

RESOLUTION NO. 6706

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, APPROVING CONDITIONAL USE PERMIT #1-25 TO ALLOW AN INDOOR BATTING CAGE WITHIN AN EXISTING 5,677- SF WAREHOUSE LOCATED IN THE INDUSTRIAL (M-1) ZONE LOCATED AT 13008 HALLDALE AVENUE IN THE INDUSTRIAL (M-1) ZONE, AND FINDING THE PROJECT EXEMPT UNDER CEQA GUIDELINES SECTION 15301 (CLASS 1 - EXISTING FACILITY).

RECITALS

WHEREAS in January 2025, Peter Girgis ("Representative"), submitted an application on behalf of Maximize Athletic Performance ("Applicant") for a conditional use permit to operate an indoor batting cage facility (the "Project") within the existing warehouse space at 13008 Halldale Ave., (the "Subject Property").

WHEREAS the Applicant proposes minor tenant improvements to an existing 5,677 sf warehouse to accommodate an indoor batting cage and athletic training facility. Interior improvements will include the installation of batting cages of various sizes to accommodate different skill levels and training needs, along with dedicated areas for one-on-one coaching and personalized athletic training. As part of the proposed improvements, the applicant plans to restripe the parking lot to comply with current zoning and dimensional standards.

WHEREAS the General Plan Land Use Plan and Zoning designation of the Property is Industrial Zone (M-1) as are the properties to the north, east, south and west.

WHEREAS on April 24, 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 adopted Resolution No. PC 6-25, approving the Project.

WHEREAS on May 13, 2025, Council Member Francis called the decision of the Planning Commission for review, which was seconded by Council Member Love; and

WHEREAS, on June 10, 2025 the City Council held a duly noticed public hearing on the Project, at which time it considered all evidence presented, both oral and written.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Conditional Use Permit #1-25 Findings. Conditional Use Permit #1-25 to allow the operation of an indoor batting cage facility within an existing warehouse in the M-1 zone, as shown on Exhibit A, is hereby approved based on the following findings and 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 (“GMC”) section 18.46.030.C.9, a conditional use permit is required for “uses which are not specifically listed which in no way are determinantal to surrounding properties or uses permitted in the zone and which are not permitted as a similar use”. The proposed indoor batting cage facility is not a use that is specifically listed nor is it similar to any other use in the M-1 zone. The proposed use will not be more detrimental to surrounding properties or uses than those already permitted in the M-1 zone. The Project will include multiple batting cages and training areas within a 5,677-square-foot existing warehouse space in the M-1 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 warehouse tenant space that will accommodate the room needed for the use. The nature of the use, which will be entirely indoors and largely by appointment, helps ensure limited disruption to surrounding areas. The proposed use will not negatively impact on 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.
- Economic Development Goal 3: Attract desirable business to locate in the City.

The Project contributes to a diversified business landscape by introducing a unique serviced-based recreation and a athletic training use not currently well- represented in the area. It caters to both local and regional clientele, generating economic activity while providing a valuable service to the youths and families. By occupying and enhancing an underutilized warehouse space, the project supports the City's efforts.

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 Subject Property, located within an existing industrial zone, is adequate in size, shape, and configuration to support the proposed indoor batting cage and athletic training facility. The 5,677-square-foot warehouse offers sufficient interior area to accommodate the tenant improvements, including multiple batting cages, training areas, restrooms upgraded to ADA standards, and circulation space for clients and staff. 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 re-stripe the on-site parking lot to bring parking spaces into conformance with current City standards, ensuring that vehicle circulation and parking needs are appropriately addressed. 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.

