



# PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

## Regular PEQC Meeting Notice and Agenda

Website: [www.cityofgardena.org](http://www.cityofgardena.org)

**Tuesday, March 18, 2025 – 7:00 PM**

Council Chamber at City Hall  
1700 W. 162nd Street, Gardena, California

If you would like to participate in this meeting, you can participate via the following options:

1. **VIEW THE MEETING LIVE ONLINE AT** [youtube.com/CityofGardena](https://youtube.com/CityofGardena).
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Board/Commission/Committee at [publiccomment@cityofgardena.org](mailto:publiccomment@cityofgardena.org) two (2) hours before the meeting starts on the day of the meeting and write "Public Comment" in the subject line.
3. **ATTEND THE MEETING IN PERSON**

**PUBLIC COMMENT:** The Gardena Board/Commission/Committee will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:

- Agenda Items: At the time the Board/Commission/Committee considers the item or during Public Comment
- If you wish to address the Gardena Board/Commission/Committee, please complete a "Speaker Request" form and present it to staff. You will be called upon when it is your turn to address the Board/Commission/Committee. The Board/Commission/Committee cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the Board/Commission/Committee will be given three (3) minutes to speak.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email [cityclerk@cityofgardena.org](mailto:cityclerk@cityofgardena.org) at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

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### STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

**Thank you for your attendance and cooperation.**

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1. **CALL MEETING TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

1. Steve Sherman
2. Deryl Henderson
3. Stephen Langley
4. Jules Kanhan
5. Ronald Wright-Scherr

4. **APPROVAL OF MINUTES** – *No Items*

5. **ORAL COMMUNICATIONS**

This is the time where the public may address the Planning Commission on items that are not on the agenda, but within the Planning Commission's jurisdiction. Comments should be limited to three minutes.

6. **PUBLIC HEARING ITEMS**

6.A **ENVIRONMENTAL ASSESSMENT #18-24, CONDITIONAL USE PERMIT #8-24**

A request for a conditional use permit to operate an amusement arcade within an existing commercial tenant space located in an existing commercial shopping center within the General Commercial (C-3) zoning district, in accordance with Section 18.32.030.H of the Gardena Municipal Code.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, as an existing facilities project and Section 15061(b)(3).

APPLICANT: Wawa Claw LLC (Representative: Matthew Chi)

LOCATION: 1425 West Artesia Boulevard, Ste 23 (APN: 6106-034-001)

**Staff Report**

- o Attachment A - Resolution No. PC 4-25
- o Exhibit A - Project Plans
- o Exhibit B - Conditions of Approval

6.B **ENVIRONMENTAL ASSESSMENT #20-24, CONDITIONAL USE PERMIT #9-24**

A request for a conditional use permit to operate an amusement arcade within an existing commercial tenant space located in an existing commercial shopping center within the General Commercial (C-3) zoning district, in accordance with Section 18.32.030.H of the Gardena Municipal Code.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, as an existing facilities project and Section 15061(b)(3).

APPLICANT: Kiddleton Inc. (Representative: Kanako Nishikawa)

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

**Staff Report**

- Attachment A - Resolution No. PC 5-25
- Exhibit A - Project Plans
- Exhibit B - Conditions of Approval

**7. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

**8. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS**

**9. ADJOURNMENT**

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00 PM on April 1, 2025.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at [www.CityofGardena.org](http://www.CityofGardena.org).

Dated this 14th day of March 2025.

/s/ GREG TSUJIUCHI  
GREG TSUJIUCHI, Secretary  
Planning and Environmental Quality Commission

CITY OF GARDENA  
**PLANNING AND ENVIRONMENTAL QUALITY COMMISSION**  
STAFF REPORT

ENVIRONMENTAL ASSESSMENT #18-24, CONDITIONAL USE PERMIT #8-24  
Agenda Item No. 6.A

DATE: March 18, 2025

TO: Chair Henderson and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Amanda Acuna, Community Development Manager

APPLICANT: Wawa Claw LLC (Representative: Matthew Chi)

LOCATION: 1425 West Artesia Boulevard, Ste 23 (APN: 6106-034-001)

REQUEST: A request for a conditional use permit to operate an amusement arcade, pursuant to section 18.32.030.H of the Gardena Municipal Code, within an existing tenant space at 1425 West Artesia Boulevard, located in the General Commercial (C-3) zoning district.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, as an existing facilities project and Section 15061(b)(3).

**BACKGROUND/SETTING**

In December 2024, Wawa Claw LLC, represented by Matthew Chi, submitted an application for a new conditional use permit to operate an amusement arcade featuring claw machines within a tenant space in the Gateway Plaza commercial center, located at the northwest corner of West Artesia Boulevard and Normandie Avenue. The commercial property spans 6.18 acres and includes three structures. One is a vacant, standalone drive-thru restaurant building that was previously operated by Carl's Jr. The second structure is approximately 42,000 square feet in size and contains around 25 tenant spaces that include various businesses, including restaurants, medical offices, a laundromat, and other retail and service establishments. The third building, located at the farthest west end of the property, is a two-story structure primarily containing professional office spaces, with a restaurant and medical offices located on the ground floor and an issuance and finance service office on the second floor. The commercial center consists of a total of 417 parking spaces that are shared among the businesses in the plaza.



As shown in Figure 1, the subject property is zoned General Commercial (C-3) and is bounded by single-family residential (R-1) properties to the north, Normandie Avenue to the east, West Artesia Boulevard to the south, and medium-density multiple-family residential (R-3) properties to the west as similarly shown in Table 1.

In accordance with Gardena Municipal Code (GMC) section 18.32.030.H, the operation of an amusement arcade is permitted in the C-3 zone, provided that a conditional use permit is obtained from the City. Additionally, a business permit must be issued by the Community Development Director in accordance with Title 5 (Business Licenses and Regulations) of the City's municipal code. "Amusement devices" refers to any mechanical or electrical machines that require a coin or token for playtime, including but not limited to video games, pool tables, air hockey, foosball, pinball machines, skill ball, mechanical grab machines, and other similar skill-testing devices.

The applicant's request to establish the amusement arcade, known as Wawa Claws, within the existing Gateway Plaza center is contingent upon first obtaining approval for a conditional use permit and then applying for a business permit from the Community Development Department.

**Table 1: Surrounding Uses**

	<b>Zoning Designation</b>	<b>General Plan Land Use Designation</b>	<b>Existing Land Use</b>
<b>Project Site</b>	C-3	General Commercial	Commercial Plaza
<b>North</b>	R-1	Single-Family Residential	Single-Family Units
<b>South</b>	1450 Artesia SP/AMU	Specific Plan/Artesia Mixed Use	Vacant, U-Haul, Mixed- Use Residential
<b>East</b>	C-3	General Commercial	Sam's Club
<b>West</b>	R-3	Medium Residential	Multi-Family Residential

