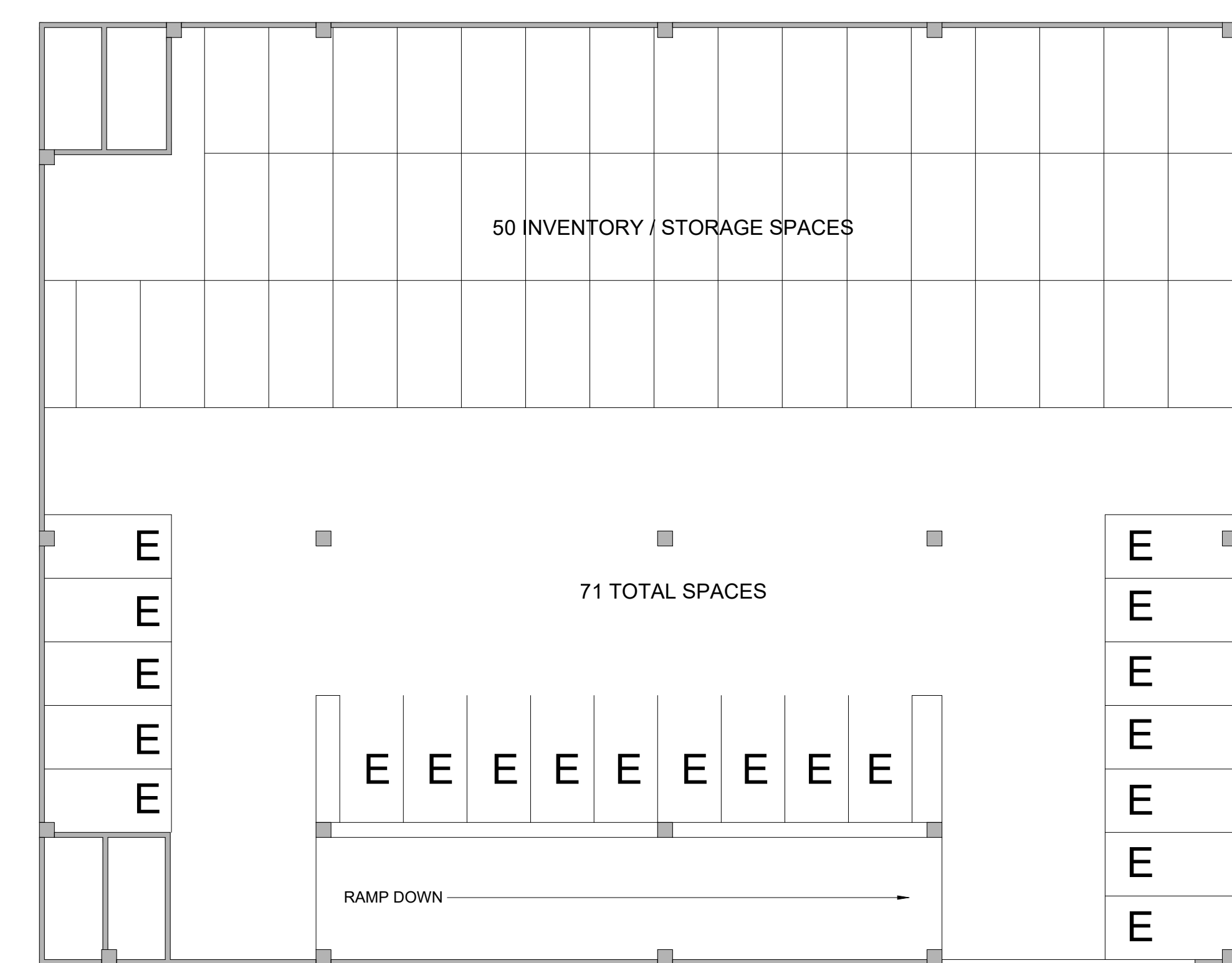
KEYNOTES

SITE PLAN



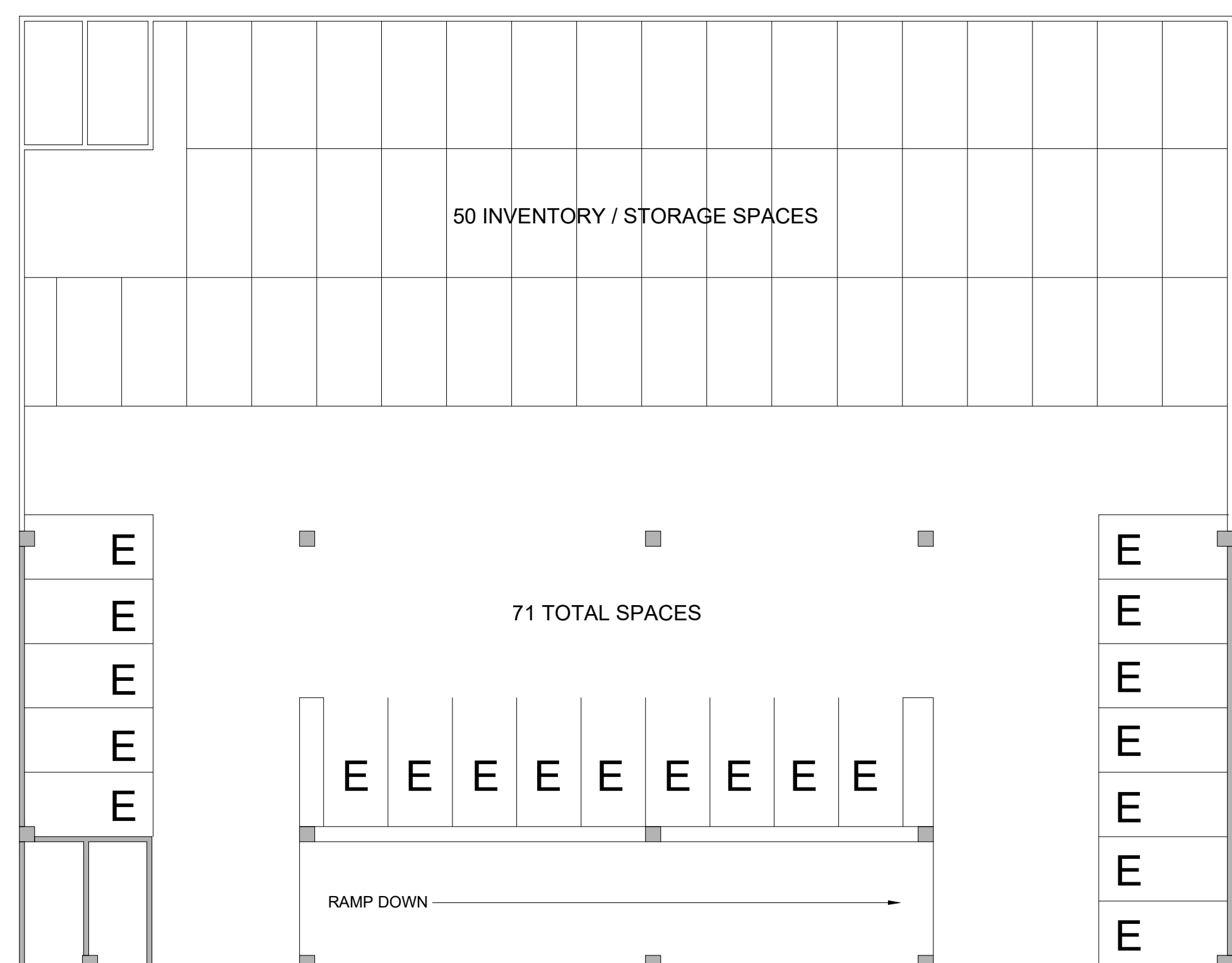
5TH FLOOR - EXISTING PARKING STRUCTURE (N.W.P)

SCALE: 1/16" = 1'-0" 4



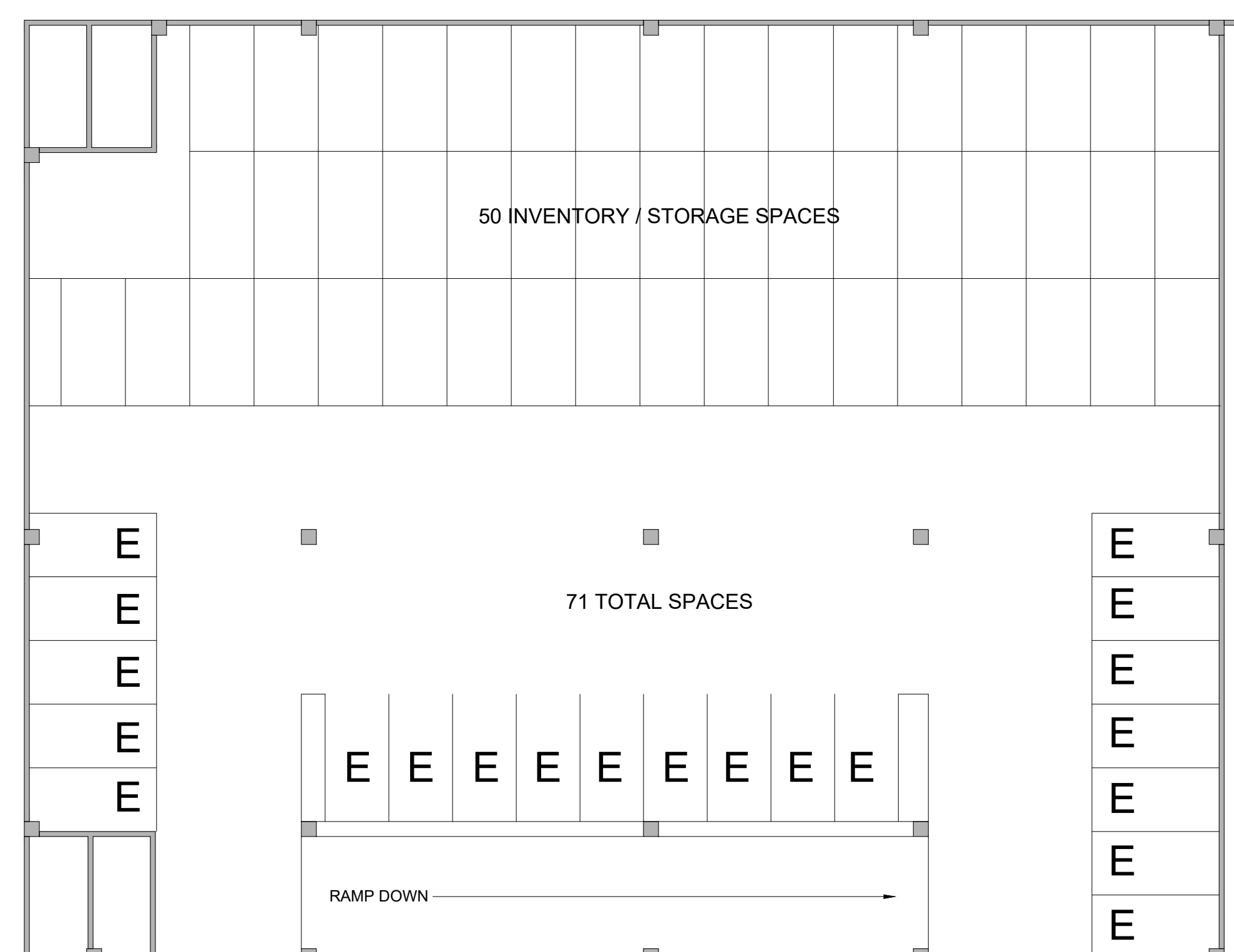
3RD FLOOR - EXISTING PARKING STRUCTURE (N.W.P)

SCALE: 1/16" = 1'-0" 2



4TH FLOOR - EXISTING PARKING STRUCTURE (N.W.P)

