



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, September 16, 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 on SPECTRUM CHANNEL 22 or ONLINE at youtube.com/CityofGardena**
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Board/Commission/Committee at 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 to the podium by name 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.
4. 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 at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

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

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. APPROVAL OF MINUTES

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

Any decision made by the City of Gardena Planning & Environmental Quality Commission during the Public Hearing will be final unless a written request for an appeal is filed, with the appropriate fee, to the City Clerk within ten calendar days from the date of adoption, or City Council calls this matter for review within the same ten-day period.

6.A. ENVIRONMENTAL ASSESSMENT #9-25 AND CONDITIONAL USE PERMIT #4-25 TO ALLOW THE OPERATION OF AN INDOOR PICKLEBALL FACILITY WITHIN AN EXISTING 26,136 SF WAREHOUSE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 1495 W. 139TH STREET (6102-017-050)

A request from Kevin Lee (Dink House LA) for a Conditional Use Permit (CUP #4-25) to operate an indoor pickle ball facility within an existing 26,136 sf warehouse located in the Industrial (M-1) zone in accordance with Section 18.46.030.C.9 of the Gardena Municipal Code. The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 – Existing Facilities).

Staff Recommendation: Conduct the public hearing, receive testimony from the public, adopt Resolution No. PC 13-25 subject to the conditions of approval, and direct staff to file a notice of exemption.

7. OTHER ITEMS

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

10. ADJOURNMENT

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00pm on Tuesday, October 7, 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.

/s/ GREG TSUJIUCHI
GREG TSUJIUCHI, Secretary

Planning and Environmental Quality Commission

Date Posted: September 12, 2025



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6A.
Section: PUBLIC
HEARING ITEMS
Meeting Date: September
16, 2025

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: ENVIRONMENTAL ASSESSMENT #9-25 AND CONDITIONAL USE PERMIT #4-25 TO ALLOW THE OPERATION OF AN INDOOR PICKLEBALL FACILITY WITHIN AN EXISTING 26,136 SF WAREHOUSE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 1495 W. 139TH STREET (6102-017-050)

PROJECT DESCRIPTION:

A request for a Conditional Use Permit (CUP #4-25) to operate an indoor pickleball facility within an existing 26,136 sf warehouse located in the Industrial (M-1) zone in accordance with Section 18.46.030.C.9 of the Gardena Municipal Code.

Environmental Consideration: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1- Existing Facilities), in that it consists of minor alternations of the existing structure in order to operate the requested use.

Applicant: Kevin Lee

Project Location: 1495 W. 139th Street (6102-017-050)

STAFF RECOMMENDATION:

Staff recommend holding a public hearing on the application for Environmental Assessment # 9-25 and Conditional Use Permit # 4-25 where the Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 13-25, subject to the conditions of approval and directing staff to file a notice of exemption.

APPROVED:

A handwritten signature in blue ink, appearing to read "Greg Tsujiuchi", is positioned above a solid blue horizontal line.

Greg Tsujiuchi, Community Development Director

Attachments

[Staff Report CUP # 4-25, EA # 9-25](#)

[Attachment A - Planning Commission Resolution No. PC 13-25](#)

[Exhibit 1: Conditions of Approval](#)

[Exhibit 2: Project Plans](#)

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

**ENVIRONMENTAL ASSESSMENT #9-25 AND CONDITIONAL USE PERMIT #4-25
TO ALLOW THE OPERATION OF AN INDOOR PICKLEBALL FACILITY WITHIN
AN EXISTING 26,136 SF WAREHOUSE LOCATED IN THE INDUSTRIAL (M-1) ZONE
AT 1495 W. 139TH STREET**

AGENDA ITEM No. 6.A

DATE: September 16, 2025

TO: Chair Wright-Scherr and Members of the Planning and
Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

CASE PLANNER: Dayana Nava, Planning Assistant

APPLICANT: Kevin Lee, Dink House LA

LOCATION: 1495 W. 139th Street (6102-017-050)

REQUEST: A request for a Conditional Use Permit (CUP #4-25) to operate an indoor pickle ball facility within an existing 26,136 sf warehouse located in the Industrial (M-1) zone in accordance with Section 18.46.030.C.9 of the Gardena Municipal Code.

ENVIRONMENTAL CONSIDERATION: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 – Existing Facilities), in that it consists of minor alternations of the existing structure in order to operate the requested use.

BACKGROUND/SETTING

The subject property is a 43,452 sf parcel located on the north side of W. 139th Street between Halldale and Brighton Avenues in the Industrial (M-1) zone. The adjacent properties to the north, east, south and west have the same zoning designation. However, the adjacent property to the east has an overlay of Housing Overlay 4 (HO-4). Other surrounding uses include a manufacturing business to the east across Normandie

