



# CITY OF GARDENA

## PLANNING & ENVIRONMENTAL QUALITY COMMISSION

### Meeting Agenda

Council Chamber at City Hall  
1700 W. 162<sup>nd</sup> Street, Gardena, California  
Website: [www.cityofgardena.org](http://www.cityofgardena.org)

## AGENDA

**Tuesday, May 19, 2020**  
**7:00 P.M.**

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In order to minimize the spread of the COVID 19 virus Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that all the Gardena Planning and Environmental Quality Commissioners may attend this meeting telephonically.

1. This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on the ZOOM app. Details on how to access this live stream can be found on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>.
2. Observers may view the meeting by downloading the ZOOM app and clicking onto the following link:  
<https://us02web.zoom.us/j/86854792299>
3. You may also dial in using your phone:  
United States: +1 (669) 900 9128  
Webinar ID: 868 5479 2299
4. We strongly encourage that if you wish to make a comment on a specific agenda item, to please submit your comment via email to [aacuna@cityofgardena.org](mailto:aacuna@cityofgardena.org) prior to the meeting. Comments will be accepted via email up until 7:00pm on Tuesday, May 19, 2020.
5. If you wish to make a comment on a specific agenda item during the meeting, you may submit your comment through the Zoom App by typing your comments/questions into the "Question & Answer" feature. Please try to limit to 200 words or less. Comments made during the meeting will be read into the record.
6. If you wish to speak live during the meeting you may use the "Raise your Hand" feature on the Zoom App during the item you wish to speak on. You may also let staff know you wish to speak on a particular item through the Question and Answer feature throughout the meeting. Members of the public wishing to address the Planning Commission will be given three (3) minutes to speak.

7. Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>.
8. 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 Planning Division by phone (310) 217-9524 or email [CDDPlanningandZoning@cityofgardena.org](mailto:CDDPlanningandZoning@cityofgardena.org) at least 6 hours prior to the scheduled special meeting to ensure assistance is provided.

**The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.**

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**PUBLIC COMMENT:** The Planning and Environmental Quality Commission will hear from the public on any item on the agenda or any item of interest that is not on the agenda. However, the Commission cannot take action on any item not scheduled on the agenda. These items may be referred for administrative action or scheduled on a future agenda.

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

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

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

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1. Call meeting to order
2. Roll Call
3. Approval of Minutes – April 21, 2020
4. Oral Communications from the Public
5. **Site Plan Review #3-19; Tentative Parcel Map #2-19; Variance #1-05 (MOD)**  
The applicant is requesting the following entitlements: site plan review, tentative parcel map, and modification to an original variance, to create a lot for a standalone 3,486 square foot fast-food restaurant with drive-thru and a variance request is needed to reduce the required number of

parking spaces. The project is located in the General Commercial (C-3) zone, is consistent with Title 17 and 18 of the Gardena Municipal Code and qualifies for a Categorical Exemption.

**Project Location: 2169 West Redondo Beach Boulevard (APN: 4063-014-017)**

**Applicant: Kristen Roberts, Raising Cane's/Target Corporation**

**Direction by Staff: *Re-notice for the June 2, 2020, Planning and Environmental Planning Commission Meeting***

**6. Site Plan Review #2-20; Tentative Tract Map #1-20**

Request for site plan review and tentative tract map approval for the construction of six new townhome units in the Medium Density Multiple-Family Residential (R-3) zone per section 18.44.010.E and Chapter 17.08 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

**Project Location: 1938 West 146<sup>th</sup> Street (APN: 4062-007-025)**

**Applicant: Javier Ordonez**

7. Community Development Director's Report
8. Planning & Environmental Quality Commissioners' Reports
9. Adjournment

Dated this 15<sup>th</sup> day of May, 2020

/s/ RAYMOND BARRAGAN  
Raymond Barragan, SECRETARY  
Planning and Environmental Quality Commission

**CITY OF GARDENA**  
**PLANNING & ENVIRONMENTAL QUALITY COMMISSION**  
TUESDAY, APRIL 21, 2020, MEETING  
VIRTUAL MEETING VIA ZOOM

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Called to order by Chair Jackson at 7:00 P.M.

**ROLL CALL**

Present: Dale Pierce, Deryl Henderson, Stephen Langley, Steve Sherman, Brenda Jackson  
Absent: None  
Also in Attendance: Lisa Kranitz, Assistant City Attorney  
Raymond Barragan, Acting Community Development Director  
John F. Signo, Senior Planner  
Amanda Acuna, Planning Assistant

**PLEDGE OF ALLEGIANCE**

None.

**APPROVAL OF MINUTES**

A motion was made by Chair Jackson and seconded by Commissioner Henderson to approve the minutes of the meeting on March 3, 2020. The minutes were approved 5-0-0.

Ayes: Jackson, Henderson, Pierce, Langley, Sherman  
Noes: None  
Absent: None

**PUBLIC HEARING**

**Agenda Item #5**

**Zone Code Amendment #2-20**

The Planning Commission considered an ordinance that would make changes to Title 18 of the City's Zoning Code, primarily relating to residential development standards throughout the City and providing extensions for entitlements. Staff had determined that the Zone Code Amendment would not have any significant effects and was therefore exempt from CEQA.

**Project Location: Citywide**

Acting Community Development Director, Raymond Barragan, presented the staff report and recommended that the Planning Commission approve Resolution No. PC 2-20 recommending City Council adopt Ordinance 1820.

Chair Jackson opened the public hearing.

Vice Chair Sherman stated his concerns on increasing the maximum height for residential buildings.

Mr. Barragan stated that because the City would be increasing the density for housing an increase in height would allow for this type of development to come into fruition.

Commissioner Langley stated his concerns regarding storage space, compact parking spaces, multi-stories of residential units, and high density.

Assistant City Attorney Lisa Kranitz addressed the Commission's concern on storage space requirements and high density.

Mr. Barragan addressed the Commissioners' concerns on the changes to parking standards.

Doris Nguyen of the Olson Company stated comments on the dimensions for storage spaces in residential units.

Chair Jackson stated her concerns regarding allowing for multiple extensions on entitlements.

Chair Jackson closed the public hearing.

MOTION: It was moved by Chair Jackson and seconded by Commissioner Langley to adopt Resolution No. PC 2-20, recommending City Council to approve Ordinance No 1820, with the modifications to reduce the minimum dimension for storage spaces from four feet to two feet in any direction, not reducing the size of parking spaces and garage dimensions, and eliminating multiple extensions.

The motion passed by the following roll call vote:

Ayes:	Jackson, Langley, Pierce, Henderson, Sherman
Noes:	None
Absent:	None

### **ORAL COMMUNICATIONS FROM THE PUBLIC**

There were no oral communications from the public.

### **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Acting Community Development Director Raymond Barragan provided information on how staff was continuing to work on development applications and assisting the public with planning and zoning inquiries during the current global pandemic.

### **PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS**

Commissioner Pierce commended staff's work during these unprecedented times and wished everyone well.

Commissioner Henderson thanked staff for their efforts in reaching out to Los Angeles County's Health Services.

Chair Jackson and Commissioner Langley thanked staff for assisting the Commission on attending the meeting through the new online platform

### **ADJOURNMENT**

Chair Jackson adjourned the meeting at 8:34 P.M.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'RB', with a long horizontal line extending to the right.

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RAYMOND BARRAGAN, SECRETARY  
Planning and Environmental Quality Commission

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BRENDA JACKSON, CHAIR  
Planning and Environmental Quality Commission



# MEMORANDUM

OFFICE of the CITY MANAGER

TO: Planning and Environmental Quality  
Commission

DATE: May 15, 2020

FROM: Amanda Acuna, Planning Assistant

REF:

SUBJ: Agenda Item #5

CC:

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As a direction by staff, Site Plan Review #3-19, Tentative Parcel Map #2-19, and Modification to Variance #1-05 will be re-noticed for the June 2, 2020, Planning and Environmental Quality Commission meeting.

This item will be re-noticed in the Gardena Valley News and new mailers will be sent to all properties within a 300-foot radius of the project site.

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

**STAFF REPORT  
RESOLUTION NO. PC 4-20  
SITE PLAN REVIEW #2-20; TENTATIVE TRACT MAP #1-20  
AGENDA ITEM #6**

DATE: May 19, 2020

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

FROM: Raymond Barragan, Community Development Director

CASE PLANNER: Amanda Acuna, Planning Assistant

APPLICANT: Javier Ordonez

LOCATION: 1938 W. 146<sup>th</sup> Street (APN: 4062-007-025)

REQUEST: Request for site plan review and tentative tract map approval for the construction of six new townhome units in the Medium Density Multiple-Family Residential (R-3) zone per section 18.44.010.E and Chapter 17.08 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

**BACKGROUND**

The applicant, Javier Ordonez, submitted an application for a site plan review and tentative tract map on January 31, 2020, to construct a six-unit townhome development in the Medium Density Multiple-Family Residential (R-3) zone.

The Project was determined to be complete on March 30, 2020.

The Project was noticed on May 7, 2020 for public hearing on May 19, 2020.

**PROJECT DESCRIPTION/SETTING**

The subject property is located on the southside of West 146<sup>th</sup> Street just east of Gramercy Place. The subject property is a 14,402 square foot interior lot and is currently developed with a single-family home.

As seen in Figure 1, the subject property is in the Medium Density Multiple-Family Residential (R-3) zoning district and is also surrounded by Medium Density Multiple-Family Residential (R-3) zoning to the north, east, and west, and Single-Family Residential (R-1) zoning to the south. Adjacent land uses include multifamily and single-family dwelling units (Table 1).

The applicant is proposing to demolish one single-family home and construct three townhome-style buildings with six-units, each having a living area of 1,685 square feet and a two-car garage with a laundry room of 555 square feet. The units will be three-stories with garage parking and



storage room on the first floor, kitchen and living room with an open floor plan on the second floor, and the three bedrooms located on the third floor. Additionally, each unit will have covered patios and private side yards on the first floor.

The proposed structure is of modern Spanish architectural design and utilizes a consistent palette of materials and textures. Variation in the placement of the façade and roof planes assists in scaling the massing of the proposed structure. The applicant is also proposing a tentative tract map for the subject parcel to create six condominium lots.

The applicant is requesting site plan review and tentative tract map approval for the construction of six townhome units per Gardena Municipal Code (“GMC”) section 18.44.010.E and Chapter 17.08 of the Gardena Municipal Code. Staff recommends the Planning and Environmental Quality Commission approve the site plan review and tentative tract map. The analysis below supports the findings set forth in the accompanying resolution.

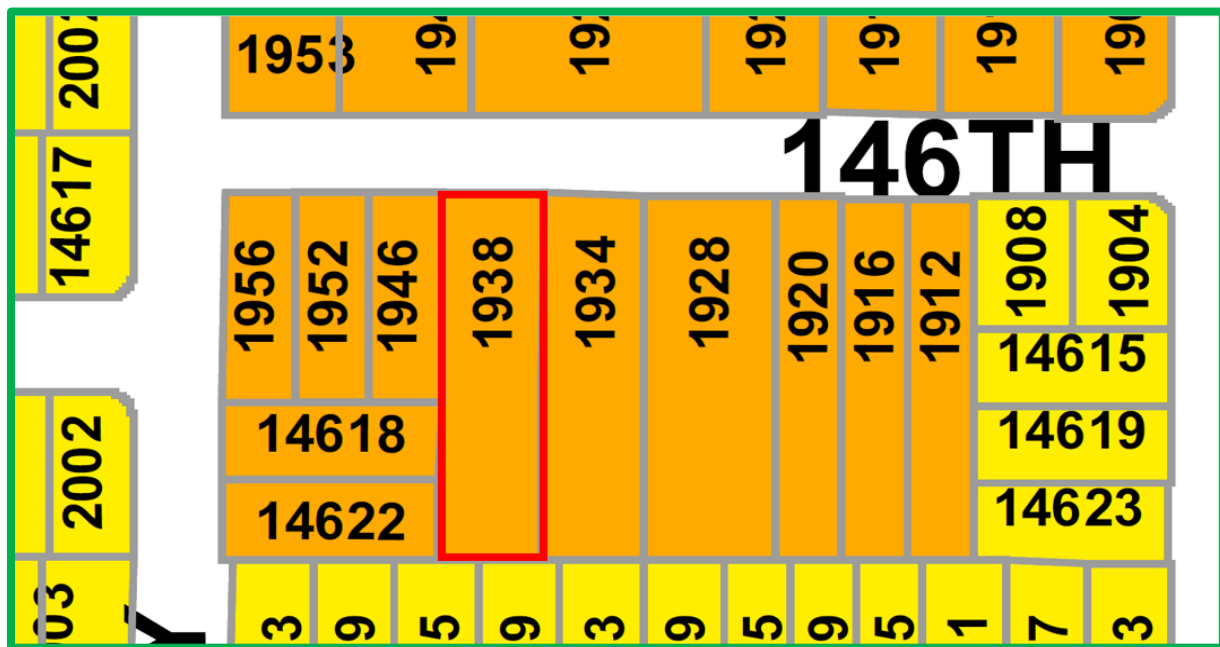


Figure 1: Zoning Map

Table 1: Adjacent Zoning and Land Use

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
<b>Project Site</b>	R-3	Medium Residential	Single-Family Home
<b>North</b>	R-3	Medium Residential	Multi-Family Dwelling Units
<b>South</b>	R-1	Low Residential	Single Family Dwelling Units
<b>East</b>	R-3	Medium Residential	Multi-Family Dwelling Units
<b>West</b>	R-3	Medium Residential	Multi-Family Dwelling Units

ANALYSIS*SITE PLAN REVIEW*

Site plan review approval is required pursuant to Gardena Municipal Code section 18.44.010.A, as there is another discretionary approval being sought, and section 18.44.010.E which requires site plan approval for all new multifamily development of four units or more. Additionally, the applicant is seeking approval of a tentative tract map to create six condominium lots in accordance with Chapter 17.08 of the Gardena Municipal Code and the Subdivision Map Act. The following analysis is presented to describe the proposed project and any anticipated effects it may have on other properties in the vicinity and the City as a whole.

*Development Standards*

The subject property is a 14,402 square foot parcel that fronts West 146<sup>th</sup> Street to the north, and private property on all other sides. The applicant is proposing to demolish one single-family home that does not meet the definition of a protected unit as defined in Government Code 66300, and replace it with six new residential units. The proposed structure complies with the development standards of the R-3 Zone (Chapter 18.16 of the Gardena Municipal Code) as seen in Table 2. These are the development standards that are currently in effect and not the ones which were recommended by the Planning Commission to the City Council.

**Table 2: Development Standards**

<b>Standard</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Density (Maximum)</b>		
<i>17 units/acre</i>	6 dwelling units	6 dwelling units
<b>Unit Size (Minimum)</b>		
<i>Three or more bedroom units</i>	1,200 sq. ft.	1,685 sq. ft.
<b>Setback (Minimum)</b>		
<i>Front</i>	20 feet	20 feet
<i>Side</i>	7.5 feet	8 feet
<i>Side</i>	7.5 feet	26 feet
<i>Rear</i>	7.5 feet	10 feet
<b>Parking (Minimum)</b>		
<i>Two or more Bedrooms (2 spaces per unit)</i>	12 spaces	12 spaces
<i>Guest Parking (0.5 space per unit)</i>	3 spaces	3 spaces
<b>Storage Space</b>		
<i>200 cubic feet per unit</i>	1,200 cubic feet	+ 3,510 cubic feet
<b>Height (Maximum)</b>	35 feet	33 feet 8 inches

## Open Space (Minimum)

<i>Useable Open space (per unit)</i>	600 sq. ft./unit	693- 1,047 sq. ft./unit
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Parking for the proposed residential use is consistent with the number of parking spaces required of GMC Chapter 18.40, as shown in Table 2. Each unit will have an attached two-car garage with separate storage room. There will be three open guest parking spaces. Vehicle access to the property is provided by a new driveway that leads to an automatic vehicular gate. The automatic driveway gate will be located twenty-three feet from the front of the new street curb face so as to prevent queuing of vehicles on the public street. The main entrance to each unit is accessible off of the garage. The applicant is also proposing a new six-foot high block wall along the side and rear perimeters of the property and a three- and one-half-foot block wall located in the front yard setback.

Residential open space requirements in the R-3 zone includes a minimum of 600 square feet of open space per unit. The R-3 zone further currently requires that twenty-five percent of the required useable open space be private for each individual dwelling unit and the remaining open space requirement may either be private or common. The applicant has decided to design the development with each unit having all open space dedicated for private use. This requirement is met by providing a 142 square foot covered patio area and side yards ranging in size from 551 square feet to 905 square feet. Each private side yard would include planters along the perimeters. With the total amount of open space provided through private areas of each dwelling unit, the applicant exceeds the City's development standard.

### *Development Aesthetics*

The proposed project is of modern Spanish design with off-white stucco and light tan accent color through the buildings, as shown in Exhibit D. The proposed design also includes rustic red tile roofing and corbels that wrap around the roof line of each building. The proposed design articulates the different parts of the building through changes in plane which will reduce the perceived mass of the buildings. Arches supported by columns integrated into the private patios further enhance the Spanish architectural styling.

The applicant is proposing a grass lawn with a crape myrtle tree in the front yard setback. Planters with two different types of shrubbery would also be provide in the front yard setback and along the western and southern property lines located in the private yards of each unit. The project will bring an enhanced aesthetic design to the residential neighborhood.