SCALE: 1/16" = 1'-0" 3



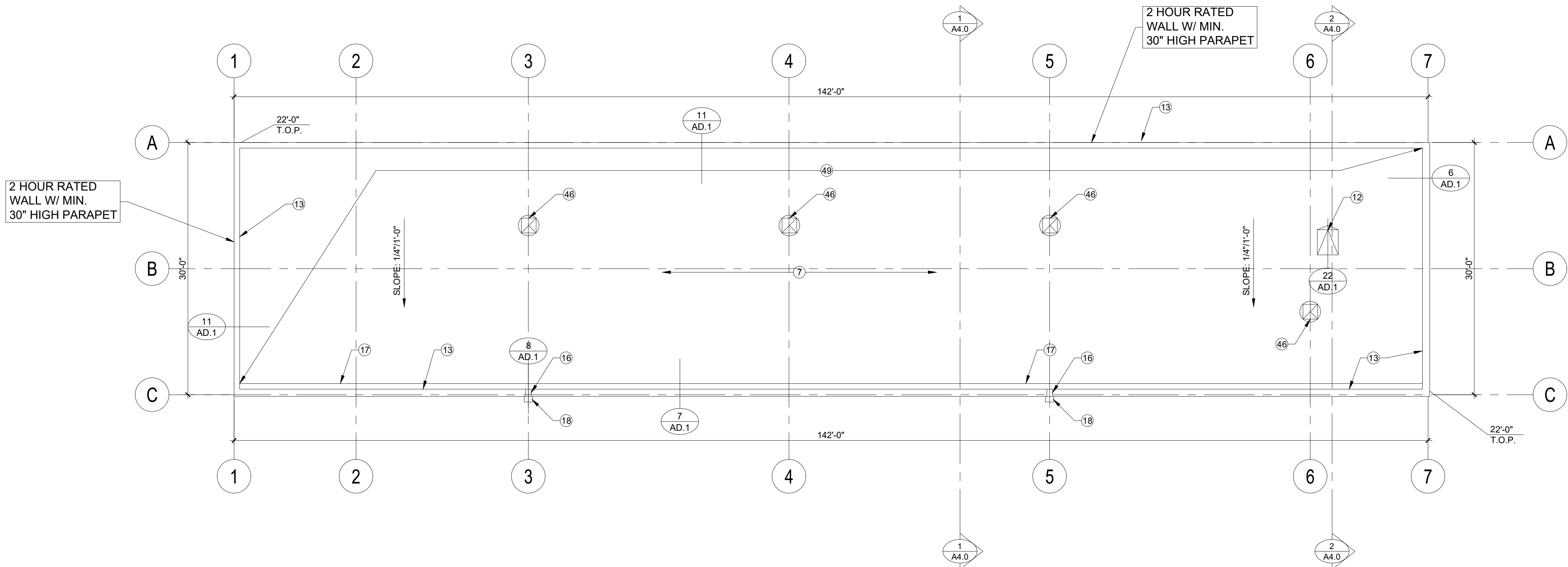
2ND FLOOR - EXISTING PARKING STRUCTURE (N.W.P)

SCALE: 1/16" = 1'-0" 1

C	CUSTOMER PARKING SPACE
E	EMPLOYEE PARKING SPACE
D	DISPLAY VEHICLE SPACE
S	SERVICE PARKING SPACE
I	INVENTORY / STORAGE SPACE

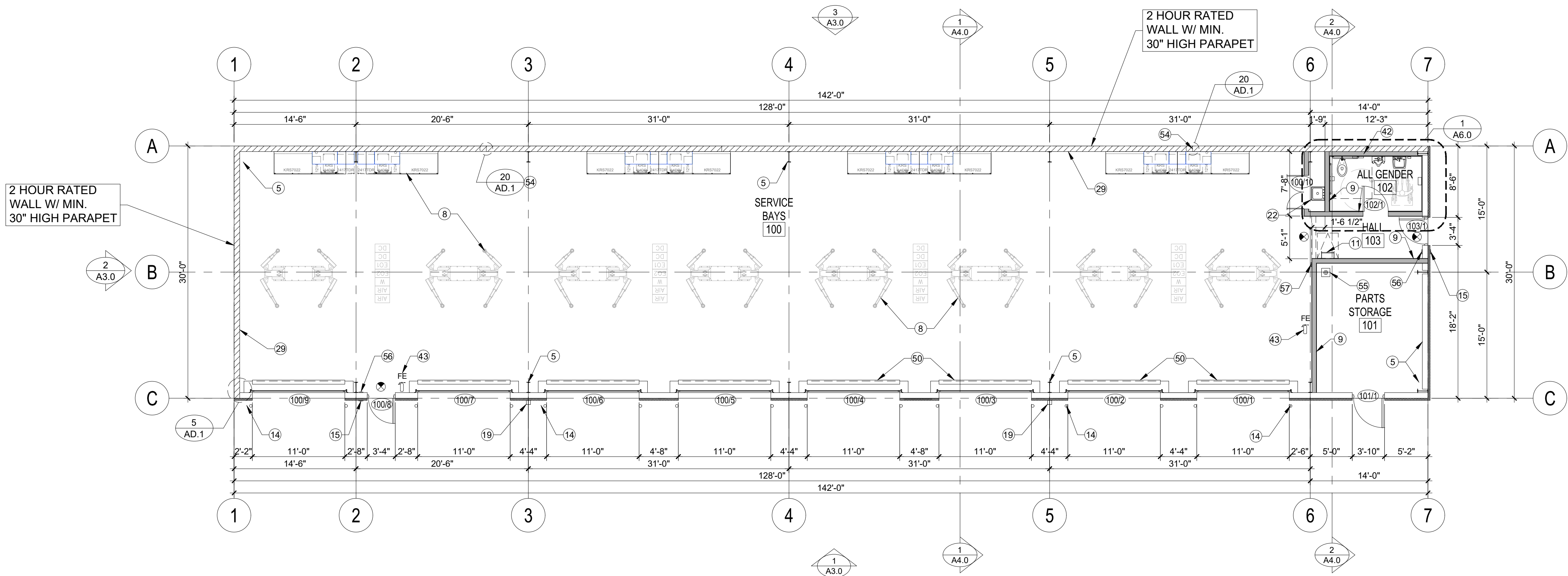
PARKING SPACE LEGEND





ROOF PLAN

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



FLOOR PLAN

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

FE
1 NEW SURFACE MOUNTED FIRE EXTINGUISHER 4A/30-B RATED

NOTE: PORTABLE FIRE EXTINGUISHERS WILL BE INSTALLED IN BUILDING IN ACCORDANCE W/ SECTION 906.3(1) & 906.3(2) FINAL LOCATIONS TO BE REVIEWED WITH FIRE INSPECTOR DURING CONSTRUCTION.

FIRE EXTINGUISHER

- ALL MILLWORK SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION - NO EXCEPTION.
- REFER TO DETAIL 1/IGN.2 FOR ACCESSIBILITY REACH RANGES/ELECTRICAL CONTROL REQUIREMENTS

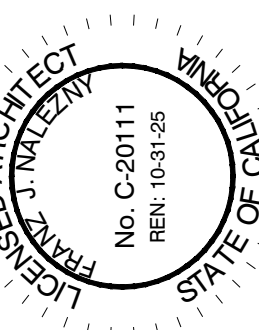
NOTES

- EXISTING POLE MOUNTED LIGHT TO REMAIN
- EXISTING PARKING LOT STRIPING TO REMAIN
- EXISTING AC PAVING TO REMAIN
- EXISTING PLANTER / LANDSCAPING TO REMAIN
- PEMB STRUCTURE BY DESIGN / BUILD CONTRACTOR - PAINTED WHITE WHERE EXPOSED ON INTERIOR
- R-30 MIN. SMOOTH, PRE-FINISHED INSULATED METAL PANEL WALL SYSTEM BY AWP, KINGSPAN OR APPROVED EQUAL OVER 2 GIRTS BY PEMB CONTRACTOR
- 60 MIL SINGLE PLY TPO ROOF W/ 20 YEAR MFR WARRANTY W/ CLASS A RATING, WHITE COOL ROOF BY CARLSLE OR EQUAL
- AUTO EQUIPMENT BY OWNER - UNDER SEPARATE PERMIT
- 6" METAL STUD WALL AT 16" O.C. FULL HEIGHT TO STRUCTURE ABOVE W/ 5/8" TYPE 'X' GYPSUM BD. (5/8" TYPE 'X' WATER RESISTANT GYPSUM BD. AT RESTROOMS) EACH SIDE FULL HEIGHT W/ LEVEL 5 FINISH AT ALL EXPOSED SURFACES
- NEW COILING OVERHEAD DOOR
- ROOF ACCESS LADDER W/ SAFETY POST
- ROOF HATCH - BILCO MODEL #E-20 TYPE W/ LADDER UP SAFETY POST & ROOF HATCH RAILING SYSTEM OR EQUAL
- 24 GA. GALV. SHEET METAL CAP FLASHING - PAINTED TO MATCH WALL BELOW
- 4" DIA. CONC. FILLED STEEL PROTECTION BOLLARDS, 36" HIGH - PAINTED - SEE DETAIL 18/AD.1
- ACCESSIBLE ENTRANCE SIGN - SEE 4/IGN.2
- 8" HIGH X 8" WIDE THROUGH PARAPET SCUPPER
- 24 GA. GALV. METAL GUTTER W/ SINGLE PLY ROOFING OVER
- 12" WIDE X 8" HIGH X 8" DEEP DOWNSPOUT LEADER
- 6" SQ. 24 GA. GALV. METAL DOWNSPOUT - PAINTED
- EXISTING FIRE HYDRANT
- LOCATION FOR STREET ADDRESS - 12" HIGH NUMERALS - COLOR TO CONTRAST WITH BACKGROUND - SEE DETAIL 17/AD.1
- SERVICE SINK - SEE PLUMBING DRAWINGS
- NEW 4" WIDE PAINTED PARKING SPACE STRIPING PER CITY STANDARDS
- NEW PAINTED ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY - 4'-0" MIN. WIDTH, 2% MAX. CROSS SLOPE AND MAX. 5% SLOPE IN DIRECTION OF TRAVEL - SEE DETAIL 24/IGN.2
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- NEW 5'-0" WIDE ACCESSIBLE ACCESS AISLE - SEE 5/IGN.2
- NEW TRUNCATED DOME DETECTABLE WARNING SURFACE - SEE 12 & 23/IGN.2
- 8" WIDE CONCRETE BLOCK WALL - SEE STRUCTURAL DRAWINGS
- NEW ACCESSIBLE PARKING STALL SIGNAGE - SEE 5 & 10/IGN.2
- 4" WIDE BLUE PAINTED PARKING SPACE STRIPING
- PAINTED INTERNATIONAL ACCESSIBILITY SYMBOL - SEE 5 & 10/IGN.2
- 12" HIGH WHITE PAINTED LETTERING - SEE 5/IGN.2
- NEW 6" H X 6" W X 48" L PRECAST CONCRETE WHEEL STOP
- LINE OF ROOF BEYOND
- MIN. 48" HIGH FRP WAINSCOT - PROVIDE MANUFACTURER'S TRIM AT EXPOSED EDGES, CORNERS AND JOINTS
- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- NEW CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
- GYPSUM BOARD SOFFIT / CEILING
- LIGHT GAUGE METAL CEILING JOISTS @ 16" O.C.
- 3 5/8" METAL STUDS @ 16" O.C. TO 8'-0" HIGH CEILING W/ 5/8" TYPE 'X' WATER-RESISTANT GYPSUM BOARD ON RESTROOM SIDE W/ LEVEL 5 FINISH @ ALL EXPOSED SURFACES
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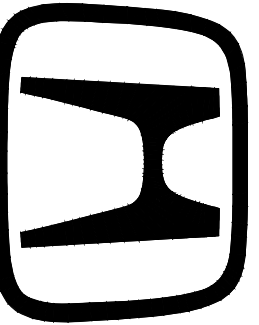
KEYNOTES

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Franz J. Natsary - Architect - C 2011



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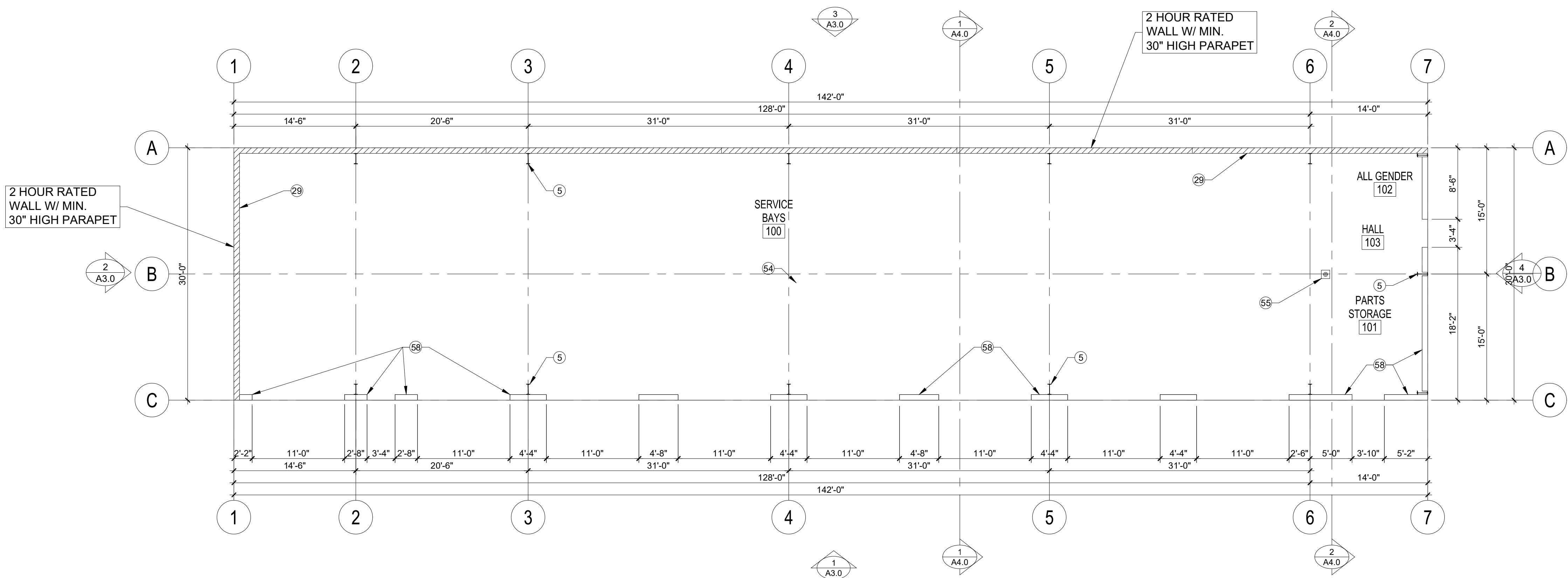


