



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, December 2, 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 October 7, 2025

4.B. Planning and Environmental Quality Commission Approval of Minutes for October 21, 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 #15-25 AND CONDITIONAL USE PERMIT #6-25 TO ALLOW THE OPERATION OF A WAREHOUSE WITHIN AN EXISTING 10,388 SF INDUSTRIAL BUILDING LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 1219 W. 135TH STREET

A request from Jake Mallot (Ferrari Express Inc) to approve Conditional Use Permit (CUP #6-25) to allow the operation of a warehouse use within an existing 10,388 sf warehouse located in the Industrial (M-1) zone in accordance with Section 18.46.030.C.18 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 17-25, subject to the conditions of approval and direct staff to file a notice of exemption.

6.B. 6. B. CONDITIONAL USE PERMIT #5-25 TO LEGALIZE THE OPERATION OF A GROUP CARE FACILITY USE AT THE SITE OF THE FORMER GARDENA TERRACE INN MOTEL LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AT 15902 S. WESTERN AVENUE

On November 26, 2025, Conditional Use Permit #5-25 was withdrawn by the applicant, Socially Oriented United Living, Inc. dba Soul Housing. Therefore, this item will not be heard by the Planning and Environmental Quality Commission.

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, December 16, 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: November 26, 2025

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, October 7, 2025

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order on October 7, 2025, at 7:11 PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:11 PM.

2. PLEDGE OF ALLEGIANCE

Vice-Chair Jules Kanhan led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Ronald Wright-Scherr; Vice-Chair Jules Kanhan; Commissioner Steve Sherman; 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 Kevin La.

4. APPROVAL OF MINUTES

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

MOTION: A motion was made by Commissioner Langley and seconded by Vice-Chair Kanhan to approve the minutes of the meeting held on August 19, 2025.

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

Abstain: Henderson

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

MOTION: A motion was made by Commissioner Langley and seconded by Vice-Chair Kanhan to approve the minutes of the meeting held on September 16, 2025.

The motion passed by a vote of 5-0 (Yea: Wright-Scherr, Kanhan, Sherman, Henderson and Langley)

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 #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)

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 informing the Commission that the project is categorically exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections 15303 Class 3 - New Construction of Small Structures and 15300.2 - Not subject to exceptions to the exemptions in CEQA.

Mr. La displayed the Vicinity Map of the project site location at 15541 South Western Avenue, and the Zoning Map, which indicates that the property is in a General Commercial (C-3) zone and displayed pictures of the current Motor Vehicle Dealership.

Mr. La presented the Site Plan and highlighted the location of the proposed new facility. He noted that there are currently 34 auto service bays on the property, which is 3.4 acres in size. While there will be a loss and re-striping of 35 existing parking spaces, the new auto repair facility will include eight additional service bays.

Mr. La went over the Development Standards, noting that the project complies with the development standards of the floor area ratio, building height, setbacks, street frontage, landscaping and minimum walls and fencing. The project also complies with the off-street parking requirements for a motor vehicle dealership and has a surplus of 26 spaces from the minimum off-street parking.

Mr. La provided an overview of the project Floor Plan, noting that eight auto service bays are being proposed in the 4,260 square feet building, including the storage area for vehicle parts and restrooms and hallways.

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 September 25, 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 14-25**, making the necessary finding approving EA #3-25 and SPR #2-25. 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 asked if any members of the Commission had questions.

Vice-Chair Kanhan inquired about the current use of the space. Mr. La responded that it is currently utilized as a service parking lot designated for the sale of motor vehicles or for vehicles waiting to be serviced.

Chair Wright-Scherr announced that the Public Hearing was open and asked if the applicant was present.

Mr. Franz Nalezny, the architect, introduced himself and confirmed that he was available to address any questions related to the project or any concerns that needed to be resolved.

Chair Wright-Scherr asked about parking, traffic flow, and exits on Western Avenue. Mr. Nalezny confirmed that none of the entry points had changed and that no additional curb cuts would be added, meaning there should be no impact on Western Avenue, as everything has been contained on the site. He proceeded to explain how the vehicle services would operate.

Chair Wright-Scherr then asked if any speaker cards had been received for this item. City staff confirmed that the only speaker cards received were from the applicants present and then invited any members of the public in attendance who wished to speak on the matter to step forward.

PUBLIC SPEAKER:

1. Jean Tao, a resident, expressed his concerns regarding the size of the facility, the proposed project, the parking of employees in the neighborhood, and traffic issues.

Commissioner Sherman and Chair Wright-Scherr had questions, and Mr. Tao addressed all of them.

Chair Wright-Scherr then asked Mr. Navy Chiem, the applicant and Service Director of Gardena Honda, about employee parking and the complaints from neighbors. Mr. Chiem answered all questions satisfactorily.

Chair Wright-Scherr suggested that Mr. Chiem and Mr. Tao meet to discuss their concerns and work towards a resolution that would benefit both the business and the surrounding neighborhood.

Chair Wright-Scherr announced that the Public Hearing was closed

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

MOTION: A motion was made by Commissioner Langley and seconded by Vice-Chair Kanhan to Adopt Resolution No. PC 14-25; Subject to the 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; Noes: None)

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 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)

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

Mr. La displayed the Vicinity Map of the project site location at 1740 West Artesia Boulevard, and the Zoning Map, which indicates that the property is in a General Commercial (C-3) zone and displayed pictures of the current Tokyo Central Supermarket.

Mr. La presented the Site Plan and highlighted the location of the proposed new facility. He noted that the supermarket is an existing building and it has a lot size of 4.6 acres and 320 parking spaces.

Mr. La went over the property parking, noting that the property will have 12 parking spaces in surplus to the minimum required parking spaces.

Mr. La provided an overview of the proposed 1st Floor Plan, highlighting the locations of three double-stacked claw machines and one token vending machine. He also presented the 2nd Floor Plan, which features fourteen double-stacked claw machines and two token vending machines. Pictures of both the token and claw machines were displayed.

Mr. La noted that the proposed business operations will be accessory to the existing supermarket and will not alter any current uses. The hours of operation will be from 8:00 a.m. to 10:00 p.m. every day of the week. During holidays, the hours will be from 8:00 a.m. to 7:00 p.m., and the arcade will be closed on Thanksgiving, Christmas, and New Year's Day.

Additionally, Mr. La discussed the amusement arcade distance regulations as stated in the Gardena Municipal Code, which prohibits amusement arcades from being located within 300 feet of one another. The nearest arcade, WaWa Claw, is located more than 2,000 feet away.

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 September 25, 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 15-25**, making the necessary finding and approving EA #8-25 and CUP #3-25, 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 asked if any members of the Commission had questions.

Commissioner Langley raised questions and concerns regarding the bike racks, specifically whether they would impact the current proposed project and if there is a plan in place. Mr. La responded that there would be no modifications to the existing parking, which complies with the building requirements established at the time it was originally built. He mentioned that there are already bike racks available for both the public and employees. Mr. La also explained that if the Community Development Director receives feedback indicating a need for additional alternative parking infrastructure, then further conditions may be imposed.

Director of Community Development Greg Tsujiuchi, mentioned that the proposed project is somewhat different from the dedicated arcades in previous projects. He explained that the business has been operating for some time and is now seeking the necessary permits, so no changes are expected.

Vice-Chair Kanhan inquired about the number of employees on site. Mr. La asked for the applicant to address the question.

Mr. Osamu Harada, a representative for Kiddleton Inc., introduced himself and noted that he was returning for the second time to seek approval for the claw machines. He emphasized that these machines provide affordable entertainment for families, students, and residents of all ages.

Director Tsujiuchi reiterated the Commission's question about having a dedicated employee on site. Mr. Harada confirmed that staff will check on the machines once, twice, or three times a week.

Chair Wright-Scherr asked whether there is a system in place to monitor that children are not playing the claw machines during school hours. Mr. Harada responded to the question.

Chair Wright-Scherr then asked if any speaker cards were received regarding this item. City staff confirmed that no speaker cards were submitted and invited any members of the public present who wished to speak on the matter to come forward. No public comments were made.

Chair Wright-Scherr announced that the Public Hearing was closed

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

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Chair Wright-Scherr to Adopt Resolution No. PC 15-25; Subject to the 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; Noes: None)

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. Too Cute to Spook, Friday, October 31, 2025; 5:30 p.m. - 7:30 p.m., at Johnson Park, ages 12 & up.
2. Halloween Scare Zone, Friday, October 31, 2025; 6:00 p.m. - 9:30 p.m., at Freeman Park, not recommended for children under 13.
3. Dia de Los Muertos Celebration, Saturday, November 1, 2025, from 5:30 p.m. - 8:30 p.m., at City Hall Lawn.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. CHAIR WRIGHT-SCHERR - He reported that he attended the Food, Wine & Brew Festival and had a great time. He also informed everyone that he noticed that two plaques are missing at Arthur Lee Johnson Memorial Park. Director Tsujiuchi confirmed the location of the plaques and stated he would look into the matter.
2. COMMISSIONER LANGLEY - He informed the staff about construction noise occurring in the morning around 6:30 a.m. or 7:00 a.m. at Normandie Avenue and 168th Street. Director Tsujiuchi replied that he would have Code Enforcement look into the matter.
3. VICE-CHAIR KANHAN - He shared that he had a great time at the Food and Wine Festival and at the Breakfast & Pancake event.
4. COMMISSIONER SHERMAN - No items to report.
5. COMMISSIONER HENDERSON - No items to report.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:55 PM.

APPROVED:

Respectfully submitted,

By: _____

GREG TSUJIUCHI, SECRETARY

Planning and Environmental Quality Commission

RONALD WRIGHT-SCHERR, CHAIR

Planning and Environmental Quality Commission

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, October 21, 2025

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order on October 21, 2025, at 7:01 PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:01 PM.

2. PLEDGE OF ALLEGIANCE

Chair Wrigh-Scherr 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; and Planning Assistant Dayana Nava.

Commissioner Deryl Henderson was away on an excused absence.

4. APPROVAL OF MINUTES

No Items.

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido, asked if there were any comments from the public and noted for the record that no members of the public were in attendance and no public comments were received via e-mail.

6. PUBLIC HEARING ITEMS

6.A. MODIFICATION TO AMEND CONDITIONAL USE PERMIT #6-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #14-25 TO CONSTRUCT A SINGLE ADDITIONAL TIER AND ROOF TO TWO PREVIOUSLY APPROVED SIX-TIER AUTOMATED PARKING STRUCTURES WITH NO CHANGE IN STRUCTURE HEIGHT (50 FEET), PER SECTION 18.40.080B.5 OF THE GARDENA MUNICIPAL CODE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 13126 S. WESTERN 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, informing the Commission that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections: 15332- (Class 32 - in-fill development project) and 15300.2- Not subject to exceptions to the exemptions in CEQA.

Ms. Nava displayed the Vicinity Map of the existing site location at 13126 S. Western Avenue and the Zoning Map, which indicates that the area is in an (M-1) zone.

Ms. Nava provided past history of the project from 2021 - 2025. A timeline with important dates and meetings was displayed on the screen.

Ms. Nava presented current photos of the project site, highlighting that construction is currently underway.

Ms. Nava provided an overview of the Site Plan, which identified the changes that are being modified: which is the seventh tier (one additional tier) and then one additional parking stall, making a total of 58 parking stalls.

