

RESOLUTION NO. 6741

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, APPROVING CONDITIONAL USE PERMIT #1-26 TO ALLOW THE OPERATIONS OF PRIVATE VEHICLE STORAGE FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING TOTALING 11,970 SQUARE FEET LOCATED AT 13625-13629 ALMA AVENUE IN THE INDUSTRIAL (M-2) ZONE

RECITALS

WHEREAS, on January 12 2026, the Applicant, Wanderwell Society South Bay, represented by Liliger & Rob De La Torre, submitted an application for a new conditional use permit for the operation of a private vehicle storage facility within an existing industrial building totaling 11,970 square feet (the "Project") within the existing industrial building addressed at 13625-13629 Alma Avenue, (the "Subject Property");

WHEREAS, the General Plan Land Use Plan and Zoning designation of the Property is Industrial Zone (M-2) as are the properties to the north, east and south and west;

WHEREAS, on May 19, 2026, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all the material and evidence presented by staff, the applicant, and the public, whether written or oral and adopted Resolution No. PC 7-26, approving the Project;

WHEREAS, on May 26, 2026, Mayor Cerda called the decision of the Planning Commission for review, which was seconded by Council Member Paulette Francis; and

WHEREAS, on June 23, 2026, the City Council held a duly noticed public hearing on the Project, at which time it considered all evidence presented, both oral and written.

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

SECTION 1. Conditional Use Permit #1-26 Findings. Conditional Use Permit #1-26 to allow the operation of private vehicle storage within an industrial building in the M-2 zone as shown on Exhibit 1, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit 2:

A. Resolution No. 6730 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 Section 18.46.030.C.9 of the GMC, a conditional use permit is required for "uses which are not specifically listed which in no way are detrimental to surrounding properties or uses permitted in the zone and which are not permitted as a similar use." The subject property is zoned M-2; therefore, the application for a CUP is deemed proper will authorize the applicant to store luxury vehicles in an existing industrial building.

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 proposed use is consistent with the Industrial Zone (M-2). Private vehicle storage is a use is compatible with the surrounding uses in the area, as it is located within one (1) existing industrial building of adequate size to allow for the use. The use would be operated entirely within the existing building with employees parking the vehicles to ensure limited disruption to surrounding areas.

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

The subject property, located within the M-2 zone, is adequate in size, shape, and configuration to support the proposed private vehicle storage facility. The 11,036-sf industrial building offers sufficient interior area to accommodate the tenant improvements. The project is designed to meet all applicable Gardena Municipal Code standards. Therefore, the site is adequate in size and shape to accommodate such use.

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 Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates Alma Avenue as a local street. Local streets are designed to provide vehicular, pedestrian and bicycle access to individual parcels throughout the City. They are intended to carry low volumes of traffic and allow unrestricted parking. Local streets typically have two travel lanes, and in most cities are 50 feet in width. The applicant's request to operate private vehicle storage facilities are not anticipated to generate traffic beyond the current levels, and it is unlikely to impact the area's circulation. Based on the storage of vehicles, off-street parking ratios for warehousing may determine the required amount of parking for the facility. Under warehousing uses, one parking space is required for every 1,000-sf for warehousing areas and one parking space is required for every 300-sf of office area. With approximately 11,036 sf used for warehousing space and approximately 934 sf used for office space, in total the minimum number of parking spaces required is 16 parking spaces, but the site offers 18 parking spaces for its employees and patrons, resulting in a surplus of two (2) parking spaces. Staff do not foresee any adverse traffic impacts related to the subject property's proposed use.

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

E. 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 #1-26 (Exhibit 1) to ensure that the private vehicle storage facility use will be compatible with, and not be detrimental to the surrounding uses in the vicinity:

- Vehicles shall be stored as depicted in the floor plans approved by the Planning and Environmental Quality Commission. Vehicles shall not be stored in any drive aisle. Deviations from the approved plans will require modification to the approved Conditional Use Permit #1-26.
- Parking or storage of oversized trucks, recreational vehicles, or equipment shall be prohibited.
- All activities must take place within the enclosed building. Loitering outside the tenant suite is prohibited.
- The business owner shall provide the Police Department with access to the CCTV system footage and information as deemed necessary for any investigation(s).
- No special events shall be held at the project site without the applicant obtaining a temporary event permit from the City and paying all appropriate fees. Temporary events are those that meet the intent and purpose of GMC Section 18.60.010.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

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

- A. Class 1—Section 15301 - Existing Facilities - the building in which the Project is proposed already exists. The Project will not include any alterations to the existing building footprint nor the exterior façade as previously approved. The building in which private vehicle storage would be located is an existing industrial building originally constructed in 1969 for manufacturing use. As a result, the Project is not considered an expansion of use.
- B. The Project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of establishing private vehicle storage 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 vehicle storage will be located is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this Project.

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

SECTION 3. Custodian of Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at City Hall, 1700 W. 162nd Street, Gardena, California 90247. The Custodian of Records is Greg Tsujiuchi, Community Development Director who can be reached at 310/217-9546 or gtsujiuchi@cityofgardena.org.

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

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 23RD day of June, 2026.

Tasha Cerda, Mayor

TASHA CERDA, Mayor

ATTEST:

Mina Semenza

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez

CARMEN VASQUEZ, City Attorney

Exhibit 1 – Project Plans

Exhibit 2 – Conditions of Approval

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

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6741** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **23rd day of June 2026**, and that the same was so passed and adopted by the following roll call vote:

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

NOES: NONE

ABSENT: COUNCIL MEMBER LOVE

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

(SEAL)