



DEPARTMENT of COMMUNITY DEVELOPMENT

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

ROUTED TO:

Internal

- Community Development Department General Services Director Building Official
- Public Works Department Director Park Maintenance Superintendent
- Police Department District Lieutenant Police Camera Traffic Division
- Transportation Department Director
- Recreation & Human Services Director
- City Attorney Office Assistant City Attorney

External

- Golden State Water Company District Manager
- Los Angeles County Fire Department Fire Prevention
- Los Angeles County Sanitation District Facilities Planning

DATE JUNE 6, 2019
FROM AMANDA ACUNA
CASE No. SPR #1-19 TTM #1-19
APPLICANT G3 URBAN
PROJECT ADDRESS 2129 ROSECRANS AVENUE
REQUEST 105-UNIT MIXED-USE DEVELOPMENT WITH A COMMERCIAL BUILDING

Please review the attached document and provide comments/requirements, in writing within 10 days.

1. IDENTIFY ISSUES, REQUIREMENTS, AND/OR QUESTIONS YOU HAVE ABOUT THE PROJECT AS PROPOSED.

2. LIST CONDITIONS YOU FEEL SHOULD BE IMPOSED ON THIS PROJECT.

SEE ATTACHED

3. PROVIDE COMMENTS/OPINIONS ABOUT THE PROJECT SITE OR PROJECT, WHICH SHOULD BE CONSIDERED IN THE ANALYSIS OF THE PROJECT. ALSO, IDENTIFY IMPACTS THIS PROJECT MAY OR MAY NOT HAVE ON YOUR DEPARTMENT'S SERVICES?

WE HAVE REVIEWED THIS ITEM AND HAVE NO COMMENTS AT THIS TIME.

REVIEWED BY

DATE

06/08/19

COMMENTS DUE 6/21/19

Should you have any questions, please contact Amanda Acuna at (310) 217-96110 or AACUNA@cityofgarden.org



MEMORANDUM
DEPARTMENT of COMMUNITY DEVELOPMENT

TO: Gardena Planning Division

DATE: Jun. 08,2019

FROM: Mark Handler, Architect, Building Official.

REF: SPR #1-19; TTM 1-19

SUBJ: 2129 Rosecrans Ave. commercial bldg

CC:

Building Conditions of Approval- 2129 Rosecrans Ave.

1. This project shall comply with all applicable portions of the Current Gardena Municipal Code and City Ordinances.
2. This project shall comply with all applicable portions of the 2016 California Building Standards Code (Title 24, California Code of Regulations).
3. Applicant shall comply with all conditions set forth by other Departments and Agencies. Including but not limited to Planning, Engineering and the Los Angeles County Fire Department.
4. County of Los Angeles Department of Public Health Environmental Health Approvals Required for any proposed food service.
5. All Restarant uses shall install Properly sized Grease interceptor. County of Los Angeles Department of Public Works Approvals Required for any Grease interceptor..
6. California Department of Alcoholic Beverage Control Approvals required for any Alcohol sales.
7. Separate Building Division permits are required for Demolition, Grading, Building, Site Development, Electrical, Plumbing, Mechanical, Fences.
8. The approval of plans and specifications does not permit the violation of any section of the State Building Code, City Ordinances, and/or State Law.
9. Applicant shall provide documentation on methods of resolving the hazards identified in the environmental report. City of Gardena shall review and approve before any Construction shall begin.
10. Address shall be on building and Curb, Both Street and Ally sides, per State Code and City standards.
11. All Facilities shall be maintained in a clean, litter-free, odor-free, and pest-free condition on a daily basis.
12. A solid roof covered trash enclosure shall be sized for all intended uses, Per the States' Cal-Recycle guidelines, Including Organic Waste, Recyclables, Used Oil Storage Bins and Rubbish, as per State Code and City standards.
13. The Developer shall be responsible for the construction of all on-site drainage facilities. Provide a master plan for drainage. Include both commercial and residential portions of the project. This will include Low Impact Development (LID) referring to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of Stormwater in order to protect water quality and local aquatic habitat.
14. All landscape shall be maintained in a healthy, well-kept, manner at all times.
15. All pavement, stripping and markings shall be maintained in a good condition at all times.
16. Sign permits shall be obtained for all signage. All Signage shall be maintained in a good condition at all times.

17. Plans and specifications shall be signed by a CA Licensed Design Professional per the CA Business and Professions Code.
18. All Commercial space customers and employees shall have full access to the restroom facilities per CA Plumbing and Accessibility Codes.
19. Conditions of approval shall be printed on the Working Drawings.

Concerns not addressed on plans:

1. Big Concern, these plans do not show conformance with Many California codes
 - a. One Accessible stall is not sufficient to meet the CA Parking accessibility codes.
 - b. None of the 2016 CALGreen Non-Residential Mandatory Measures have been addressed. Including but not limited to:
 - i. No bike space parking, as required, per CalGreen Code
 - ii. No (EV) charging parking stall spaces, per CalGreen Code.
 - iii. No separate low-emitting, fuel efficient, and carpool/van pool vehicle spaces
 - c. Sizing of Trash Enclosure:
Restaurants, food service establishments 1.00 C.Y./250 Meals/Week
Restaurants shall have a grease trap and a used cooking oil storage area
Per Section 42911(b) of the Public Resources Code of the State of California, a local agency shall not issue a building permit to a development project, unless the development project provides adequate areas for collecting and loading recyclable materials.
Compactors, composting systems, food waste bins, and Fats, Oils, and Grease (FOG) bins should also be stored in an enclosure or inside a building

GMC 18.42.130 Refuse enclosures.