### *Development Circulation*

Vehicular access will be from West 146<sup>th</sup> Street through a driveway approach on the east side of the site leading to the garages and guest parking spaces. The garage spaces and guest parking spaces will be secured by an operable driveway gate, located twenty-three feet from the public right-of-way. Pedestrian access to the subject property will be provided by a newly replaced sidewalk along West 146<sup>th</sup> Street. All walkways, private yards, and parking will be adequately lighted. All exterior lighting is designed to contain direct illumination on-site, thereby preventing excess illumination and light spillover onto adjoining private properties.

*TENTATIVE TRACT MAP #83046 (#1-20)*

The purpose of the tentative tract map review is to identify those conditions that should be applied to each parcel to ensure that each parcel is designed so as to comply with the State Subdivision Map Act and good design practice. As stated above, the applicant proposes a Tentative Tract Map (TTM) for the six-unit townhome project.

In accordance with the City of Gardena General Plan, including the Recreation Element, and in accordance with the Subdivision Map Act, specifically Government Code Section 66477, the City of Gardena requires the payment of in-lieu park and recreation fees as a condition of the approval of a tentative or parcel map for residential subdivisions as the dedication of land can only be required if there are more than 50 units.

The payment of fees is based on a minimum of three (3) acres of usable park area per 1000 persons residing within the subdivision. The total parkland required for the subject project is 0.051 gross acres. Based on the purchase price of the property, it is valued at approximately \$2,625,000 per acre which would provide a per unit fee of approximately \$22,600 per unit. However, on May 12, 2020, the City Council introduced Ordinance No. 1818 and adopted Resolution No. 6433 which together set an in-lieu fee of \$10,000 per unit. Although the Ordinance is not yet in effect, it will be by the time the fees are due and Resolution No. 6433 specifically provided that the \$10,000 fee should be applied to pending applications if it would result in a lower fee. Therefore, the total in lieu park fees due is \$60,000 and shall be paid in full to the City prior to final map.

The townhome parcels of the project will be regulated by specific covenants, conditions, and restrictions (CC&Rs) that will be enforced by a Homeowners Association. The townhome owners will have mutual ownership of the “common” areas within the development, and individual ownership of the “air space” within each unit. These areas will be delineated on a condominium plan document, which will be recorded by the County Recorder’s office along with the CC&Rs. The CC&Rs will be required to be reviewed and approved by the City Attorney’s office.

The State Subdivision Map Act includes a list of grounds for denial; if any one of the findings is made, the map must be denied:

- ❖ The map and design and improvement of the proposed subdivision is not consistent with applicable general and specific plan (§ 66474; § 66473.5)
  - The Land Use Plan and the zoning map currently designate the project site as Medium Residential Density, respectively. The proposed project will involve six townhome units and will be consistent with the Land Use Plan of the Community Development Element of the General Plan. Additionally, the Circulation Plan of the Community Development Element designates West 146<sup>th</sup> Street as a local street. Local streets are designed to provide vehicular, pedestrian and bicycle access to individual parcels. As conditioned, the applicant will be making street improvements that will be consistent with the Circulation Plan. There are no applicable Specific Plans.
- ❖ The site is not physically suitable for the type or density of development (§ 66474)
  - The site is 14,420 square feet, flat, and serviced by all necessary utilities. The zoning of the property allows for 17 units per acre, or six units, and the applicant

is proposing six units. The site also provides adequate ingress and egress. Therefore, the site is physically suitable for the type and density of the proposed development.

- ❖ The design of the subdivision or the proposed improvements are likely to cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (§ 66474)
  - The property was developed with one-story single-family home and detached garage. There is no substantial natural environment, fish, or wildlife in the area which will be harmed by the proposed project. Furthermore, the subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The six-unit residential units are not expected to create environmental damage or public health problems.
- ❖ The design of the subdivision or type of improvements will conflict with public access easements. (§ 66474)
  - The proposed subdivision was designed so as not to interfere with public access easements.
- ❖ The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating and cooling opportunities (§ 66473.1)
  - During winter, a north/south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, prevailing winds are west/southwest from the north (Los Angeles International Airport) and west from the south (Torrance Airport). The general direction of these prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities in the summer. Therefore, the design of the proposed subdivision provides for the configuration structures to provide for future passive or natural heating and cooling opportunities.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval, the subdivision and subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

#### GENERAL PLAN AND ZONING CONSISTENCY

The General Plan designates the subject property as medium density residential land use and the subject property is zoned Medium Density Multiple-Family Residential (R-3). The medium residential land use category is intended to provide a quality multifamily living environment. Allowing the six-unit townhome project would be consistent with various goals and policies of the General Plan including the following:

- Housing Element Goal 1 – Maintain and enhance the stability and quality of the City's housing stock and residential neighborhoods.

*The project adds six single-family detached residences to the City's overall housing stock. The residential development creates an attractive living environment for prospective homebuyers in this area of Gardena.*

- Land Use Plan LU Policy 1.4 – Locate new medium- and high-density residential development near neighborhood and community shopping centers with commensurate high levels of community services and facilities.

*The subject site is located approximately one-half mile from several shopping centers within the City's jurisdiction. Additionally, local public schools including Chapman Elementary School and Junipero Serra High School are located less than a one-half mile of the project site.*

- Community Design Plan DS Policy 2.11 – Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy. *The proposed project will have an abundant amount of open space, all private, exceeding the City's requirements. All open spaces will be located behind secured fencing and gates for sole resident use.*

## ENVIRONMENTAL CONSIDERATIONS

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(b) New Construction or Conversion of Small Structures that exempts the construction and location of limited numbers of new, small facilities or structures. Specifically, in urbanized areas this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project consists of the construction of six new townhome units in the City of Gardena which is an incorporated city with a population of over 10,000 persons. These findings qualify the subject project for inclusion under Section 15303 (b) of the CEQA Guidelines.

Additionally, the proposed project is categorically exempt pursuant to Guidelines Section 15332 for in-fill development. The project is consistent with the general plan and zoning designations and regulations; occurs within the City boundaries on a site of less than 5 acres which is surrounded by urban uses; had no value as habitat for endangered, rare or threatened species; and can adequately be served by all required utilities and public services. Further, approval will not result in any significant effects for traffic, noise, air or water.

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 this 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 this project site. 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.

Therefore, the project is categorically exempt from CEQA.

### NOTICING

The public hearing notice for Site Plan Review #2-20 and Tentative Tract Map #1-20 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on May 7, 2018. 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 recommends the Planning and Environmental Quality Commission:

1. Open the public hearing;
2. Receive testimony from the public; and
3. Adopt Resolution No. PC 4-20 approving Site Plan Review #2-20 and Tentative Tract Map #1-20, subject to the attached conditions of approval, and directing staff to file a Notice of Exemption.

### ATTACHMENTS

Resolution No. PC 4-20

Exhibit A – Draft Conditions of Approval

Exhibit B – Architectural Plans

Exhibit C – Tentative Tract Map

Exhibit D – Colors and Materials

## **RESOLUTION NO. PC 4-20**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING SITE PLAN REVIEW #2-20 AND TENTATIVE TRACT MAP #1-20 FOR THE CONSTRUCTION OF SIX NEW RESIDENTIAL CONDOMINIUM UNITS IN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE PER SECTION 18.44.010.A AND CHAPTER 17.08 OF THE GARDENA MUNICIPAL CODE, AND DIRECTION TO STAFF TO FILE A NOTICE OF EXEMPTION (1938 WEST 146<sup>TH</sup> STREET) (APN: 4062-007-025)**

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

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

- A. On January 31, 2020, Javier Ordonez, the applicant, submitted an application for a Site Plan Review and Tentative Tract Map to demolish one single-family unit and construct six residential condominium units at the property located at 1938 West 146th Street (APN: 4062-007-025). The actions required include approving a site plan review for the development and a tentative tract map for the subdivision;
- B. The project site zoning is Medium Density Multiple-Family Residential (R-3);
- C. The subject property is bounded by a wholesale use (M-1) to the north, single-family and multi-family residential units (R-3) to the south, and multi-family to the east and west (R-3);
- D. On May 7, 2020, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for May 19, 2020;
- E. On May 19, 2020 the Planning Commission held the public hearing at which time it considered all material and evidence, whether written or oral; and
- F. In making the various findings set forth herein, the Planning Commission 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.

#### **SECTION 2. SITE PLAN REVIEW**

Site Plan Review (#2-20) for the demolition of one single-family residence and construction of six new townhomes, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are attached hereto as Exhibit B, as the same may be modified by the conditions of approval.



1. ***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 General Plan designates the subject property as medium density residential land use and the subject property is zoned Medium Density Multiple-Family Residential (R-3). The medium residential land use category is intended to provide a quality multifamily living environment. Allowing the six-unit townhome project would be consistent with various goals and policies of the General Plan including the following:

- ***Housing Element Goal 1 – Maintain and enhance the stability and quality of the City's housing stock and residential neighborhoods.***

As set forth above and in the staff report, which is incorporated by reference, the proposed site plan meets all of the development requirements, and the proposal, as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City. The project demolishes one single-family residence and replaces it with six new condominium townhomes resulting in five additional units, thus increasing the City's housing stock.

- ***Land Use Plan LU Policy 1.4 – Locate new medium- and high-density residential development near neighborhood and community shopping centers with commensurate high levels of community services and facilities.***

The subject site is located approximately one-half mile from several shopping centers within the City's jurisdiction. Additionally, local public schools including Chapman Elementary School and Junipero Serra High School are located less than a one-half mile of the project site.

- ***Community Design Plan DS Policy 2.11 – Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.***

The proposed project will have an abundant amount of open space, all private, exceeding the City's requirements. All open spaces will be located behind secured fencing and gates for sole resident use.

### **SECTION 3. TENTATIVE TRACT MAP NO. 83046 (#1-20)**

Tentative Tract Map No. 83046, dated February 6, 2020, and shown on Exhibit C, creating six condominium lots is hereby approved, subject to the conditions of approval attached as Exhibit A based on the fact that none of the findings which would prohibit the approval of a map are present and the map satisfies all of the requirements of the Gardena Municipal Code Chapter 17.08 and Government Codes 66474, 66473.1, and 66473.5.

- A. The map and design and improvement of the proposed subdivision is consistent with applicable general and specific plan (Government Code § 66474; § 66473.5).***

The Land Use Plan and the zoning map currently designate the project site as Medium Residential Density, respectively. The proposed project will demolish one single-family residence and construct six townhome units resulting in five additional units. Additionally, the residence to be demolished is not considered a protected unit as defined in Government Code 66300. The project will be consistent with the Land Use Plan of the Community Development Element of the General Plan. Additionally, the Circulation Plan of the Community Development Element designates West 146<sup>th</sup> Street as a local street. Local streets are designed to provide vehicular, pedestrian and bicycle access to individual parcels. As conditioned, the applicant will be making street improvements that will be consistent with the Circulation Plan. There are no applicable Specific Plans.

***B. The site is physically suitable for the type or density of development (Government Code § 66474).***

The site is 14,420 square feet, flat, and serviced by all necessary utilities. The zoning of the property allows for 17 units per acre, or six units, and the applicant is proposing six units. The site also provides adequate ingress and egress. Therefore, the site is physically suitable for the type and density of the proposed development.

***C. The design of the subdivision and the proposed improvements will not cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Government Code § 66474).***

The property was developed with a one-story single-family home and detached garage. There is no substantial natural environment, fish, or wildlife in the area which will be harmed by the proposed project. Furthermore, the subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The six-unit residential units are not expected to create environmental damage or public health problems and is compatible with the existing neighborhood.

***D. The design of the subdivision or type of improvements will not conflict with public access easements (Government Code § 66474).***

The proposed subdivision was designed so as not to interfere with public access easements.

***E. The design of the subdivision provides for, to the extent feasible, future passive or natural heating and cooling opportunities (Government Code § 66473.1).***

During winter, a north/south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, prevailing winds are west/southwest. The general direction of these prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities in the summer. Therefore, the design of the proposed subdivision provides for the configuration structures to provide for future passive or natural heating and cooling opportunities.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval, the subdivision and subdivision design will be consistent with the General Plan and State

Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

#### SECTION 4. CALIFORNIA ENVIRONMENTAL QUALITY ACT

- A. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption:
- Guidelines Section 15303(b) New Construction or Conversion of Small Structures. The project consists of the construction of six new residential condominium units and is located in an urbanized area.
  - Guidelines Section 15332, In-Fill Development Projects. The project: is consistent with the general plan and zoning designations and regulations; occurs within the City boundaries on a site of less than 5 acres which is surrounded by urban uses; had no value as habitat for endangered, rare or threatened species; and can adequately be served by all required utilities and public services. Further, approval will not result in any significant effects for traffic, noise, air or water. After review of the project and review of appropriate studies related to the project, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality.
- B. 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 this 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 this project site. 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.
- C. Staff is hereby directed to file a Notice of Exemption.

#### SECTION 5. EFFECTIVE DATE/APPEAL.

This Resolution shall be effective immediately. The time to file an appeal pursuant to Titles 17 and 18 of the Gardena Municipal Code is ten days from the date of adoption of this Resolution. Failure to file an appeal constitutes a failure to exhaust administrative remedies.

PASSED, APPROVED, AND ADOPTED this 19th day of May, 2020

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BRENDA JACKSON, CHAIR  
PLANNING COMMISSION

ATTEST:

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RAYMOND BARRAGAN, SECRETARY  
PLANNING COMMISSION

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF GARDENA

I, Raymond Barragan, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify the following:

1. That a copy of this Resolution and the draft conditions of approval (Exhibit A) will be sent to the applicant and to the City Council as a report of the findings and action of the Planning and Environmental Quality Commission; and
2. 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 19th day of May, 2020, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

Attachments:

Exhibit A – Conditions of Approval

Exhibit B – Project Plans

Exhibit C – Tentative Tract Map #83046 (TTM#1-20)

## EXHIBIT A

### CITY OF GARDENA

#### **CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #2-20 AND TENTATIVE TRACT MAP NO. 83046 (#1-20)**

All conditions apply to all approvals unless otherwise specified.

#### **GENERAL CONDITONS**

- GC 1. The Applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. The resolution of approval and conditions shall be recorded with the County Recorder. Proof of compliance shall be in the form of a copy of the recorded document, submitted to the Community Development Office, prior to issuance of any construction permit.
- GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction), Title 17 (Subdivisions) and Title 18 (Zoning) of the Gardena Municipal Code
- GC 3. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 4. The applicant shall provide the City with a draft of the Covenants, Conditions and Restrictions (CC&R's) which shall apply to the condominium, for review and approval prior to approval of the final map or issuance of a certificate of occupancy. The CC&R's shall include, at a minimum, the following provisions, as may be further detailed in these conditions:
- a. Any revisions to the CC&R's shall require prior city approval.
  - b. Maintenance and repair obligations of all private streets/driveways.
  - c. Maintenance and repair obligations of all open spaces and Common Area.
  - d. Prohibition against outdoor storage.
  - e. Prohibition against alterations to architectural treatments.
  - f. Requirement that all garage spaces be maintained in such a manner as to be able to be used for parking of two cars.
  - g. Prohibition against parking in driveways areas and in front of garages.
  - h. Prohibition against residents using guest parking spaces.
- When the draft of the CC&Rs is provided to the City for review, it shall be accompanied by a table specifying where each of the above conditions can be found.***
- GC 5. The applicant shall pay a multiple-unit residential development impact fee of \$1,000/unit.
- GC 6. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this

noticing requirement. The applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions.

- GC 7. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's engineering and building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.
- GC 8. The site layout and physical appearance of the structures shall be in accordance with the submitted 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, as modified by such decision. Minor modifications or alterations to the design, style, colors, and materials shall be subject to the review and approval of the Community Development Director.
- GC 9. Grading and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and public holidays are strictly prohibited.
- GC 10. Trash pick-up and other exterior facility cleaning activities shall be restricted to the hours of 7 a.m. to 10 p.m., seven days a week. These activities shall be prohibited during peak traffic hours.
- GC 11. Any and all roof-mounted equipment, devices or materials shall be totally screened from public view. The screen enclosures shall be constructed of the same or similar materials, colors and texture of the building.
- GC 12. All exterior lighting shall be designed, arranged, directed, or shielded in such a manner as to contain direct illumination on-site, thereby preventing excess illumination and light spillover onto adjoining land uses and/or roadways.
- GC 13. Parking shall be prohibited in the driveway areas and in front of the garages.
- GC 14. Residents' vehicles shall be stored in the garages at all times while on the site. Residents shall not be allowed to use Guest Parking for their own vehicles.
- GC 15. The entire site, all walls and fencing, and all building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall.
- GC 16. Conditions GC12 – 15, SPR 2, and BS 10 shall be incorporated in the CC&Rs.

- GC 17. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including but not limited to review of all documents required by these conditions of approval.
- GC 18. The 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 #2-20, Tentative Tract Map #1-20, and the subsequent Notice of Exemption. 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**

- SPR1. Site Plan Review #2-20 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 18.44.060 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- SPR2. The CC&Rs shall provide that the HOA shall maintain landscaping in a healthy and well-kept manner and shall maintain the landscape irrigation system in an operating manner, at all times.

#### **TENTATIVE TRACT MAP**

- TTM 1. The final tract map shall be recorded with the Los Angeles County Recorder's office within a period not to exceed twenty-four (24) months from the date of approval, unless an extension is granted in accordance with Gardena Municipal Code section 17.08.070 or by State law. If said map is not recorded within such time, the life of the map shall be deemed expired and said approval shall be considered null and void.
- TTM 2. The tentative tract map shall conform to the provisions of the State Subdivision Map Act and Title 17 of the Gardena Municipal Code (Subdivisions).
- TTM 3. In accordance with Section 17.08.170 of the Gardena Municipal Code, the applicant shall dedicate all necessary rights-of-way for public improvements and shall construct such improvements at no cost to the City. Such improvements may include, but not be limited to, site grading and drainage, new sidewalk, curb and gutter, driveways, street trees, roadway paving, street lights, traffic control devices, gas mains, electric power lines, telephone and cable lines, all of which shall be installed in accordance with the specifications of the Public Works Department. All utilities shall be underground.

