

RESOLUTION NO. PC 15-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING ENVIRONMENTAL ASSESSMENT NO. 8-25 AND CONDITIONAL USE PERMIT #3-25 TO ALLOW OPERATIONS OF AN AMUSEMENT ARCADE USE IN AN EXISTING SUPERMARKET, LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AT 1740 WEST ARTESIA BOULEVARD AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301 (CLASS 1 – EXISTING FACILITY)

**1740 WEST ARTESIA BOULEVARD
(APN: 6106-013-047)**

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

SECTION 1. RECITALS

A. On May 22, 2025, Applicant, Kiddleton, represented by Atsushi Iyoda, submitted an application for a conditional use permit (CUP) to permit the operations of an amusement arcade use in an existing supermarket, Tokyo Central, totaling 65,276 square feet (the “Project”) at 1740 West Artesia Boulevard (the “Subject Property”); and

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

C. The Subject Property is bounded by West Artesia Boulevard to the north and South Western Avenue to the west; and

D. On October 7, 2025, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code (GMC).

SECTION 2. CONDITIONAL USE PERMIT #3-25 FINDINGS

Conditional Use Permit #3-25 allows the operation of an amusement arcade facility per GMC Section 18.46.030.H, within an existing supermarket building totaling 65,276 square feet in the C-3 zone, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit A and as shown on the plans presented to the Planning and Environmental Quality Commission on October 7, 2025, attached hereto as Exhibit B.

1. 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 17 double-stacked claw machines and three (3) token exchange machines within the supermarket located in the C-3 zone.

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.

In accordance with GMC Section 18.64.030.B, amusement arcades are prohibited from being located within 300 feet of each other. The nearest amusement arcade business to the project site is Wawa Claw. Wawa Claw is over 1,000 feet away from the project site.

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

2. 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 proposed amusement arcade is compatible with the surrounding uses in the area, as it is located within an existing supermarket. This supermarket features other food establishments beyond the retail of food, groceries, and other home goods. The amusement arcade is aimed at customers of all ages and is ancillary and complimentary to the existing supermarket use. 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 operating an amusement arcade within the existing supermarket is consistent with the following General Plan Goals:

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

The facilities contribute to a diversified business landscape by introducing a new use within Tokyo Central and several restaurants within the building including Waka Sakura, Kagura Gardena, Go Go Curry, Tenkatori, and Gindaco. The applicant's business will not only introduce a new type of business to the supermarket but will also benefit nearby restaurants and supermarket patrons by boosting foot traffic, which could lead to increased sales for those establishments.

- 3. 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 supermarket was originally built in 1994 and started operations in 1995. 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 an amusement arcade is ancillary to the supermarket use and does not cause a need for site alteration for. Therefore, the site is adequate in size and shape to accommodate the proposed use.

- 4. 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 ancillary amusement arcade is within an existing supermarket. The subject property includes a total of 320 parking spaces for its patrons. The applicant's amusement arcade does not require additional parking. As there is no increase in the building footprint or the parking need in accordance with the GMC the existing parking is considered adequate and shall continue to accommodate all uses within the building.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West Artesia 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

supermarket 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.

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

The following conditions of approval have been added for Conditional Use Permit #3-25 (Exhibit A) to ensure that the amusement arcade use will be compatible with, and not be detrimental to the surrounding uses in the vicinity:

- The applicant shall ensure that no school-aged 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, unless the school-aged person is accompanied by a parent or guardian.
- 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.
- 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.
- The Applicant must adhere to all applicable provisions of the Gardena Municipal Code regarding amusement arcades, including Chapter 18.64.030 of the City's Zoning Title, which mandates the provision of adequate bicycle parking facilities. If in the future, there is a need for additional parking facilities for alternative transportation devices, the Applicant may be required to furnish additional parking facilities to accommodate the increased or changed need. The Community Development Director shall have the discretion to determine if the property owner or business owner is required to provide additional parking facilities for alternative transportation devices at any time while this Permit is in effect.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #15-24)

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

- A. Section 15301 Class 1, Existing Facilities which exempts negligible or no expansions of use in existing facility 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 modifications to the exterior façade. The amusement arcade would be operating in an existing supermarket building, originally constructed in 1994. The applicant's request to amusement arcade within the existing industrial spaces is not an expansion of use.