In accordance with GMC Section 18.40.040, there is no specific parking requirement identified for an indoor batting cage facility. The applicant commissioned a parking study prepared by Walker Consultants to assess the anticipated parking demand based on the comparable land uses. The proposed facility is required to provide 10 spaces; currently the site provides 14 spaces. With the proposed restriping, the total number of spaces will be reduced to 13 spaces. The remaining tenant in the building will require 7 parking spaces per GMC, resulting in a total on-site parking shortfall of 4 spaces. The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West 130th Street and Halldale Avenue as a local street. Local streets are designed to provide vehicular, pedestrian, and bicycle access to individual parcels throughout the City. They are intended to carry low volumes of traffic and allow unrestricted parking. The Applicant's request to operate an indoor batting cage 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 related 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 2. 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 indoor batting cage facility would be wholly contained is an existing warehouse space, originally constructed in 1978 for warehouse use. As a result, the Project 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 of CEQA. The cumulative impact of establishing the indoor batting cage 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 batting cage facility 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.
- C. Staff is hereby directed to file a Notice of Exemption.

SECTION 3. Custodian of Record. Each and every one of the findings and determinations in this Resolution are 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 summary is not an indication that a particular finding is not based in part on that fact. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at Gardena City Hall, 1700 W. 162nd Street, Gardena, California 90247. The Custodian of Records is Greg Tsujiuchi, Community Development Director, who can be reached at (310) 217-9546 or gtsujiuchi@cityofgardena.org.

SECTION 4. Effective Date. This Resolution shall be effective immediately.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of

the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 10th day of June, 2025.

Tasha Cerda, Mayor
TASHA CERDA, Mayor

ATTEST:

Mina Semenza
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez
CARMEN VASQUEZ, City Attorney

Exhibit A – Project Plans
Exhibit B – Conditions of Approval

RESOLUTION NO. PC 6-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING ENVIRONMENTAL ASSESSMENT #1-25 AND CONDITIONAL USE PERMIT #1-25 TO ALLOW AN INDOOR BATTING CAGE WITHIN AN EXISTING WAREHOUSE LOCATED AT 13008 HALDDALE AVENUE IN THE INDUSTRIAL (M-1) ZONE.

**13008 Halldale Avenue, Gardena
(APN: 6102-004-016)**

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

SECTION 1. RECITALS.

A. In January 2025, the Applicant, Maximize Athletic Performance, represented by Peter Girgis, submitted an application for a new conditional use permit to operate an indoor batting cage facility (the "Project") within the existing warehouse space addressed at 13008 Halldale Ave, (the "Subject Property").

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

C. The Subject Property is bounded by West 130th Street to the north, Halldale Avenue to the west, and industrial properties to the north, east and south and west.

D. On April 24, 2025, a public hearing was duly noticed for a Planning and Environmental Quality Commission ("Commission") meeting for May 06, 2025.

E. On May 06, 2025, the Commission held a 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 #1-25 FINDINGS

Conditional Use Permit #1-25 to allow the operation of an indoor batting cage facility within an existing warehouse in the M-1 zone as shown on the plans presented to the Commission on May 06, 2025, attached hereto as Exhibit "B", 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 18.46.030.C.9, a conditional use permit is required for "uses which are not specifically listed which in no way are determinantal to surrounding properties or uses permitted in the zone and which are not permitted

as a similar use". The proposed indoor batting cage facility is not a use which is specifically listed nor is it similar to any other use in the M-1 zone. The proposed use will not be more detrimental to surrounding properties or uses than those permitted in the M-1 zone. The Project will include multiple batting cages and training areas within a 5,677-square-foot existing warehouse space in the M-1 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 warehouse tenant space that will allow for the spaces needed for the use. The nature of the use, which will be entirely indoors and largely by appointment, helps ensure limited disruption to surrounding areas. The proposed use will not negatively impact on the surrounding properties, existing businesses, or the general public's health and safety.

The Project is consistent with the following General Plan Goals:

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- Economic Development Goal 2: Expand, retain and revitalize quality businesses.
- Economic Development Goal 3: Attract desirable business to locate in the City.