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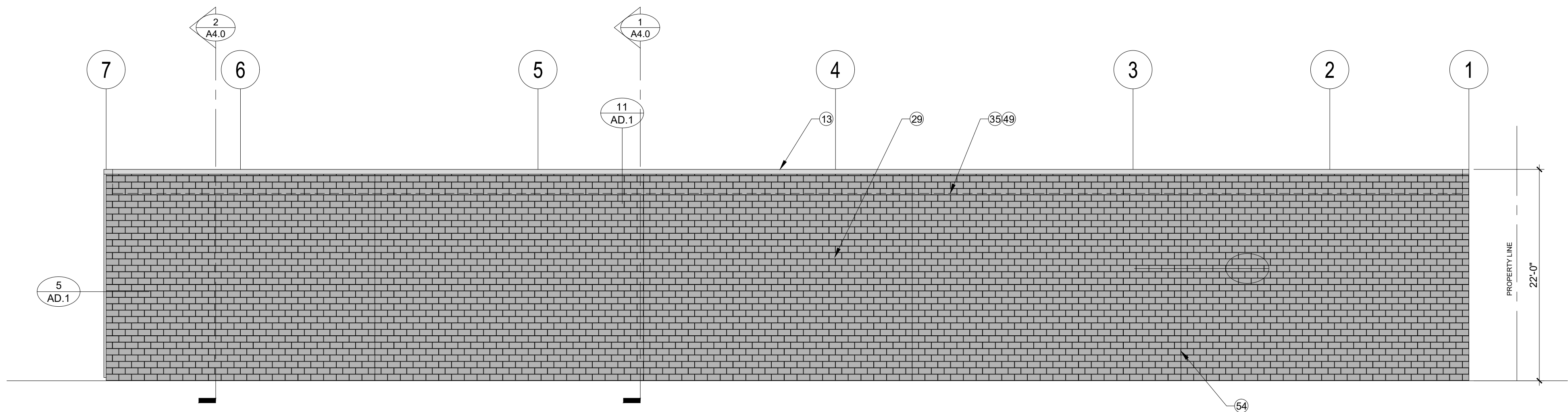
GARDENA HONDA - SERVICE BUILDING
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

Project: GH-SB
Drawn: GH-SB-A-2.0
Checked: GH-SB-A-2.0
Approved: GH-SB-A-2.0
Date: 05-07-25
Scale: 1/8"=1'-0"

Sheet No: A2.0
of
Rev No:
Plot Date: 05-07-25

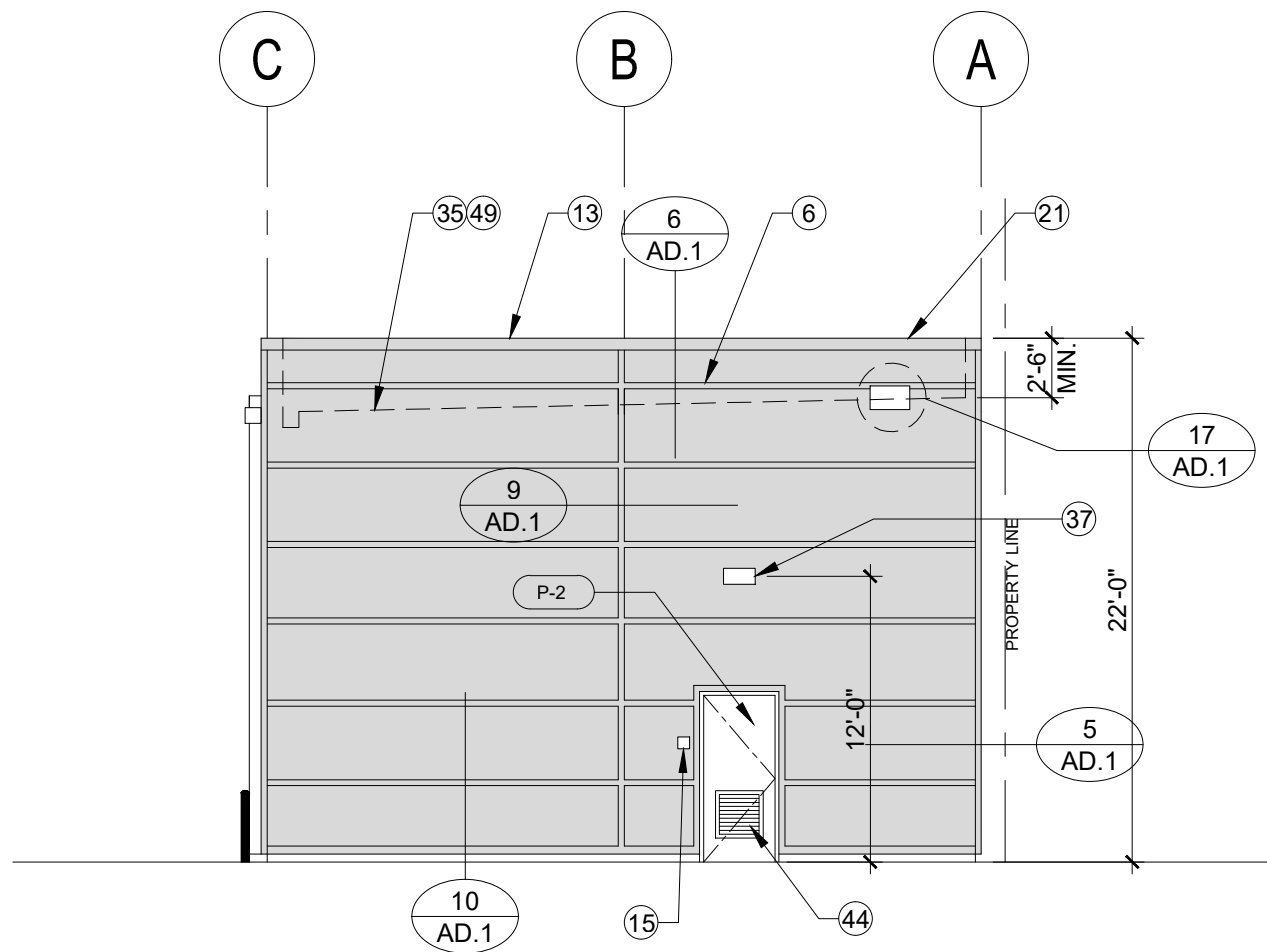


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 2. EXISTING PARKING LOT STRIPING TO REMAIN
 3. EXISTING AC PAVING TO REMAIN
 4. EXISTING PLANTER / LANDSCAPING TO REMAIN
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 6. R-30 MIN. SMOOTH, PRE-FINISHED INSULATED METAL PANEL WALL SYSTEM BY AWP, KINGSPAN OR APPROVED EQUAL OVER 2 GIRTS BY PEMB CONTRACTOR
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 8. AUTO EQUIPMENT BY OWNER - UNDER SEPARATE PERMIT
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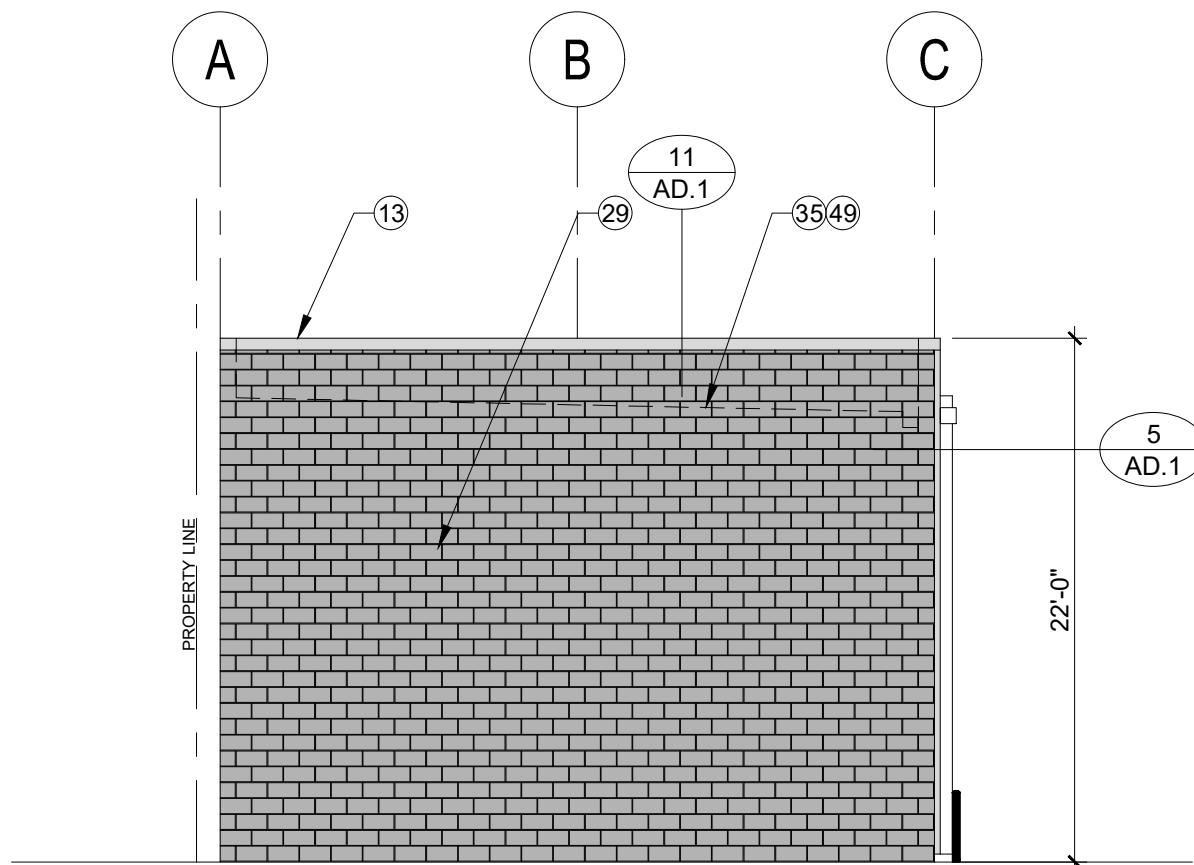
NORTH ELEVATION

SCALE: 1/8" = 1'-0" 3



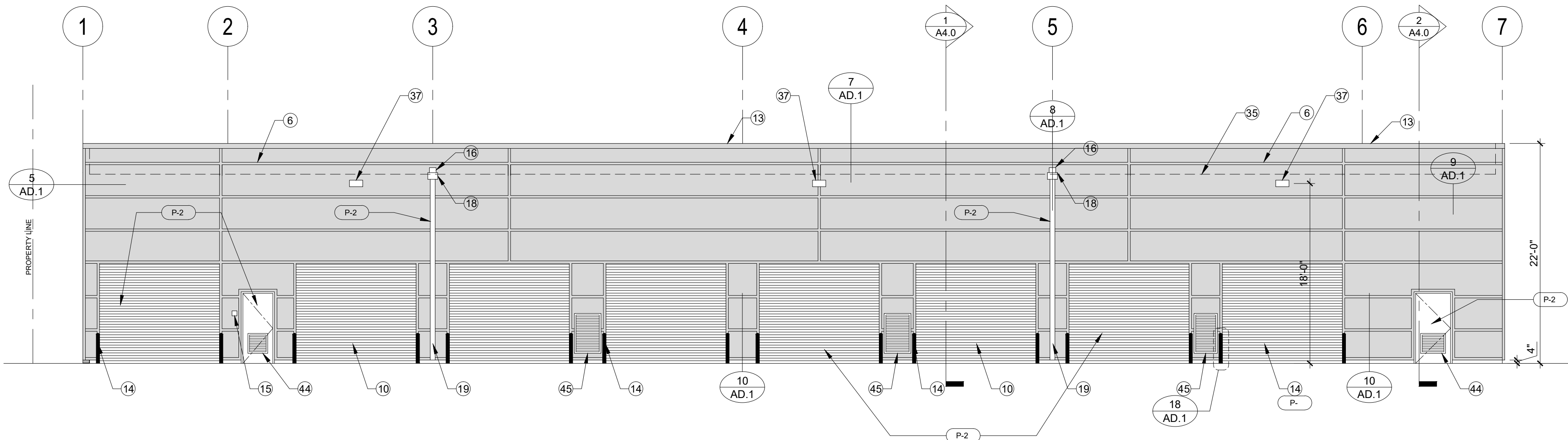
EAST ELEVATION

SCALE: 1/8" = 1'-0" 4



WEST ELEVATION

SCALE: 1/8" = 1'-0" 2



SOUTH ELEVATION

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

FINISHES

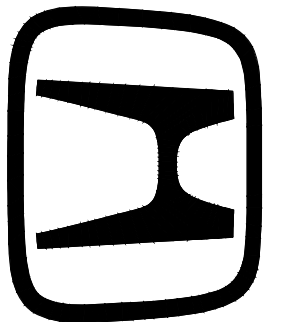
- P-2 EXT. PAINT
MP-1 METAL PANEL

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8 AUTO EQUIPMENT BY OWNER - UNDER SEPARATE PERMIT
9 6\"/>

Revision:

