

RESOLUTION NO. PC 4-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #8-24 TO ALLOW AN AMUSEMENT ARCADE CONSISTING OF CLAW MACHINES WITHIN THE EXISTING TENANT SPACE LOCATED AT 1425 W ARTESIA BLVD STE 23 IN THE COMMERCIAL (C-3) ZONE

**1425 W. Artesia Boulevard, STE 23
(APN: 6106-034-001)**

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

SECTION 1. RECITALS.

A. In December 2024, the Applicant, Wawa Claw LLC, represented by Matthew Chi, submitted an application for a new conditional use permit to operate an amusement arcade consisting of 30 claw machines (the "Project") within the existing tenant space addressed at 1425 West Artesia Boulevard, Ste 23 (the "Subject Property").

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

C. The Subject Property is bounded by West Artesia Boulevard to the south, Normandie Avenue to the east, and private property to the north, east and west.

D. On March 18, 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.

SECTION 2. CONDITIONAL USE PERMIT #8-24 FINDINGS

Conditional Use Permit #8-24 to allow the operation of an amusement arcade consisting of 30 claw machines within an existing tenant space in the C-3 zone as shown on the plans presented to the Planning Commission on March 18, 2025, attached hereto as Exhibit A, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit B.

A. 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 Gardena Municipal Code 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 Project includes a total of 30 claw machine devices within the 1,552-square-foot tenant space that is located within

an existing commercial center in the C-3 zone. Therefore, the application for a conditional use permit is deemed proper.

B. 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 Project is compatible with the surrounding uses in the area, as it is located within a tenant space in an established commercial center. This center includes 35 other tenant spaces, featuring businesses such as restaurants, a laundromat, medical and professional offices, as well as other retail and commercial services. The Project is aimed at customers aged three and up and is expected to complement the other commercial establishments within the center. The proposed use will not negatively impact the surrounding properties, existing businesses, or the general public's health and safety.

The Project is consistent with the following General Plan Goals:

- Economic Development Plan ED 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 Goal 2: Expand, retain and revitalize quality businesses.

The existing tenant space is located in an existing commercial center that consists of several restaurants that includes: El Pollo Inka, California Fish Grill, Chile Verdes, Aunties Café, Torimatsu, The Pan, TOP BBQ and Noodle, Myung Ga and others. The applicant's amusement arcade will not only introduce a new type of business to the center but will also benefit nearby restaurants and other businesses by boosting foot traffic, which could lead to increased sales for those establishments.

C. 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 commercial center on the Subject Property was originally built in 1989. The tenant space intended for the new amusement arcade has been vacant since 2018, having previously been occupied by a beauty and hair salon. The Project

does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The use of the existing commercial tenant space for an amusement arcade does not cause a need for site alteration for the existing commercial center.

Additionally, in accordance with GMC section 18.64.030.B, amusement arcades are prohibited from being located within 300 feet of each other. There are two additional facilities with a conditional use permit for amusement arcades within the City: Seoul Billiard, located on Redondo Beach Boulevard just west of the Honda dealership, and One Billiard on Western Avenue south of Marine Avenue. In addition to another amusement arcade facility currently under consideration for a conditional use permit by the Commission on the March 18, 2025, meeting, the location for the Project is more than 300 feet away from all other arcades.

Therefore, the site is already adequate in size and shape.

D. 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 new amusement arcade is within an existing commercial center known as Gateway Plaza, and features multiple restaurants, office spaces and other commercial uses. The Subject Property offers a total of 417 parking spaces for its patrons. The Applicant's amusement arcade does not require additional parking, as it follows the standard of 1 parking space for every 200 square feet of commercial space, which is the same parking requirement for commercial centers. As there is no increase to the building footprint or the parking need in accordance with the Gardena Municipal Code the existing parking is considered adequate and shall continue to accommodate all uses within the center. Pedestrian access to the Subject Property is provided by sidewalks along West Artesia Boulevard. Vehicle access to the Subject Property is by two (2) driveway entrances along Artesia. Each driveway is a two-way driveway. The driveway farthest to the east, allows only right turns in and out, while the driveway to the west permits both left and right turns in and out.

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 Property was originally built, it included a bicycle rack located near the westernmost building, which remains in place

today. Since the existing use of the commercial tenant space for an amusement arcade does not increase the need for additional parking, the current number of bicycle parking spaces on the Property is considered adequate.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West Artesia Boulevard 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 Project is not anticipated to generate traffic beyond the current levels. Staff does not foresee any adverse traffic impacts to the Subject Property.

