

**RESOLUTION NO. 6566**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, UPHOLDING THE DECISION OF THE PLANNING COMMISSION AND APPROVING SITE PLAN REVIEW #4-21 FOR THE CONSTRUCTION OF A NEW 3,720 SQUARE-FOOT MULTI-TENANT COMMERCIAL BUILDING WITH A DRIVE-THRU IN THE COMMERCIAL AND MIXED-USE OVERLAY ZONES AND DIRECTION TO STAFF TO FILE A NOTICE OF EXEMPTION**

**(15106 South Western Avenue) (APN # 6103018027)**

**WHEREAS**, on May 17, 2021, an application was submitted for a site plan review for the construction of an approximately 4,000 square foot multi-tenant commercial building with a drive-thru and a variance to allow a reduced front yard setback dedicated for landscaping, for the property located at 15106 South Western Avenue (the "Property");

**WHEREAS**, the Planning staff determined that the project did not meet the requirements to allow for the requested variance, at which time the applicant withdrew the variance request and revised the project to include a 3,720 square foot commercial building with a drive-thru (the "Project");

**WHEREAS**, the General Plan Land Use Plan designation of the Property is Neighborhood Commercial, and the zoning is C-2 (Commercial) and MUO (Mixed-Use Overlay);

**WHEREAS**, the Property is bounded by a drive-thru donut shop to the north across Marine Avenue, a residential apartment building to the east, a commercial shopping center to the south, and a gasoline station to the west across Western Avenue;

**WHEREAS**, on February 1, 2022, the Planning and Environmental Quality Commission held the public hearing at which time it considered all material and evidence, whether written or oral, after which it adopted Resolution No. PC 2-22 approving the site plan review and directed staff to file a notice of exemption;

**WHEREAS**, on February 8, 2022, the project was called for review by Council Member Francis, and seconded by Council Member Henderson;

**WHEREAS**, on February 24, 2022, a public hearing was duly noticed for the City Council meeting of March 8, 2022, at which time it held the public hearing; and

**WHEREAS**, in making the various findings set forth herein, the City Council has considered all of the 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. The record of these proceedings can be found at the

Community Development Department, Room 101, 1700 West 162<sup>nd</sup> Street, Gardena, California. The Director of Community Development is the custodian of such record.

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

**SECTION 1. SITE PLAN REVIEW**

Site Plan Review (#4-21) for the construction of an approximately 3,720 square foot multi-tenant commercial building with a drive-thru, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are those presented to the City Council on March 8, 2022, attached hereto as Exhibit B, as the same may be modified by the conditions of approval:

**A. The proposed development, including the uses and physical design, is consistent with the intent and general purpose of the general plan and provisions of the municipal code.**

The Project meets or exceeds all applicable provisions of the Gardena Municipal Code and is consistent with various goals and policies of the Gardena General Plan including the following:

- 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 Policy 2.1 – Require ample landscaping and high-level maintenance in all new and existing commercial and industrial developments.
- Land Use Policy 2.1 – Provide neighborhood commercial centers with convenient and safe pedestrian access.
- 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 3.5 – Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking, and the full range of customer amenities.
- Economic Development Goal 3 – Attract desirable businesses to locate in the City.
- Community Design Goal 4 – Achieve high quality design for commercial areas.
- Community Design Goal 7 – Utilize extensive landscaping to beautify Gardena's streets and sidewalks.

The Project will enhance the appearance and image of the neighborhood by removing a blighted building and constructing a new high quality commercial

center. The Project includes an abundant amount of landscape that will be provided throughout the new parking area and along Western Avenue and Marine Avenue, thus making Gardena streets more aesthetically pleasing.

The Project includes contemporary architecture that features a combination of stucco finish, wood like planks brick veneer, and metal awnings standing. The high-quality design of the commercial building will not only contribute to enhancing the image and vitality of the City but also attract desirable businesses to locate in the City that will ultimately contribute to the City's tax base and create new jobs.

**B. The proposed development will not adversely affect the orderly and harmonious development of the area and the general welfare of the city.**

As set forth above and in the staff report, which is incorporated by reference, the project as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

**SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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


- Class 3—Section 15303(c) - New Construction or Conversion of Small Structures. The Property is in an urbanized area where all necessary public services and facilities are available, and the structures do not exceed 10,000 square feet in floor area. The restaurant, retail and office uses, do not involve the use of hazardous substances and the surrounding area is not environmentally sensitive. These findings qualify the subject project for exemption under Section 15303(c) of the CEQA Guidelines.
- The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of the Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the Project not have any significant effects, but there are no unusual circumstances applicable to the Property. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

- Staff is hereby directed to file a Notice of Exemption for a Class 3 categorical exemption.

SECTION 3. Certification. The City Clerk shall certify the passage of this resolution.

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

Passed, approved, and adopted this 8th day of March, 2022.

  
TASHA CERDA, Mayor

ATTEST:

  
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

  
LISA KRANITZ, Assistant City Attorney

Exhibit A: Conditions of Approval  
Exhibit B: Architectural Plans

## **EXHIBIT A**

### **CITY OF GARDENA**

#### **CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #4-21**

##### **GENERAL CONDITIONS**

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement.
- GC 2. Applicant shall comply with all applicable written policies, resolutions, ordinances, and laws in effect at time of approval, or at time of permit applications. These conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The approved resolution, including these conditions contained herein and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to building plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.
- GC 4. The site layout and physical appearance of the courts and existing structure shall be in accordance with the plans presented to and approved by the Planning and Environmental Quality Commission on February 1, 2022 and modified by these conditions of approval. Minor modifications or alterations to the design, style, colors, and materials shall be subject to the review and approval of the Community Development Director. Substantial modifications will require review and approval by the Planning Commission.
- GC 5. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval prior to issuance of a final building permit.
- GC 6. Applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of Site Plan Review #4-21. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an 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/developer of any obligation under this condition, including the payment of attorney's fees.

