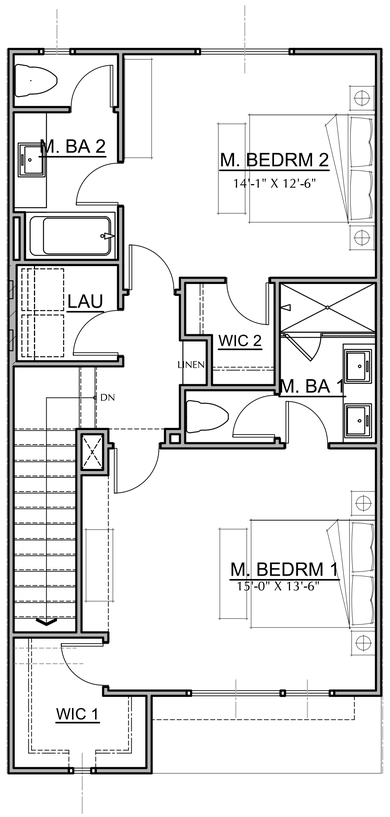
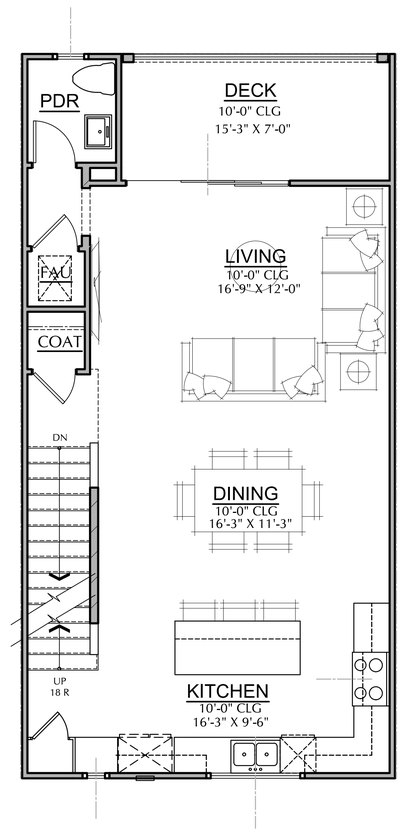
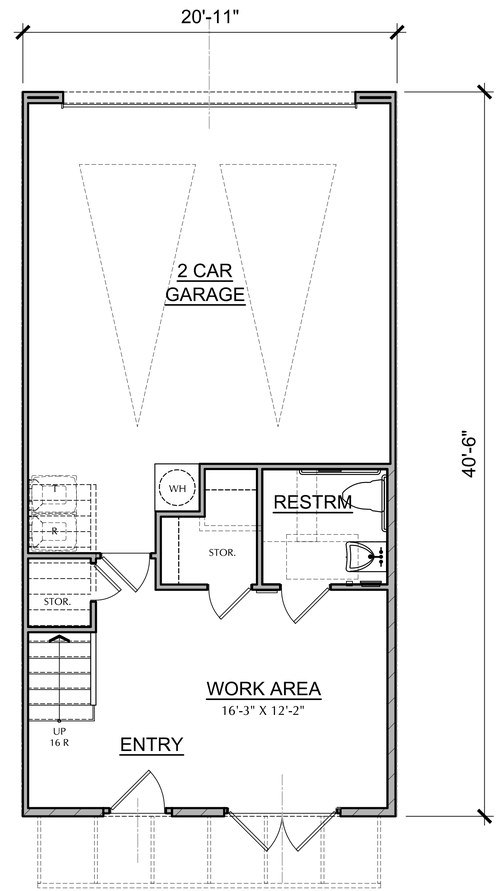
LIVEWORK - PLAN 1
FLOOR PLANS



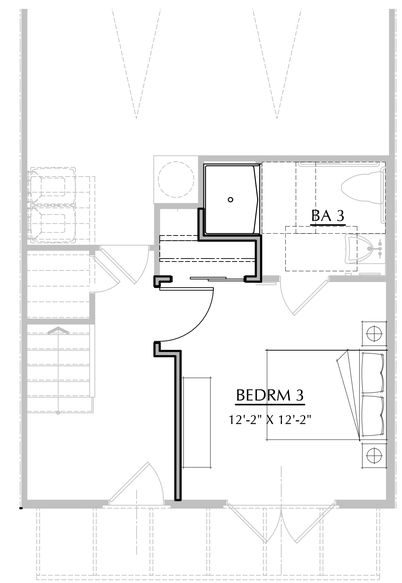
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



BEDROOM 3 OPTION
(OCCUR 3 TIMES)

PLAN 1

1,868 SF
2 BEDRM (DUAL MA.), 3 1/2 BA
WORK AREA (272 SF)

urban

0 2' 8'
1' 4'

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ROSECRANS PLACE

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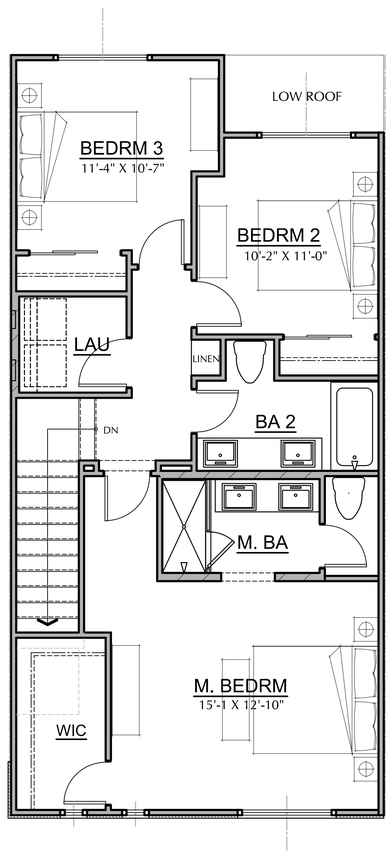

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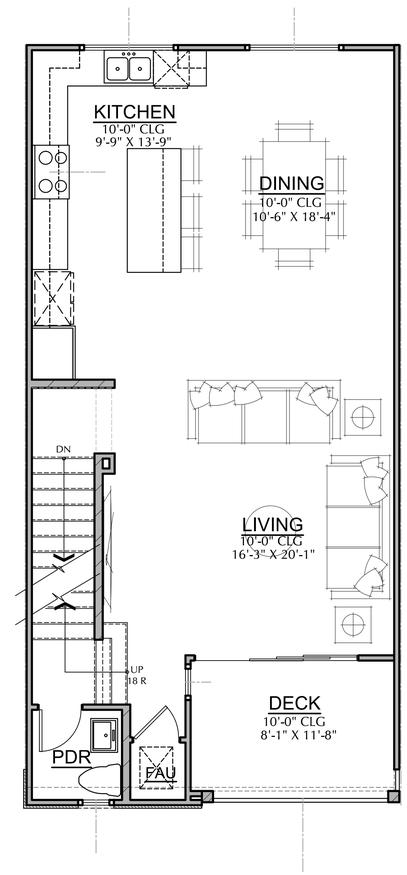

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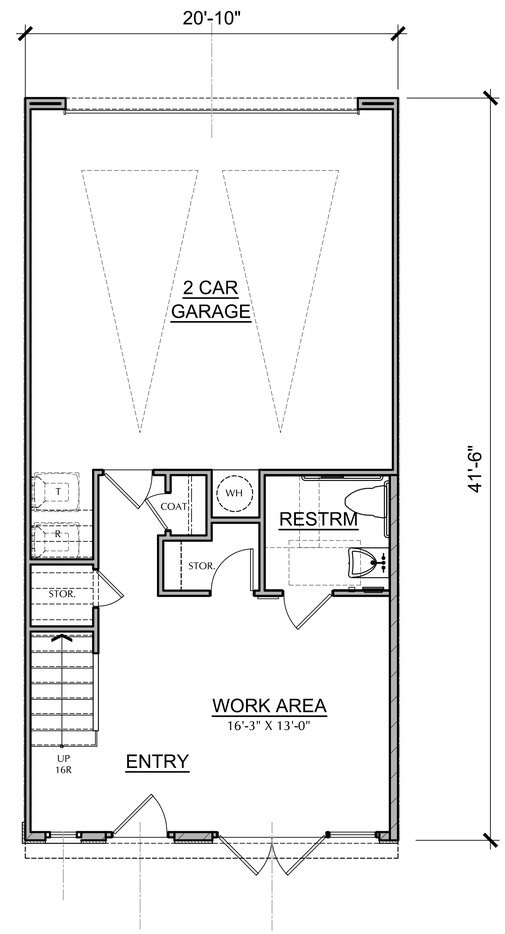

FIRST FLOOR

PLAN 2

2,022 SF
3 BEDRM , 3 1/2 BA
WORK AREA (260 SF)

0 2' 8'
1' 4'

urban

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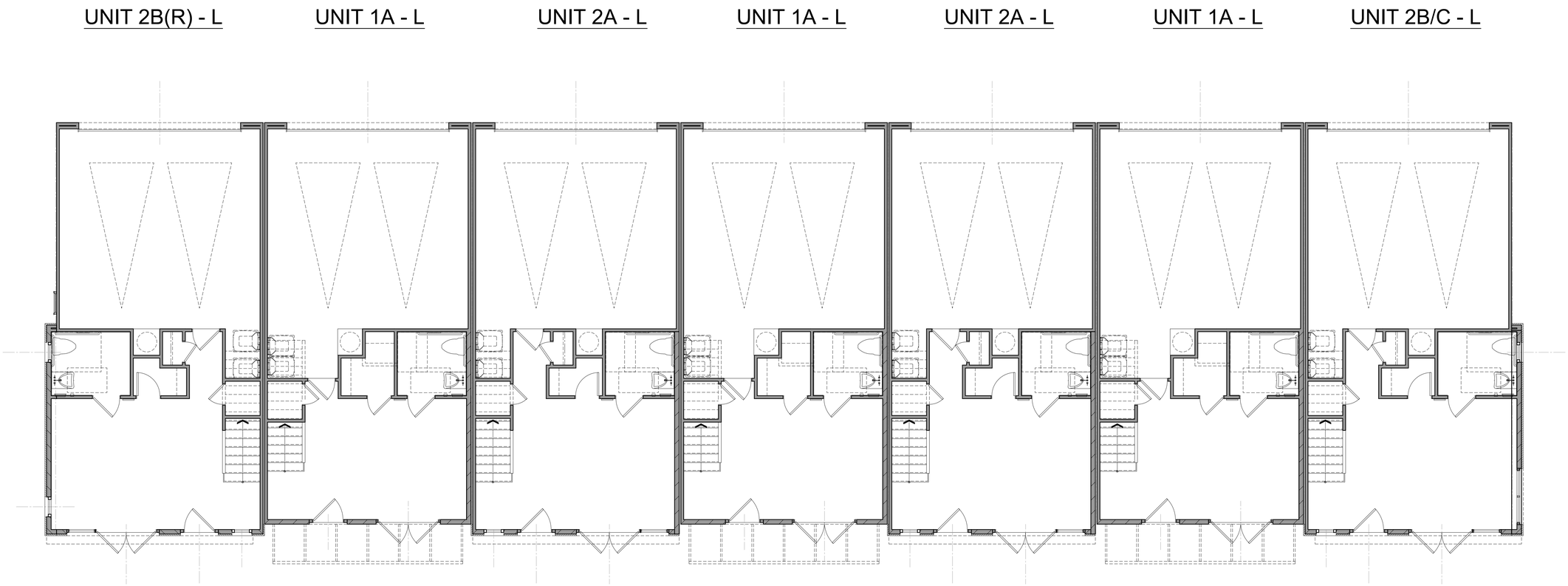
LIVEWORK- BUILDING B7
GROUND LEVEL



TOTAL BUILDING AREA: 13,692 SF
TOTAL GARAGE AREA: 3,176 SF
TOTAL DECK AREA: 700 SF

urban

0 2' 8'
1' 4' 16'

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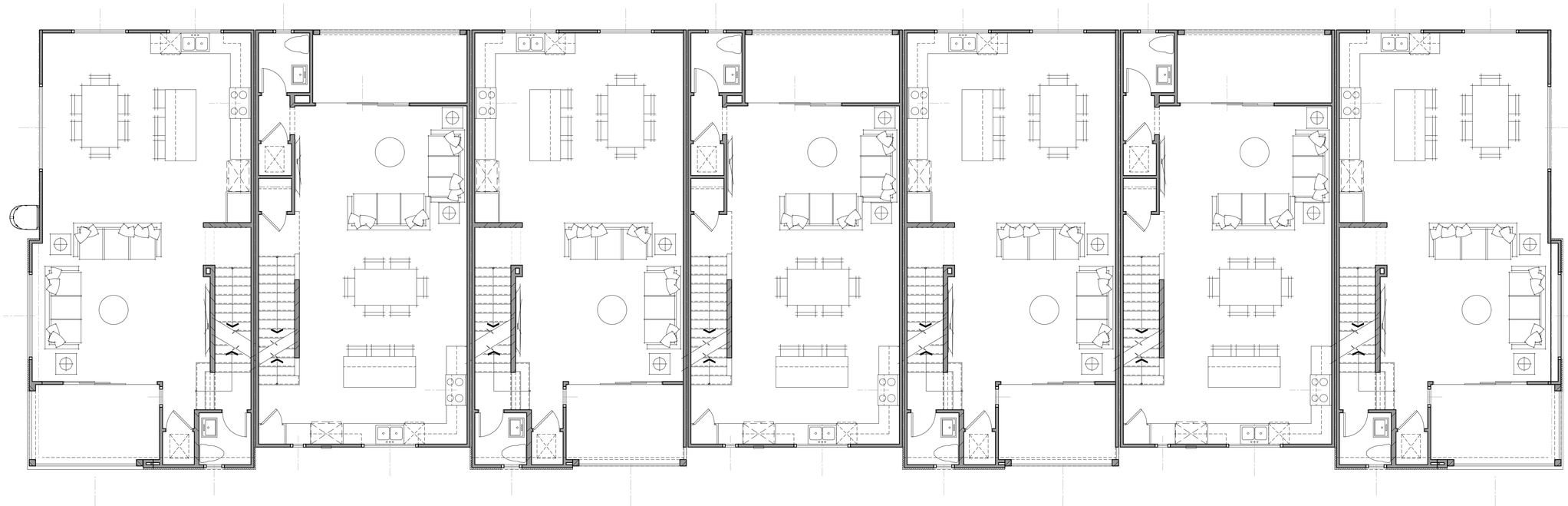
LIVEWORK- BUILDING B7
SECOND LEVEL

UNIT 2B(R) - L | UNIT 1A - L | UNIT 2A - L | UNIT 1A - L | UNIT 2A - L | UNIT 1A - L | UNIT 2B/C - L



urban

0 2' 8'
1' 4' 16'

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LIVEWORK- BUILDING B7
THIRD LEVEL

UNIT 2B(R) - L | UNIT 1A - L | UNIT 2A - L | UNIT 1A - L | UNIT 2A - L | UNIT 1A - L | UNIT 2B/C - L

urban

0 2' 8'
1' 4' 16'

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LIVEWORK - ELEVATIONS

FRONT & SIDE ELEVATIONS

LEFT ELEVATION

A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - STUCCO WRAPPED FOAM TRIM
I - TRIM
J - METAL EYEBROW CANTILEVER
K - GARAGE DOOR
L - OBSCURED GLASS WINDOW
M - UTILITY CABINET
N - BRICK VENEER
O - METAL EYEBROW W/ BRACE
P - METAL LADDER
Q - WOOD SHUTTER ON FAUX TRACK
R - WOOD POST
S - WOOD KICKER

RIGHT ELEVATION- FACING ROSECRANS AVE.

PLAN 2BR | PLAN 1A | PLAN 2A | PLAN 1A | PLAN 2A | PLAN 1A | PLAN 2B

FRONT ELEVATION

0 2' 8'
1' 4' 16'

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LIVEWORK - ELEVATIONS

REAR ELEVATION

A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - STUCCO WRAPPED FOAM TRIM
I - TRIM
J - METAL EYEBROW CANTILEVER
K - GARAGE DOOR
L - OBSCURED GLASS WINDOW
M - UTILITY CABINET
N - BRICK VENEER
O - METAL EYEBROW W/ BRACE
P - METAL LADDER
Q - WOOD SHUTTER ON FAUX TRACK
R - WOOD POST
S - WOOD KICKER

PLAN 2R | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 2

REAR ELEVATION

0 2' 8'
1' 4' 16'

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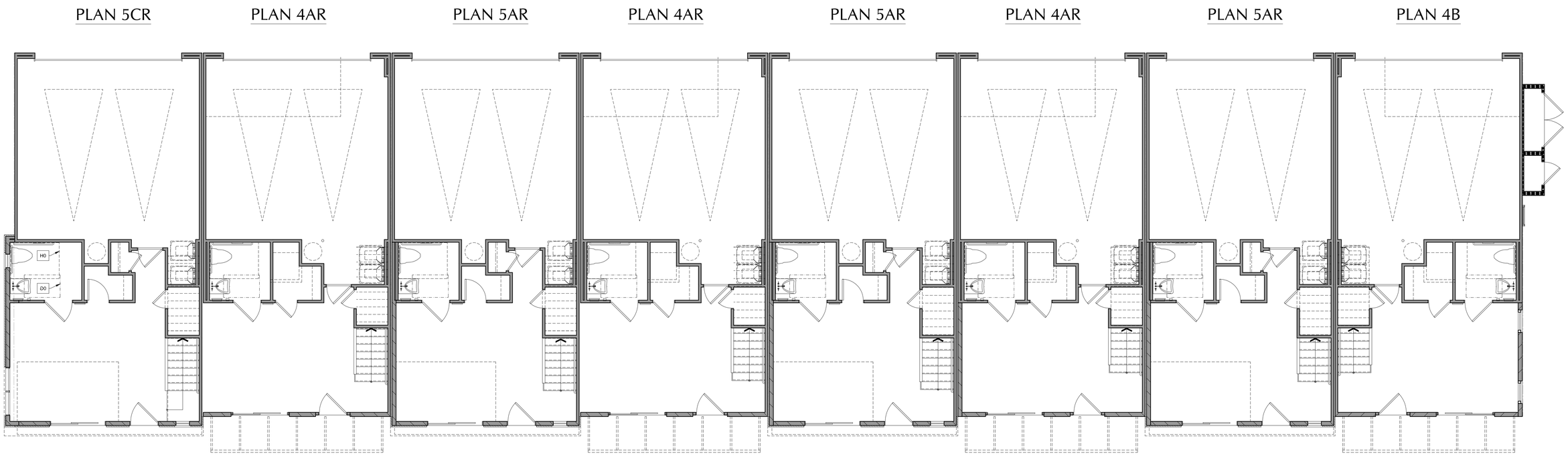
ROSECRANS PLACE

AR2.3.5
08.30.19

LIVEWORK- BUILDING 1- 8 PLEX
GROUND LEVEL



TOTAL BUILDING AREA: 15,656 SF
TOTAL GARAGE AREA: 3,656 SF
TOTAL DECK AREA: 824 SF

urban

0 2' 8'
1' 4' 16'

