



MEMORANDUM

To: Kevin La, Planning Assistant
City of Gardena Planning Department
1700 West 162nd Street, Gardena, CA 90247

From: Max Bieber and Jessica Mauck, MA, RPA
Kimley-Horn and Associates, Inc.
3801 University Ave., Ste 300, Riverside, CA 92501

Date: May 21, 2025

Subject: Historical Resources Assessment for the Terreno Industrial Center
Project in the City of Gardena, Los Angeles County, California

At the request of the City of Gardena ("City"), Kimley-Horn and Associates, Inc. (Kimley-Horn) conducted a Historical Resources Assessment of the Terreno Industrial Center Project (Project) located in the City of Gardena, County of Los Angeles ("County"), California. This study was completed to support the City's review of potential impacts to historical resources within the property as a result of the proposed Project. A records search, literature review, and field survey were conducted for the Project site to identify and record any historic built environment resources that could be adversely impacted by the Project. In addition, recorded properties were evaluated to assess for potential eligibility for listing within the California Register of Historical Resources (CRHR) and to identify if they meet the definition of a "historical resource" under the California Environmental Quality Act (CEQA). One resource was identified as a result of this study, KHA-GAR-25-01, consisting of a historic-aged industrial building originally constructed in 1965 and extensively remodeled in 1978. Kimley Horn does not recommend KHA-GAR-25-01 as eligible for listing in the CRHR under Criteria 1-4.

Project Description

The Project site is within the northwestern portion of the City of Gardena near the corner of Western Avenue and West 139th Street (Figure 1). The Project site is comprised of eight lots tied together to form a single parcel (APN 4061-025-130) totaling 11.10 acres. The Project site is fully improved and occupied by two connected concrete tilt up warehouse buildings totaling 233,634 square feet (SF) with 35 loading docks to accommodate 53-foot truck trailers, as well as associated improvements and

landscaping; see Figure 2: Project Site. The existing warehouse buildings have been occupied by the same tenant, Z Gallerie, since 1997 and used as their corporate headquarters, administrative offices, manufacturing/ assembly and furniture warehousing storage for nationwide distribution.

The Project proposes to demolish all existing structures and site improvements and construct three multi-tenant industrial buildings totaling 223,509 SF and designed to accommodate a range of industrial uses for 15 tenants. Access improvements include relocating two existing driveways along West 139th Street, constructing one new driveway at the site's southeastern end with access to Western Avenue, and improving the existing driveway access to the Saint Andrews Place and 137th Street cul-de-sacs. Offsite improvements involve removing and replacing sidewalks and curbs along the Project site's 137th Street, 139th Street, and Western Avenue frontages, and establishing a street easement with the City's Public Works Department for the property's northeastern portion to create a 40-foot radius at the 137th Street cul-de-sac on West 137th Street.