## **SITE PLAN REVIEW**

- PL1. Site Plan Review #4-21 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. Utilization shall mean the issuance of building permits.

## **PLANNING**

- PL2. The Applicant/developer 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.
- PL3. The Applicant/developer shall maintain landscaping in a healthy and well-kept manner at all times. All landscape areas shall be provided with automatic irrigation. Dead or damaged landscape material and vegetation shall be replaced immediately. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.
- PL4. The Applicant/developer shall obtain sign permits per Chapter 18.58 of the Gardena Municipal Code for all proposed signage.
- PL5. The Applicant/developer shall maintain the property in a clean and orderly condition at all times and remove any graffiti from the site within 48 hours of its discovery in matching colors to the underlying surfaces.
- PL6. A refuse enclosure shall be provided and shall have minimum inside dimensions as specific in GMC Section 18.42.130 and Chapter 8.20. The trash enclosure shall be made of concrete block walls with solid doors and in a location that is not visible from the public right of way. A refuse bin shall be stored in the enclosure at all times, and the bin cover closed at all times, except when the bin is being used. A decorative roof or trellis shall be provided over the enclosure. The trash enclosure shall be architecturally compatible to match the colors and material of the building.
- PL7. The Applicant/developer shall submit a site lighting plan, with photometrics, for review and approval by the Building Official and the Director of Community Development prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Building Official and the Director of Community Development. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties.

**BUILDING & SAFETY**

- BS1. The applicant shall comply with all applicable portions of the California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The applicant shall comply with all conditions set forth by other departments and agencies, including but not limited to: Gardena Planning, Gardena Public Works, Los Angeles County Public Works, and Los Angeles County Fire Department.
- BS3. The applicant shall pay all required fees including but not limited to plan check fees, permit fees, and school fees.
- BS4. The applicant shall install a properly sized grease interceptor, per the California Plumbing Code.
- BS5. If applicant will use existing sewer line to street, a video scoping shall be completed by the applicant prior to foundation inspection. Applicant shall provide the Building Inspector with the video.
- BS6. The Applicant/developer shall provide storm water management plan study prepared by a qualified engineer acceptable to the Building Official and the Engineering Division.
- BS7. The Applicant/developer shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.
- BS8. The Applicant/developer shall submit a Final Priority WQMP to the Building Division for review and approval. This plan shall be in conformance with all current NPDES requirements. The WQMP must implement Low Impact Development (LID) principles such that projects infiltrate, harvest, re-use, evaporation, or bio-treat storm water runoff. Sheet flowing storm-water, without filtering, is no longer acceptable.
- BS9. The Applicant/developer shall maintain a 26-foot minimum backup distance from the parking stalls. Driveway shall be maintained as a no parking zone and be marked with Fire Lane-No Parking signs.
- BS10. Address shall be posted on the building and on the curbs per CA Building and Fire codes.

**PUBLIC WORKS – ENGINEERING DIVISION**

- PW1. All work in the public right of way shall be constructed in accordance with the Standard Plans and Standard Specifications for Public Works Construction, latest edition. This includes supplements thereto and City of Gardena Standard Drawings.

- PW2. Before undertaking any Encroachment/Excavation within the public right of way, the owner must first obtain the applicable permit from the Public Works Engineering Division.
- PW3. The project shall utilize the County's benchmarks and any controlling survey monumentation (property lines, tract lines, street centerline, etc.) which are at risk of being destroyed or disturbed during the course of the project must be preserved in accordance with Section 8771(b) of the California Business and Professions Code (Professional Land Surveyors Act). Preconstruction field ties, along with the preparation and filling of the required Corner Records or Record of Survey with the County of Los Angeles, shall be accomplished by, or under the direction of, a licensed surveyor or civil engineer authorized to practice land surveying.

Copies of said records shall be furnished to the City Engineering for review and approval prior to issuance of any onsite or offsite construction permit. In addition, any monuments disturbed or destroyed by this project must be reset and post-construction Corner Records or Record of Survey filed with the County of Los Angeles. A copy of the recorded documents shall be submitted to the Engineering office for review and approval prior to issuance and/or finalizing any permits within the public right of way

- PW4. Prior to issuance of permits, all public improvements (if any) shall be guaranteed to be installed by the execution of an Agreement for Public Improvements secured by sufficient bond sureties or cash, complete indemnification form, Certification of Insurance (General Liability, Auto & Workers Compensation) naming City of Gardena as additional insured, contractor State License and City Business License.
- PW5. All public improvements, studies, designs, plans, calculations and other requirements shall be installed, provided and supplied by the developer in accordance with City and State codes, policies and requirements at no cost to the City.
- All work shall comply with City Standards and specifications and with the City of Gardena Municipal Codes and to be designed and signed by a registered Civil Engineer or other applicable professional license engineer(s).
- PW6. The applicant shall remove and replace all damaged sidewalk, curb, gutter, curb ramps, driveway, traffic signs, painted curbs, etc. fronting the property.
- PW7. Applicant shall obtain Public Works Encroachment/Excavation permit for any work done in the public right-of-way.
- PW8. The applicant shall protect the bus stop sign and bench along Western Avenue during construction.
- PW9. The applicant shall protect in place the two monitoring wells on Marine Avenue during construction.



**LOS ANGELES COUNTY SANITATION DISTRICTS**

SD1. The applicant shall pay a connection fee before a permit to connect to the sewer is issued. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

**LOS ANGELES COUNTY FIRE DEPARTMENT**

FD1. The applicant shall submit the plans to the Los Angeles County Fire Department for approval and shall comply with all applicable Los Angeles County Fire Department requirements.

Sarah Withers, certifies that he has read, understood, and agrees to the project conditions listed herein.

\_\_\_\_\_  
Sarah Withers

\_\_\_\_\_  
Date



**EXCEL**

PROPERTY MANAGEMENT SERVICES, INC.