The Subject Project contributes to a diversified business landscape by introducing a unique serviced-based recreation and athletic training uses not currently well - represented in the area. It caters to both local and regional clientele, generating economic activity while providing a valuable service to the youths and families. By occupying and enhancing an underutilized warehouse space, the project supports the City's efforts

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 subject property, located within an existing industrial zone, is adequate in size, shape, and configuration to support the proposed indoor batting cage and athletic training facility. The 5,677-square-foot warehouse offers sufficient interior area to accommodate the tenant improvements, including multiple batting cages, training areas, restrooms upgraded to ADA standards, and circulation space for clients and staff. 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 re-stripe the on-site parking lot to bring parking spaces into conformance with current City standards, ensuring that vehicle circulation and parking needs are appropriately addressed.

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;

In accordance with Section 18.40.040 of the City's Zoning Code, there is no specific parking requirement identified for an indoor batting cage facility. The applicant commissioned a parking study prepared by Walker Consultants to assess the anticipated parking demand based on the comparable land uses. The proposed facility is required to provide 10 spaces; currently the site provides 14 spaces. With the proposal of the restriping the total number of spaces will be reduced to 13 spaces. The remaining tenant in the building will require 7 parking spaces, per City Code, resulting in total on-site parking shortfall of 4 spaces.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West 130th Street and Halldale Avenue as a local street. Local streets are designed to provide vehicles, pedestrian, and bicycle access to individual parcels throughout the City. They are intended to carry low volumes of traffic and allow unrestricted parking. The applicant's request to operate an indoor batting cage 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- Guidelines 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 indoor batting cage facility would be located is an existing warehouse space, originally constructed in 1978 for warehouse use. As a result, the Project 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 of the California Environmental Quality Act. The cumulative impact of establishing the indoor batting cage 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 batting cage facility 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.
- C. 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.

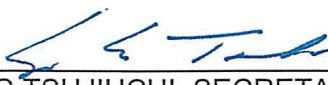
The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 6th day of May 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 6th day of May 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



MAXIMIZE ATHLETIC
PERFORMANCE

13008 HALDALE AVENUE
GARDENA, CA 90249

TENANT:
MAXIMIZE ATHLETIC PERFORMANCE

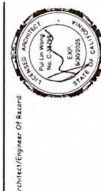
INGLEWOOD, CA 90304
CONTACT: PETER GIRGIS

310-465-8868
MAXIMIZEAP@GMAIL.COM

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CHANCE TALKS



CONDITIONAL USE PERMIT
RESUBMITTAL SET

PROJECT:

MAXIMIZE ATHLETIC

PERFORMANCE

EXISTING/DEMO SITE PLAN

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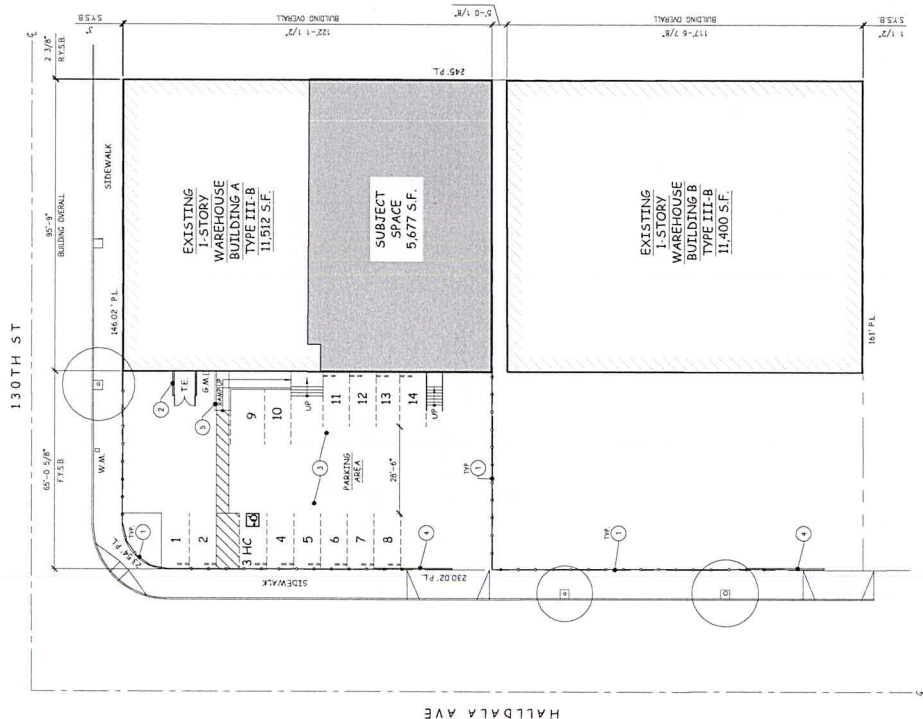
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AI