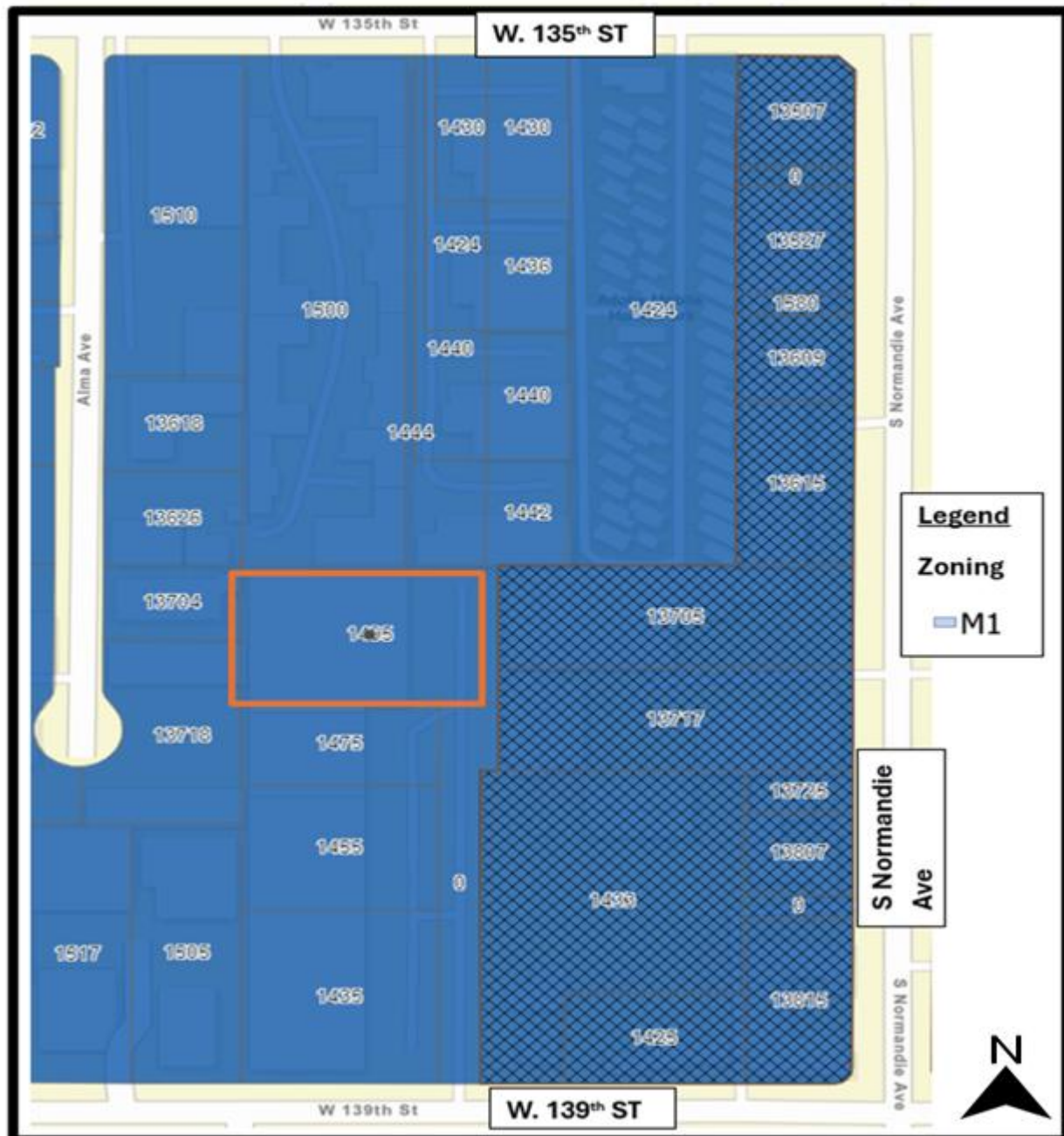


Table 1: Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	M-1	Industrial	Warehouse
North	M-1	Industrial	Manufacturing
South	M-1	Industrial	Warehouse
East	M-2	Industrial/ Housing Overlay 4	Manufacturing
West	M-2	Industrial	Manufacturing

PROJECT DESCRIPTION AND ANALYSIS

Dink House LA, represented by Kevin Lee, submitted a conditional use permit (CUP) application to operate an indoor pickleball court within an existing 26,136 sf warehouse. to comply with the provisions of Gardena Municipal Code (GMC) Section 18.46.30.C.9

The subject property is developed with a one-story industrial building. The building is currently vacant but was previously used as a warehouse. The applicant is proposing minor tenant improvements to accommodate eight (8) new indoor pickleball courts and plumbing fixtures for a urinal in an existing restroom (see Figure 3: Floor Plan).

Business Operations

Pursuant to Section 18.46.030.C.9 of the GMC, a CUP 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 proposed indoor pickleball facility is not a use which is specifically listed nor similar to any other use in the M-1 zone. The use will not be detrimental to the surrounding properties or uses because the proposed use will be operating solely within the existing building.

The facility will offer reserved courts for players who desire to book in advance and receive training from staff. Personalized coaching and skill development will be available by appointment onsite. The facility will also host tournaments. The proposed facility will be staffed by two (2) full-time employees. The proposed operating hours are from 8:00 AM to 10:00 PM daily. Peak operating hours are expected to be between 5:00 PM and 10:00 PM on weekdays.

Parking

GMC Section 18.40.040 does not identify specific parking requirements for an indoor pickleball facility. The City's parking standards for office and tennis court uses were utilized as a basis for calculating parking needs.

- The indoor pickleball facility area would require **32 parking spaces** (based on 4 spaces per court).
- The indoor pickleball facility will be providing **2 parking spaces** for the two staff members and **2 accessible parking spaces**.