9034 W. SUNSET BLVD.  
WEST HOLLYWOOD, CALIFORNIA 90069  
P 310 247-6960 | F 310 247-1525

WESTERN AND MARINE, GARDENA, CA

■ 15106 S WESTERN GARDENA, CA 90247

■ PROJECT NUMBER  
■ DATE  
■ DESIGNER  
■ SCALE

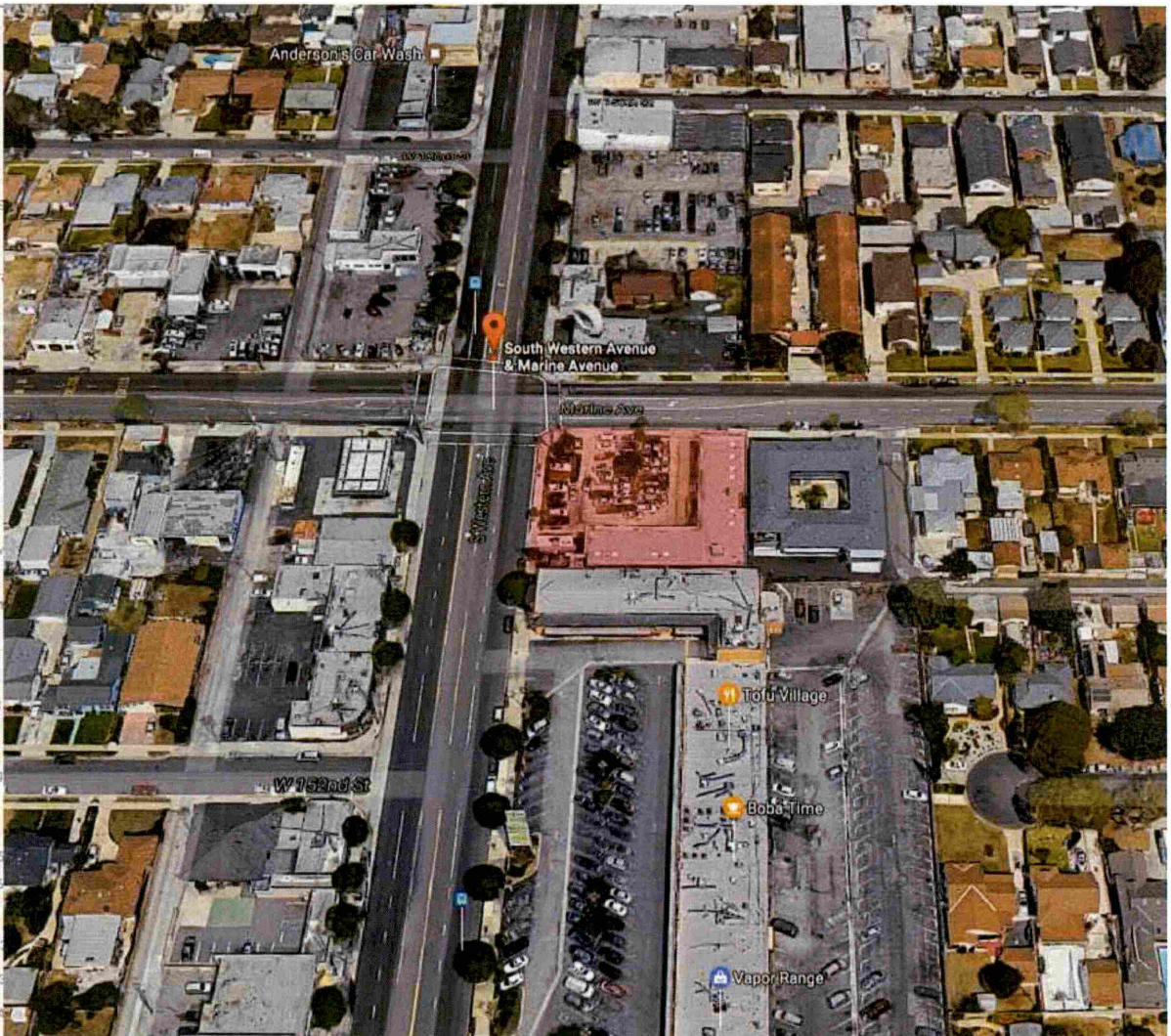
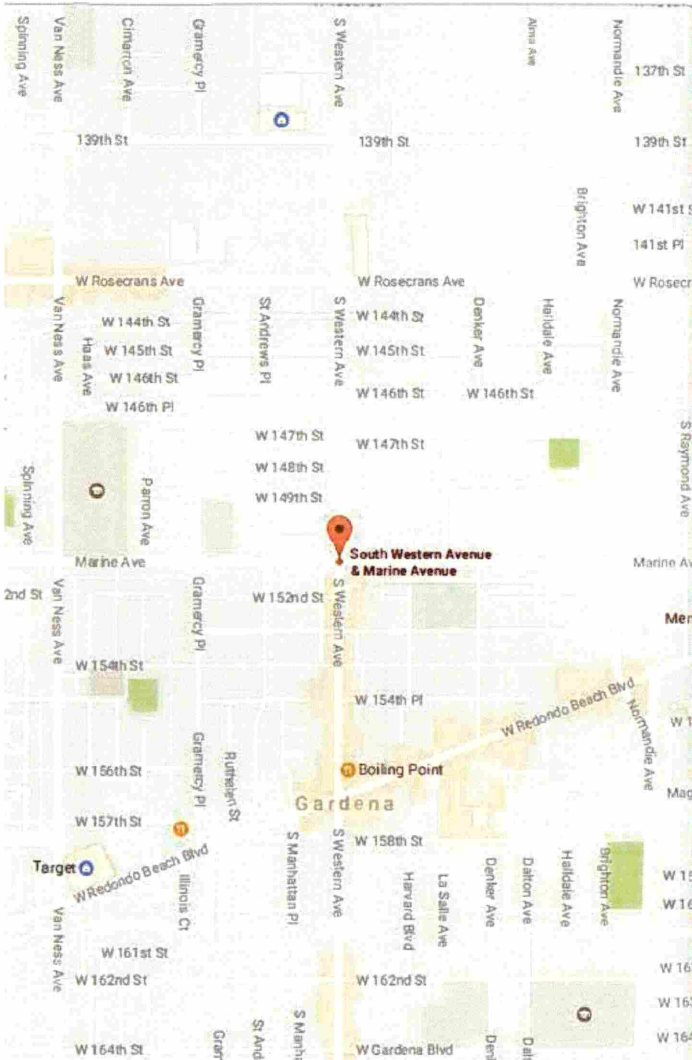
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Author

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**EXCEL**

PROPERTY MANAGEMENT SERVICES, INC.