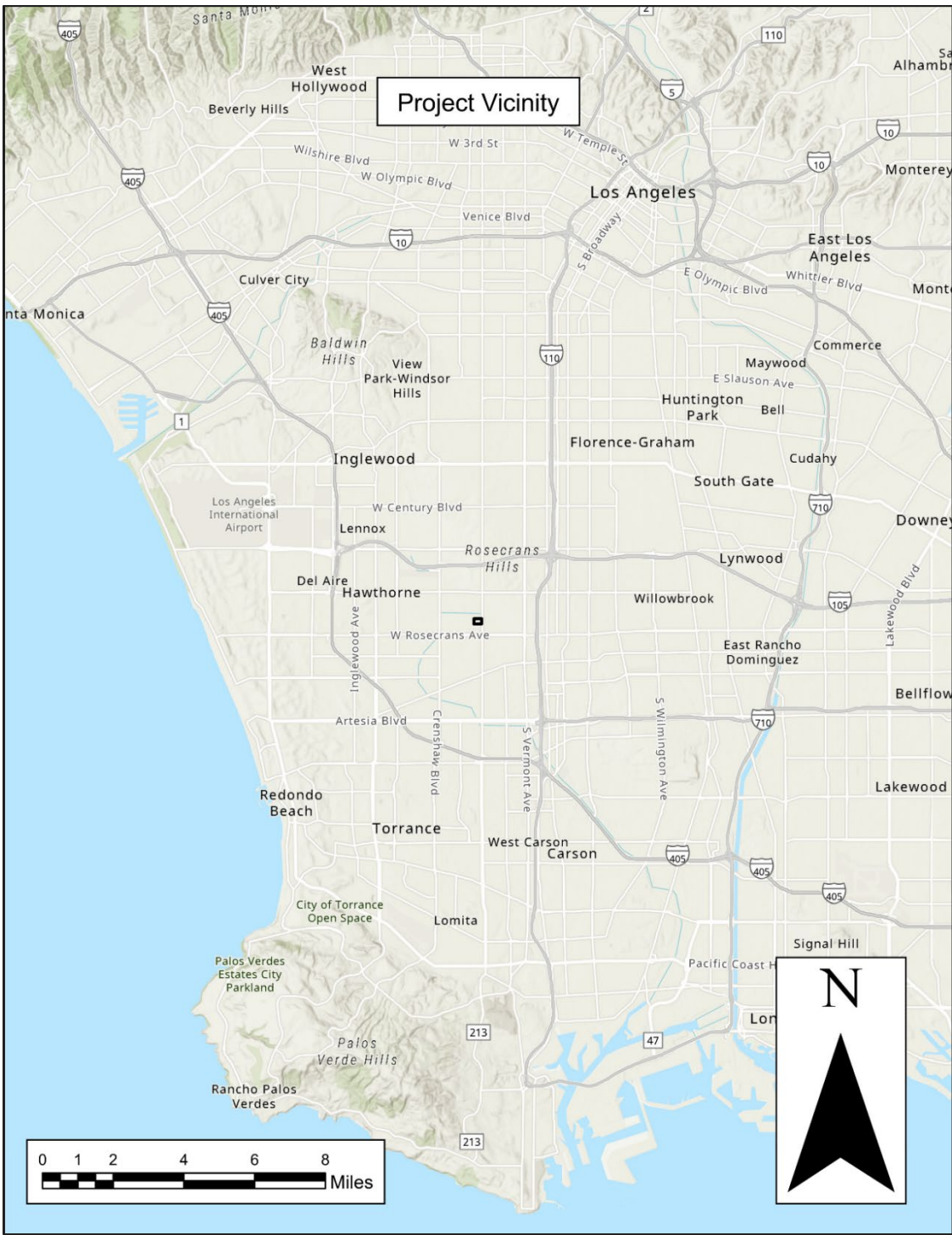


Figure 1: Project Vicinity



Figure 2: Project Site

Natural Setting

The Project is located within the Los Angeles Basin and is bounded on the northeast by the Puente Hills approximately 16 miles to the northeast and the Pacific Coast to the approximately 6 miles to the west and 11 miles to the south. The Compton Fault, which trends coast to coast northwest/southeast through Lomita, is located southwest of the Project site. The Dominguez Channel is located to the south, where it flows southeast toward Long Beach (USGS). The Project site naturally consists of younger Pleistocene-aged alluvial deposits (Qoa) (Saucedo et al. 2016). The area, like much of California, contains a unique and diverse climate and environment. This regional diversity provided Native Californians the ability to exploit a range of different plants, animals, and natural resources.

Cultural/Historical Setting

The proposed Project site is located within the ancestral territory of the Gabrieleño/Tongva. Although Alfred Kroeber recorded the territories of southern California tribes in 1925, the ancient territorial borders remain vague for two reasons: first, territorial boundaries were flexible and, secondly, indigenous borders and land use were not recorded until after European contact destroyed native lifeways. Although firm and defining borders cannot be known, archaeological, ethnographic, and historic evidence exists to support the prehistoric use by the Gabrieleño/Tongva (Gabrieleño [Tongva] Band of Mission Indians).

After the decimation of the Gabrieleño/Tongva population, including the removal of many to the San Gabriel Mission established in 1771, the Project site was included within the Rancho San Pedro Spanish land grant established in 1800. It was then later named the Rosecrans Rancho when 16,000 acres of the land grant was purchased by Union Army Major General William Starke Rosecrans after the Civil War. The area of present-day Gardena saw the beginnings of modern growth by the late 1800s and was officially incorporated as the City of Gardena in 1930. By that time, the City was well-established as a small farming community, with berries highlighted as its most popular crop (LA County Library). In 1936, the first card room was established within the City by Ernest J. Primm. At the same time, the City became home to many Japanese-Americans, both before and after their Federally-ordered internment from 1942 to 1945. This population, as well as many other blue-collar workers from the fringe of Los Angeles, played a large role in creating a fairly robust economy for the City through use of legal cardrooms from the 1930s to 1980, at which time the industry

suffered as a result of poker legalization in nearby areas (Ferrell 1998). During this same era, particularly in the mid-century, the City saw a shift away from agricultural to industrial uses as a result of its proximity to a robust freeway network, Los Angeles International Airport, coastal ports, and the general Los Angeles area. Today, the City of Gardena remains an active residential and business community, with the Japanese-American population contributing to one of the largest concentration of Japanese companies within the mainland United States in Los Angeles' South Bay (LA County Library).

Literature Review

Kimley-Horn cultural resources management staff conducted a cultural resources records search for the Project site plus a 0.5-mile buffer at the South Central Coastal Information Center (SCCIC) on January 16, 2025 (Figure 3: Project Site with the 0.5-mile Record Search Buffer). The record search noted that four (4) previous cultural studies have been conducted within 0.5 miles of the Project site, however, none that intersected with the Project site (Appendix A: SCCIC Record Search Results). One (1) previously recorded cultural resource was identified within the 0.5-mile buffer, 19-190623, located at 13200 S. Western Avenue, 0.35 miles northwest of the Project site. The resource consists of a professional building constructed in the Modern/Contemporary style, originally constructed in 1961.

In addition to the records search at the SCCIC, Kimley-Horn reviewed available historical and topographic maps and aerial imagery to ascertain the level of existing disturbance, as well as to identify the presence of any built historic resources, within the Project site. Historic topographic maps from 1896 show the Project was undeveloped and located at the base of a small hill. By 1927, the Project site had been developed as part of the Dycer Airport (Figure 4: 1927 Commerce Department Airway Bulletin depicting Dycer Airport).