SITE PLAN KEYNOTES:

- 1 EXISTING CHAINLINK FENCE TO REMAIN. REMOVE EXISTING BARB WIRE AT TOP OF CHAINLINK FENCE. ⚠
- 2 EXISTING TRASH ENCLOSURE TO REMAIN
- 3 EXISTING PARKING LOT TO BE RESTRIPTED PER PROPOSED SITE PLAN
- 4 EXISTING GATE TO REMAIN
- 5 EXISTING ACCESSIBLE RAMP TO REMAIN

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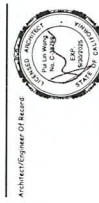
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EXISTING/DEMO SITE PLAN
SCALE: 1/16" = 1'-0"

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

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CONSULTANTS:



Architect/Engineer Of Record

CONDITIONAL USE PERMIT
RESUBMITTAL SET

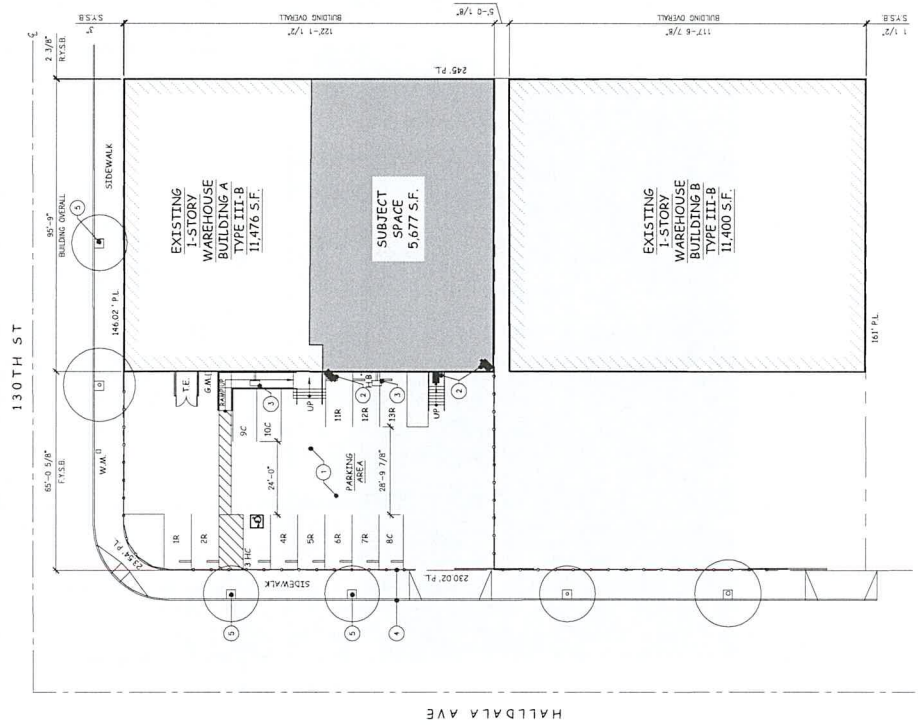
PROJECT
MAXIMIZE ATHLETIC
PERFORMANCE

SHEET TITLE
PROPOSED SITE PLAN,
SECURITY PLAN & EXISTING
SITE LIGHTING PLAN

Scale: 1/8" = 1'-0"
Drawn by: C.W.
Checked by:
Date Printed: 04/10/23
Sheet # 200225-01
A4

SITE PLAN KEYNOTES:

