

## **RESOLUTION NO. PC 9-25**

**A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #5-24, SITE PLAN REVIEW #3-24, TENTATIVE PARCEL MAP #1-24, AND ENVIRONMENTAL ASSESSMENT #15-24 TO APPROVE THE USE OF WAREHOUSING IN A GENERAL INDUSTRIAL (M-2) ZONED PROPERTY, THE REDEVELOPMENT OF AN EXISTING 233,634 SQUARE FOOT SINGLE-TENANT WAREHOUSE BUILDING TO CONSTRUCT FOUR (4) NEW WAREHOUSE BUILDINGS TOTALING 223,509 SQUARE FEET, TO MERGE EIGHT (8) LOT-TIED PARCELS INTO ONE (1) PARCEL, AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES PURSUANT TO SECTION 15302(b) UNDER CLASS 2 AS A REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURE AND FACILITIES.**

**1855 WEST 139<sup>TH</sup> STREET  
(APN: 4061-025-130)**

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

### **SECTION 1. RECITALS.**

A. In August 2024, Applicant Terreno 139<sup>th</sup> LLC., represented by Hayes Graham, submitted an application for a conditional use permit, site plan review, and tentative parcel map, to permit the operations of a warehouse upon redevelopment of an existing 233,634 square foot warehouse building to construct four (4) new warehouse buildings totaling 223,509 square feet and to merge eight (8) lot-tied parcels into one (1) lot (the "Project") at 1855 West 139<sup>th</sup> Street (the "Subject Property"); and

B. The General Plan Land Use Plan designation of the Subject Property is Industrial, and the zoning is General Industrial (M-2); and

C. The Subject Property is bounded by West 139<sup>th</sup> Street to the south, South Western Avenue and private property to the east, and private property to the north and west; and

D. The City, through Kimley-Horn and Associates, Inc., prepared a Technical Memorandum for a notice of exemption for the Project; and

E. On June 17, 2025, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time the Planning and Environmental Quality Commission approved staff's request, by a vote of 3-0, to open and continue the public hearing, to the regularly scheduled meeting of Planning and Environmental Quality Commission on July 15, 2025, at 7:00 PM in the Council Chamber.

F. On July 15, 2025, the Planning and Environmental Quality Commission conducted the continued public hearing, has 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 #5-24 (CUP #5-24) FINDINGS**

Warehouse uses in the M-2 zone require a conditional use permit (CUP) and conformance with the requirements set forth in Gardena Municipal Code section 18.46.030.C.18. This Commission hereby approves Conditional Use Permit #5-24 for the warehouse use based on the following findings and subject to the conditions of approval attached hereto as Exhibit A.

### **A. 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 conditional use permit. 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. This classification does not include self-storage facilities but does include the storage of products for wholesale distribution. The applicant’s proposal for the new industrial buildings is designed to accommodate industrial uses, including warehousing. However, it does not include cold/refrigerated storage of goods and is conditioned to prohibit any uses, deliveries, or tenant improvements that use a tenant space as cold/refrigerated storage.

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 buildings are designed to accommodate up to 15 tenants for industrial uses that allow all activities to be contained within the enclosed structure and loading areas that are oriented away from the public rights-of-way. The site is located in a predominantly industrial area. The surrounding uses include manufacturing, wholesale, maintenance services, and other similar warehouse facilities along with the City of Gardena’s Transportation Department, GTrans. The Project is an improvement to the property as the Project removes the 60-year-old building which is replaced with four (4) new tilt-up shell industrial buildings totaling 223,509 sf. The Project is not detrimental to the public health, safety, or welfare. As shown in Tables 4a-4f, the Project is compatible

with various goals and policies of the City's Land Use Plan, Economic Development Plan, Community Design Plan, Circulation Plan, Conservation Plan, Public Safety Plan, and Noise Plan.

**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 L-shaped property has a total area of 11.10 acres with property dimensions of 660 feet by 627 feet with an additional dimension of approximately 285 feet by 247.19 feet. As shown in the analysis of the site plan, the Project meets or exceeds all minimum development standards of the M-2 zone, including setbacks, walls, fencing, landscaping, and parking. The Project meets all requirements for a warehouse use set forth in GMC section 18.46.030.C.18.

**D. 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 existing property has not experienced issues with traffic for the existing warehouse use, nor are there impacts to the adjacent streets, as the existing property has ample parking for the business with the main entrance driveways located on West 139th Street and emergency access streets on Saint Andrews Place and West 137th Street.