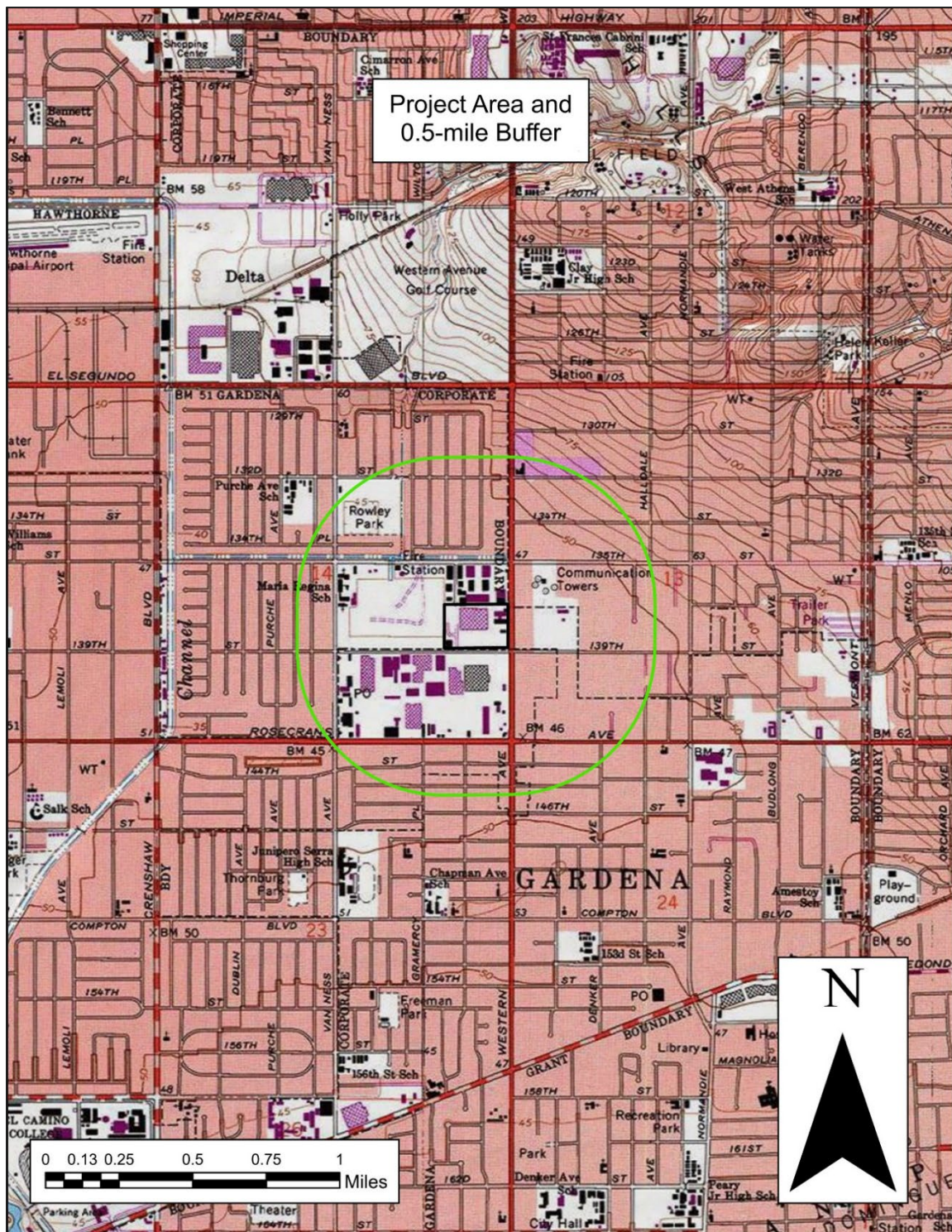


Figure 3: Project Site with the 0.5-mile Record Search Buffer

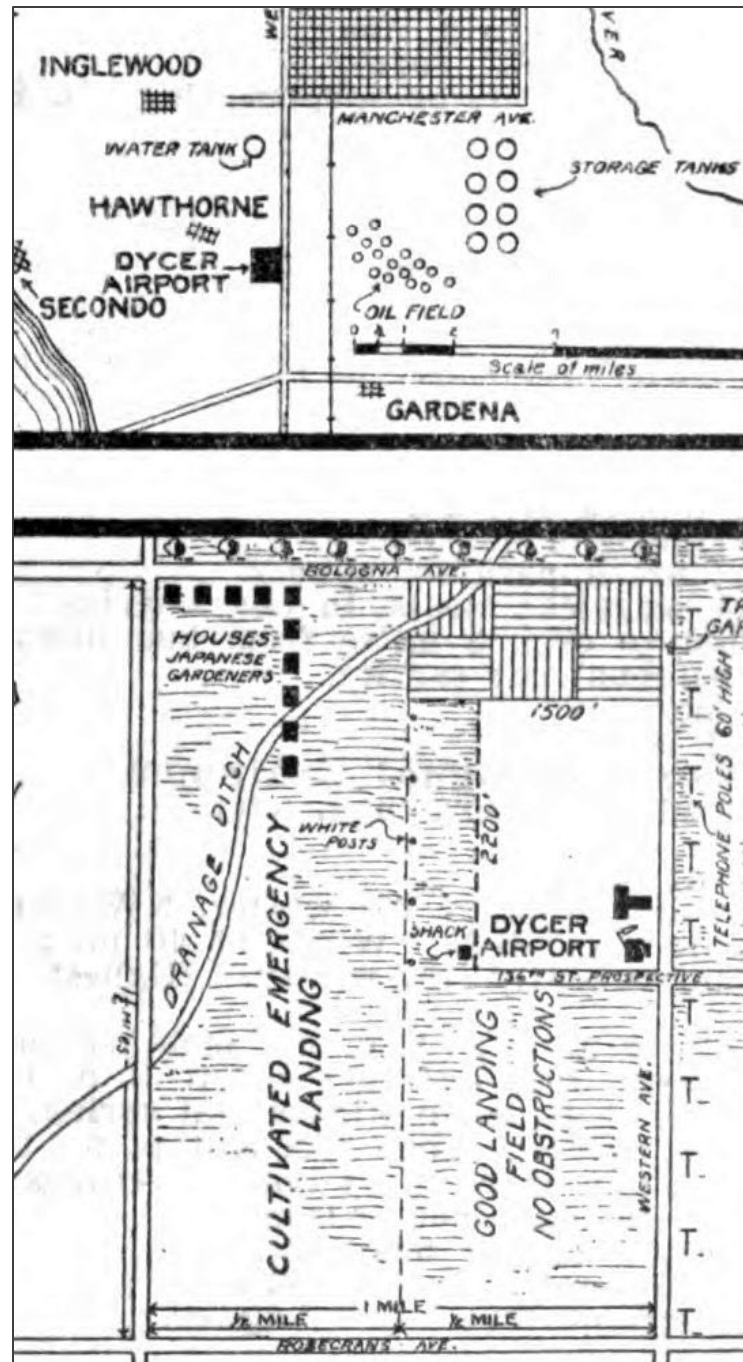


Figure 4: 1927 Commerce Department Airway Bulletin depicting Dycer Airport

Dycer Airport was developed by Charles Dycer and was damaged by flooding in 1930 (Figure 5: Flooded Dycer Airport, circa 1930 (Freeman 2016), Freeman 2016). By 1939, the Airport was renamed to Western Avenue Airport and consisted of three runways in an “X” configuration. The airport flooded once again in 1940 (Figure 6: Flooded Western Avenue Airport, 12/24/1940, Freeman 2016). By 1946, the airport was again renamed to “Gardena Valley Airport.” In a 1950 aerial photo, the Gardena Valley Airport is shown having an east/west configuration with the largest runway being 2,600 feet in length (Figure 7: Gardena Valley Airport, Aerial view looking north, 1950). The 1952 aerial imagery shows the Project site was still a part of the airport and included the southeast portion of the airfield and two hangars (Figure 8: 1952 Historic Aerial Imagery).

By 1954, the airfield had ceased operations, and the Project site had been redeveloped with a quarter-mile oval racetrack known as Gardena Stadium. The Stadium operated from 1954 to 1962 and hosted various events, including National Association for Stock Car Auto Racing (NASCAR) races (Figures 9: Race at Gardena Stadium, circa 1958 and Figure 10: 1963 Historic Aerial Imagery). In 1965, the racetrack was demolished, and an industrial warehouse was constructed in its place, which remains on the Project site today (Freeman 2016). The 1972 aerial imagery shows the redeveloped Project site with the 1965 industrial warehouse building, adjacent parking lot, and water feature. It also showed one additional building present in the southwest corner of the Project site, though it was demolished sometime between 1980 and 1985 (Figures 11: 1972 Historic Aerial Imagery, Figure 12: 1980 Historic Aerial imagery, and Figure 13: 1985 Historic Aerial Imagery). Around that same time, a water tower was constructed in the northwest corner of the Project site and a guard booth was constructed at the south entrance of the Property, both of which remain on the property (Figure 13). The Project site only had minimal changes until 2003, when a second industrial warehouse building was constructed immediately south of the existing warehouse (Figure 14: 2003 Historic Aerial Imagery). The site remains in a similar condition today as it did after 2003 modifications (Figure 15: 2022 Historic Aerial Imagery).

Field Survey

Kimley-Horn cultural resources management staff conducted a field survey of the Project site on January 28, 2025, to document historic-aged built environment resources on the property. Four buildings/structures were located within the Project site, though only one building, a warehouse constructed in 1965, was identified as a

historic aged resources during review of the literature (Figures 16: Aerial Imagery Outlining KHA-GAR-25-01 and Figure 17: Loading Area, Western Façade of KHA-GAR-25-01). This resource was recorded during the field survey as KHA-GAR-25-01 (Appendix B: Site Records).