Rev	Description
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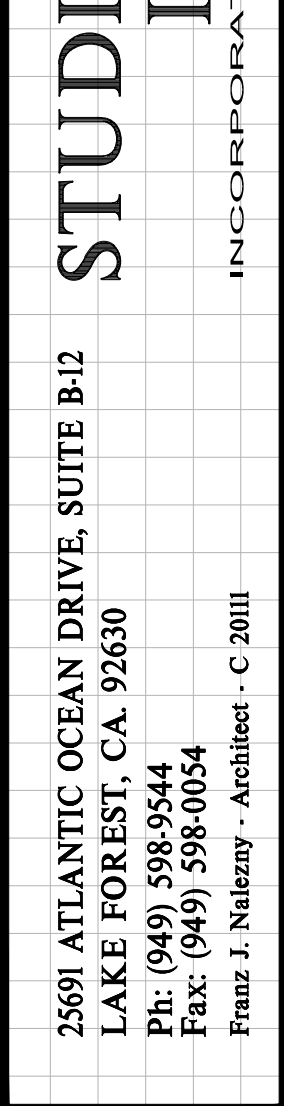
GARDENA HONDA - SERVICE BUILDING
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GARDENA, CA 90249

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Drawn:
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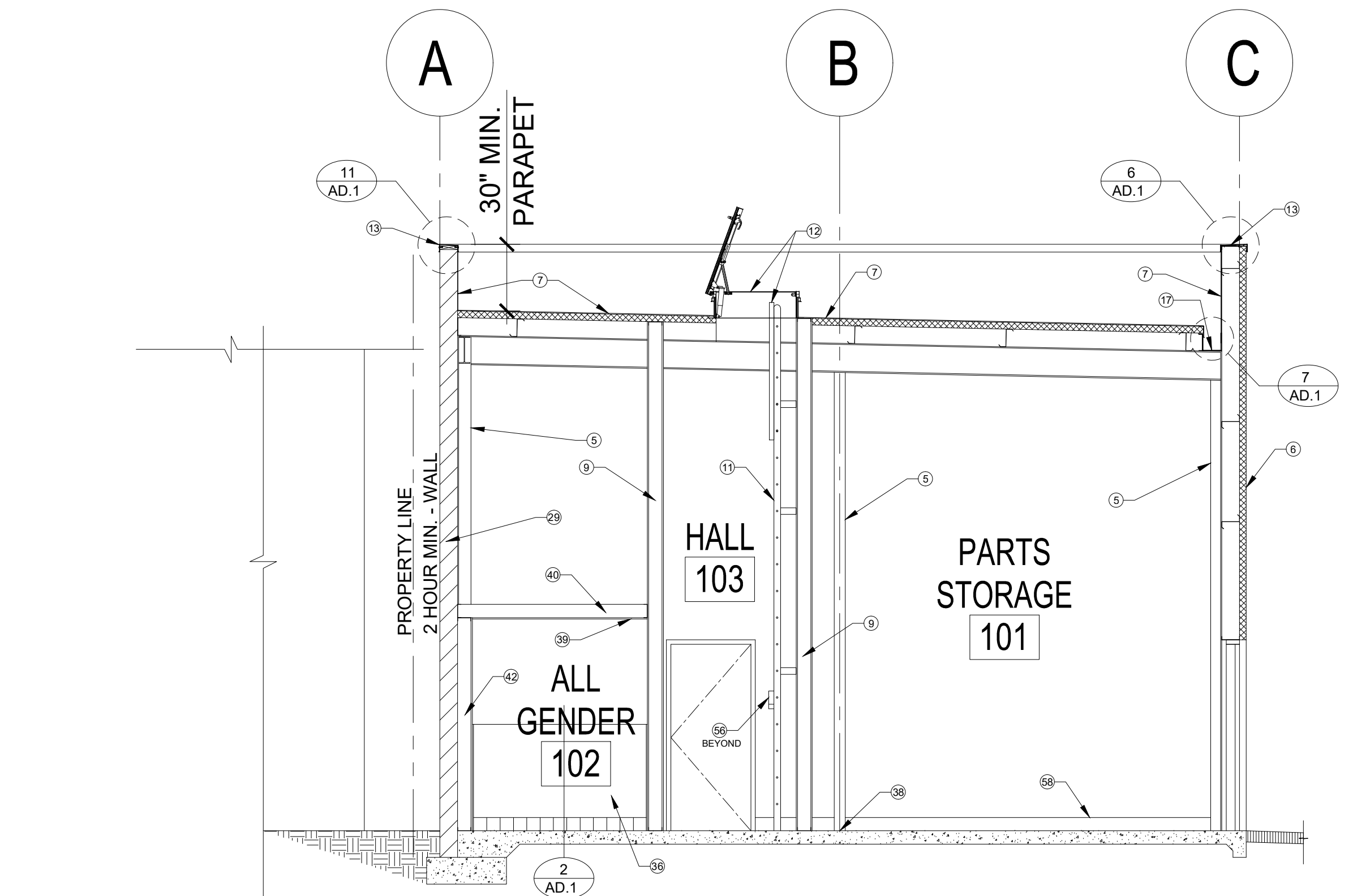
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A3.0
of
Rev No:
Plot Date: 05-07-25

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Tel: (949) 398-0054
Fax: (949) 398-0054
Frank J. Nakazy - Architect - C 2011

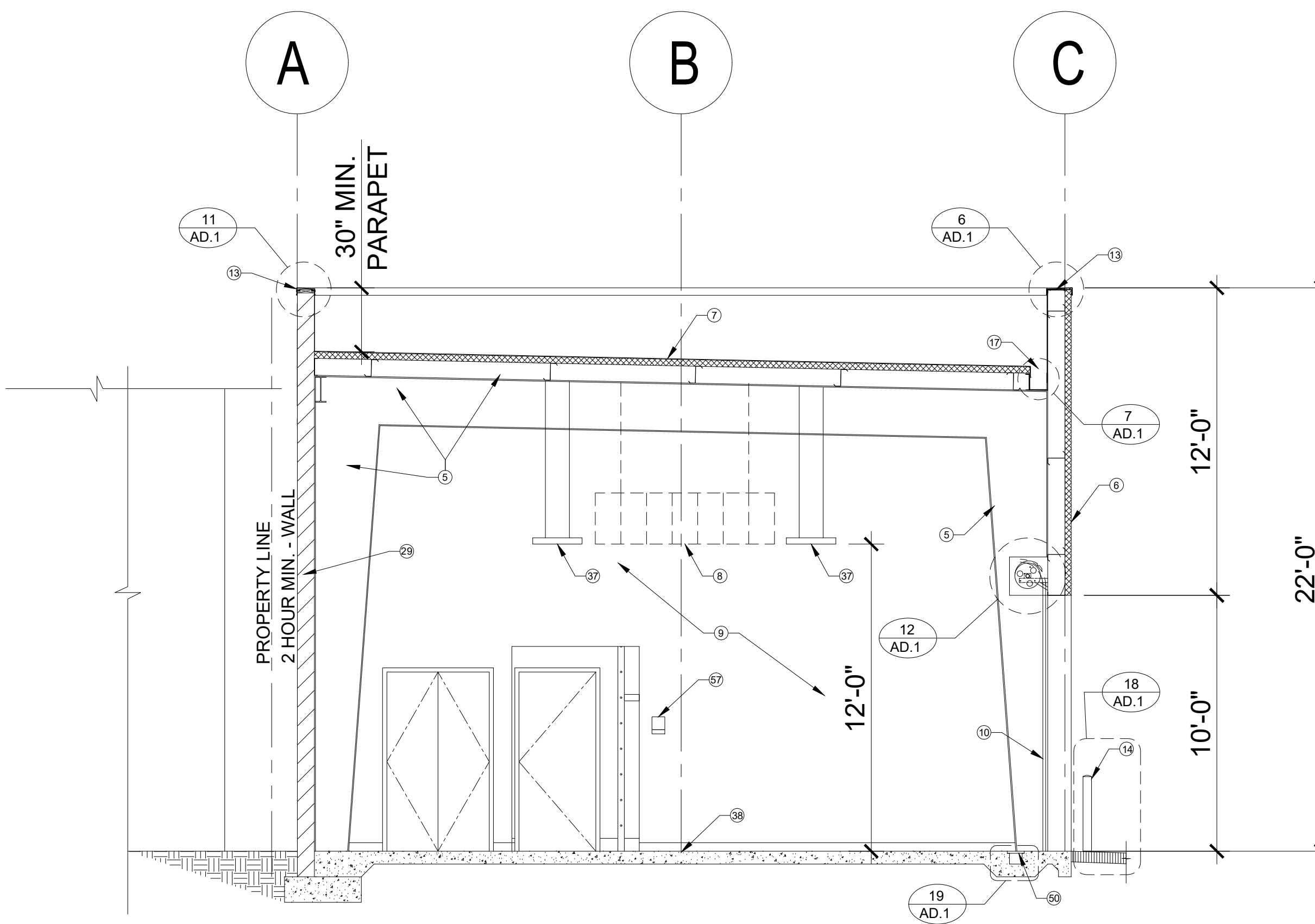
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BUILDING SECTION SCALE: 1/4"=1'-0" 2



BUILDING SECTION SCALE: 1/4"=1'-0" 1

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- 40 LIGHT GAUGE METAL CEILING JOISTS @ 16" O.C.
- 41 3 5/8" METAL STUDS @ 16" O.C. TO 8'-0" HIGH CEILING W/ 5/8" TYPE "X" WATER-RESISTANT GYPSUM BOARD ON RESTROOM SIDE W/ LEVEL 5 FINISH @ ALL EXPOSED SURFACES
- 42 6" METAL STUDS @ 16" O.C. TO 8'-0" HIGH CEILING W/ 5/8" TYPE "X" WATER-RESISTANT GYPSUM BOARD ON RESTROOM SIDE W/ LEVEL 5 FINISH @ ALL EXPOSED SURFACES
- 43 SURFACE MOUNTED PORTABLE FIRE EXTINGUISHER - SEE NOTE #2 UNDER FIRE DEPT. NOTES SHEET A1.0 AND SEE FIRE EXTINGUISHER NOTES SHEET A2.0
- 44 METAL DOOR LOUVER VENT - SEE MECHANICAL DRAWINGS
- 45 THROUGH WALL LOUVER VENT W/ PEST SCREEN AND SECURITY BARS - SEE MECHANICAL DRAWINGS FOR SIZE
- 46 MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
- 47 5'-0" MIN. WIDTH FIREFIGHTER ACCESS PATH OF TRAVEL DELINEATED BY 4'-0" WIDE STRIPING W/ MAXIMUM CROSS SLOPE OF 2%.
- 48 EXISTING DRIVEWAY GATE TO REMAIN
- 49 30" MIN. PARAPET
- 50 TRENCH DRAIN (SLOPE TO DRAIN) W/ TRAFFIC RATED & ACCESSIBLE / ADA COMPLIANT GRATE - SEE PLUMBING DRAWINGS
- 51 NEW SITE ACCESSIBILITY SIGN - SEE 10/GN.2
- 52 EXISTING CONCRETE CURB
- 53 NEW CONCRETE CURB TO MATCH EXISTING
- 54 FIRE RATED CMU JOINT
- 55 FLOOR SINK - SEE PLUMBING DRAWINGS
- 56 TACTILE SIGNAGE STATING "EXIT" - SEE 22/GN.2
- 57 TACTILE SIGNAGE STATING "EXIT ROUTE" - SEE - 22A/GN.2
- 58 6" HIGH CONCRETE BUILDING CURB

KEYNOTES

2561 ATLANTIC OCEAN DRIVE, SUITE B12
LAKE FOREST, CA 92650
PH: (949) 398-9344
FAX: (949) 398-0054
Fritz J. Nitzky - Architect - © 2011