Currently, the site includes 32 parking spaces serving the one-tenant building (see Figure 2: Site Plan). As part of the proposed improvements, the applicant plans to restripe the parking lot to comply with current Code standards. This restriping effort would result in the site gaining four (4) additional parking spaces, bringing the total number of spaces to 36, which complies with the minimum number of parking spaces required for the use.

Figure 2: Site Plan

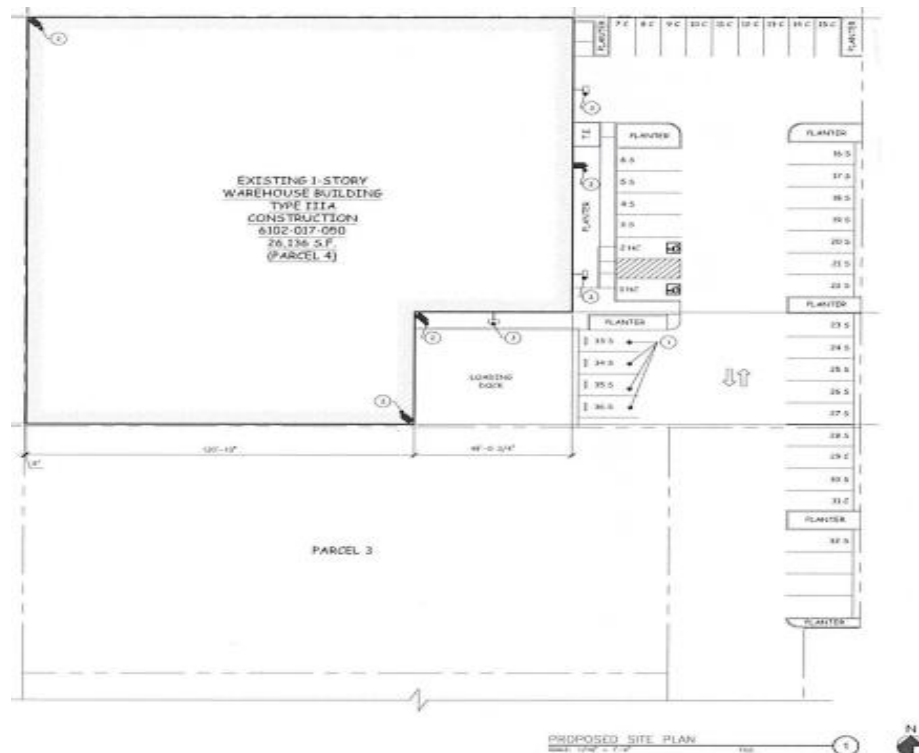
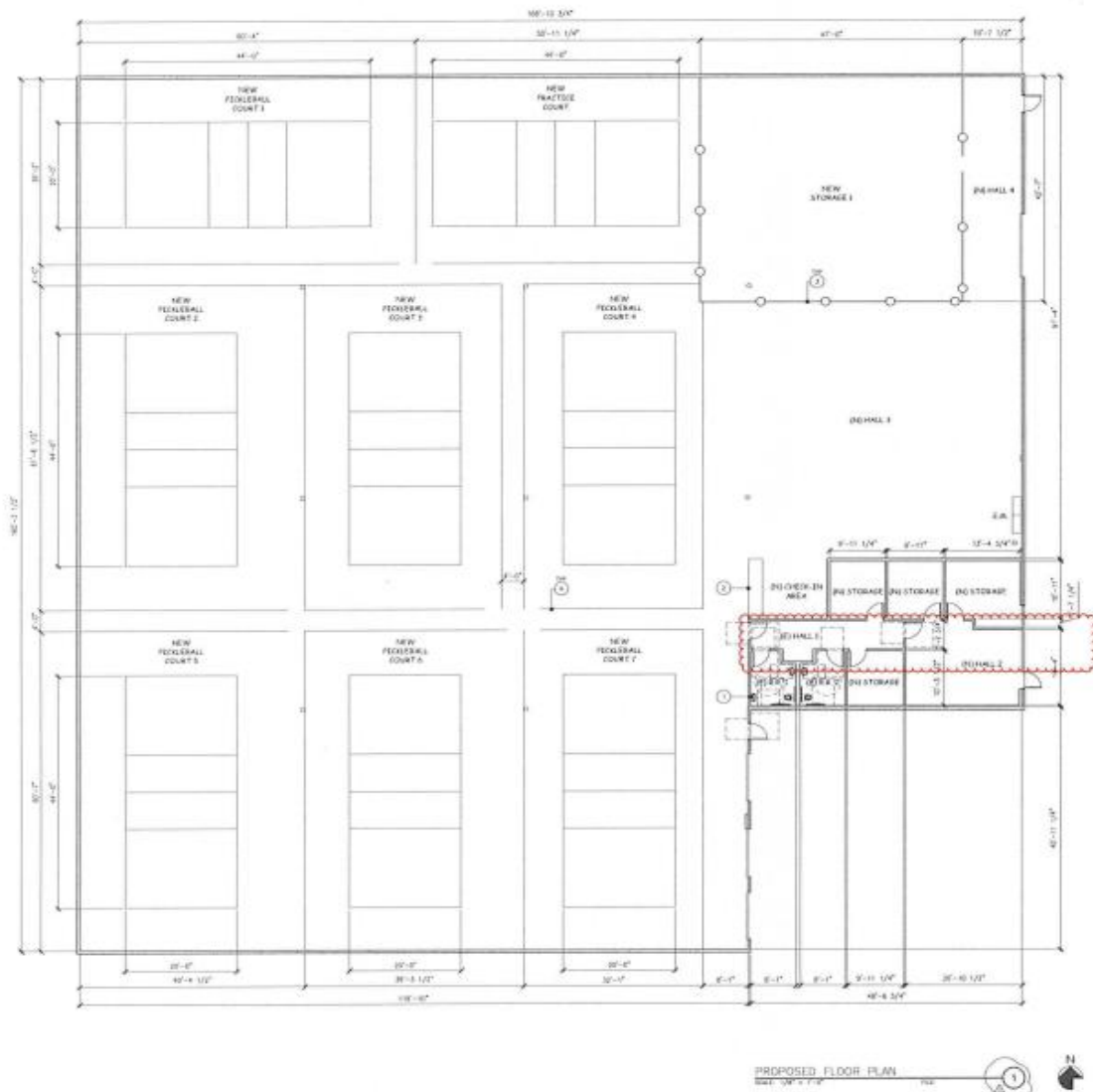


