

RESOLUTION NO. PC 5-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #9-24 AND ENVIRONMENTAL ASSESSMENT #20-24 TO ALLOW AN AMUSEMENT ARCADE CONSISTING OF MORE THAN FIVE AMUSEMENT DEVICES WITHIN THE EXISTING TENANT SPACE LOCATED AT 15484 SOUTH WESTERN AVENUE UNIT 110 IN THE COMMERCIAL (C-3) ZONE AND FIND THE PROJECT CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES PURSUANT TO SECTION 15301 AND SECTION 15061(b)(3)

**15484 South Western Avenue, Unit 110
(APN: 6103-010-074)**

**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, Kiddleton Inc., represented by Kanako Nishikawa, submitted an application for a new conditional use permit to operate an amusement arcade consisting of 31 skill-based devices (the "Project") within the existing tenant space addressed at 15484 South Western Avenue, Unit 110 (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 Redondo Beach Boulevard to the south, South Western Avenue to the west, and private property to the north, east and south.

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 #9-24 FINDINGS

Conditional Use Permit #9-24 to allow the operation of an amusement arcade consisting of 31 skill-based devices 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 GMC section 18.32.030.H a conditional use permit is required for amusement arcades in the C-3 zone. Amusement arcade means any place, location or premises where five or more amusement devices are available for public use and operation. The applicant's proposal includes a request to operate a total of 31 skill-based devices within the tenant space located in the C-3 zone. Therefore, the application for a conditional use permit is deemed proper.

Additionally, in accordance with GMC section 18.64.030.B, amusement arcades are prohibited from being located within 300 feet of each other. Staff reviewed records for all other active amusement arcades and identified two additional facilities with a conditional use permit for amusement arcades. These are 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 tonight, the proposed location for the new arcade is more than 300 feet away from all other existing arcades.

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 proposal for a new amusement arcade 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 approximately 28 other tenant spaces, featuring businesses such as a barber shop, professional offices, restaurants, and a retail store. The amusement arcade is aimed at customers for all ages from families, students, and any patron within Tozai Plaza 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 applicant's proposal for a new amusement arcade 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 subject tenant space is located in an existing commercial center that consists of several restaurants including: Boiling Point, Furaibo, Hone Dress, Honeymee, It's Boba Time, Kiraku, Kotohira, Marie Callendar's, Northern Café, Ogawatei, Pho So 1, Sweet Salty Poke, Tampopo, and The Crab Shack. The applicant's business 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 property was originally built in 1986. The tenant space intended for the new amusement arcade has been vacant since 2019, having previously been occupied by a massage establishment. The applicant's request does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The use of the existing commercial tenant space for an amusement arcade does not cause a need for site alteration for the existing commercial center 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 Tozai Plaza, and features multiple restaurants, office spaces and other commercial uses. The subject property includes a total of 216 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 in 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 Redondo Beach Boulevard and South Western Avenue. Vehicle access to the property is by two (2) driveway

entrances, one along West Redondo Beach Boulevard and one along South Western Avenue. Each driveway is a two-way driveway. Both driveways along the previously mentioned streets allow only right turns in and out to and from the property. Left turns to exit the property are prohibited.

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 commercial center was originally built, it included a bicycle rack located approximately 60 feet from the tenant space, 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 in the center is considered adequate.

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

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 1986 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 are 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.