9034 W. SUNSET BLVD.  
WEST HOLLYWOOD, CALIFORNIA 90069  
P 310 247-0900 / F 310 247-1525

WESTERN AND MARINE, GARDENA, CA

■ 15106 S WESTERN GARDENA, CA 90247

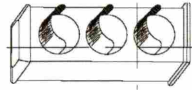
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■ DESIGNER  
■ SCALE

Project Number  
Issue Date  
Author

■ SITE LOCATION

■ A-102

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MARINE AVE.

WESTERN AVE.

**EXCEL**  
PROPERTY MANAGEMENT SERVICES, INC.

9034 W. SUNSET BLVD.  
WEST HOLLYWOOD, CALIFORNIA 90069  
P 310.247-0900 | F 310.247-1025

WESTERN AND MARINE, GARDENA, CA

15106 S WESTERN GARDENA, CA 90247

## PROJECT DATA

OWNER: M&A GABAE, A CALIFORNIA LIMITED PARTNERSHIP  
9034 W. SUNSET BLVD, WEST HOLLYWOOD  
CALIFORNIA 90069 P 310 247-0900

PROJECT ADDRESS: 15106 S. WESTERN AVE, GARDENA, CA 90249

LOT SIZE: 20,917.76 SF

ZONING: C2/MUO

BUILDING AREA: 3720.00 SF

LANDSCAPING: 3295.00 SF (16% = 3295.00 / 20,917.76 SF)

DRIVEWAY: 26'-0" MINIMUM

PARKING PROVIDED: 33 SPACES PROVIDED

2 HANDICAP 9' X 18'

8 COMPACT 8' X 17' < 25% OF REQ. PKG

23 STANDARD 9' X 18' (NOT NEXT TO THE WALL)

aisle width = 26' FOR 90 DEGREE STALL

USING FRONT 3' OF SPACES TO OVERHANG THE GREEN SPACE

TENANT 1 (7 LEAVES) = RESTAURANT = 20 SPS (1:100)

TENANT 2 RETAIL FOOD = 9 SPS (1:100)

TENANT 3 RETAIL = 4 SPS (1:200)

OR OFFICE = 3 SPS (1:300)



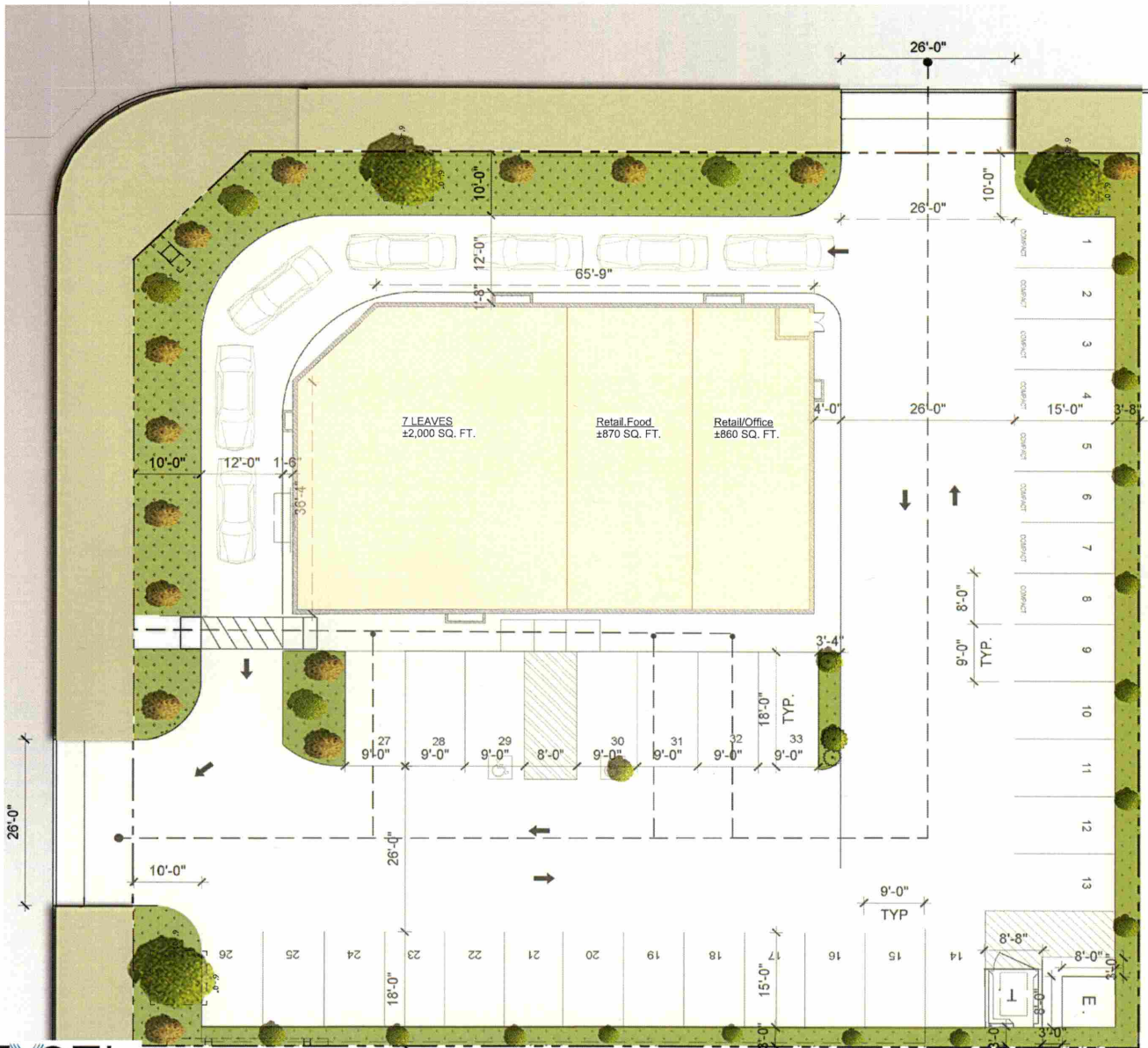
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- DESIGNER
- SCALE