STUDIO IV
INCORPORATED

LOCAL ARCHITECT
No. C-20111
REN 10/1/25
STATE OF CALIFORNIA

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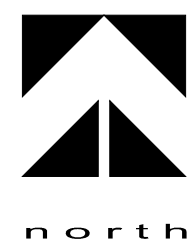
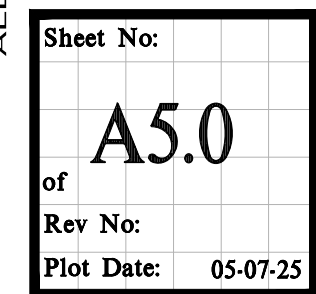
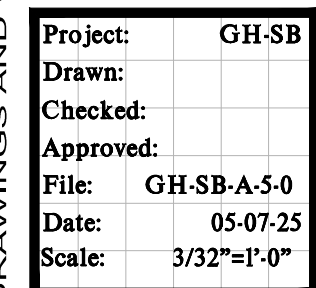
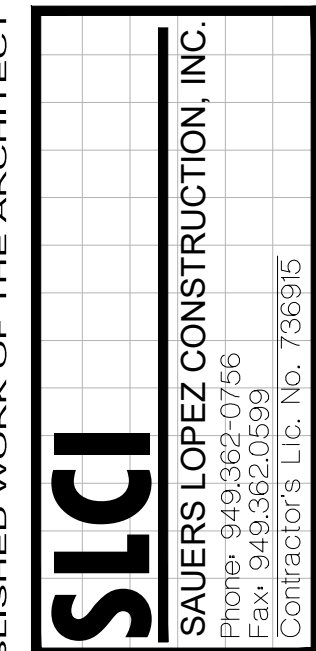
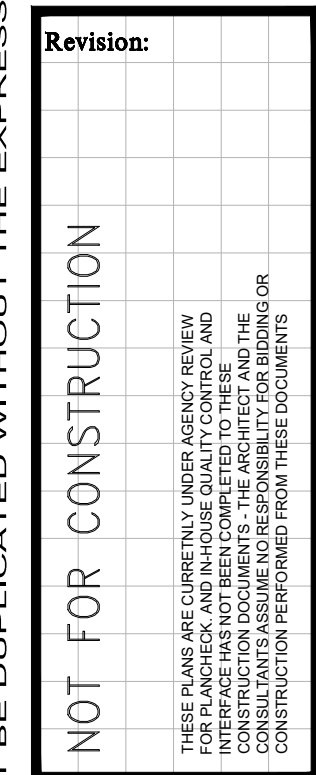
Revision:
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SLC SECTIONS
SAUERS LOPEZ CONSTRUCTION, INC.
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249
Contractor's Lic. No. 736915

GARDENA HONDA - SERVICE BUILDING
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

Project: GH-SB
Drawn:
Checked:
Approved:
File: GH-SB-A-4-0
Date: 05-07-25
Scale: 1/4"=1'-0"

Sheet No: A4.0
of
Rev No:
Plot Date: 05-07-25



KEYNOTES

REFLECTED CEILING PLAN



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6B.
Section: PUBLIC
HEARING ITEMS
Meeting Date: October 7,
2025

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: ENVIRONMENTAL ASSESSMENT #8-25 AND CONDITIONAL USE PERMIT #3-25 TO ALLOW THE OPERATIONS OF AN AMUSEMENT ARCADE WITHIN AN EXISTING SUPERMARKET LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AT 1740 WEST ARTESIA BOULEVARD (6106-013-047)

PROJECT DESCRIPTION:

A request for a Conditional Use Permit (CUP #3-25) to operate an amusement arcade within an existing supermarket located in the General Commercial (C-3) zone in accordance with Section 18.32.030.H of the Gardena Municipal Code.

Environmental Consideration: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1- Existing Facilities), in that it consists of negligible or no expansions of use in existing facilities from the provisions of CEQA.

Applicant: Atsushi Iyoda

Project Location: 1740 West Artesia Boulevard (6106-013-047)

STAFF RECOMMENDATION:

Staff recommend holding a public hearing on the application for Environmental Assessment #8-25 and Conditional Use Permit # 3-25 where the Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 15-25, subject to the conditions of approval and directing staff to file a notice of exemption.

APPROVED:

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

Greg Tsujiuchi, Community Development Director

Attachments

[Staff Report CUP #3-25](#)

[Attachment No. 1 - Resolution No. PC 15-25](#)

[Exhibit A - Conditions of Approval CUP #3-25](#)

[Exhibit B - Project Plans](#)

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

ENVIRONMENTAL ASSESSMENT NO. 8-25 AND CONDITIONAL USE PERMIT NO. 3-25 TO ALLOW THE OPERATIONS OF AN AMUSEMENT ARCADE USE IN AN EXISTING SUPERMARKET WITHIN THE GENERAL COMMERCIAL (C-3) ZONE

Agenda Item No. 6.B

DATE: October 7, 2025

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Kevin La, Planning Assistant

APPLICANT: Atsushi Iyoda

LOCATION: 1740 West Artesia Boulevard (APN: 6106-013-047)

REQUEST: A request for a Conditional Use Permit (CUP #3-25), to allow the operations of an amusement arcade within an existing supermarket, located in the General Commercial (C-3) zone, in accordance with Gardena Municipal Code Section 18.32.030.H.

Environmental Consideration: The proposed 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), which exempts negligible or no expansions of use in existing facilities from the provisions of CEQA.

BACKGROUND/SETTING

The subject property is a reverse L-shaped lot located on the southeast corner of South Western Avenue and West Artesia Boulevard. The lot is 4.6 acres with vehicular entrances to the property at both South Western Avenue and West Artesia Boulevard. The parcel is developed with an existing 65,276 square foot (sf) supermarket, Tokyo Central, a parking lot, and landscaping. The existing structure was originally built in 1994.

The project site is in a commercial area and zoned C-3. The adjacent properties to the west and to the north across South Western Avenue have the same C-3 zoning designation. The adjacent property abutting the east and south sides are zoned as Very High Density Multifamily Residential (R-6). This is illustrated on the following zoning map labeled as Figure 1 and corresponding table labeled as Table 1.

Figure 1: Zoning Map

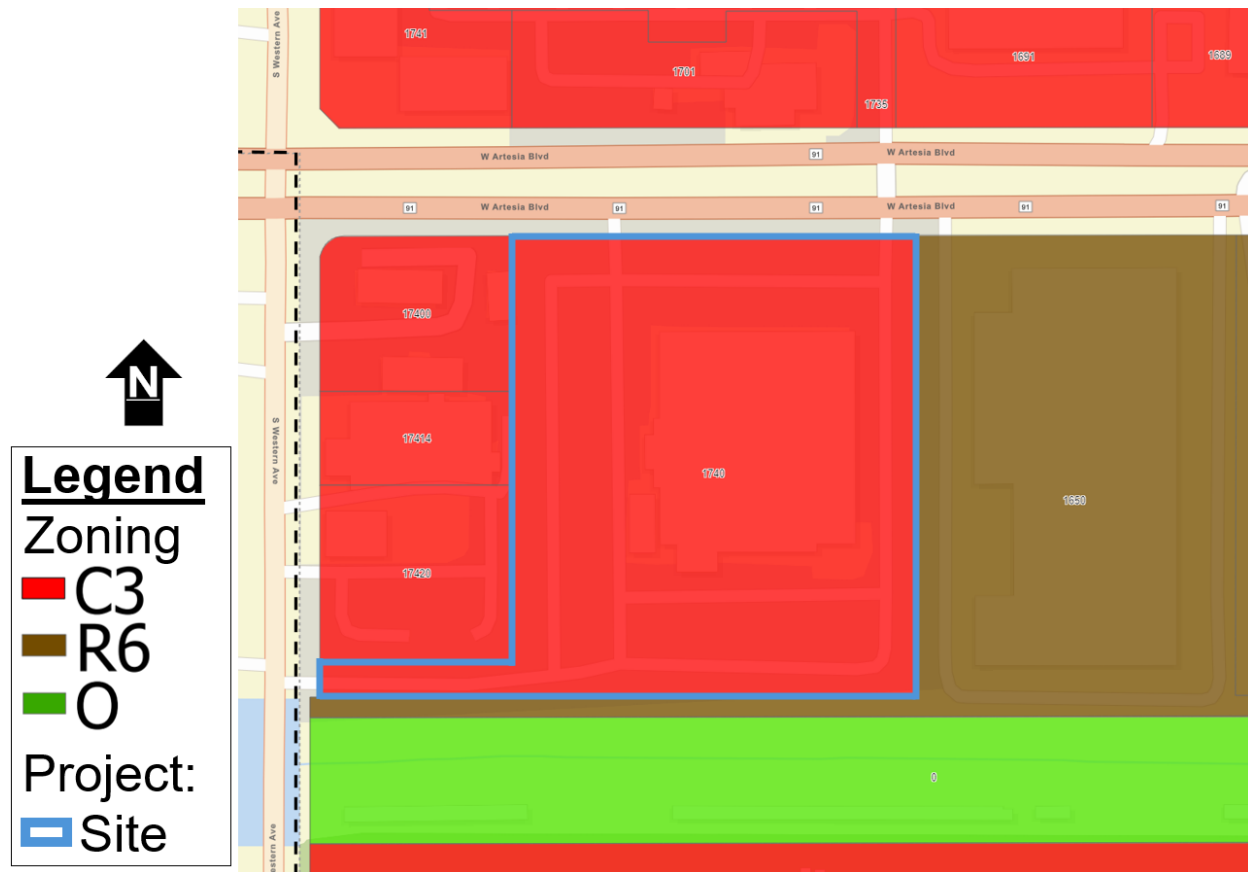


Table 1: Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3	Commercial	Supermarket
North	C-3	Commercial	Commercial Plaza
South	R-6	Very High Density Residential	Multifamily Residential
East	R-6	Very High Density Residential	Multifamily Residential
West	C-3	Commercial	Restaurant / Hotel / Auto Service Station

PROJECT DESCRIPTION AND ANALYSIS

The applicant, Atsushi Iyoda, submitted a conditional use permit (CUP) application to allow the operations of an amusement arcade in an existing supermarket within the C-3 zone.

Business Operation

Kiddleton Inc. is a Japanese arcade company that installs amusement arcade machines designed for all ages. The applicant is proposing to add 17 double-stacked claw machines ancillary to the existing 65,276 sf supermarket (Tokyo Central). Three (3) double-stacked claw machines and one (1) token exchange machine are proposed to be located on the first floor in the southwesterly side of the supermarket within the food court dining area. Fourteen (14) double-stacked claw machines and two (2) token exchange machines are proposed to be located on the second floor in the westerly side of the supermarket, south of the restaurant (see Figure 3 and 4). The claw machines will be operated by token and will contain various plush dolls and figures as prizes. The business will operate during regular store operating hours: seven (7) days a week from 8:00 AM to 10:00 PM, during holidays from 8:00 AM to 7:00 PM, and will be closed on Thanksgiving, Christmas, and New Years Day.

Parking

The existing supermarket utilizes multiple minimum off-street parking ratios in accordance with Gardena Municipal Code (GMC) Section 18.40.040.B. These include the parking ratios for the following uses: office at one (1) parking space per 300 sf, market at one (1) parking space per 150 sf, retail at one (1) parking space per 200 sf, storage/wholesale at one (1) parking space per 1,000 sf, and food establishment at one (1) parking space per 100 sf. Currently, the site provides 320 parking spaces, which exceeds the minimum GMC parking requirements by 12 parking spaces. The proposed amusement arcade use will not have an impact on the off-street parking calculations for the supermarket. The off-street parking calculation is illustrated on the following table labeled as Table 2.

Table 2: Off-Street Parking Requirements

Minimum Off-street Parking Ratio	Square Feet	Required Spaces	Provided Parking	Project Compliant?
Office One (1) space/300 sf	10,801 sf	36 spaces	36 spaces	Yes
Market One (1) space/150-sf	18,349 sf	123 spaces	135 spaces	Yes
Retail One (1) space/200-sf	12,999 sf	65 spaces	65 spaces	Yes
Storage/Warehouse One (1) space/1,000-sf	16,054 sf	17 spaces	17 spaces	Yes
Food Establishment One (1) space/100-sf	6,651 sf	67 spaces	67 spaces	Yes
Total Parking	65,276 sf	308 spaces	320 spaces	Yes

In accordance with GMC Section 18.64.030.C, amusement arcades are required to provide adequate bicycle parking facilities. The City's Zoning Code does not specify a minimum bicycle parking requirement for non-residential areas. While the State's Green Building Code (CALGreen) does include bicycle parking requirements, these would only apply to new construction or alterations that necessitate additional parking. When the supermarket was originally built, it included a bicycle rack located approximately 45 feet from the entrance, which remains in place today. Since the proposal for an amusement arcade does not increase the need for additional parking, the current number of bicycle parking spaces in the center is considered adequate.