Ms. Nava displayed the elevation and parking structure renderings that were submitted by the applicant, which highlighted the added roof and additional tier, noting that the height is within 50 feet. She noted that the applicant is proposing only one color from the city-approved color palette, and mentioned that the LA County Fire Department requires the railing to be painted yellow.

Ms. Nava went over the analysis, noting that the applicant is requesting to add a seventh tier, which will increase the capacity of each parking structure by one stall, resulting in space for 58 vehicles per structure, making it a total of 116 parking spaces combined. Although the proposal increases the parking structure from six tiers to seven, the footprint and overall height of the parking structures will remain unchanged at 50 feet, consistent with the height previously approved by the Planning Commission. The modification is needed to allow parked vehicles to be retrieved with the capacity of 57 parking spaces for each structure approved by the Planning Commission. The original plans did not account for the empty spaces needed for vehicle retrieval and incorrectly included those required spaces as available parking spots.

Ms. Nava provided an explanation of the Time Chart submitted by the applicant, which details the retrieval times for each vehicle, ranging from 15 seconds to 105 seconds depending on the parking level.

Ms. Nava informed everyone of the added Conditions of Approval that were not added in the previous entitlements, which are:

- The applicant shall be responsible for making the necessary repairs to the parking structure, including but not limited to, cracks, holes, and chipped/paint, repairs shall be made within 72 hours of the issue being identified.
- The applicant shall be responsible for repairing any technical issues and shall be responsible for providing tenants with acceptable alternative transportation at the property owner's expense in the event that the store vehicle cannot be retrieved within 15 minutes of the issue. Also, the owner shall clearly indicated all conditions in the tenant lease/rental agreement.

Ms. Nava presented a video demonstrating the operation of the Automated Parking Structure.

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 October 9, 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 16-25** making the necessary findings and approving EA #14-25 and MOD CUP #6-21, Site Plan Review #5-21 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 of the Commissioners had questions.

Vice-Chair Kanhan asked about the current height of the parking structure. Ms. Nava responded that it is under 45 feet.

Commissioner Langley inquired if there were any prior requirements for the parking structure, aside from what had been added, and what would happen in the event of a power outage. Ms. Nava addressed these questions.

Ms. Nava then asked Mr. Lee Johnson, the applicant, to explain how the parking structure would operate during a power outage. Mr. Johnson stepped forward and informed the Commissioners that the structure is equipped with portable systems that can be wheeled in and plugged into the system for temporary use, allowing vehicles to be retrieved. He noted that an on-site manager would be trained to operate the system effectively.

Chair Wright-Scherr sought confirmation on whether the parking structure was strictly for cars and asked about the height requirements and restrictions for vehicles. Mr. Kevin McDaniel, the architect, responded that the structure will include a mix of SUV and sedan spaces, with a clearance of 7 feet.

Director of Community Development Greg Tsujiuchi asked if the renderings were accurate in showing that the first two levels are for SUVs, while the top two levels can accommodate SUVs, but the middle four or three levels are meant for sedans. Mr. McDaniel confirmed that he was correct, explaining that the middle levels would be designated for sedans and crossover vehicles.

Commissioner Sherman inquired whether any construction had begun. Mr. Johnson confirmed that the building is currently under construction. Ms. Nava added that only foundation permits have been issued, and the parking structure has not yet been built.

Chair Wright-Scherr announced that the Public Hearing was open and asked if any speaker cards were received. City staff confirmed that no public comments were received.

Director Tsujiuchi pointed out the material board that the applicant brought in to present to the Commissioners. Mr. Johnson displayed the proposed siding panels for the parking structure, explaining that the varying shades of colors were created due to the panels being positioned at different angles.

Vice-Chair Kanhan asked about the process for retrieving vehicles from the parking structure. Mr. Johnson and Mr. McDaniel explained that there would be a keypad and kiosk for this purpose.

Commissioner Sherman noted that the project includes parking spaces for bicycles and questioned whether they anticipate people using public transportation. Mr. Johnson confirmed this to be correct.

Chair Wright-Scherr asked if the parking structure would accommodate motorcycle parking. Mr. Johnson responded that a tuck-under area would be more suitable for motorcycles.

Commissioner Langley inquired about the availability of charging stations for electric vehicles, bicycles, and scooters. Mr. Johnson replied that all charging stations would be located on the first level to simplify access, and the parking system is designed to support the weight of electric vehicles. He added that bicycles and scooters can be charged in the designated bicycle room.

Chair Wright-Scherr asked about the parking rates. Mr. Johnson replied that parking would cost \$55 per space, and an estimated \$75 per month for charging.

Commissioner Sherman asked about the rental rate for a room. Mr. Johnson responded that it would be approximately \$2,000 per month.

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 16-25, 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: Wright-Scherr, Kanhan, Sherman and Langley)

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 the upcoming city events.

1. Too Cute to Spook, Friday, October 31, 2025; 5:30 p.m. - 7:30 p.m., at Johnson Park, ages 12 & up.
2. Halloween Scare Zone, Friday, October 31, 2025; 6:00 p.m. - 9:30 p.m., at Freeman Park, not recommended for children under 13.
3. Dia de Los Muertos Celebration, Saturday, November 1, 2025, from 5:30 p.m. - 8:30 p.m., at City Hall Lawn.
4. Holiday Boutique, Saturday, December 6, 2025, from 1:00 p.m. - 6:00 p.m., at the Nakaoka Community Center.
5. Winter Wonderland, Saturday, December 6, 2025, from 3:00 p.m. - 7:00 p.m., at the City Hall Complex.
6. Breakfast with Santa, Saturday, December 13, 2025, from 8:30 a.m. - 11:30 a.m., at the Nakaoka Community Center.
7. Santa's Jingle Jam Holiday Tour 2025, from 6:00 p.m. - 8:00 p.m. Locations to be announced.
 - Thursday, December 11
 - Tuesday, December 16
 - Thursday, December 18

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. COMMISSIONER LANGLEY - No items to report.
2. VICE-CHAIR KANHAN - He reminded everyone that there will be a Semi-Annual Cleanup this Saturday.
3. COMMISSIONER SHERMAN - No items to report.
4. CHAIR WRIGHT-SCHERR - No items to report.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:34 PM.

APPROVED:

RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

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: December 2,
2025

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: ENVIRONMENTAL ASSESSMENT #15-25 AND CONDITIONAL USE PERMIT #6-25 TO ALLOW THE OPERATION OF A WAREHOUSE WITHIN AN EXISTING 10,388 SF INDUSTRIAL BUILDING LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 1219 W. 135TH STREET

PROJECT DESCRIPTION:

A request to approve Conditional Use Permit (CUP #6-25); and Environmental (# 15-25) to allow the operation of a warehouse within an existing 10,388 SF industrial building located in the industrial (M-1) zone per section 18.46.030.C.18 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).

Project Applicant: Jake Mallot, Ferrari Express Inc

Project Location: 1219 W. 135th Street (6115-004-021)

STAFF RECOMMENDATION:

Staff recommend holding a public hearing on the application for Environmental Assessment #15-25 and Conditional Use Permit #6-25 where the Commission will:

1. Conduct a public hearing;
2. Receive testimony from the public; and
3. Adopt Resolution No. PC 17-25, subject to the conditions of approval and directing staff to file a notice of exemption.

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

[Staff report for CUP #6-25](#)

[Attachment 1 - Planning Commission Resolution No. PC 17-25](#)

[Exhibit A - Project Plans](#)

[Exhibit B - Conditions of Approval](#)

CITY OF GARDENA

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT

**ENVIRONMENTAL ASSESSMENT #15-25 AND CONDITIONAL USE PERMIT #6-25
TO ALLOW THE OPERATATION OF A WAREHOUSE WITHIN AN EXISTING 10,388
SF INDUSTRIAL BUILDING LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 1219
W. 135TH STREET**

AGENDA ITEM No. 6.A

DATE: December 2, 2025

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

FROM: Greg Tsujiuchi, Community Development Director

CASE PLANNER: Dayana Nava, Planning Assistant

APPLICANT: Ferrari Express Inc, Jake Mallot (Representative)

LOCATION: 1219 W. 135th Street (6115-004-021)

REQUEST: A request for a Conditional Use Permit (CUP #6-25) to allow the operation of a warehouse use within an existing 10,388 sf warehouse located in the Industrial (M-1) zone in accordance with Section 18.46.030.C.18 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 minor alternations of the existing structure in order to operate the requested use.

BACKGROUND/SETTING

The subject property is a 16,422-sf parcel located on the north side of W.135th Street between Raymond and Budlong Avenues in the Industrial (M-1) zone. The adjacent properties to the north, east, and west have the same M-1 zoning designation. However, the adjacent properties to the east has an overlay of Housing Overlay 4 (HO-4). The adjacent property to the south has a commercial (C-2) zoning designation. Other surrounding uses include a manufacturing business to the west across Raymond Avenue,

a machine shop to the east, and a food manufacturer to the north. This is illustrated on the following zoning map labeled as Figures 1 and corresponding table as Table 1.