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

The conditions of approval have been drafted and are attached here as Exhibit B. These conditions will help protect the public health, safety, and general welfare of the surrounding uses, residents, and businesses in the area.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

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

- A. Class 1—Section 15301 - Existing Facilities - 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 amusement arcade would be located is an existing commercial tenant space within a multi-tenant commercial center, originally constructed in 1989 for retail and service purposes. As a result, the Project is not considered an expansion of use.
- B. Guidelines Section 15061(b)(3) – CEQA does not apply where it can be seen with certainty that the project will not have any significant effect on the environment. The issuance of the conditional use permit does not involve any physical alterations and therefore will not create any significant effect on the environment.
- C. 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 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 arcade will be located is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this Project.

D. Staff is hereby directed to file a Notice of Exemption.

SECTION 4. APPEAL.

The approvals granted by this Resolution may be appealed within 10 calendar days from the adoption of this resolution. 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 time 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 18th day of March 2025.



DERYL HENDERSON, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:



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

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 18th day of March 2025, by the following vote of the Planning and Environmental Quality Commission.

AYES: Langley, Wright-Scherr, Sherman, Kanhan and Henderson
NOES: None
ABSENT: None

Attachments:

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

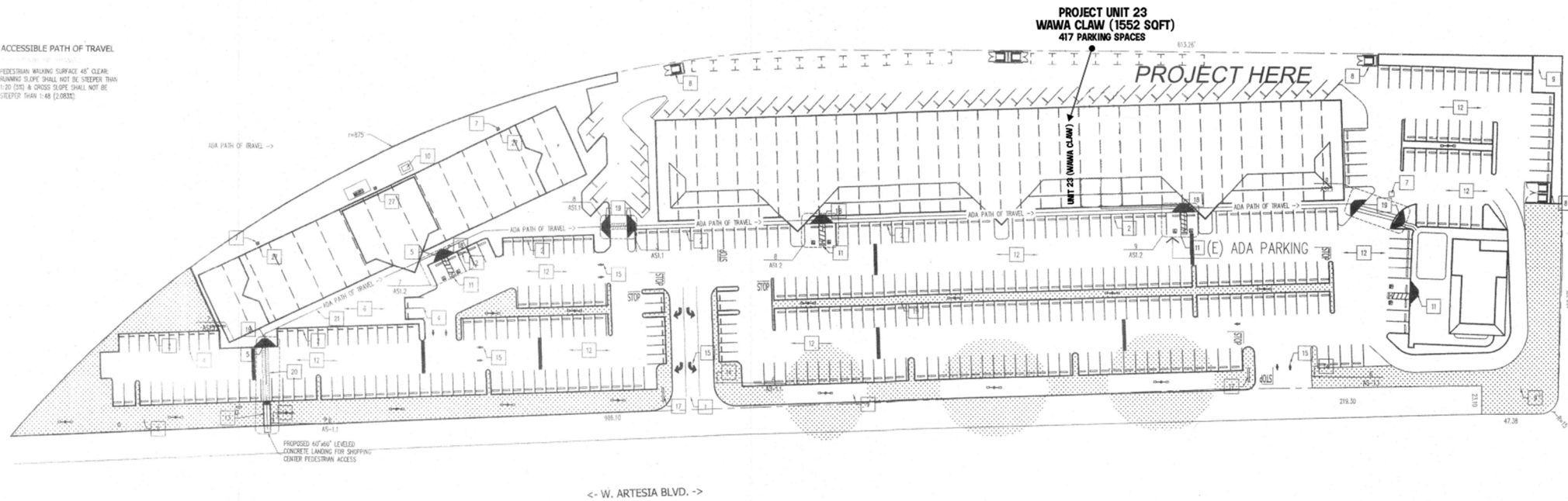
WAWA CLAW SITE PLAN

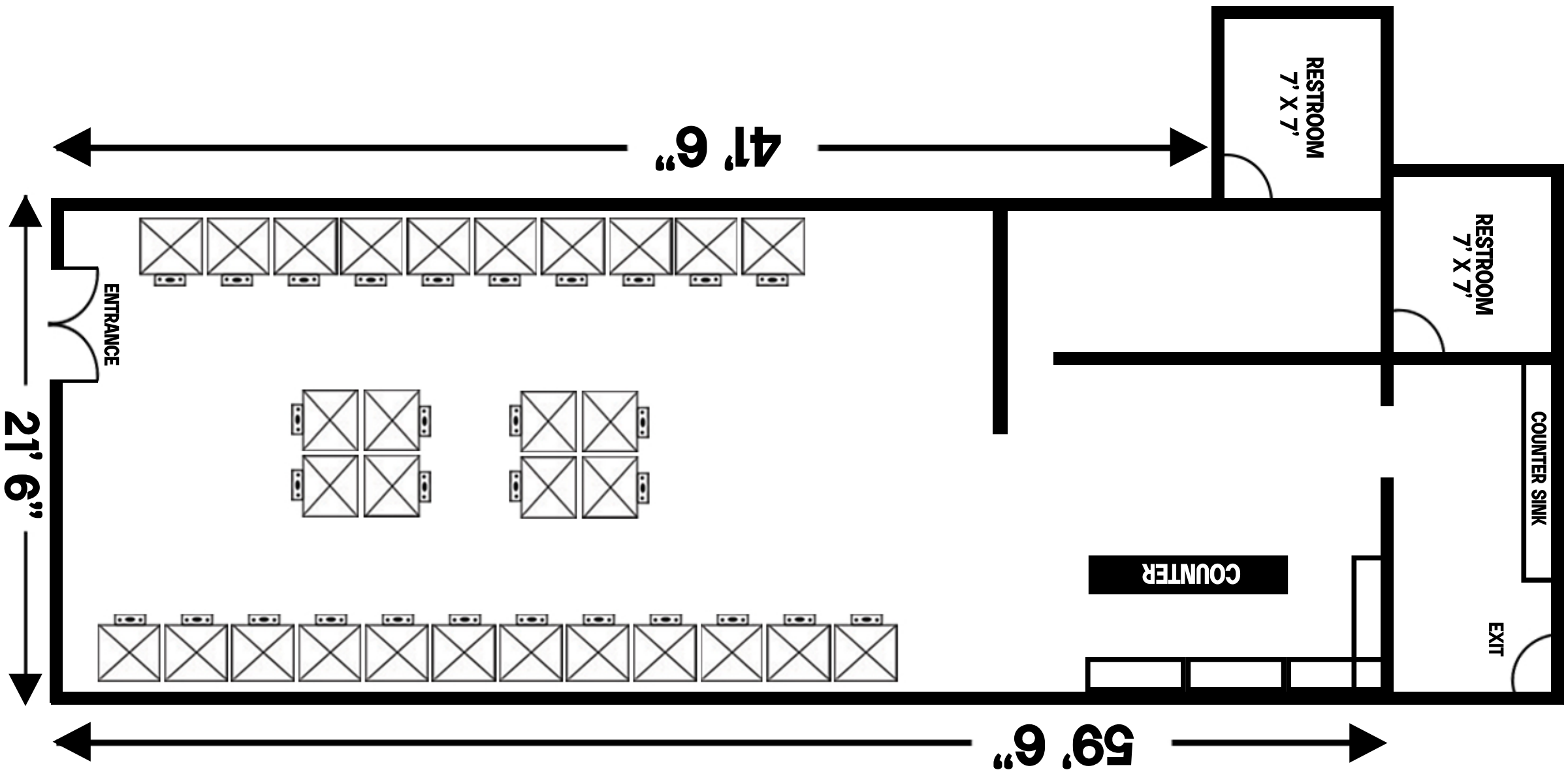
1425 WEST ARTESIA BLVD. SUITE 23 GARDENA

1552 SQ/FT (417 PARKING SPACES)

ACCESSIBLE PATH OF TRAVEL

PEDESTRIAN WALKING SURFACE 48" CLEAR
RUNNING SLOPE SHALL NOT BE STEEPER THAN