Figure 2: Site Plan

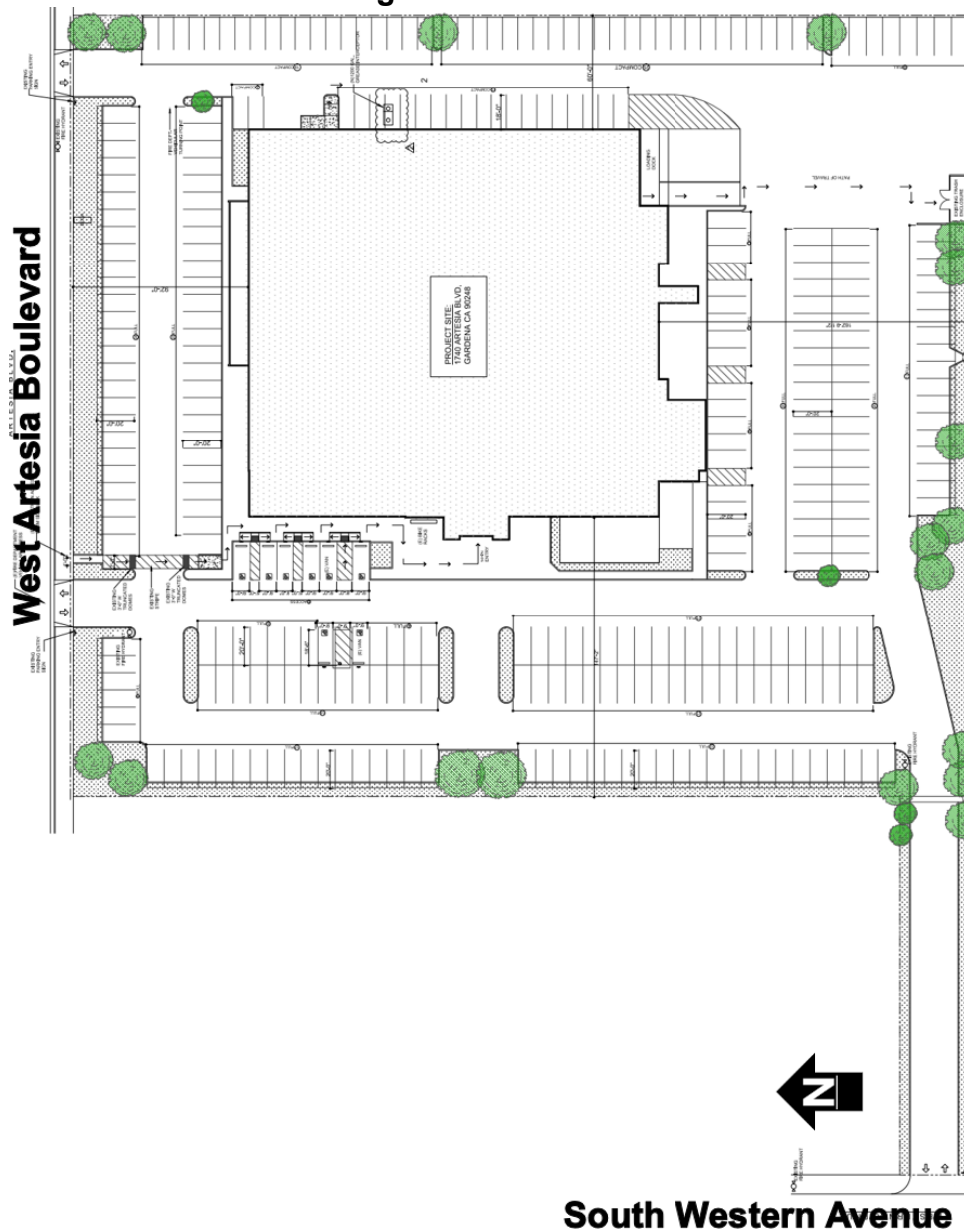


Figure 3: 1st Floor Plan

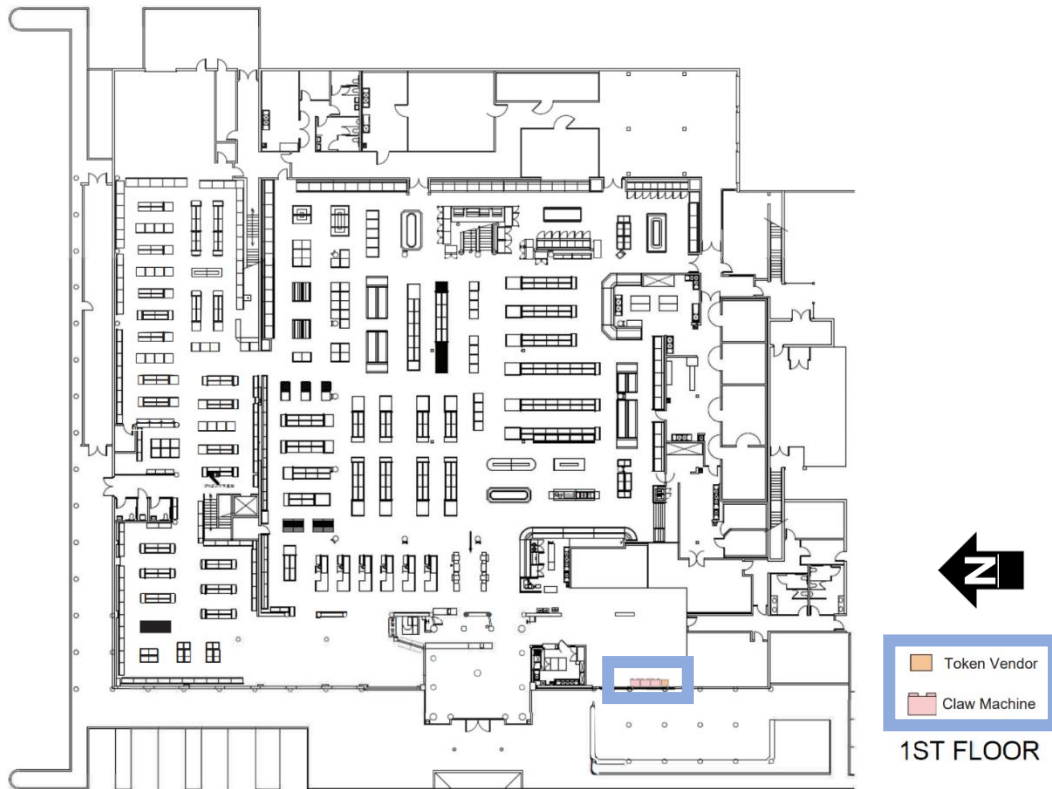
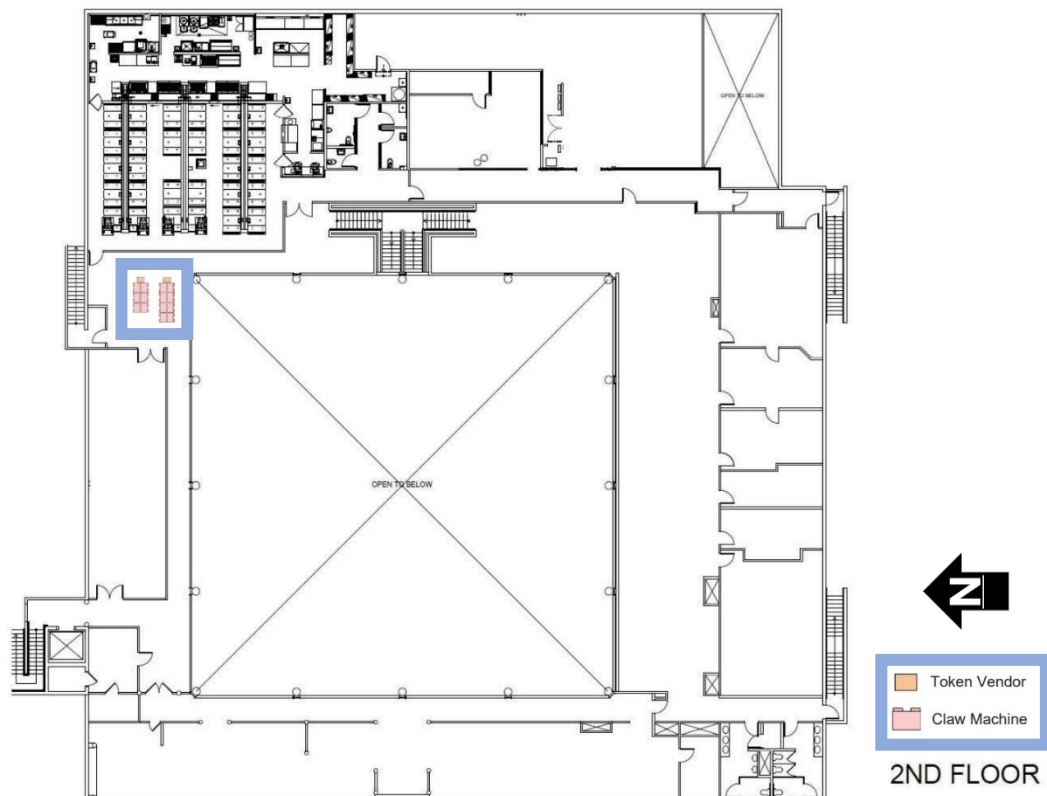


Figure 4: 2nd Floor Plan



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:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.

REQUIRED FINDINGS

Conditional Use Permit No. 3-25

In accordance with GMC Section 18.46.040.F, the Commission must make the following specific findings to grant a conditional use permit for the amusement arcade use.

- 1. 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.H a conditional use permit is required for amusement arcades in the C-3 zone. Amusement arcade means any place, location or premises where five or more amusement devices are available for public use and operation. The applicant's proposal includes a request to operate a total of 17 double-stacked claw machines and three (3) token exchange machines within the supermarket located in the C-3 zone.

Additionally, an amusement arcade establishment permit must be issued by the Community Development Director in accordance with Title 5 (Business Licenses and Regulations) of the City's municipal code. "Amusement devices" refers to any mechanical or electrical machines that require a coin or token for playtime including, but not limited to, video games, pool tables, air hockey, foosball, pinball machines, skill ball, mechanical grab machines, and other similar skill-testing devices.

In accordance with GMC Section 18.64.030.B, amusement arcades are prohibited from being located within 300 feet of each other. The nearest amusement arcade business to the project site is Wawa Claw. Wawa Claw is over 1,000 feet away from the project site.

Therefore, the application for a conditional use permit is deemed proper.

- 2. *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 proposed amusement arcade is compatible with the surrounding uses in the area, as it is located within an existing supermarket. This supermarket features other food establishments beyond the retail of food, groceries, and other home goods. The amusement arcade is aimed at customers of all ages and is ancillary and complimentary to the existing supermarket use. The proposed use will not negatively impact the surrounding properties, existing businesses, or the general public's health and safety.

The applicant's proposal for operating an amusement arcade within the existing supermarket is consistent with the following General Plan Goals:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market, and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.

The facilities contribute to a diversified business landscape by introducing a new use within Tokyo Central and several restaurants within the building including Waka Sakura, Kagura Gardena, Go Go Curry, Tenkatori, and Gindaco. The applicant's business will not only introduce a new type of business to the supermarket but will also benefit nearby restaurants and supermarket patrons by boosting foot traffic, which could lead to increased sales for those establishments.

- 3. *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 supermarket was originally built in 1994 and started operations in 1995. The applicant's request does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The use of an amusement arcade is ancillary to the supermarket use and does not cause a need for site alteration for. Therefore, the site is adequate in size and shape to accommodate the proposed use.

4. *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.*

The location for the ancillary amusement arcade is within an existing supermarket. The subject property includes a total of 320 parking spaces for its patrons. The applicant's amusement arcade does not require additional parking. As there is no increase in the building footprint or the parking need in accordance with the GMC the existing parking is considered adequate and shall continue to accommodate all uses within the building.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West Artesia Boulevard and South Western Avenue as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. The applicant's request to operate an amusement arcade within the existing supermarket is not anticipated to generate traffic beyond the current levels, and it is unlikely to impact the area's circulation. Staff do not foresee any adverse traffic impacts to the subject property.

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

The following conditions of approval have been added for Conditional Use Permit #3-25 (Exhibit A) to ensure that the amusement arcade use will be compatible with, and not be detrimental to, the surrounding uses in the vicinity:

- The applicant shall ensure that no school-aged person, under the age of 18, shall operate, or be allowed to operate, a device during a time when such person is required to be attending school, unless the school-aged person is accompanied by a parent or guardian.
- The applicant shall post readily visible signs on or near every amusement device and at the entry or entries of every amusement arcade prohibiting the use of such amusement devices by persons who are required to be in school during school hours.
- Arcade games are prohibited from offering cash prizes. Prizes for games must include tangible items such as stuffed animals, decals, keychains, children's toys, or other similar items.
- The Applicant must adhere to all applicable provisions of the Gardena Municipal Code regarding amusement arcades, including Chapter 18.64.030

of the City's Zoning Title, which mandates the provision of adequate bicycle parking facilities. If in the future, there is a need for additional parking facilities for alternative transportation devices, the Applicant may be required to furnish additional parking facilities to accommodate the increased or changed need. The Community Development Director shall have the discretion to determine if the property owner or business owner is required to provide additional parking facilities for alternative transportation devices at any time while this Permit is in effect.

ENVIRONMENTAL CONSIDERATIONS (EA No. 8-25)

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301 Class 1, Existing Facilities, which exempts negligible or no expansions of use in existing facilities from the provisions of CEQA. The project will not include any alterations to the existing building footprint nor the exterior façade. The building in which the amusement arcade would be located is in an existing supermarket, originally constructed in 1994. As a result, the applicant's request to operate an arcade within the existing supermarket 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 amusement arcade 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 amusement arcade 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 eligible for categorical exemption from CEQA.