Figure 1: Vicinity/Zoning Map

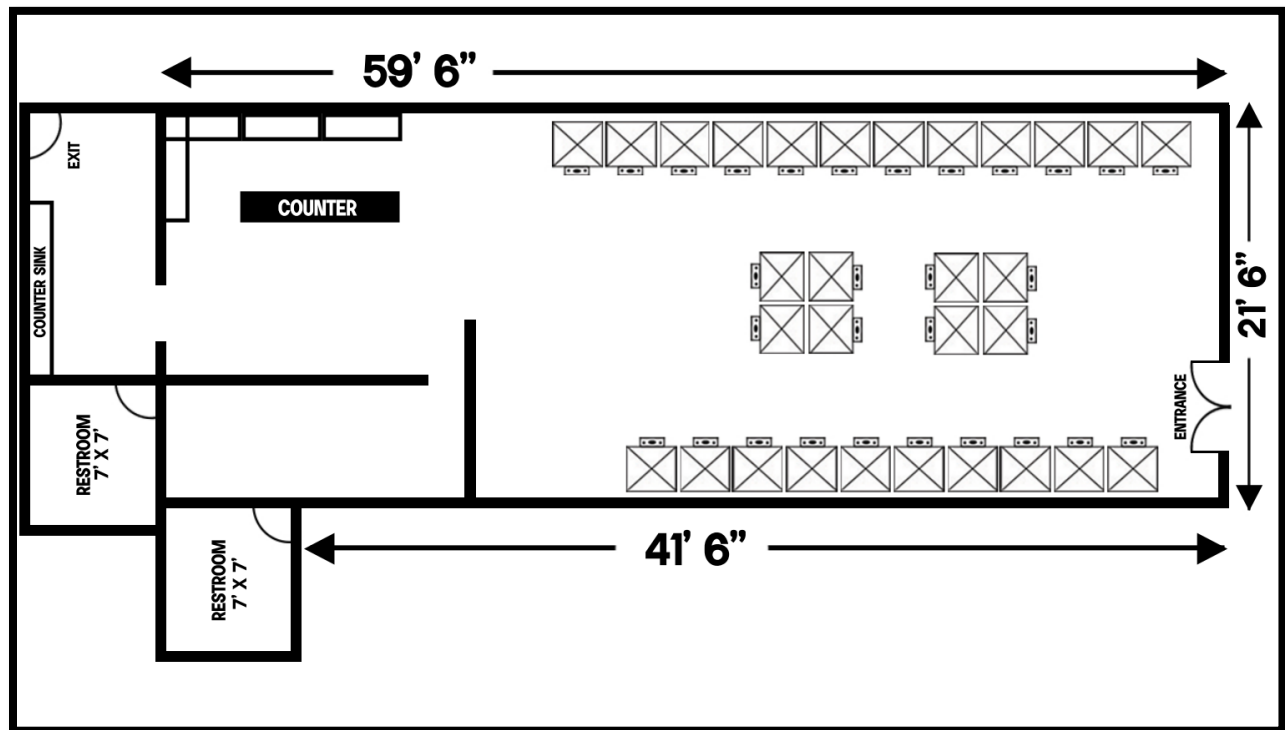


## **PROJECT DESCRIPTION**

Wawa Claw LLC is a company that establishes claw machine arcades designed for all ages and currently operates one existing arcade in the City of Torrance. The applicant is now proposing to occupy an existing 1,552-sf tenant space within Gateway Plaza commercial center for a new amusement arcade featuring 30 claw machines (see Figure 2: Floor Plan). The existing tenant space is currently vacant, however, was previously occupied by a beauty and hair salon until 2018. The 30 claw machines will be token operated and contain various plush dolls as prizes. The business will have 1 to 2 employees available at all times to manage operations and assist customers. The proposed hours of operation are Monday through Sunday, from 10 AM to 10 PM.

The applicant is requesting approval for a conditional use permit to operate an amusement arcade in the tenant space. If granted, they then must obtain an amusement arcade establishment permit from the Business License division per Title 5 of the Gardena Municipal Code. Title 5 outlines regulations and processes for this approval. Under Chapter 5.12, the business must have an adult management attendant on-site to supervise operations, maintain a minimum distance between devices, and display signage to prevent school-age children from being in the building during school hours.

**Figure 2: Floor Plan**



## **ANALYSIS**

### **Conditional Use Permit #8-24**

In accordance with GMC section 18.46.040.F, the Planning Commission must make specific findings to grant a conditional use permit for an amusement arcade.

**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.**

Pursuant to GMC section 18.32.030.H a conditional use permit is required for amusement arcades in the C-3 zone. Amusement arcade means any place, location or premises where five or more amusement devices are available for public use and operation. The applicant's proposal includes a request to operate a total of 30 claw machine devices within the tenant space that is located in the C-3 zone.

Additionally, in accordance with GMC section 18.64.030.B, amusement arcades are prohibited from being located within 300 feet of each other. Staff reviewed records for all other active amusement arcades and identified two additional facilities with a conditional use permit for amusement arcades. These are Seoul Billiard, located on Redondo Beach Boulevard just west of the Honda dealership, and One Billiard on Western Avenue south of Marine Avenue. In addition to another amusement arcade facility currently under consideration for a conditional use permit by the Commission tonight, the proposed location for the new arcade is more than 300 feet away from all other existing arcades.

Therefore, the application for a conditional use permit is deemed proper.

**B. Such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety or welfare.**

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

The applicant's proposal for a new amusement arcade is consistent with the following General Plan Goals:

- Economic Development Plan ED Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.
- Economic Development Goal 2: Expand, retain and revitalize quality businesses.

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

**C. The site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.**

The commercial center on the property was originally built in 1989. The tenant space intended for the new amusement arcade has been vacant since 2018, having previously been occupied by a beauty and hair salon. The applicant's request does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The use of the existing commercial tenant space for an amusement arcade does not cause a need for site alteration for the existing commercial center therefore the site is already adequate in size and shape.

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

driveway farthest to the east, allows only right turns in and out, while the driveway to the west permits both left and right turns in and out.

In accordance with GMC section 18.64.030.C, amusement arcades are required to provide adequate bicycle parking facilities. The City's Zoning Code does not specify a minimum bicycle parking requirement for non-residential areas. While the State's Green Building Code (CALGreen) does include bicycle parking requirements, these would only apply to new construction or alterations that necessitate additional parking. When the commercial center was originally built, it included a bicycle rack located near the westernmost building, which remains in place today. Since the existing use of the commercial tenant space for an amusement arcade does not increase the need for additional parking, the current number of bicycle parking spaces in the center is considered adequate.

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

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

The conditions of approval have been drafted and are attached here as Exhibit B to Resolution No. PC 4-25. These conditions will help protect the public health, safety, and general welfare of the surrounding uses, residents, and businesses in the area.

**ENVIRONMENTAL CONSIDERATION (EA #18-24)**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible or no expansions of use in existing facilities from the provisions of CEQA. The building in which the project is proposed already exists. The project will not include any alterations to the existing building footprint nor the exterior façade as previously approved. The building in which the amusement arcade would be located is an existing commercial tenant space within a multi-tenant commercial center, originally constructed in 1989 for retail and service purposes. As a result, the applicant's request to operate an arcade within the current commercial space is not considered an expansion of use.

The project is also categorically exempt from the provisions of CEQA pursuant to Guideline Section 15061(b)(3), which exempts projects where it can be seen with certainty that the activity in question does not have a significant effect on the environment. As stated above, the amusement arcade is not an expansion of the existing commercial use and therefore will not create any significant effect on the environment.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of establishing the amusement arcade is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the arcade will be located is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project is categorically exempt from CEQA.

### **NOTICING**

The public hearing notice for Environmental Assessment #18-24 and Conditional Use Permit #8-24 was published in the Gardena Valley News and mailed via first-class owners USPS mail to and occupants within a 300-foot radius of the site on March 6, 2025.