The expected traffic generated for the use of warehousing with ancillary office use is expected to have a net reduction, if not, the same level of traffic as the existing use in accordance with Appendix 6: Trip Generation and Vehicle Miles Travelled. The Project proposes the continued use of Saint Andrews Place and West 137th Street as emergency access with as-needed passenger vehicle access for the businesses, relocation of the two existing driveways along West 139th Street to accommodate the new circulation plan and main driveway entrances, and a new driveway along South Western Avenue for non-commercial vehicles only.

The Circulation Plan of the Gardena Municipal Plan designates West 139th Street as a collector roadway, South Western Avenue as an arterial roadway, and Saint Andrews Place and West 137th Street as local streets.

Collector roadways are intended to move traffic from a local roadway to a secondary roadway. They provide access to all types of land uses and generally have no

limitations on access. Parking is generally allowed during most hours. The right-of-way width of this roadway type is variable but generally averages 60 feet and carries less than 15,000 vehicles per day. A condition is included to have the driveway gate and fence at the entrances of Saint Andrews Place and West 137th street remain closed and only be accessible by the business tenants during operating hours to deter patrons from entering those streets and instead utilize either South Western Avenue and West 139th Street as the main entrances into the property.

Arterial roadways are the principal urban thoroughfares that provide a linkage between activity centers in the City to adjacent community and other parts of the region and provide intra-city mobility, with a typical right-of-way width of approximately 100 feet and are designated to move large volumes of traffic, typically in the range of 40,000 to 60,000 vehicles per day.

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.

Therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the uses.

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

The conditions of approval for Conditional Use Permit #5-24 (Exhibit A), ensures that the warehouse use is compatible with, and not detrimental to, the surrounding uses in the vicinity.

In addition to the above findings, pursuant to GMC section 18.46.030.C.18, the Project satisfies the following requirements which apply to all warehouse uses in the industrial zones:

- 1. Loading and unloading. Loading and unloading activities shall take place in areas designed and permanently designated solely for such purpose;**
  - a. Loading spaces shall be designed so as to permit vehicular and truck traffic to move into and out of the loading spaces without backing into or upon a street;**

The loading and unloading areas are located between the east and west interior building faces and are oriented away from public view. There are 18

loading docks and 14 overhead bay doors with concrete ramps. Each loading space is designed to allow commercial vehicle traffic to move into and out of the loading spaces without the backing of any truck into or upon parking spaces. Each loading dock space has a dimension of approximately 10 feet in width by 65 feet in length and are cleared to the sky. The loading has a backup clearance of approximately 50 feet. There is no loading space that backs into or upon a public street or alley.

- b. Truck loading areas shall be screened from public view by an eight-foot high wall, accessory structures, or landscaping and foliage so arranged to conceal the loading facility;**

The loading and unloading areas are located between the east and west interior building faces and are oriented away from public view and not visible from the public right-of-way.

- 2. Setbacks. Landscape setbacks of at least ten feet shall be required along all street frontages, except alleys;**

The applicant proposes to replace all the existing landscaping located along the front property lines of West 139th Street and South Western Avenue with ten feet of landscaping that includes 36" boxes of Australian willows and water gums, along with various five-gallon shrubs and one-gallon ground-covering plants.

- 3. Fencing. Barbed wire shall not be used in areas visible to the public;**

The applicant's proposal does not include the use of barbed wire. Further, a condition has been added to prohibit barbed wire from being used in areas visible to the public right-of-way.

- 4. Driveways. Driveways must be at least forty-five feet wide;**

The Project includes the relocation of two driveways along West 139th Street to be used by both commercial and non-commercial vehicles with a dimension of 45 feet and six inches. The new driveway along South Western Avenue is 30 feet and six (6) inches, to be used for only non-commercial vehicles. Further, a condition has been added to prohibit commercial vehicles from using the driveway located along South Western Avenue.

**5. Parking. Customer parking must be separate from truck parking and loading areas;**

The applicant is proposing 357 parking stalls including 25 accessible spaces, 68 electric vehicle spaces, and 18 electric vehicle charging station spaces. These parking spaces are located throughout the Project area with parking areas in front of each tenant space as well as along the fronts of West 139th Street, South Western Avenue and to the rear and eastern side of the property. The parking areas are available to both employees and customers. Truck parking and loading areas are separated from customer parking.

**6. Applicant shall be required to pay an annual service impact fee to be imposed in accordance with the Mitigation Fee Act (Government Code Section 6600 et seq.);**

In accordance with Mitigation Fee Act, mitigation fees are imposed as a one-time charge based on whether the development is a new type of use or expanding square footage on the property. The applicant is proposing the same type of warehousing use carried through from the existing business, with a reduction in square footage by approximately more than 10,000 sf. Therefore, no mitigation fee is required from the applicant as there is no new use or expansion of square footage on the property.