Figure 3: Floor Plan



GENERAL PLAN CONSISTENCY

The proposed use is consistent with the City's General Plan. The project is consistent with the following General Plan Goals and Policies:

- 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.
- Economic Development Plan Goal 3: Attract desirable businesses to locate in the City.
- Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
- Land Use Goal 3: Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.
 - Land Use Policy 3.3: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.

REQUIRED FINDINGS

Conditional Use Permit #4-25

In accordance with GMC section 18.46.040.F, the Planning Commission must make specific findings to grant a CUP for an indoor pickleball facility.

1. 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.

Although the proposed pickleball facility use is not specifically listed under a defined use category within the M-1 zone, GMC Section 18.46.030.C.9 allows for uses not specifically listed that are not detrimental in any way to surrounding properties or uses permitted in the zone and are not permitted as a similar use, through an approved conditional use permit process.

The proposed facility is consistent with the overall intent of the M-1 zone and is designed to operate in a manner that minimizes impacts on nearby uses. While there are some residential properties in the general vicinity, the facility will be equipped with appropriate interior treatments and construction materials to reduce sound transmissions and potential noise impacts. Therefore, the application for a CUP 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 proposal for a new indoor pickleball facility is compatible with the surrounding uses in the area because it is located within a warehouse building that has the space needed for the use. The nature of the use, being conducted entirely indoors and largely by appointment, helps ensure limited disruption to surrounding areas.

The applicant's proposal for an indoor pickleball facility 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, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.
- Economic Development Plan Goal 3: Attract desirable businesses to locate in the City.
- Land Use Goal 2: Develop and preserve high quality commercial center and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of service to the residents and businesses.
 - Land Use Policy 3:3: Attract commercial and industrial uses that minimize adverse impact on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.

The facility contributes to a diversified business landscape by introducing a unique, service-based recreational center use not currently well-represented in the area. It caters to both local and regional clientele, generating economic activity while providing a valuable service to youth, adults, families and seniors. By occupying and enhancing an underutilized warehouse space, the project supports the City's efforts to maintain a sound tax base and encourages economic growth through business diversification and sustainable use of commercial properties.

- 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 subject property, located within an existing industrial zone, is adequate in size, shape, and configuration to support the proposed indoor pickleball facility. The 26,136-sf warehouse offers sufficient interior area to accommodate the tenant improvements, including multiple indoor pickleball courts, one practice court, and a restroom renovation. All required site features, including building setbacks, landscaping buffers, and screening, either currently exist or can be accommodated through minor site upgrades as part of the project. Furthermore, the project includes a proposal to restripe the on-site parking lot to bring parking spaces into conformance with current City off-street standards. The project is designed to meet all applicable GMC standards. Therefore, the site is adequate in size and shape.

4. 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 Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West 139th Street as collector streets. Collector streets are designed to provide. These roadways are intended to move traffic from a local roadway to a secondary roadway. They are intended to provide access to all types of land uses and generally have no limitations on access. Street parking is generally allowed during most hours. The right-of-way width of this roadway type is variable but generally averages 60 feet and carries less than 15,000 vehicles per day. The applicant's request to operate an indoor pickleball within the existing warehouse is not expected to generate traffic beyond the current levels, and it is unlikely to impact the area's circulation. The project complies with the 36 minimum parking spaces required by the City's zoning code. 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 #4-25 (Exhibit 2) to ensure that the indoor pickleball facility use will be compatible with, and not be detrimental to the surrounding uses in the vicinity:

- 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.

- The hours of operation of the indoor pickleball facility shall be limited to 8:00 AM to 10:00 PM daily.
- The applicant shall stripe the parking spaces in accordance with the size and dimension specifications in GMC Section 18.40.050. Locations shall be in accordance with the approved site plan.
- All activities must take place within the enclosed building. Loitering outside the tenant suite is prohibited. Patrons should stay indoors while waiting for instructions or to be picked up and must be supervised by staff.