Project Number  
Issue Date  
Author  
3/32" = 1'-0" **A102**



**SITE PLAN**

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# PLANTING LEGEND

	PROPOSED NUMBER	SIZE
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUCK MAGNOIA GRANDIFLORA / SOUTHERN MAGNOLIA	x 3 6'
	WESTRINGIA FRUTICOSA / COASTAL ROSEMARY	x 20 24"
	TEUCRIUM FRUITICANS / AZURE BUSH GERMANDER	x 14 5 Gallon Size
	GROUND COVERING WITH SLIVER CARPET	3295 SF

AUTOMATIC IRRIGATION IS PROVIDED  
 LANDSCAPING IS MAINTAINED REGULARLY  
 LANDSCAPING : 3295.00 SF ( 16% = 3295.00 / 20,917.76 SF PROVIDED )

**EXCEL**

PROPERTY MANAGEMENT SERVICES, INC.

9034 W. SUNSET BLVD.,  
 WEST HOLLYWOOD, CALIFORNIA 90069  
 P 310 247-0900 / F 310 247-1525

WESTERN AND MARINE, GARDENA, CA

■ 15106 S WESTERN GARDENA, CA 90247

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 ■ DATE  
 ■ DESIGNER  
 ■ SCALE

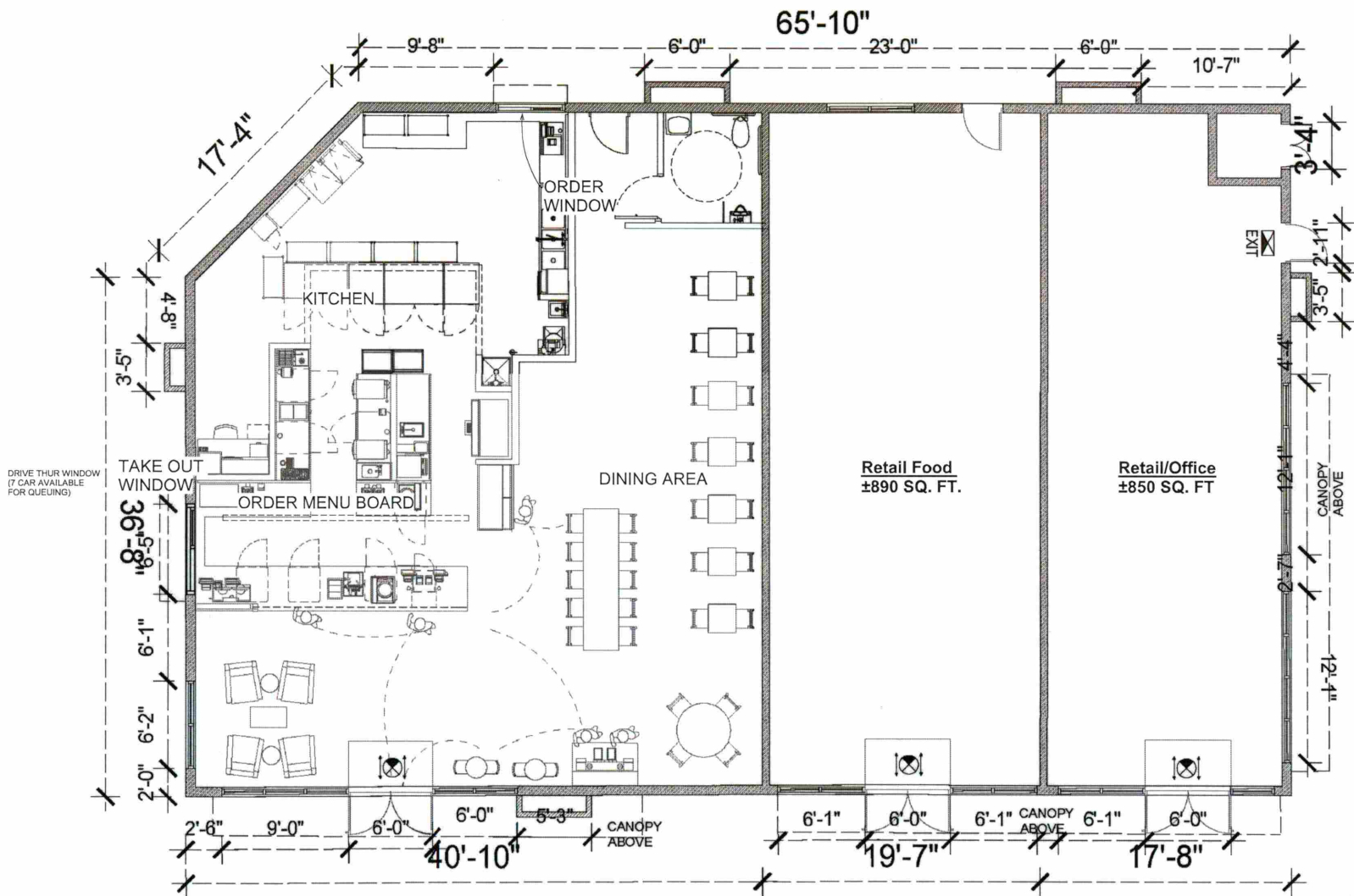
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 Author