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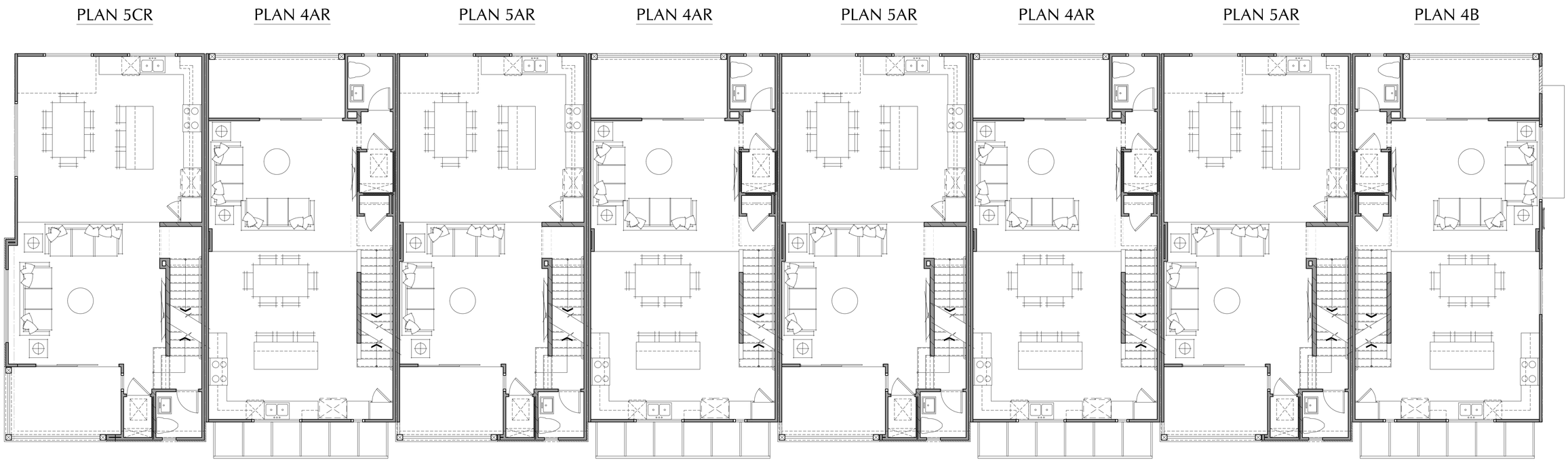
AR2.3.6
04.29.20

LIVEWORK- BUILDING 1- 8 PLEX
SECOND LEVEL



urban

0 2' 8'
1' 4' 16'

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ROSECRANS PLACE

AR2.3.7
04.29.20

LIVEWORK- BUILDING 1- 8 PLEX
THIRD LEVEL

PLAN 5CR | PLAN 4AR | PLAN 5AR | PLAN 4AR | PLAN 5AR | PLAN 4AR | PLAN 5AR | PLAN 4B

urban

0 2' 8'
1' 4' 16'

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ROSECRANS PLACE

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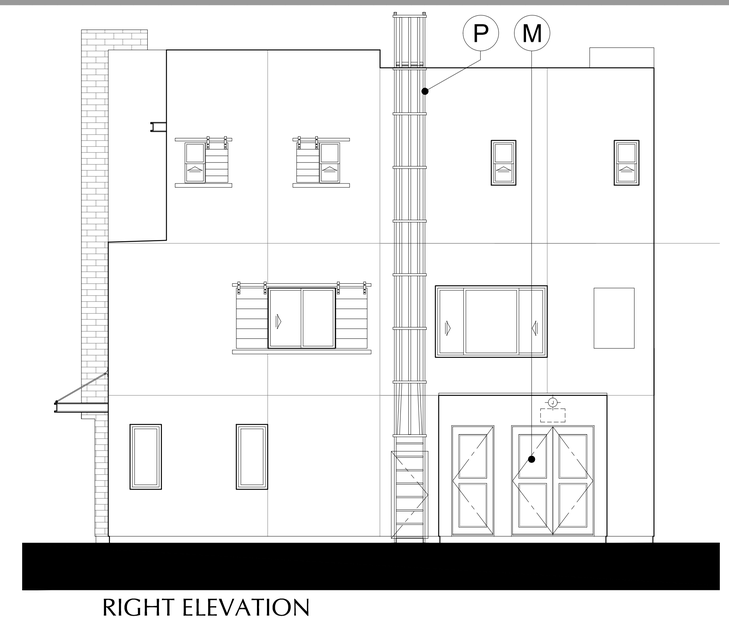
04.29.20

LIVEWORK-BUILDING 1- 8 PLEX

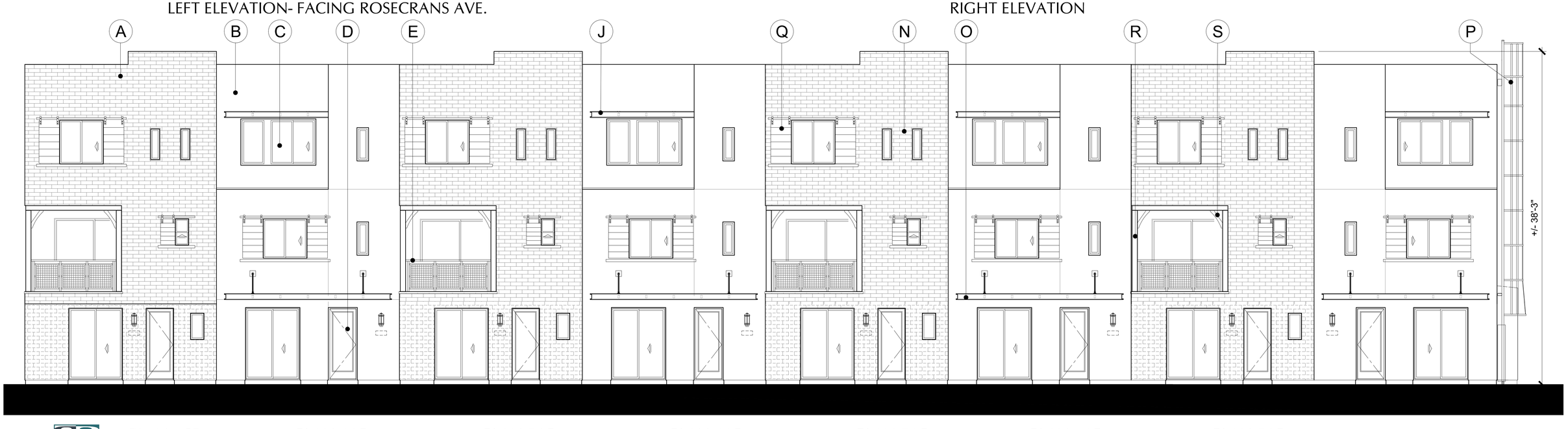
FRONT & SIDE ELEVATIONS

LEFT ELEVATION- FACING ROSECRANS AVE.

A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - STUCCO WRAPPED FOAM TRIM
I - TRIM
J - METAL EYEBROW CANTILEVER
K - GARAGE DOOR
L - OBSCURED GLASS WINDOW
M - UTILITY CABINET
N - BRICK VENEER
O - METAL EYEBROW W/ BRACE
P - METAL LADDER
Q - WOOD SHUTTER ON FAUX TRACK
R - WOOD POST
S - WOOD KICKER



RIGHT ELEVATION



PLAN 5CR | PLAN 4AR | PLAN 5AR | PLAN 4AR | PLAN 5AR | PLAN 4AR | PLAN 5AR | PLAN 4B

FRONT ELEVATION

0 2' 8'
1' 4' 16'

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ROSECRANS PLACE

AR2.3.9
04.29.20

LIVEWORK-BUILDING 1- 8 PLEX

REAR ELEVATION

A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - STUCCO WRAPPED FOAM TRIM
I - TRIM
J - METAL EYEBROW CANTILEVER
K - GARAGE DOOR
L - OBSCURED GLASS WINDOW
M - UTILITY CABINET
N - BRICK VENEER
O - METAL EYEBROW W/ BRACE
P - METAL LADDER
Q - WOOD SHUTTER ON FAUX TRACK
R - WOOD POST
S - WOOD KICKER

PLAN 4B | PLAN 5AR | PLAN 4AR | PLAN 5AR | PLAN 4AR | PLAN 5AR | PLAN 4AR | PLAN 5CR

REAR ELEVATION

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0 2' 8'
1' 4' 16'

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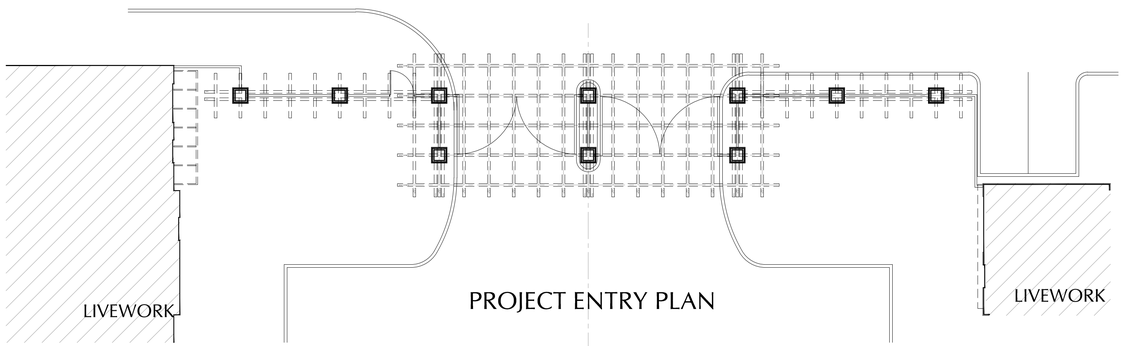
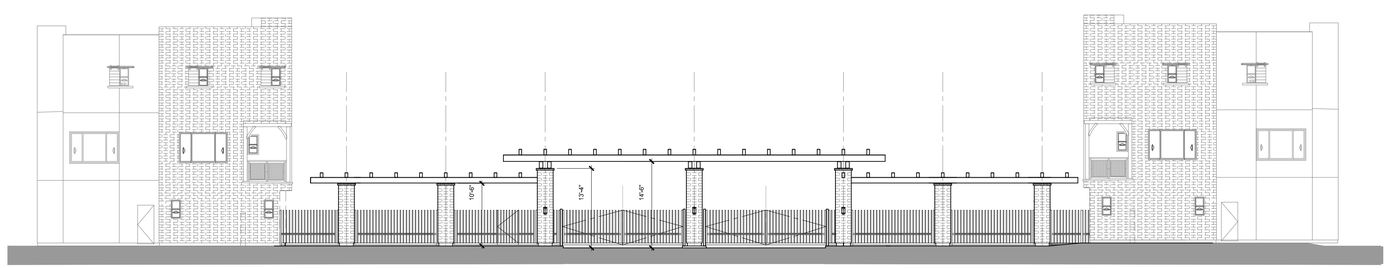
ROSECRANS PLACE

AR2.3.10
04.29.20

LIVEWORK - PROJECT ENTRY PLAN & ELEVATIONS

STREET ELEVATION ALONG ROSECRANS AVE.





PROJECT ENTRY ELEVATION

urban

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TOWNHOUSES
STREET SCENE ELEVATION

PLAN 2B | PLAN 3B | PLAN 2B | PLAN 3B

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STREET ELEVATION

0 2' 8'
1' 4' 16'

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ROSECRANS PLACE

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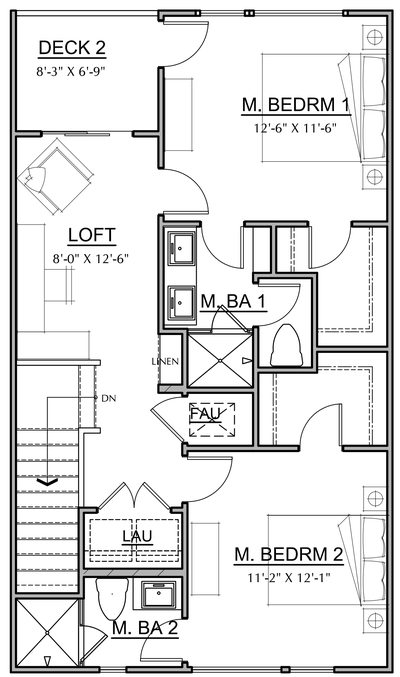
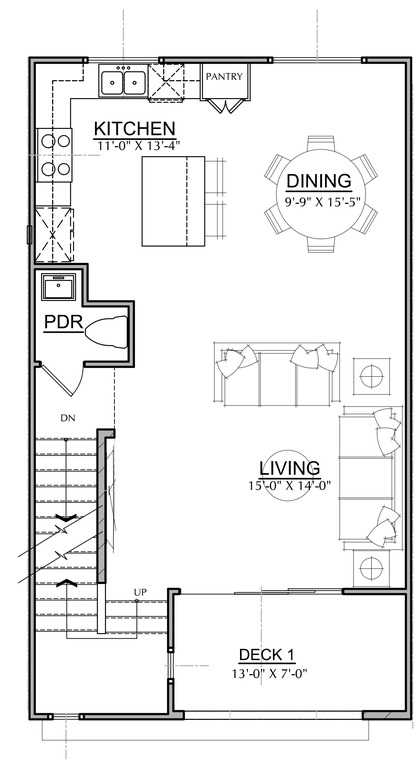
08.30.19

TOWNHOUSES - PLAN 1

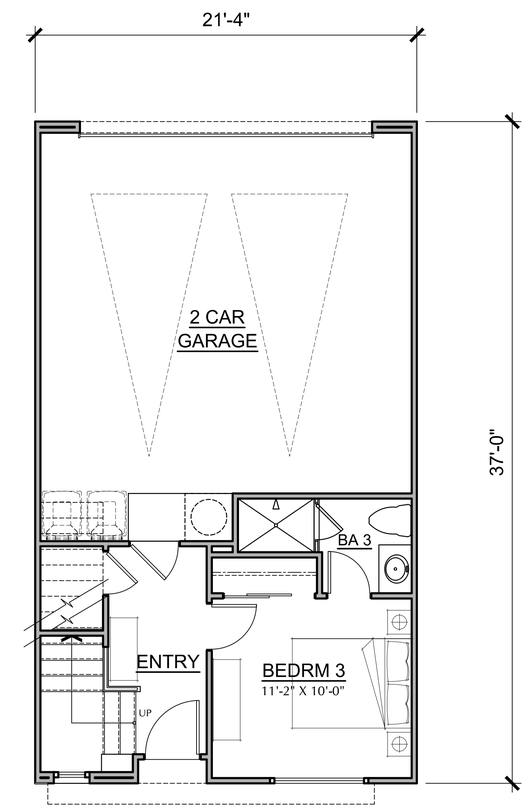
FLOOR PLANS



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1

1,690 SF

3 BEDRM (DUAL MA.), 3 1/2 BA

0 2' 8'
1' 4'

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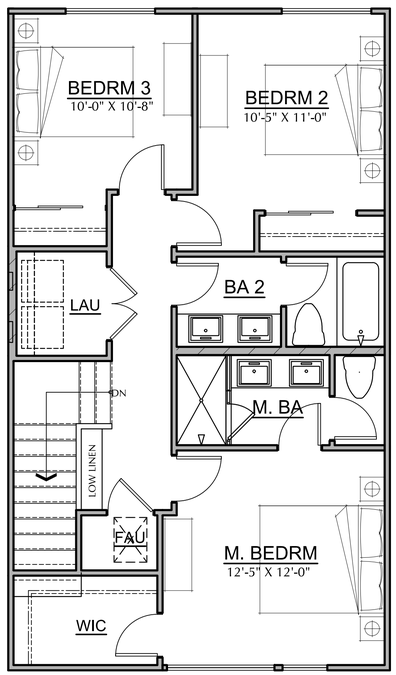
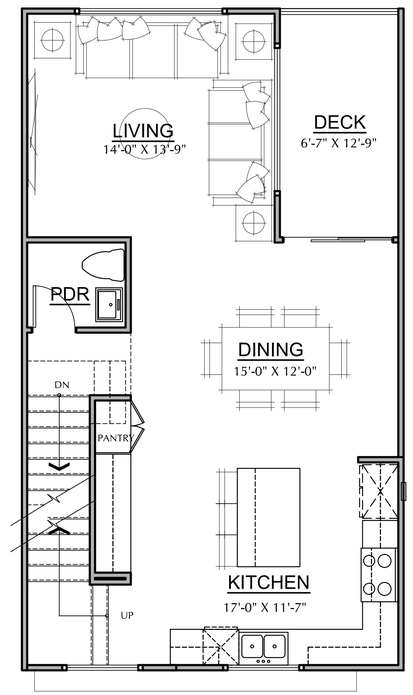


THIRD FLOOR



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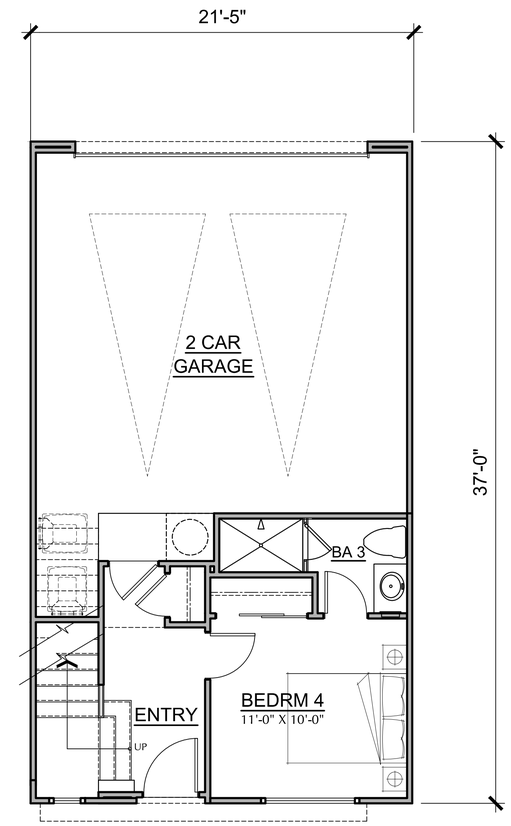
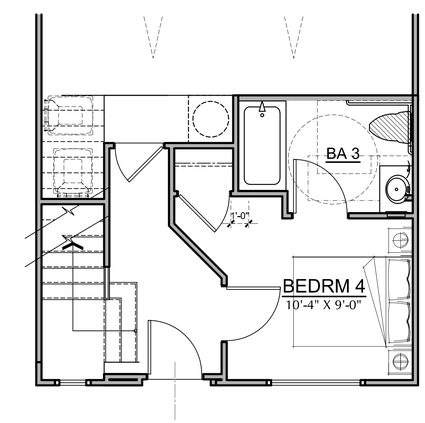


FIRST FLOOR



ACCESSIBILITY
CONVERSION

PLAN 2

1,755 SF
4 BEDRM , 3 1/2 BA

urban

0 2' 8'
1' 4'

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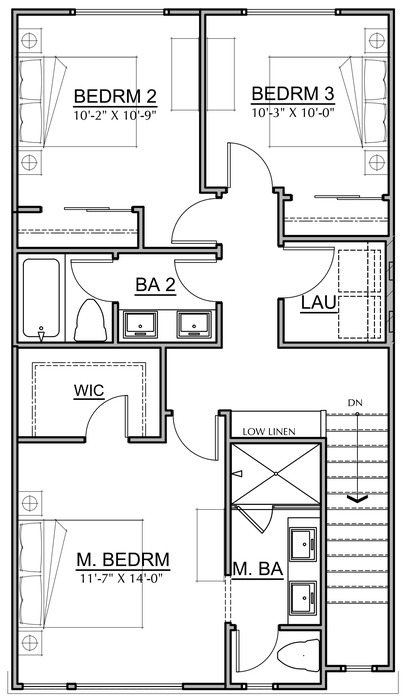