Figure 1: Vicinity/Zone

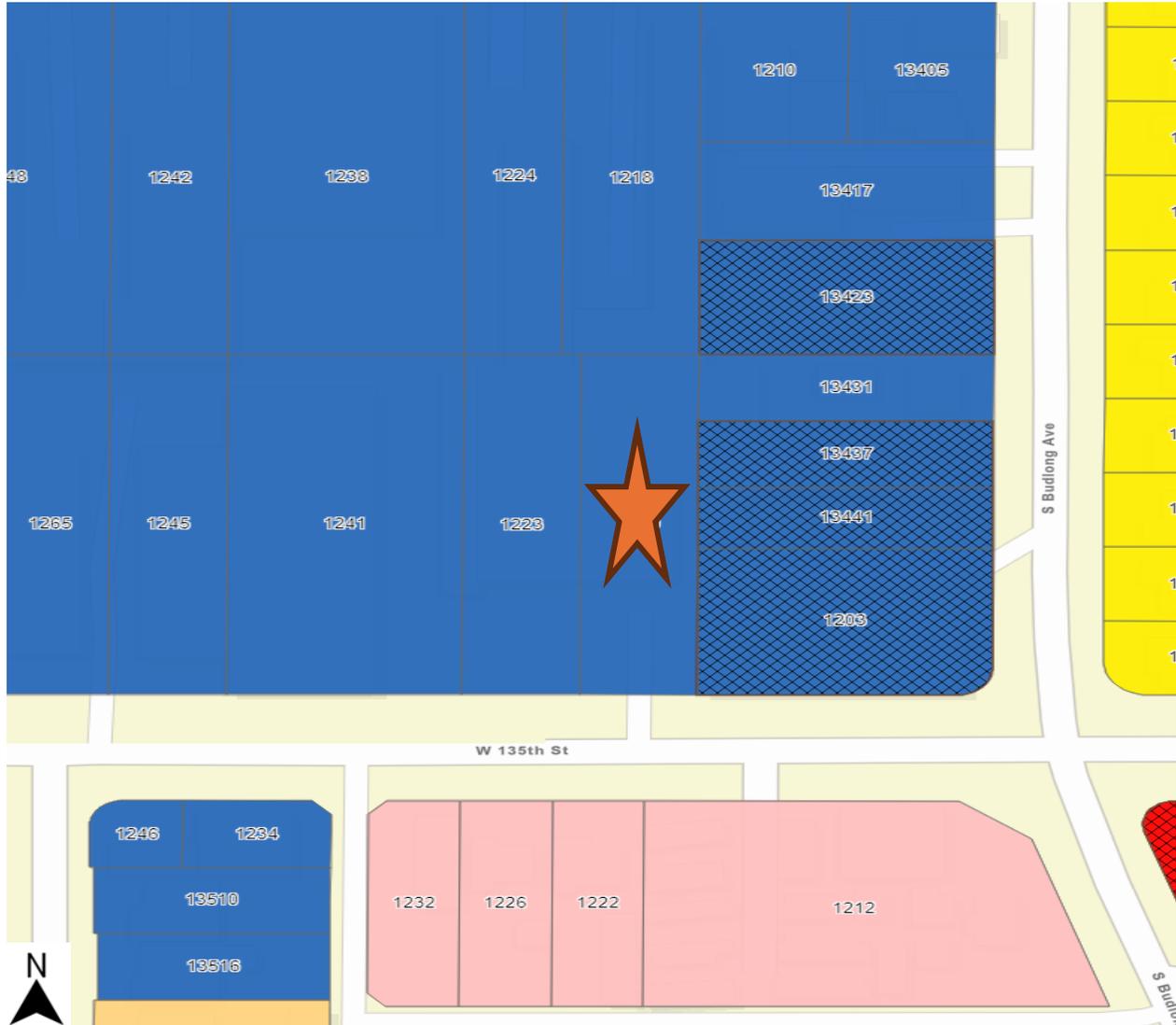


Table 1: Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	M-1	Industrial	Manufacturing
North	M-1	Industrial	Manufacturing
South	C-2	Commercial	Mobile Home Park
East	M-1	Industrial/ Housing Overlay 4	Manufacturing
West	M-1	Industrial	Manufacturing

PROJECT DESCRIPTION AND ANALYSIS

The applicant, Ferrari Express Inc, represented by Jake Mallot, submitted a conditional use permit (CUP) application to operate a warehouse use within an existing 10,388 sf industrial building to comply with the provisions of Gardena Municipal Code (GMC) Section 18. 46.30.C.18.

The subject property is developed with a one-story industrial building. The building is currently vacant but was previously used for manufacturing. The applicant is proposing minor tentative improvements to accommodate warehousing and office use. In addition, storage and on-site parking lot improvements such as landscaping will be part of the tentative improvement. The on-site parking lot would provide for 13 automobile parking spaces. (see Figure 3: Floor Plan).

Business Operations

Pursuant to Section 18.46.30.C.18 of the GMC, a CUP is required for warehouse use in the (M-1) and (M-2) zones. Therefore, the applicant requests approval of a CUP and has designed the project plans to meet those requirements for warehousing and all other applicable provisions for the M-1 zone. The use will not be detrimental to the surrounding properties or uses because the proposed use will be operating solely within the existing building.

Ferrari Express was founded in 1959 in Italy and since then it has grown to 75 warehouses in 64 countries. The company has extensive operational success with both storage and shipping of high-end items. The existing building will be utilized as a warehouse for storing high-value assets and products that will consist of fine arts, jewelry, and luxury goods.

The subject property will serve as an extension of the business's current Los Angeles branch office. There will be 5-10 employees who will work 8 hours per day with a minimum of 40 hours per week. Shifts are expected to be 8 AM - 4 PM daily. Deliveries to the warehouse are handled by scheduled small/medium commercial vehicles with loading and unloading taking place within the designated area shown on the floor plan. No large trucks or high frequency deliveries are proposed. The business owner will hire a State-licensed security service that will be monitoring the facility from 8 AM to 6 PM. In addition, the warehouse facility will be equipped with CCTV surveillance and alarm system 24 hours per day. Clients who store their valued items with Ferrari Inc. are permitted to visit the warehouse by appointment when it is necessary to come to the facility.

Parking

GMC Section 18.40.040 identifies specific parking requirements for warehouse and office uses. The City's parking standards for warehouse and office uses were utilized as a basis for calculating parking needs.

Use	Required Parking
Warehouse	7 parking spaces (based on 1 space per 1,000 sf).
Office area	5 parking spaces (based on 1 space per 300 sf)
Company Vehicle	1 parking space for company vehicle
TOTAL	13 parking spaces

Currently, the site provides for the required 13 parking spaces (see Figure 2: Site Plan). However, the proposed improvements include the restriping of the parking lot in order to allow for the installation of the required landscaping while maintaining the required number of parking spaces. The existing parking lot does not provide any landscaping. The project includes the installation of new landscaping in the form of shrubs and ground cover plants that extend at least ten feet along the street frontage to adhere to the current Code Standards.

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.
- Economic Development Plan Goal 3: Attract desirable businesses to locate in the City.
- 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 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.

Conditional Use Permit #6-25

In accordance with GMC section 18.46.040.F, the Planning Commission must make specific findings to grant a CUP for a warehouse facility.

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.

In accordance with GMC section 18.46.030.C.18, warehouses in the M-1 and M-2 zones are subject to a CUP. Pursuant to GMC section 18.04, a "warehouse" means a building where goods or products are stored, whether on a short-term or long-term basis.

The facility is consistent with the overall intent of the M-1 zone and is designed to operate in a manner that minimizes impacts on nearby uses. While there are some residential properties in the general vicinity, the facility will be equipped with appropriate interior treatments and construction materials to reduce sound transmissions and potential noise impacts. Therefore, the application for a CUP 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 warehouse facility is compatible with the surrounding uses in the area because it is located within an existing industrial building that has the space needed for the use.

The applicant's proposal for a warehouse 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, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.
- Economic Development Plan Goal 3: Attract desirable businesses to locate in the City.
- Land Use Goal 2: Develop and preserve high quality commercial center and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of service to the residents and businesses.
 - Land Use Policy 3:3: Attract commercial and industrial uses that minimize adverse impact on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.

By occupying and enhancing an underutilized industrial space, the project supports the City's efforts to maintain a sound tax base and encourages economic growth through business diversification and sustainable use of commercial properties.

- 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 subject property, located within an existing industrial zone, is adequate in size, shape, and configuration to support the proposed warehouse facility. The 10,388-sf warehouse offers sufficient interior area to accommodate the tenant improvements,

including warehouse and office uses. All required site features, including building setbacks, landscaping buffers, and screening, either currently exist or can be accommodated through minor site upgrades as part of the project. Furthermore, the project includes a proposal to restripe the on-site parking lot and provide new landscaping to conform with current City off-street standards. The project is designed to meet all applicable GMC standards. Therefore, the site is adequate in size and shape.

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

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West 135th Street as major collector streets. The primary purpose of major collector roadways is to serve as intermediate routes to carry traffic between collector roadways and arterial roadways. Access to adjacent land uses is generally unrestricted. Traffic controls typically consist of signalization at intersections with arterials; however, left-turn lanes and/or left-turn signalization are generally not provided. On-street parking is generally acceptable, although it might be prohibited during certain hours, or may be based on a maximum time limit. Similar roadways in most cities are designed to carry moderate levels of traffic, with an average right-of-way width of 80 feet, generally in the range of 15,000 to 25,000 vehicles per day.

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 #6-25 (Exhibit B) to ensure that the warehouse facility use will be compatible with, and not be detrimental to the surrounding uses in the vicinity:

- The parking lot shall remain open at all times during operating hours.
- No outdoor storage shall be permitted.
- The applicant shall be required to notify the City of any changes to the use of the facility.
- A CCTV surveillance system shall be installed and shall view and record all areas within the warehouse.
- The business owner shall provide the Police Department with access to the CCTV system footage and information as deemed necessary for any investigation.

- The business owner shall ensure that the warehouse is monitored by a State-licensed security service from 8 AM to 6 PM daily.
- The business owner shall ensure that the warehouse is equipped with an alarm system that is properly maintained and registered with the Police Department.

ENVIRONMENTAL CONSIDERATION (EA #15-25)

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

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

Therefore, the proposed project is categorically exempt from CEQA.

NOTICING

The public hearing notice was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on November 20, 2025. 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 Environmental Assessment #15-25 and Conditional Use Permit #6-25 where the Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and

- 3) Adopt Resolution No. PC 17-25, subject to the conditions of approval and directing staff to file a notice of exemption.

ATTACHMENTS

Attachment No. 1 – Planning Commission Resolution No. PC 17-25

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

RESOLUTION NO. PC 17-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #6-25 AND ENVIRONMENTAL ASSESSMENT #15-25 TO APPROVE THE OPERATION OF A WAREHOUSE WITHIN AN EXISTING INDUSTRIAL BUILDING LOCATED IN THE GENERAL INDUSTRIAL (M-1) ZONE AT 1219 WEST 135TH STREET 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)

**1219 WEST 135TH STREET
(APN: 6115-004-021)**

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

SECTION 1. RECITALS

A. On September 11, 2025, Applicant Ferrari Express, Inc represented by Jake Mallot, submitted an application for a conditional use permit (CUP) to permit the operation of a warehouse facility within existing industrial buildings totaling 10,388 sf (the “Project”) at 1219 West 135th Street (the “Subject Property”); and

B. The General Plan Land Use designation of the Subject Property is Industrial, and the zoning is General Industrial (M-1); and

C. The Subject Property is bounded by West 135th Street to the north and between Raymond and Budlong Avenues.

D. On December 2, 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. CONDITIONAL USE PERMIT #6-25 FINDINGS

Conditional Use Permit #6-25 allows the operation of a warehouse per GMC Section 18.46.030.C.18, within an existing industrial building totaling 10,388 square feet in the M-1 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 December 2, 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.

In accordance with GMC section 18.46.030.C.18, warehouses in the M-1 and M-2 zones are subject to a CUP. Pursuant to GMC section 18.04, a “warehouse” means a building where goods or products are stored, whether on a short-term or long-term basis.

The facility is consistent with the overall intent of the M-1 zone and is designed to operate in a manner that minimizes impacts on nearby uses. While there are some residential properties in the general vicinity, the facility will be equipped with appropriate interior treatments and construction materials to reduce sound transmissions and potential noise impacts. Therefore, the application for a CUP 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 warehouse facility is compatible with the surrounding uses in the area because it is located within an existing industrial building that has the space needed for the use.

The applicant’s proposal for a warehouse 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, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.
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By occupying and enhancing an underutilized industrial space, the project supports the City's efforts to maintain a sound tax base and encourages economic growth through business diversification and sustainable use of commercial properties.

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 subject property, located within an existing industrial zone, is adequate in size, shape, and configuration to support the proposed warehouse facility. The 10,388-sf warehouse offers sufficient interior area to accommodate the tenant improvements, including warehouse and office uses. All required site features, including building setbacks, landscaping buffers, and screening, either currently exist or can be accommodated through minor site upgrades as part of the project. Furthermore, the project includes a proposal to restripe the on-site parking lot and provide new landscaping to conform with current City off-street standards. The project is designed to meet all applicable GMC standards. Therefore, the site is adequate in size and shape.