Figure 5: Flooded Dycer Airport, circa 1930 (Freeman 2016)



Figure 6: Flooded Western Avenue Airport, 12/24/1940 (Freeman 2016)



Figure 7: Gardena Valley Airport, Aerial view looking north, 1950 (Freeman 2016)



Figure 8: 1952 Historic Aerial Imagery



Figure 9: Race at Gardena Stadium, circa 1958



Figure 10: 1963 Historic Aerial Imagery



Figure 11: 1972 Historic Aerial Imagery



Figure 12: 1980 Historic Aerial imagery



Figure 13: 1985 Historic Aerial Imagery

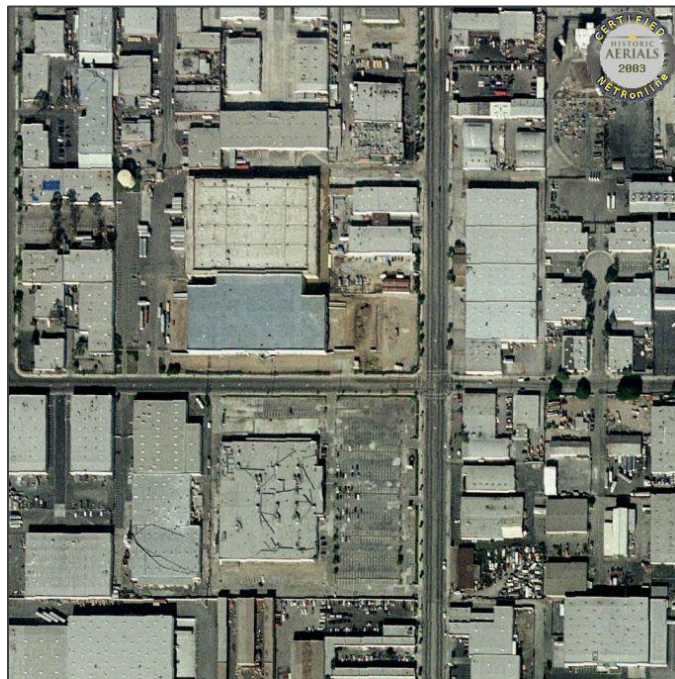


Figure 14: 2003 Historic Aerial Imagery

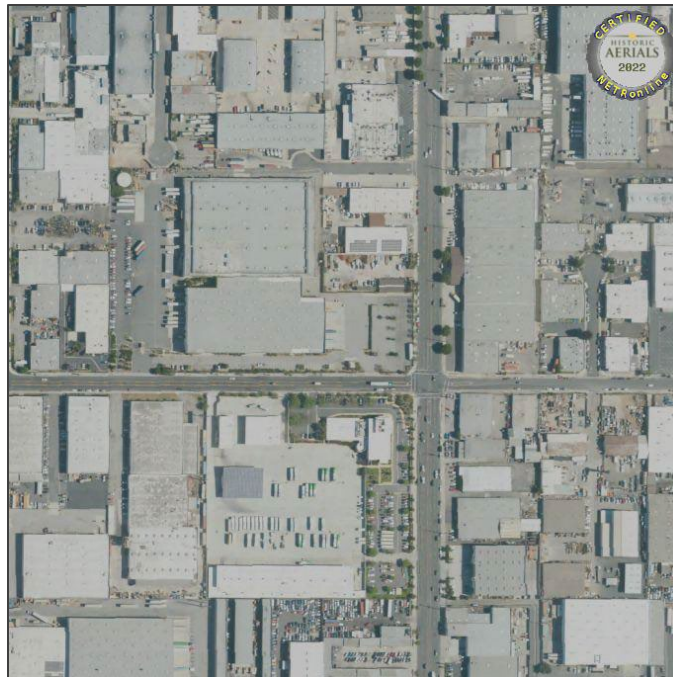


Figure 15: 2022 Historic Aerial Imagery



Figure 16: Aerial Imagery Outlining KHA-GAR-25-01



Figure 17: Loading Area, Western Façade of KHA-GAR-25-01

Site Description

Prior to development of the Project site as an industrial warehouse facility, the Project site functioned as an airport from 1927 until 1954, and then as an automobile racetrack until 1962. It was then developed for industrial use, to include the construction of KHA-GAR-25-01. This resource was recorded as a large, rectangular industrial building that was originally constructed in the vernacular style with a wooden frame, a concrete foundation, and a mixture of stucco/wood cladding (Appendix B). Records did not identify the original architect or designer, however records did note that the building was re-constructed from its original 1965 construction with an effective year of 1978 (LA County Assessor). It was developed as a part of a large-scale shift in the immediate area's land use to industrial, which was a consequence of its location to the greater Los Angeles area, including shipping ports and the Los Angeles International Airport, and a large freeway network (LA County Library).

Evaluation

As a part of this study, KHA-GAR-25-01 was evaluated for eligibility for listing in the CRHR. To be eligible for listing in the CRHR, a resource must meet at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Is associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of a master; or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Though the City of Gardena has not yet developed a Citywide Historic Context Statement under which to evaluate historic built environment resources in relation to the above-referenced criteria, the nature and location of KHA-GAR-25-01 indicates it would likely fall under a theme related to mid-century industrial growth within the City. However, research did not indicate this resource was particularly significant in its association with this period and is not otherwise associated with individuals or events that have made a significant contribution to broader California history. As such, the Project site is not recommended eligible for listing in the CRHR under Criteria 1 or 2. Additionally, research did not identify the original designer/architect of the building, and its construction in the vernacular does not embody any particular characteristics that would otherwise indicate that it is of architectural value. As such, the Project site is not recommended eligible for listing in the CRHR under Criterion 3. Furthermore, the resource is a well-known resource type that is not likely to yield information important to history and, as such, is not recommended eligible for listing under Criterion 4.