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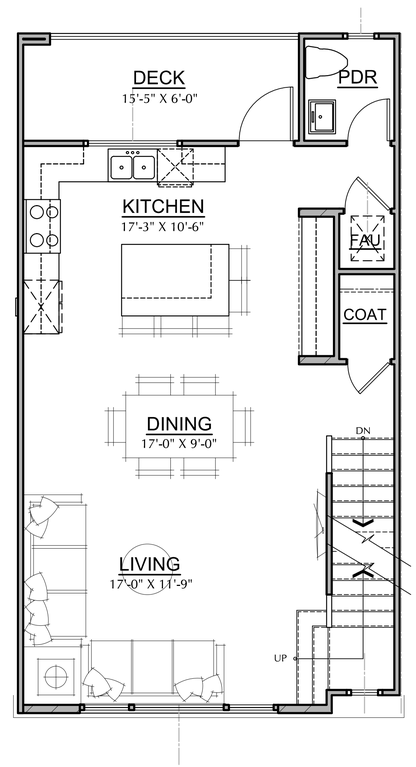
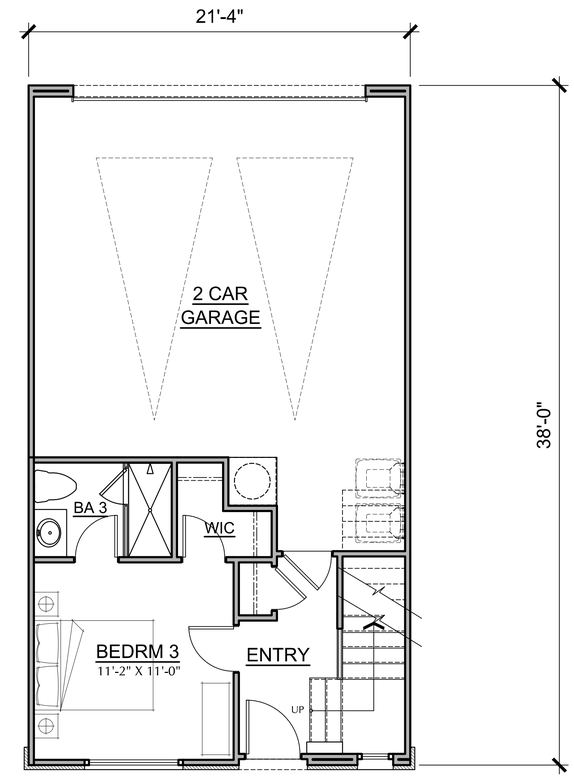


SECOND FLOOR



FIRST FLOOR

PLAN 3

1,795 SF
4 BEDRM , 3 1/2 BA

urban

0 2' 8'
1' 4'

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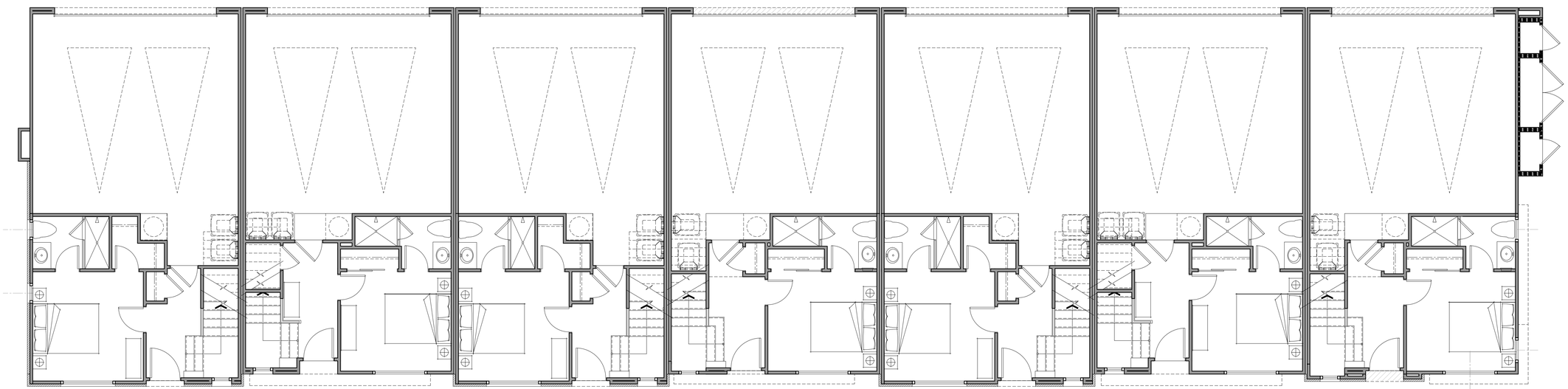
TOWNHOUSES- BUILDING B7
GROUND LEVEL

UNIT 3B | UNIT 1A | UNIT 3A | UNIT 2A | UNIT 3A | UNIT 1A | UNIT 2B



TOTAL BUILDING AREA: 12,275 SF
TOTAL GARAGE AREA: 3,267 SF
TOTAL DECK AREA: 756 SF

urban

0 2' 8'
1' 4' 16'

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ROSECRANS PLACE

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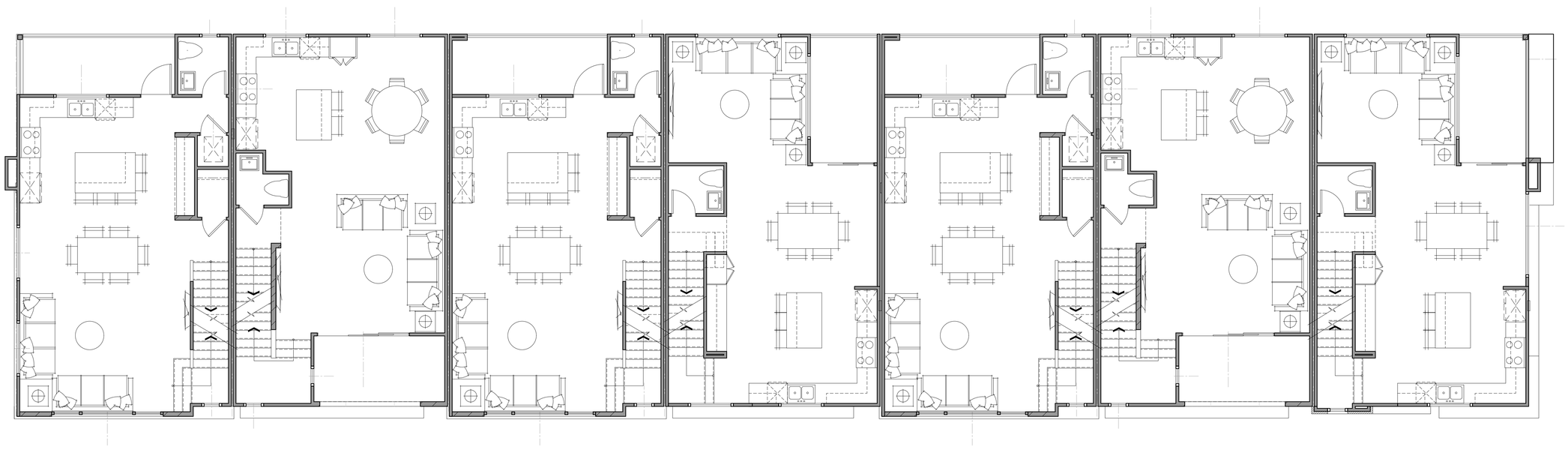
TOWNHOUSES- BUILDING B7

SECOND LEVEL

UNIT 3B | UNIT 1A | UNIT 3A | UNIT 2A | UNIT 3A | UNIT 1A | UNIT 2B



urban

0 2' 8'

1' 4' 16'

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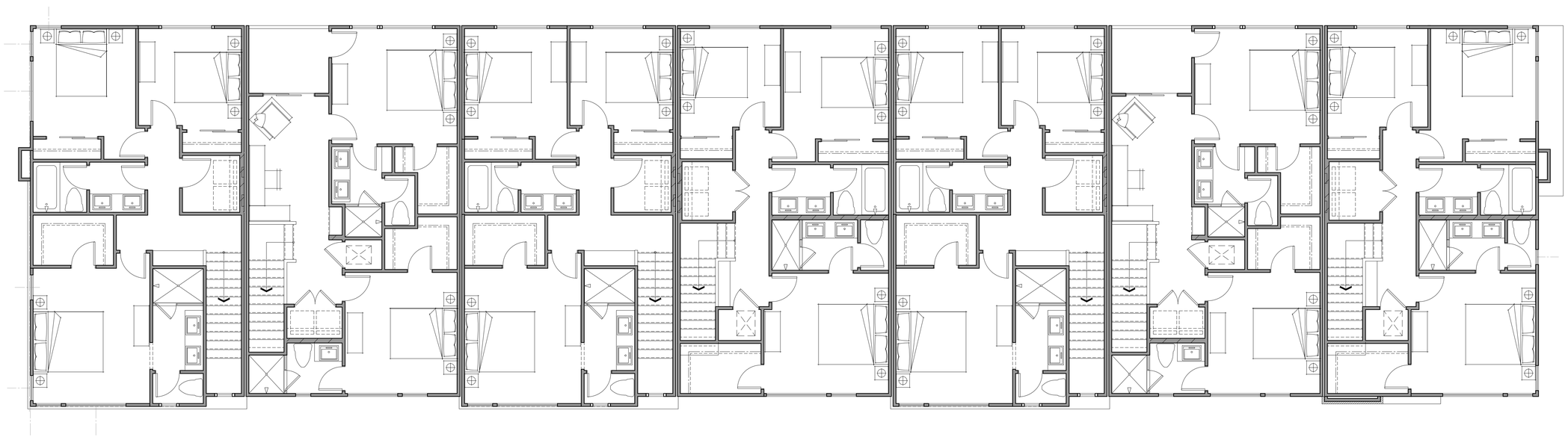
TOWNHOUSES- BUILDING B7

THIRD LEVEL

UNIT 3B | UNIT 1A | UNIT 3A | UNIT 2A | UNIT 3A | UNIT 1A | UNIT 2B



urban

0 2' 8'
1' 4' 16'

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ROSECRANS PLACE

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TOWNHOUSES - ELEVATIONS

FRONT & SIDE ELEVATIONS

PLAN3B - LEFT ELEVATION

A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - STUCCO WRAPPED FOAM TRIM
I - TRIM
J - EYEBROW CANTILEVER
K - GARAGE DOOR
L - OBSCURED GLASS WINDOW
M - UTILITY CABINET
N - MASONRY VENEER
O - METAL AWNING
P - METAL LADDER
Q - WOOD SHUTTER ON FAUX TRACK
R - WOOD POST
S - WOOD KICKER

PLAN 2B - RIGHT ELEVATION

PLAN 3B | PLAN 1A | PLAN 3A | PLAN 2A | PLAN 3A | PLAN 1A | PLAN 2B

FRONT ELEVATION
BUILDING B7

0 2' 8'
1' 4' 16'

urban

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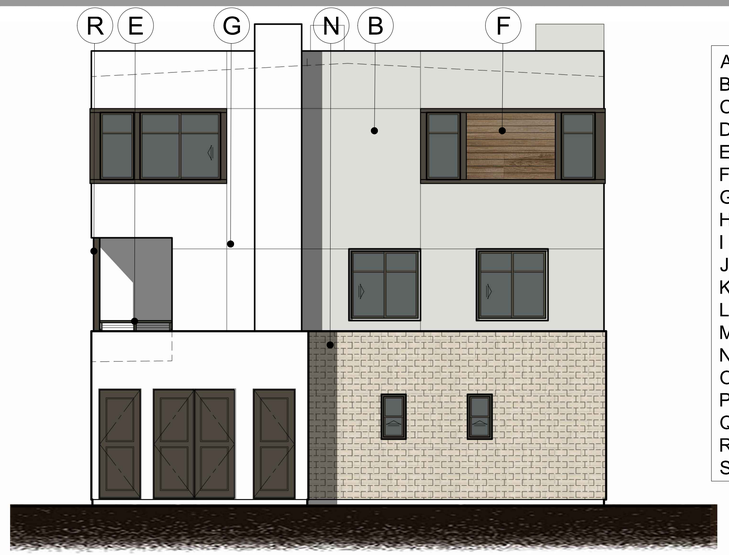
AR3.4.4
08.30.19

TOWNHOUSES - ELEVATIONS

REAR & SIDE ELEVATIONS W/OUT UTILITY CLOSET



PLAN 3B
LEFT ELEVATION W/OUT UTILITY CLOSET

A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - STUCCO WRAPPED FOAM TRIM
I - TRIM
J - EYEBROW CANTILEVER
K - GARAGE DOOR
L - OBSCURED GLASS WINDOW
M - UTILITY CABINET
N - MASONRY VENEER
O - METAL AWNING
P - METAL LADDER
Q - WOOD SHUTTER ON FAUX TRACK
R - WOOD POST
S - WOOD KICKER

PLAN 2B
RIGHT ELEVATION W/OUT UTILITY CLOSET

PLAN 2B | PLAN 1A | PLAN 3A | PLAN 1A | PLAN 3A | PLAN 1A | PLAN 3B

REAR ELEVATION
BUILDING B7

0 2' 8'
1' 4' 16'

urban

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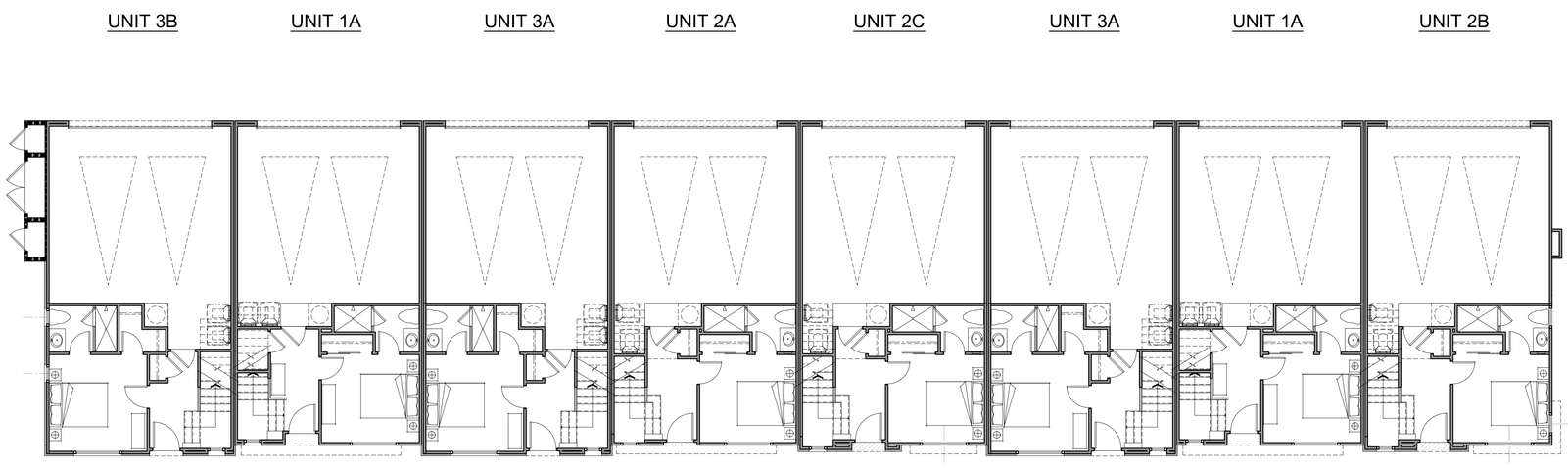
ROSECRANS PLACE

AR3.4.5
08.30.19

TOWNHOUSES- BUILDING B8

GROUND LEVEL



TOTAL BUILDING AREA: 14,030 SF
TOTAL GARAGE AREA: 3,725 SF
TOTAL DECK AREA: 844 SF

urban

0 2' 8'
1' 4' 16'

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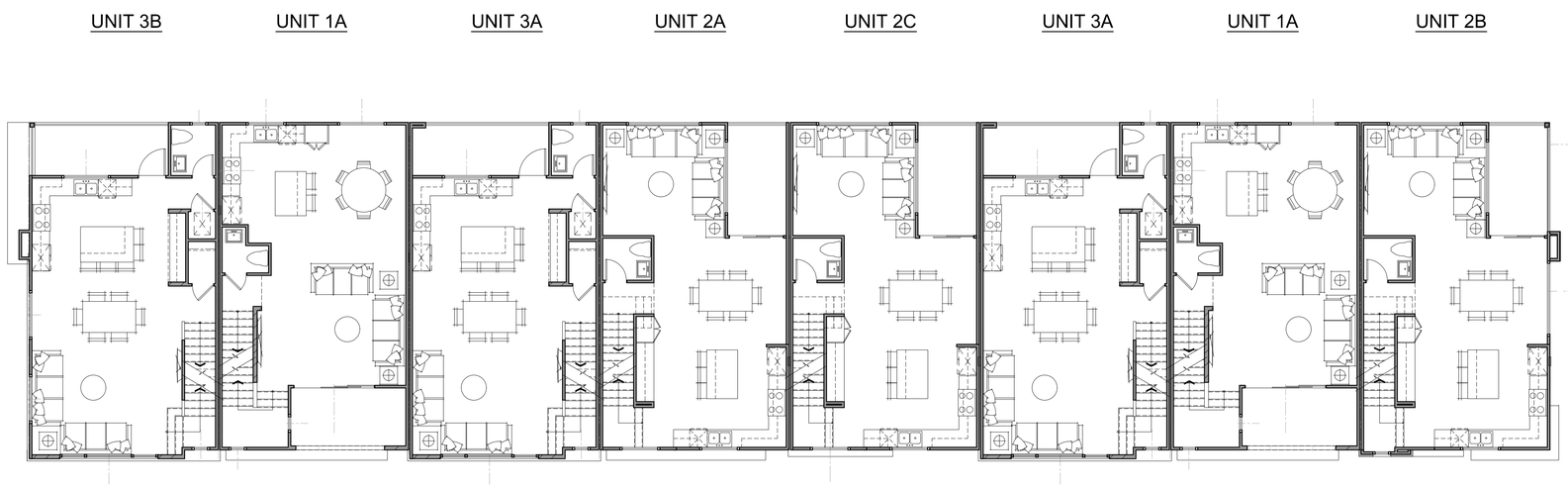
AR3.5.1
08.30.19

TOWNHOUSES- BUILDING B8

SECOND LEVEL



urban

0 2' 8'
1' 4' 16'