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■ LANDSCAPING

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WESTERN AND MARINE, GARDENA, CA

■ 15106 S WESTERN GARDENA, CA 90247

■ PROJECT NUMBER  
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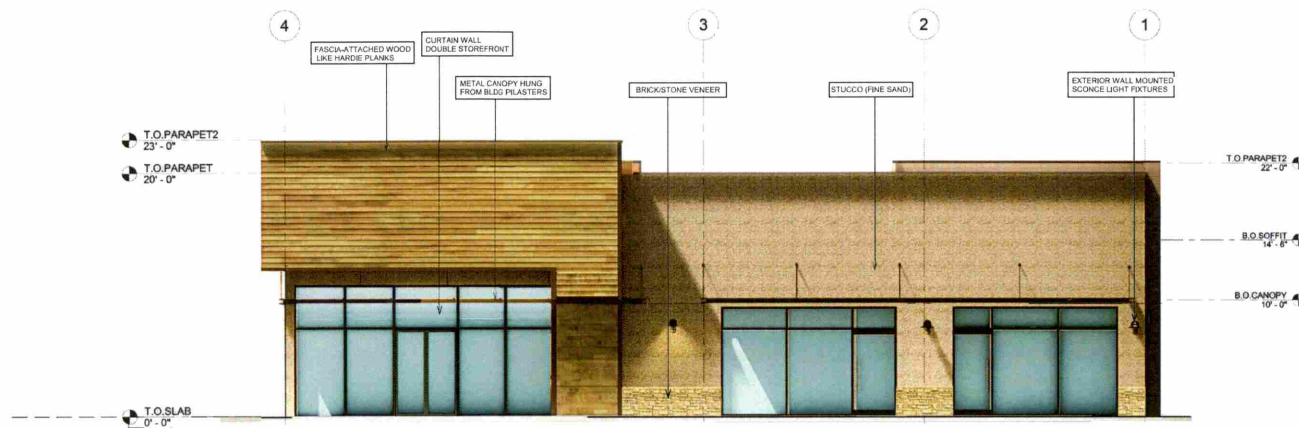
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Author

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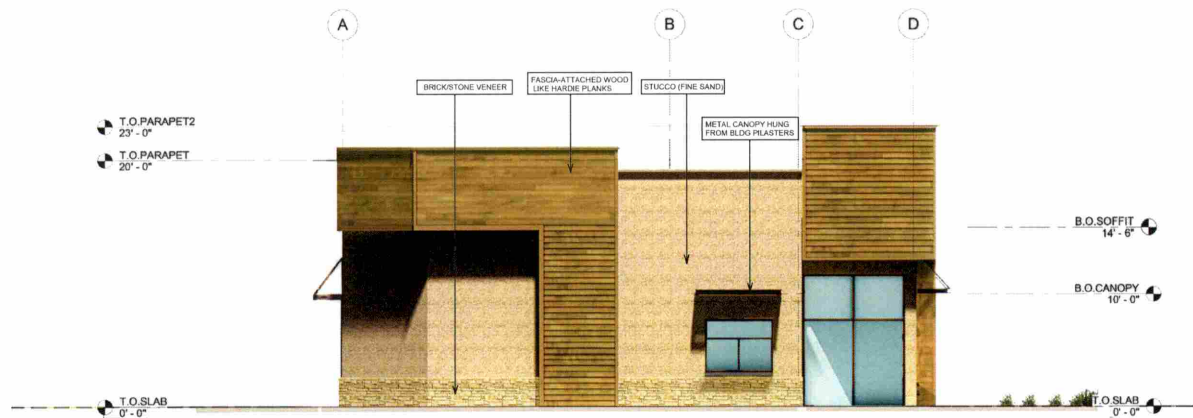
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1 SOUTH ELEVATION  
3/16" = 1'-0"



2 WEST ELEVATION  
3/16" = 1'-0"

**EXCEL**

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P 310 247-0900 | F 310 247-1525

WESTERN AND MARINE, GARDENA, CA

15106 S WESTERN GARDENA, CA 90247

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DESIGNER  
SCALE

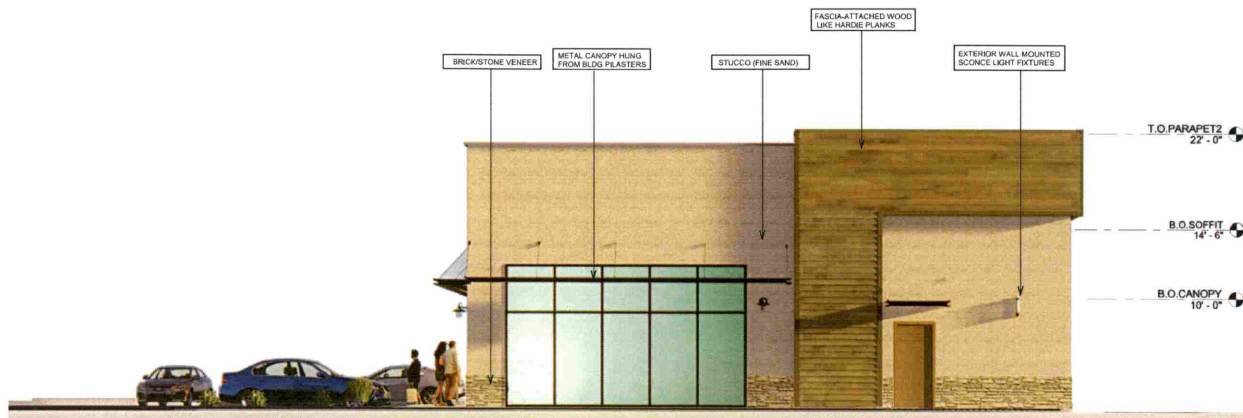
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Issue Date  
Author