In addition to its lack of recommended eligibility under CRHR criteria, it is important to note that the structure's re-development in 1978 greatly compromised its physical integrity and, despite maintaining the same general footprint, the building is no longer representative of its original 1965 construction. As such, this resource is not recommended eligible for listing in the CRHR and, consequently, it does not meet the definition of a "historical resource" under CEQA.

Recommendations

Kimley-Horn did not identify any “historical resources” within the Project site as a part of the Historical Resources Assessment. Additionally, though this assessment was focused on the presence of historic built environment resources, the history of development and physical impacts to the Project site indicate a low likelihood for the presence of intact archaeological resources. However, it is recommended that Project include conditions that outline process for the inadvertent discovery and treatment of archaeological resources, as well as conditions outlining the process for inadvertent discovery of human remains referenced in California State Health and Safety Code 7050.5 and Public Resources Code Section 5097.98. The City’s standard Condition of Approval for the Inadvertent Discovery of Unknown Archaeological Resources and applicable language included in Gardena Municipal Code (GMC) 18.42.210 is below:

1. Native American/Tribal Cultural Resources

- a. If Native American or tribal cultural resources are found on the site, the Applicant shall enter into a cultural resources treatment agreement with a local Native American tribe traditionally and culturally affiliated with Gardena that is acknowledged by the Native American Heritage Commission, which shall address the following:
 - i. Treatment and disposition of cultural resources;
 - ii. Designation, responsibilities, and participation of professional tribal monitors during grading, excavation and ground disturbing activities;
 - iii. Project grading and development scheduling;
 - iv. Terms of compensation for the tribal monitors;
 - v. Treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site;
 - vi. Tribal monitor’s authority to stop and redirect grading in order to evaluate the significance of any potential resources discovered on the property, and to make recommendations as to treatment; and
 - vii. The Applicant’s agreement to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the tribe for proper treatment and disposition; and the Applicant’s agreement that all tribal sacred sites are to be avoided and preserved.

2. Archaeological Resources

- a. If any archaeological materials are encountered during the course of Project development, all further development activity in the vicinity of the materials shall halt and the services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact;
- b. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource; and
- c. The Project Applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study, or report.
- d. Project development activities may resume once copies of the archaeological survey, study or report are submitted to:
 SCCIC Department of Anthropology
 McCarthy Hall 477
 CSU Fullerton
 800 North State College Boulevard
 Fullerton, CA 92834
- e. Prior to building permit issuance, Applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- f. A covenant and agreement binding the Applicant to this condition shall be recorded prior to the issuance of a grading permit.

3. Human Remains

- a. In compliance with state law, if human remains are unearthed, the project developer, pursuant to State Health and Safety Code Section 7050.5, will contact the county coroner and ensure no further disturbance occurs until the county coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98.
- b. If the remains are determined to be of Native American descent, the Native American Heritage Commission (NAHC) must be notified within twenty-four hours.

- c. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered unexpectedly during construction demolition and/or grading activities, it is required that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California PRC Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
- i. Stop immediately and contact the County Coroner:
1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512
(8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (after hours, Saturday, Sunday, and holidays)
 - ii. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - iii. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - iv. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

Sincerely,



Max Bieber
Cultural Resources Specialist



Jessica Mauck, MA, RPA
Cultural Resources Project Manager
RPA Number: 37243944

Appendix A: SCCIC Record Search Results
Appendix B: Site Records

References

City of Gardena, 1981. *Historical Resources Survey Report*. On file, City of Gardena Planning Department.

Ferrell, David, 1998. *Living by Casinos, Losing by Casinos*. Los Angeles Times

Freeman, Paul, 2016. *Abandoned & Little-Known Airfields: California: Western Los Angeles*. https://members.tripod.com/airfields_freeman/CA/Airfields_CA_LA_W.htm#gardenavalley Accessed online February 8, 2025.

Gabrieleño (Tongva) Band of Mission Indians Government Website.
<https://www.gabrieleno-nsn.us/maps>. Accessed February 8, 2025.

LA County Library. *Gardena Local History*. (n.d.). <https://lacountylibrary.org/gardena-local-history/>. Accessed February 18, 2025.

Los Angeles County Assessor. APN 4061-025-130. <https://assessor.lacounty.gov>. Accessed February 18, 2025.

Historic Aerials. <https://www.historicaerials.com/viewer>. Accessed February 8, 2025.

Saucedo, G.J., Greene, H.G., Kennedy, M.P., and S.P. Bezore. 2016. Geologic map of the Long Beach 30' x 60' quadrangle, California (ver. 2.0), 1:100,000. Preliminary Geologic Maps PGM-03-10.2016.

USGS, 2021. Torrance 7.5 minute Topographic Map, 1:24,000. <https://ngmdb.usgs.gov/topoview/viewer/#15/33.8721/-118.3051>. Accessed February 8, 2025.