NOTICING

The public hearing notice for Environmental Assessment No. 8-25 and Conditional Use Permit No. 3-25 was published in the Gardena Valley News and mailed via first-class USPS mail to owners and occupants with a 300-foot radius of the site on September 25, 2025. Notice was also provided to those persons or entities that have requested notification of CEQA projects. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommend holding a public hearing on the application for EA No. 8-25 and CUP No. 3-25 where the Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 15-25, approving CUP No. 3-25, subject to the conditions of approval, and direct staff to file a notice of exemption.

ATTACHMENTS

Attachment No. 1 – Resolution No. PC 15-25

- Exhibit A – Conditions of Approval
- Exhibit B – Project Plans

RESOLUTION NO. PC 15-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING ENVIRONMENTAL ASSESSMENT NO. 8-25 AND CONDITIONAL USE PERMIT #3-25 TO ALLOW OPERATIONS OF AN AMUSEMENT ARCADE USE IN AN EXISTING SUPERMARKET, LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AT 1740 WEST ARTESIA BOULEVARD AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301 (CLASS 1 – EXISTING FACILITY)

**1740 WEST ARTESIA BOULEVARD
(APN: 6106-013-047)**

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

SECTION 1. RECITALS

A. On May 22, 2025, Applicant, Kiddleton, represented by Atsushi Iyoda, submitted an application for a conditional use permit (CUP) to permit the operations of an amusement arcade use in an existing supermarket, Tokyo Central, totaling 65,276 square feet (the “Project”) at 1740 West Artesia Boulevard (the “Subject Property”); and

B. The General Plan Land Use designation of the Subject Property is Commercial, and the zoning is General Commercial (C-3); and

C. The Subject Property is bounded by West Artesia Boulevard to the north and South Western Avenue to the west; and

D. On October 7, 2025, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all 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. CONDITIONAL USE PERMIT #3-25 FINDINGS

Conditional Use Permit #3-25 allows the operation of an amusement arcade facility per GMC Section 18.46.030.H, within an existing supermarket building totaling 65,276 square feet in the C-3 zone, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit A and as shown on the plans presented to the Planning and Environmental Quality Commission on October 7, 2025, attached hereto as Exhibit B.

1. The use applied for 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.H a conditional use permit is required for amusement arcades in the C-3 zone. Amusement arcade means any place, location or premises where five or more amusement devices are available for public use and operation. The applicant's proposal includes a request to operate a total of 17 double-stacked claw machines and three (3) token exchange machines within the supermarket located in the C-3 zone.

Additionally, an amusement arcade establishment permit must be issued by the Community Development Director in accordance with Title 5 (Business Licenses and Regulations) of the City's municipal code. "Amusement devices" refers to any mechanical or electrical machines that require a coin or token for playtime including, but not limited to, video games, pool tables, air hockey, foosball, pinball machines, skill ball, mechanical grab machines, and other similar skill-testing devices.

In accordance with GMC Section 18.64.030.B, amusement arcades are prohibited from being located within 300 feet of each other. The nearest amusement arcade business to the project site is Wawa Claw. Wawa Claw is over 1,000 feet away from the project site.

Therefore, the application for a conditional use permit is deemed proper.

2. 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 proposed amusement arcade is compatible with the surrounding uses in the area, as it is located within an existing supermarket. This supermarket features other food establishments beyond the retail of food, groceries, and other home goods. The amusement arcade is aimed at customers of all ages and is ancillary and complimentary to the existing supermarket use. The proposed use will not negatively impact the surrounding properties, existing businesses, or the general public's health and safety.

The applicant's proposal for operating an amusement arcade within the existing supermarket is consistent with the following General Plan Goals:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market, and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.

The facilities contribute to a diversified business landscape by introducing a new use within Tokyo Central and several restaurants within the building including Waka Sakura, Kagura Gardena, Go Go Curry, Tenkatori, and Gindaco. The applicant's business will not only introduce a new type of business to the supermarket but will also benefit nearby restaurants and supermarket patrons by boosting foot traffic, which could lead to increased sales for those establishments.

- 3. 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 supermarket was originally built in 1994 and started operations in 1995. The applicant's request does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The use of an amusement arcade is ancillary to the supermarket use and does not cause a need for site alteration for. Therefore, the site is adequate in size and shape to accommodate the proposed use.

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

The location for the ancillary amusement arcade is within an existing supermarket. The subject property includes a total of 320 parking spaces for its patrons. The applicant's amusement arcade does not require additional parking. As there is no increase in the building footprint or the parking need in accordance with the GMC the existing parking is considered adequate and shall continue to accommodate all uses within the building.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West Artesia Boulevard and South Western Avenue as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. The applicant's request to operate an amusement arcade within the existing

supermarket is not anticipated to generate traffic beyond the current levels, and it is unlikely to impact the area's circulation. Staff do not foresee any adverse traffic impacts to the subject property.

5. The conditions stated in the decision are deemed necessary to protect the public health, safety, and general welfare.

The following conditions of approval have been added for Conditional Use Permit #3-25 (Exhibit A) to ensure that the amusement arcade use will be compatible with, and not be detrimental to the surrounding uses in the vicinity:

- The applicant shall ensure that no school-aged person, under the age of 18, shall operate, or be allowed to operate, a device during a time when such person is required to be attending school, unless the school-aged person is accompanied by a parent or guardian.
- The applicant shall post readily visible signs on or near every amusement device and at the entry or entries of every amusement arcade prohibiting the use of such amusement devices by persons who are required to be in school during school hours.
- Arcade games are prohibited from offering cash prizes. Prizes for games must include tangible items such as stuffed animals, decals, keychains, children's toys, or other similar items.
- The Applicant must adhere to all applicable provisions of the Gardena Municipal Code regarding amusement arcades, including Chapter 18.64.030 of the City's Zoning Title, which mandates the provision of adequate bicycle parking facilities. If in the future, there is a need for additional parking facilities for alternative transportation devices, the Applicant may be required to furnish additional parking facilities to accommodate the increased or changed need. The Community Development Director shall have the discretion to determine if the property owner or business owner is required to provide additional parking facilities for alternative transportation devices at any time while this Permit is in effect.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #15-24)

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

- A. Section 15301 Class 1, Existing Facilities which exempts negligible or no expansions of use in existing facility 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 modifications to the exterior façade. The amusement arcade would be operating in an existing supermarket building, originally constructed in 1994. The applicant's request to amusement arcade within the existing industrial spaces is not an expansion of use.

B. The project is not subject to any of the exceptions to the exemptions under Section 15300.2. The cumulative impact of establishing an amusement arcade 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 amusement arcade 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.

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.

[Continues on following page]

SECTION 8. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of October 2025.

RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Exhibits:

- Exhibit A – Conditions of Approval
- Exhibit B – Project Plans

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 7th day of October 2025, by the following vote of the Planning and Environmental Quality Commission.

AYES:

NOES:

ABSENT:

Certification by: _____

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

**EXHIBIT A
CITY OF GARDENA**

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #3-25

GENERAL CONDITIONS

- GC 1. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment, prior to amusement arcade establishment permit and business license issuance.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. 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 October 7, 2025, as modified by such decision. Deviations from the approved plans will require modification to the approved Conditional Use Permit #3-25.
- 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.

CONDITIONAL USE PERMIT (CUP #3-25)

- CUP1. Conditional Use Permit #3-25 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 GMC. Utilization shall mean the issuance of an amusement arcade establishment permit by the Community Development Department.
- CUP2. The applicant is permitted to operate an amusement arcade within the facility shown on Exhibit A and shall comply with all provisions under GMC Chapter 5.12 and 18.64. Any violation of the regulations under GMC Chapter 5.12 and 18.64 may result in the revocation of Conditional Use Permit #3-25.
- CUP3. The applicant shall provide a copy of this conditional use permit to the Community Development Department and obtain the appropriate permits and licenses referenced under GMC Chapter 5.12.
- CUP4. The applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- CUP5. The applicant shall ensure that any proposed signage shall meet the necessary requirements set forth in GMC Chapter 18.58.
- CUP6. The applicant shall ensure that no school-age person, under the age of 18, shall operate, or be allowed to operate, a device during a time when such person is required to be attending school, unless the school-aged person is accompanied by a parent or guardian.
- CUP7. The applicant shall post readily visible signs on or near every amusement device and at the entry or entries of every amusement arcade prohibiting the use of such amusement devices by persons who are required to be in school during school hours.
- CUP8. Arcade games are prohibited from offering cash prizes. Prizes for games must include tangible items such as stuffed animals, decals, keychains, children's toys, or other similar items.
- CUP9. The applicant shall ensure that at least one (1) adult management attendant either within the room or such that they can easily see and directly supervise the operation of the devices during all business operating hours to maintain adult supervision.
- CUP10. The Applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- CUP11. In the event noise, lighting, parking, or traffic nuisances or other public safety issues are brought to the attention of the City, the Community Development

Director may impose further conditions or restrictions on the site operations to ensure land use compatibility.

- CUP12. The Applicant shall be required to notify the City of any changes to the use of the facility.
- CUP13. If the business operation results in excessive issues or complaints at any time, the Director of Community Development shall initiate a review of the CUP by the Planning and Environmental Quality Commission. The Commission shall determine if additional restrictions, conditions, or physical changes are needed in order to address the issues or concerns.
- CUP14. Per GMC Section 18.46.080, if the use discontinued for a period of one hundred eighty (180) days, the permit shall be deemed to have lapsed and shall be null and void.
- CUP15. The Conditional Use Permit may be revoked, amended and suspended by the Planning and Environmental Quality Commission under the provisions of GMC Section 18.46.050.
- CUP16. The Applicant must adhere to all applicable provisions of the GMC regarding amusement arcades, including Chapter 18.64.030 of the City's Zoning Title, which mandates the provision of adequate bicycle parking facilities. If in the future, there is a need for additional parking facilities for alternative transportation devices, the Applicant may be required to furnish additional parking facilities to accommodate the increased or changed need. The Community Development Director shall have the discretion to determine if the property owner or business owner is required to provide additional facilities at any time while this Permit is in effect.

BUILDING AND SAFETY DIVISION

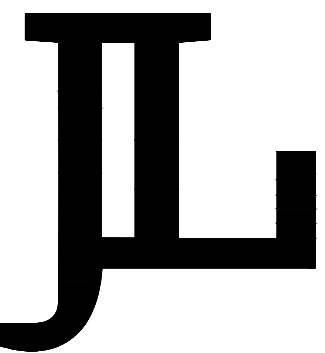
- BS1. The applicant shall comply with all applicable portions of the most current California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application
- BS2. The applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.

END LIST OF THE CONDITIONS OF APPROVAL

Kiddleton Inc., by and through its representative, certifies that he/she/they/it has read, understood, and agrees to the Project Conditions listed herein.