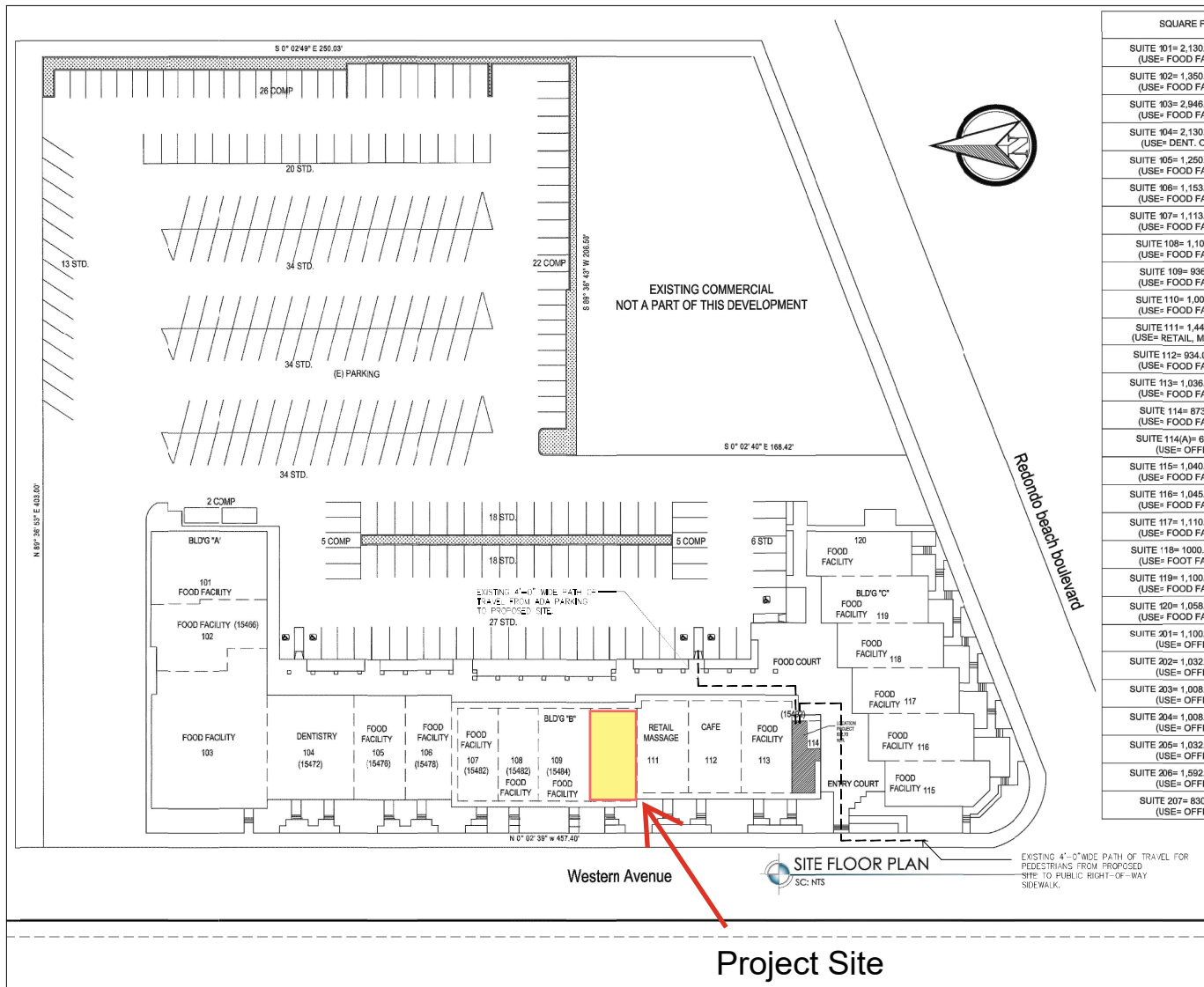
AYES: Langley, Wright-Scherr, Kanhan, Sherman and Henderson
NOES: None
ABSENT: None

Exhibits:

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

Certification by:

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



SUITE	SQ. FT.	USE
SUITE 101=	2,130.00	(USE= FOOD FAC
SUITE 102=	1,350.00	(USE= FOOD FAC
SUITE 103=	2,946.00	(USE= FOOD FAC
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SUITE 106=	1,153.00	(USE= FOOD FAC
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SUITE 108=	1,103.00	(USE= FOOD FAC
SUITE 109=	936.00	(USE= FOOD FAC
SUITE 110=	1,000.00	(USE= FOOD FAC
SUITE 111=	1,442.00	(USE= RETAIL, MAS
SUITE 112=	934.00	(USE= FOOD FAC
SUITE 113=	1,036.00	(USE= FOOD FAC
SUITE 114=	873.00	(USE= FOOD FAC
SUITE 114(A)=	60.00	(USE= OFFICE
SUITE 115=	1,040.00	(USE= FOOD FAC
SUITE 116=	1,045.00	(USE= FOOD FAC
SUITE 117=	1,110.00	(USE= FOOD FAC
SUITE 118=	1,000.00	(USE= FOOT FAC
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SUITE 202=	1,032.00	(USE= OFFICE
SUITE 203=	1,008.00	(USE= OFFICE
SUITE 204=	1,008.00	(USE= OFFICE
SUITE 205=	1,032.00	(USE= OFFICE
SUITE 206=	1,592.00	(USE= OFFICE
SUITE 207=	830.00	(USE= OFFICE

SYMBOL LEGEND

- ACCESSIBLE PATH OF TRAVEL
- SCOPE OF WORK IN HATCH AREA. REFER TO SHEET A101 FOR ENLARGED FLOOR PLAN

GENERAL NOTES

- FIELD VERIFY ALL UTILITIES AND THEIR LOCATION. HANNON ASSUMES NO LIABILITY FOR UTILITIES SHOWN.
- FOR UTILITY LOCATION REFER TO AS-BUILT DRAWINGS. HANNON INFORMATION USED AS PREPARED BY THE OWNERS CONSULTANTS AND ARE BASICALLY SHOWN FOR REFERENCE AND INFORMATION.

FIRE DEPT NOTES

- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1.
- THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 2500 GPM. AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
- ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD 2503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8, FIRE CODE 507.5 AND REGULATION 8.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
- ALL REQUIRED PUBLIC HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING OF CONSTRUCTION. FIRE CODE 501.4.

City of Gardena
Community Development Division
Pursuant to the Gardena Municipal Code Title 19
These Plans are Approved for Construction.

Mark Handler
CONTRACT PLAN CHECKER

THIS SET APPROVED 12/15/2021
Approval of these Plans and/or Specifications shall not be construed to be an approval of a violation of the provisions of the Gardena Municipal Codes or the Codes of the State of California.
This Stamped Set of Plans SHALL be kept at the job site at all times. It is unlawful to make changes or alterations to these plans without the written authorization of the Gardena Building Division.



HANNON
development
construction, inc.

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temple city, ca 91780
t: 626.282.2828
e-mail: hannondev@yahoo.com

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PROJECT LOCATION

HONEY DRESS
FRIED
CHICKEN

15492 S. WESTERN AVE.
GARDENA, CA 90249

No.	Date	Revision
1	6/2/21	BUILDING DEPT.
2	6/6/21	HEALTH DEPT.

Project: A1808
Date: 2/25/21
Drawn: AF
Checked: MC

STAMP



SITE PLAN

A001

THESE PLANS AND SPECIFICATIONS, AS WELL AS HANNON'S NAME AND LOGO, TRADEMARKS AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF HANNON DEVELOPMENT. ANY REPRODUCTION, MODIFICATION, DISCLOSURE AND/OR USE OF THESE MATERIALS (OR ANY PORTION OF THEM) WITHOUT HANNON'S PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

SITE PLAN (FOR REFERENCE ONLY)
SCALE: NTS 1

- 20 units x Mini Claw machines (indicated as “V2”)
- 8 units x Naruto (indicated as “NR”)
- 2 units x Show time (indicated as “ST”)
- 1 unit x Over the Edge (indicated as “OtE”)
- 2 units x Token vendors (indicated as “TVO”)