Appendix A:
SCCIC Record Search Results

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-06022		2002	Duke, Curt	Cultural Resource Assessment at&T Wireless Services Facility No. 05047 Los Angeles County, California	LSA Associates, Inc.	
LA-07401		2004	Bonner, Wayne H.	Cultural Resource Records Search and Site Visit Results for Cingular Wireless Facility Candidate Sm-365-03 (c&h West) 1611 West Rosecrans Avenue, Gardena, Los Angeles County, California	Michael Brandman Associates	
LA-07868		2006	Wlodarski, Robert J.	Record Search and Field Reconnaissance Phase for the Proposed Royal Street Communications Wireless Telecommunications Site La0505a (sce Brighton Substation), Located at 1925 West Rosecrans Avenue, Gardena, Los Angeles County, California 90249	Cellular, Archaeological Resource, Evaluations	
LA-12416		2012	Gust, Sherri M. and Brent Johnson	Cultural Resources Records Search and Site Visit for AT&T Mobility, LLC Site: LA0097/Western & 135th Street, 13200 South Western Avenue Garden, California 90249 Los Angeles County	EAS	19-190623

Appendix B:
Site Records

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 8 *Resource Name or #: (Assigned by recorder) KHA-GAR-25-01

P1. Other Identifier: 1855 W. 139th St

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Inglewood Date 2021 T 3S; R 14W ; NE 1/4 of SE 1/4 of Sec 14 ; S.B.

B.M.

c. Address 1855 W. 139th St. City Gardena Zip 90249

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 378801 mE/ 3752602 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 4061-025-130

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property includes one industrial building constructed in 1965. This resource is a large, rectangular industrial building that was originally constructed in the vernacular style with a wooden frame, a concrete foundation, and a mixture of stucco/wood cladding. Records did not identify the original architect or designer, though did note that the building was re-constructed from its 1965 construction with an effective year of 1978. It was developed as a part of a large-scale shift in the immediate area's land use to industrial, which was a consequence of its location to the greater Los Angeles area, including shipping ports and the Los Angeles International Airport, and a large freeway network.

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: ☒ Building

☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View of east facing elevation, 1/28/2025

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both
1965

*P7. Owner and Address:
Terreno 139th LLC, 101
Montgomery St, #200, San
Francisco, CA 94104

*P8. Recorded by: (Name, affiliation, and address) Max Bieber and
Jessica Mauck, Kimley-
Horn, 3801 University
Ave., Ste. 300, Riverside,
CA 92501

*P9. Date Recorded: 1/28/2025

*P10. Survey Type: (Describe)
Intensive Pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Historical Resources Assessment for the Terreno Industrial Center
Project in the City of Gardena, Los Angeles County, California*

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1855 W. 139th St/KHA-GAR-25-01 *NRHP Status Code 6Z
Page 2 of 8

B1. Historic Name: 1855 W. 139th St
B2. Common Name: 1855 W. 139th St
B3. Original Use: Industrial Building B4. Present Use: Same
*B5. Architectural Style: Modern/ Contemporary

*B6. Construction History: (Construction date, alterations, and date of alterations)
According to the Los Angeles County Office of the Assessor the building was originally constructed in 1965 and has an effective year built date of 1978.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: A modern warehouse of similar side was constructed adjacent to the south in 2003. The parcel also contains a modern parking lot, water tower, and guard booth constructed in 1983.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area Gardena, Los Angeles County
Period of Significance N/A Property Type Industrial building Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Though the City of Gardena has not yet developed a Citywide Historic Context Statement under which to evaluate historic built environment resources, the nature and location of KHA-GAR-25-01 indicates it would likely fall under a theme related to mid-century industrial growth within the City. However, research did not indicate this resource was particularly significant in its association with this period, and is not otherwise associated with individuals or events that have made a significant contribution to broader California history. As such, the property is not recommended eligible for listing in the CRHR under Criteria 1 or 2. Additionally, research did not identify the original designer/architect of the building, and its construction in the vernacular does not embody any particular characteristics that would otherwise indicate it is of architectural value. As such, the property is not recommended eligible for listing in the CRHR under Criterion 3. Furthermore, the resource is a well-known resource type that is not likely to yield information important to history and, as such, is not recommended eligible for listing under Criterion 4. In addition to its lack of recommended eligibility under CRHR criteria, it is important to note that the structure's re-development in 1978 greatly compromised its physical integrity and, despite maintaining the same general footprint, the building is no longer representative of its original 1965 construction. As such, this resource is not recommended eligible for listing in the CRHR and, consequently, it does not meet the definition of a "historical resource" under CEQA.

B11. Additional Resource Attributes: (List attributes and codes) _____
HP. 8 Industrial property.

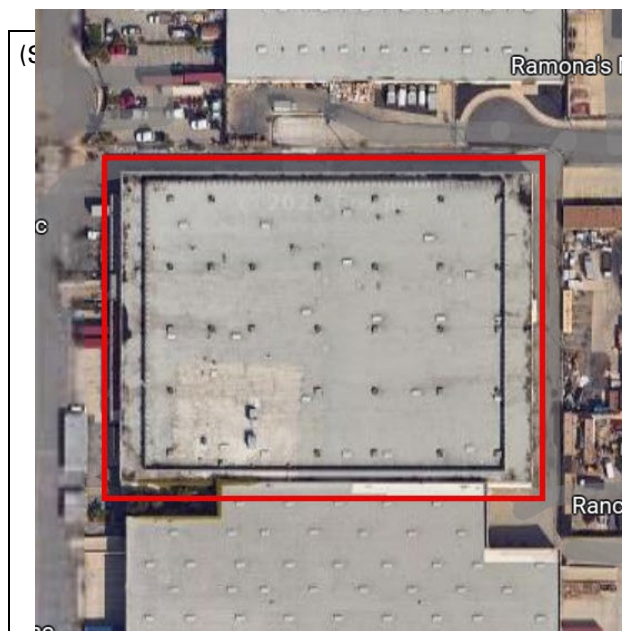
*B12. References:
Historical Resources Assessment for the Terreno
Industrial Center Project in the City of Gardena,
Los Angeles County, California