ENVIRONMENTAL CONSIDERATION (EA #9-25)

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 indoor pickleball courts would be located is an existing industrial tenant space within a warehouse building, originally constructed in 1999 for warehousing purposes. As a result, the applicant's request to operate an indoor pickleball facility within the existing industrial space is not considered an expansion of use.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2. The cumulative impact of establishing the indoor pickleball facility 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 indoor facility 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.

Therefore, the proposed project is categorically exempt from CEQA.

NOTICING

The public hearing notice was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on September 3, 2025. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommend holding a public hearing on the application for Environmental Assessment #9-25 and Conditional Use Permit #4-25 where the Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 13-25, subject to the conditions of approval and directing staff to file a notice of exemption.

ATTACHMENTS

A – Planning Commission Resolution No. PC 13-25

- Exhibit 1 – Project Plans
- Exhibit 2 – Conditions of Approval

RESOLUTION NO. PC 13-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #4-25 AND ENVIRONMENTAL ASSESSMENT #9-25 TO APPROVE THE USE OF AN INDOOR PICKLEBALL FACILITY WITHIN AN EXISTING WAREHOUSE BUILDING TOTALING 26,136 SQUARE FEET LOCATED IN THE GENERAL INDUSTRIAL (M-1) ZONE AT 1495 WEST 139TH STREET 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)

**1495 WEST 139TH STREET
(APN: 6102-017-050)**

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 7, 2025, Applicant Dink House LA, represented by Kevin Lee, submitted an application for a conditional use permit (CUP) to permit the operation of an indoor pickleball facility within existing warehouse buildings totaling 26,136 sf (the “Project”) at 1495 West 139th Street (the “Subject Property”); and

B. The General Plan Land Use designation of the Subject Property is Industrial, and the zoning is General Industrial (M-1); and

C. The Subject Property is bounded by West 139th Street to the north and between Halldale and Brighton Avenues.

D. On September 16, 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 (GMC).

SECTION 2. CONDITIONAL USE PERMIT #7-24 FINDINGS

Conditional Use Permit #4-25 to allow the operation of an indoor pickleball facility per GMC Section 18.46.030.C.9, within an existing industrial building totaling 26,136 square feet in the M-2 zone, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit 1 and as shown on the plans presented to the Planning and Environmental Quality Commission on September 16, 2025, attached hereto as Exhibit 2.

- 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.**

Although the proposed pickleball facility use is not specifically listed under a defined use category within the M-1 zone, GMC Section 18.46.030.C.9 allows for uses not specifically listed that are not detrimental in any way to surrounding properties or uses permitted in the zone and are not permitted as a similar use, through an approved conditional use permit process.

The proposed facility is consistent with the overall intent of the M-1 zone and is designed to operate in a manner that minimizes impacts on nearby uses. While there are some residential properties in the general vicinity, the facility will be equipped with appropriate interior treatments and construction materials to reduce sound transmissions and potential noise impacts. Therefore, the application for a CUP 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 proposal for a new indoor pickleball facility is compatible with the surrounding uses in the area because it is located within a warehouse with space that will allow for the use. The nature of the use, being conducted entirely indoors and largely by appointment, helps ensure limited disruption to surrounding areas.

The applicant's proposal for an indoor pickleball facility 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, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.
- Economic Development Plan Goal 3: Attract desirable businesses to locate in the City.
- Land Use Goal 2: Develop and preserve high quality commercial center and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of service to the residents and businesses.

- Land Use Policy 3:3: Attract commercial and industrial uses that minimize adverse impact on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.

The facility contributes to a diversified business landscape by introducing a unique, service-based recreational center use not currently well-represented in the area. It caters to both local and regional clientele, generating economic activity while providing a valuable service to youth, adults, families and seniors. By occupying and enhancing an underutilized warehouse space, the project supports the City's efforts to maintain a sound tax base and encourages economic growth through business diversification and sustainable use of commercial properties.

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 subject property, located within an existing industrial zone, is adequate in size, shape, and configuration to support the proposed indoor pickleball facility. The 26,136-sf warehouse offers sufficient interior area to accommodate the tenant improvements, including multiple indoor pickleball courts, one practice court, and a restroom renovation. All required site features, including building setbacks, landscaping buffers, and screening, either currently exist or can be accommodated through minor site upgrades as part of the project. Furthermore, the project includes a proposal to restripe the on-site parking lot to bring parking spaces into conformance with current City off-street standards. The project is designed to meet all applicable GMC standards. Therefore, the site is adequate in size and shape.

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 Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West 139th Street as collector streets. Collector streets are designed to provide. These roadways are intended to move traffic from a local roadway to a secondary roadway. They are intended to provide access to all types of land uses and generally have no limitations on access. Street parking is generally allowed during most hours. The right-of-way width of this roadway type is variable but generally averages 60 feet and carries less than 15,000 vehicles

per day. The applicant's request to operate an indoor pickleball within the existing warehouse is not expected to generate traffic beyond the current levels, and it is unlikely to impact the area's circulation. The project complies with the 36 minimum parking spaces required by the City's zoning code. 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 #4-25 (Exhibit 1) to ensure that the indoor pickleball facility use will be compatible with, and not be detrimental to the surrounding uses in the vicinity:

- 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.
- The hours of operation of the indoor pickleball facility shall be limited to 8:00 AM to 10:00 PM daily.
- The applicant shall stripe the parking spaces in accordance with the size and dimension specifications in GMC Section 18.40.050. Locations shall be in accordance with the approved site plan.
- All activities must take place within the enclosed building. Loitering outside the tenant suite is prohibited. Patrons should stay indoors while waiting for instructions or to be picked up and must be supervised by staff.