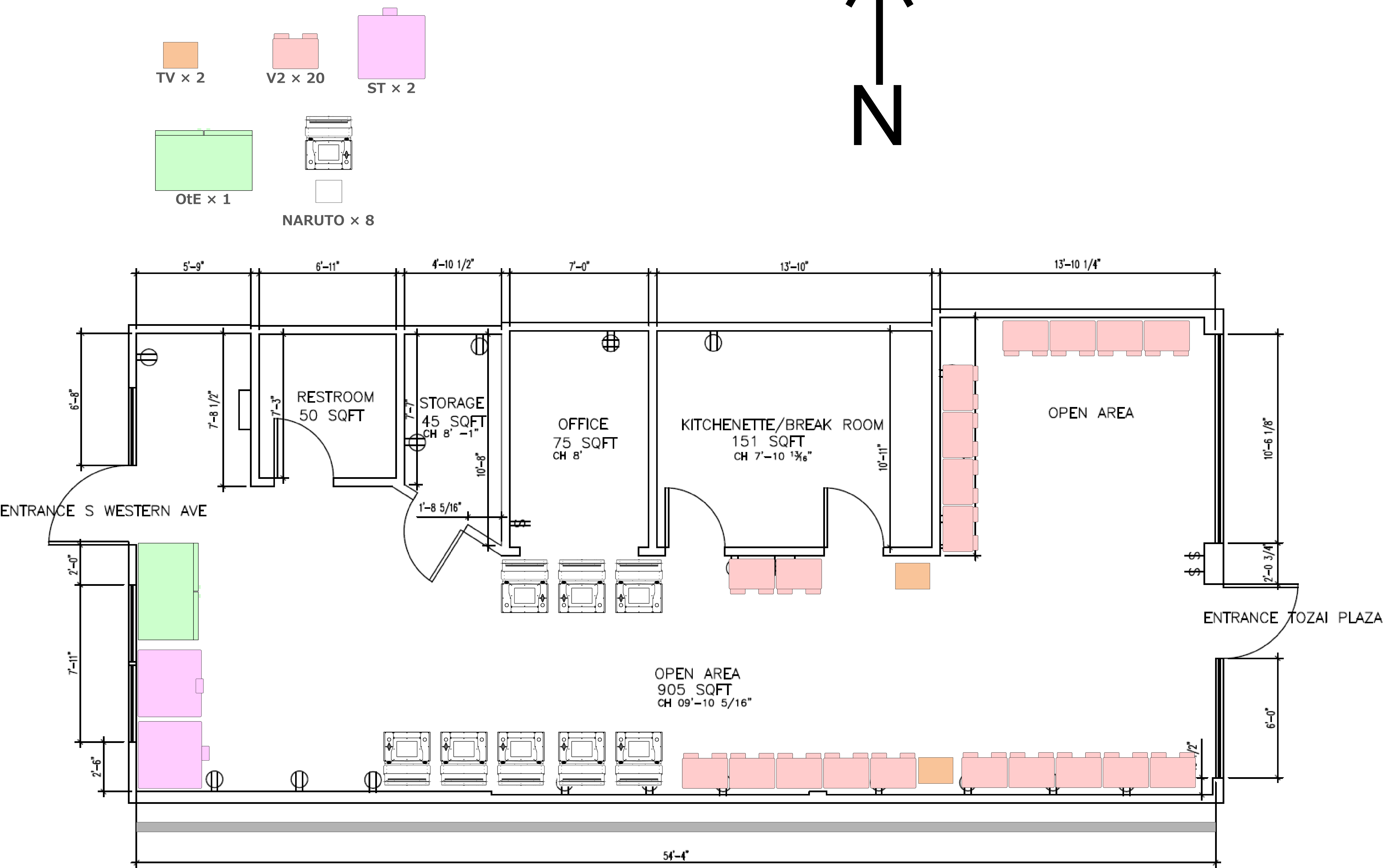


EXHIBIT B

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #9-24

GENERAL CONDITIONS

- GC 1. The applicant accepts all 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 #9-24 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 #9-24.
- 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 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 tangible 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 codes.

- 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.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION – MARCH 18, 2025

- 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.

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

Kiddleton Inc., Representative

By _____

Date