- TTM 4. Pursuant to Government Code § 66495, at least one exterior boundary line of the land being subdivided must be adequately monumented or referenced before the map is recorded.
- TTM 5. Private driveways shall be indicated on the final map as “Private Driveway and Fire lane” with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
- TTM 6. Prior to initial phase associated with building construction, all above-ground and underground infrastructure shall be installed.
- TTM 7. The developer shall pay in lieu park fees in accordance with Chapter 17.20 of the Gardena Municipal Code. Total in lieu park fees due is \$60,000 and shall be paid in full to the City prior to final map.

### **BUILDING AND 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. Separate permits shall be obtained for Electrical, Plumbing, Mechanical, Fences and Block Walls.
- BS3. The approval of plans and specifications does not permit the violation of any section of the Building Code, Cities Ordinances, and or State Law.
- BS4. The applicant shall ensure that the Conditions of Approval be printed on the working drawings.
- BS5. All plans and specifications shall be signed by a design professional in accordance with the California Business and Profession Code.
- BS6. If the existing sewer line to the street is to be used, a video scoping shall be done prior to foundation inspection and said video shall be provided to the Building Inspector, as to ensure the existing line is adequate. If the video scoping shows that the existing sewer line is inadequate the applicant shall be required to replace it.
- BS7. The project shall comply with all applicable NPDES, SUSMP AND BMPS. The applicant shall show compliance at building department submittal.
- BS8. The applicant shall comply with the State and cities recycling programs. Compliance forms must be filled out prior to final building sign off.
- BS9. The approval of plans and specifications does not permit the violation of any section of the building code, county ordinances, or state law.
- BS10. The CC&Rs shall require the Homeowners Association to maintain the parking lot and stripping in good condition.

### **PUBLIC WORKS**

- PW1. The applicant shall provide a 2-foot easement along West 146<sup>th</sup> Street in front of the project site.



- PW2. The applicant shall pay a sewer fee of \$840.00 to the Gardena Public Works Department.
- PW3. The applicant shall remove and replace all sidewalk in front of the project site.
- PW4. The applicant shall remove and replace all curb and gutter in front of the project site.
- PW5. The applicant shall remove and replace concrete driveway in front of the project site.
- PW6. The applicant shall abandon driveways and replace with new curb gutter and sidewalk in front of the project site.
- PW7. The applicant shall provide improvement plan showing all requirements to the Gardena Public Works Department for review. Street improvement plans shall be designed and signed by a registered Civil Engineer.
- PW8. An Encroachment/Excavation Permit shall be obtained from the Gardena Public Works Department.

Javier Ordonez certifies that it has read, understood, and agrees to the Project Conditions listed herein.

---

Javier Ordonez



COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TTM 83046 LOCATION: 1938 146<sup>th</sup> Street - Gardena

CONDITIONS OF APPROVAL – ACCESS

Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

- All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
- Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
- All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
- The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
- Provide a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
- Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 37 ½ tons and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
- Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly

Reviewed by: CS for N. Rodeheffer

Page 2 of 3

Date: March 17, 2020



COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TTM 83046 LOCATION: 1938 146<sup>th</sup> Street - Gardena

CONDITIONS OF APPROVAL – WATER SYSTEMS

- All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the 2017 County of Los Angeles Fire Code, Table B105.1
- The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
- All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
- An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

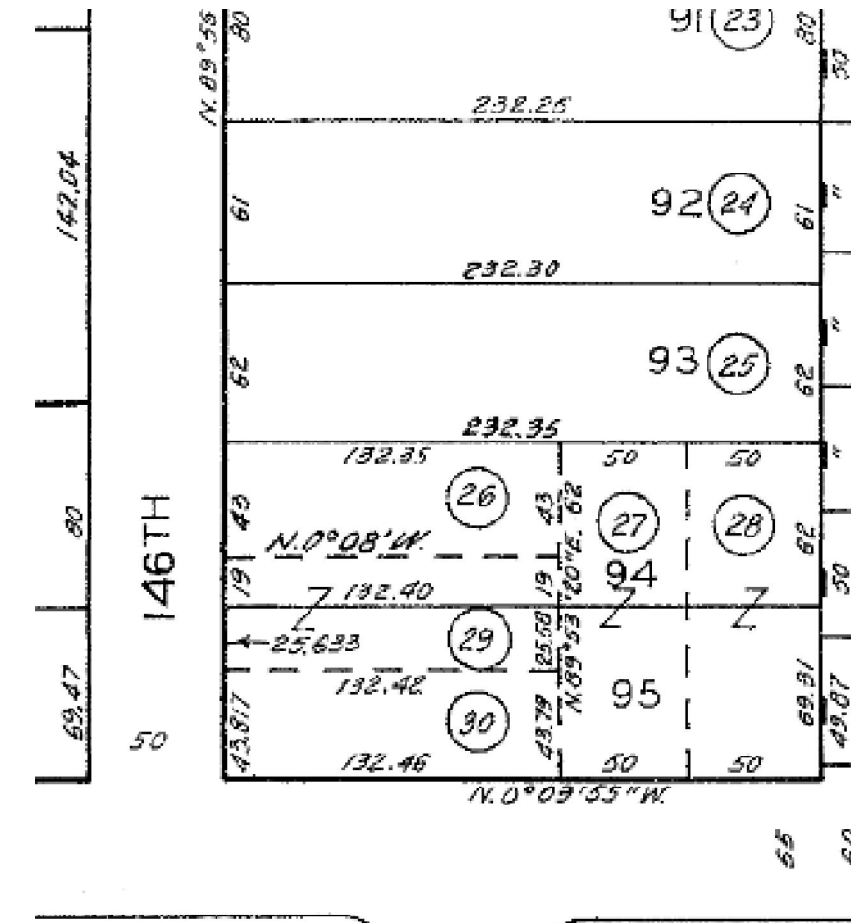
Additional Fire Department requirements will be determined during the Building Plan Check Phase.

For any questions regarding the report, please contact FPEA Claudia Soiza at (323) 890-4243 or at [Claudia.Soiza@fire.lacounty.gov](mailto:Claudia.Soiza@fire.lacounty.gov)

Reviewed by: CS for N. Rodeheffer

Page 3 of 3

Date: March 17, 2020

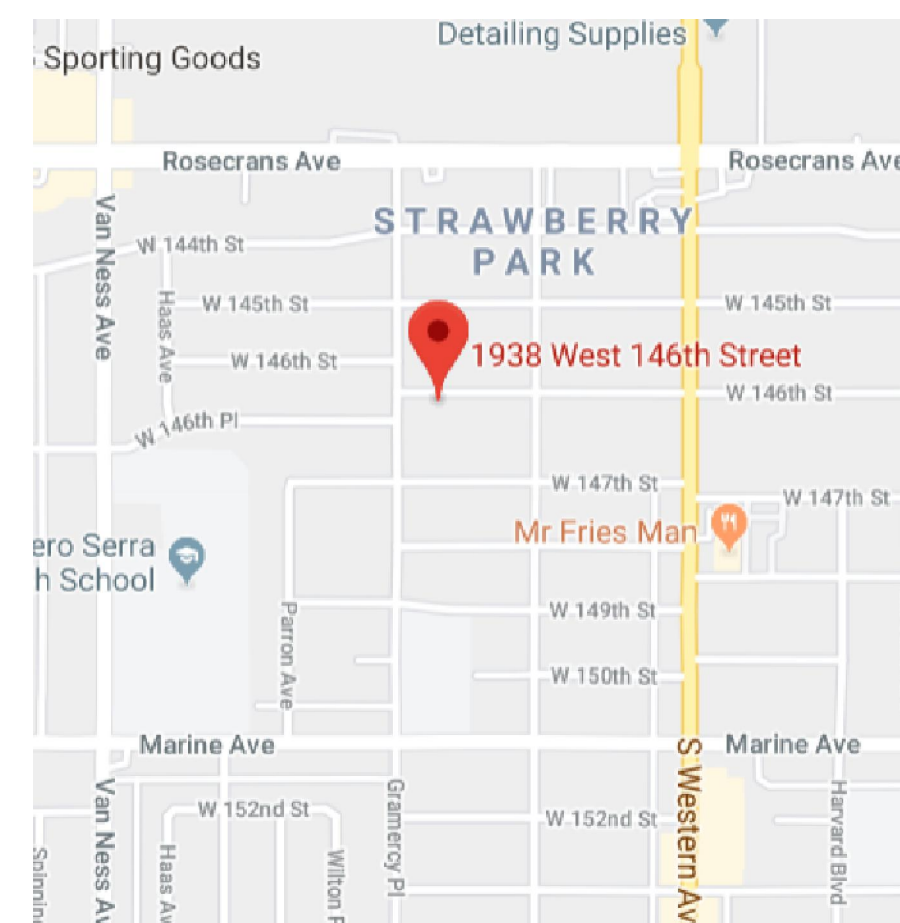


Property Information  
Assessor's ID No. 4062-007-025

Property Boundary Description  
TRACT NO 5642 LOT 93

ASSESORS MAP

SCALE: NOT TO SCALE



VICINITY MAP

SCALE: NOT TO SCALE

DATA TABLE PER UNIT

3 STORY S.F.D.  
1st 83 SQFT  
2nd 779 SQFT  
3rd 806 SQFT  
total living area 1685 SQ.FT  
2 CAR GARAGE/LAUNDRY 555 SQ.FT  
PATIO 142.5 SQFT  
TOTAL UNIT 2382.5 SQFT

TOTAL ALL SIX UNITS  
2382.5x6= 14295 SQFT

LOT SIZE  
213'x62'=13206 SQFT

LOT COVERAGE  
4683/13206 = 35%

STORIES 3  
TYPE OF CONSTRUCTION V/B  
SPRINKLERED YES  
USE RESIDENTIAL/U  
HEIGHT 33'-8"

SITE NOTES

-THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES,PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC)OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

-AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.(PER ORDINANCE 171,874 FOR WORK OVER \$10,000.)

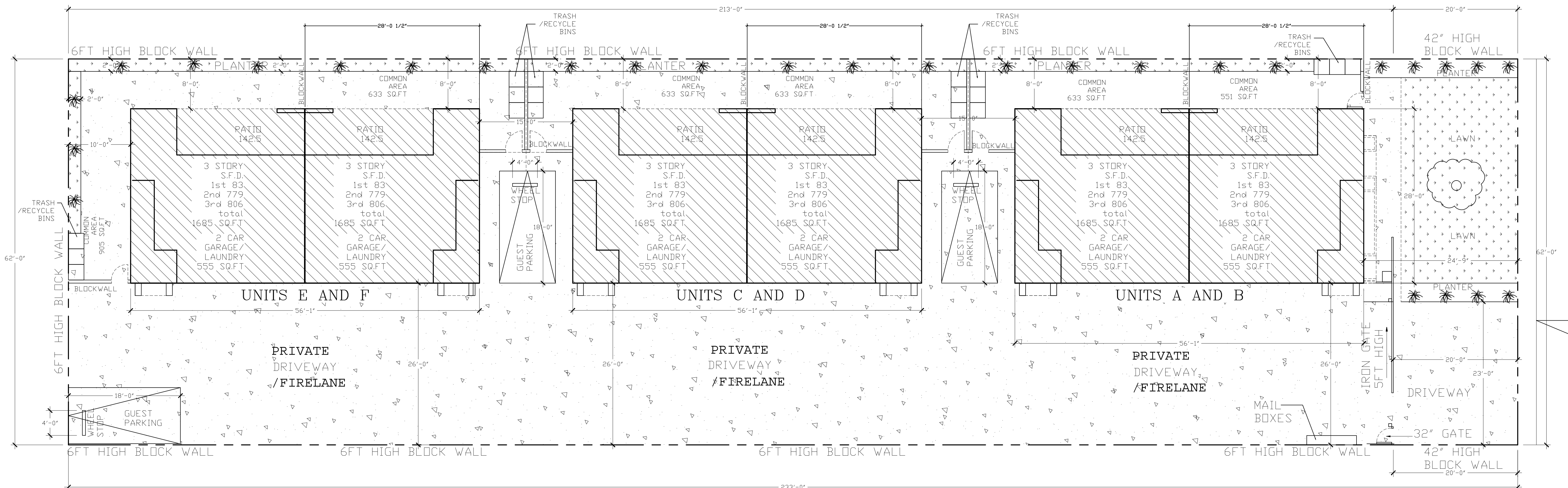
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

SHEET INDEX

- 1 SITE PLAN
- 2 LANDSCAPE PLAN
- 3 SECURITY/LIGHTING PLAN
- 4 FLOOR PLAN UNITS A/B
- 5 FLOOR PLAN UNITS C/D, E/F
- 6 ELEVATIONS UNITS A/B
- 7 ELEVATIONS UNITS C/D, E/F

SCOPE OF WORK

- DEMO EXISTING 1 STORY S.F.D. 1081 SQFT
- BUILD NEW SIX 3 STORY UNITS

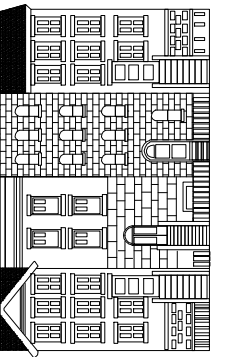


SITE PLAN  
SCALE: 1/8"=1'-0"

REVISIONS	
No.	DATE:
No.	DATE:
No.	DATE:

**NOTICE:**  
WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

THESE DRAWINGS AND LAYOUTS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF DESIGNER



**Associated Builders of California**  
BLUEPRINTS SERVICES  
•NEW HOMES  
•ADDITIONS  
•SOIL REPORTS • T24

**CARLOS MONTES**  
323-354-8504  
associatedbuildersofcalifornia@yahoo.com

**PROJECT:** 1938 W 146TH ST  
GARDENA, CA 90249

**OWNER:** JAVIER ORDONEZ(310-350-4222)  
13229 VAN NESS AVE  
GARDENA, CA, 90249

**DRAWN**

**DATE**

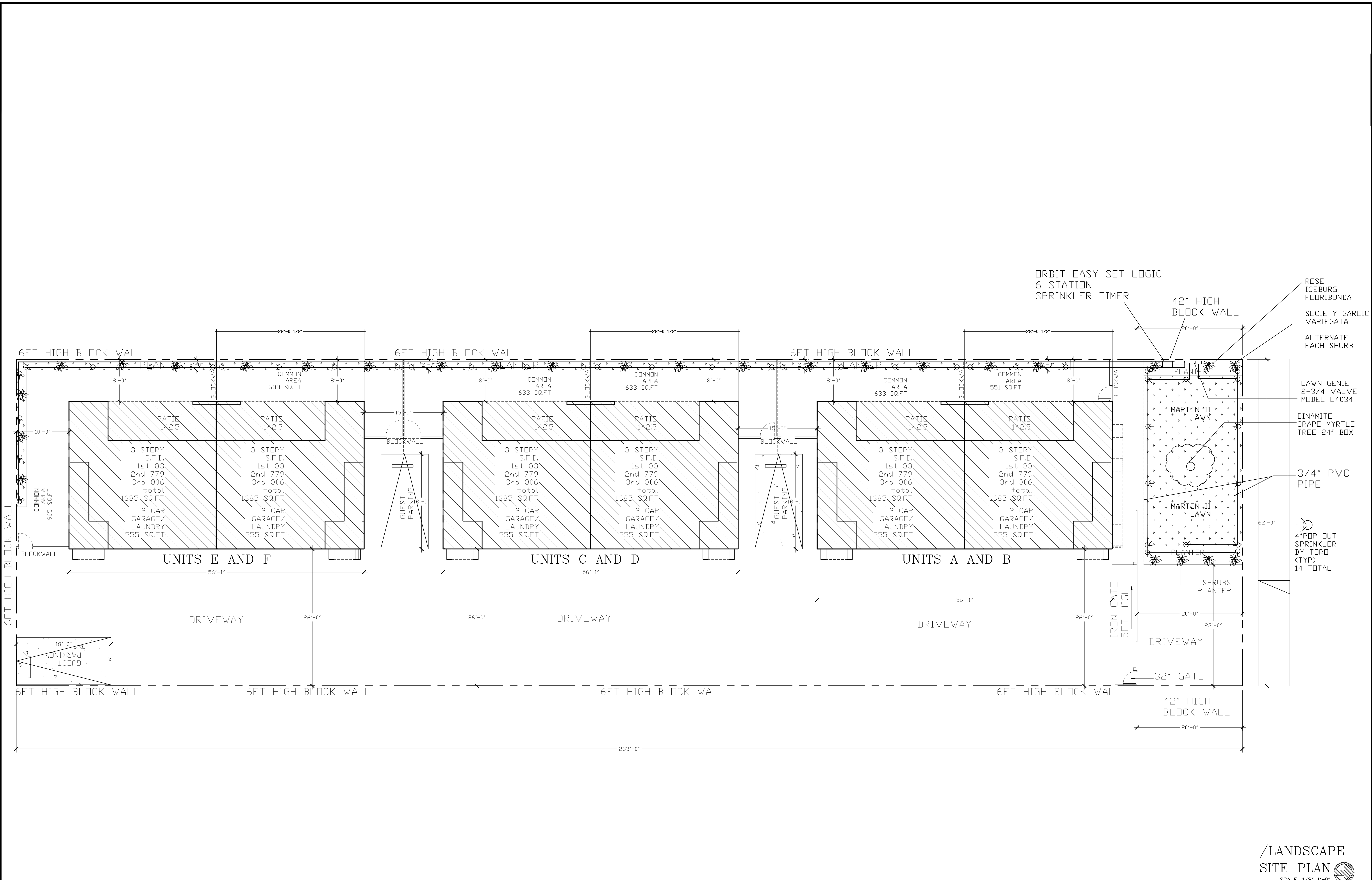
**SCALE**

**JOB NO.**

SHEET

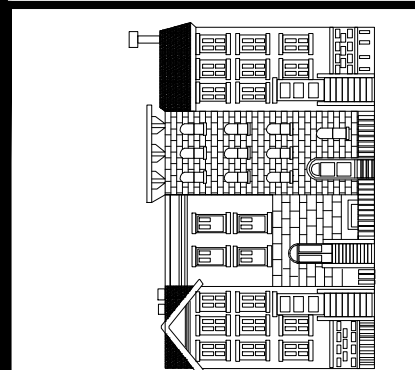
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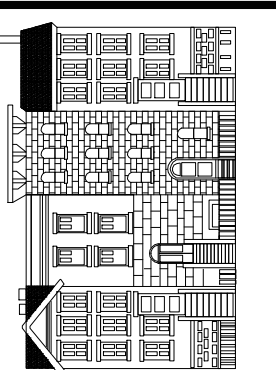