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ROSECRANS PLACE

AR3.5.2

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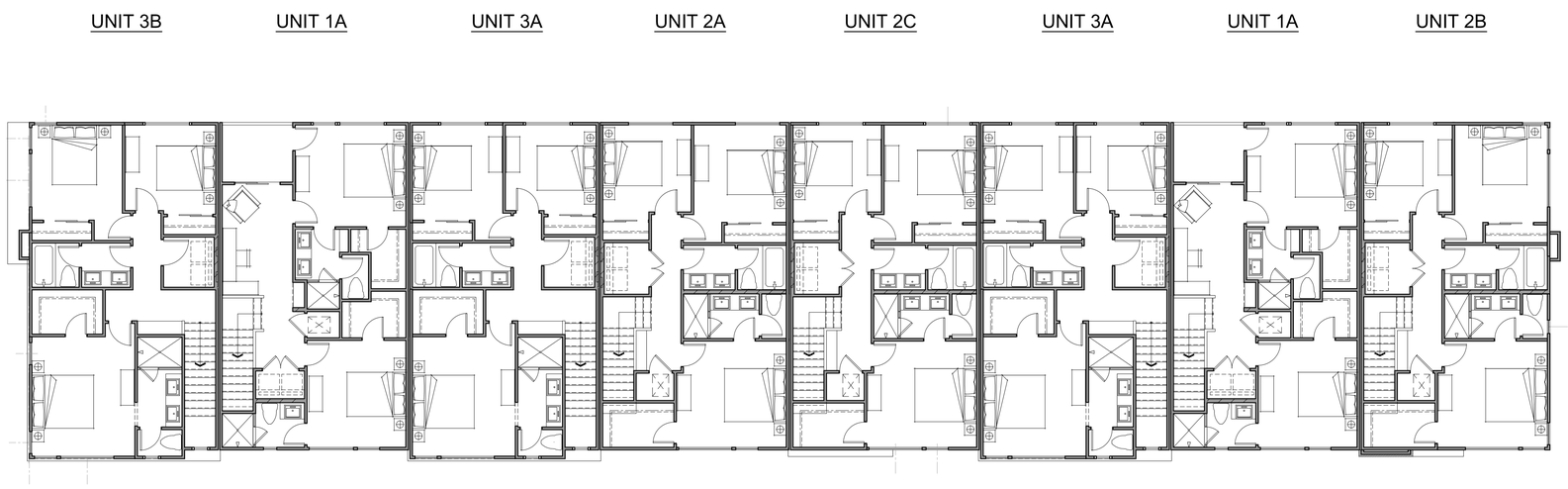
TOWNHOUSES- BUILDING B8

THIRD LEVEL



urban

0 2' 8'
1' 4' 16'

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ROSECRANS PLACE

AR3.5.3

08.30.19

TOWNHOUSES - ELEVATIONS

FRONT & SIDE ELEVATIONS

PLAN 3 - LEFT ELEVATION

A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - STUCCO WRAPPED FOAM TRIM
I - TRIM
J - EYEBROW CANTILEVER
K - GARAGE DOOR
L - OBSCURED GLASS WINDOW
M - UTILITY CABINET
N - MASONRY VENEER
O - METAL AWNING
P - METAL LADDER
Q - WOOD SHUTTER ON FAUX TRACK
R - WOOD POST
S - WOOD KICKER

PLAN 2 - RIGHT ELEVATION

PLAN 3B PLAN 1A PLAN 3A PLAN 2A PLAN 2A PLAN 3A PLAN 1A PLAN 2B

FRONT ELEVATION
BUILDING B8

0 2' 8'
1' 4' 16'

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ROSECRANS PLACE

AR3.5.4
08.30.19

TOWNHOUSES - ELEVATIONS

REAR ELEVATION

A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - STUCCO WRAPPED FOAM TRIM
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R - WOOD POST
S - WOOD KICKER

PLAN 2B | PLAN 1A | PLAN 3A | PLAN 2A | PLAN 2A | PLAN 3A | PLAN 1A | PLAN 3B

REAR ELEVATION
BUILDING B8

0 2' 8'
1' 4' 16'

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ROSECRANS PLACE

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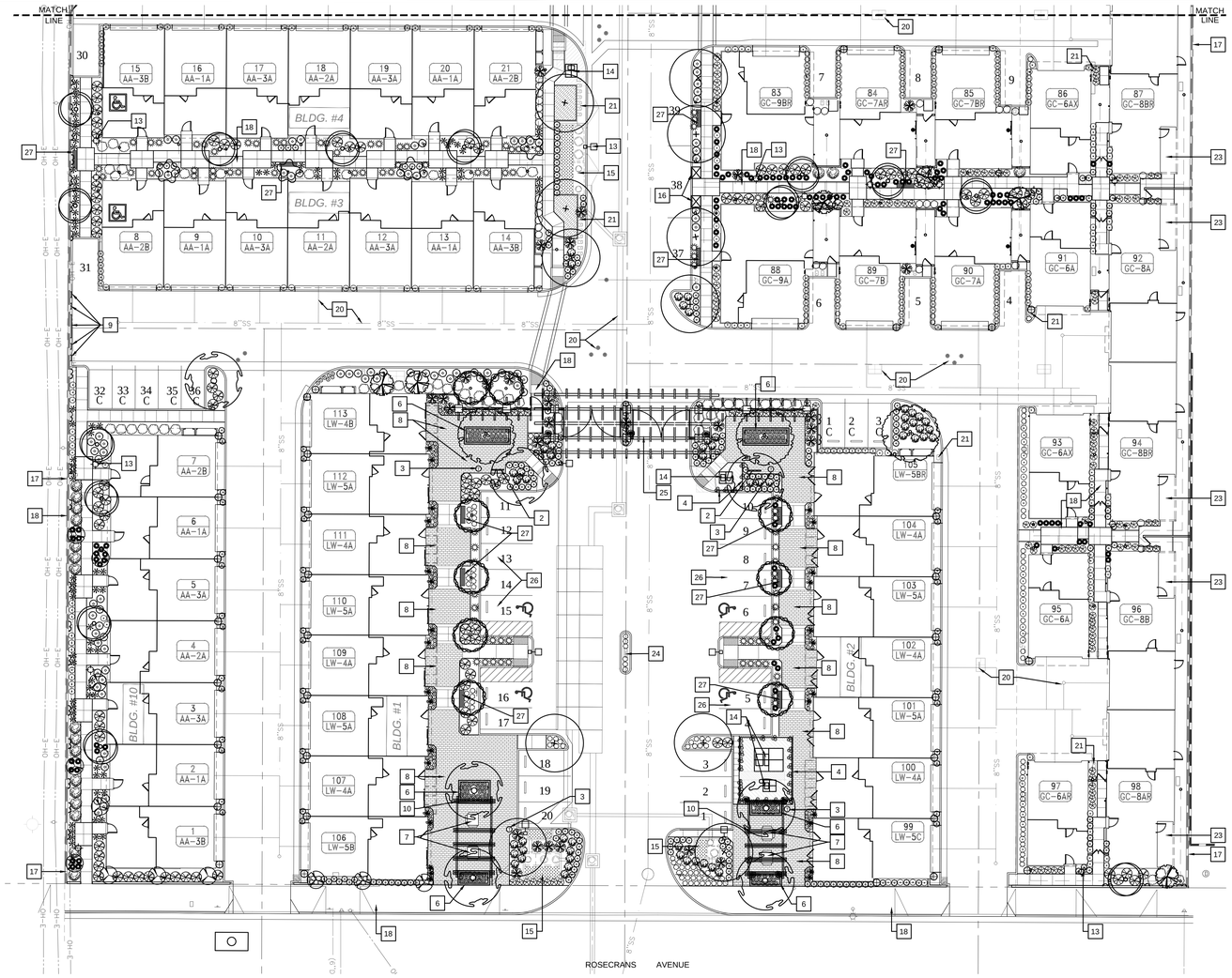
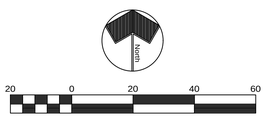
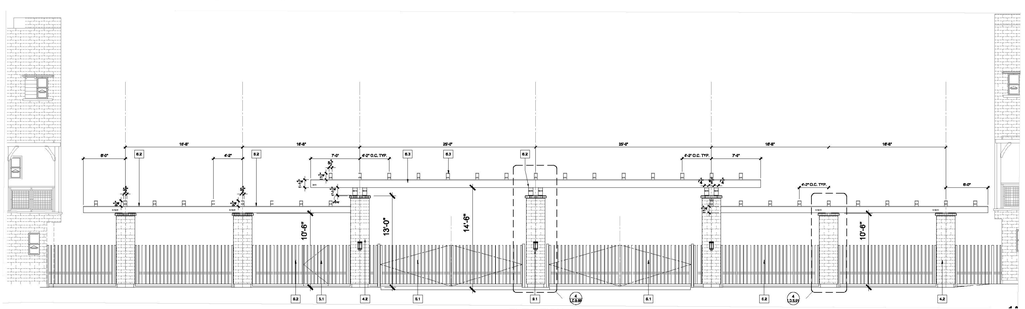
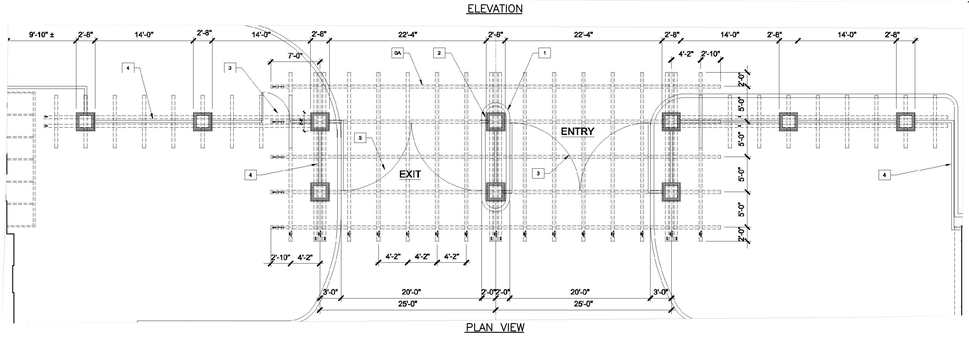






ELEVATION



PLAN VIEW

ENTRY TRELLIS AND GATE

NOT TO SCALE

XX SYMBOL

0A. LINE OF STRUCTURE WALL ABOVE
0B. LINE OF STRUCTURE WALL BELOW
1. SITE STREET CURB (RE: CIVIL DWGS.)
2. STRUCTURAL COLUMN / POST (RE: STRUCT. DWGS.)
3. CORROSION RESISTANT METAL GATE BY OTHERS.
4. CORRROSION RESISTANT METAL FENCING BY OTHERS.

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION NOTE LEGEND

1. CONSTRUCT OUTDOOR KITCHEN AREA PER DETAIL A SHEET LCD-1 AND CONSTRUCTION NOTES SHEET LC-1.
2. PROVIDE AND INSTALL SURFACE MOUNT BIKE RACK PER DETAIL B SHEET LCD-2. BIKE RACK TO BE EQUAL TO MIRACLE PLAY EQUIPMENT MODEL NUMBER MRPQBRKI-COLOR WHITE. OCCURS 2 TIMES. CONFIRM LOCATIONS IN THE FIELD
3. PROVIDE AND INSTALL TRASH CAN WITH LID. TRASH CAN TO BE EQUAL TO MIRACLE PLAY EQUIPMENT MODEL NUMBER MRPQL32Q WITH DOME TOP #MRPQDTON-COLOR WHITE. OCCURS 6 TIMES. CONFIRM LOCATIONS IN THE FIELD
4. CONSTRUCT 48" HIGH GREEN SCREEN FENCING PER DETAIL C SHEET LCD-1. COLOR OF FENCING AND POSTS/HARDWARE TO BE FOREST GREEN
5. CONSTRUCT CMU BENCH/SEAT WALL WITH CONCRETE CAP AND BRICK VENEER PER DETAIL D SHEET LCD-1. LENGTHS VARY-CONFIRM IN FIELD
6. CONSTRUCT CMU RAISED PLANTER WITH CONCRETE CAP AND BRICK VENEER PER DETAIL E SHEET LCD-1.
7. PROVIDE AND PLACE ADA COMPLIANT PICNIC TABLE. TABLES TO BE EQUAL TO MIRACLE PLAY EQUIPMENT MODEL NUMBER MRPQ235Q-COLOR WHITE. OCCURS 7 TIMES. CONFIRM LOCATIONS IN THE FIELD
8. PROVIDE AND INSTALL CONCRETE PAVERS-TYPICAL WHERE SHOWN PER DETAIL F SHEET LCD-1. PAVERS TO BE EQUAL TO ACKERSTONE 4x16 LINEAR PAVING STONE WITH NO CHAMFER, FINISH TO BE SHOT BLAST-COLOR TO BE A FACE MIX BLEND OF ASHLAND
9. PROVIDE AND INSTALL DECORATIVE WALL MOUNTED METAL ART PANELS PER DETAILS G SHEET LCD-2. METAL PANELS TO BE EQUAL TO REVAMP IN FOUR DIFFERENT SCENARIOS FOR EACH DRIVE ISLE-AS SHOWN IN THE DETAILS. PATTERNS TO BE "ZEN", "BASKETWEAVE, "DE STIJL" AND MINIMAL". COLORS TO VARY PER SCENARIO PER OWNER'S DIRECTION
10. CONSTRUCT TRELLIS PER DETAILS SHEETS LS.1.1.1 THRU LD.5.51 BY ANGELENO ASSOCIATES, INC. AND STRUCTURAL DETAILS ON SHEETS S-LS1 AND S-LS2 BY GOUVIS ENGINEERING
11. CONSTRUCT TRELLIS PER DETAILS SHEETS LS.1.1.1 THRU LD.5.51 BY ANGELENO ASSOCIATES, INC. AND STRUCTURAL DETAILS ON SHEETS S-LS1 AND S-LS2 BY GOUVIS ENGINEERING
12. OMITTED
13. LIGHT STANDARD PER ELECTRICAL PLAN-TYPICAL
14. ELECTRICAL TRANSFORMER PER CIVIL PLANS
15. WQMP DEVICE PER CIVIL PLANS-REFER TO PLANTING PLANS FOR PLANTED AREAS WITHIN THE DEVICE
16. CLUSTER MAILBOX PER ARCHITECT'S PLANS
17. PERIMETER BLOCK WALLS PER CIVIL PLANS
18. CONCRETE SIDEWALKS PER CIVIL PLANS-TYPICAL
19. OMITTED
20. PROPOSED UTILITY PER CIVIL PLANS
21. WATER METERS PER CIVIL PLANS-TYPICAL
22. OMITTED
23. PATIO AREA PER ARCHITECT'S PLANS
24. INTERCOM UNIT PER ARCHITECT'S PLANS
25. CONSTRUCT ENTRY STRUCTURE AND GATES PER SHEETS LS.1.1.1 THRU LS.1.4.2 AND LD.5.40 THRU LD.5.51 BY ANGELENO ASSOCIATES, INC. AND STRUCTURAL DETAILS ON SHEETS S-LS1 AND S-LS2 BY GOUVIS ENGINEERING
26. REFER TO CIVIL PLANS FOR ALL PARKING STALL DESIGNS/ADA PATH OF TRAVEL DESIGNS
27. BENCH PER OWNER-ULTRA SITE MODEL NO. 974-S6-COLOR PER OWNER-TYP. 24 PLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

TREE AND GROUNDCOVERS PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	SPACING	WUCOLS#	NOTES
	TREES						
	CALLISTEMON V. 'SLIM'	SLIM BOTTLEBRUSH	24" BOX	43	PER PLAN	0.4	LOW BRANCHED PROVIDE NURSERY TGAS
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	24" BOX	24	PER PLAN	0.3	TREE FORM
	HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX	10	PER PLAN	0.4	LOW BRANCHED
	JACARANDA MIMOSIFOLIA	JACARANDA	48" BOX	3	PER PLAN	0.3	NATURAL MULTI-STEM
	MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	10	PER PLAN	0.4	LOW BRANCHED
	MAYTENUS B. 'GREEN SHOWERS'	GREEN SHOWERS MAYTEN	24" BOX	43	PER PLAN	0.4	LOW BRANCHED
	PITTOSPORUM TENUIFOLIUM	KOHUHU	24" BOX	18	PER PLAN	0.3	TREE-FORM
	PODOCARPUS GRACILIOR	FERN PINE	36" BOX	9	PER PLAN	0.3	TREE-FORM
	GROUND COVERS						
	DIAMOND PRO SYNTHETIC TURF	LAWN		200 S.F.			AVAILABLE FROM SGW (877) 643-8006 -WITH LARGE GREEN INFILL AT A RATE OF 1.5 LBS./SQUARE FOOT PLANT AT 18' O.C
	CAREX DIVULSA	SEDGE GRASS-(WQMP AREAS)	1 GAL	106± 240 S.F.			
	MULCHES						
NOT SHOWN	WOOD MULCH PRODUCT	REDWOOD GORILLA HAIR IN ALL SHRUB BEDS		xxxxxxx S.F.			INSTALL 3" DEEP

SHRUBS AND VINES PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUAN.	WUCOLS#	NOTES
	SHRUBS						
	ALOE STRIATA 'HYBRID'	GHOST ALOE	5 GAL	2'	181	0.2	PROVIDE NURSERY TAGS
	BOUGAINVILLEA 'RASPBERRY ICE'	DWARF VARIEGATED BOUGAINVILLEA	15 GAL	3'	74	0.2	PROVIDE NURSERY TAGS
	CALLISTEMON V. 'BETTER JOHN'	BETTER JOHN DWARF BOTTLEBRUSH	15 GAL	3.5'	160	0.3	PROVIDE NURSERY TAGS
	COPROSMA H. 'TEQUILA SUNRISE'	TEQUILA SUNRISE MIRROR PLANT	15 GAL	3.5'	149	0.3	PROVIDE NURSERY TAGS
	CRASSULA A. 'UNDULATIFOLIA'	RIPPLE JADE	15 GAL	3'	166	0.2	PROVIDE NURSERY TAGS
	DIANELLA T. 'VARIEGATA'	VARIEGATED DIANELLA	5 GAL	2.25'	324	0.3	PROVIDE NURSERY TAGS
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2'	324	0.2	PROVIDE NURSERY TAGS
	JUNIPERUS S. 'SKYROCKET'	SKYROCKET JUNIPER	15 GAL	PER PLAN	42	0.2	PROVIDE NURSERY TAGS
	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	5 GAL	2.5'	360	0.3	PROVIDE NURSERY TAGS
	LEUCOPHYLLUM L. 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	15 GAL	4'	27	0.2	PROVIDE NURSERY TAGS
	MAHONIA A. 'SOFT CARESS'	SOFT CARESS OREGON GRAPE	15 GAL	2.5'	282	0.3	PROVIDE NURSERY TAGS
	NANDINA D. "OBSESSION"	OBSESSION DWARF HEAVENLY BAMBOO	15 GAL	3'	238	0.4	PROVIDE NURSERY TAGS
	PELARGONIUM PELTATUM	IVY GERANIUM	1 GAL	18"	122	0.4	MIXED COLORS
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	15 GAL	PER PLAN	85	0.4	COLUMNAR FORM
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	15 GAL	PER PLAN	636	0.2	PROVIDE NURSERY TAGS
	SANSEVIERIA TRIFASCIATA	SNAKE PLANT	15 GAL	PER PLAN	29	0.2	PROVIDE NURSERY TAGS
	SEDUM S. 'TRICOLOR'	TRICOLOR SEDUM	1 GAL	1.5'	146	0.2	PROVIDE NURSERY TAGS
	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL	PER PLAN	39	0.3	INSTALL IN PLANTER POTS
	VINES						
	BOUGAINVILLEA 'SAN DIEGO RED'	RED BOUGAINVILLEA	15 GAL	PER PLAN	11	0.2	TRAIN ON OVERHEAD TRELLIS
	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE-ON TRELLIS	15 GAL	PER PLAN	29	0.2	REMOVE NURSERY TRELLIS AND TRAIN ON GREEN SCREEN FENCE
	MACFADYNEA UNGIS-CATI	CAT'S CLAW	15 GAL	PER PLAN	80	0.2	TRAIN ON ADJACENT WALL