1:20 (5%) & CROSS SLOPE SHALL NOT BE
STEEPER THAN 1:48 (2.083%)





LEGEND:
CLAW MACHINE



EXHIBIT B

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #8-24

GENERAL CONDITIONS

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgment.
- GC 2. The applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, codes, and ordinances for the ongoing business operations.
- GC 3. 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 4. The floor plan layout shall be in accordance with the plans approved by the 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, as modified by such decision.
- GC 5. The applicant shall reimburse the City for all attorney's 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 6. 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.

CONDITIONAL USE PERMIT

- CUP1. Conditional Use Permit #8-24 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code (GMC).

Utilization shall mean the issuance of an amusement arcade establishment permit by the Community Development Department.

PLANNING

- PL1. The applicant is permitted to operate an amusement arcade within the facility shown on Exhibit A and shall comply with all provisions under Gardena Municipal Code (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 #8-24.
- PL2. 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.
- PL3. The applicant shall comply with to all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- PL4. The applicant shall ensure that any proposed signage shall meet the necessary requirements put forth by the Chapter 18.58 of the Gardena Municipal Code.
- PL5. 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.
- PL6. 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.
- PL7. Arcade games are prohibited from offering cash prizes. Prizes for games must include items such as stuffed animals, decals, keychains, children's toys, or other similar items.
- PL8. 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.

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

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- PC1. 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 facilities at any time while this Permit is in effect.

Wawa Claw LLC certifies that he/she/it has read, understood, and agrees to the Project Conditions listed herein.

Wawa Claw LLC, Representative

By _____

Date