REVISIONS	
No.	DATE:
No.	DATE:
No.	DATE:

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**Associated Builders of California**  
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•ADDITIONS  
•SOIL REPORTS • T24



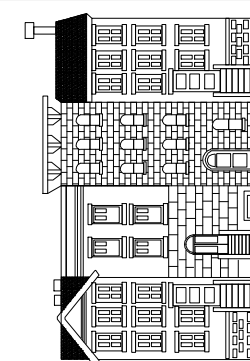
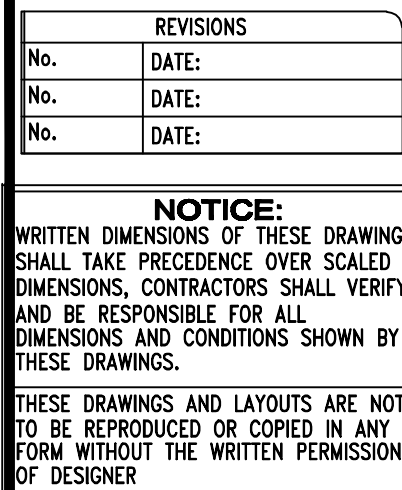
**CARLOS MONTES**  
323-354-8504  
associatedbuildersofcali@yahoo.com

•STRUCTURAL CALCS  
•GRADING PLAN  
•T24

<b>PROJECT:</b> 1938 W 146TH ST GARDENA, CA 90249	<b>OWNER:</b> JAVIER ORDOÑEZ(310-350-4222) 13229 VAN NESS AVE GARDENA, CA, 90249
--	--

DRAWN
DATE
SCALE
JOB NO.

/LANDSCAPE  
SITE PLAN  
SCALE: 1/8"=1'-0"



**CARLOS MONTES**  
323-354-8504  
buildersofcali@yahoo.com

**BLUEPRINTS SERVICES**

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- NEW HOMES
- ADDITIONS
- STRUCTURAL CALCS
- GRADING PLAN



**Associated Builders of California**

...



**PROJECT:** 1938 W 146TH ST  
GARDENA, CA 90249

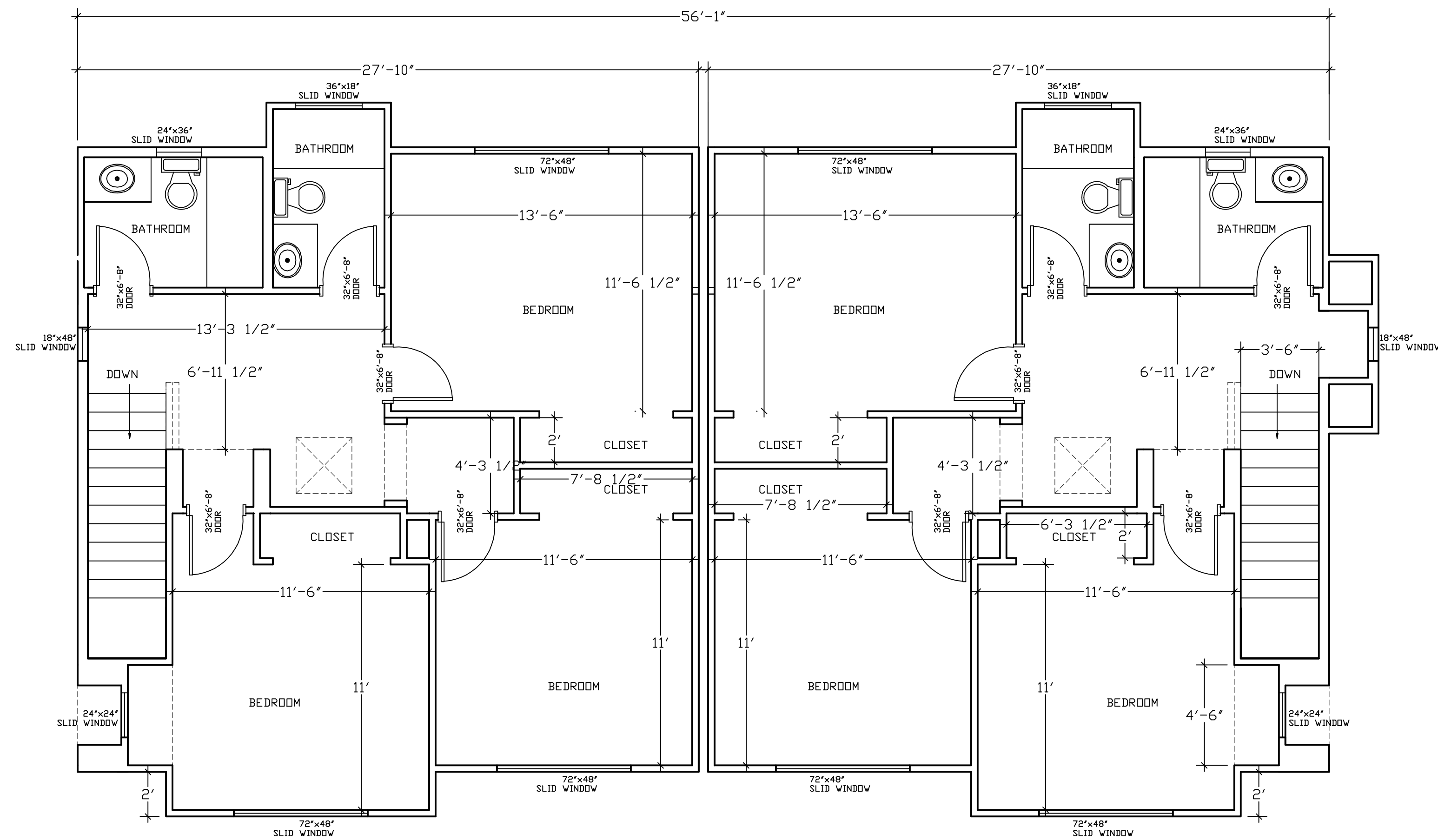
**OWNER:** JAVIER ORDONEZ(310-350-4222)  
13229 VAN NESS AVE  
CULVER CITY, CA 90230

DRAWN
DATE
SCALE
JOB NO.

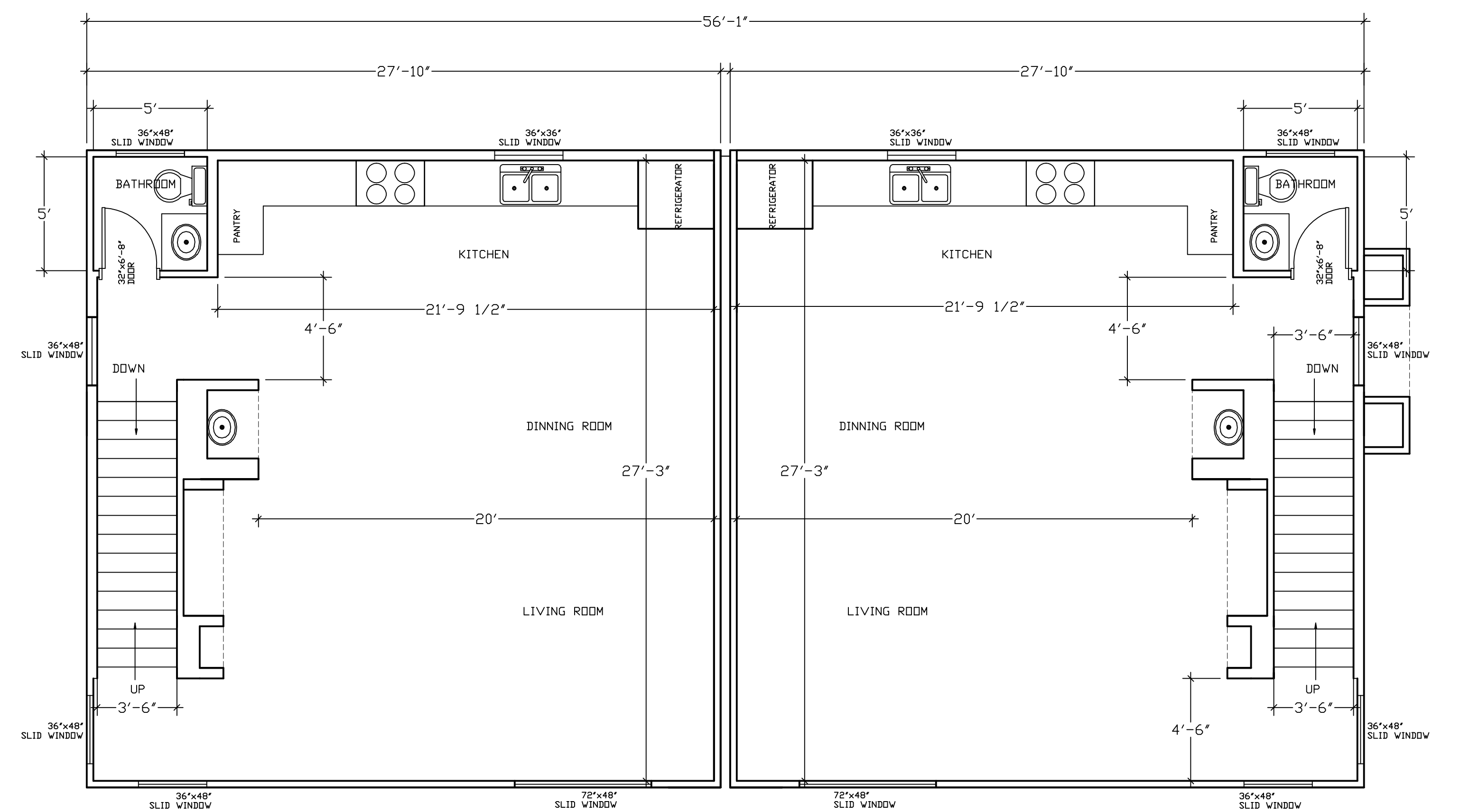
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3 OF 7

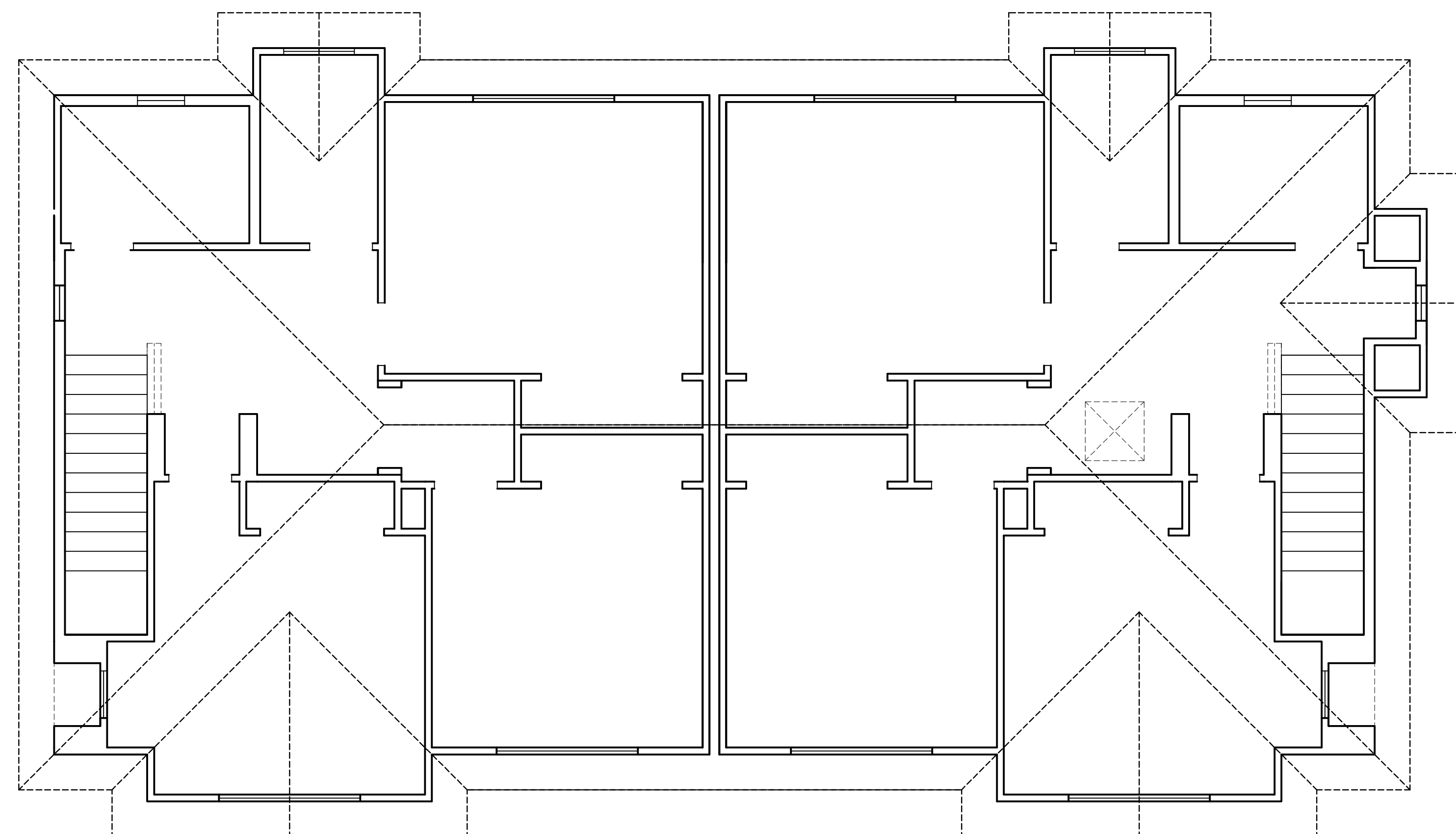




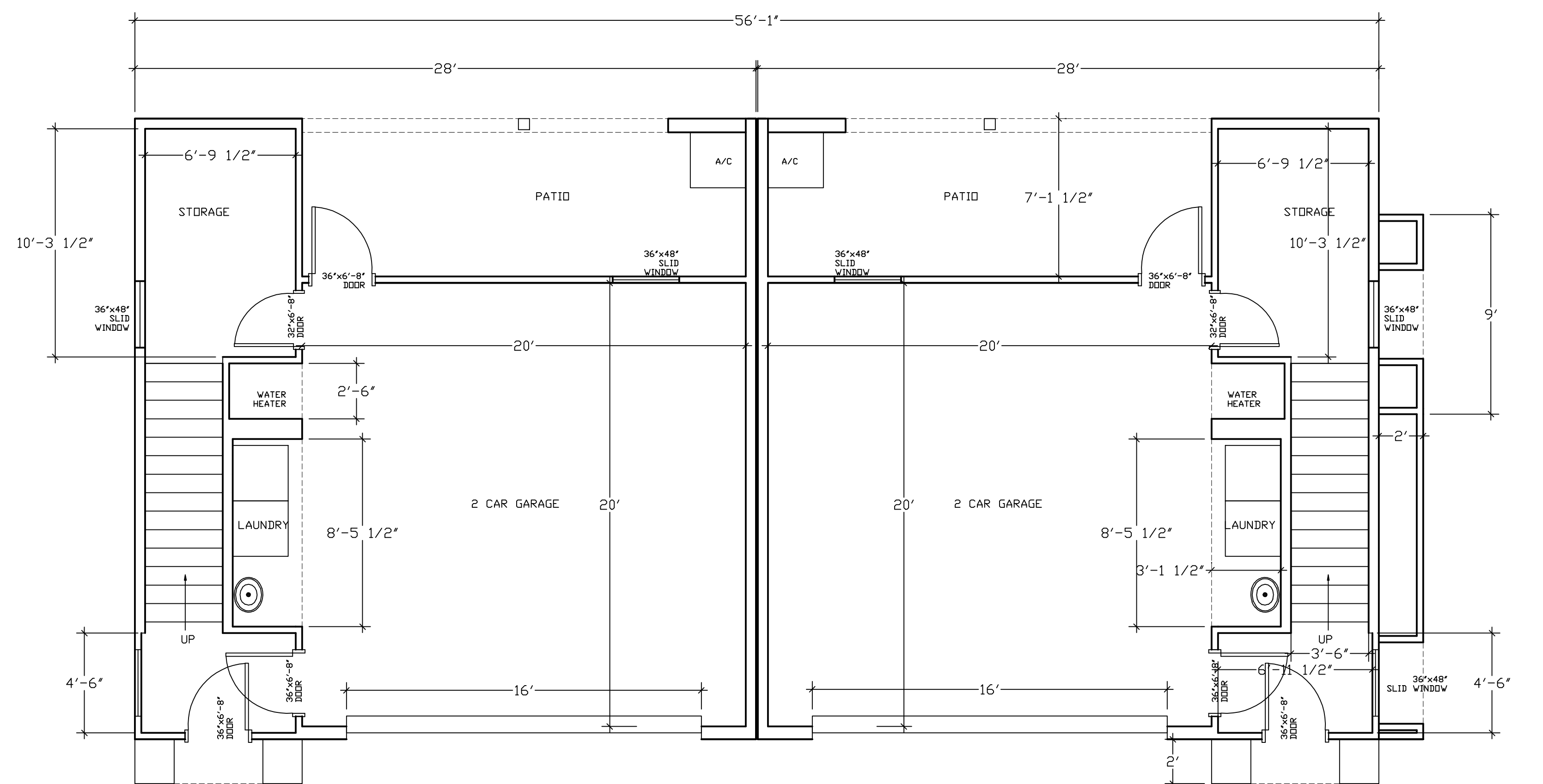
3RD FLOOR PLAN  
SCALE: 1/4"=1'-0" North