REGISTERED LANDSCAPE ARCHITECT
SHAWN T. BURDA
10/20
4/29/20
2725
STATE OF CALIFORNIA

STB LANDSCAPE ARCHITECTS, INC
LANDSCAPE ARCHITECTURE · IRRIGATION CONSULTANTS · WATER FEATURE DESIGNS
15 SOUTH 10TH STREET
REDLANDS, CALIFORNIA 92373
PH (909) 798-7450 FAX (909) 307-8535
CA LIC. NO. 2725 NV LIC. NO. 496
LOW VOLTAGE LIGHTING

urban

CONCEPTUAL LANDSCAPE PLAN

ROSECRANS PLACE
ROSECRANS & VAN NESS
GARDENA, CALIFORNIA

REVISIONS

DRAWN BY	CAD
DESIGNED BY	S.T.B.
CHECKED BY	C.R.
DATE	4/29/20
JOB NO.	20-22
SCALE	1"=20'
SHEET	L-1
OF 2 SHEETS	

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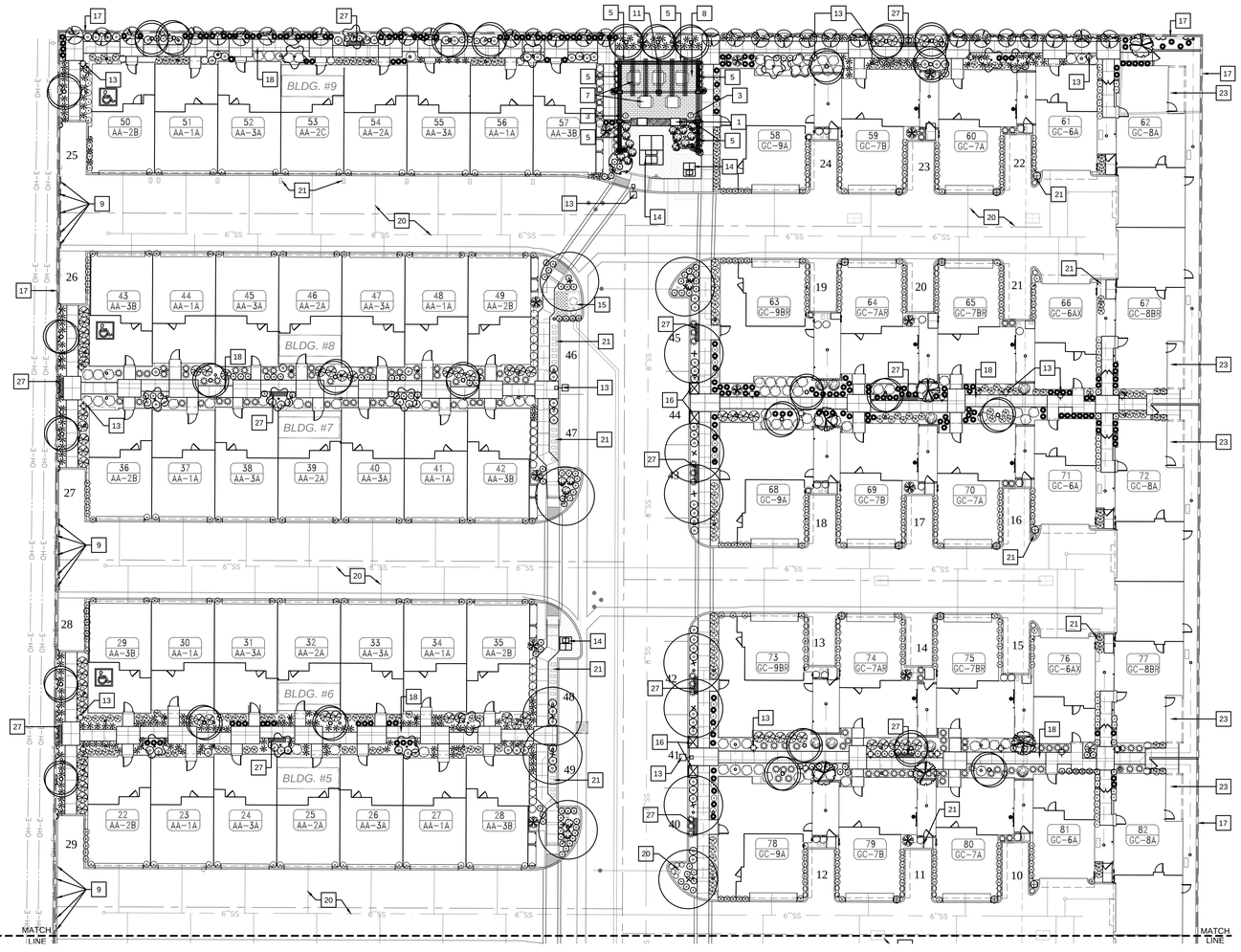

20 0 20 40 60

Scale 1" = 20'

CONSTRUCTION NOTE LEGEND

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19. OMITTED
20. PROPOSED UTILITY PER CIVIL PLANS
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TREE AND GROUNDCOVERS PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	SPACING	WUCOLS#	NOTES
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	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	24" BOX	24	PER PLAN	0.3	TREE FORM
	HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX	10	PER PLAN	0.4	LOW BRANCHED
	JACARANDA MIMOSIFOLIA	JACARANDA	48" BOX	3	PER PLAN	0.3	NATURAL MULTI-STEM
	MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	10	PER PLAN	0.4	LOW BRANCHED
	MAYTENUS B. 'GREEN SHOWERS'	GREEN SHOWERS MAYTEN	24" BOX	43	PER PLAN	0.4	LOW BRANCHED
	PITTOSPORUM TENUIFOLIUM	KOHUHU	24" BOX	18	PER PLAN	0.3	TREE-FORM
	PODOCARPUS GRACILIOR	FERN PINE	36" BOX	9	PER PLAN	0.3	TREE-FORM
	GROUND COVERS						
	DIAMOND PRO SYNTHETIC TURF	LAWN		200 S.F.			AVAILABLE FROM SGW (877) 643-8006 -WITH LARGE GREEN INFILL AT A RATE OF 1.5 LBS./SQUARE FOOT PLANT AT 18" O.C
	CAREX DIVULSA	SEDGE GRASS-(WQMP AREAS)	1 GAL	106± 240 S.F.			
	MULCHES						
NOT SHOWN	WOOD MULCH PRODUCT	REDWOOD GORILLA HAIR IN ALL SHRUB BEDS		xxxxxxx S.F.			INSTALL 3" DEEP

SHRUBS AND VINES PLANTING LEGEND

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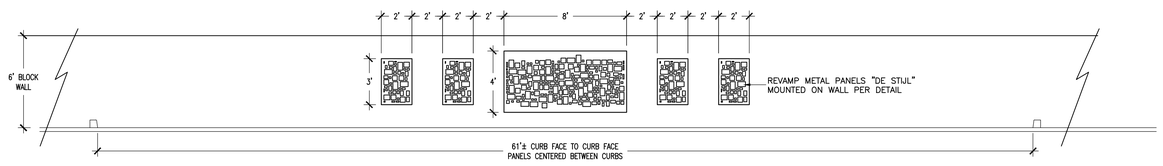
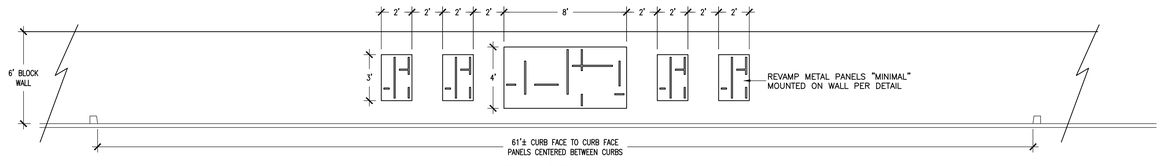
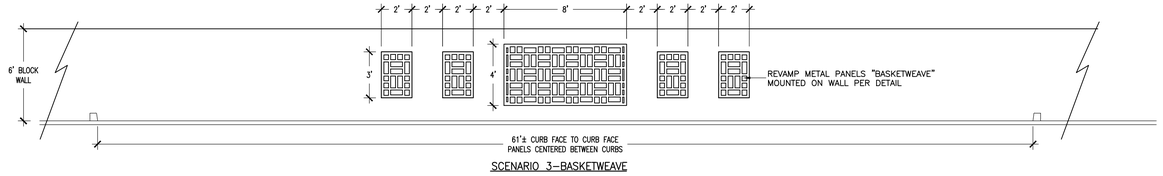
	BOUGAINVILLEA 'RASPBERRY ICE'	DWARF VARIEGATED BOUGAINVILLEA	15 GAL	3'	74	0.2	PROVIDE NURSERY TAGS
	CALLISTEMON V. 'BETTER JOHN'	BETTER JOHN DWARF BOTTLEBRUSH	15 GAL	3.5'	160	0.3	PROVIDE NURSERY TAGS
	COPROSMA H. 'TEQUILA SUNRISE'	TEQUILA SUNRISE MIRROR PLANT	15 GAL	3.5'	149	0.3	PROVIDE NURSERY TAGS
	CRASSULA A. 'UNDULATIFOLIA'	RIPPLE JADE	15 GAL	3'	166	0.2	PROVIDE NURSERY TAGS
	DIANELLA T. 'VARIEGATA'	VARIEGATED DIANELLA	5 GAL	2.25'	324	0.3	PROVIDE NURSERY TAGS
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2'	324	0.2	PROVIDE NURSERY TAGS
	JUNIPERUS S. 'SKYROCKET'	SKYROCKET JUNIPER	15 GAL	PER PLAN	42	0.2	PROVIDE NURSERY TAGS
	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	5 GAL	2.5'	360	0.3	PROVIDE NURSERY TAGS
	LEUCOPHYLLUM L. 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	15 GAL	4'	27	0.2	PROVIDE NURSERY TAGS
	MAHONIA A. 'SOFT CARESS'	SOFT CARESS OREGON GRAPE	15 GAL	2.5'	282	0.3	PROVIDE NURSERY TAGS
	NANDINA D. 'OBSESSION'	OBSESSION DWARF HEAVENLY BAMBOO	15 GAL	3'	238	0.4	PROVIDE NURSERY TAGS
	PELARGONIUM PELTATUM	IVY GERANIUM	1 GAL	18"	122	0.4	MIXED COLORS
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	15 GAL	PER PLAN	85	0.4	COLUMNAR FORM
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	15 GAL	PER PLAN	636	0.2	PROVIDE NURSERY TAGS
	SANSEVIERIA TRIFASCIATA	SNAKE PLANT	15 GAL	PER PLAN	29	0.2	PROVIDE NURSERY TAGS
	SEDUM S. 'TRICOLOR'	TRICOLOR SEDUM	1 GAL	1.5'	146	0.2	PROVIDE NURSERY TAGS
	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL	PER PLAN	39	0.3	INSTALL IN PLANTER POTS
	VINES						
	BOUGAINVILLEA 'SAN DIEGO RED'	RED BOUGAINVILLEA	15 GAL	PER PLAN	11	0.2	TRAIN ON OVERHEAD TRELLIS
	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE-ON TRELLIS	15 GAL	PER PLAN	29	0.2	REMOVE NURSERY TRELLIS AND TRAIN ON GREEN SCREEN FENCE
	MACFADYNEA UNGIS-CATI	CAT'S CLAW	15 GAL	PER PLAN	80	0.2	TRAIN ON ADJACENT WALL



SCENARIO 1-DE STIJL



SCENARIO 2-MINIMAL



SCENARIO 3-BASKETWEAVE

SAMPLE DECORATIVE WALL PANELS

NOT TO SCALE

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED LANDSCAPE ARCHITECT
SHAWN T. BURGY
10/20
EXP. DATE
DATE SIGNED
4/29/20
2725
STATE OF CALIFORNIA

STB LANDSCAPE ARCHITECTS, INC
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNERS
LOW VOLTAGE LIGHTING
155 SOUTH 10TH STREET
REDLANDS, CALIFORNIA 92373
PH (909) 798 7450 FAX (909) 307 8255
CA LIC. NO. 2725 NV LIC. NO. 496

urban

CONCEPTUAL LANDSCAPE PLAN

ROSECRANS PLACE
ROSECRANS & VAN NESS
GARDENA, CALIFORNIA

REVISIONS

DRAWN BY	CAD
DESIGNED BY	S.T.B.
CHECKED BY	C.R.
DATE	4/29/20
JOB NO.	20-22
SCALE	1"=20'
SHEET	L-2
OF 2 SHEETS	

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VESTING TENTATIVE TRACT MAP NO. 82667

FOR CONDOMINIUM PURPOSES

CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 63 OF THE REPLAT BLOCKS "D" AND "E" OF STRAWBERRY PARK TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8. PAGE 138 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE WESTERLY 99 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 20 FEET THEREOF AS CONDEMNED TO THE COUNTY OF LOS ANGELES BY FINAL ORDER OF CONDEMNATION RECORDED AUGUST 21, 1958 AS INSTRUMENT NO. 2263, OFFICIAL RECORDS.

PARCEL 2:

THE WESTERLY 99 FEET OF LOT 63 OF THE REPLAT OF BLOCKS –D" AND "E" OF THE STRAWBERRY PARK TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 138 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 20 FEET THEREOF.

PARCEL 3:

THE WESTERLY 60 FEET OF LOT 62 OF THE REPLAT OF BLOCKS "D" AND "E" OF THE STRAWBERRY PARK TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES. STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 8, PAGE 138 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTHERLY 20 FEET THEREOF AS CONDEMNED TO THE COUNTY OF LOS ANGELES BY FINAL ORDER OF CONDEMNATION RECORDED AUGUST 21, 1958 AS INSTRUMENT NO. 2263, OFFICIAL RECORDS.

APN: 4061–028–049 (PARCELS 1 AND 2) AND 4061–028–018 (PARCEL 3)

SHEET INDEX

SHEET NO.	
SHEET 1	VESTING TENTATIVE TRACT MAP
SHEET 2	PRELIMINARY GRADING PLAN
SHEET 3	PRELIMINARY UTILITY PLAN
SHEET 4	FIRE ACCESS & HYDRANT LOCATION PLAN

OWNER/SUBDIVIDER:

G3 URBAN
15235 S Western Ave.
Gardena, California 90249
Office: (213) 400–5358

ENGINEER INFORMATION:

C&V Consulting, Inc.
6 Orchard, Suite 200
Lake Forest, California 92630
Office: (949) 916–3800

SITE ADDRESS:

2129 ROSECRANS AVE.
GARDENA, CA

ASSESSOR'S PARCEL NUMBERS:

PARCEL 1 & 2 APN: 4061–028–049
PARCEL 3 APN: 4061–028–018

BENCHMARK STATEMENT:

LOS ANGELES COUNTY BENCHMARK NO. RY3551

ELEV: 46.655' (NAVD 88 LEVELED 2005)

DESCRIBED AS: "CS MON 450MM(1.55FT) W/O CF @ SW CORNER ROSECRANS AVE & VANNESS AVE 27.4M(90FT) S/O & 9.1M(30FT) W/O C/L INT MKD (BM21–10 1952 RE 63)"

PROJECT AREA:

RESIDENTIAL LOT 1: 5.466 AC.

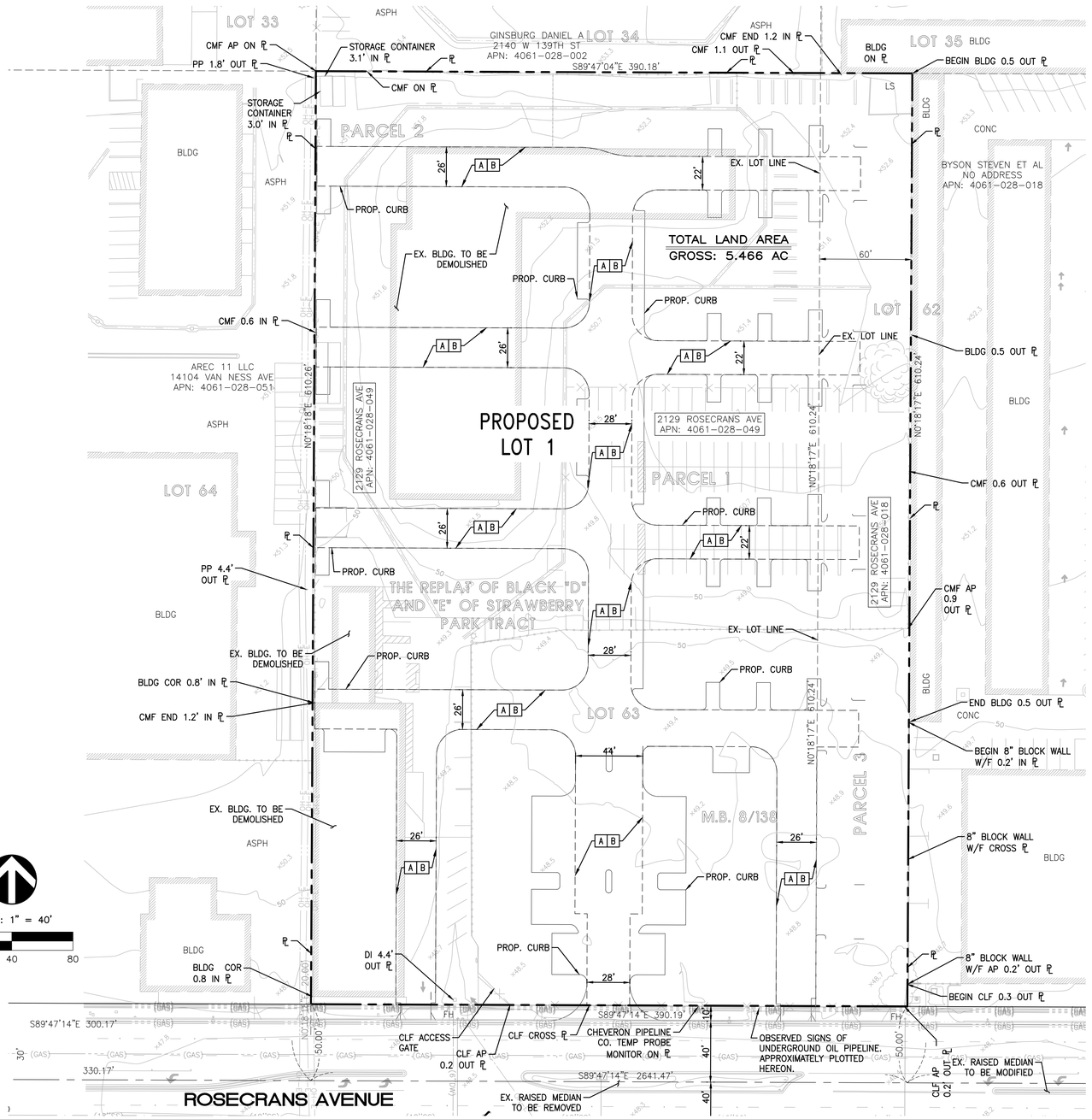
PROJECT SUMMARY:

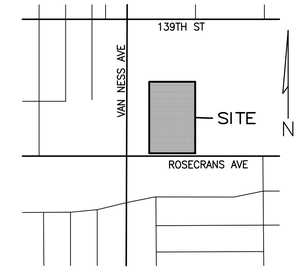
TOTAL UNITS: 113 HOMES

- (57) ATTACHED "TOWNHOMES": 1,775–1875 S.F.
- (41) DETACHED "GARDEN COURT": 1,680–2,175 S.F.
- (15) ATTACHED LIVEWORK: 1,650 S.F.+ 245 S.F. WORK

FLOOD ZONE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" OF PANEL NUMBER 06037C1790F, EFFECTIVE SEPTEMBER 26, 2008.





VICINITY MAP
NOT TO SCALE

EXISTING EASEMENT NOTES:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO.: 00104535–002–LB–K27 DATED FEBRUARY 08, 2019 AT 7:30 A.M.