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 Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West 135th Street as major collector streets. The primary purpose of major collector roadways is to serve as an intermediate route to carry traffic between collector roadways and arterial roadways. Access to adjacent land uses is generally unrestricted. Traffic controls typically consist of signalization at intersections with arterials; however, left-turn lanes and/or left-turn signalization are generally not provided. On-street parking is generally acceptable,

although it might be prohibited during certain hours, or maybe based on a maximum time limit. Similar roadways in most cities are designed to carry moderate levels of traffic, with an average right-way width of 80 feet, generally in the range of 15,000 to 25,000 vehicles per day.

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 #6-25 (Exhibit B) to ensure that the warehouse facility use will be compatible with, and not be detrimental to the surrounding uses in the vicinity:

- The parking lot shall remain open at all times during operating hours.
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- The applicant shall be required to notify the City of any changes to the use of the facility.
- A CCTV surveillance system shall be installed and shall view and record all areas within the warehouse.
- The business owner shall provide the Police Department with access to the CCTV system footage and information as deemed necessary for any investigation.
- The business owner shall ensure that the warehouse is monitored by a State-licensed security service from 8 AM to 6 PM daily.
- The business owner shall ensure that the warehouse is equipped with an alarm system that is properly maintained and registered with the Police Department.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #15-25)

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

- A. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible or no expansions of use in existing facilities from the provisions of CEQA. The building in which the project is proposed already exists. The project will not include any alterations to the existing building footprint nor the exterior façade as previously approved. The building in which the

warehouse would be located is an existing industrial tenant space, originally constructed in 1988 for industrial purposes. As a result, the applicant's request to operate a warehouse facility within the existing industrial space is not considered an expansion of use.

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

C. Therefore, the proposed project is categorically exempt from CEQA.

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.

Resolution No. PC. #17-25
EA # 15-25; and CUP # 6-25
December 02, 2025
Page 6 of 7

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 2th day of December 2025.

RONALD WRIGHT-SCHERR CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

Jo-Anne Burns, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Exhibits:

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

Resolution No. PC. #17-25
EA # 15-25; and CUP # 6-25
December 02, 2025
Page 7 of 7

CERTIFICATION

I, Jo-Anne Burns, 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 2th day of December 2025, by the following vote of the Planning and Environmental Quality Commission.

AYES:

NOES:

ABSENT:

Certification by: _____

Jo-Anne Burns, SECRETARY

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

FERRARI EXPRESS LA WAREHOUSE

1219 W 135TH ST. GARDENA, CA 90247

STANDARD ABBREVIATIONS

AB	ANCHOR BOLT	DBL	DOUBLE	GEN	GENERAL	MISC	MISCELLANEOUS	REIN	REINFORCE(D), REINFORCING,	W/O	WITHOUT
ABV	ABOVE	DEG	DEGREE	GL	GALVANIZED IRON	MM	MILLIMETER(S)	REQ(D)	REQUIRE(D), REQUIREMENT	WP	WATERPROOF(ING)
A/C	AIR CONDITIONING	DEMO	DEMOLISH, DEMOLITION	GL	GLASS, GLAZING, GLAZED	MOD	MODIFY, MODIFIED, MODULAR	RET	REQUIRE(D), RETAINING	WS	WOOD SCREW
ADDM	ADDENDUM	DEP	DEPRESSED	GLB	GLUE LAMINATED BEAM	MS	MACHINE SCREW	REV	REVISION(S), REVISED	WT	WEIGHT
ADJ	ADJACENT, ADJUSTABLE	DF	DOUGLAS FIR	GR	GRADE, GRADING	(N)	NEW	RJ	ROOF JOIST(S)	WWF	WELODED WIRE FABRIC
AI	AMERICAN INSTITUTE OF ARCHITECTS	DIA	DIAMETER	GYP	GYP SUM	N	NORTH	RM	ROOM	WMM	WELODED WIRE MESH
ALUM	ALUMINUM	DIAG	DIAGONAL	HDR	HEADER	N/A	NOT APPLICABLE	RR	ROOF RAFTER(S)	YD	YARD
ALT	ALTERNATE	DIM	DIMENSION(S)	HEX	HEXAGONAL	NAT(L)	NATURAL, NATIONAL	RR	ROOF RAFTER(S)	Δ	ANGLE
APPROX	APPROXIMATE	DIST	DISTANCE	HOR(IZ)	HORIZONTAL	NEG	NEGATIVE	SIM	SIMILAR	Δ	AT
ARCH	ARCHITECT(URAL)	DIV	DIVISION, DIVIDER	HS	HIGH STRENGTH	NIC	NOT IN CONTRACT	SMRF	SPECIAL MOMENT RESISTING FRAME	#	DELTA
ASTM	AMERICAN SOCIETY OF TESTING & MATERIALS	DJ	DECK JOIST(S)	HT	HEIGHT	NO	NO	ST(S)	STANDARD(S)	/	NUMBER POUND PER
AUTO	AUTOMATIC	DL	DEAD LOAD	HVAC	HEATING/VENTILATION/ AIR CONDITIONING	NOM	NOMINAL	STL	STEEL	±	PLUS OR MINUS
AVG	AVERAGE	DN	DOWN	IBC	INTERNATIONAL BUILDING CODE	OC	ON CENTER(S)	STR(UCT)	STRUCTURAL, STRUCTURE	=	EQUAL
BD	BOARD	DSA	DEPARTMENT OF THE STATE ARCHITECT	ICC	INTERNATIONAL CODE COUNCIL	OD	OUTSIDE DIAMETER	SURF	SURFACE	≠	NOT EQUAL
BEV	BEVEL(ED)	DWG	DRAWING	ID	INSIDE DIAMETER	OMRF	ORDINARY MOMENT RESISTING FRAME	SUSP	SUSPENDED	≠	ALMOST EQUAL
BLDG	BUILDING	EJ	EXPANSION JOINT	IN	INCH(ES)	OPP	OPPOSITE	SW	SHEAR WALL	≠	BOUNDARY LINE
BLK(G)	BLOCK(ING)	EA	EACH	INCL	INCLUDED(D), (S), INCLUDING	OSB	ORIENTED STRAND BOARD	SYM	SYMMETRICAL, SYMMETRICAL	≠	CENTER LINE
BM	BEAM	EL	ELEVATION (GRADE)	INSP	INSPECTION, INSPECTOR	OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING & DEVELOPMENT	SYN	SYNTHETIC	≠	FLOW LINE
BN	BOUNDARY NAILING	ELEC	ELECTRICAL(AL)	INSTR	INSTALLATION, INSTALL	OT	OVERTURNING	TAB	TOP AND BOTTOM	≠	MONUMENT LINE
BOT	BOTTOM	ELEV	ELEVATOR, ELEVATION	INSUL	INSULATION, INSULATION	PAR	PARALLEL	T&G	TONGUE AND GROOVE	≠	PROPERTY LINE
BPL	BASE PLATE	ENCL	ENCLOSE(D), ENCLOSURE	INT	INTERIOR	PCF	POUND PER CUBIC FOOT	TEMP	TEMPORARY, TEMPERED	≠	DIAMETER
BRG	BEARING	ENGR	ENGINEER	INT	INTERIOR	PCF	POUND PER CUBIC FOOT	TH(K)	THICK, THICKNESS	≠	DEGRESS
BTWN	BETWEEN	EQ	EQUAL	INV	INVERT(ED)	JST	JOIST	THRU	THROUGH	≠	
BW	BOTH WAYS	EQUIP	EQUIPMENT	JST	JOIST	K	KIP (1000 POUNDS)	TL	TILE	≠	
CANT	CANTILEVER(ED)	EQUIV	EQUIVALENT	K	JOIST	KLF	KIPS PER LINEAR FOOT	TOP	TOP OF BEAM	≠	
CBC	CALIFORNIA BUILDING CODE	EST	ESTIMATE(D)	K	JOIST	KPF	KIPS PER SQUARE FOOT	TOC	TOP OF CONCRETE	≠	
CDX	GRADE C-D PLYWOOD W/ EXTERIOR GLUE	ETC	ET CETERA	K	JOIST	KSF	KIPS PER SQUARE FOOT	TOL	TOLERANCE	≠	
CEM	CEMENT	EW	EACH WAY	KP	KING POST	KSI	KIPS PER SQUARE INCH	TOP	TOP OF GRADE	≠	
CJ	CEILING JOIST(S)	EXP	EXISTING	KSI	KING POST	LABC	LOS ANGELES CITY BUILDING CODE	TOS	TOP OF SLAB	≠	
CJP	COMPLETE JOINT	EXT	EXTENSION, EXTENDED	LAM	LAMINATE(D), LAMINATION	LB(S)	POUND(S)	TOW	TOP OF WALL	≠	
CL	CENTRAL	EXTN	EXTENSION	LAM	LAMINATE(D), LAMINATION	LG	LARGE	TYP	TYPICAL	≠	
CLG	CENTRAL	FDN	FOUNDATION	LB(S)	POUND(S)	LF	LINEAR FOOT	UBC	UNIFORM BUILDING CODE	≠	
CLR	CLEAR(ANCE)	FF	FINISHED FLOOR	LG	LARGE	LIN	LINEAR, LINEAL	UNO	UNLESS NOTED OTHERWISE	≠	
CM	CENTIMETER(S)	FIN	FINISHED	LTW	LIGHTWEIGHT	LL	LIVE LOAD	UTL	UTILITY, UTILITIES	≠	
CMU	CONCRETE MASONRY UNIT	FJ	FLOOR JOIST(S)	MAS	MASONRY	LT(G)	LIGHTING	VAR	VARIES, VARNISH	≠	
CNTR	CENTER	FL	FLANGE	MATL	MATERIAL(S)	PSF	POUNDS PER SQUARE FOOT	VENT	VENTILATE, VENTILATION	≠	
COEFF	COEFFICIENT	FLR(G)	FLOOR(ING)	MAS	MASONRY	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL	≠	
COL	COLUMN	FOM	FACE OF CONCRETE	MATL	MATERIAL(S)	PWF	POWDER	VIF	VERIFY IN FIELD	≠	
COM	COMMON	FOP	FACE OF PANEL	MAX	MAXIMUM	QTR	QUARTER	VOL	VOLUME	≠	
COMBO	COMBINATION	FOS	FACE OF STUDS	MB	MACHINE BOLT	QTY	QUANTITY	W	WIDTH, WIDE, WATER	≠	
CONC	CONCRETE	FR	FRAME(D), FRAMING	MECH	MECHANICAL(AL)	R(AD)	RADIUS	W	WITH	≠	
CONN	CONCRETE CONENCT(ION)	FR	FRAME(D), FRAMING	MECH	MECHANICAL(AL)	RD	ROAD, ROOF DRAIN	WD	WOOD	≠	
CONSTR	CONSTRUCTION	FT	FOOT, FEET	MED	MEDIUM	RDWD	REDWOOD	WF	WIDE FLANGE	≠	
CONT	CONTINUOUS, CONTINUE	FTG	FOOTING	MEMB	MEMBRANE	REBAR	REINFORCING BAR(S)	WIN	WITHIN	≠	
CORR	CORRUGATED	FUT	FUTURE	MEZZ	MEZZANINE	REC(D)	RECEIVE(D)	WIN	WITHIN	≠	
CU	CUBIC	GA	GAGE, GAUGE	MF	MOMENT FRAME	RECT	RECTANGULAR	WIN	WITHIN	≠	
d	PENNY	GALV	GALVANIZED	MFR	MANUFACTURE(R)	RECT	RECTANGULAR	WIN	WITHIN	≠	
		GC	GENERAL CONTRACTOR	MIN	MINIMUM, MINUTE(S)	REF	REFERENCE	WIN	WINDOW	≠	

SHEET INDEX

T-1.0	ARCHITECTURAL	-VICINITY MAP, PROJECT TEAM
T-1.1	ARCHITECTURAL	-STANDARD ABBREVIATIONS
A-0.1	ARCHITECTURAL	-SCOPE OF WORK, SHEET INDEX
A-1.0	ARCHITECTURAL	-SITE PLAN
A-1.1	ARCHITECTURAL	-OCCUPANCY LOAD ANALYSIS
A-1.2	ARCHITECTURAL	-AS-BUILT/ DEMO FLOOR PLAN
A-1.3	ARCHITECTURAL	-PROPOSED FLOOR PLAN
A-1.4	ARCHITECTURAL	-GENERAL NOTES
A-2.0	ARCHITECTURAL	-DIMENSION PLAN
A-2.1	ARCHITECTURAL	-EGRESS PLAN
		-REFLECTED CEILING PLAN
		-RESTROOM ELEVATIONS
		-DETAILS

SCOPE OF WORK:

TENANT IMPROVEMENT FOR A NEW JEWELRY LOGISTICS HUB AND WAREHOUSE. NO CHANGE TO EXISTING PARKING.