- PROPOSED RESTRICTED PARKING LOT
- PROPOSED SECURITY CAMERA, 3 TOTAL
- EXISTING WALL MOUNTED LED FLOOD LIGHT
- BUILDING ADDRESS TO BE PLACED ON CHAIRLINE FENCE & ON CURB OF SIDEWALK
- PROPOSED TREE



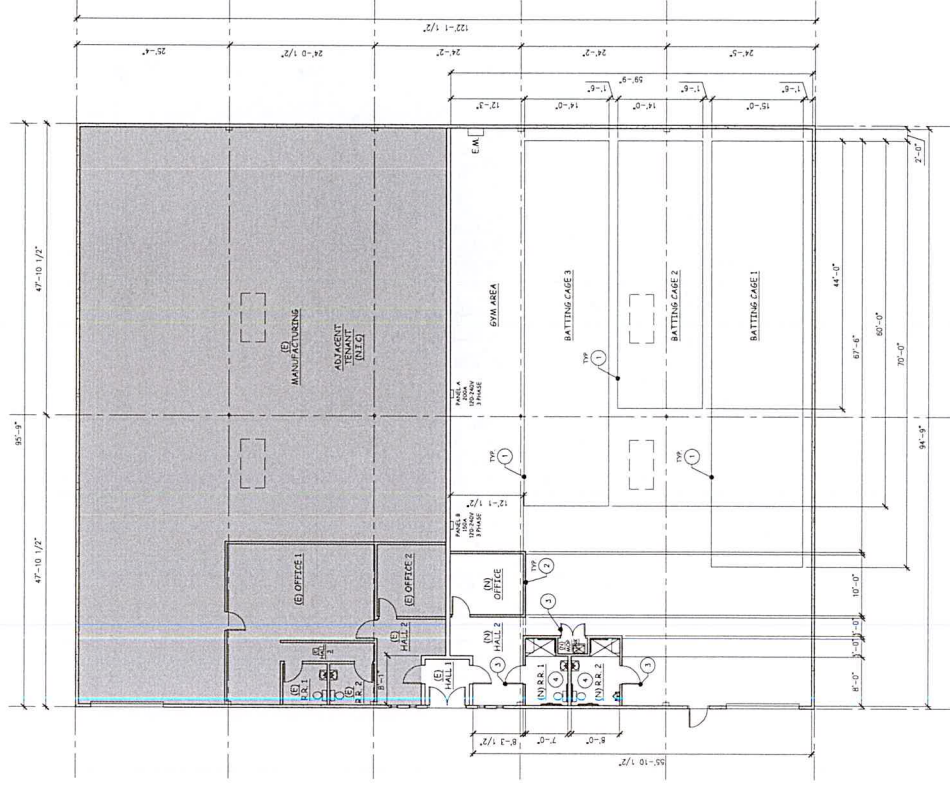
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PLAN LEGEND:

- EXISTING WALL
- EXISTING CONCRETE WALL
- PROPOSED NON-LOAD BEARING WALL

PLAN KEYNOTES:

- PROPOSED BATTING CAGE NETTING
- PROPOSED WALL PER LEGEND
- PROPOSED DOOR
- PROPOSED PLUMBING FIXTURES



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

R.E.A.J.C.W.
ARCHITECTURE
LISA SARIN STREET
STUDIO CITY, CA 91604
TEL: 818.442.0774
WWW.REAJC.COM

MAXIMIZE ATHLETIC PERFORMANCE
13008 HALDALE AVENUE
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TENNANT
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CONTRACT NO. 2022-0015
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MAXIMIZE.AJ@GMAIL.COM

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF R.E.A.J.C.W. ARCHITECTURE. THEY ARE NOT TO BE USED ON ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF R.E.A.J.C.W. ARCHITECTURE. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF R.E.A.J.C.W. ARCHITECTURE IS STRICTLY PROHIBITED. ANY VIOLATION OF THIS AGREEMENT WILL BE BROUGHT TO THE ATTENTION OF THE LEGAL COUNSEL TO THE COMPANY OF R.E.A.J.C.W. ARCHITECTURE.

| REVISIONS | BY | DATE |
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CONSULTANTS:



CONDITIONAL USE PERMIT RESUBMITTAL SET
PROJECT
MAXIMIZE ATHLETIC PERFORMANCE
Sheet Title
PROPOSED FLOOR PLAN

Scale: 1/8" = 1'-0"
Drawn By: CH
Check By:
Date Plotted: 04/07/2023
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EXHIBIT B

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #1-25

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 written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The 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 4. 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 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.