ELEVATIONS

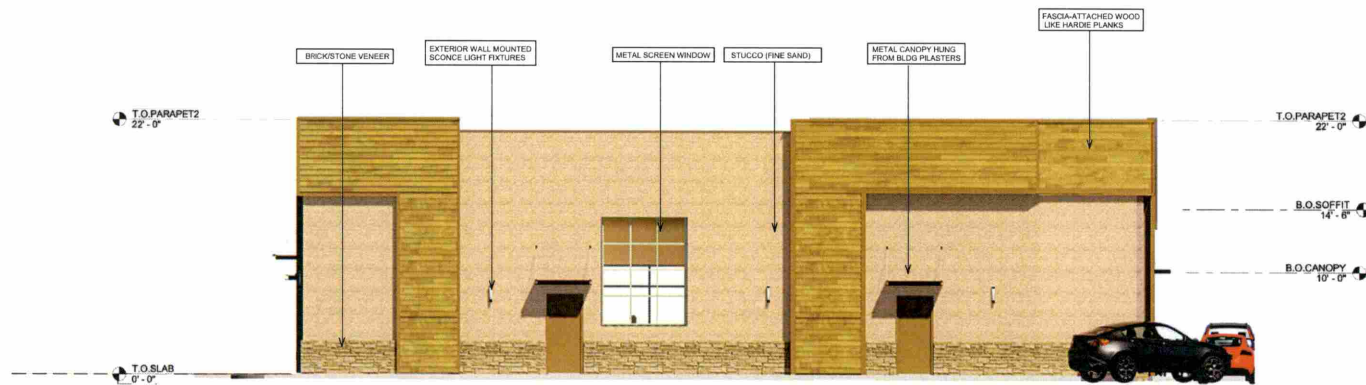
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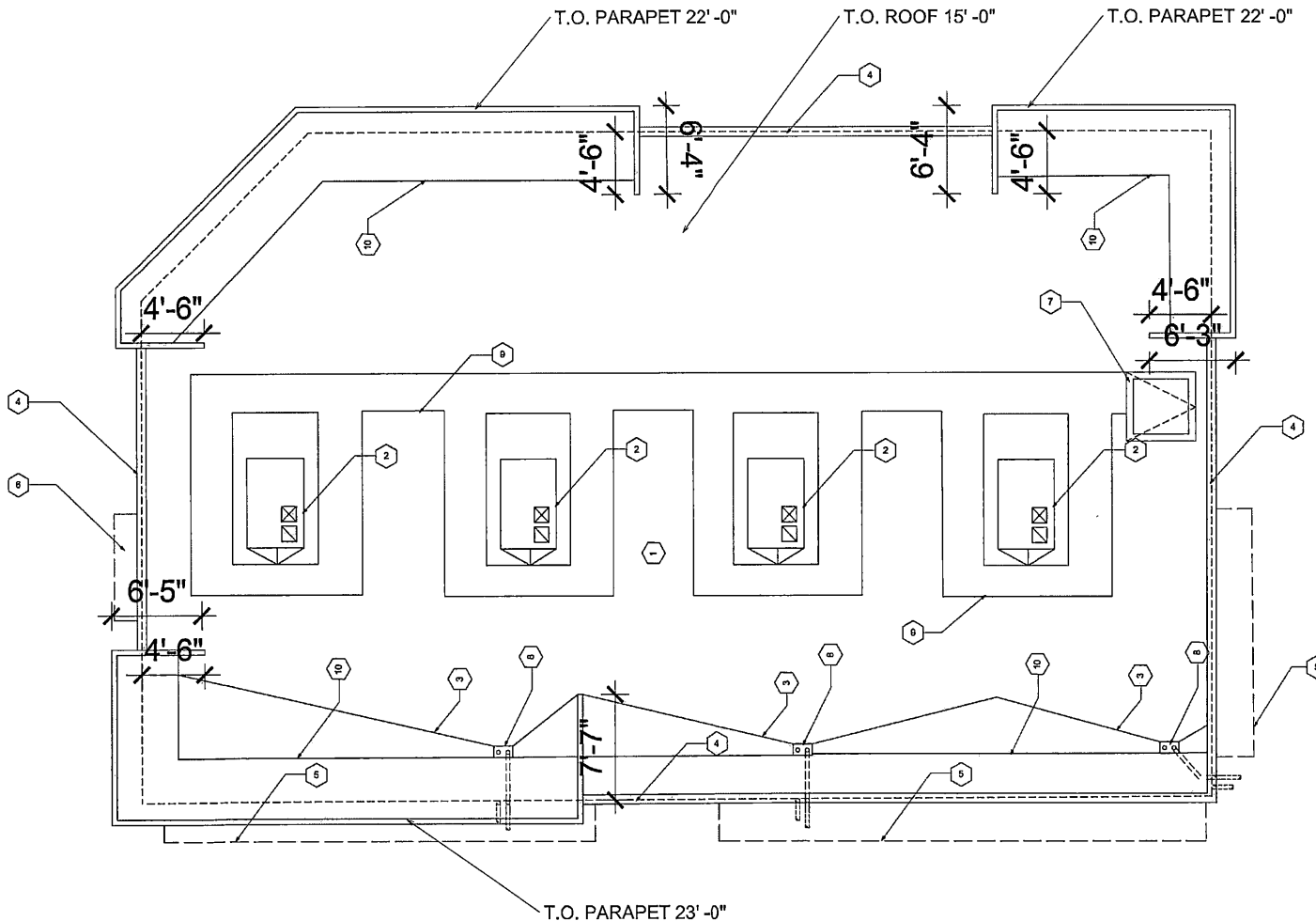




① 3/16" = 1'-0"



① 3/16" = 1'-0"






1 Roof Plan  
1/4" = 1'-0"

- # DESCRIPTION
- 1 ROOF MEMBRANE APPLIED OVER PLYWOOD ROOF DECK INSTALL PER MFG'S SPECS OVER OPEN WEB WOOD JOISRS.
  - 2 FUTURE PACKAGE MECHANICAL UNITS INCLUDING HVAC
  - 3 PLYWOOD CRICKET MIN. 2% SLOPE TO DRAIN.
  - 4 PARAPET WITH METAL COPING, PAINT TO MATCH THE WOOD SIDING BELOW.
  - 5 LINE OF CANOPY BELOW, REFER TO ELEVATION.
  - 6 LINE OF AWNING BELOW, REFER TO ELEVATION.
  - 7 ROOF ACCESS HATCH.
  - 8 ROOF DRAIN AND OVERFLOW DRAIN.
  - 9 PROVIDE HEAVY DUTY ROOF PROTECTIVE WALK PAD MATERIAL.
  - 10 LINE OF DIAGONAL BRACING AT PARAPET PER STRUCTURAL.