# DENOTES PLOTTED ITEM.

2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;

RESERVED BY: STRAWBERRY PARK LAND COMPANY
PURPOSE: CONDUITS FOR IRRIGATION PURPOSES
RECORDING NO: IN BOOK 3138, PAGE 317, OFFICIAL RECORDS
(INDETERMINATE FROM RECORD INFORMATION)

3 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;

RESERVED BY: STRAWBERRY PARK LAND COMPANY
PURPOSE: PIPE LINES
RECORDING NO: IN BOOK 4361, PAGE 191, DEEDS
(INDETERMINATE FROM RECORD INFORMATION)

4 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE STANDARD OIL COMPANY
PURPOSE: PIPE LINES
RECORDING NO: IN BOOK 4716, PAGE 310, DEEDS
(INDETERMINATE FROM RECORD INFORMATION)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: STANDARD OIL COMPANY
PURPOSE: CONDUITS FOR TRANSPORTATION OF OIL, PETROLEUM, GAS OR WATER
(PIPES TO BE LAID AS NEAR AS PRACTICABLE TO THE SOUTHERLY LINE OF SAID TRACT, NORTH OF THE COUNTY ROAD) AND FOR TELEGRAPH OR TELEPHONE LINES
RECORDING NO: IN BOOK 4723, PAGE 215, DEEDS
(INDETERMINATE FROM RECORD INFORMATION)

PROPOSED EASEMENT NOTES:

A — A PROPOSED EASEMENT TO THE CITY OF GARDENA FOR PUBLIC SERVICE VEHICULAR ACCESS AND EMERGENCY VEHICULAR ACCESS OVER THE PRIVATE STREETS

B — PROPOSED PUBLIC UTILITY EASEMENT (PUE)

UTILITY PURVEYORS:

SEWER
LOS ANGELES COUNTY SANITATION DISTRICT
(562) 699–7411

WATER
GOLDEN STATE WATER COMPANY
(888) 999–4035

STORM DRAIN
LOS ANGELES FLOOD CONTROL DISTRICT
333 W OCEAN BLVD

ELECTRICITY
SOUTHERN CALIFORNIA EDISON CO.
(909) 592–3737

GAS
SOUTHERN CALIFORNIA GAS CO.
(562) 570–2000

CABLE
AT&T UVERSE
5597 E 7TH ST

DIRECT TV
(855) 802–3473

DISH NETWORK
(888) 656–3109

LEGEND:

	UTILITY POLE		UNKNOWN PULLBOX	CL	CENTER LINE
			FIRE DEPT CONNECTION	PP	POWER POLE
Ⓢ	STORM DRAIN MANHOLE		IRON FENCE	BW	BACK OF WALK
Ⓢ	EXISTING SEWER MANHOLE		CHAIN LINK FENCE	TW	TOP OF WALL
Ⓢ	UNKNOWN MANHOLE		WOOD FENCE	AC	ASPHALT PAVEMENT
	FIRE HYDRANT		BLOCK WALL	(12.56)	EXISTING ELEVATION
	FLOOD LIGHT		TREE	℄	CENTERLINE
			PALM		SLOPE
Ⓒ	SEWER CLEANOUT		PINE	C&G	CURB AND GUTTER
	WATER VALVE		BUSH	CONC	CONCRETE
	GAS VALVE	PCC	PORTLAND CONC CEMENT		IRRIGATION VALVE
	WATER METER	MH	MAN HOLE		GUARD POST (GP)
	GAS METER	AP	ANGLE POINT		CENTERLINE
	WATER VAULT	CB	CATCH BASIN		PROPERTY LINE
	GAS VAULT	ST	STREET LIGHT		FLOW LINE
	TELEPHONE VAULT	TE	TRASH ENCLOSURE		UTILITY MARKER
	ELECTRIC VAULT	TR	ELECTRICAL TRANSFORMER		GRATE
	MONITORING WELL	EP	EDGE OF PAVEMENT		HANDICAP
	STREET LIGHT	FS	FINISHED SURFACE	PL	PROPERTY LINE
	TRAFFIC SIGNAL	FF	FINISHED FLOOR		FIRE SPRINKLER RISER
	GAS RISER	CLF	CHAIN–LINK FENCE		SURVEY MONUMENT
	GUY WIRE	TC	TOP OF CURB		SIGN POST
	RAILROAD SIGNAL	FL	FLOW LINE	R/W	RIGHT OF WAY
	CAR STOP	TG	TOP OF GRATE	INV	INVERT
	LIGHT POLE	GB	GRADE BREAK		AERIAL TARGET
	SIGNAL PULLBOX	CMF	CORRUGATED METAL FENCE	IRR	IRRIGATION
	CABLE TV PULLBOX			PA	PLANTER
	TELEPHONE PULLBOX	SP	SIGN POST	PB	PULL BOX
	COMMUNICATIONS PULLBOX	CB	CATCH BASIN	ICV	IRRIGATION CONTROL VALVE
	STREET LIGHT PULLBOX	DI	DROP INLET	ARV	AIR RELEASE VALVE
		PR.	PROPOSED	EX.	EXISTING

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400–5358

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CALIFORNIA 92630
T. 949.916.3800
F. 949.916.3805
CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
RYAN J. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

I hereby certify that :

1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on JANUARY 2019

ENGINEER _____ DATE _____
RCE 68167

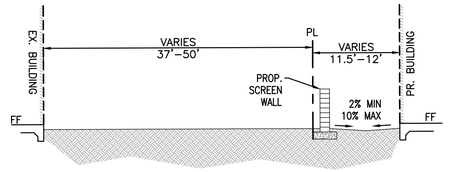
VESTING TENTATIVE TRACT MAP
VTTM NO. 82667
2129 ROSECRANS AVENUE
GARDENA, CA 90249

SHEET 1 OF 4

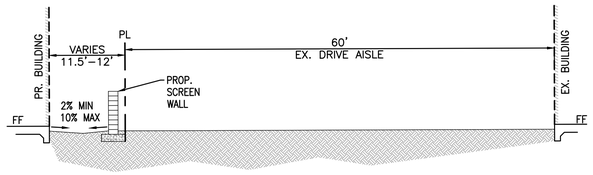
SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: MM

CITY OF GARDENA

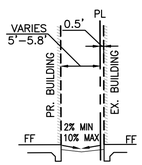
PLOT SET: P203
DATE: 05/01/2020



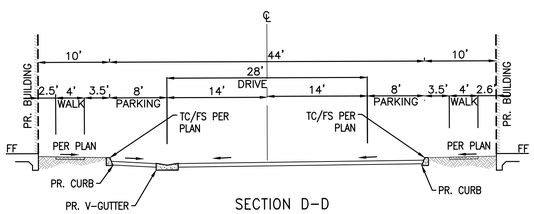
SECTION A–A
WESTERN PROPERTY LINE
NOT TO SCALE



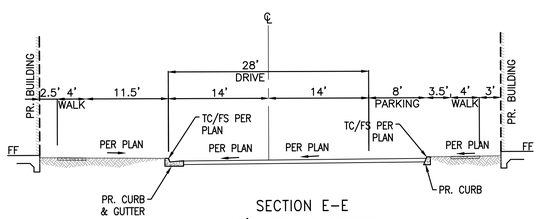
SECTION B–B
NORTHERN PROPERTY LINE
NOT TO SCALE



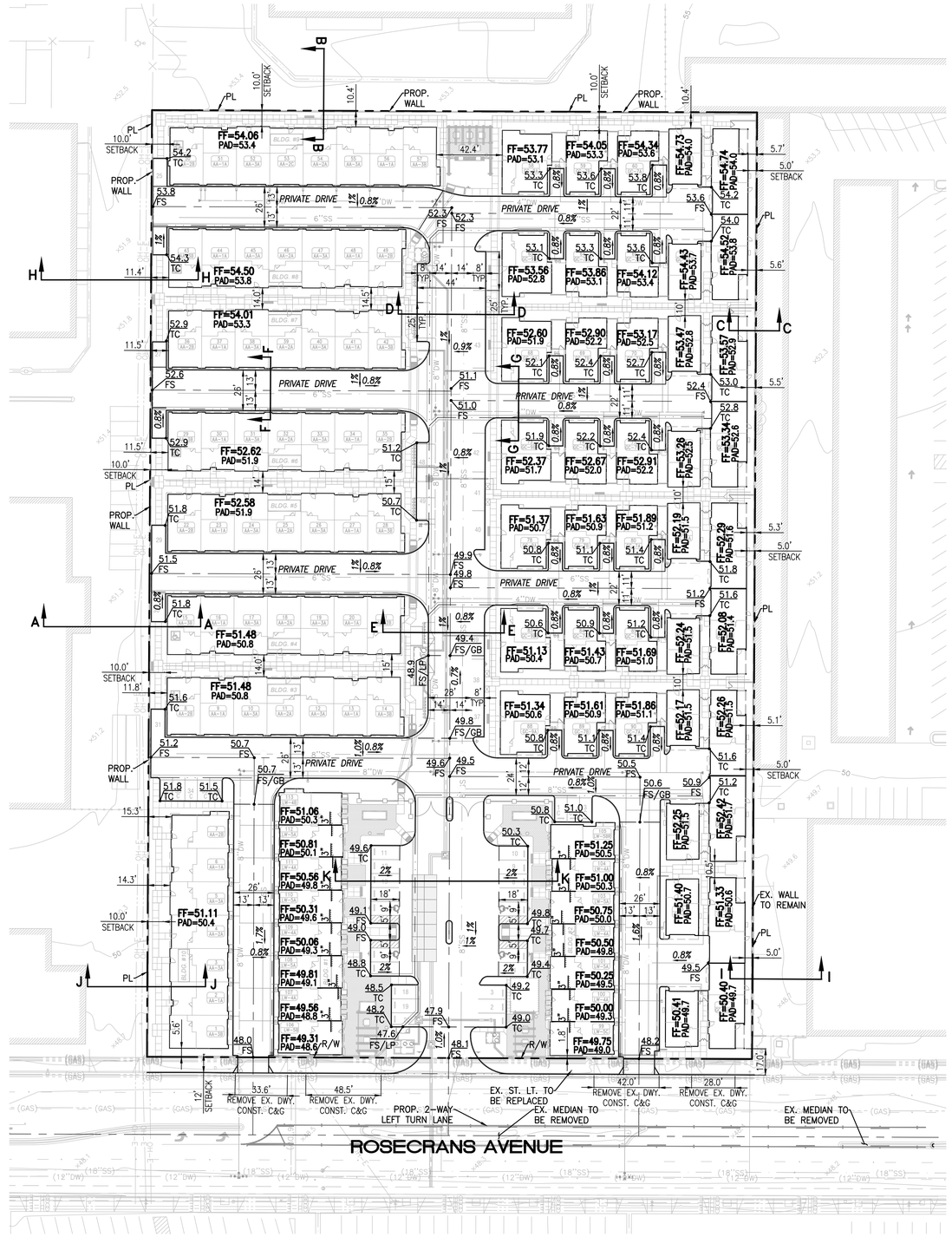
SECTION C–C
EASTERN PROPERTY LINE
NOT TO SCALE

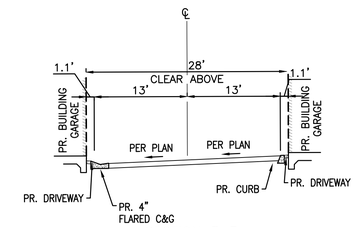


SECTION D–D
28' INTERIOR STREET
NOT TO SCALE

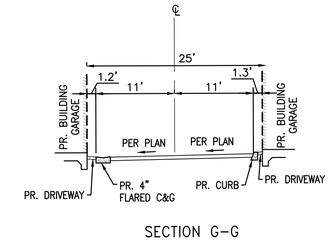


SECTION E–E
28' INTERIOR STREET
NOT TO SCALE

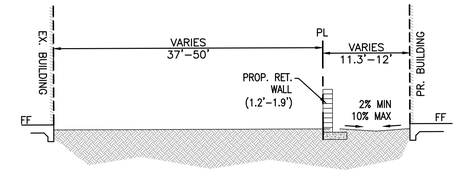




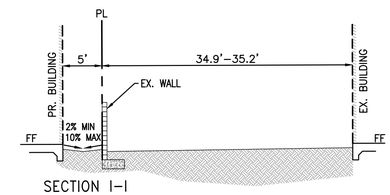
SECTION F–F
26' PRIVATE DRIVE
NOT TO SCALE



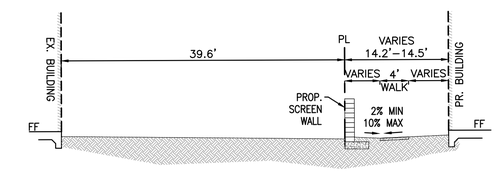
SECTION G–G
22' PRIVATE DRIVE
NOT TO SCALE



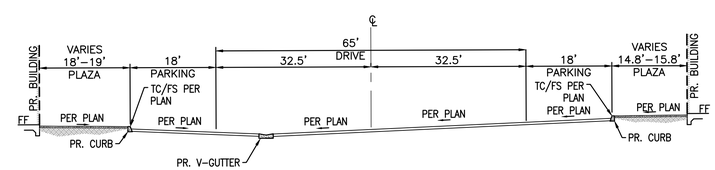
SECTION H–H
WESTERN PROPERTY LINE
NOT TO SCALE



SECTION I–I
EASTERN PROPERTY LINE
NOT TO SCALE



SECTION J–J
WESTERN PROPERTY LINE
NOT TO SCALE



SECTION K–K
28'–65' INTERIOR STREET
NOT TO SCALE

SCALE: 1" = 40'

0 20 40 80

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400-5358

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CALIFORNIA 92630
T. 949.916.3800
F. 949.916.3805
CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
RYAN J. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

I hereby certify that :
1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on JANUARY 2019

ENGINEER _____ DATE _____
RCE 68167

CONCEPTUAL GRADING PLAN
VTTM NO. 82667

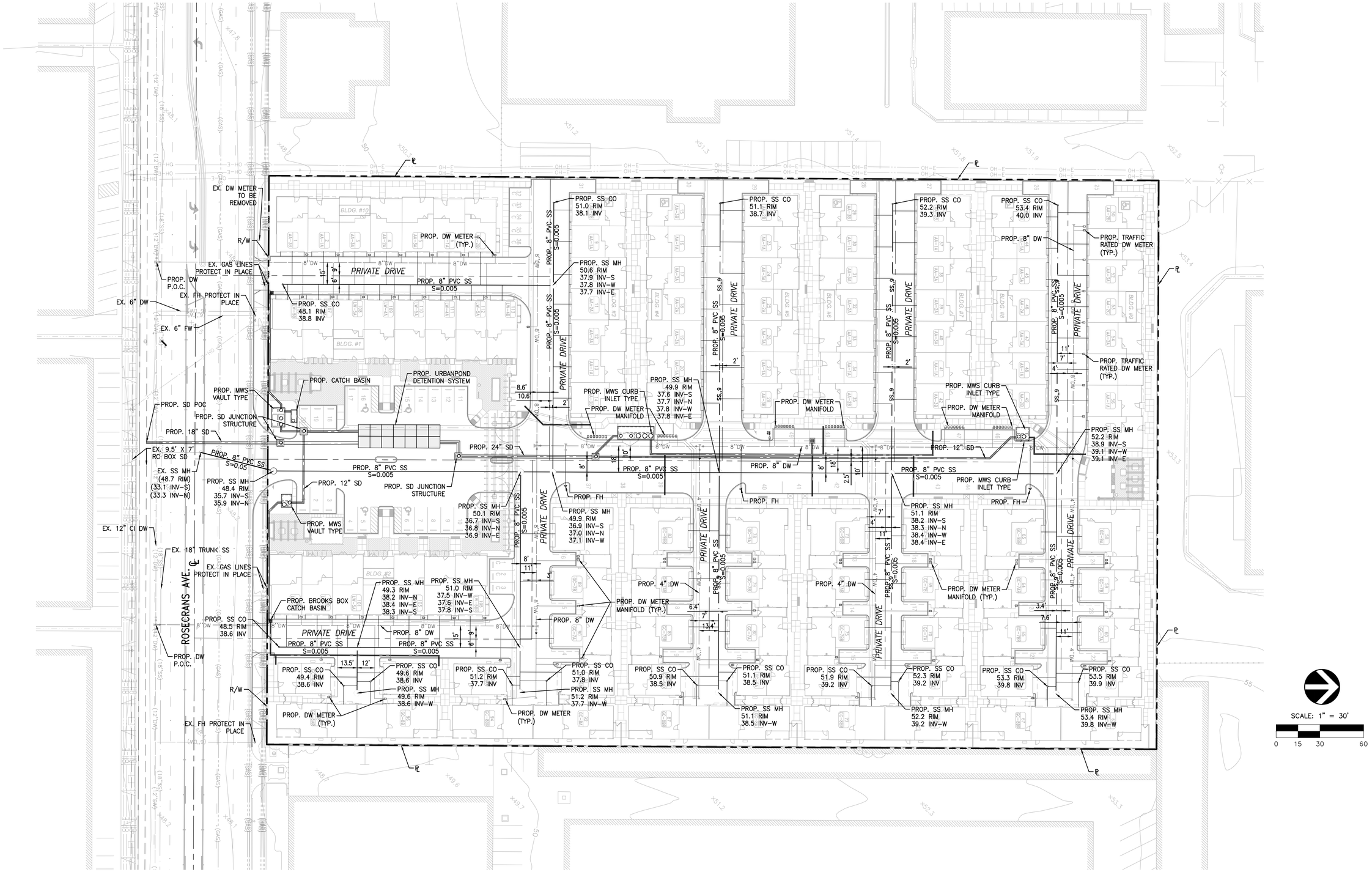
2129 ROSECRANS AVENUE
GARDENA, CA 90249

SHEET 2 OF 4

SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: MM

CITY OF GARDENA

PLAN SET: PS03
DATE: 05/01/2020
P:\G3URB-004\DWG\REDLINE\VTTM-01-GRAD.DWG
BY: ORC PEREZ 5/1/20 10:38 AM



REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400-5358

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
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T. 949.916.3800
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ENGINEER _____ DATE _____
RCE 68167

PRELIMINARY UTILITY PLAN
VTTM NO. 82667

2129 ROSECRANS AVENUE
GARDENA, CA 90249

SHEET 3 OF 4

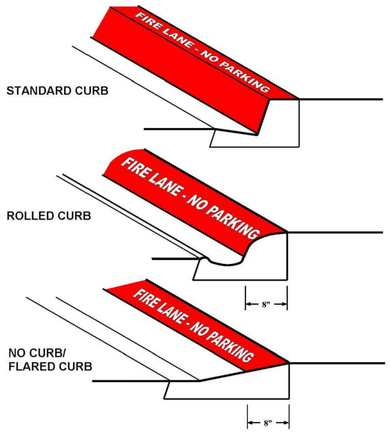
SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: MM

CITY OF GARDENA

PLAN SET: PS03
DATE: 05/01/2020
P:\G3URB-G04\DWG\SHEETS\VTTM-04-UTIL.DWG
BY: DAC-PUEZ 5/1/20 10:38 AM

ATTACHMENT 9

Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3' WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

(2) **RED CURB PAVEMENT MARKING**
NOT TO SCALE

CONSTRUCTION NOTES:

(1) — INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
(2) — FIRE LANE IDENTIFICATION–RED CURBS PER DETAIL 2 HEREON.
(3) — INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
(4) — PROPOSED FIRE HYDRANT LOCATION

PROJECT GENERAL NOTES:

1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.