### **RECOMMENDATION**

Staff recommends holding a public hearing on the application for Environmental Assessment #20-24, Conditional Use Permit #9-24 where the Commission will:

- 1) Open the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 4-25, subject to the conditions of approval and directing staff to file a notice of exemption.

#### **[A – Resolution No. PC 4-25](#)**

- [Exhibit A – Project Plans](#)
- [Exhibit B – Conditions of Approval](#)

## **RESOLUTION NO. PC 4-25**

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

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

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

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

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

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

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

D. On March 18, 2025, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all the material and evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code.

### **SECTION 2. CONDITIONAL USE PERMIT #8-24 FINDINGS**

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

**A. The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter.**

Pursuant to Gardena Municipal Code section 18.32.030.H a conditional use permit is required for amusement arcades in the C-3 zone. Amusement arcade means any place, location or premises where five or more amusement devices are available for public use and operation. The Project includes a total of 30 claw machine devices within the 1,552-square-foot tenant space that is located within



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

**B. Such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare.**

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

The Project is consistent with the following General Plan Goals:

- Economic Development Plan ED Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.
- Economic Development Goal 2: Expand, retain and revitalize quality businesses.

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

**C. The site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.**

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

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

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

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

**D. The site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;**

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

In accordance with GMC section 18.64.030.C, amusement arcades are required to provide adequate bicycle parking facilities. The City's Zoning Code does not specify a minimum bicycle parking requirement for non-residential areas. While the State's Green Building Code (CALGreen) does include bicycle parking requirements, these would only apply to new construction or alterations that necessitate additional parking. When the Property was originally built, it included a bicycle rack located near the westernmost building, which remains in place

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

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West Artesia Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. The Project is not anticipated to generate traffic beyond the current levels. Staff does not foresee any adverse traffic impacts to the Subject Property.

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

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

**SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS**

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

- A. Class 1—Section 15301 - Existing Facilities - the building in which the Project is proposed already exists. The Project will not include any alterations to the existing building footprint nor the exterior façade as previously approved. The building in which the amusement arcade would be located is an existing commercial tenant space within a multi-tenant commercial center, originally constructed in 1989 for retail and service purposes. As a result, the Project is not considered an expansion of use.
- B. Guidelines Section 15061(b)(3) – CEQA does not apply where it can be seen with certainty that the project will not have any significant effect on the environment. The issuance of the conditional use permit does not involve any physical alterations and therefore will not create any significant effect on the environment.
- C. The Project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of establishing the amusement arcade is not considered significant. The project is not located along any state-designated scenic highway nor within any designated

hazardous waste site. The building where the arcade will be located is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this Project.

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

#### **SECTION 4. APPEAL.**

The approvals granted by this Resolution may be appealed within 10 calendar days from the adoption of this resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same time period.

#### **SECTION 5. RECORD.**

Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

#### **SECTION 6. CUSTODIAN OF RECORD.**

The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162<sup>nd</sup> Street, Gardena, California 90247. Mr. Tsujiuchi's email is [gtsujiuchi@cityofgardena.org](mailto:gtsujiuchi@cityofgardena.org) and his phone number is (310) 217-9530.

#### **SECTION 7. EFFECTIVE DATE.**

This Resolution shall take effect immediately

#### **SECTION 8. CERTIFICATION.**

The Secretary shall certify the passage of this resolution.

**PASSED, APPROVED, AND ADOPTED this 18th day of March 2025.**

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DERYL HENDERSON, 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

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 18th day of March 2025, by the following vote of the Planning and Environmental Quality Commission.

AYES:

NOES:

ABSENT:

Attachments:

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

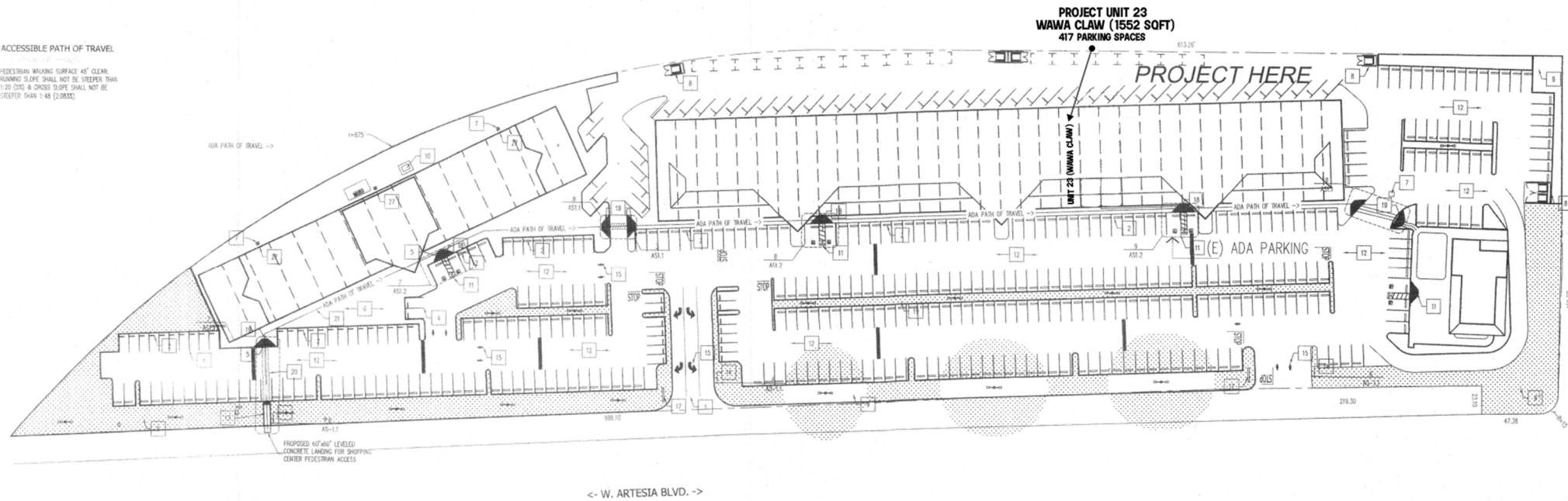
# WAWA CLAW SITE PLAN

1425 WEST ARTESIA BLVD. SUITE 23 GARDENA

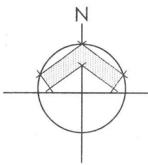
1552 SQ/FT (417 PARKING SPACES)