2ND FLOOR PLAN  
SCALE: 1/4"=1'-0" North



ROOF PLAN  
SCALE: 1/4"=1'-0" North

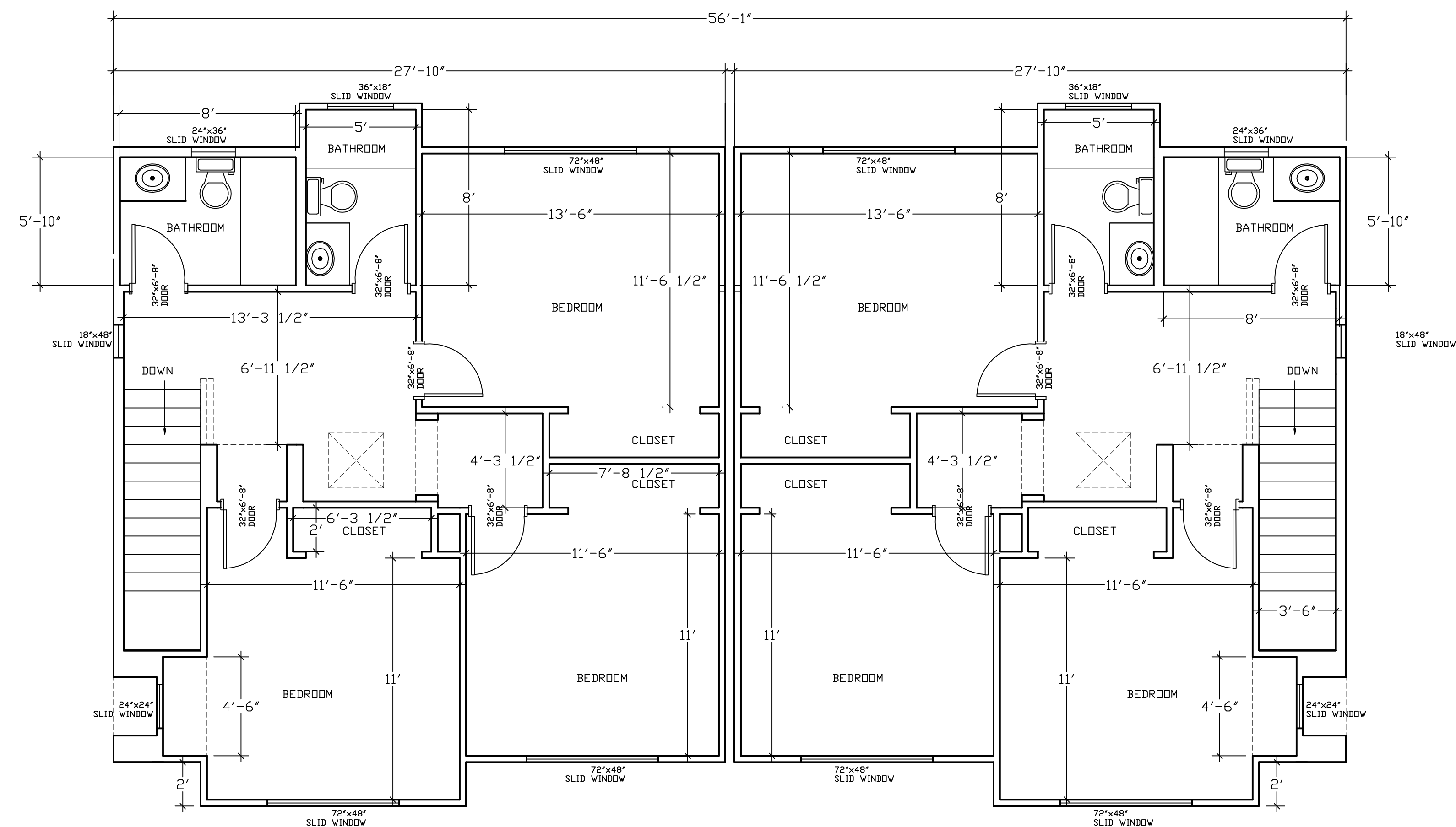


1ST FLOOR PLAN  
SCALE: 1/4"=1'-0" North

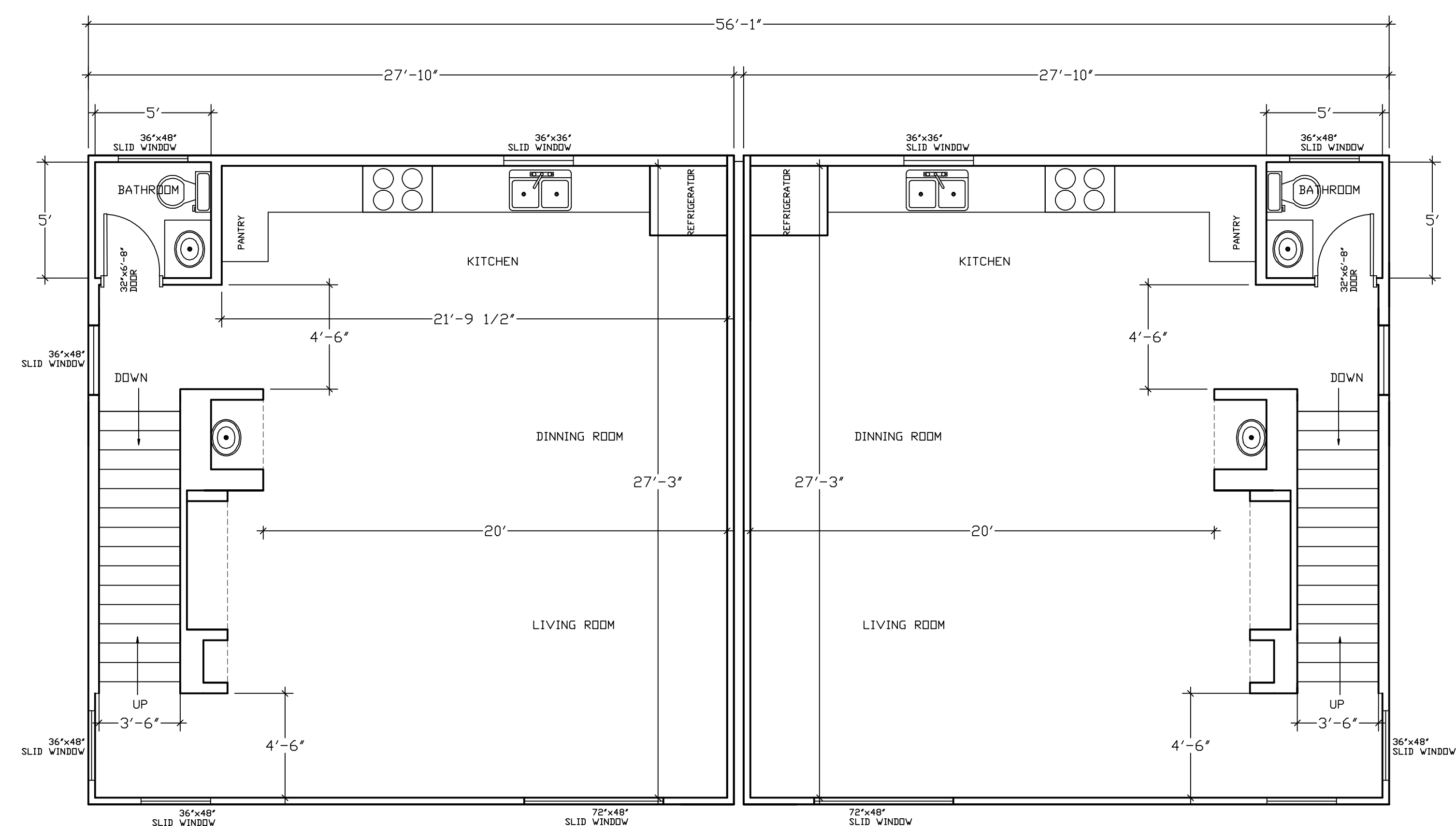
FOR UNITS A AND B

SHEET

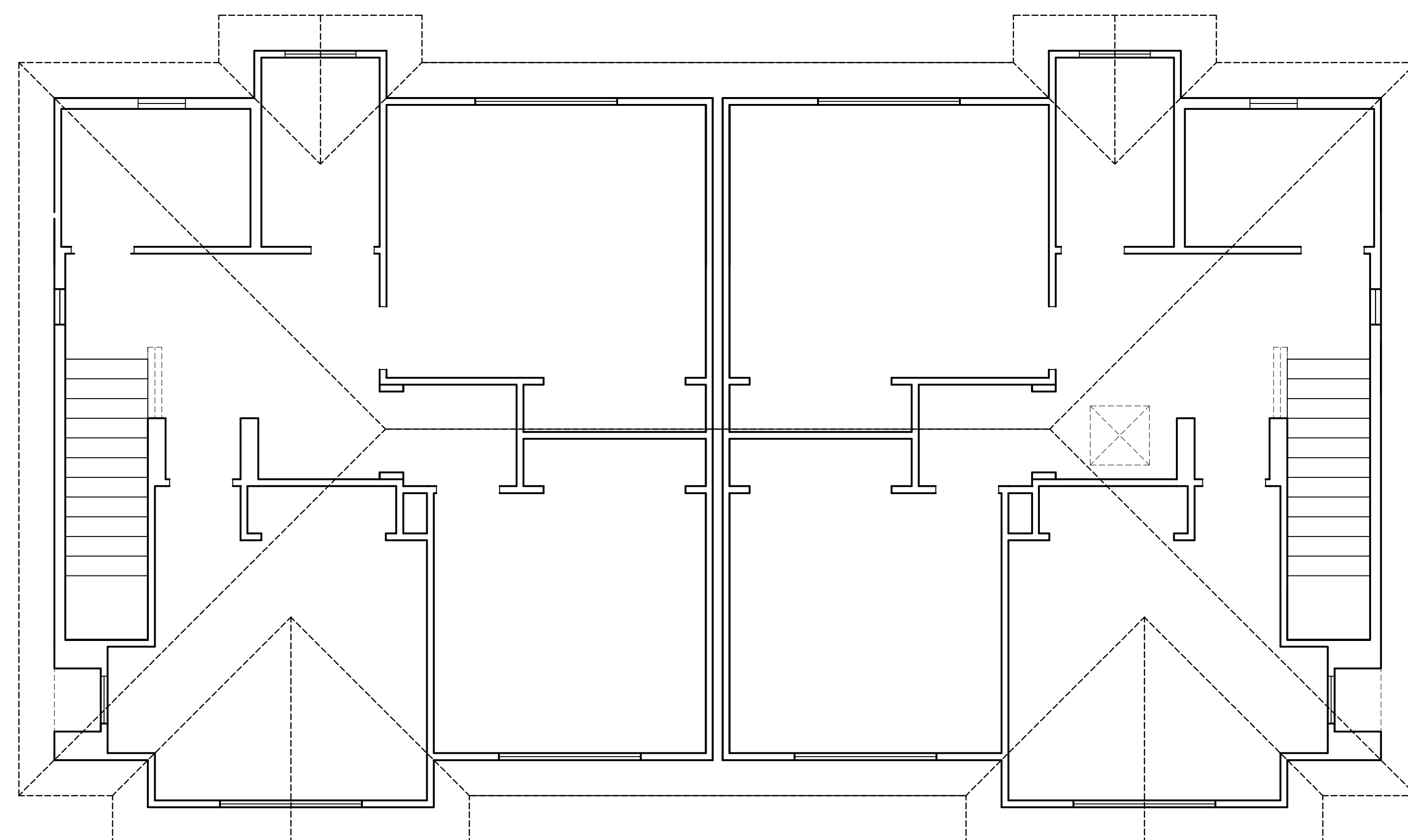
4 OF 7



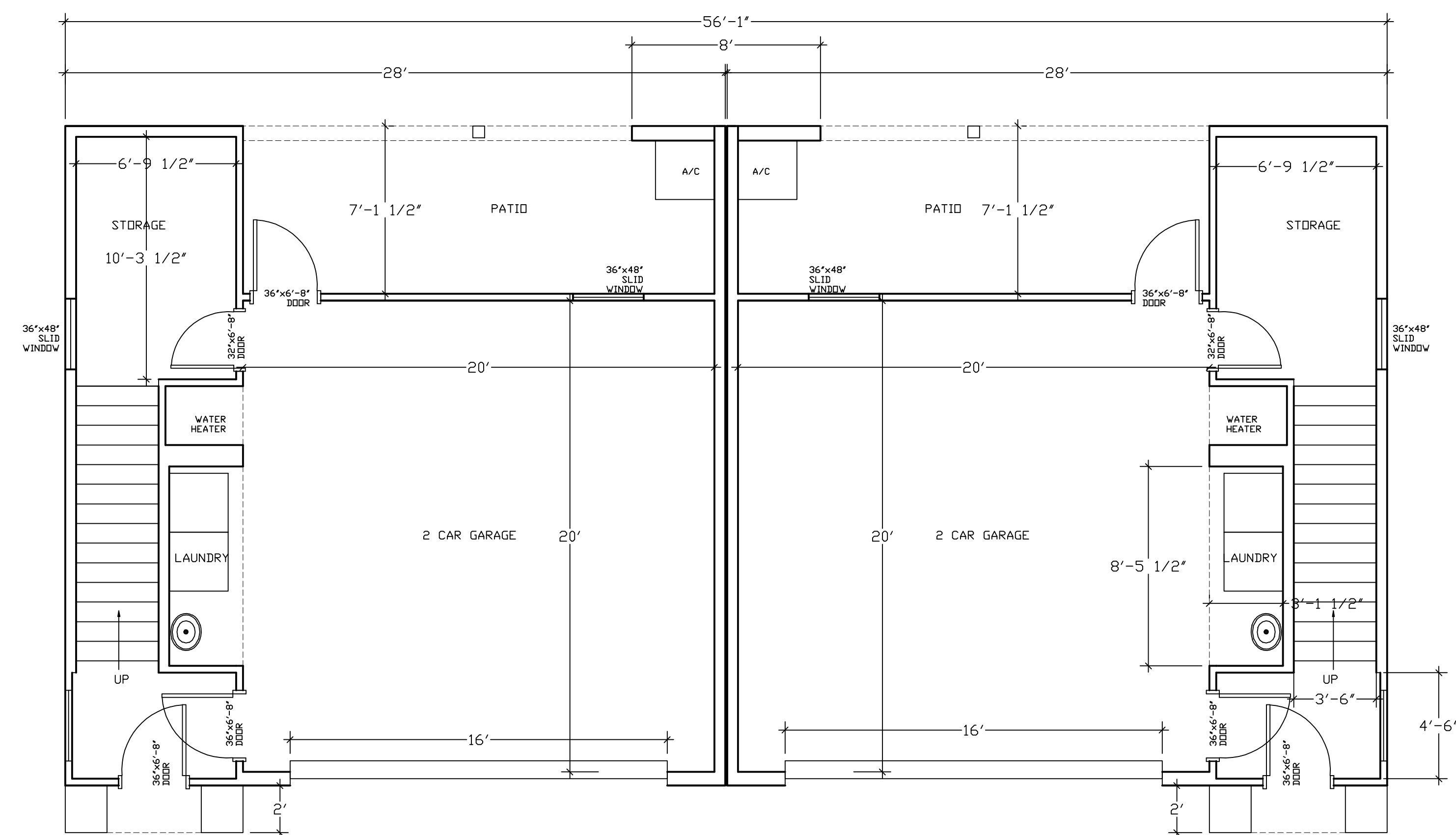
3RD FLOOR PLAN  
SCALE: 1/4"=1'-0" North