2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.

3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2013 EDITION.

4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.

5. LARGEST BUILDING SQ. FOOTAGE = 6,900 SQ. FT.

6. BUILDINGS ARE DESIGNATED TYPE–VB.

7. BUILDING OCCUPANCIES ARE R–2 FOR LIVEWORK AND ATTACHED MULTI–FAMILY UNITS AND R–3 FOR DETACHED SINGLE FAMILY HOMES.

8 THE BUILDING HEIGHTS ARE APPROXIMATELY 38 FEET MAX.

9. ALL R–3 BUILDINGS ON THE SITE WILL BE SPRINKLERED PER NFPA–13D AND R–2 BUILDINGS WILL BE SPRINKLERED PER NFPA–13R.

10. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.

11. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.

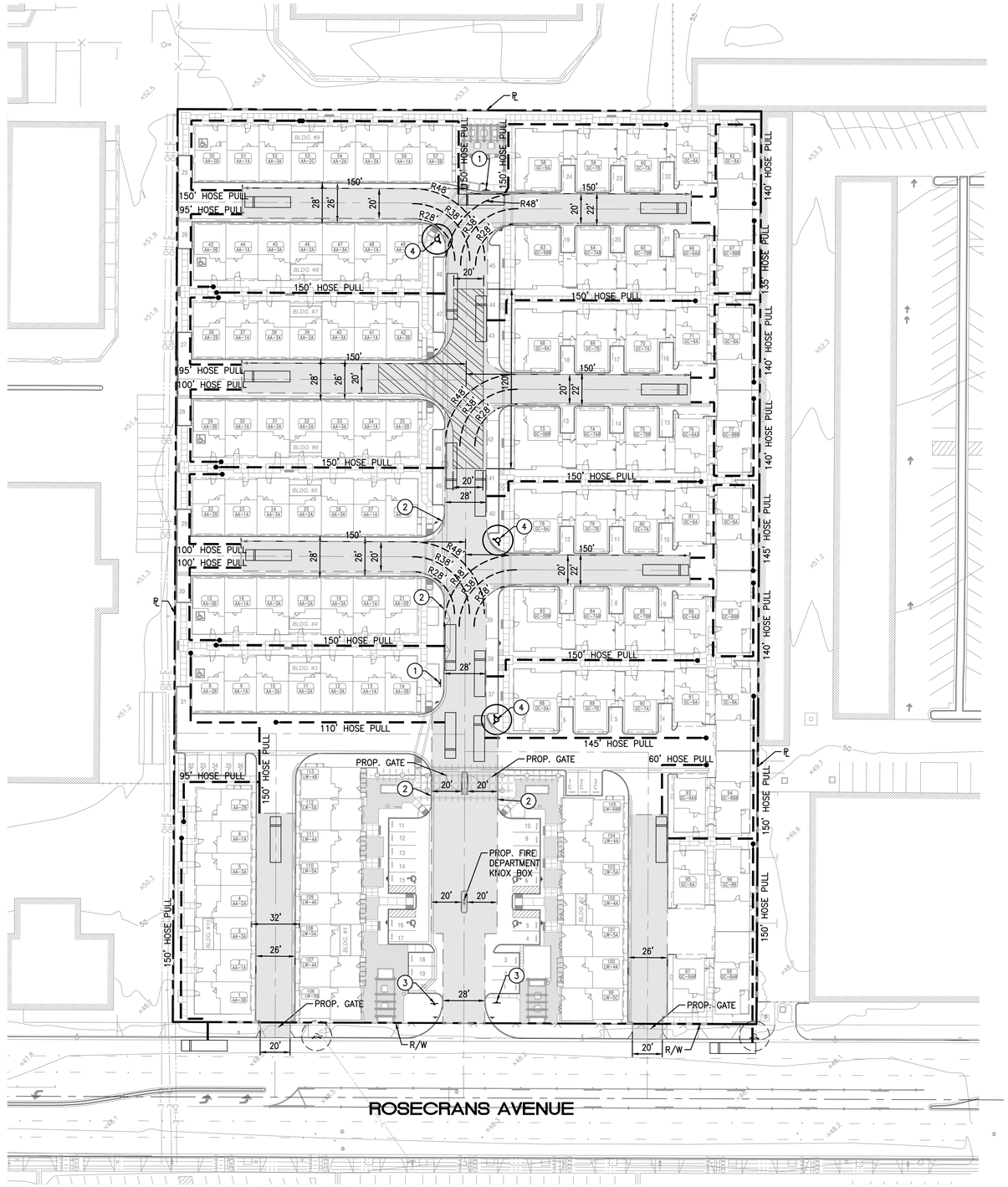
12. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 2,125 GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.

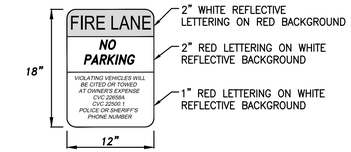
13. THE REQUIRED FIRE FLOW FOR ON–SITE FIRE HYDRANTS AT THIS LOCATION IS _____ GPM AT 20 PSI RESIDUAL PRESSURE. WHEN TWO OR MORE ON–SITE HYDRANTS ARE REQUIRED, THE FIRE FLOW SHALL BE _____ GPM, WITH EACH ON–SITE FIRE HYDRANT BEING CAPABLE OF FLOWING _____ GPM AT 20 PSI RESIDUAL PRESSURE. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.

14. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2–1/12" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1

15. ALL ON–SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4

16. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

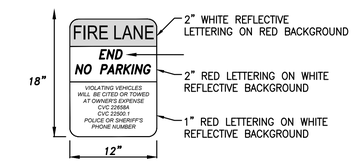




ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

(1) **NO PARKING SIGN**
NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

(3) **BEGIN & END NO PARKING SIGN OR BEGIN (PER PLAN)**
NOT TO SCALE

LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE TRUCK ACCESS
- HOSE PULL
- PROPERTY LINE
- RED CURB STRIPING

FH	FIRE HYDRANT
PR.	PROPOSED
EX	EXISTING
PL	PROPERTY LINE
R/W	RIGHT OF WAY
TYP.	TYPICAL

SCALE: 1" = 40'

0 20 40 80

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400–5358

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CALIFORNIA 92630
T. 949.916.3800
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CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
RYAN J. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

I hereby certify that :
1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on JANUARY 2019

ENGINEER _____ DATE _____
RCE 68167

PRELIMINARY FIRE ACCESS
VTTM NO. 82667

2129 ROSECRANS AVENUE
GARDENA, CA 90249

SHEET 4 OF 4

SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: MM

CITY OF GARDENA

PLAN SET: PS03
DATE: 05/01/2020
P:\CAD\PW-2014\DWG\BETA\VTM-082-FA.DWG
BY: ORC FORCE 5/1/20 10:38 AM

SITE NO	BEFORE CONSOLIDATION				AFTER CONSOLIDATION			
HOUSING ELEMENT SITE NO.[1]	ASSIGNED LOWER INCOME	ASSIGNED MOD/ ABOVE INCOME	ASSIGNED LOWER INCOME SPACES REMAINING[2]	ASSIGNED MOD/ABOVE INCOME SPACES REMAINING	ASSIGNED LOWER INCOME	ASSIGNED MOD/ ABOVE INCOME	ASSIGNED LOWER INCOME SPACES REMAINING	ASSIGNED MOD/ABOVE INCOME SPACES REMAINING
1	0	38	0	25	0	39	0	25
2	56	83	30	59	78	77	30	59
3	63	64	0	3	65	65	0	0
4	0	26	0	26	22	22	22	22
5	19	19	19	19	20	19	20	19
6	0	47	0	47	39	39	39	39
7	9	30	9	30	28	27	28	27
8	0	20	0	20	18	17	18	17
9	0	29	0	29	26	25	26	24
10	26	28	26	26	29	29	26	29
11	0	41	0	0	0	41	0	0
12	0	7	0	7	6	5	6	5
13	0	8	0	8	8	7	8	7
14	0	15	0	15	12	12	12	12
15	0	10	0	10	9	8	9	8
16	22	22	22	22	22	22	22	22
17	0	12	0	0	0	12	0	0
18	33	35	33	35	35	34	35	34
19	0	68	0	68	81	0	81	0
20	0	12	0	12	10	10	0	8
21	11	11	11	11	13	12	13	12
22	8	22	8	22	20	19	20	19
23	0	17	0	5	13	13	0	5
24	33	14	33	14	50	0	50	0
25	0	9	0	0	0	11	0	0
26	118	0	59	0	118	0	59	0
TOTAL	398	687	250	513	722	565	524	393

[1] Sites are consolidated

[2] Remaining in all columns means units available after development which has occurred since Housing Element adopted