1. All containers/bins shall be stored in a refuse enclosure and shall have minimum inside, clear dimensions of five feet by seven feet and a height of six feet. Placement of said containers shall comply with the provisions as set forth in Section 18.42.130 of this code.
2. City Municipal Code prohibits discharge of any sewage, industrial waste or other polluted waters into City storm drains. The property owner will be responsible for administrative citations and remediation related to stormwater contamination and any other violations of the City's Municipal Code.
 - The solid cover/roof may be part of the solid waste enclosure or the roof of a building.
 - The roof canopy should extend sufficiently outward in all directions so that wind-blown rain will not enter the interior of the storage area. A horizontal or sloped canopy measuring approximately one-half the height of the canopy to the ground is recommended.
 - The minimum clearance inside a roofed enclosure shall be 7'6" with a 6'8"-high entryway for pedestrian access.
 - Stormwater runoff from the roof of the enclosure areas should drain away from the enclosure area.
 - A grade break should be used to prevent run-off from outside of the enclosure area from entering the enclosure area.
 - There should be no storm drains located inside the enclosure area or in the immediate vicinity of the recycling/trash storage area.
 - Runoff from the roof of the enclosure area should drain to landscaping or other stormwater treatment system before discharging to the municipal storm sewer system.

- Enclosure areas should be plumbed to the sanitary sewer so that waste spills, leaks, and wastewater from bin washouts does not run out of the enclosure area and into storm drains. Food Service Facilities (such as bakeries, restaurants, take-outs, and businesses with cafeterias) should include a sanitary sewer connection in the enclosure area.
 - If FOG is stored in the enclosure, the sanitary drain should discharge to a grease interceptor if there is one nearby. A trap primer is required per Plumbing code.
 - Spills and leaks should be cleaned up immediately using a spill kit and/or appropriate Best Management Practices (BMP) that utilize absorbents or equivalent “dry” methods.
 - Educational materials focusing on BMPs for compactors, dumpsters, and FOG bins should be posted in solid waste enclosure and trash compactor areas.
3. Air Conditioning Condensers (Roof Mounted?) if roof mounted, shall be screened, Per GMC.
2. I would recommend adding a curb to the parking spaces closest to the building. Use them as a wheel-stop, and get rid of the most of the detectable warnings and bollards.

Mark Handler
Building Official
City of Gardena
Community Development Department
Building and Safety Division Direct (310) 217-9532



MEMORANDUM
DEPARTMENT of COMMUNITY DEVELOPMENT

TO: Gardena Planning Division

DATE: Jun. 08, 2019

FROM: Mark Handler, Architect, Building Official.

REF: SPR #1-19; TTM 1-19

SUBJ: 2129 Rosecrans Ave. Residential

CC:

Building Conditions of Approval- 2129 Rosecrans Ave.

1. This project shall comply with all applicable portions of the Current Gardena Municipal Code and City Ordinances.
2. This project shall comply with all applicable portions of the 2016 California Building Standards Code (Title 24, California Code of Regulations).
3. Show all accessible features, Newly constructed, Condominiums with 4 or more dwelling units shall be accessible. First floor living spaces shall be accessible. Plans do not indicate accessible units nor does it appear to be an accessible site. Note: if plans were townhomes, (not Condominiums) or full carriage units, (no first floor living space), this would not be required.
4. Applicant shall comply with all conditions set forth by other Departments and Agencies. Including but not limited to Planning, Public Works and the Los Angeles County Fire Department.
5. Separate Building Division permits are required for Demolition, Grading, Building, Site Development, Electrical, Plumbing, Mechanical, Fences.
6. The approval of plans and specifications does not permit the violation of any section of the State Building Code, City Ordinances, and/or State Law.
7. Applicant shall provide documentation on methods of resolving the hazards identified in the environmental report. City of Gardena shall review and approve before any Construction shall begin.
8. Address shall be on building and curb, Street and ally sides, per State Code and City standards.
9. All landscape shall be maintained, at all time.
10. The Developer shall be responsible for the construction of all on-site drainage facilities. Provide a master plan for drainage. Include both commercial and residential portions of the project. This will include Low Impact Development (LID) revering to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of Stormwater in order to protect water quality and local aquatic habitat. Plans shall be reviewed and Approved by the City Building Official or City engineer.
11. The Developer shall identify parking restrictions, for emergency access, as a result of minimum widths of interior streets with project Covenants, Conditions and Restrictions.
12. All pavement, stripping and markings shall be maintained in a good condition at all times.
13. Security gate locks and devices shall be installed to the satisfaction of the Gardena Police and LA County Fire Departments. Knox boxes shall be provided at entry points.
14. Security Gates shall be maintained, in good condition, by the Home Owners Association
15. The Developer shall be responsible for the construction of all on-site drainage facilities.
16. Plans and specifications shall be signed by a CA Licensed Design Professional per the CA Business and Professions Code.

17. Conditions of approval shall be printed on the Working Drawings.

Concerns not addressed on plans:

1. West side yards:
 - a. Trellis structures in side setback areas, Metal?
 - b. Walkways end in a car space, with no way to get through.
2. Lack of usable landscaping. Percentages?
3. Lack of Community space.
 - a. No Kids play area
 - b. Few Walkable, No bike-able, paths
 - c. No Community room
 - d. Little Guest parking
 - e. Few Community features
4. Many of the homes do not have Paseos so the residents, and children, must walk in the street to go anywhere without the car.
5. Where are you going to place the solar inverters? Electric cabinets seem too small for Electric Panels, Electric inverters (They take up quite a bit of space) and Phone/Cable.
6. No dedicated bike storage space in the units?

Mark Handler
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