**SECTION 3. SITE PLAN REVIEW #3-24 (SPR #3-24) FINDINGS**

A site plan review (SPR) is required under Gardena Municipal Code section 18.44.010 as this Project also requires a CUP. This Commission hereby approves Site Plan Review #3-24 dated May 20, 2025, attached hereto as Exhibit B, as presented to the Commission based on the following findings and is subject to the conditions of approval attached hereto as Exhibit A.

**A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable standards.**

The Commission accepts the facts presented by City in the staff report and incorporates them by reference into this Resolution. The Commission finds that the physical location, size, massing, setbacks, pedestrian orientation, and placement of structure within the Project and location of the uses are consistent with applicable standards in the Gardena Municipal Code.

**B. The Development is consistent with the intent and purpose of the general plan and provisions of the municipal code.**

The General Plan Land Use designation is industrial which is designed for a wide variety of clean and environmentally friendly industries, technology-related uses and supporting facilities and business parks. The warehousing use replaces the 233,634 square feet of building space that was built between 1965 and 2003 and most recently was occupied by a warehouse and distribution center for home furniture. The new development that replaces the existing warehouse facility is built with the most current building standards as conditioned in Exhibit A. Additionally, the Project results in the same number of vehicular trips, reduced GHGs and other pollutants as referenced in the Technical Memorandum (Attachment B).

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

Police protection services in the City are provided by the Gardena Police Department (PD). Gardena PD operates out of the Civic Center located at 1718 West 162nd Street, approximately 1.7 miles south of the Project site. The Project site is already within the PD service area, and once operational, the Project would continue to be served by the PD. Fire protection and emergency medical response services in the City are provided by the Los Angeles County Fire Department (LACFD). The Project site is served by Fire Station No. 159, at 2030 West 135th Street, approximately 0.59 miles west of the site. The Project site is already within the LACFD service area, and once operational, would continue to be served by LACFD. Therefore, the City's current health and safety services and public infrastructure are sufficient to accommodate the new development.

**D. The project is compatible with the surrounding sites and neighborhoods.**

The Project is located in an area of the City that is zoned for and has been developed for industrial uses. The Project is keeping within the development pattern of the area and does not have any impacts on the general welfare of the City.

**E. The project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.**

The Project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) section 15302(b) under class 2, as a

replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Findings for the categorical exemption can be found in Section 5, California Environmental Quality Act Findings.

#### **SECTION 4. TENTATIVE PARCEL MAP No. 84649 (TPM #1-24) FINDINGS**

Tentative Parcel Map No. 84649, dated May 19, 2025, as shown on Exhibit C, merges the existing eight (8) lot-tied parcels into one (1) single 11.19 acre lot is hereby approved, subject to the conditions of approval attached as Exhibit A, based on the fact that none of the findings which would prohibit the approval of a map are present and the map satisfies the requirements of the Gardena Municipal Code Chapter 17.08 and Government Code sections 66474, 66473.1, and 66473.5. This Commission does not find any of the following:

- 1. The proposed map and design and improvement of the proposed subdivision is not consistent with applicable general and specific plans (Government Code § 66474.a-b).**

The General Land Use Plan and zoning map currently designate the Project site as Industrial and General Industrial (M-2) zone respectively. The Project involves the demolition of a 233,634 sf industrial warehouse and are replaced with industrial warehouses totaling 223,509 sf of the same use. The Project is consistent with the Land Use Plan of the Community Development Element of the General Plan. There are no applicable Specific Plans.

- 2. The site is not physically suitable for the type or density of development (Government Code § 66474.c-d).**

The site is approximately 11.10-acres and is serviced by all necessary utilities. The zoning of the property allows for a maximum Floor Area Ratio (FAR) of 1.0. The parcel does not exceed the maximum FAR as shown in Table 5. The site is seen as physically suitable for the type of density of development.

- 3. The design of the subdivision or the proposed improvements are likely to cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Government Code § 66474.e-f).**

The property is currently developed with an industrial warehouse and surface parking. There is no natural environment, fish, or wildlife in the area that will be



harmed. As the existing industrial warehouse already exists, the merger of the eight (8) lot-tied parcels into one (1) single lot for financing and ownership purposes is not expected to cause any substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**4. The design of the subdivision or type of improvements will conflict with public access easements (Government Code § 66474.g).**

There are currently 12 public access easements on the subject property. The merger has been designed in a way to adequately maintain all public easements, whether it be for pedestrian, vehicle, road, or utility access. The main vehicle and pedestrian accesses are fronting both South Western Avenue and West 139<sup>th</sup> Street. The Project does not restrict access into the lot and does not limit access to the different easements on the property.