B. The project is not subject to any of the exceptions to the exemptions under Section 15300.2. The cumulative impact of establishing an 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 amusement arcade will be located is not considered a significant historical structure by any governmental body. Staff do not expect any significant impacts or unusual circumstances related to the approval of this project.

C. Staff are hereby directed to file a Notice of Exemption.

SECTION 4. APPEAL.

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

SECTION 5. RECORD.

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

SECTION 6. CUSTODIAN OF RECORD.

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

SECTION 7. EFFECTIVE DATE.

This Resolution shall take effect immediately.

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SECTION 8. CERTIFICATION.

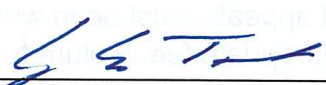
The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of October 2025.



RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:



GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Exhibits:

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

CERTIFICATION

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 7th day of October 2025, by the following vote of the Planning and Environmental Quality Commission.

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

Certification by: 

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

**EXHIBIT A
CITY OF GARDENA**

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #3-25

GENERAL CONDITIONS

- GC 1. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment, prior to amusement arcade establishment permit and business license issuance.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The architectural plans shall be in accordance with the plans approved by the Planning and Environmental Quality 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 on October 7, 2025, as modified by such decision. Deviations from the approved plans will require modification to the approved Conditional Use Permit #3-25.
- GC 4. The Applicant shall reimburse the City for all attorneys' and consultants' fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.
- GC 5. The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the Applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the Applicant of any obligation under this condition, including the payment of attorneys' fees.
- GC 6. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the applicant's violation of any condition imposed by this approval or any provision of the Gardena Municipal Code (GMC) shall be paid by the applicant.

CONDITIONAL USE PERMIT (CUP #3-25)

- CUP1. Conditional Use Permit #3-25 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the GMC. Utilization shall mean the issuance of an amusement arcade establishment permit by the Community Development Department.
- CUP2. The applicant is permitted to operate an amusement arcade within the facility shown on Exhibit A and shall comply with all provisions under 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 #3-25.
- CUP3. 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.
- CUP4. The applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- CUP5. The applicant shall ensure that any proposed signage shall meet the necessary requirements set forth in GMC Chapter 18.58.
- CUP6. 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, unless the school-aged person is accompanied by a parent or guardian.
- CUP7. 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.
- CUP8. 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.
- CUP9. 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.
- CUP10. The Applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- CUP11. In the event noise, lighting, parking, or traffic nuisances or other public safety issues are brought to the attention of the City, the Community Development

Director may impose further conditions or restrictions on the site operations to ensure land use compatibility.

- CUP12. The Applicant shall be required to notify the City of any changes to the use of the facility.
- CUP13. If the business operation results in excessive issues or complaints at any time, the Director of Community Development shall initiate a review of the CUP by the Planning and Environmental Quality Commission. The Commission shall determine if additional restrictions, conditions, or physical changes are needed in order to address the issues or concerns.
- CUP14. Per GMC Section 18.46.080, if the use discontinued for a period of one hundred eighty (180) days, the permit shall be deemed to have lapsed and shall be null and void.
- CUP15. The Conditional Use Permit may be revoked, amended and suspended by the Planning and Environmental Quality Commission under the provisions of GMC Section 18.46.050.
- CUP16. The Applicant must adhere to all applicable provisions of the GMC regarding amusement arcades, including Chapter 18.64.030 of the City's Zoning Title, which mandates the provision of adequate bicycle parking facilities. If in the future, there is a need for additional parking facilities for alternative transportation devices, the Applicant may be required to furnish additional parking facilities to accommodate the increased or changed need. The Community Development Director shall have the discretion to determine if the property owner or business owner is required to provide additional facilities at any time while this Permit is in effect.

BUILDING AND SAFETY DIVISION

- BS1. The applicant shall comply with all applicable portions of the most current California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application
- BS2. The applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.