APPENDIX C
POTENTIAL LOT CONSOLIDATION

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 1 (Prime Opportunity Site)												
6115-010-002	0.64	Multi-family residential	MDR	R2	5			15	9	4	0	4
6115-010-003	0.99	Blighted single-family with roof deterioration; large undeveloped area on lot	MDR	R2	1			15	14	13	0	13
6115-010-004	1.48	Single-family home with blighted barn structure (poor/faulty materials, roof deterioration); large undeveloped area on lot	MDR	R2	1			15	22	21	0	21
Total	**3.11**	**Prime opportunity site; no known environmental issues; survey of regulated materials recommended**	**MDR**	**R2**	**7**			**15**	**46**	**39**	**0**	**39**
Site No. 2												
4064-003-037	1.45	Vacant	GC	C3-MU	0	A		30	21	21	11	10
4064-003-028	0.40	Unoccupied restaurant building	GC	C3-MU	0			20	4	4	0	4
4064-003-029	1.51	Car wash with large vacant area -- underutilized	GC	C3-MU	0			30	22	22	11	11
4064-003-030	1.44	Auto repair with large vacant area -- underutilized	GC	C3-MU	0			30	21	21	11	10
4064-003-031	0.42	Older auto repair (40+ years)	GC	C3-MU	0			20	4	4	0	4
4064-003-032	0.22	Older retail (50+ years)	GC	C3-MU	0			20	2	2	0	2
4064-003-033	0.56	Older retail (50+ years)	GC	C3-MU	0			25	7	7	0	7
4064-003-034	0.32	Older restaurant (50+ years)	GC	C3-MU	0	A		20	3	3	0	3
4064-003-035	0.44	Fast food	GC	C3-MU	0			20	4	4	0	4
4064-003-036	0.55	Blighted commercial (roof deterioration; dry rot)	GC	C3-MU	0	A		25	6	6	0	6
4064-003-038	1.11	Older commercial (50+ years)	GC	C3-MU	0	B		30	16	16	8	8
4064-003-040	1.94	Restaurant driveway with large undeveloped area -- underutilized	GC	C3-MU	0	B		30	29	29	15	14
Total	**10.37**	**All properties identified as brownfields under City's EPA grant program; some properties have historical industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate one vacant parcel with 11 blighted, underutilized or older commercial properties, redevelop with high density residential mixed-use project and resolve drainage easement issue. Assumes 50% of site for residential development.**	**30**	**155**	**155**	**78**	**77**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 3												
4061-028-023	0.25	Former gas station	GC	C3-MU	0	A		20	2	2	0	2
4061-028-033	0.16	Unoccupied restaurant building	GC	C3-MU	0	A		20	1	1	0	1
4061-028-049	4.63	Industrial -- taxicab facility; large undeveloped portion available for lease -- underutilized; undeground storage tank on property	GC	C3-MU	0			30	69	69	35	34
4061-028-051	3.68	Commercial/ industrial (truck rental yard)	GC	C3-MU	0			30	55	55	28	27
Total	**8.71**	**All properties identified as brownfields under City's EPA grant program; some properties have historical industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate vacant former gas station with U-Haul property, small restaurant property, and taxi facility property; redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**130**	**130**	**65**	**65**
Site No. 4												
4062-001-001	0.54	Blighted retail	GC	C3-MU	0			25	6	6	0	6
4062-001-002	0.49	Older industrial (50+ years)	GC	C3-MU	0	A		20	4	4	0	4
4062-001-003	0.48	Older industrial (50+ years)	GC	C3-MU	0	A		20	4	4	0	4
4062-001-004	0.48	Older industrial (50+ years)	GC	C3-MU	0	A		20	4	4	0	4
4062-001-005	0.48	Older industrial (50+ years)	GC	C3-MU	0	A		20	4	4	0	4
4062-001-006	0.48	Older industrial (50+ years)	GC	C3-MU	0	A		20	4	4	0	4
Total	**2.95**	**Historical industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate six blighted comm/industrial lots and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**44**	**44**	**22**	**22**
Site No. 5												
4062-001-008	1.23	Blighted retail (poor/faulty materials; inadequate parking/no circulation); aging building (50+ years); operating swap meet businesses	GC	C3-MU	0			30	18	18	9	9
4062-001-009	1.39	Older industrial bldg (50+ years); sound structure with functioning real estate mgmt office	GC	C3-MU	0			30	20	20	10	10
Total	**2.62**	**Historical industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate one blighted retail property and one older industrial property and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**39**	**39**	**20**	**19**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 6												
4062-003-001	0.23	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0			20	2	2	0	2
4062-003-002	0.22	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0	A		20	2	2	0	2
4062-003-003	0.45	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0	A		20	4	4	0	4
4062-003-004	0.23	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0			20	2	2	0	2
4062-003-005	0.23	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0			20	2	2	0	2
4062-003-006	0.23	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0			20	2	2	0	2
4062-003-007	0.22	Blighted, unoccupied industrial (obsolete design, inadequate parking/loading)	GC	C3-MU	0			20	2	2	0	2
4062-003-008	0.22	Older industrial (30-60 years)	GC	C3-MU	0	B		20	2	2	0	2
4062-003-021	0.23	Older industrial (30-60 years)	GC	C3-MU	0	C		20	2	2	0	2
4062-003-022	0.46	Older industrial (30-60 years)	GC	C3-MU	0	B		20	4	4	0	4
4062-003-023	0.23	Older industrial (30-60 years)	GC	C3-MU	0			20	2	2	0	2
4062-003-024	0.19	Older industrial (30-60 years)	GC	C3-MU	0			20	1	1	0	1
4062-003-025	0.20	Older industrial (30-60 years)	GC	C3-MU	0	D		20	2	2	0	2
4062-003-026	0.20	Older industrial (30-60 years)	GC	C3-MU	0	D		20	2	2	0	2
4062-003-027	0.20	Blighted industrial (poor/faulty materials)	GC	C3-MU	0			20	2	2	0	2
4062-003-028	0.43	Blighted industrial (poor/faulty materials)	GC	C3-MU	0			20	4	4	0	4
4062-003-029	0.20	Blighted industrial (poor/faulty materials)	GC	C3-MU	0	C		20	2	2	0	2
4062-003-030	0.20	Older industrial (30-60 years)	GC	C3-MU	0			20	2	2	0	2
4062-003-031	0.20	Older industrial (30-60 years)	GC	C3-MU	0			20	2	2	0	2
4062-003-036	0.21	Older industrial (30-60 years)	GC	C3-MU	0	A		20	2	2	0	2
4062-003-037	0.22	Older industrial (30-60 years)	GC	C3-MU	0	A		20	2	2	0	2
Total	**5.20**	**Historical industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate 21 blighted and/or older industrial parcels and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**78**	**78**	**39**	**39**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 7												
4062-004-001	0.16	Older restaurant (50+ years); obsolete design, inadequate parking config	GC	C3-MU	0			20	1	1	0	1
4062-004-005	0.24	Older auto service (50+ years)	GC	C3-MU	0			20	2	2	0	2
4062-004-008	0.26	Industrial equipment storage; no permanent structures	GC	C3-MU	0	A		20	2	2	0	2
4062-004-032	0.13	Older industrial (50+ years)	GC	C3-MU	0	A		20	1	1	0	1
4062-004-033	0.13	Industrial equipment storage; no permanent structures	GC	C3-MU	0	A		20	1	1	0	1
4062-004-036	0.22	Older industrial (70+ years)	GC	C3-MU	0	A		20	2	2	0	2
4062-004-040	0.22	Older industrial (60+ years)	GC	C3-MU	0			20	2	2	0	2
4062-004-079	1.18	Older industrial (40+ years)	GC	C3-MU	0			30	17	17	9	8
4062-004-082	0.46	Blighted industrial (roof deterioration, dry rot)	GC	C3-MU	0			20	4	4	0	4
4062-004-002	0.15	fast food	GC	C3-MU	0	B		20	1	1	0	1
4062-004-084	0.55	fast food	GC	C3-MU	0	B		25	6	6	0	6
Total	**3.69**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate nine blighted industrial parcels and a fast-food restaurant and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**55**	**55**	**28**	**27**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 8												
4062-004-009	0.25	Older industrial (60+ years); incompatible w/ adjoining resiential	GC	C3-MU	0			20	2	2	0	2
4062-004-021	0.15	Parking lot	GC	C3-MU	0	A		20	1	1	0	1
4062-004-022	0.14	Parking lot	GC	C3-MU	0	A		20	1	1	0	1
4062-004-023	0.14	Blighted commercial (roof deterioration; dry rot)	GC	C3-MU	0			20	1	1	0	1
4062-004-026	0.25	Older industrial (30-50 years); incompatible w/ adjoining residential	GC	C3-MU	0			20	2	2	0	2
4062-004-027	0.25	Older industrial (30-50 years); incompatible w/ adjoining residential	GC	C3-MU	0			20	2	2	0	2
4062-004-029	0.13	Older industrial (30-50 years); incompatible w/ adjoining residential	GC	C3-MU	0			20	1	1	0	1
4062-004-030	0.25	Blighted older industrial (70+ years, obsolete Quonset hut const.); incompatible w/adjoining residential	GC	C3-MU	0			20	2	2	0	2
4062-004-031	0.25	Older industrial (30+ years); incompatible w/ adjoining residential	GC	C3-MU	0			20	2	2	0	2
4062-004-041	0.14	Older commercial (80+ years)	GC	C3-MU	0			20	1	1	0	1
4062-004-081	0.12	Older industrial (30+ years); incompatible w/ adjoining residential	GC	C3-MU	0			20	2	2	0	2
4062-004-083	0.30	Older commercial (50+ years)	GC	C3-MU	0			20	3	**3**	0	3
Total	**2.38**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate 12 blighted commercial/industrial properties and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**35**	**35**	**18**	**17**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 9												
6103-005-025	0.35	Blighted older industrial (50+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0	A		20	3	3	0	3
6103-005-026	0.29	Blighted older industrial (80+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0	B		20	2	2	0	2
6103-005-027	0.15	Blighted older industrial (80+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0	B		20	1	1	0	1
6103-005-028	0.06	Blighted older industrial (80+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0	B		20	1	1	0	1
6103-005-029	0.30	Older retstaurant (30+ years)	GC	C3-MU	0			20	3	3	0	3
6103-005-034	0.42	Blighted older industrial (50+ years, poor/faulty materials)	GC	C3-MU	0	A		20	4	4	0	4
6103-005-051	0.34	Older industrial with inadequate parking configuration (50+ years, no circulation)	GC	C3-MU	0			20	3	3	0	3
6103-005-052	0.34	Older industrial with inadequate parking configuration (50+ years, no circulation)	GC	C3-MU	0			20	3	3	0	3
6103-005-053	0.40	Older industrial with inadequate parking configuration (50+ years, no circulation)	GC	C3-MU	0			20	3	3	0	3
6103-005-054	0.34	Older commercial (40+ years)	GC	C3-MU	0			20	3	3	0	3
6103-005-057	0.24	Blighted older industrial (80+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0			20	2	2	0	2
6103-005-058	0.19	Blighted older industrial (80+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0	B		20	1	1	0	1
Total	**3.42**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate 12 older and/or blighted commercial/industrial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**51**	**51**	**26**	**25**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 10 (Prime Opportunity Sites)												
6114-001-008	0.21	Older restaurant (30+ years)	GC	C3-MU	0			20	2	2	0	2
6114-001-010	1.81	Blighted, unoccupied commercial (boarded up, deferred maintenance); older bldg (40+ years)	GC	C3-MU	0			30	27	27	14	13
6114-001-011	0.29	Parking lot	GC	C3-MU	0	A		20	2	2	0	2
6114-001-012	1.58	Older commercial (40+ years); low intensity, excess parking -- underutilized	GC	C3-MU	0	A		30	23	23	12	11
Total	**3.89**	**Prime opportunity site; identified as Brownfield on City's EPA grant; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate blighted commercial property with older and/or underutilized commercial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	30	**58**	**58**	**29**	**29**
Site No. 11 (Prime Opportunity Site)												
6114-001-007	**4.72**	**Plant nursery w/ split zoning - 1/4 R3, 3/4 R1 - R3 = 15 du/ac = 17 units R1 = 7 du/ac = 24 units; prime opportunity site; identified as Brownfield on City's EPA grant; historical industrial uses with likely chemical use/storage; survey of regulated materials recommended**	**LDR/MDR**	**R1/R3**	**0**		**Redevelop existing plant nursery with low/medium density multi-family project**	**15**	**41**	**41**	**0**	**41**
Site No. 12 (Prime Opportunity Site)												
4062-005-001	0.16	parking lot	GC	C3-MU	0			20	1	1	0	1
4062-005-002	0.14	Blighted unoccupied commercial (dry rot, deferred maintenance -- deteriorated)	GC	C3-MU	0	A		20	1	1	0	1
4062-005-003	0.14	parking lot	GC	C3-MU	0	A		20	1	1	0	1
4062-005-004	0.13	parking lot	GC	C3-MU	0	B		20	1	1	0	1
4062-005-024	0.13	Older commercial (60+ years)	GC	C3-MU	0	B		20	1	1	0	1
4062-005-025	0.14	Older commercial (70+ years)	GC	C3-MU	0	B		20	1	1	0	1
4062-005-026	0.15	Multi-family residential	GC	C3-MU	6	B		20	1	-5	0	-5
4062-005-067	0.15	Older commercial (50+ years)	GC	C3-MU	0			20	1	1	0	1
Total	**1.14**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**6**		**Consolidate seven older and/or blighted commercial properties with one multifamily residential property and redevelop with high-density residential mixed. Assumes 50% of site for residential development. use project.**	**30**	**17**	**11**	**6**	**5**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 13												
4062-006-029	0.14	Blighted, older commercial (60+ years, broken/boarded windows)	GC	C3-MU	0	A		20	1	1	0	1
4062-006-032	0.15	Parking lot	GC	C3-MU	0	B		20	1	1	0	1
4062-006-033	0.15	Parking lot	GC	C3-MU	0	B		20	1	1	0	1
4062-006-048	0.30	Blighted, older commercial (60+ years, poor/faulty materials, poor workmanship)	GC	C3-MU	0			20	3	3	0	3
4062-006-049	0.27	Older commercial (60+ years)	GC	C3-MU	0	A		20	2	2	0	2
Total	**1.02**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate older and/or blighted commercial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**15**	**15**	**8**	**7**
Site No. 14												
6103-030-014	0.37	Older commercial (50+ years); obsolete construction (outdoor auto service); incompatible w/ adjacent residential; operating business	GC	C3-MU	0			20	3	3	0	3
6103-030-015	0.18	Older commercial (60+ years); small lot; obsolete construction (outdoor auto service); incompatible w/ adjacent residential; operating business	GC	C3-MU	0			20	1	1	0	1
6103-030-016	0.18	Blighted older commercial/industrial (60+ years; possible structural deterioration; requires seismic retrofit); operating business; incompatible w/ adjacent residential	GC	C3-MU	0	A		20	1	1	0	1
6103-030-032	0.86	Blighted older commercial/industrial (60+ years; possible structural deterioration; requires seismic retrofit); operating business; incompatible w/ adjacent residential	GC	C3-MU	0	A		25	10	10	0	10
Total	**1.58**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate four older and/or blighted commercial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**24**	**24**	**12**	**12**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 15												
6103-021-001	0.19	Blighted older commercial (60+ years, obsolete construction, deferred maintenance)	GC	C3-MU	0	A		20	1.0	**1**	0	1
6103-021-002	0.20	Parking lot	GC	C3-MU	0	A		20	2.0	**2**	0	2
6103-021-003	0.20	Vacant lot; building foundation remains	GC	C3-MU	0			20	2.0	**2**	0	2
6103-021-025	0.37	Older motel (60+ years)	GC	C3-MU	0			20	3.0	**3**	0	3
6103-021-026	0.20	Older commercial (70+ years)	GC	C3-MU	0			20	2.0	2	0	2
Total	**1.15**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate five blighted commercial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**17**	**17**	**9**	**8**
Site No. 16												
6103-018-025	**2.95**	**Older commercial (50+ years); operating retail center with approx. 20 businesses; identified as Brownfield on City's EPA grant; open RWQCB case; site assessment may be needed; survey of regulated materials recommended**	**GC**	**C2-MU**	**0**		**Develop a medium to high density mixed-use project. Assumes 50% of site for residential development.**	**30**	**44**	**44**	**22**	**22**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 17 (Prime Opportunity Site)												
6103-015-001	0.26	Vacant land; part of Brownfield site identified on City's EPA grant; site assessment may be needed	GC	C3-MU	0	A		20	2	2	0	2
6103-015-002	0.12	Vacant land; part of Brownfield site identified on City's EPA grant; site assessment may be needed	GC	C3-MU	0	A		20	1	1	0	1
6103-015-003	0.16	Vacant land; part of Brownfield site identified on City's EPA grant; site assessment may be needed	GC	C3-MU	0	B		20	1	1	0	1
6103-015-007	0.13	Vacant land; part of Brownfield site identified on City's EPA grant; site assessment may be needed	GC	C3-MU	0	B		20	1	1	0	1
6103-015-048	0.18	Older commercial (60+ years); historical commercial/industrial uses with likely chemical use/storage; site assessment may be needed; survey of regulated materials recommended	GC	C3-MU	0	C		20	1	1	0	1
6103-015-049	0.16	Older unoccupied commercial (60+ years); historical commercial/industrial uses with likely chemical use/storage; site assessment may be needed; survey of regulated materials recommended	GC	C3-MU	0	C		20	1	1	0	1
Total	**1.00**	**Prime opportunity site**	**GC**	**C3-MU**	**0**		**Consolidate four vacant properties and two older/underutilized commercial properties and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**25**	**12**	**12**	**0**	**12**
Site No. 18 (Prime Opportunity Site)												
6105-008-030	0.07	Bank branch parking	GC	C3-MU	0	A		20	1	**1**	0	1
6105-008-031	0.11	Bank branch parking	GC	C3-MU	0	A		20	1	**1**	0	1
6105-008-032	4.43	Bank branch (over-parked) -- underutilized; credible interest expressed in developing a mixed-use project; tenant is weighing proposal	GC	C3-MU	0			30	66	66	33	33
Total	**4.61**	**Prime opportunity site**	**GC**	**C3-MU**	**0**		**Consolidate bank parking parcels and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**69**	**69**	**35**	**34**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 19 (Prime Opportunity Site)												
6105-009-004	0.37	Blighted single-family (roof deterioration, dry rot, deferred maintenance)	HDR	R4	1			25	**9**	8	0	8
6105-009-005	0.37	Blighted single-family (roof deterioration, dry rot, deferred maintenance)	HDR	R4	1			25	**9**	8	0	8
6105-009-008	0.46	Blighted commercial (dry rot, deferrred maintenance, incompatible use); use is marginal (no activity observed on site)	HDR	R4	0	A		25	**11**	11	0	11
6105-009-009	0.45	Vehicle storage; use is marginal (no activity observed on site)	HDR	R4	0	A		25	**11**	11	0	11
6105-009-010	0.20	Blighted older commercial (50+ years; possible structural deterioration, deferred maintenance, obsolete design/const); operating business	HDR	R4	0			25	**5**	5	0	5
6105-009-020	0.92	Church (operating)	HDR	R4	0			27	**25**	25	0	25
Total	**2.77**	**Prime opportunity site; Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**HDR**	**R4**	**2**		**Consolidate properties and redevelop to high-density residential project**	**30**	**83**	**81**	**81**	**0**
Site No. 20 (Prime Opportunity Site)												
4066-011-020	0.21	Vacant land	GC	C3-MU				20	2	2	0	2
4066-011-021	0.21	Vacant land	GC	C3-MU				20	2	2	0	2
4066-012-002	0.46	Commercial	GC	C3-MU	0			20	4	4	0	4
4066-012-033	0.47	Commercial	GC	C3-MU	0			20	4	4	0	4
Total	**1.35**	**Prime opportunity site; historical commercial/industrial uses with likely chemical use/storage; site assessment may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate vacant and blighted commercial properties and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**20**	**20**	**10**	**10**
Site No. 21												
6111-001-018	0.14	Older commercial (80+ years)	MU	CR	0			34	3	3	1	1
6111-001-019	0.13	Older commercial (70+ years)	MU	CR	0			34	3	3	1	1
6111-001-025	0.44	Older commercial (80+ years)	MU	CR	0			34	9	9	4	4
6111-001-900	0.53	Parking	MU	CR	0	City		34	11	11	5	5
Total	**1.23**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**MU**	**CR**	**0**		**Consolidate properties and redevelop with high-density residential project. Assumes 60% of site for residential development.**	**34**	**25**	**25**	**13**	**12**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 22 (Prime Opportunity Site)												
4064-023-018	0.72	Vacant	GC	C3-MU	0			25	8	8	0	8
4064-023-019	0.11	Older commercial (50+ years)	GC	C3-MU	0			20	1	1	0	1
4064-023-020	0.26	Older commercial (50+ years)	GC	C3-MU	0	A		20	2	2	0	2
4064-023-021	0.17	Older commercial (50+ years)	GC	C3-MU	0	A		20	1	1	0	1
4064-023-034	1.04	Blighted former hospital building (boarded up windows/doors, deferred maintenance)	GC	C3-MU	0	B		30	15	15	8	7
4064-023-035	0.31	Parking	GC	C3-MU	0	B		20	3	3	0	3
Total	**2.61**	**Prime opportunity site; historical commercial/industrial uses with likely chemical use/storage; site assessment may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate three commercial properties, blighted former hospital and adjoining parking lot, and one vacant lot and redevelop with high density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**39**	**39**	**20**	**19**
Site No. 23 (Prime Opportunity Site)												
6102-019-900	0.41	Vacant	GC	C3-MU		City		20	4	4	0	4
6102-019-901	0.60	Vacant	GC	C3-MU		City		25	7	7	0	7
6102-019-902	0.15	Vacant	GC	C3-MU		City		20	1	1	0	1
6102-019-007	0.17	Blighted industrial (boarded windows/doors, deferred maintenance)	GC	C3-MU	0			20	1	1	0	1
6102-019-008	0.10	Blighted single-family (boarded windows/doors, deferred maintenance)	GC	C3-MU	1			20	1	0	0	0
6102-019-019	0.41	Blighted auto service (deferred maintenance, deteriorated)	GC	C3-MU	0			20	4	4	0	4
Total	**1.84**	**All properties except 6102-019-008 have historical commercial/industrial uses with likely chemical use/storage; site assessment may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**1**		**Consolidate vacant land with blighted properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**27**	**26**	**13**	**13**
Site No. 24 (Prime Opportunity Site)												
6114-031-003	1.11	Parking Lot	HDR	R-4	0	A		30	33	33	33	0
6114-031-004	0.20	Blighted multi-family (deferred maintenance, deteriorated)	HDR	R-4	2	A		25	5	3	0	3
6114-031-005	0.42	Older commercial (50+ years); possible historical chemical use	HDR	R-4	0	A		25	11	11	0	11
Total	**1.73**	**Prime opportunity site; site assessment may be needed; survey of regulated materials recommended**	**HDR**	**R-4**	**2**		**Consolidate parcels and redevelop with high-density residential project**	**30**	**52**	**50**	**50**	**0**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 25 (Prime Opportunity Site)												
6106-036-035 (western half of parcel)	1.29	Blighted older commercial (50+ years, poor/faulty material, deferred maintenance, incompatible w/ adjoining residential)	GC	SP	0			**15**	**9**	**9**	0	9
6106-036-037	0.23	Blighted older single-family (80+ years, deferred maintenance, incompatible w/ surrounding industrial, no street frontage)	GC	SP	1			**15**	**1**	**0**	0	0
6106-036-012	0.23	Blighted older single-family (80+ years, deferred maintenance, incompatible w/ surrounding industrial, no street frontage)	GC	SP	1			**15**	**1**	**0**	0	0
Total	**1.75**	**Prime opportunity site; properties adjacent to or part of DTSC-regulated Gardena Sumps site; Sumps site is identified as Brownfield under City's EPA grant; surveys of regulated materials recommended**	**GC**	**SP**	**2**		**Consolidate parcels and redevelop with medium-density horizontal mixed-use project**	**15**	**13**	**11**	**0**	**11**
Site 26												
4063-011-900	**3.96**	**National Guard Armory, former Gardena Transit facility; possible historical chemical use; surveys of regulated materials recommended**	**HDR**	**R-4**	**0**	**City**	**Redevelop with high-density affordable residential project**	**30**	**118**	**118**	**118**	**0**

ALL SITES:	**LOWER INCOME UNITS**	**722**
	MOD/ABOVE INCOME UNITS	**565**
	TOTAL NET GAIN (LOWER + MOD/ABOVE)	**1287**
PRIME OPPORTUNITY SITES ONLY:	**LOWER INCOME UNITS**	**244**
	MOD/ABOVE INCOME UNITS	**213**
	TOTAL NET GAIN (LOWER + MOD/ABOVE)	**457**

See Notes on the following page

Notes:

(1) Since the adoption of the 2008-2014 Housing Element, the following sites from Appendix C have been rezoned: Sites 2, 3, 4, 7, 10 and 23 from C3-SPO to C3-MU, Site 24 from split R-3/R-4 to R-4, and Site 26 from R-3 to R-4. In addition, the development standard of the R-4 zone was amended to permit a maximum residential density of 25 units/acre for lots less than 0.5 acres, 27 units/acre for lots 0.5 to 1.0 acre, and 30 units /acres for lots greater than 1.0 acre. The development standard of the MU zone was amended to permit a maximum residential density of 20 units/acre for lots less than 0.5 acres, 25 units/acre for lots 0.5 to less than 1.0 acre, and 30 units/acre for lots 1.0 acre or greater.

(2) Letters (A, B, C) indicates same ownership. Blank indicates different owners.

(3) "Total" number of potential units for each site may differ from the sum of potential units for all individual parcels within the site. This is due to two factors:

a) Graduated maximum densities for MU and R-4 sites result in a higher density being applied to the site as a whole than to individual parcels;

b) Potential unit counts in the MU and SP zones must be rounded down, meaning fractional units are lost on individual parcels, but can be combined with fractional units from adjacent parcels and applied toward the overall unit count as part of larger, consolidated sites.

(4) "Total" units by income level for each site may differ from the sum of units for all individual parcels with the site. Development standards for the MU and R-4 zones permit only sites of greater than 1.0 acre to be developed to the maximum density of 30 du/ac, meaning parcels 1.0 acre or less do not meet the "default density" required to facilitate and encourage the development of lower-income affordable housing. When combined into a larger site, however, these parcels may be developed at a level commensurate with the default density, meaning that some or all potential units from the "Total" site are considered affordable to lower-income households.

John F. Signo

From: Mitch Gardner <mitch@g3urban.com>
Sent: Tuesday, July 21, 2020 11:33 AM
To: Raymond Barragan; lkranitzlaw@gmail.com
Cc: John F. Signo; Mark Handler
Subject: Rosecrans Place Remediation

Hi – Here's some information we could add to the staff report for the PC meeting in a few weeks and for ongoing permit issuance should the project receive approval at said meeting…

From: Garcia, Luis@DTSC <Luis.Garcia@dtsc.ca.gov>
Sent: Tuesday, July 21, 2020 11:18 AM
To: Leo Rebele <LREBELE@ramboll.com>
Cc: Brian Bauer <BBauer@ramboll.com>
Subject: Rosecrans Place - Remedial Action Progress Report

Leo,

The Department of Toxic Substances Control (DTSC) has reviewed the Remedial Action Progress Report (Progress Report) dated July 2020, prepared by Ramboll US Corporation on behalf of Rosecrans Place, LLC, and received through electronic mail on July 15, 2020. The Progress Report provides DTSC with an update on the progress of the Response Plan (RP) implementation. The Progress Report was reviewed pursuant to the California Land Reuse and Revitalization Act agreement, Docket No. HSA-FY18/19-138 between Rosecrans Place, LLC and DTSC.

DTSC concurs with the Progress Report determination that the known impacted soil areas have been removed. While DTSC does not have jurisdiction over commencement of construction and redevelopment, DTSC does not object to initiating these activities. DTSC expects submittal of a Remedial Action Completion Report, which summarizes and provides documentation that all RP measures have been completed, along with a post remediation risk evaluation prior to issuing a final determination that the property is safe for the intended use.

If you have any questions please contact me, at (818) 717-6611 or e-mail Luis.Garcia@dtsc.ca.gov.

Luis Garcia
Project Manager
Department of Toxic Substances Control

Mitchell Gardner, Architect President of Development
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John F. Signo

From: Mitch Gardner <mitch@g3urban.com>
Sent: Tuesday, July 28, 2020 6:01 PM
To: lkranitzlaw@gmail.com; John F. Signo; 'Garcia, Rita'
Cc: Raymond Barragan; Herb Gardner; Jordan Gardner
Subject: RE: 2101 & 2129 Rosecrans Ave- APN 4061-028-049 and -18

G3 responses below:

Two items that need to be considered in the development of this property. Please accept these comments on behalf of both owners of Lot 34 (Dan and Simone Ginsberg) and 35 (B&L Lax Family Trust).

1) On the North side of the property there may be some soil contamination that was assumed came from the automotive operations that existed on this site prior to demolition. Our neighbor on the west side of us (Lot 34) has been concerned about contamination that may have leached onto their property along the common property line. This contamination must be remediated if it truly does exist.

DTSC has reviewed, approved, and made public, their findings in regards to this matter. Notifications were made and the work has been completed to the satisfaction of DTSC. Any further concerns need to be addressed to DTSC. G3 has provided a letter to the City outlining DTSC's approval of the work completed as being in compliance with the approved work plan.

2) Both ours (Lot 35) and the neighbors (Lot 34) run industrial operations. The change in use of this property to residential will pose issues of security and noise. Currently Real Soda Inc. (Lot 34) is already dealing with trespassers coming in from the south side during construction, and the city must consider that this will continue when the property becomes residential. The developer must commit to minimum 12 ' sound/security walls from the highest point along the North property line. In this case this will currently be along the North property line between Lot 35 and Lot 18.

This is a "by right" development in the Mixed Use Overlay Zone which allows for Residential Development. We will not consider anything other than what is identified in the City's development code in regards to perimeter wall heights.

Bernard Lax
Chief Executive Officer
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