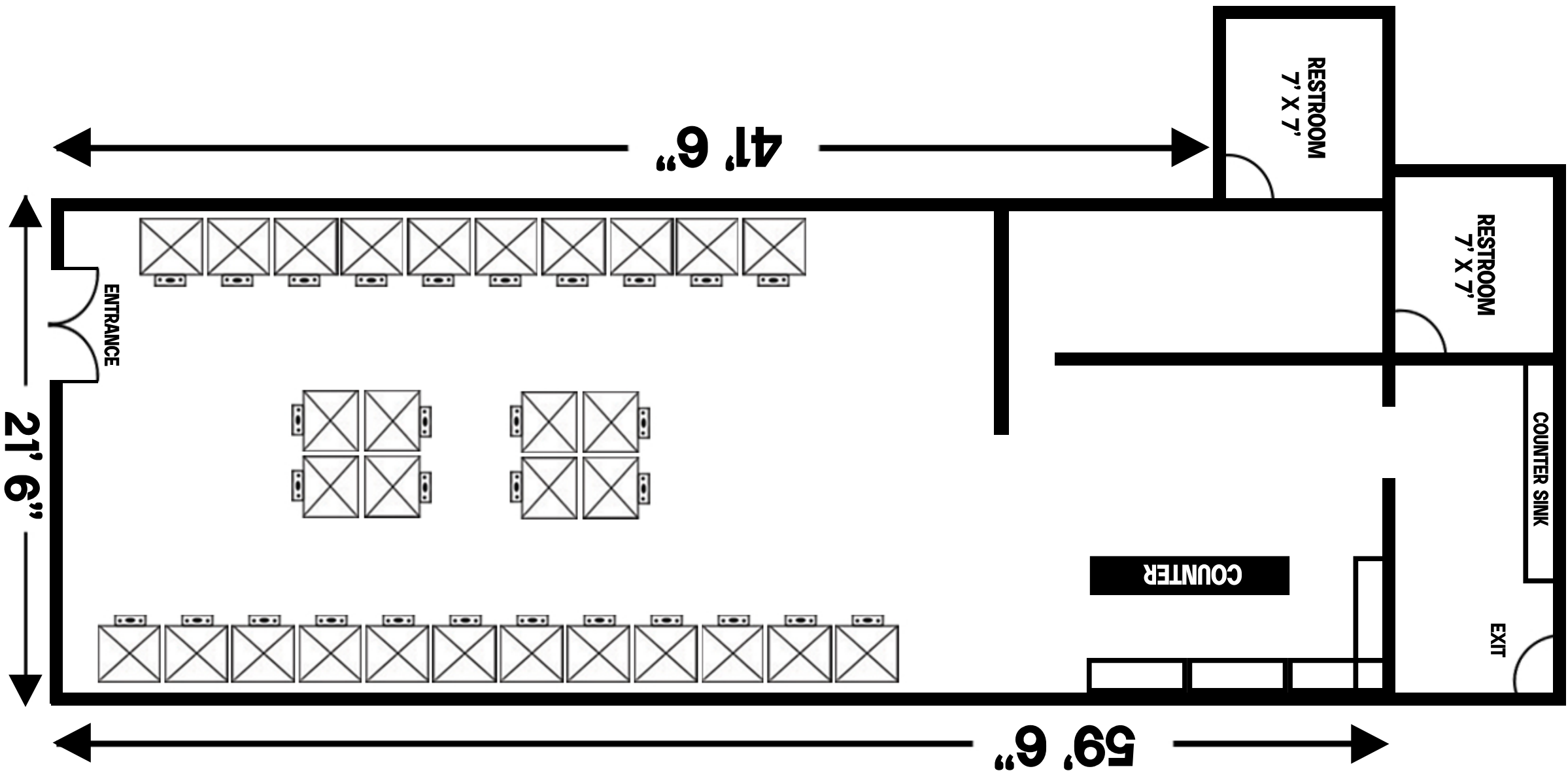
## ACCESSIBLE PATH OF TRAVEL

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



SITE PLAN A





**LEGEND:**

CLAW MACHINE



## **EXHIBIT B**

### **CITY OF GARDENA**

#### **CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #8-24**

##### **GENERAL CONDITIONS**

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgment.
- GC 2. The applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, codes, and ordinances for the ongoing business operations.
- GC 3. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 4. The floor plan layout shall be in accordance with the plans approved by the Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision.
- GC 5. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.
- GC 6. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.

##### **CONDITIONAL USE PERMIT**

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



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

## **PLANNING**

- PL1. The applicant is permitted to operate an amusement arcade within the facility shown on Exhibit A and shall comply with all provisions under Gardena Municipal Code (GMC) Chapter 5.12 and 18.64. Any violation of the regulations under GMC Chapter 5.12 and 18.64 may result in the revocation of Conditional Use Permit #8-24.
- PL2. The applicant shall provide a copy of this conditional use permit to the Community Development Department and obtain the appropriate permits and licenses referenced under GMC Chapter 5.12.
- PL3. The applicant shall comply with to all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- PL4. The applicant shall ensure that any proposed signage shall meet the necessary requirements put forth by the Chapter 18.58 of the Gardena Municipal Code.
- PL5. The applicant shall ensure that no school-age person, under the age of 18, shall operate, or be allowed to operate, a device during a time when such person is required to be attending school.
- PL6. The applicant shall post readily visible signs on or near every amusement device and at the entry or entries of every amusement arcade prohibiting the use of such amusement devices by persons who are required to be in school during school hours.
- PL7. Arcade games are prohibited from offering cash prizes. Prizes for games must include items such as stuffed animals, decals, keychains, children's toys, or other similar items.
- PL8. The applicant shall ensure that at least one (1) adult management attendant either within the room or such that they can easily see and directly supervise the operation of the devices during all business operating hours to maintain adult supervision.

## **BUILDING**

- BS1. The project shall comply with all applicable portions of the City adopted version of the California Building Code (Title 24, California Code of Regulations), in effect at the time of permit application.
- BS2. The applicant shall comply with all applicable State and Federal Accessibility code.

BS3. The applicant shall comply with all conditions set forth by other departments and agencies including but not limited to the Los Angeles County Health Department, Los Angeles County Fire Department, Planning, and Public Works.

BS4. The applicant shall submit plans and specifications to the Building Division for review.

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

Wawa Claw LLC, Representative

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By

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Date

CITY OF GARDENA  
**PLANNING AND ENVIRONMENTAL QUALITY COMMISSION**  
STAFF REPORT

ENVIRONMENTAL ASSESSMENT #20-24, CONDITIONAL USE PERMIT #9-24  
Agenda Item No. 6.B

DATE: March 18, 2025

TO: Chair Henderson and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Kevin La, Planning Assistant

APPLICANT: Kiddleton, Inc. (Representative: Kanako Nishikawa)

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

REQUEST: A request for a conditional use permit to operate an amusement arcade, pursuant to section 18.32.030.H of the Gardena Municipal Code, within an existing tenant space at 15484 South Western Avenue located in the General Commercial (C-3) zoning district.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, as an existing facilities project and Section 15061(b)(3).

**BACKGROUND/SETTING**

In December 2024, Kiddleton, Inc., represented by Kanako Nishikawa, submitted an application for a new conditional use permit to operate an amusement arcade featuring skill-based arcade machines such as claw machines, video games, and a prize dropping machine, within a tenant space in the Tozai Plaza commercial center, located at the northeast corner of West Redondo Beach Boulevard and South Western Avenue. The commercial property spans 3.24 acres and includes a two-story structure. The commercial building contains 28 tenant spaces that total approximately 40,000 square feet in size and include different commercial uses, such as a barber shop, professional offices, restaurants, and a retail store. The commercial center consists of a total of 216 parking spaces that are shared among the businesses in the plaza.

As shown in Figure 1, the subject property is zoned General Commercial (C-3) and is bounded by a General Commercial (C-3) property to the north, Single-Family Residential

(R-1) and General Commercial (C-3) to the east, General Commercial (C-3) and West Redondo Beach Boulevard to the south, and South Western Avenue to the west as similarly shown in Table 1.