PROJECT DESCRIPTION

DESIGN CODES:	DESIGN CODES: ALL CODES SHALL CONFORM TO THE 2022 CBC, CMC, CPC, CEC, CFC, 2022 ENERGY EFFICIENCY STANDARDS, AND THE CITY OF GARDENA MUNICIPAL CODES
OCCUPANCY:	S-1
OCCUPANCY LOAD:	47
APN #:	6115-004-021
LEGAL DESC.:	PANAMA ACRES E 64 FT (EX OF ST) OF LOT 15 BLK 4
LOT SIZE:	16,422 SQ.FT.
BUILDING AREA:	10,338 SQ.FT.
NUMBER OF STORIES:	1
TYPE OF CONSTRUCTION:	TYPE III-B (NON-SPRINKLERED)

Tenant:
Ferrari Express Inc.

Designer:
Mourad Kirakosian
Space Concepts & Design
17944 Ventura Blvd.
Encino, CA 91318
213-384-8131

Mechanical/Plumbing Engineer:
Mehrdad Hajilo
17944 Ventura Blvd.
Encino, CA 91318
213-384-8131

Electrical Engineer:
Bruno Moussiessie
Electrical Design Services
6504 Buffalo Ave
Van Nuys, CA 91401
818-448-2605

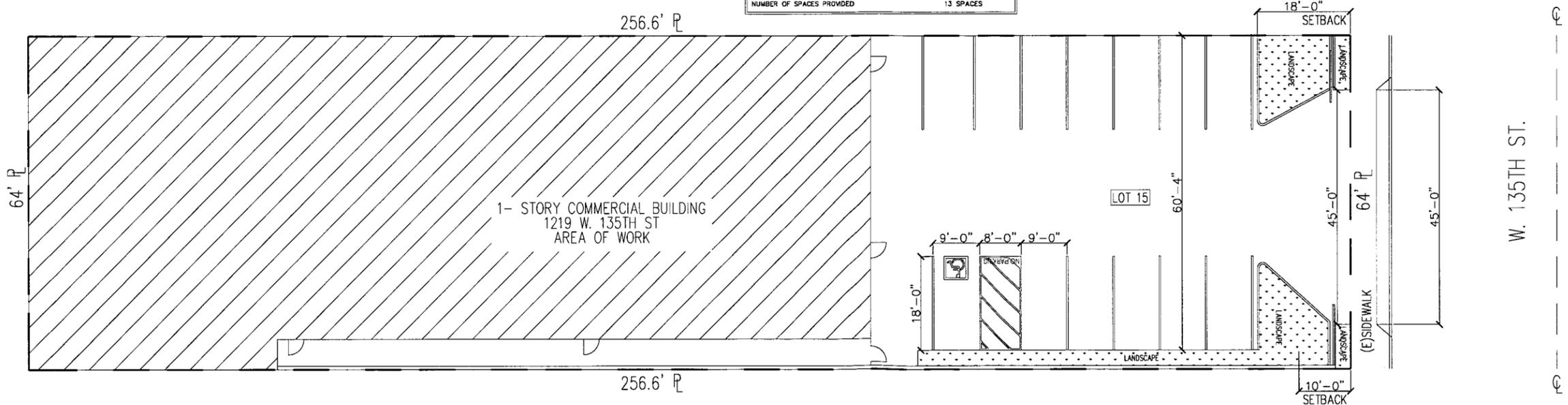
Electrical Engineer:
Robert Ghevordian
RG Engineering LLC
818-669-1781



I, MOURAD KIRAKOSIAN, CERTIFY THAT THE PRIMARY PATH OF TRAVEL TO THE AREA OF ALTERATION FROM THE PUBLIC WAY OR ACCESSIBLE PARKING SPACE AS INDICATED ON THE PLANS DOES NOT INCLUDE STEPS OR A SLOPE EXCEEDING 1:20 EXCEPT WHERE ACCESS IS PROVIDED BY A RAMP WITH 1:12 MAXIMUM SLOPE OR ACCESSIBLE ELEVATOR. I UNDERSTAND THAT IF THE PRIMARY PATH OF TRAVEL IS FOUND NOT TO BE AS INDICATED, SIGNIFICANT DELAYS MAY RESULT.

SIGNATURE: 
POSITION: DESIGNER
DATE: 8/16/2025

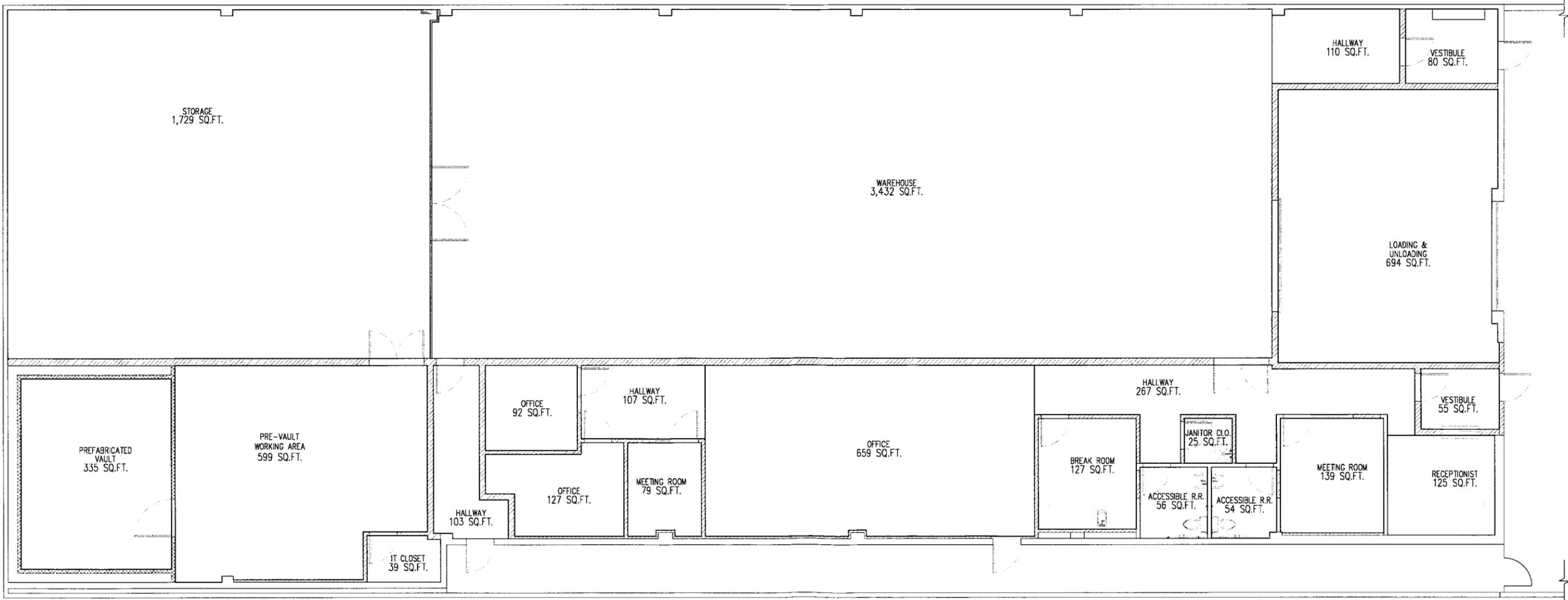
PARKING ANALYSIS:	
RATIO:	SPACES REQ'
WAREHOUSE:	6,324 SQ.FT./7,000 = 7 SPACES
OFFICE AREA:	1,428 SQ.FT./300 = 5 SPACES
TOTAL SPACES PROVIDED:	= 12 SPACES
+	
(1) SPACE PER VEHICLE FOR THE BUSINESS	= 13 SPACES
NUMBER OF SPACES PROVIDED	13 SPACES



1 SITE PLAN Scale: 3/32"=1'-0"

MIN. PLUMBING FACILITIES ANALYSIS						
PLUMBING OCCUPANT LOAD FACTOR			47/12=24	24 MALE/124 FEMALE		
TYPE OF BUILDING OR OCCUPANCY	WATER CLOSETS (FIXTURES PER PERSON)		URINALS (FIXTURES PER PERSON)	LAVATORIES (FIXTURES PER PERSON)		
	MIN. REQUIRED:	MALE 1:100 FEMALE 1:100		MALE 1:1-200 FEMALE 1:1-200		
RESTAURANT OCC. S-1	PROVIDED:	MALE 1 FEMALE 1		MALE 1 FEMALE 1		

OCCUPANT LOAD ANALYSIS TABLE				
ROOM	USE	LOAD FACTOR	SQUARE FOOTAGE	OCC. LOAD
WAREHOUSE	WAREHOUSE	1 PER 500/SF	3,432 SF	7
STORAGE	STORAGE	1 PER 300/SF	1,729 SF	6
OFFICE	BUSINESS	1 PER 150/SF	878 SF	6
VESTIBULE	WAITING	1 PER 15/SF	135 SF	9
RECEPTION	BUSINESS	1 PER 150/SF	125 SF	1
MEETING ROOM	BUSINESS	1 PER 150/SF	218 SF	2
IT CLOSET	UTILITY	1 PER 300/SF	39 SF	1
JANITORS CLOSET	UTILITY	1 PER 300/SF	25 SF	1
BREAK ROOM	ASSEMBLY	1 PER 15/SF	127 SF	8
PRE-VAULT WORKING AREA	BUSINESS	1 PER 150/SF	599 SF	4
VAULT	STORAGE	1 PER 300/SF	335 SF	2
RESTROOMS			110 SF	
HALLWAYS			587 SF	
TOTAL				47