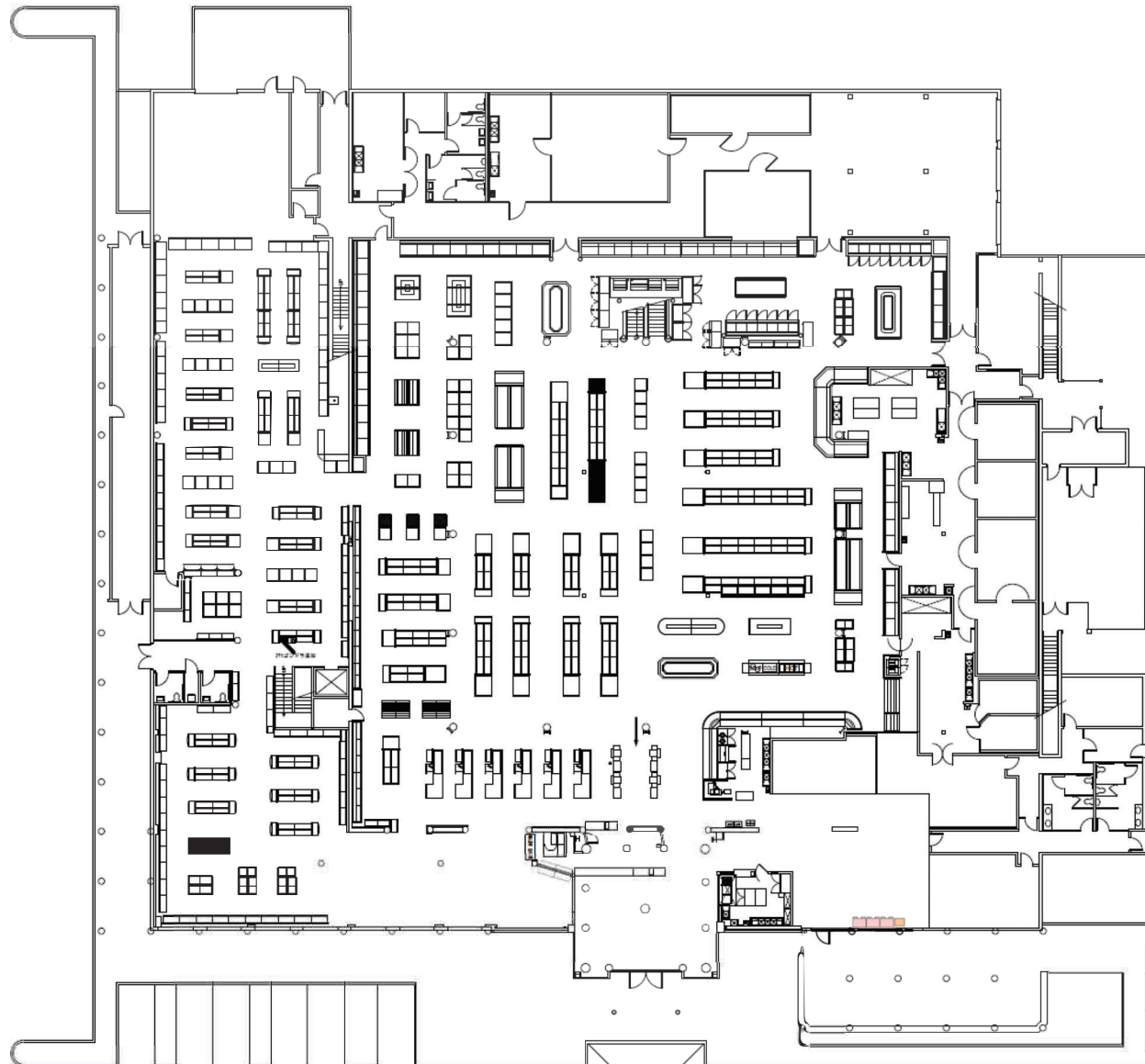
END LIST OF THE CONDITIONS OF APPROVAL

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

Kiddleton Inc., by and through its representative