In accordance with Gardena Municipal Code (GMC) section 18.32.030.H, the operation of an amusement arcade is permitted in the C-3 zone, provided that an approved conditional use permit is obtained from the City. Additionally, an amusement arcade establishment permit must be issued by the Community Development Director in accordance with Title 5 (Business Licenses and Regulations) of the City's municipal code. "Amusement devices" refers to any mechanical or electrical machines that require a coin or token for playtime including, but not limited to, video games, pool tables, air hockey, foosball, pinball machines, skill ball, mechanical grab machines, and other similar skill-testing devices. "Amusement arcade" refers to any place, location, or premises where five or more amusement devices are available for public use and operation

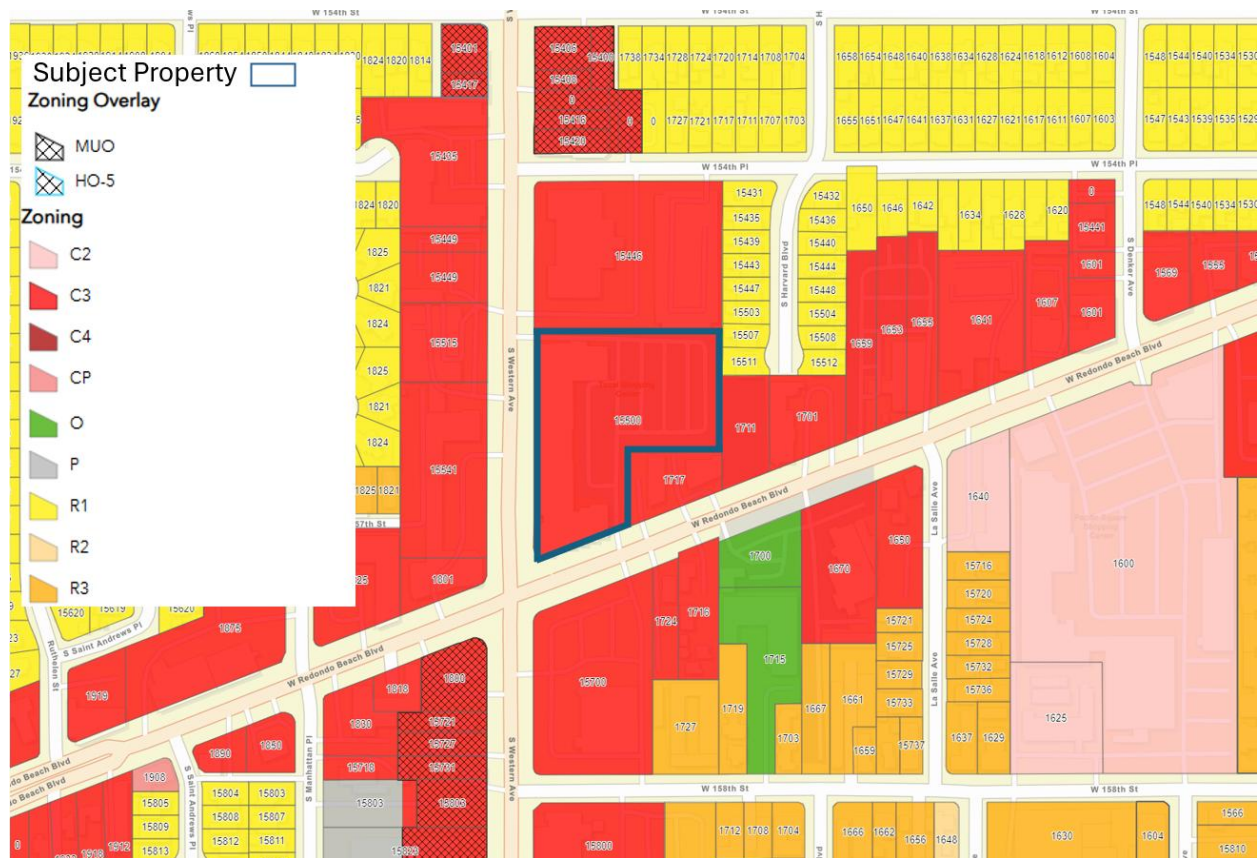
The applicant's request to establish the amusement arcade, known as Kiddleton, within the existing Tozai Plaza center is contingent upon first obtaining approval for a conditional use permit and then applying for an amusement arcade establishment permit from the Community Development Department.

**Table 1: Surrounding Uses**

	<b>Zoning Designation</b>	<b>General Plan Land Use Designation</b>	<b>Existing Land Use</b>
<b>Project Site</b>	C-3	General Commercial	Commercial Plaza
<b>North</b>	C-3	General Commercial	Kaiser Permanente
<b>South</b>	C-3	General Commercial	Jalisco Tires/Food Establishments/CVS
<b>East</b>	C-3 R-1	General Commercial Single-Family Residential	Nissan Single-Family Units
<b>West</b>	C-3	General Commercial	Honda

March 18, 2025  
Planning Commission Meeting  
EA #20-24; CUP #9-24

### Figure 1: Vicinity/Zoning Map



## PROJECT DESCRIPTION

Kiddleton Inc. is a Japanese arcade company that establishes amusement arcade machines designed for all ages. The applicant is now proposing to occupy an existing 1,000-sf tenant space within Tozai Plaza commercial center for a new amusement arcade featuring 31 total skill-based devices and two token vending machines: 20 mini-claw machines, two full claw machines, eight video trading card game machines, and one prize-dropping skill game machine (see Figure 2: Floor Plan). The existing tenant space is currently vacant. However, it was previously occupied by a massage establishment until 2019. The 31 skill-based will be token operated and contain various plush dolls and trading cards as prizes. The business will have one employee available at all times to manage operations and assist customers. The proposed hours of operation are Monday through Sunday, from 1 PM to 9 PM.

The applicant is requesting approval for a conditional use permit to operate an amusement arcade in the tenant space. If granted, they then must obtain an amusement arcade establishment permit from the Business License division per Title 5 of the Gardena Municipal Code. Title 5 outlines regulations and processes for this approval. Under Chapter 5.12, the business must have an adult management attendant on-site to

Additionally, in accordance with GMC section 18.64.030.B, amusement arcades are prohibited from being located within 300 feet of each other. Staff reviewed records for all other active amusement arcades and identified two additional facilities with a conditional use permit for amusement arcades. These are Seoul Billiard, located on Redondo Beach Boulevard just west of the Honda dealership, and One Billiard on Western Avenue south of Marine Avenue. In addition to another amusement arcade

facility currently under consideration for a conditional use permit by the Commission tonight, the proposed location for the new arcade is more than 300 feet away from all other existing arcades.

Therefore, the application for a conditional use permit is deemed proper.

**B. Such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety or welfare.**

The proposal for a new amusement arcade is compatible with the surrounding uses in the area, as it is located within a tenant space in an established commercial center. This center includes approximately 28 other tenant spaces, featuring businesses such as a barber shop, professional offices, restaurants, and a retail store. The amusement arcade is aimed at customers for all ages from families, students, and any patron within Tozai Plaza and is expected to complement the other commercial establishments within the center. The proposed use will not negatively impact the surrounding properties, existing businesses, or the general public's health and safety.

The applicant's proposal for a new amusement arcade is consistent with the following General Plan Goals:

- Economic Development Plan ED Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.
- Economic Development Goal 2: Expand, retain and revitalize quality businesses.

The subject tenant space is located in an existing commercial center that consists of several restaurants including: Boiling Point, Furaibo, Hone Dress, Honeymee, It's Boba Time, Kiraku, Kotohira, Marie Callendar's, Northern Café, Ogawatei, Pho So 1, Sweet Salty Poke, Tampopo, and The Crab Shack. The applicant's business will not only introduce a new type of business to the center but will also benefit nearby restaurants and other businesses by boosting foot traffic, which could lead to increased sales for those establishments.