2ND FLOOR PLAN  
SCALE: 1/4"=1'-0" North



ROOF PLAN  
SCALE: 1/4"=1'-0" North

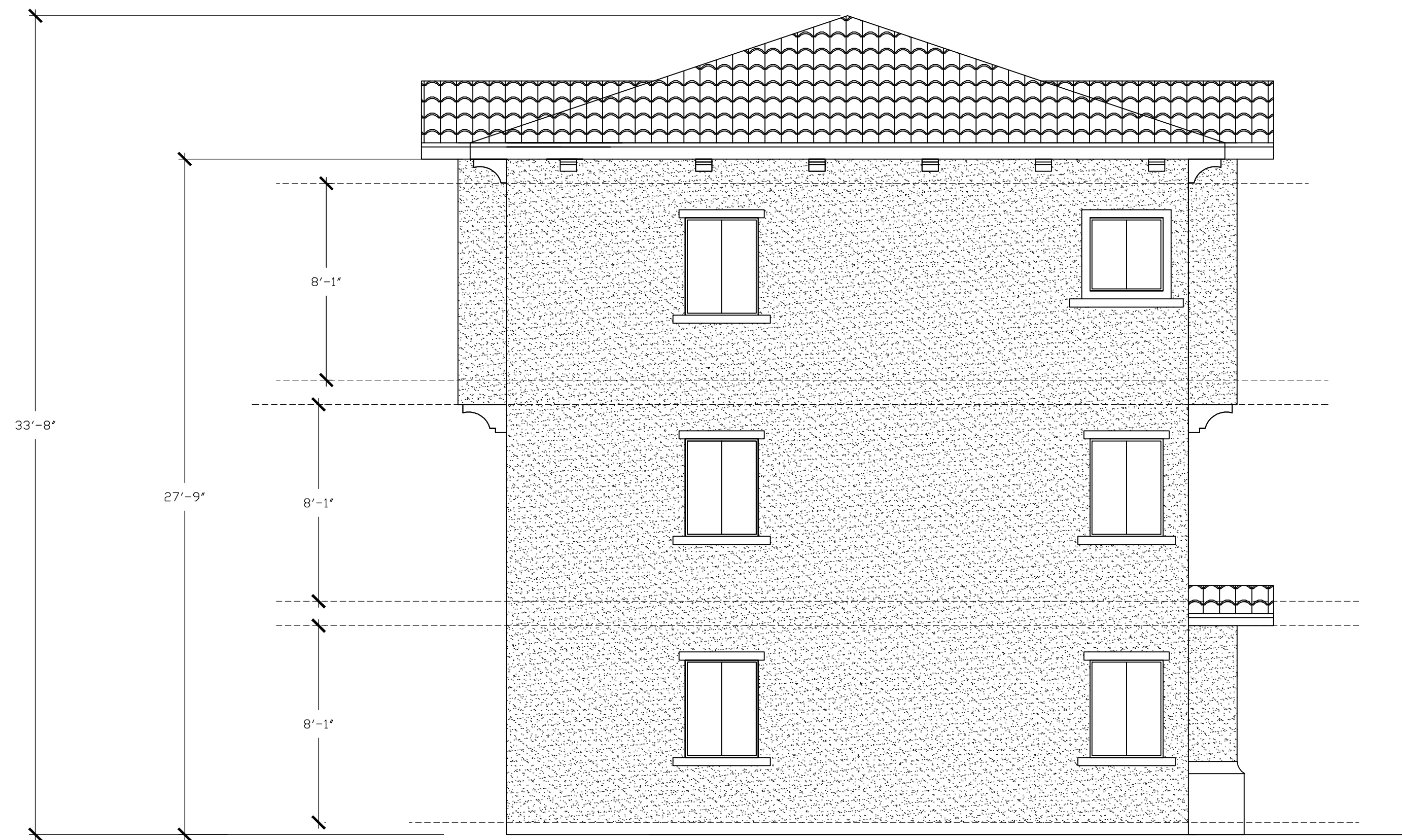


FOR UNITS C AND D

FOR UNITS E AND F

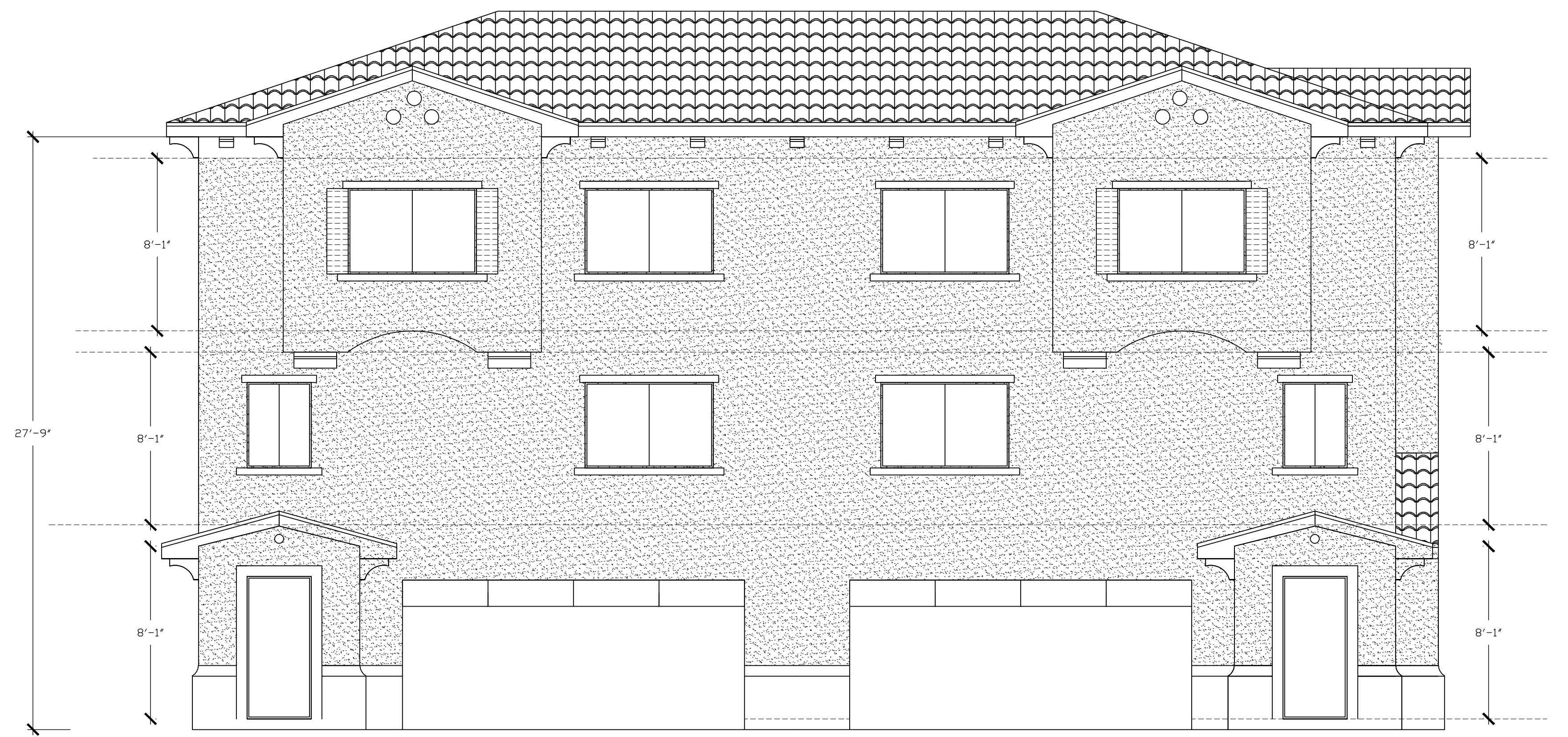
1ST FLOOR PLAN  
SCALE: 1/4"=1'-0" North





FOR UNITS A AND B

SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

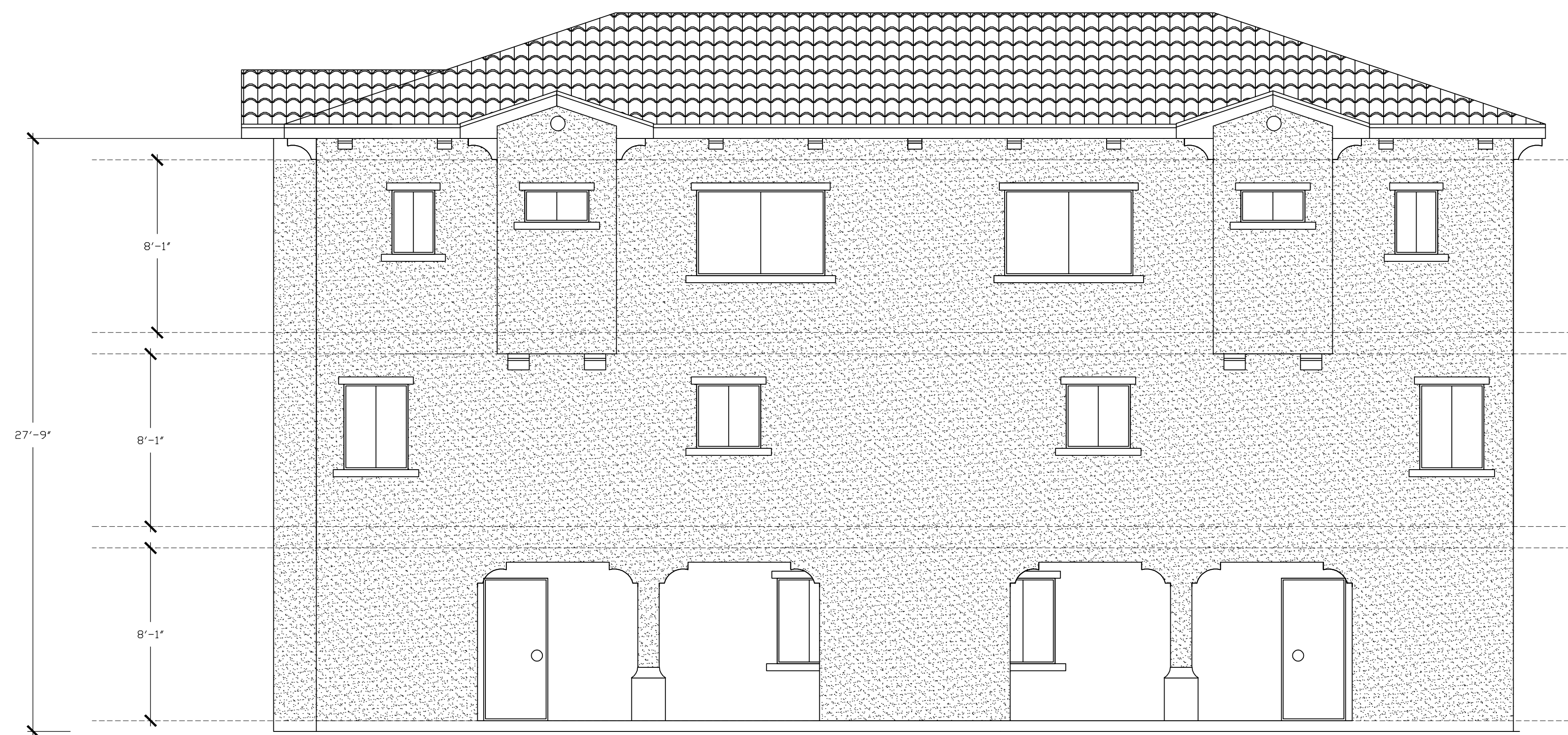


EAST ELEVATIONS  
SCALE: 1/4"=1'-0"

FOR UNITS A AND B



NORTH ELEVATION  
SCALE: 1/4"=1'-0"

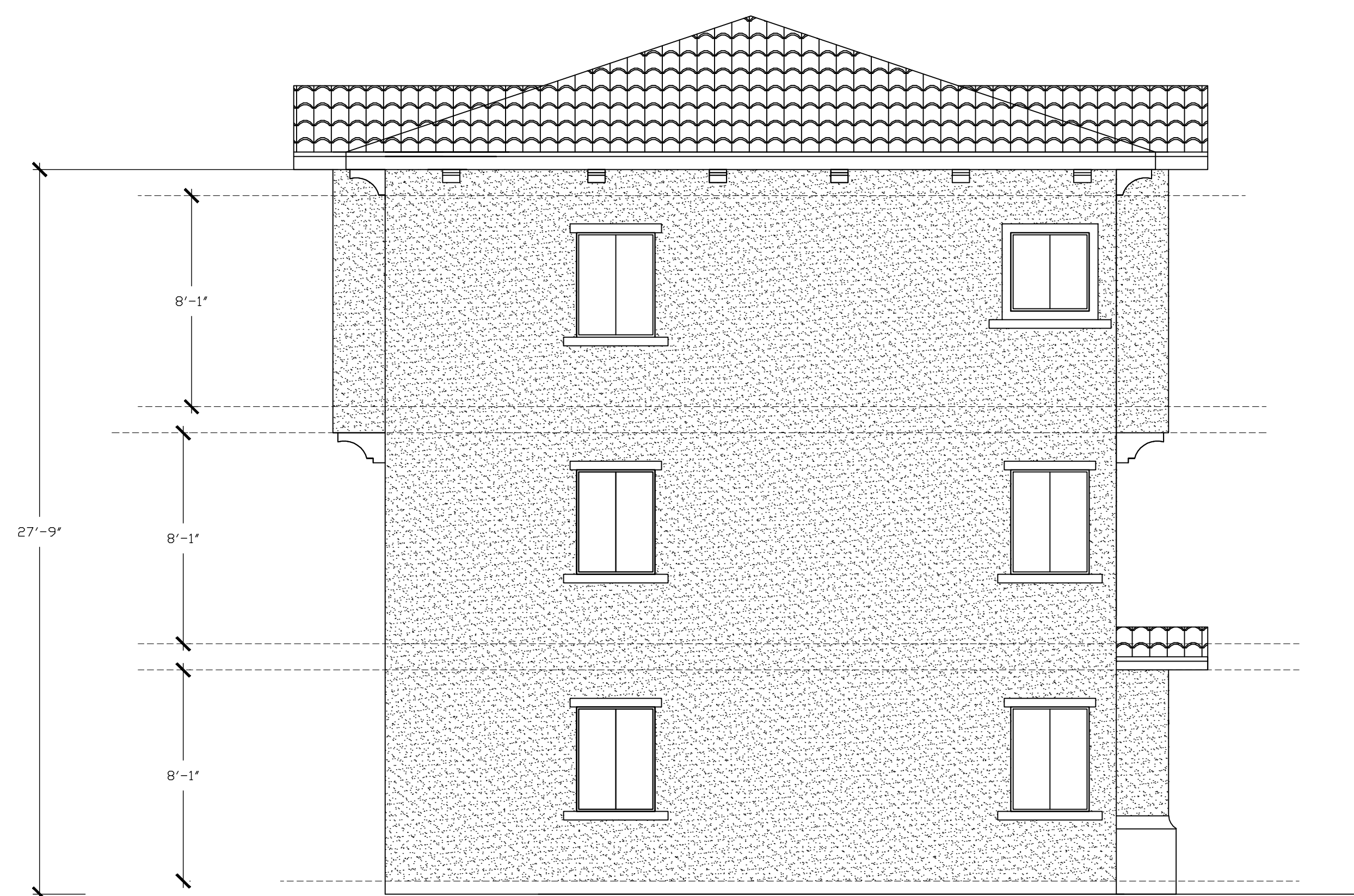


WEST ELEVATION  
SCALE: 1/4"=1'-0"