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 exempt negligible or no expansion 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 but makes minor modifications to the exterior façade. The indoor pickleball facility would be in the existing industrial building, originally constructed in 1999 for warehousing purposes. The applicant's request to operate the indoor pickleball facility within the existing industrial space 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 indoor pickleball facility is not

considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The buildings where the indoor pickleball facility will be located are not considered significant historical structures 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.

Resolution No. PC. #13-25
EA # 9-25; and CUP # 4-25
September 16, 2025
Page 6 of 7

SECTION 8. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 16th day of September 2025.

RONALD WRIGHT-SCHERR CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Exhibits:

- Exhibit 1 – Conditions of Approval
- Exhibit 2 – Project Plan

Resolution No. PC. #13-25
EA # 9-25; and CUP # 4-25
September 16, 2025
Page 7 of 7

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 16th day of September 2025, by the following vote of the Planning and Environmental Quality Commission.

AYES:

NOES:

ABSENT:

Certification by: _____

GREG TSUJIUCHI, SECRETARY

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

EXHIBIT 1

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4-25

GENERAL CONDITIONS

- GC 1. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment, prior to building permit and business license issuance.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws. 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 September 16, 2025, as modified by such decision. Deviations from the approved plans will require modification to the approved Conditional Use Permit #4-25.
- 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

CUP1. Conditional Use Permit #4-25 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 a business license.

PLANNING

- PL1. The hours of operation of the indoor pickleball facility shall be limited to 8:00 AM to 10:00 PM daily.
- PL2. 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.
- PL3. The parking lot shall remain open at all times during operating hours. All onsite spaces shall be utilized to the extent feasible before vehicles are turned away from the parking lot. In the event the parking lot is full, vehicles shall be directed to park on the street where parking is available.
- PL4. The applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- PL5. The applicant shall ensure that any proposed signage shall meet the necessary requirements put forth by Chapter 18.58 of the GMC.
- PL6. 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.
- PL7. The applicant shall restripe the parking lot/spaces in accordance with the size and dimension specifications in GMC Section 18.40.050. Locations shall be in accordance with the approved site plan.
- PL8. All activities must take place within the enclosed building. Loitering outside the building is prohibited. Patrons shall stay indoors while waiting for instructions or to be picked up and must be supervised by staff. The business owner/operator shall be responsible for ensuring that customers are not loitering outside the building and are not hitting balls on the parking lot and against any wall.

- PL9. No outdoor storage shall be permitted.
- PL10. The applicant shall be required to notify the City of any changes to the use of the facility.

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 approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, State and Federal law.
- BS5. The applicant shall submit plans and specifications to the Building Division for review.

Dink House LA, representative, certifies that he/she/it has read, understood, and agrees to the Project Conditions listed herein.

Dink House LA, Representative

By _____

Date

	DETAIL NUMBER
	SHEET NUMBER (BLANK IF SAME SHEET)
	ELEVATION/SECTION NUMBER
	SHEET NUMBER (BLANK IF SAME SHEET)
	ROOM NAME AND NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	KEYNOTE
	REVISION REFERENCE
	DIMENSION LINE - NUMBER TO LEFT OR TOP OF LINE
	CENTERLINE DIMENSION, ELEVATION FLOOR HEIGHT, FINISH INDICATOR LINE
	BREAK IN LINE, DETAIL OR DIMENSION
	FLOORS, CEILING LINE (ELEVATIONS, SECTIONS)
	ALIGN FINISHED SURFACE
	FIRE EXTINGUISHER CABINET
	GRID LINE REFERENCE: NUMBERS SHALL RUN HORIZONTALLY AND LETTERS RUN VERTICALLY IN GRID PATTERN
	OCCUPANCY LOAD OCCUPANCY FACTOR OCCUPANCY GROUP
	WALL TYPE TYPE DESIGNATION, SEE A8.01
	STUD SIZE 4-2X4 6-1X6
	REQUIRED RATING -1447150-107114122-02402 3-111146 2-1146 2-2146
	NORTH ARROW
	PROPERTY LINE
	INT. ELEV. REFERENCE
	SMOKE DETECTOR
	EMERGENCY EXIT SIGN