**C. The site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.**

The commercial center on the property was originally built in 1986. The tenant space intended for the new amusement arcade has been vacant since 2019, having previously been occupied by a massage establishment. The applicant's request does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The use of the existing commercial tenant space for an amusement arcade does not cause a need for site alteration for the existing commercial center therefore the site is already adequate in size and shape.

**D. 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 location for the new amusement arcade is within an existing commercial center known as Tozai Plaza, and features multiple restaurants, office spaces and other commercial uses. The subject property includes a total of 216 parking spaces for its patrons. The applicant's amusement arcade does not require additional parking, as it follows the standard of 1 parking space for every 200 square feet of commercial space, which is the same parking requirement for commercial centers. As there is no increase in the building footprint or the parking need in accordance with the Gardena Municipal Code the existing parking is considered adequate and shall continue to accommodate all uses within the center. Pedestrian access to the subject property is provided by sidewalks along West Redondo Beach Boulevard and South Western Avenue. Vehicle access to the property is by two (2) driveway entrances, one along West Redondo Beach Boulevard and one along South Western Avenue. Each driveway is a two-way driveway. Both driveways along the previously mentioned streets allow only right turns in and out to and from the property. Left turns to exit the property are prohibited.

In accordance with GMC section 18.64.030.C, amusement arcades are required to provide adequate bicycle parking facilities. The City's Zoning Code does not specify a minimum bicycle parking requirement for non-residential areas. While the State's Green Building Code (CALGreen) does include bicycle parking requirements, these would only apply to new construction or alterations that necessitate additional parking. When the commercial center was originally built, it included a bicycle rack located approximately 60 feet from the tenant space, which remains in place today. Since the existing use of the commercial tenant space for an amusement arcade does not increase the need for additional parking, the current number of bicycle parking spaces in the center is considered adequate.



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

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

The conditions of approval have been drafted and are attached hereto as Exhibit B to Resolution No. PC 5-25. These conditions will help protect the public health, safety, and general welfare of the surrounding uses, residents, and businesses in the area.

**ENVIRONMENTAL CONSIDERATION (EA #20-24)**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible or no expansions of use in existing facilities from the provisions of CEQA. The building in which the project is proposed already exists. The project will not include any alterations to the existing building footprint nor the exterior façade as previously approved. The building in which the amusement arcade would be located is an existing commercial tenant space within a multi-tenant commercial center, originally constructed in 1986 for retail and service purposes. As a result, the applicant's request to operate an arcade within the current commercial space is not considered an expansion of use.

The project is also categorically exempt from the provisions of CEQA pursuant to Guideline Section 15061(b)(3), which exempts projects where it can be seen with certainty that the activity in question does not have a significant effect on the environment. As stated above, the amusement arcade is not an expansion of the existing commercial use and therefore will not create any significant effect on the environment.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of establishing the amusement arcade is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the arcade will be located is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project is categorically exempt from CEQA.

March 18, 2025  
Planning Commission Meeting  
EA #20-24; CUP #9-24

## **NOTICING**

The public hearing notice for Environmental Assessment #20-24 and Conditional Use Permit #9-24 was published in the Gardena Valley News and mailed via first-class USPS mail to owners and occupants with a 300-foot radius of the site on March 6, 2025.

## **RECOMMENDATION**

Staff recommends holding a public hearing on the application for Environmental Assessment #20-24, Conditional Use Permit #9-24 where the Commission will:

- 1) Open the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 5-25, subject to the conditions of approval, and directing staff to file a notice of exemption.

### [Attachment A – Resolution No. PC 5-25](#)

- [Exhibit A – Project Plans](#)
- [Exhibit B – Conditions of Approval](#)

## **RESOLUTION NO. PC 5-25**

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

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

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

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

A. In December 2024, the Applicant, Kiddleton Inc., represented by Kanako Nishikawa, submitted an application for a new conditional use permit to operate an amusement arcade consisting of 31 skill-based devices (the "Project") within the existing tenant space addressed at 15484 South Western Avenue, Unit 110 (the "Subject Property").

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

C. The Subject Property is bounded by West Redondo Beach Boulevard to the south, South Western Avenue to the west, and private property to the north, east and south.

D. On March 18, 2025, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all the material and evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code.

### **SECTION 2. CONDITIONAL USE PERMIT #9-24 FINDINGS**

Conditional Use Permit #9-24 to allow the operation of an amusement arcade consisting of 31 skill-based devices within an existing tenant space in the C-3 zone as shown on the plans presented to the Planning Commission on March 18, 2025, attached hereto as Exhibit A, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit B.

**A. The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter.**

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

Additionally, in accordance with GMC section 18.64.030.B, amusement arcades are prohibited from being located within 300 feet of each other. Staff reviewed records for all other active amusement arcades and identified two additional facilities with a conditional use permit for amusement arcades. These are Seoul Billiard, located on Redondo Beach Boulevard just west of the Honda dealership, and One Billiard on Western Avenue south of Marine Avenue. In addition to another amusement arcade facility currently under consideration for a conditional use permit by the Commission tonight, the proposed location for the new arcade is more than 300 feet away from all other existing arcades.

Therefore, the application for a conditional use permit is deemed proper.

**B. Such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare.**

The proposal for a new amusement arcade is compatible with the surrounding uses in the area, as it is located within a tenant space in an established commercial center. This center includes approximately 28 other tenant spaces, featuring businesses such as a barber shop, professional offices, restaurants, and a retail store. The amusement arcade is aimed at customers for all ages from families, students, and any patron within Tozai Plaza and is expected to complement the other commercial establishments within the center. The proposed use will not negatively impact the surrounding properties, existing businesses, or the general public's health and safety.

The applicant's proposal for a new amusement arcade is consistent with the following General Plan Goals:

- Economic Development Plan ED Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.

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

The subject tenant space is located in an existing commercial center that consists of several restaurants including: Boiling Point, Furaibo, Hone Dress, Honeymee, It's Boba Time, Kiraku, Kotohira, Marie Callendar's, Northern Café, Ogawatei, Pho So 1, Sweet Salty Poke, Tampopo, and The Crab Shack. The applicant's business will not only introduce a new type of business to the center but will also benefit nearby restaurants and other businesses by boosting foot traffic, which could lead to increased sales for those establishments.

**C. The site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.**

The commercial center on the property was originally built in 1986. The tenant space intended for the new amusement arcade has been vacant since 2019, having previously been occupied by a massage establishment. The applicant's request does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The use of the existing commercial tenant space for an amusement arcade does not cause a need for site alteration for the existing commercial center therefore the site is already adequate in size and shape.

**D. The site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;**

The location for the new amusement arcade is within an existing commercial center known as Tozai Plaza, and features multiple restaurants, office spaces and other commercial uses. The subject property includes a total of 216 parking spaces for its patrons. The applicant's amusement arcade does not require additional parking, as it follows the standard of 1 parking space for every 200 square feet of commercial space, which is the same parking requirement for commercial centers. As there is no increase in the building footprint or the parking need in accordance with the Gardena Municipal Code the existing parking is considered adequate and shall continue to accommodate all uses within the center. Pedestrian access to the subject property is provided by sidewalks along West Redondo Beach Boulevard and South Western Avenue. Vehicle access to the property is by two (2) driveway

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

In accordance with GMC section 18.64.030.C, amusement arcades are required to provide adequate bicycle parking facilities. The City's Zoning Code does not specify a minimum bicycle parking requirement for non-residential areas. While the State's Green Building Code (CALGreen) does include bicycle parking requirements, these would only apply to new construction or alterations that necessitate additional parking. When the commercial center was originally built, it included a bicycle rack located approximately 60 feet from the tenant space, which remains in place today. Since the existing use of the commercial tenant space for an amusement arcade does not increase the need for additional parking, the current number of bicycle parking spaces in the center is considered adequate.