CONDITIONAL USE PERMIT

- CUP1. Conditional Use Permit #1-25 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code (GMC). Utilization shall mean the issuance of a business license.

PLANNING

- PL1. The applicant is permitted to operate an amusement arcade within the facility shown on Exhibit B and shall comply with all provisions under Gardena Municipal Code (GMC) Chapter 5.12. Any violation of the regulations under GMC Chapter 5.12 may result in the revocation of Conditional Use Permit #8-24.
- PL2. The hours of operation of the indoor batting cage facility shall be limited to 8:00 AM to 9:00 PM daily.
- PL3. No special events shall be held at the project site without the applicant obtaining a temporary event permit from the City, and paying all appropriate fees. Temporary events are those that meet the intent and purpose of GMC Section 18.60.010.
- PL4. During hours of operation, pedestrian access from Halldale Avenues shall be made available.
- PL5. The parking lot shall remain open at all times during operating hours. All onsite spaces shall be utilized to the extent feasible before vehicles are turned away from the parking lot. In the event the parking lot is full, vehicles shall be directed to park on the street where parking is available.
- PL6. The applicant shall comply with to all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- PL7. 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.
- PL8. 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.
- PL9. The applicant shall stripe the parking 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.
- PL10. Prior to issuance of a building permit, barbed wire shall be removed from atop the perimeter fencing.
- PL11. All activities must take place within the enclosed building. Loitering outside the tenant suite is prohibited. Patrons should stay indoors while waiting for instructions or to be picked up, and must be supervised by staff.
- PL12. No outdoor storage shall be permitted.
- PL13. The applicant shall be required to notify the City of any changes to the use of the facility.

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, or State law.
- BS5. The applicant shall submit plans and specifications to the Building Division for review.

PUBLIC WORKS

- PW1. All work in the public right of way shall be constructed in accordance with the Standard Plans and Standard Specifications for Public Works Construction, latest edition and the City and State Codes as applicable. This includes supplements thereto and City of Gardena Standard Drawings.
- PW2. Before undertaking any Encroachment/Excavation within the public right of way, the owner must first obtain the applicable permit from the Public Works Engineering Division.
- PW3. Prior to issuance of permits, all public improvements (if any) shall be guaranteed to be installed by the execution of an Agreement for Public Improvements secured by sufficient bond sureties or cash, complete indemnification form, Certification of Insurance (General Liability, Auto & Workers Compensation) naming City of Gardena as additional insured, contractor State License and City Business License.
- PW4. The applicant shall plant 3 new street trees in open tree wells along the property street frontages along West 130th Street and Halldale Avenue. Street tree(s) improvements to be coordinated with City Public Works Superintendent.
- PW5. Contractor/Applicant is responsible for all applicable permits, plan check surety, and other incidental fees pertaining to the proposed project.

Gardena Police Department – Standard Conditions

- PD1. Exterior lighting of all entrances, exits, and parking lot area shall be maintained during hours of operation and darkness. Parking lot lighting fixtures shall be sufficient (minimum one foot-candle, average of two foot-candles) to illuminate the parking lot to monitor activity as well as be fully shielded and directed to confine illumination entirely on parking areas of the subject site.

Maximize Athletic Performance certifies that he/she/it has read, understood, and agrees to the Project Conditions listed herein.

Maximize Athletic Performance, Representative

By

Date

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6706** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **10th day of June 2025**, and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS LOVE AND FRANCIS, MAYOR PRO TEM
TANAKA, COUNCIL MEMBER HENDERSON AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for _____
City Clerk of the City of Gardena, California



(SEAL)