#### ROOF KEYNOTES

- 1 ALL ROOF AND OVERFLOW DRAIN LINES SHALL BE KEPT BEHIND THE EXTERIOR MEMBRANE OF THE EXTERIOR WALL WHETHER WITHIN THE STUD BAY OR A SEPARATE CHASE. ALL GUTTER OR WATER COLLECTION SYSTEMS SHALL BE KEPT BEHIND PARAPET WALLS SO THAT THEY ARE NOT VISIBLE.
- 2 NEW HVAC UNITS RETAIL SPACE.
- 3 THE T.O. PARAPET IS 22' - 0", THE T.O. ROOF IS 15' - 0", IT IS TALL ENOUGH TO SCREEN THE ROOFTOP EQUIPMENT.

-  ROOF HATCH  
 ROOF MOUNTED MECHANICAL UNIT  
 INCLUDE HVAC  
 ROOF DRAIN

**EXCEL**  
PROPERTY MANAGEMENT SERVICES, INC.

9034 W. SUNSET BLVD.  
WEST HOLLYWOOD, CALIFORNIA 90069  
P 310 247-0900 | F 310 247-1525

WESTERN AND MARINE, GARDENA, CA

■ 15106 S WESTERN GARDENA, CA 90247

■ PROJECT NUMBER  
 ■ DATE  
 ■ DESIGNER  
 ■ SCALE

Project Number  
 Issue Date  
 Author

1/4" = 1'-0"

■ A-221

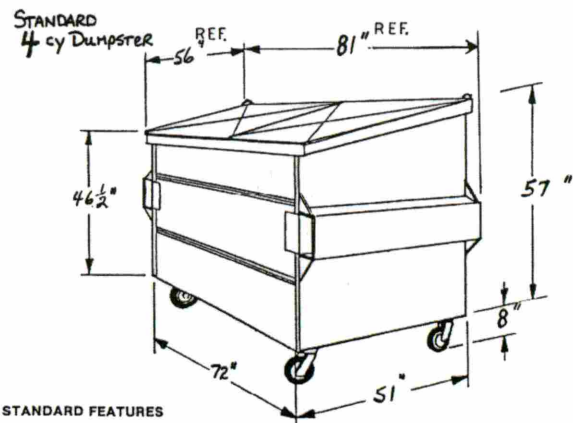
■ ROOF PLAN

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# Sample Trash Enclosure



STONE VENEER  
TO MATCH BUILDING →



## STANDARD FEATURES

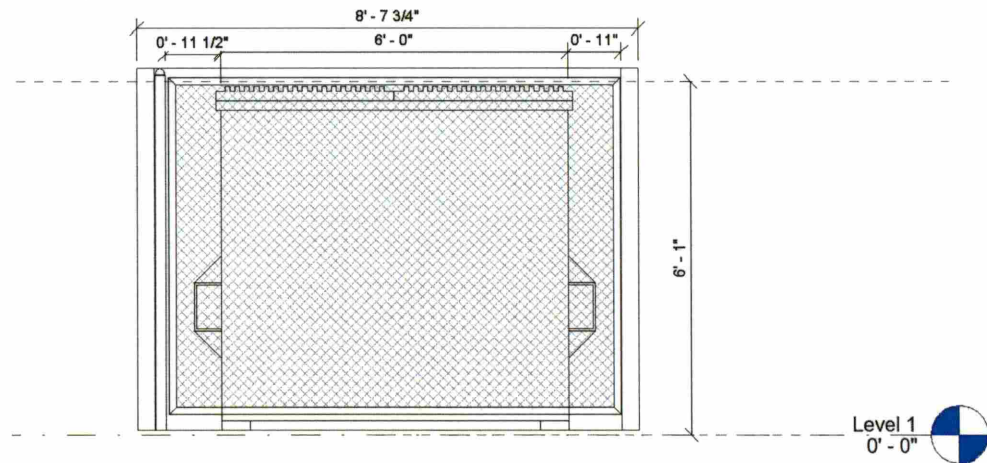
**MATERIAL:** 14 Gauge Prime Hot Rolled Steel

**FABRICATION:** Double Rib Front, Bottom and Back Panels with Flanged Corners  
12 Gauge Heavy Duty Banding Free of Sharp Edges  
11 Gauge Gusset Reinforced Side or Bottom Fork Channels  
Container Fabricated Joints Mig Welded

**WELDING:** Lightweight Cross Panelled and Channel Reinforced for added strength

**LIDS:** Durable Industrial Roller Bearing Type — 10 Gauge Caster Plates

**CASTERS:** Interior — Rust Inhibitive Primer or Automotive Underseal Coated  
Exterior — Automotive Enamel Paint



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. 6566** 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 8<sup>th</sup> **day of March, 2022**, and that the same was so passed and adopted by the following roll call vote:

AYES:       MAYOR PRO TEM TANAKA, COUNCIL MEMBERS HENDERSON, KASKANIAN  
              AND FRANCIS, AND MAYOR CERDA  
  
NOES:       NONE  
  
ABSENT:     NONE

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

(SEAL)