A/C	AIR CONDITIONING	JAN.	JANITOR
A.C.	ACOUSTICAL CEILING	JNT.	JOINT
ACQ.	ACQUANT	KIT.	KITCHEN
ADJ.	ADJUNCT	LAM.	LAMINATE
ADJUST.	ADJUSTABLE	LBS.	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	L.H.	LEFT HAND
ALUM.	ALUMINUM	LT.	LIGHT
AMP.	AMPERE	MANT.	MANTILING
APPROX.	APPROXIMATE	MAS.	MASONRY
ARCH.	ARCHITECTURAL	MAIL	MATERIAL
BD.	BOARD	MAX.	MAXIMUM
B.D.C.	BLOCK	MECH.	MECHANICAL
BLK.	BLOCK	MFR.	MANUFACTURER
BLKS	BLOCKING	MISC.	MISCELLANEOUS
BOT.	BOTTOM	MILLWRK.	MILLWORK
CAB.	CABINET	M.O.	MASONRY OPENING
C.B.	CORNER BEAD	MTD.	MOUNTED
CEMT.	CEMENT	MULL.	METAL
CLG.	CEILING	MULLION	MULLION
CLG.	CEILING	N.	NORTH
CLR.	CLEAR	N.I.C.	NOT IN CONTRACT
CLR. OPEN.	CLEAR OPENING	NOM.	NUMBER
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOMINAL NOT TO SCALE
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONN.	CONNECTION	OFF.	OFFICE
CONT.	CONTINUOUS	OPP.	OPPOSITE
CONTR.	CONTRACTOR	PL	PLATE
CPT.	CARPET	P.L.A.M.	PLASTIC LAMINATE
C.S.	CERAMIC TILE	PLAS.	PLASTER
CTR.	CENTER	PLUMB.	PLUMBING
CW	COLD WATER	P.W.	PLYWOOD
D.	DEEP	PNL	PANEL
D.BL	DOUBLE	PA	PAPER
DED.	DEDICATED	PROJ.	PROJECTION
D.F.	DRINKING FOUNTAIN	PT	POINT
DIA.	DIAMETER	PIN.	PARTITION
DIAG.	DIAGONAL	R	RISER
DN.	DOWN	RAD.	RADIUS
DW.	DRIVE	REF.	REFRIGERATOR
D.S.P.	DRY SAND PIPE	REFR.	REFRIGERATOR
DTL.	DETAIL	REIN.	REINFORCED
DWG.	DRAWING	REQ.	REQUIRED
DWR.	DRAWER	R.H.	RIGHT HAND
E.	EAST	RM	ROOM
EACH	EACH	R.O.	ROUGH OPENING
E.A.	EXHAUST FAN	R.T.S.B.	REAR YARD SETBACK
ELEV.	ELEVATION	S.	SOUTH
ELEC.	ELECTRIC	S.C.	SOLID CORE
EQ.	EQUAL	SCHED.	SCHEDULE
EXP.	EXISTING	SECT.	SECTION
EXP'D.	EXPOSED	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
F.D.	FLOOR DRAIN	SKT	SKIGHT
F.E.C.	FIRE EXTINGUISHER CABINET	SPEC.	SPECIFICATION
F.F.	FIRE FUSE CABINET	SQ.	SQUARE
FIN.	FINISH	S.S.	STAINLESS STEEL
FIG.	FIGURE	STD.	STANDARD
FLR.	FLOOR	STGDR.	STAGGERED
FLUR.	FLOURESCENT	STL.	STEEL
F.O.C.	FACE OF COLUMN	STUD.	STUD
F.O.F.	FACE OF FINISH	STRUT.	STRUCTURAL
F.O.M.	FACE OF MEMBER	SUSP.	SUSPENDED
F.O.S.	FACE OF STUD	SYMM.	SYMMETRICAL
F.S.	FLOOR SINK	S.T.S.B.	SIDE YARD SETBACK
FULL	FOOT OR FEET	T	TRICH
FURN.	FURNITURE	T.	TELEPHONE
FURN.	FURNITURE	TEMP.	TEMPERED
F.Y.S.B.	FRONT YARD SETBACK	T&P.	TONGUE AND GROOVE
GAL.	GALLON	T.O.W.	TOP OF WALL
GAL.	GALLON	UNL.	UNDERWRITERS LABORATORY
GALV.	GALVANIZED	UNW.	UNWIDENED
G.C.	GENERAL CONTRACTOR	U.N.O.	UNLESS NOTED OTHERWISE
G.F.	GROUND FAULT INTERRUPT	V.	UNLESS OTHERWISE NOTED
GL.	GLAZING	V.C.T.	VOLTS
GRD.	GROUND	VERT.	VERTICAL
GRND.	GROUND	VEST.	VESTIBULE
GYP.	GYPSON	V.I.F.	VERIFY IN FIELD
GYP. BD.	GYPSON WALLBOARD	W.	WEST
H.	HIGH	W/	WITH
H.C.	HIGH LOW CORE	W.C.	WATER CLOSET
HEWD.	HARDWOOD	W.	WOOD
HEWE.	HARDWARE	W.P.	WATER PROOF
H.M.	HOLLOW METAL	W/O	WITHOUT
HORIZ.	HORIZONTAL	W.R.	WATER RESISTANT
HRT.	HEIGHT	WT.	WEIGHT
H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING		
HW	HOT WATER		
I.D.	INSIDE DIAMETER		
IN.	INCH		
INSUL.	INSULATION		
	INTERIOR		

LOCATED AT
1495 W 139TH STREET
GARDENA, CA 90249

[illegible]

OWNER
MARQUIS COLLECTION LLC
1732 AVIATION BLVD. STE 428
REDONDO BEACH, CA 90278
CONTACT: KEVIN LEE
TEL: (310) 345-8433
EMAIL: INFO@DINKHOUSELA.COM