_____	_____
By	Date
Title: _____	

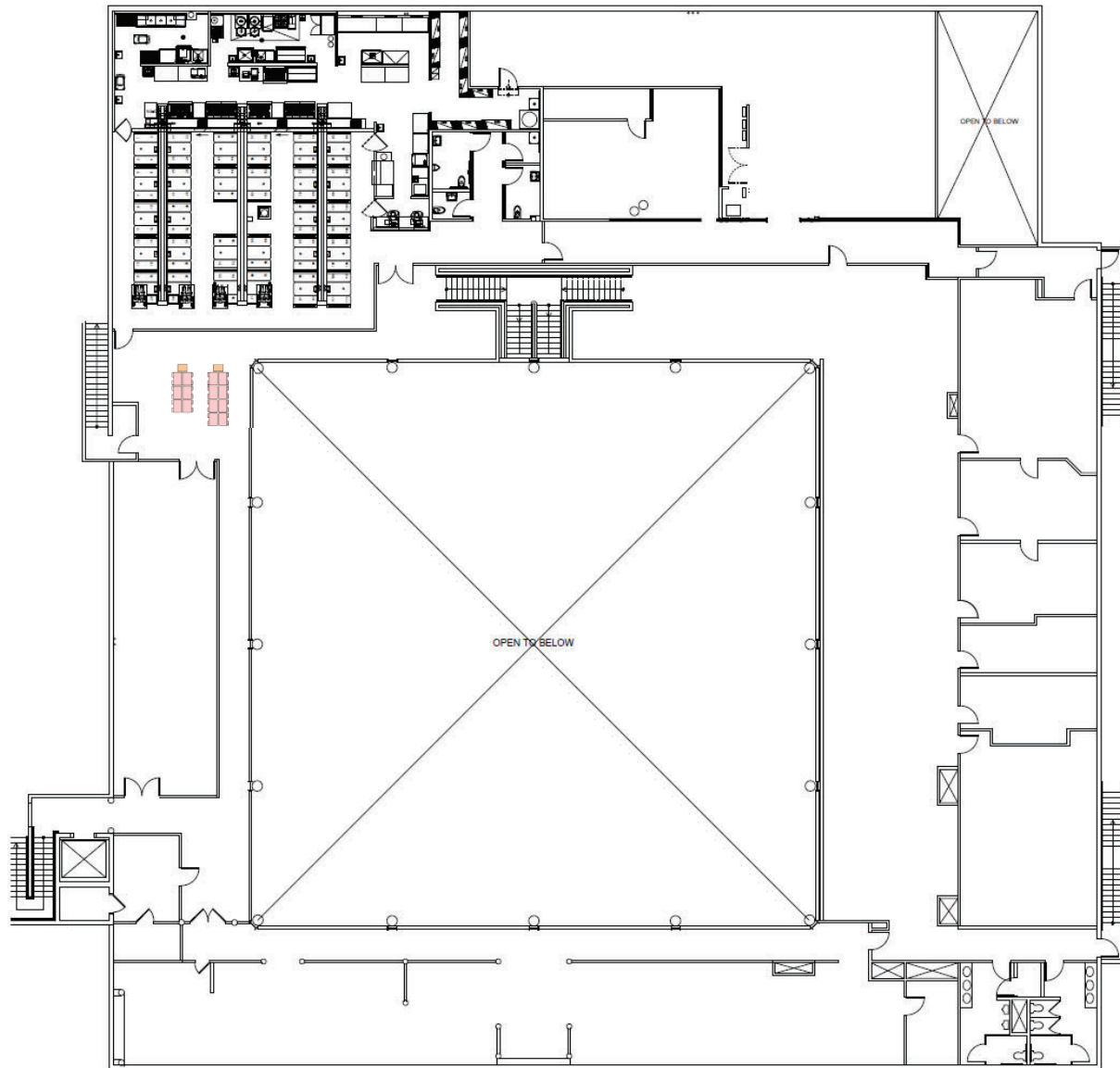




Token Vendor

Claw Machine

1ST FLOOR



Token Vendor

Claw Machine

2ND FLOOR