**5. The design of the subdivision provides for, to the extent feasible, future passive or natural heating and cooling opportunities (Government Code § 66473.1).**

During winter, an east-west alignment of parcels provides for southern exposure to the winter path of the sun. During summer, the general direction of the prevailing winds are expected to allow natural and passive cooling benefits. The buildings allow for passive exposure.

Additionally, all buildings comply with Title 24 requirements, including CalGreen standards, as adopted by the City, which requires each unit to provide a right-sized photovoltaic system.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval, the merging of the tied lots are consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

**SECTION 5. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #15-24) FINDINGS**

The Project is exempt from the provisions of CEQA, pursuant to the following exemption as demonstrated by the Technical Memorandum attached hereto as Attachment B:

- A. The Project will demolish 233,634 sf of industrial warehouse use and, in its place, construct and operate 223,509 sf of the same use. Therefore, the Project replaces existing structures and facilities and the new structures would be located on the same site as the replaced structure and would substantially have the same purpose and capacity as its current use. The facility improvements are determined

not to have a significant effect on the environment and, therefore, are found to be categorically exempt from CEQA per section 15302(b) under Class 2; see the attached CEQA Compliance Technical Memorandum ("TM") (Attachment B).

- B. None of the exceptions to the exemption set forth in CEQA Guidelines section 15300.2 apply to the Project. The location exception is not applicable because it pertains to Classes 3, 4, 5, 6, and 11, and this Project is using a Class 2 exemption. There are no cumulative impacts from successive projects of the same type in the same place; the closest similar project is the approved but not yet constructed Gardena Industrial Center project, located approximately 0.25-miles east of the Project at 1600 West 135th Street.
- C. The TM prepared for the Project examined impacts relating to VMT, noise, air quality, and greenhouse gases (GHG). The VMT assessment prepared by the applicant's traffic engineer and peer reviewed by Kimley-Horn qualitatively analyzed VMT and found that because the square footage was being reduced by 10,125 sf, there would be a net reduction in trips and therefore no VMT impact. (See Appendix 6 to Attachment B.) The Project's air quality and GHG impacts were analyzed and were found to be less than significant (see Appendices 1 and 2 to Attachment B). Noise impacts were also found to be less than significant. (See Appendix 4 to Attachment B).
- D. The Project is not located along any state-designated scenic highway nor within any designated hazardous waste site. Even though it was not required, a health risk assessment was prepared which shows no significant impacts. (See Appendix 3 to Attachment B.) The building where the warehouse Project is located is not considered a historical structure as evidenced by the cultural resources report prepared for the Project. (See Appendix 5 to Attachment B).
- E. The TM demonstrates that there are no significant impacts or unusual circumstances related to the approval of this Project. Therefore, the Project is categorically exempt from CEQA.

## **SECTION 6. 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 7. 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 8. 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 162<sup>nd</sup> Street, Gardena, California 90247. Mr. Tsujiuchi's email is gtsujiuchi@cityofgardena.org and his phone number is (310) 217-9530.

**SECTION 9. EFFECTIVE DATE.**

This Resolution shall take effect immediately

**SECTION 10. CERTIFICATION.**

The Secretary shall certify the passage of this resolution.

**PASSED, APPROVED, AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.**

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RONALD WRIGHT-SCHERR, CHAIR  
PLANNING AND ENVIRONMENTAL  
QUALITY COMMISSION

ATTEST:

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

Exhibits:

- [Exhibit A – Conditions of Approval](#)
- [Exhibit B – Project Plans](#)
- [Exhibit C – Tentative Parcel map No. 84649](#)

Attachment B – Technical Memorandum

- [Appendix 1 – Air Quality Modeling Data](#)
- [Appendix 2 – Greenhouse Gas Modeling Data](#)
- [Appendix 3 – Health Risk Assessment](#)
- [Appendix 4 – Noise Modeling Data](#)
- [Appendix 5 – Historical Resources Assessment](#)
- [Appendix 6 – Trip Generation and Vehicle Miles Travelled Memorandum](#)

CERTIFICATION

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the \_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote of the Planning and Environmental Quality Commission.

AYES:

NOES:

ABSENT:

Certification by: \_\_\_\_\_

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