ARCHITECT OF RECORD
REALICW ARCHITECTURE
12324 SARAH ST
STUDIO CITY, CA 91604
CONTACT: CRYSTAL WONG
TEL: (818) 640-1738
EMAIL: CRYSTAL@REAL-ARCH.COM

ARCHITECTURAL

A0 PROJECT INFORMATION
A1 EXISTING SITE PLAN
A2 EXISTING FLOOR PLAN
A3 PROPOSED SITE PLAN, SECURITY PLAN & EXISTING SITE LIGHTING PLAN
A4 PROPOSED FLOOR PLAN

ZONING INFORMATION

DESCRIPTION OF WORK:

APPLICABLE CODES:

ASSESSOR PARCEL NUMBERS

LEGAL DESCRIPTION

SITE & BUILDING STATISTICS:

	CODE REQUIREMENT	EXISTING	PROPOSED
<u>BUILDING FLOOR AREA:</u>		26,136 S.F. (0.9 ACRES) PER LA ASSESSOR	EXISTING TO REMAIN (NO CHANGE)
<u>CONSTRUCTION TYPE</u>		III-A	EXISTING TO REMAIN (NO CHANGE)
<u>SETBACKS</u>			
FRONT		10 1/2"	EXISTING TO REMAIN (NO CHANGE)
SIDE - EAST		6"	EXISTING TO REMAIN (NO CHANGE)
SIDE - WEST		90'-1/4"	EXISTING TO REMAIN (NO CHANGE)
REAR		6"	EXISTING TO REMAIN (NO CHANGE)
<u>HEIGHT</u>		±34'-8"	EXISTING TO REMAIN (NO CHANGE)
<u>NUMBER OF STORY</u>		1 STORY	EXISTING TO REMAIN (NO CHANGE)
<u>USE - OCCUPANCY</u>		S-1 (STORAGE)	A-3 (ASSEMBLY)
<u>PARKING ANALYSIS</u>		WAREHOUSE 24,748 S.F. @ 1,000 S.F./SPACE = 25 OFFICE 896 S.F. @ 300 S.F./SPACE = 3 1 SPACE FOR THE BUSINESS = 1 TOTAL = 29	(8) PICKLEBALL COURT 4 PEOPLE @ 1 SPACE/PERSON = 32 (2) STAFF 1 SPACE/PERSON = 2 TOTAL = 34
		TOTAL REQUIRED 30 PARKING SPACES TOTAL PROVIDED 32 PARKING SPACES (2 ACCESSIBLE, 20 REGULAR & 10 COMPACT)	TOTAL REQUIRED 34 PARKING SPACES TOTAL PROVIDED 36 PARKING SPACES (2 ACCESSIBLE, 24 STANDARD, 10 COMPACT)
<u>OCCUPANCY LOAD CALC.</u>		WAREHOUSE 24,748 S.F. @ 500 S.F. = 50 PERSONS OFFICE 896 S.F. @ 100 S.F. = 9 PERSONS TOTAL = 59 PERSONS	PICKLEBALL COURT 22,723 S.F. @ 50 S.F. = 455 PERSONS STORAGE 2,025 S.F. @ 500 S.F. = 4 PERSONS STORAGE 536 S.F. @ 500 S.F. = 1 PERSONS TOTAL = 460 PERSONS



DINK HOUSE LA

1495 W 139TH STREET
GARDENA, CA 90249

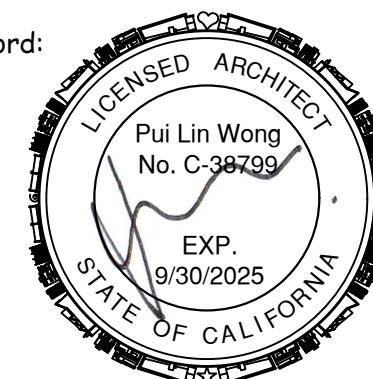
OWNER:
MARQUIS COLLECTION LLC
1732 AVIATION BLVD. STE 428
REDONDO BEACH, CA 90278
CONTACT: KEVIN LEE
310-345-8433
INFO@DINKHOUSELA.COM

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CONSULTANTS

Architect/Engineer Of Record



CONDITIONAL USE PERMIT
RESUBMITTAL SET

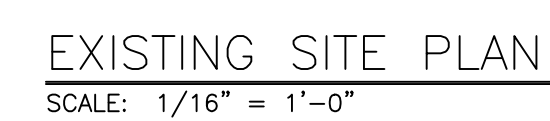
PROJECT

DINK HOUSE LA

Sheet Title

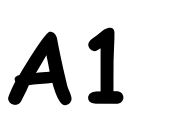
PROJECT INFORMATION

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Drawn By: CW	AO
Chkd By:	
Date Printed: 07/24/2025	



SCALE: 1/16" = 1'-0"

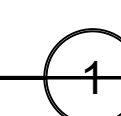
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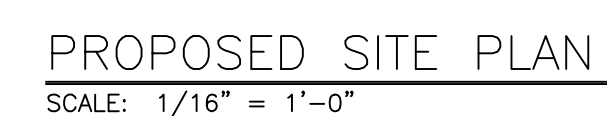




SCALE: $1/8" = 1'-0"$

FILE:





A3



SCALE: 1/8" = 1'-0"

FILE:



A4