1 OCCUPANCY LOAD ANALYSIS
SCALE: 3/16" = 1'-0"

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OCCUPANCY LOAD ANALYSIS

sheet
A-0.1



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project name and address

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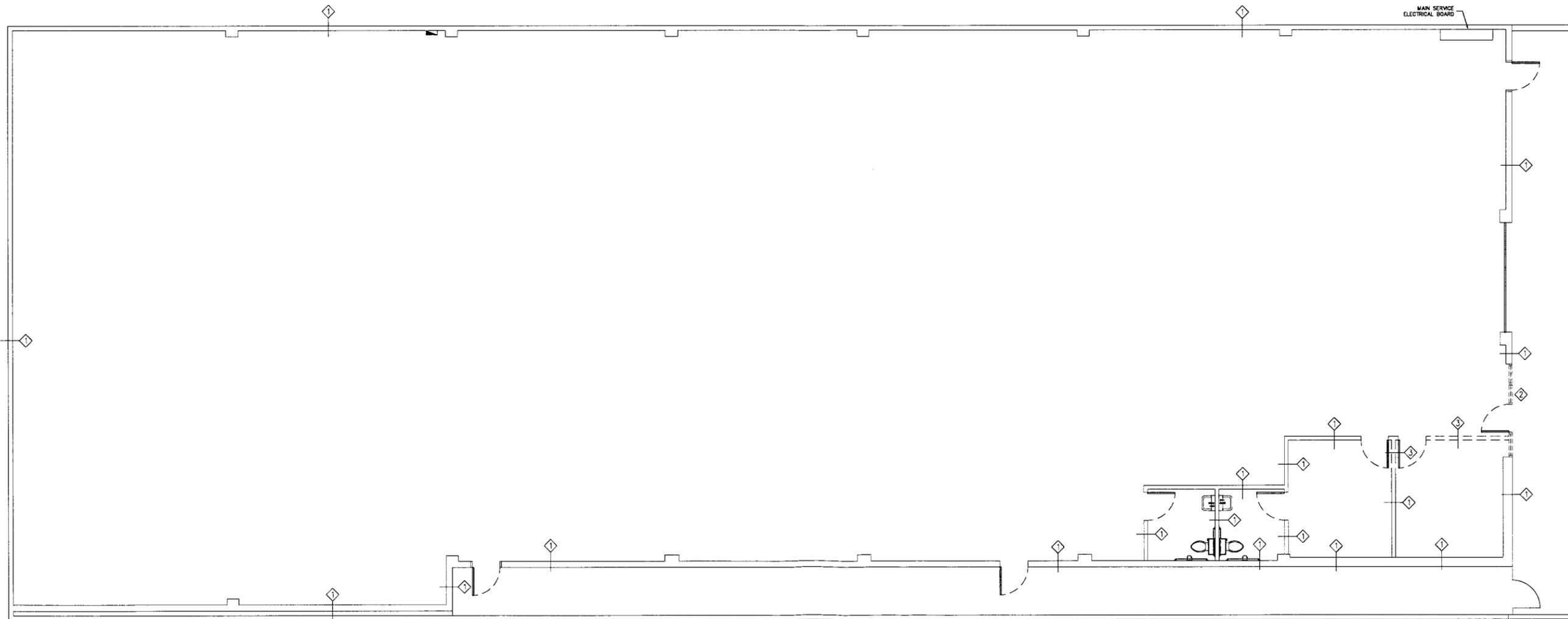
Drawn by: JASON

-EXISTING/DEMO PLAN

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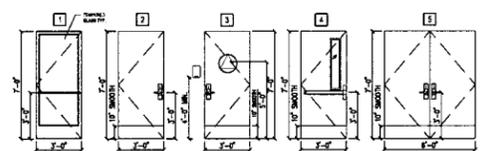
A-1.0

MARK	WALL LEGEND
KEY	DESCRIPTION
	EXISTING WALLS
	EXISTING WINDOWS TO BE REMOVED
	EXISTING NON LOAD BEARING WALL TO BE REMOVED



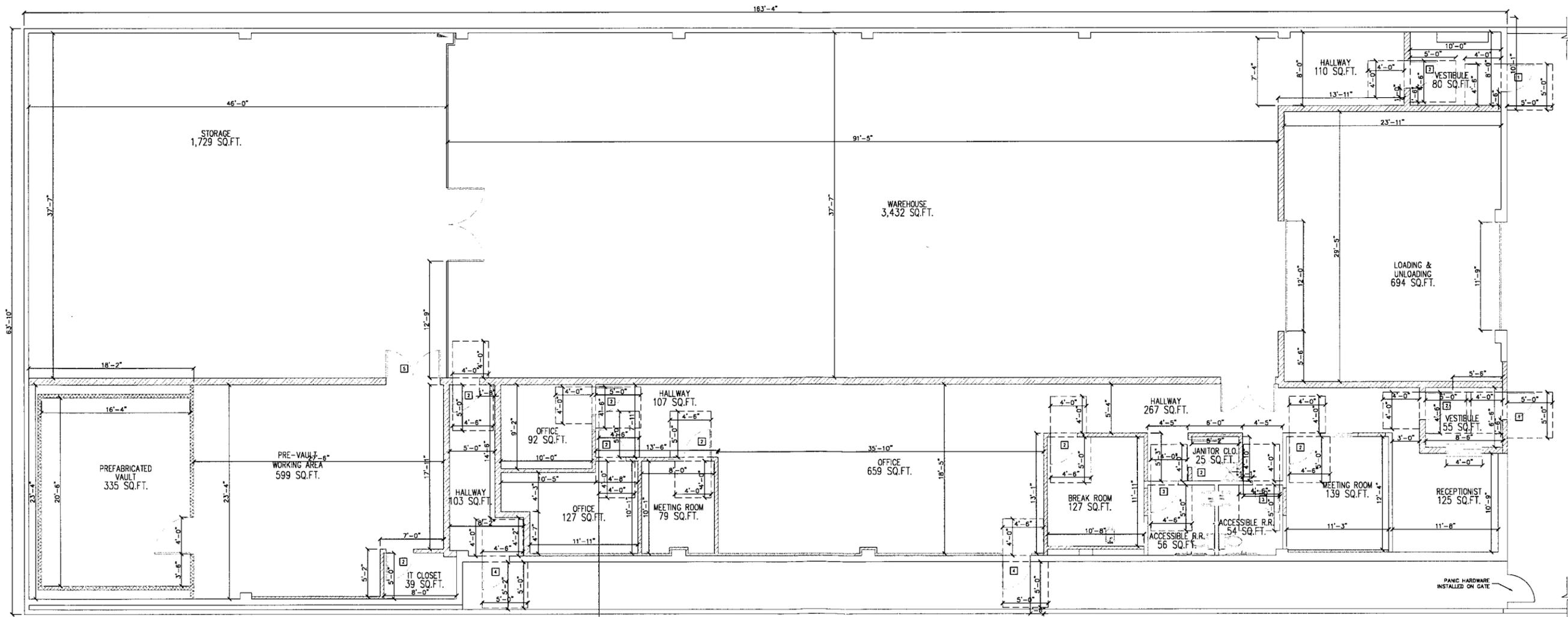
1 AS-BUILT FLOOR PLAN
SCALE: 3/16"=1'-0"





MARK	SIZE	DOOR		FRAME		HARDWARE		REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	HINGES	LATCHES	
1	3'-0" x 7'-0" x 1-3/4"	ALUM./GLASS	PAINT-BLACK-WHITE	ALUM.	PAINT-BLACK	BUIT	EXT./PANIC DEVICE	ENTRANCE/EXIT DR
2	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	PAINT-BLACK-WHITE	ALUM.	PAINT-BLACK	BUIT	EXT./PANIC DEVICE	INTERIOR DOORS
3	3'-0" x 7'-0" x 1-3/4"	SOLID WOOD	PAINT-BLACK-WHITE	ALUM.	PAINT-BLACK	BUIT	EXT./PANIC DEVICE	RESTROOM
4	3'-0" x 7'-0" x 1-3/4"	KITCHEN COAT	PAINT-BLACK-WHITE	ALUM.	PAINT-BLACK	BUIT	EXT./PANIC DEVICE	REAR EXIT
5	6'-0" x 7'-0" x 1-3/4"	ALUM.	PAINT-BLACK-WHITE	ALUM.	PAINT-BLACK	BUIT	EXT./PANIC DEVICE	INTERIOR DOOR

NOTE:
 - ALL EXTERIOR DOORS AND RESTROOM DOORS ARE SELF CLOSING.
 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT FOR BUILDING CODE 1010.1.6
 - EACH DOOR IN A MEANS OF EGRESS FROM AN ASSEMBLY AREA HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE, BUILDING CODE 1010.1.10 AND FIRE CODE 1010.1.10.
 - THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

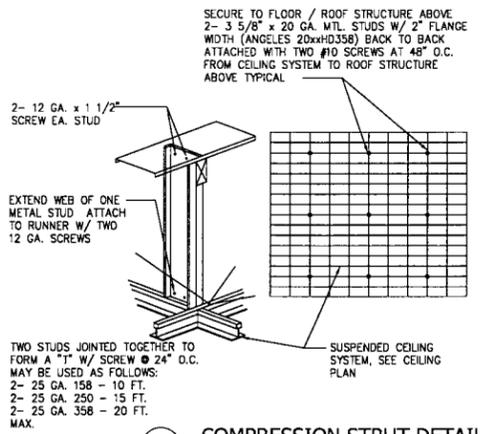


1 DIMENSIONAL FLOOR PLAN
 SCALE: 3/16" = 1'-0"

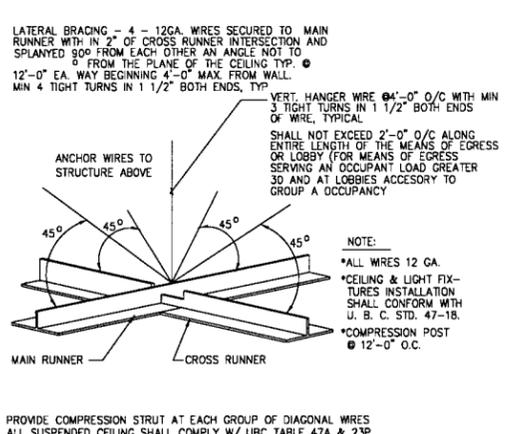
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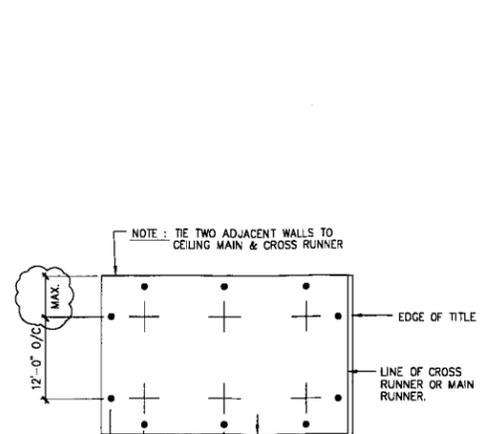
DIMENSION FLOOR PLAN