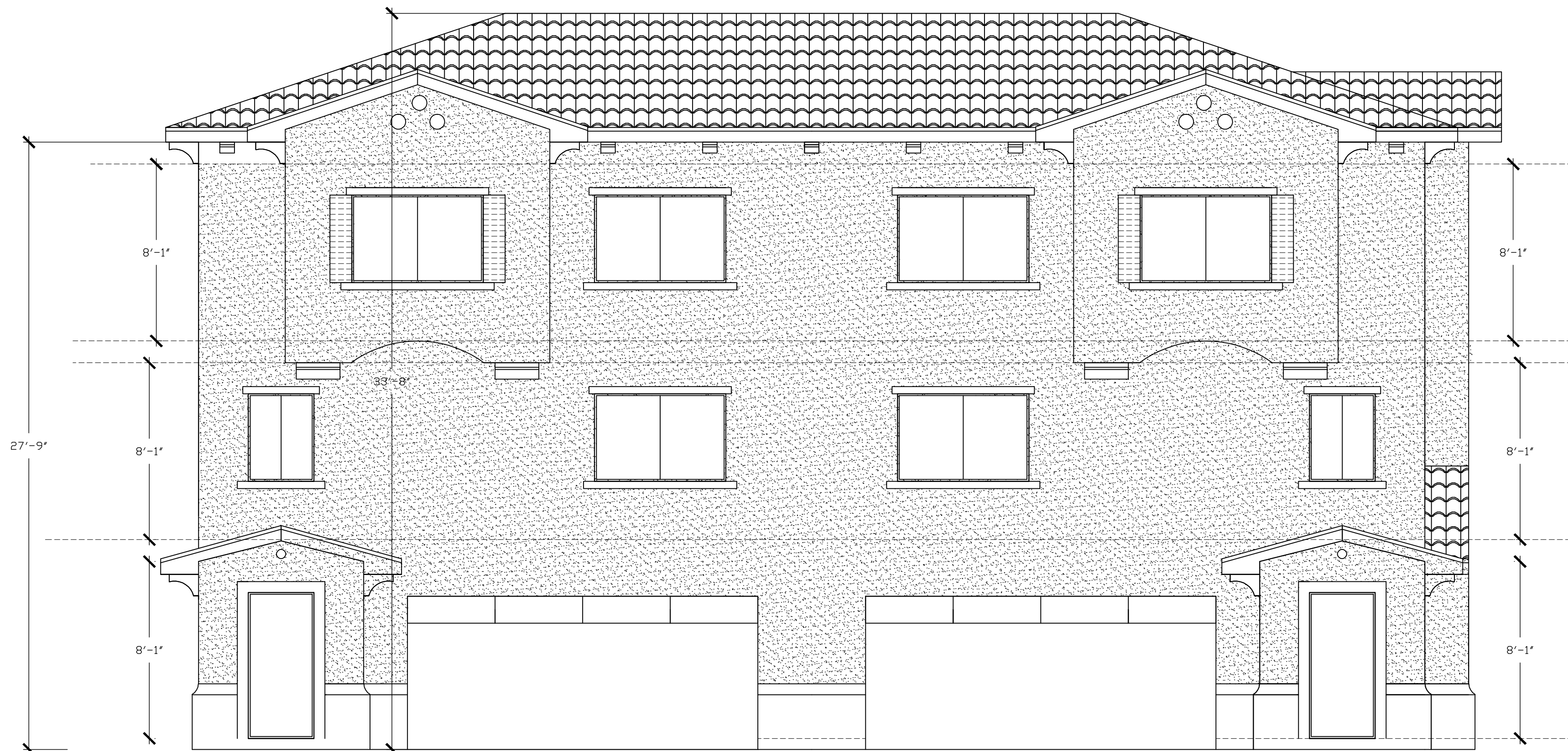
SHEET

6 OF 7





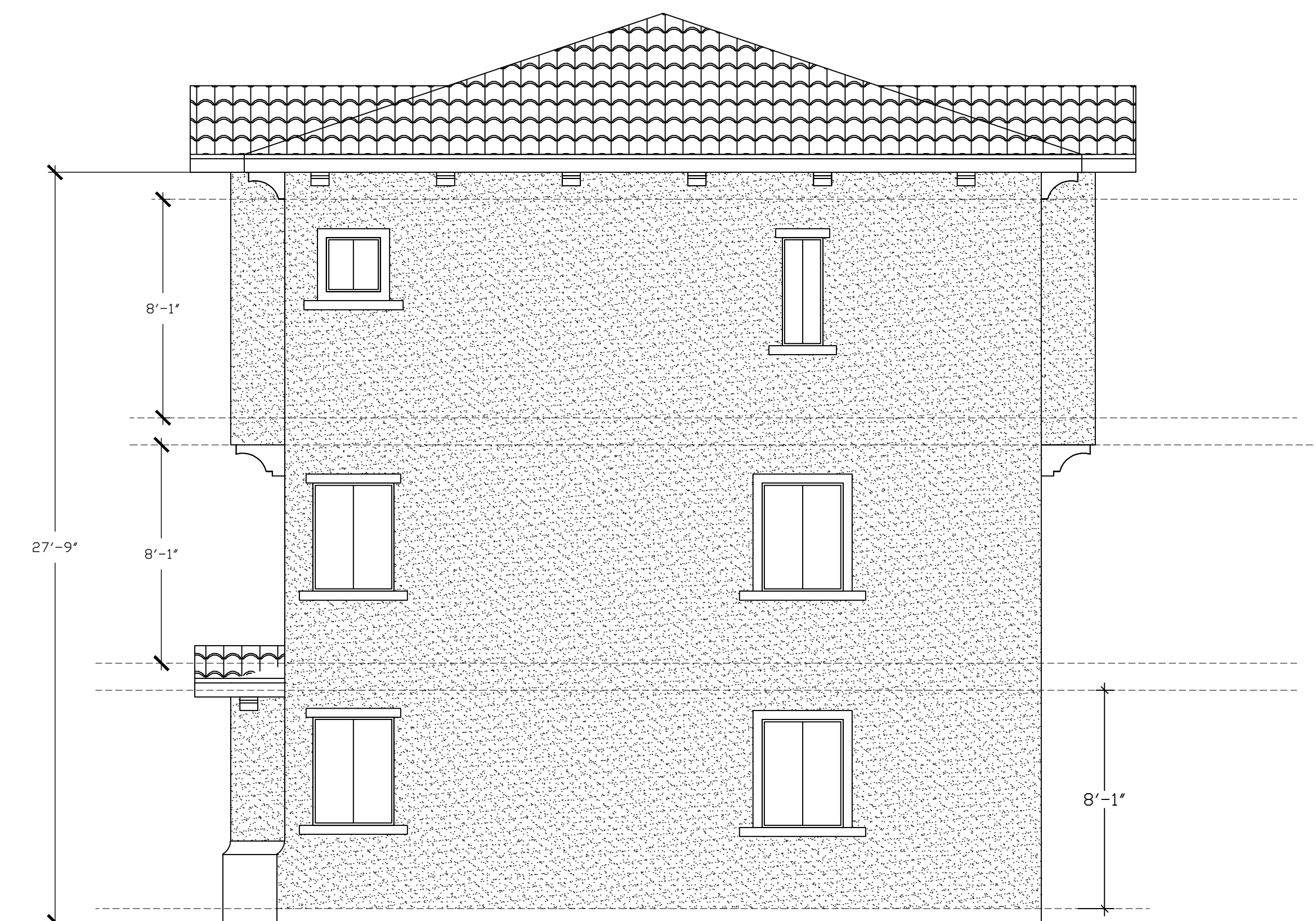
SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



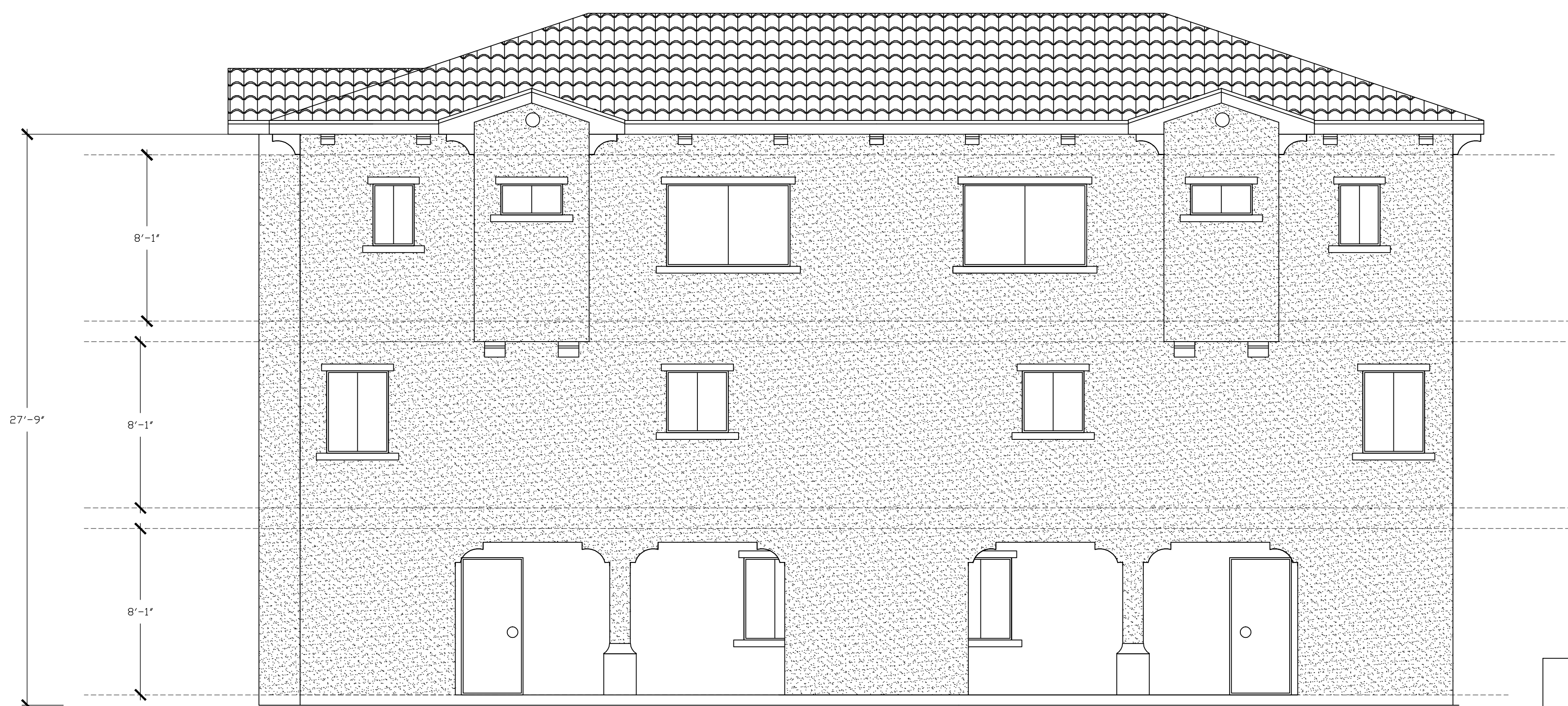
FOR UNITS C AND D

FOR UNITS E AND F

EAST ELEVATIONS  
SCALE: 1/4"=1'-0"



NORTH ELEVATION  
SCALE: 1/4"=1'-0"



WEST ELEVATION  
SCALE: 1/4"=1'-0"



SHEET 1 OF 1 SHEET  
LOTS= 1  
AREA: 14,418 SQ. FT.

LEGEND

- EXISTING STRUCTURE  
EXISTING WALL AS NOTED  
EXISTING ROCK WALL  
EXISTING CHAIN LINK FENCE  
EXISTING WOOD/IRON FENCE AS NOTED  
FINISHED SURFACE LINE  
CENTERLINE  
PROPERTY LINE  
EXISTING WATER LINE  
EXISTING SEWER LINE  
EXISTING CONTOUR ELEV.  
PROPOSED CONTOUR ELEV.

- PP POWER POLE  
TC TOP OF CURB  
FL FLOWLINE  
DWY DRIVEWAY APPROACH  
FH FIRE HYDRANT  
FF FINISH FLOOR  
UT UNKNOWN UTILITY  
PA. PLANTING AREA  
FS FINISH SURFACE  
FG FINISH GRADE  
DI DRAIN INLET  
HT. HEIGHT  
SMH SEWER MANHOLE  
SDMH STORMDRAIN MANHOLE  
CA-TV CABLE-TV  
x105.50 EXISTING ELEVATION  
105.50 PROPOSED ELEVATION  
EXISTING UTILITY AS NOTED  
EXISTING TREE  
EXISTING PALM TREE

OWNER

JAVIER ORDONEZ  
1938 W. 146TH STREET  
GARDENA, CA. 90249.  
PH: 310-350-4222

BASIS OF BEARING

THE BEARING OF N 89°56'10" E AS THE 146TH STREET CENTERLINE PER TRACT NO. 5642, RECORDED IN BOOK 63, PG. 81-82, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK

BENCHMARK NO: RY3548A  
FD. L&T. IN W. CB 1 FT. S/O BCR. AT SOUTHWEST CORNER OF ROSECRANS AVE. & GRAMERCY PLACE.  
ELEVATION: 46.931 FT. (2005')

LEGAL DESCRIPTION

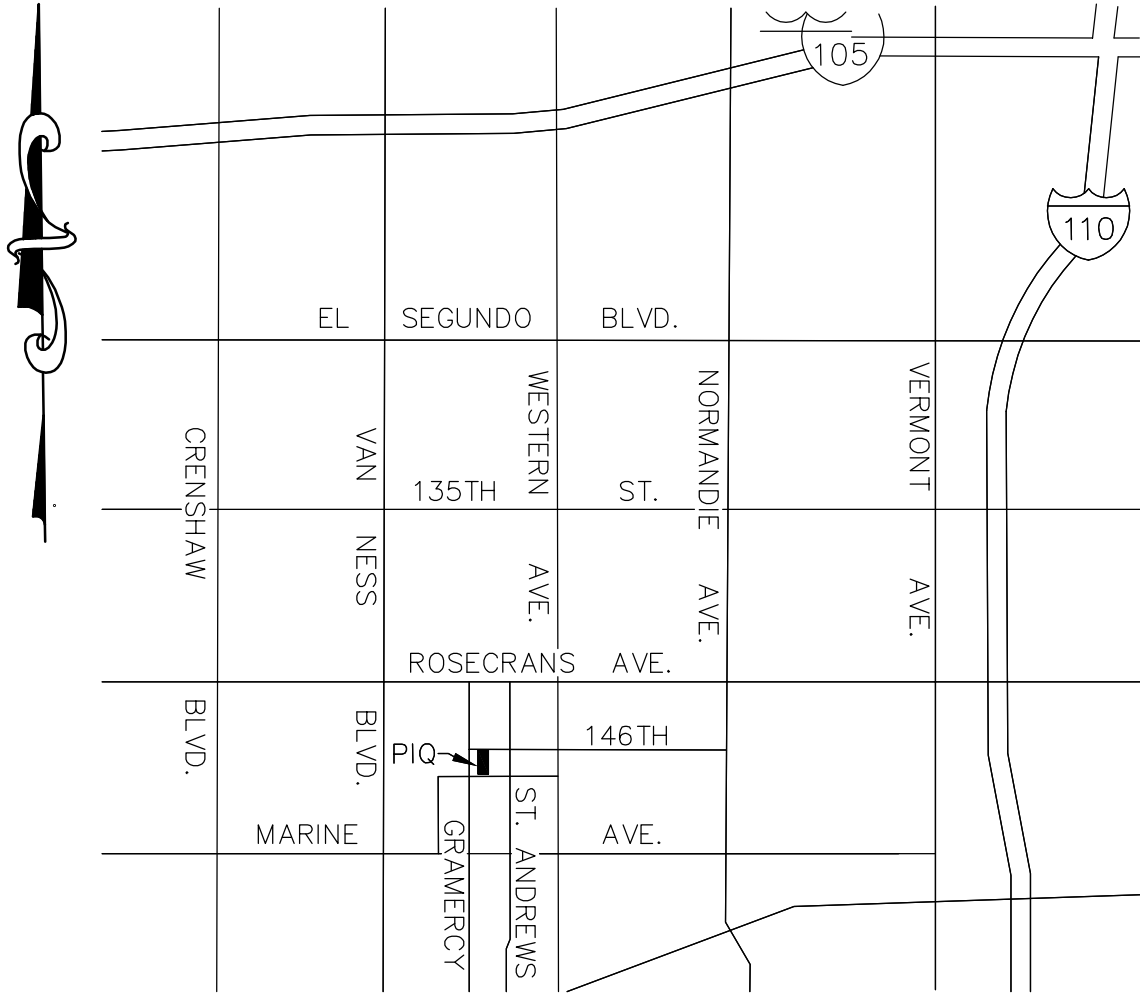
LOT 93 OF TRACT NO. 5642, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN M.B. 63, PAGE 81-82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
APN: 4062-007-025

NOTES

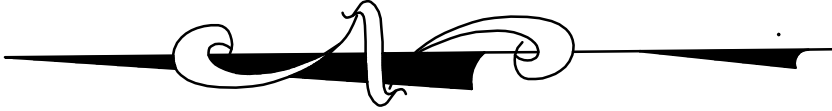
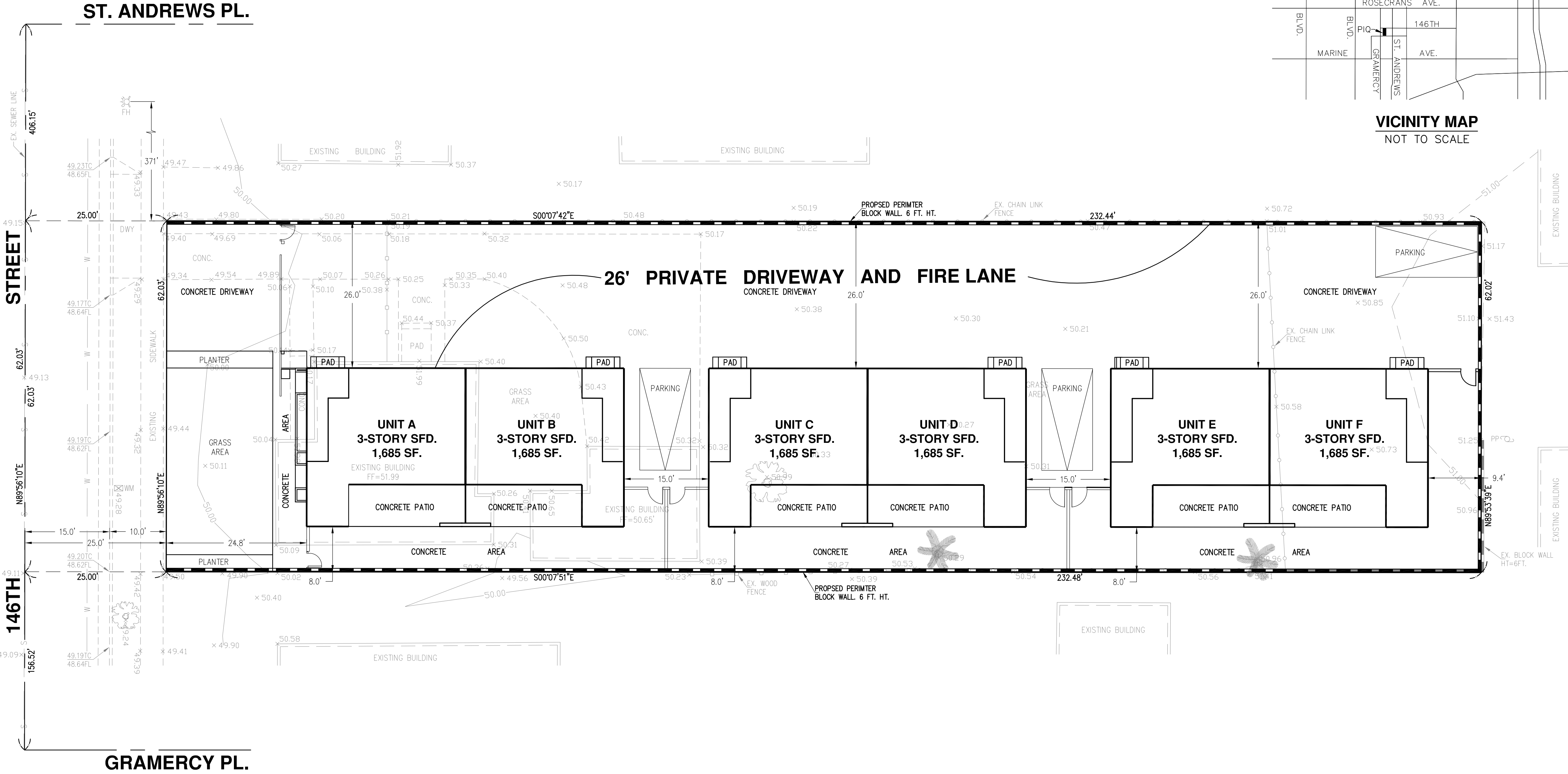
- EXISTING ZONING: R-3
- PROPOSED USE: MULTI FAMILY RESIDENTIAL
- SEWAGE DISPOSAL: EXISTING PUBLIC SEWER (SANITATION DISTRICT OF LA.CO.)
- METHOD OF DRAINAGE: CONTROLLED TOWARD THE FRONTING 146TH STREET
- THE PROJECT IS NOT WITHIN A KNOWN HAZARDOUS AREA.
- THERE ARE NO EXISTING OAK TREES ON THIS PROPERTY.
- TOTAL AREA: 14,418 SQ. FEET = 1 LOT.
- EXISTING OFF-SITE UTILITIES SHOWN PER RECORD DATA.
- NO EASEMENTS CURRENTLY EXIST ON THE PROPERTY.