B13. Remarks:

*B14. Evaluator: Jessica Mauck

*Date of Evaluation: 2/22/2025

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: _____

Page ____ of ____

Page 3 of 8 *Resource Name or # (Assigned by recorder) 1855 W 139th St/KHA-GAR-01

*Recorded by: Kimley-Horn *Date 1/28/2024 ☒ Continuation

The subject property is located within the boundaries of the 43,000-acre Rancho San Pedro land grant awarded to Juan Jose Dominguez in 1800. In the late 19th century, this portion of the Rancho was purchased by Major General William Rosecrans and renamed Rancho Rosecrans. In the late 19th and early 20th century, Rancho Rosecrans changed private ownership several times and became known for strawberry farming. During this time, the Strawberry Park neighborhood was developed south of the subject property. In 1927, the subject property was developed into an airport by Charles Dycer, and continued to function as an airport until 1954 when the airport ceased operations. The Property was then redeveloped as a quarter-mile oval racetrack known as Gardena Stadium and operated racing events from 1954-1962. In 1965, the racetrack was demolished and the industrial warehouse building was constructed in its place. Since 1997, the building has been leased by "Z Gallery," a furniture retailer, and has been used as a warehouse and outlet store. In 2003, a second warehouse of similar size was constructed immediately south of the historic warehouse.



Figure 1. Historic Building, west elevation, overview east.

CONTINUATION SHEET

Property Name: _____

Page ____ of ____

Page 4 of 8 *Resource Name or # (Assigned by recorder) 1855 W 139th St/KHA-GAR-01

*Recorded by: Kimley-Horn *Date 1/28/2024 ☒ Continuation



Figure 2. Historic Building, north elevation, overview west



Figure 3. Historic Building, south and west elevation, overview northwest.

CONTINUATION SHEET

Property Name: _____
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Page 5 of 8 *Resource Name or # (Assigned by recorder) 1855 W 139th St/KHA-GAR-01

*Recorded by: Kimley-Horn *Date 1/28/2024 Continuation

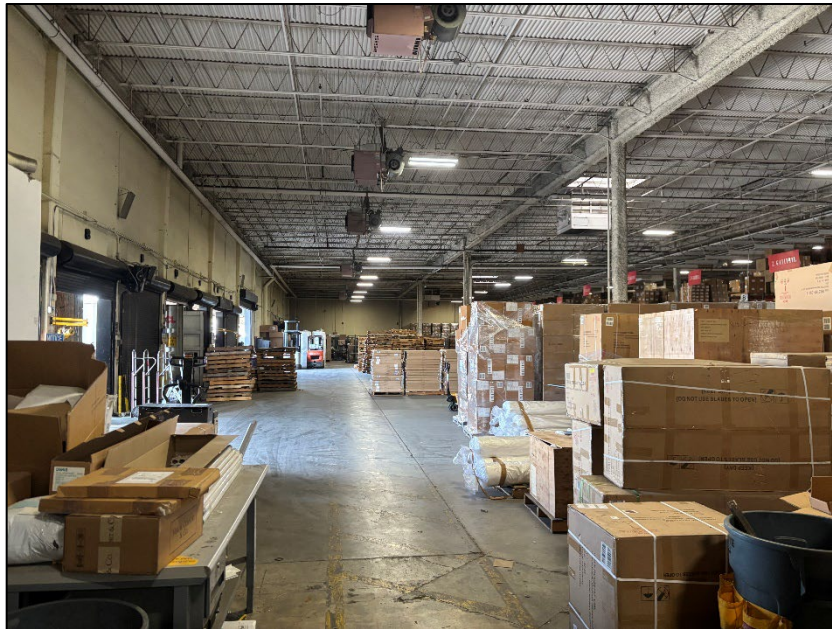


Figure 4. Historic building, warehouse interior, view north.



Figure 5. Parking and logistics area, overview, south.

CONTINUATION SHEET

Property Name: _____
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Page 6 of 8 *Resource Name or # (Assigned by recorder) 1855 W 139th St/KHA-GAR-01

*Recorded by: Kimley-Horn *Date 1/28/2024 ☒ Continuation



Figure 6. Modern warehouse, south elevation, overview northwest.



Figure 7. Water Tower, overview northwest.

CONTINUATION SHEET

Property Name: _____

Page ____ of ____

Page 7 of 8 *Resource Name or # (Assigned by recorder) 1855 W 139th St/KHA-GAR-01

*Recorded by: Kimley-Horn *Date 1/28/2024

Continuation



Figure 8. Property entrance and guard booth, overview north.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

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*Resource Name or # (Assigned by recorder) 1855 W. 139th St./
KHA-GAR-25-01

*Map Name: Gardena *Scale: 1:24,000 *Date of map: 2021