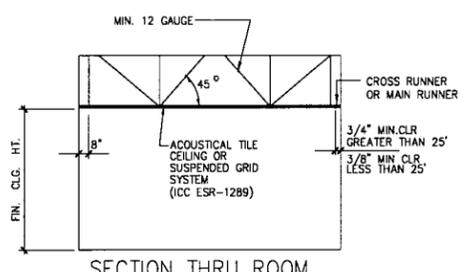
4 COMPRESSION STRUT DETAIL
Scale: NTS



3 T-BAR SUSPENSION
Scale: NTS



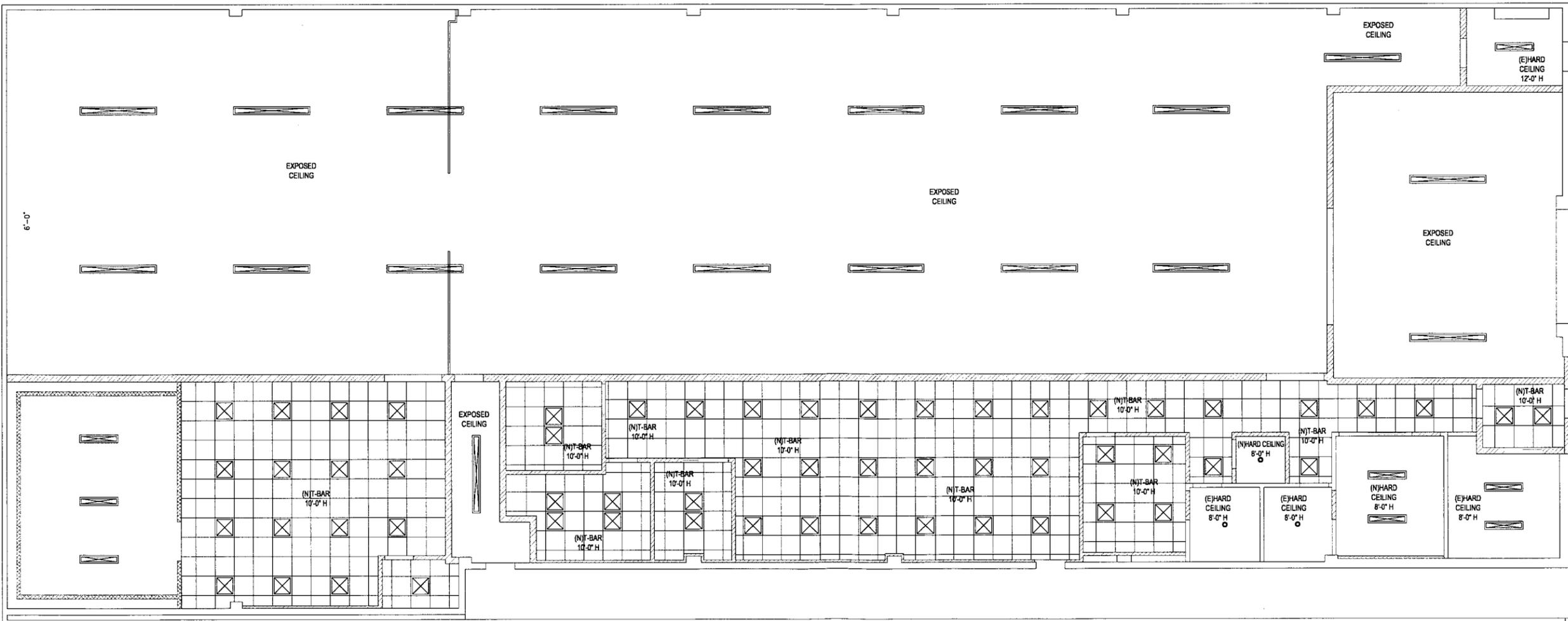
2 T-BAR SUSPENSION DETAIL
Scale: NTS



- SECTION THRU ROOM
- INSTALL NEW CEILING GRID USING 12GA. SPLAY WPE HANGERS AT 45 DEGREES AND 90 DEGREES TO EACH OTHER (4 WIRES), BEGINNING 48" FROM STARTING POINT OF GRID AND TITLE LAYOUT AND IN BOTH DIRECTIONS AT 12'-0" THEREAFTER, ALL CLEARANCES, TIES TO WALL, ETC. TO CONFORM TO THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.
 - CEILING TILES TO BE MINERAL TILES WITH UL LABEL & HAVING A FRAME AROUND 25 LBS OR LESS.
 - NOTE: COMPRESSION POSTS @ 12'-0" O.C. EACH WALL. FOR CEILING LESS THAN 8'-0" BELOW SUPPORTING STRUCTURE USE 25 GA. 358 MTL. STUD. * SEE TABLE FOR ALT.
- * TWO STUDS JOINED TOGETHER TO FORM A "T" WITH SCREWS @ 24" O.C. MAY BE USED AS FOLLOWS:
2 - 25 GA. 158 - 10 FT. MAX.
2 - 25 GA. 250 - 15 FT. MAX.
2 - 25 GA. 358 - 20 FT. MAX.

LEGEND

- 2x4 RECESSED LED LIGHT FIXTURE LITHONIA LIGHTING OR EQUIV. ORDERING FLAGLED TYPINGS CONTROLLED BY DIMMER
- 4" FIXTURE, FLUSHED W/ CEILING LITHONIA LIGHTING OR EQUIV. SLEED T24 (DIMMABLE) ORDERING REAL60MMWESL1000.30K
- 8" SUSPENDED STRIP LIGHT
- 4" SURFACE MOUNTED STRIP LIGHT
- MECHANICAL VENTILATION LIGHT ACTIVATED - WOMEN MIN. 85 CFM/70 UNIT - MEN MIN. 100 CFM/70 UNIT
- EXIT SIGN
- ILLUMINATED SIDE



1 REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

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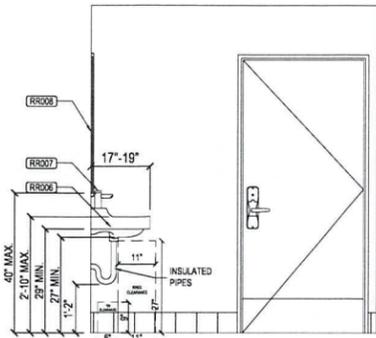
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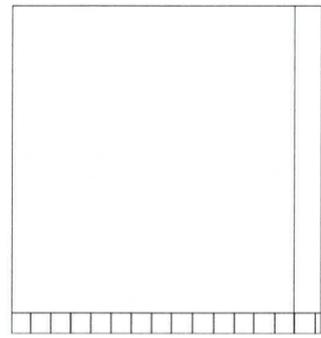
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REFLECTED CEILING PLAN
-DETAILS

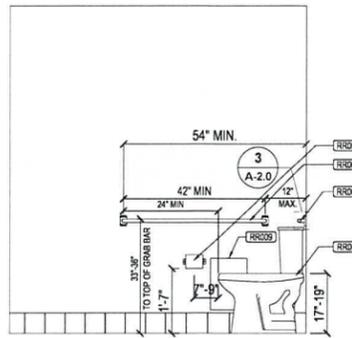
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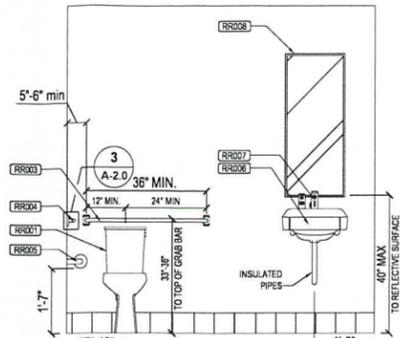
ELEVATION A



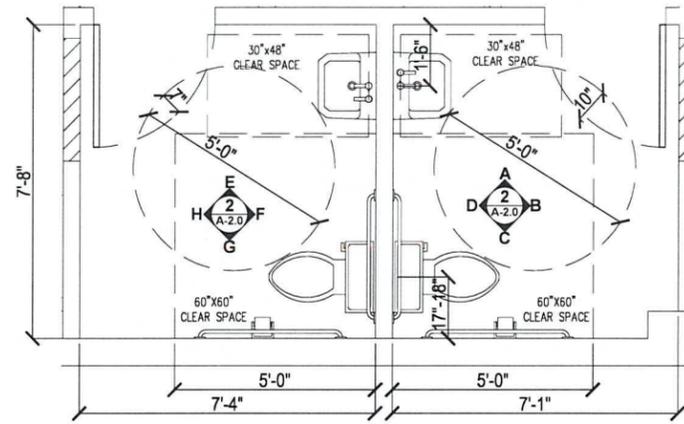
ELEVATION B



ELEVATION C



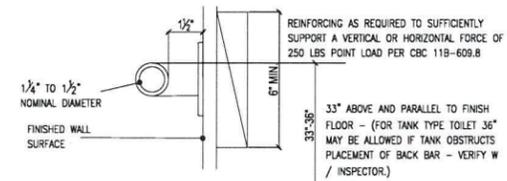
ELEVATION D



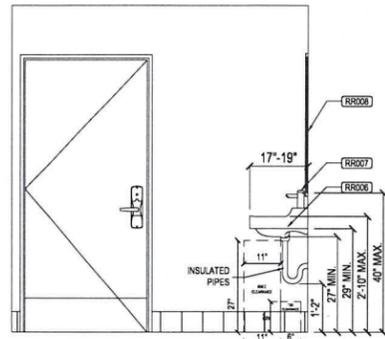
1 ENLARGED RESTROOM PLAN
A-2.0 SCALE: 1/2"=1'-0"

KEY NOTES

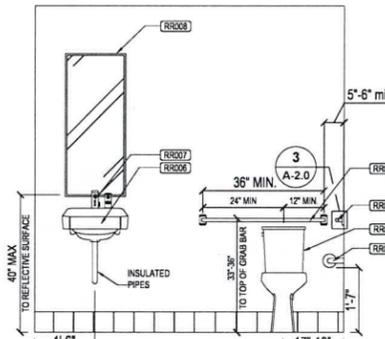
- RR001 TOILET
- RR002 FLUSHMETER
- RR003 36" GRAB BAR
- RR004 42" GRAB BAR
- RR005 TOILET PAPER DISPENSER
- RR006 LAVATORY
- RR007 FAUCET
- RR008 MIRROR
- RR009 URINAL
- RR010 SANITARY NAPKIN DISPOSAL