TENTATIVE PARCEL MAP No. 83046

IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA.  
FOR CONDOMINIUM PURPOSES.



VICINITY MAP  
NOT TO SCALE



GRAPHIC SCALE

( IN FEET )  
1 inch = 10 ft.

PREPARED BY:

A J A

CIVIL DESIGN

SURVEYING

P.O. BOX 1633  
DOWNEY, CA 90240  
(562) 760-6040 TEL  
EMAIL: cdseng@yahoo.com

REGISTERED PROFESSIONAL ENGINEER  
ALEJANDRO J. ALATORRE  
RCE C32761  
Exp. 6-30-20  
CIVIL  
STATE OF CALIFORNIA  
ENGINEER ALEJANDRO J. ALATORRE  
R.C.E. 32761, EXP. 6/30/20

DATE

TENTATIVE PARCEL MAP No. 83046

SITE ADDRESS: 1938 W. 146TH STREET  
GARDENA, CA. 90249.  
APN: 4062-007-025

JOB NO:

AJA: 020-015

DATE: 02/06/20'

SHEET 1 OF 1

SCALE: 1"=10'

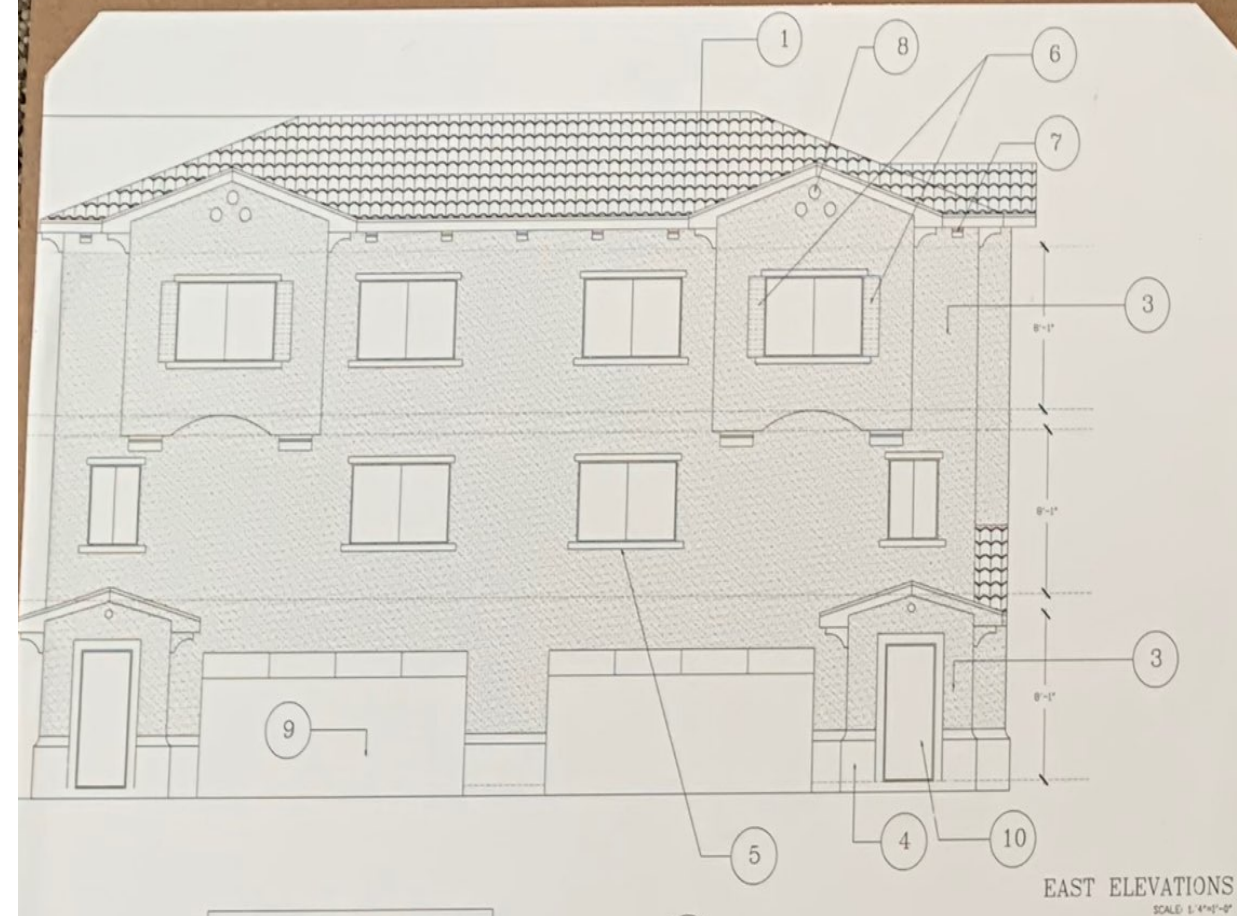
DRAWN BY: D.P.

CHECKED BY: A.A.

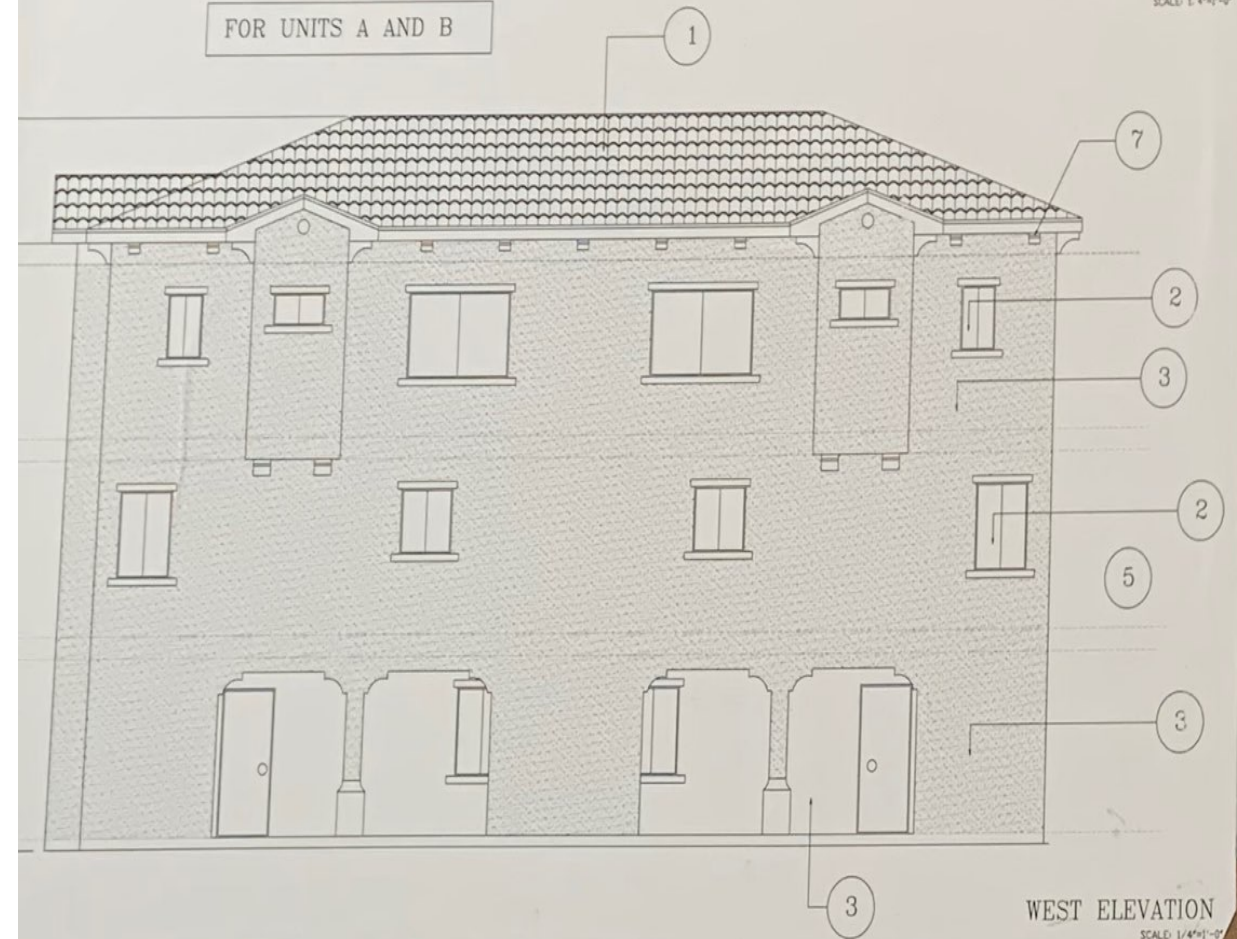
CITY OF GARDENA



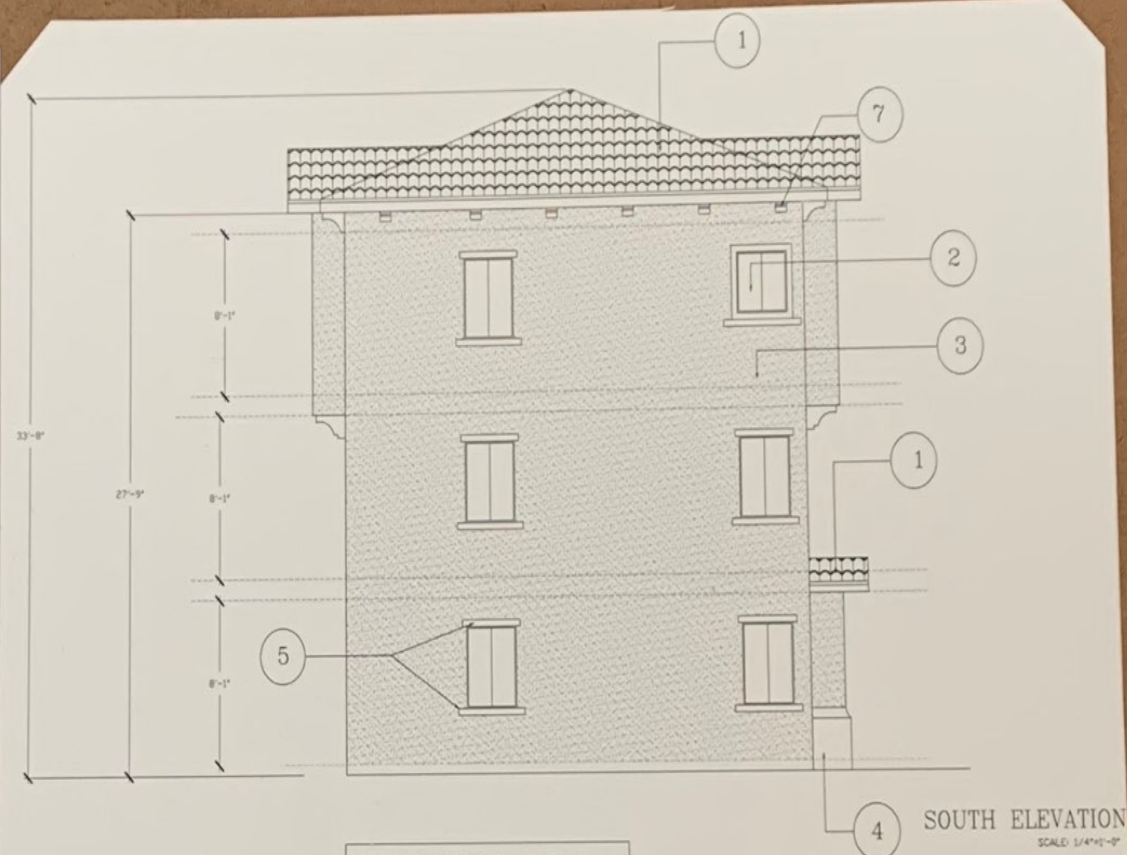
1938 W 146TH ST. GARDENA, CA.



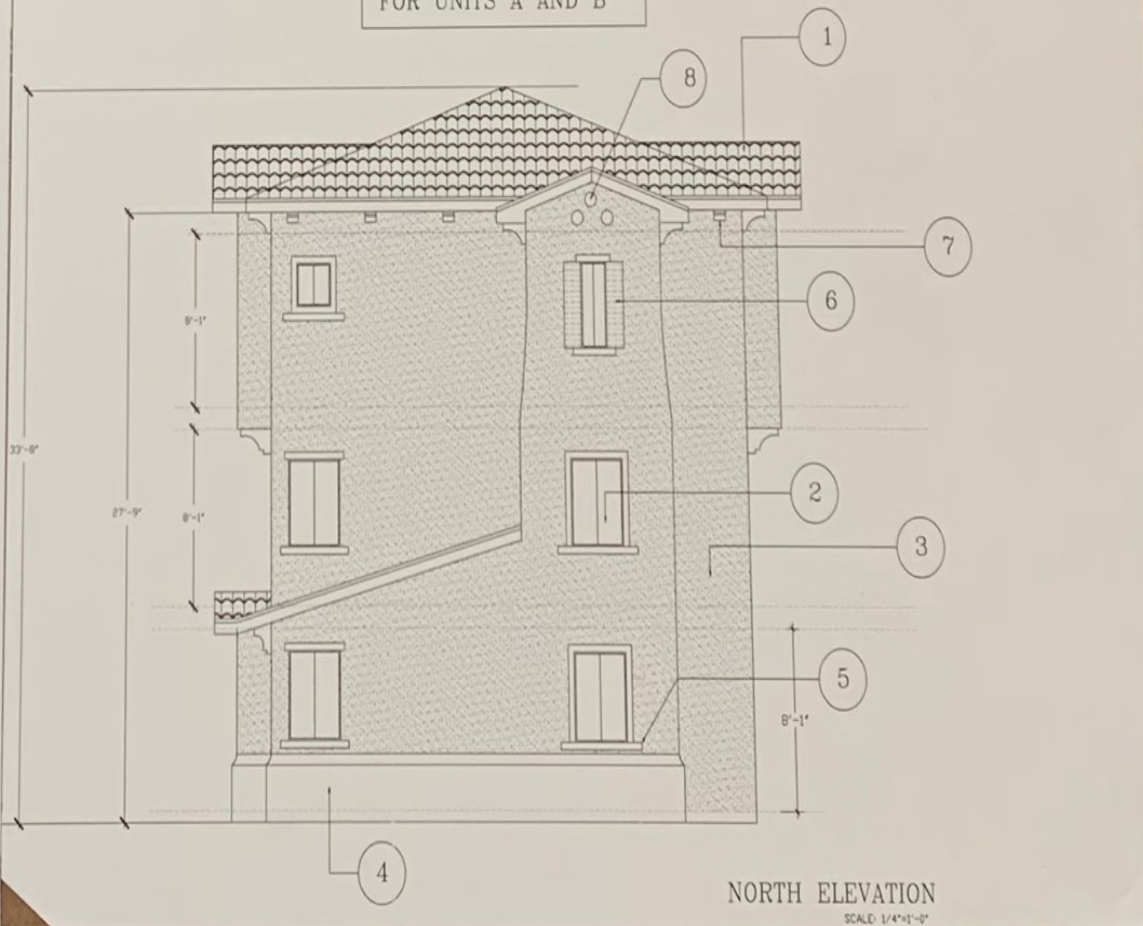
FOR UNITS A AND B



WEST ELEVATION  
SCALE: 1/4"=1'-0"



FOR UNITS A AND B



NORTH ELEVATION  
SCALE: 1/4"=1'-0"

1



1 Piece "S" Tile  
US Tile® by Boral®

2



Value  
Imperial® Vinyl Windows

3



MERLEX  
Textures  
20/30

4



5

X-524 ALAMO

6



Vinyl Louver Shutters

7



Foam Corbel

8



CLAY GABLE END VENT

9



GARAGE DOORS

10

JW JELD-WEN  
FIBERGLASS DOORS



Exterior Doors