Kiddleton Inc., by and through its representative

_____	_____
By	Date
Title: _____	



JALITA CORPORATION
17880 SKYPARK CIRCLE, SUITE 140
IRVINE, CA 92614 P: 949.903.2703

SENSEN SUSHI
1740 ARTESIA BLVD,
GARDENA, CA 90247

SITE PLAN

REVIEWED-REVISIONS
FOR
CODE COMPLIANCE
Aug 23, 2023
CITY OF GARDENA



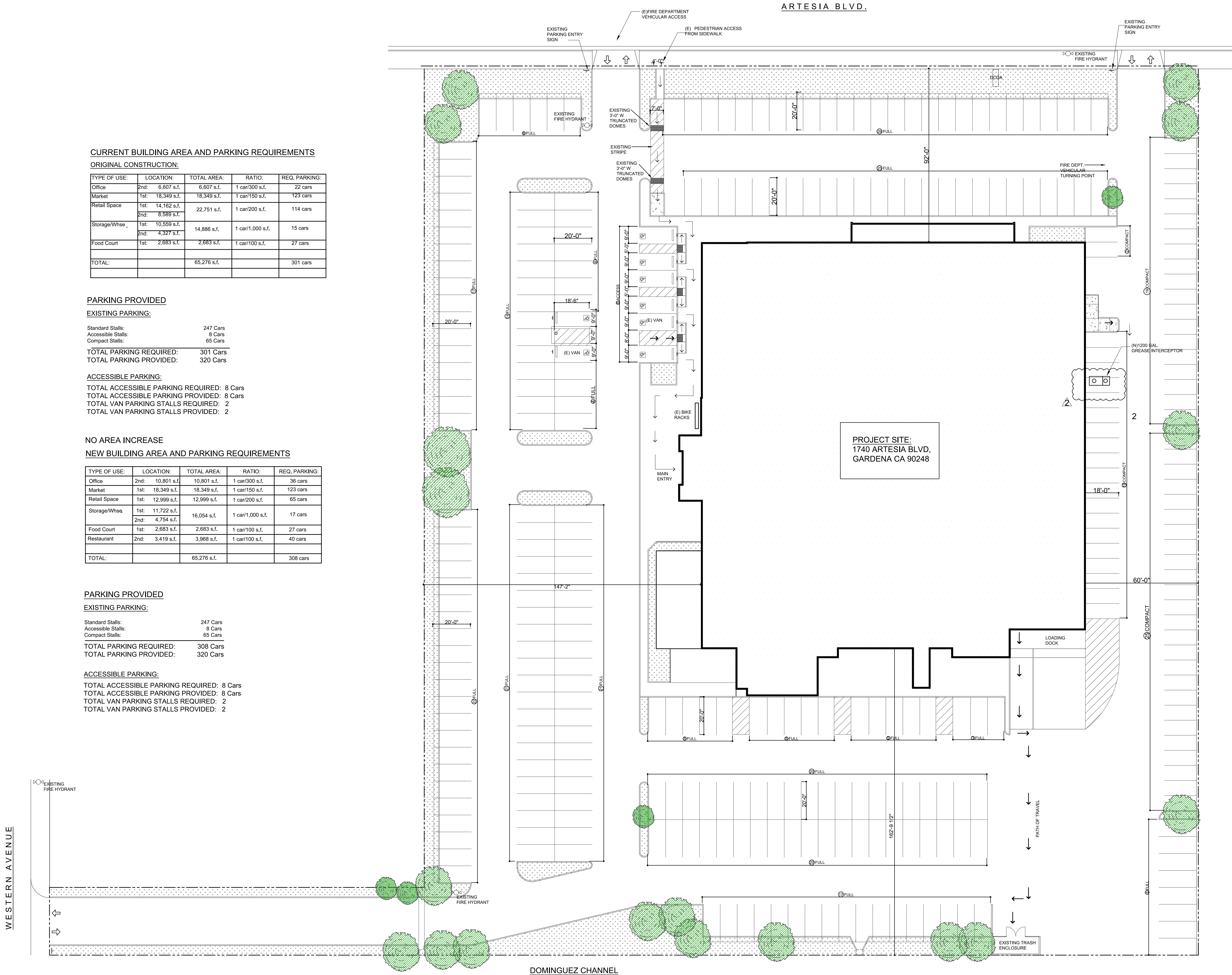
1ST SUBMITTAL

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DATE:
SCALE:
DRAWN BY:
SHEET:

NOTED
A-0.0

ARTESIA BLVD.



CURRENT BUILDING AREA AND PARKING REQUIREMENTS

ORIGINAL CONSTRUCTION:				
TYPE OF USE:	LOCATION:	TOTAL AREA:	RATIO:	REQ. PARKING:
Office	2nd: 6,607 s.f.	6,607 s.f.	1 car/300 s.f.	22 cars
Market	1st: 18,349 s.f.	18,349 s.f.	1 car/150 s.f.	123 cars
Retail Space	1st: 14,162 s.f.	22,751 s.f.	1 car/200 s.f.	114 cars
	2nd: 8,589 s.f.			
Storage/Whse.	1st: 10,559 s.f.	14,886 s.f.	1 car/1,000 s.f.	15 cars
	2nd: 4,327 s.f.			
Food Court	1st: 2,883 s.f.	2,883 s.f.	1 car/100 s.f.	27 cars
TOTAL:		65,276 s.f.		301 cars

PARKING PROVIDED

EXISTING PARKING:

Standard Stalls:	247 Cars
Accessible Stalls:	8 Cars
Compact Stalls:	65 Cars

TOTAL PARKING REQUIRED:	301 Cars
TOTAL PARKING PROVIDED:	320 Cars

ACCESSIBLE PARKING:

TOTAL ACCESSIBLE PARKING REQUIRED:	8 Cars
TOTAL ACCESSIBLE PARKING PROVIDED:	8 Cars
TOTAL VAN PARKING STALLS REQUIRED:	2
TOTAL VAN PARKING STALLS PROVIDED:	2

NO AREA INCREASE

NEW BUILDING AREA AND PARKING REQUIREMENTS

TYPE OF USE:	LOCATION:	TOTAL AREA:	RATIO:	REQ. PARKING:
Office	2nd: 10,801 s.f.	10,801 s.f.	1 car/300 s.f.	36 cars
Market	1st: 18,349 s.f.	18,349 s.f.	1 car/150 s.f.	123 cars
Retail Space	1st: 12,999 s.f.	12,999 s.f.	1 car/200 s.f.	65 cars
Storage/Whse.	1st: 11,722 s.f.	16,054 s.f.	1 car/1,000 s.f.	17 cars
	2nd: 4,754 s.f.			
Food Court	1st: 2,883 s.f.	2,883 s.f.	1 car/100 s.f.	27 cars
Restaurant	2nd: 3,419 s.f.	3,968 s.f.	1 car/100 s.f.	40 cars
TOTAL:		65,276 s.f.		308 cars

PARKING PROVIDED

EXISTING PARKING:

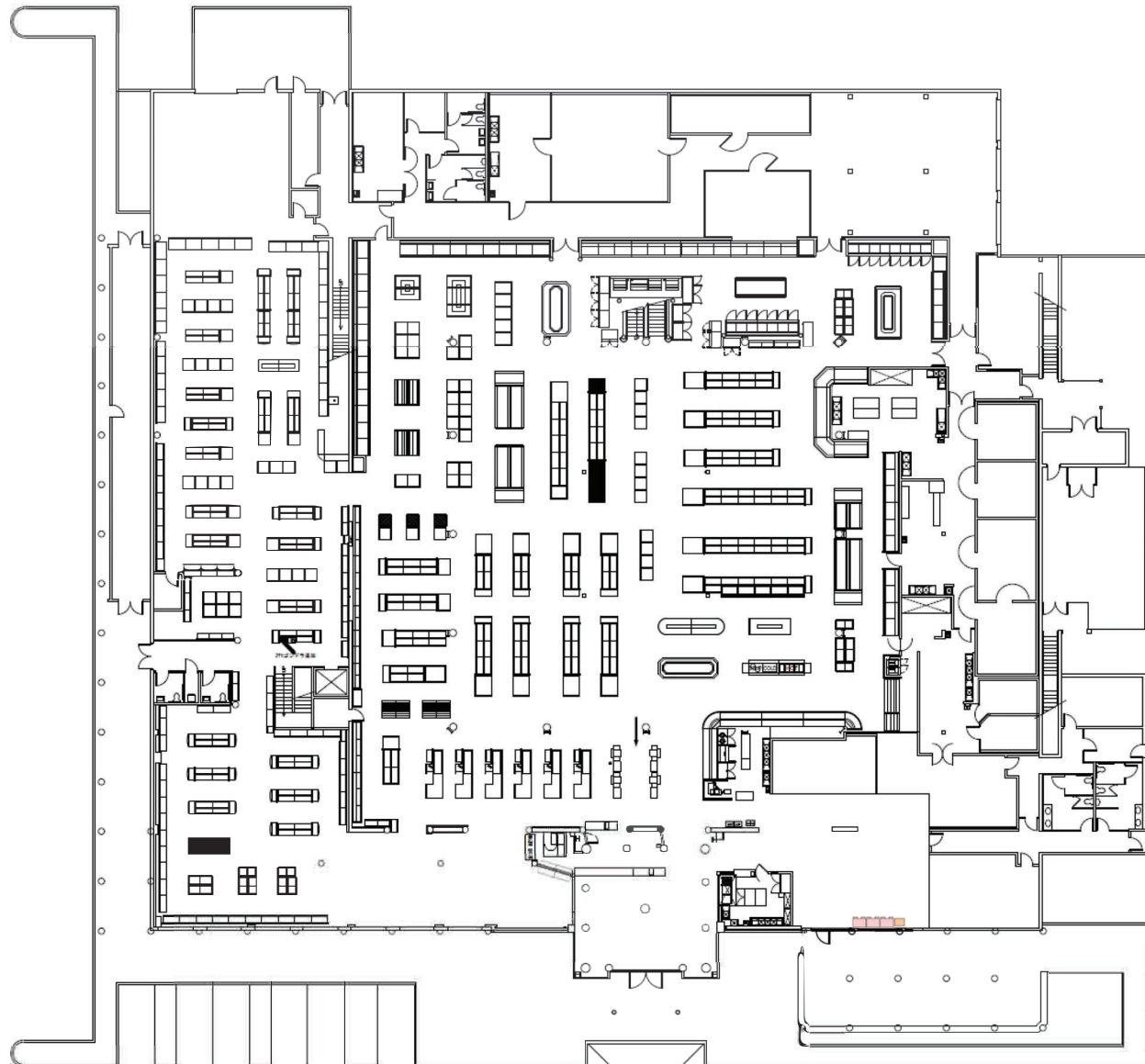
Standard Stalls:	247 Cars
Accessible Stalls:	8 Cars
Compact Stalls:	65 Cars

TOTAL PARKING REQUIRED:	308 Cars
TOTAL PARKING PROVIDED:	320 Cars

ACCESSIBLE PARKING:

TOTAL ACCESSIBLE PARKING REQUIRED:	8 Cars
TOTAL ACCESSIBLE PARKING PROVIDED:	8 Cars
TOTAL VAN PARKING STALLS REQUIRED:	2
TOTAL VAN PARKING STALLS PROVIDED:	2

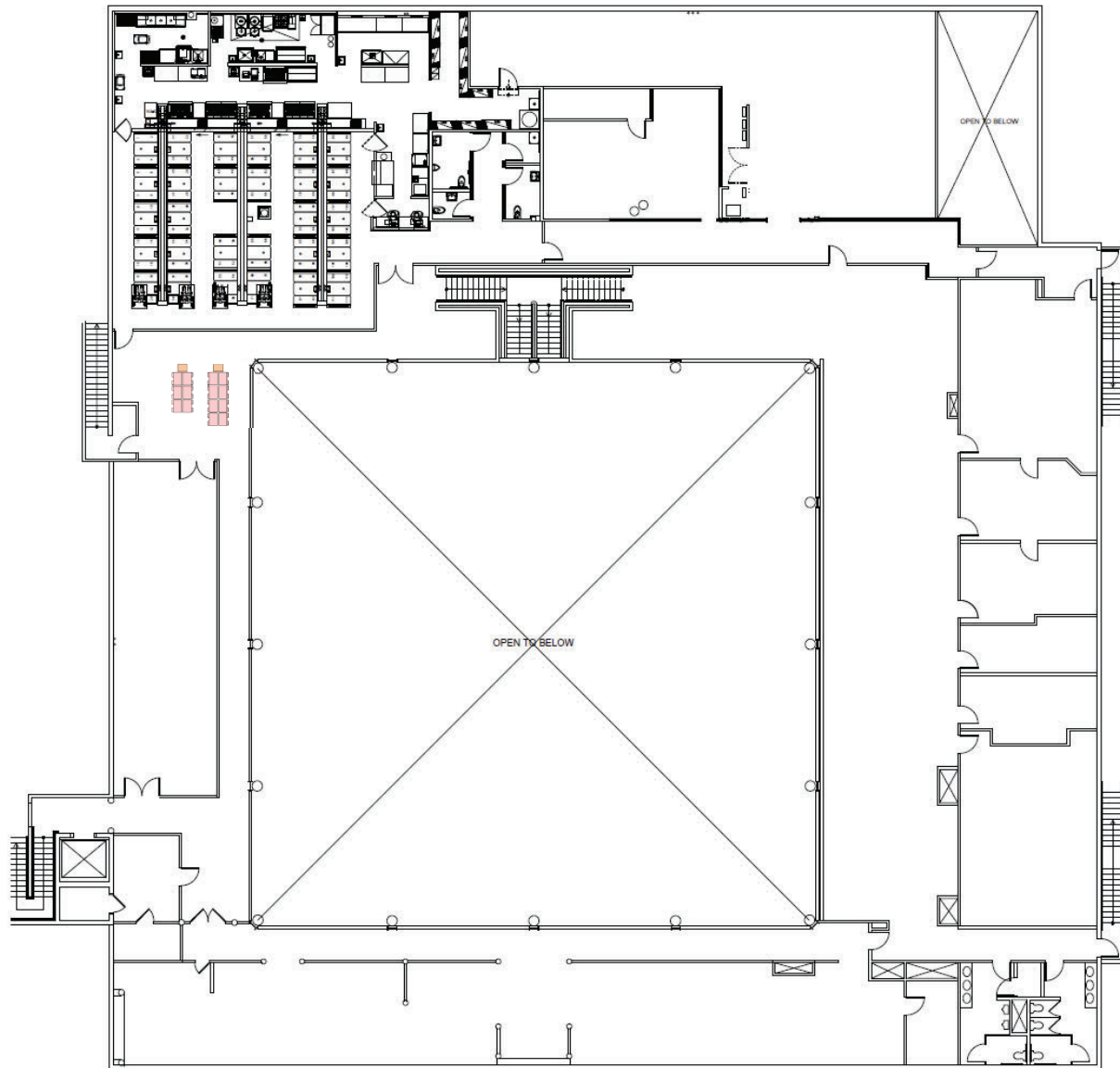
1 SITE PLAN
SCALE: 1"=25'-0"



Token Vendor

Claw Machine

1ST FLOOR



Token Vendor

Claw Machine

2ND FLOOR