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

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

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

**SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS**

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

- A. Class 1—Section 15301 - Existing Facilities - the building in which the Project is proposed already exists. The Project will not include any alterations to the existing building footprint nor the exterior façade as previously approved. The building in which the amusement arcade would be located is an existing commercial tenant

space within a multi-tenant commercial center, originally constructed in 1986 for retail and service purposes. As a result, the Project is not considered an expansion of use.

- B. Guidelines Section 15061(b)(3) – CEQA does not apply where it can be seen with certainty that the project will not have any significant effect on the environment. The issuance of the conditional use permit does not involve any physical alterations and therefore will not create any significant effect on the environment.
- C. The Project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of establishing the amusement arcade is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the arcade will be located is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this Project.
- D. Staff are hereby directed to file a Notice of Exemption.

#### **SECTION 4. APPEAL.**

The approvals granted by this Resolution may be appealed within 10 calendar days from the adoption of this resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same time period.

#### **SECTION 5. RECORD.**

Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

#### **SECTION 6. CUSTODIAN OF RECORD.**

The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162<sup>nd</sup> Street, Gardena, California 90247. Mr. Tsujiuchi's email is [gtsujiuchi@cityofgardena.org](mailto:gtsujiuchi@cityofgardena.org) and his phone number is (310) 217-9530.

**SECTION 7. EFFECTIVE DATE.**

This Resolution shall take effect immediately

**SECTION 8. CERTIFICATION.**

The Secretary shall certify the passage of this resolution.

**PASSED, APPROVED, AND ADOPTED this 18th day of March 2025.**

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DERYL HENDERSON, 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

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 18th day of March 2025, by the following vote of the Planning and Environmental Quality Commission.

AYES:

NOES:

ABSENT:

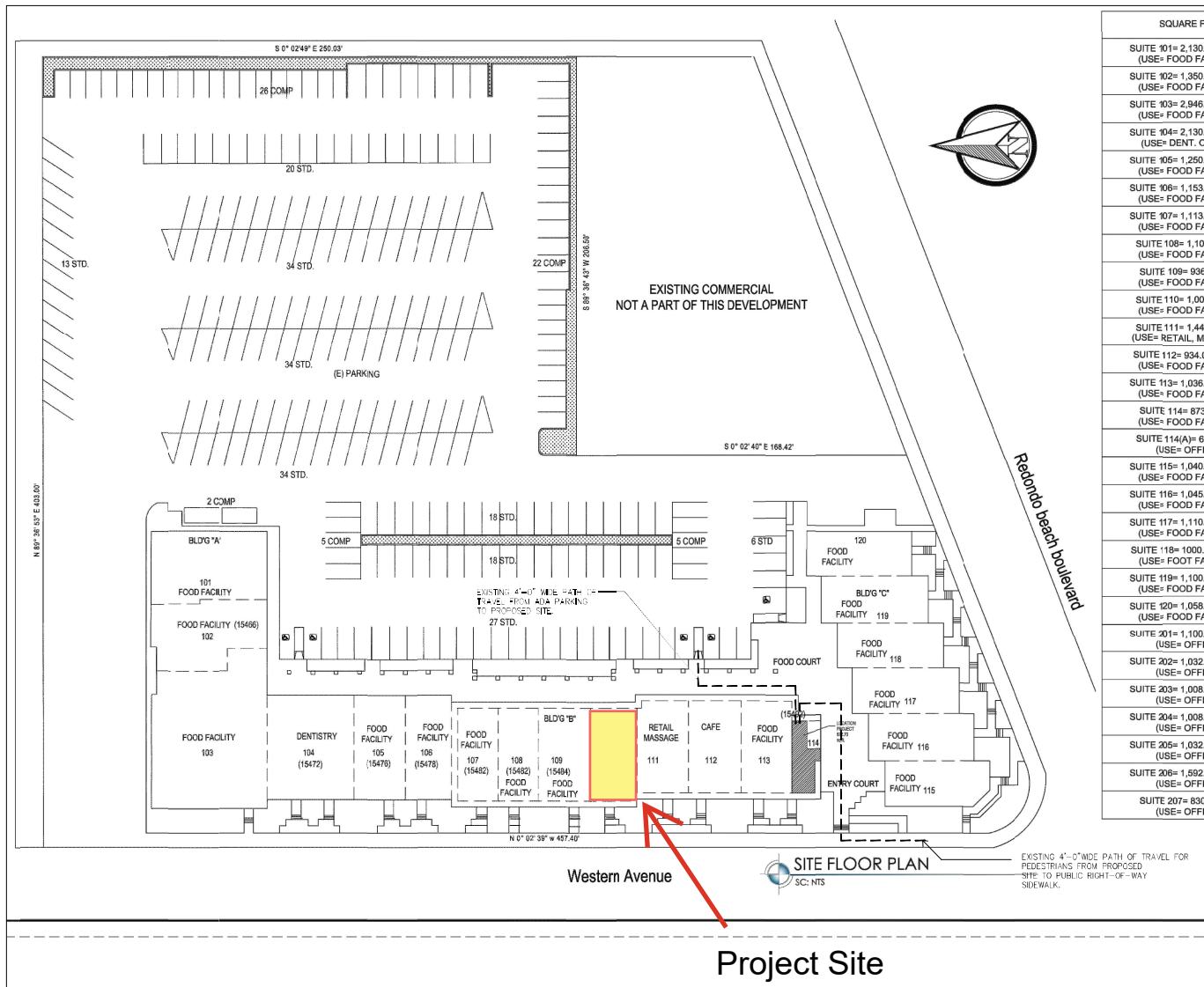
Exhibits:

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

Certification by:

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





SQUARE FEET
SUITE 101= 2,130.00 (USE= FOOD FAC)
SUITE 102= 1,350.00 (USE= FOOD FAC)
SUITE 103= 2,946.00 (USE= FOOD FAC)
SUITE 104= 2,130.00 (USE= DENT. OF)
SUITE 105= 1,250.00 (USE= FOOD FAC)
SUITE 106= 1,153.00 (USE= FOOD FAC)
SUITE 107= 1,113.00 (USE= FOOD FAC)
SUITE 108= 1,103.00 (USE= FOOD FAC)
SUITE 109= 936.00 (USE= FOOD FAC)
SUITE 110= 1,000.00 (USE= FOOD FAC)
SUITE 111= 1,442.00 (USE= RETAIL, MAS)
SUITE 112= 934.00 (USE= FOOD FAC)
SUITE 113= 1,036.00 (USE= FOOD FAC)
SUITE 114= 873.00 (USE= FOOD FAC)
SUITE 114(A)= 60.00 (USE= OFFICE)
SUITE 115= 1,040.00 (USE= FOOD FAC)
SUITE 116= 1,045.00 (USE= FOOD FAC)
SUITE 117= 1,110.00 (USE= FOOD FAC)
SUITE 118= 1,000.00 (USE= FOOT FAC)
SUITE 119= 1,100.00 (USE= FOOD FAC)
SUITE 120= 1,058.00 (USE= FOOD FAC)
SUITE 201= 1,100.00 (USE= OFFICE)
SUITE 202= 1,032.00 (USE= OFFICE)
SUITE 203= 1,008.00 (USE= OFFICE)
SUITE 204= 1,008.00 (USE= OFFICE)
SUITE 205= 1,032.00 (USE= OFFICE)
SUITE 206= 1,592.00 (USE= OFFICE)
SUITE 207= 830.00 (USE= OFFICE)