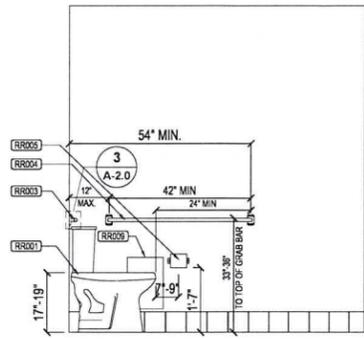
3 TYP. GRAB BAR DETAIL
Scale: NTS



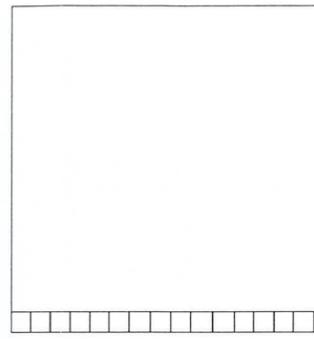
ELEVATION E



ELEVATION F

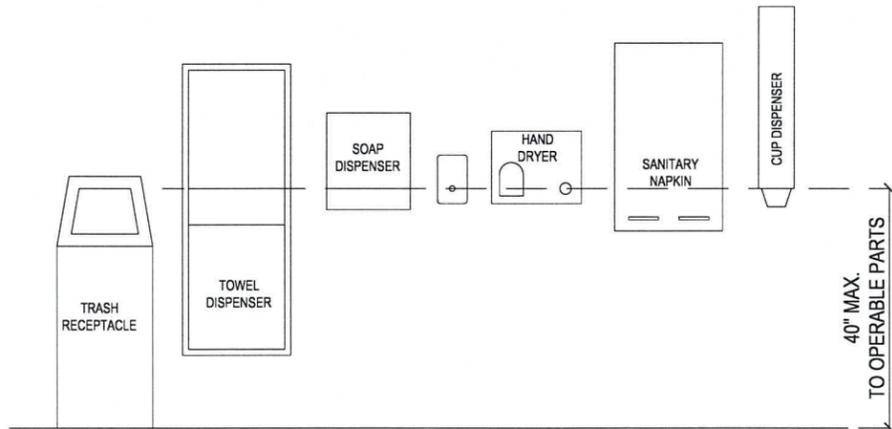


ELEVATION G

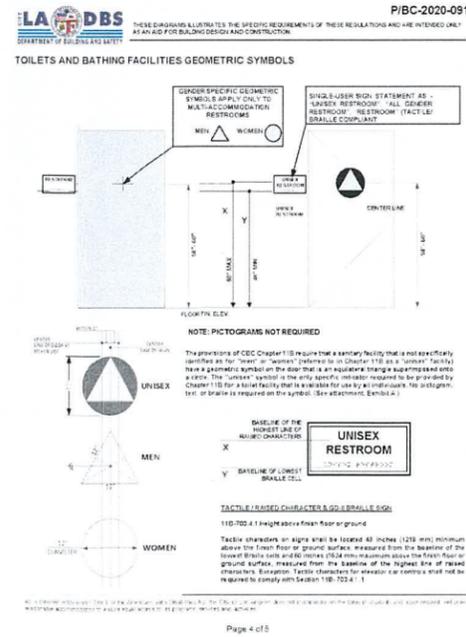


ELEVATION H

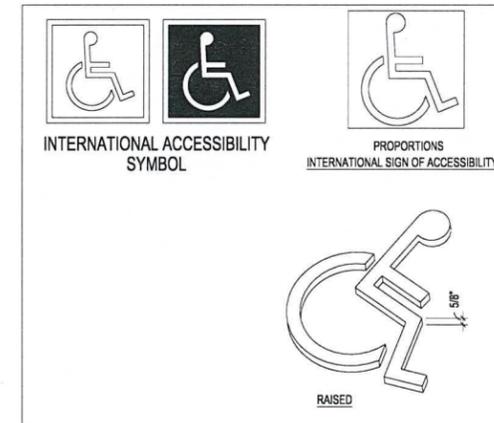
2 RESTROOM ELEVATIONS
A-2.0 SCALE: 1/2"=1'-0"



6 ALLOWABLE HEIGHTS FOR ALL OPERABLE CONTROLS
(REACH RANGE PER CBC 11B-603)



5 RESTROOM IDENTIFICATION SIGN DETAIL
Scale: NTS



4 INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNS
Scale: NTS

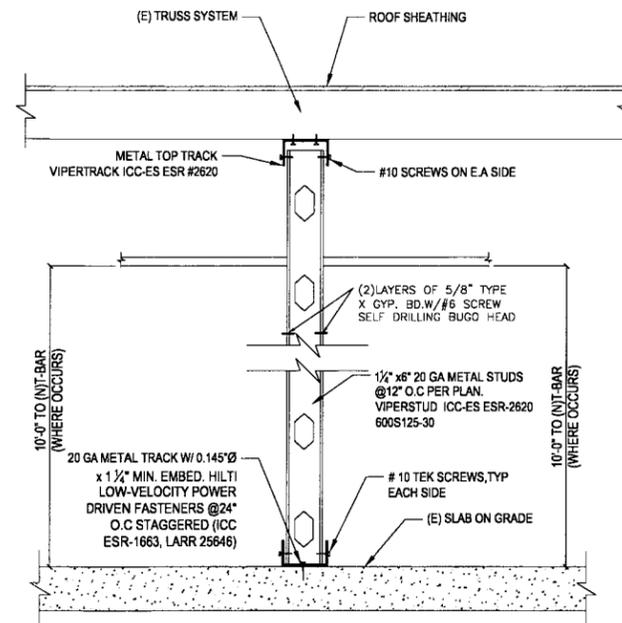
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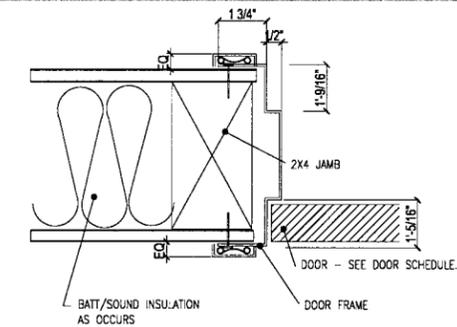
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-ENLARGED RESTROOM PLANS -DETAILS

sheet
A-2.0



6 PARTITION WALL DETAIL
Scale: NTS

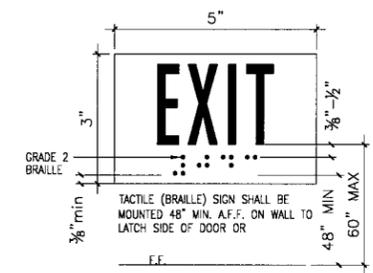


1 DOOR JAMB DETAIL
Scale: NTS

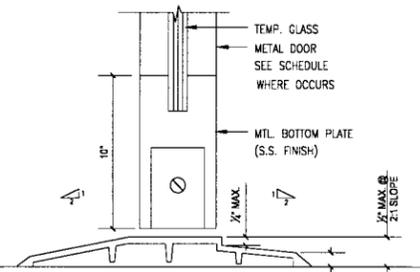
DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.

SIGN TO BE MOUNTED 60" AFF ON WALL TO LATCH SIDE OF DOOR. 1" LETTERING SIZE

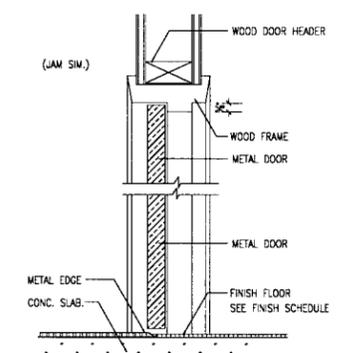
2 DOOR SIGN
Scale: NTS



3 TACTILE EXIT SIGN
Scale: NTS



4 THRESHOLD DETAIL
Scale: NTS



5 DOOR DETAIL
Scale: NTS

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Drawn by: JASON

-DETAILS

sheet
A-2.1

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6-25

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 and business license issuance.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The architectural plans shall be in accordance with the plans approved by the Planning and Environmental Quality Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision on December 02, 2025, as modified by such decision. Deviations from the approved plans will require modification to the approved Conditional Use Permit #6-25.
- 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

CUP1. Conditional Use Permit #6-25 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 18.46.018 of the GMC. Utilization shall mean the issuance of a business license.

PLANNING

- PL1. The parking lot shall remain open at all times during operating hours.
- PL2. The applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- PL3. The applicant shall ensure that any proposed signage shall meet the necessary requirements put forth by Chapter 18.58 of the GMC.
- PL4. 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.
- PL5. The applicant shall restripe the parking lot/spaces in accordance with the size and dimension specifications in GMC Section 18.40.050. Locations shall be in accordance with the approved site plan.
- PL6. No outdoor storage shall be permitted.
- PL7. The applicant shall be required to notify the City of any changes to the use of the facility.
- PL8. A CCTV surveillance system shall be installed prior to the issuance of a business license and building permit final approval. The CCTV surveillance system shall view and record all areas within the interior and exterior areas of the warehouse. The CCTV surveillance system shall meet the following minimum requirements:
- a. 720p (1280x720) minimum recording resolution is required. An increase in resolution of 1080p (1920x1080) or better is encouraged.
 - b. Minimum H.264 video compression. H.265 is also acceptable.
 - c. Real-time recording at 30 fps per camera at 720p resolution.
 - d. Use caution when purchasing systems and ensure that each camera will be recording at full resolution and frame rate at the minimum spec, whether it is 720p, 1080p, or better. Recording devices often have limitations and will sometimes be advertised as supporting 720p or 1080p; however, the advertising does not explain that the higher resolution is only for limited channels and when maxed out will provide reduced resolution.

- e. Minimum 30-day storage retention and archival for each camera (all video) at 720p resolution, 30fps (full frame rate and resolution).
 - f. Design your camera system to ensure that the privacy of your patrons and/or employees is not infringed, and do not view or record areas where your patron(s) and/or employees would have an expectation of privacy. Typically, this is easily resolved by the placement of the camera and is not an issue. However, where this could present a problem as the need for both coverage and privacy exists in the same area, camera technology exists that allows for the best of both worlds. Called "video masking," "window blanking," and by other names, it allows the area within a larger view to be masked so that private areas cannot be seen, however surrounding areas are still viewable.
 - g. The recording device must contain a USB port for Police Department personnel to easily access the system and download video.
 - h. Video shall be exportable in an open file format.
- PL9. The business owner shall provide the Police Department with access to the CCTV system footage and information as deemed necessary for any investigation(s).
- PL10. The business owner shall ensure that the warehouse is monitored by a State-licensed security service from 8 AM to 6 PM daily.
- PL11. The business owner shall ensure that the warehouse is equipped with an alarm system that is properly maintained and registered with the Police Department.

BUILDING

- BS1. The project shall comply with all applicable portions of the City adopted version of the California Building Code (Title 24, California Code of Regulations), in effect at the time of permit application.
- BS2. The applicant shall comply with all applicable State and Federal Accessibility code.
- BS3. The applicant shall comply with all conditions set forth by other departments and agencies including but not limited to the Los Angeles County Health Department, Los Angeles County Fire Department, Planning, and Public Works.
- BS4. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, State and Federal law.
- BS5. The applicant shall submit plans and specifications to the Building Division for review.

Ferrari Express Inc, representative, certifies that he/she/it has read, understood, and agrees to the Project Conditions listed herein.

Ferrari Express Inc, Representative

By

Date



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6B.
Section: PUBLIC
HEARING ITEMS
Meeting Date: December 2,
2025

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: 6. B. CONDITIONAL USE PERMIT #5-25 TO LEGALIZE THE OPERATION OF A GROUP CARE FACILITY USE AT THE SITE OF THE FORMER GARDENA TERRACE INN MOTEL LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AT 15902 S. WESTERN AVENUE

PROJECT STATUS

On November 26, 2025, Conditional Use Permit #5-25 was withdrawn by the applicant, Socially Oriented United Living, Inc. dba Soul Housing. Therefore, this item will not be heard by the Planning and Environmental Quality Commission.

ATTACHMENTS:

Attachment No. 1 - Withdrawal Letter

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

[Attachment No. 1 - Withdrawal Letter](#)



SOUL HOUSING

SOUL Housing Recuperative Care
7226 S. Figueroa St, Los Angeles, CA 90003

Department of Community Development
Planning Division
1700 West 162nd Street
Gardena, California 90247-3732
Email: CDDPlanningandZoning@cityofgardena.org
Attention: Jo-Anne Burns

Social Oriented United Living, Inc. d/b/a Soul Housing hereby withdraws its application for a Conditional Use Permit (CUP No. 5-25)

Best,

Casey Reinholtz
CEO
Soul Housing