## SYMBOL LEGEND

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

## GENERAL NOTES

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

## FIRE DEPT NOTES

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

**City of Gardena**  
Community Development Division

**Mark Handler**  
CONTRACT PLAN CHECKER

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



**HANNON**  
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construction, inc.

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temple city, ca 91780  
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PROJECT LOCATION

**HONEY DRESS**  
**FRIED**  
**CHICKEN**

15492 S. WESTERN AVE.  
GARDENA, CA 90249

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

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

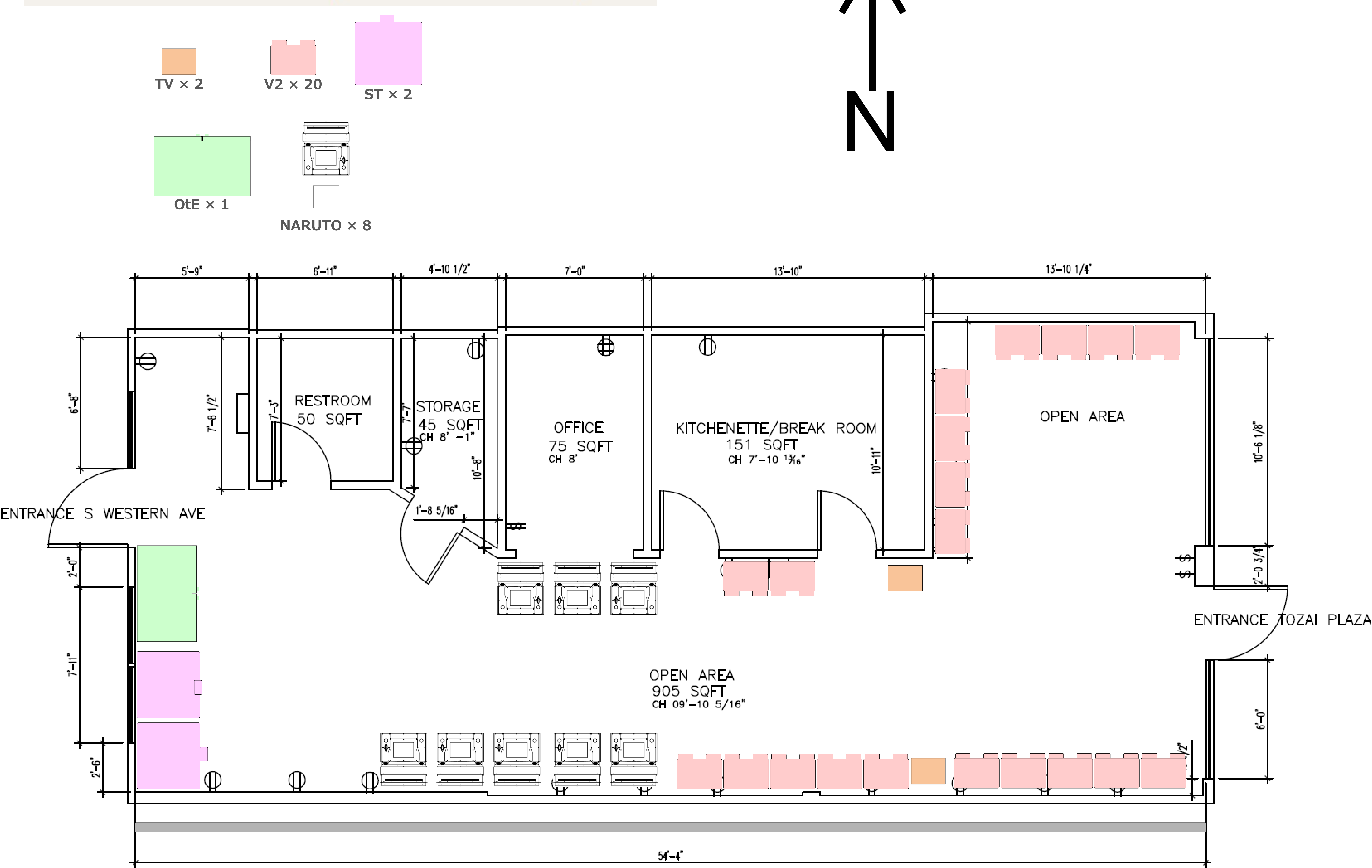


**SITE PLAN**

**A001**

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

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



## **EXHIBIT B**

### **CITY OF GARDENA**

#### **CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #9-24**

##### **GENERAL CONDITIONS**

- GC 1. The applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment.
- GC 2. The applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, codes, and ordinances for the ongoing business operations.
- GC 3. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 4. The floor plan layout shall be in accordance with the plans approved by the Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision.
- GC 5. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.
- GC 6. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.

##### **CONDITIONAL USE PERMIT**

- CUP1. Conditional Use Permit #9-24 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code (GMC).

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

## **PLANNING**

- PL1. The applicant is permitted to operate an amusement arcade within the facility shown on Exhibit A and shall comply with all provisions under Gardena Municipal Code (GMC) Chapter 5.12 and 18.64. Any violation of the regulations under GMC Chapter 5.12 and 18.64 may result in the revocation of Conditional Use Permit #9-24.
- PL2. The applicant shall provide a copy of this conditional use permit to the Community Development Department and obtain the appropriate permits and licenses referenced under GMC Chapter 5.12.
- PL3. The applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- PL4. The applicant shall ensure that any proposed signage shall meet the necessary requirements put forth by the Chapter 18.58 of the Gardena Municipal Code.
- PL5. The applicant shall ensure that no school-age person, under the age of 18, shall operate, or be allowed to operate, a device during a time when such person is required to be attending school.
- PL6. The applicant shall post readily visible signs on or near every amusement device and at the entry or entries of every amusement arcade prohibiting the use of such amusement devices by persons who are required to be in school during school hours.
- PL7. Arcade games are prohibited from offering cash prizes. Prizes for games must include tangible items such as stuffed animals, decals, keychains, children's toys, or other similar items.
- PL8. The applicant shall ensure that at least one (1) adult management attendant either within the room or such that they can easily see and directly supervise the operation of the devices during all business operating hours to maintain adult supervision.

## **BUILDING**

- BS1. The project shall comply with all applicable portions of the City adopted version of the California Building Code (Title 24, California Code of Regulations), in effect at the time of permit application.
- BS2. The applicant shall comply with all applicable State and Federal accessibility codes.

BS3. The applicant shall comply with all conditions set forth by other departments and agencies including but not limited to the Los Angeles County Health Department, Los Angeles County Fire Department, Planning, and Public Works.

BS4. The applicant shall submit plans and specifications to the Building Division for review.

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

Kiddleton Inc., Representative

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By

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Date