



# CITY OF GARDENA

## PLANNING & ENVIRONMENTAL QUALITY COMMISSION

### Meeting Agenda

1700 W. 162<sup>nd</sup> Street, Gardena, California

Website: [www.cityofgardena.org](http://www.cityofgardena.org)

## AGENDA

**Tuesday, August 18, 2020**  
**7:00 P.M.**

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

1. This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on the ZOOM app. Details on how to access this live stream can be found on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>.
2. Observers may view the meeting by downloading the ZOOM app and clicking onto the following link:  
<https://us02web.zoom.us/j/89775667162>
3. You may also dial in using your phone:  
United States: +1 (669) 900 9128  
Webinar ID: 897 7566 7162
4. We strongly encourage that if you wish to make a comment on a specific agenda item, to please submit your comment via email to [CDDPlanningandZoning@cityofgardena.org](mailto:CDDPlanningandZoning@cityofgardena.org) prior to the meeting. Comments will be accepted via email up until 7:00pm on Tuesday, August 18, 2020.
5. If you wish to speak live on a specific agenda item during the meeting you, may use the "Raise your Hand" feature on Zoom, or if you are dialing in on your phone you may press \*9 during the item you wish to speak on. For Non-Agenda Items, you would be allowed to speak during Oral Communications, and during a Public Hearing you would be allowed to speak when the Public Hearing is opened. Members of the public wishing to address the Planning Commission will be given three (3) minutes to speak.

6. Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>.
7. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the Planning Division by phone (310) 217-9524 or email [CDDPlanningandZoning@cityofgardena.org](mailto:CDDPlanningandZoning@cityofgardena.org) at least 6 hours prior to the scheduled special meeting to ensure assistance is provided.

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

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

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

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

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

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1. Call meeting to order
2. Roll Call
3. Approval of Minutes – August 4, 2020
4. Oral Communications from the Public
5. **Site Plan Review #4-19; Tentative Tract Map #2-19**  
***Continued from the August 4, 2020 meeting***

Request for site plan review and tentative tract map approval for the construction of six new townhome units in the Medium Density Multiple-Family Residential (R-3) zone per Section

18.44.010.E and Chapter 17.08 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

**Project Location: 1621 W. 147<sup>th</sup> Street (APN: 6103-031-075)**

**Applicant: Julio Vargas**

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

Dated this 14<sup>th</sup> day of July, 2020

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

**CITY OF GARDENA  
PLANNING & ENVIRONMENTAL QUALITY COMMISSION  
MINUTES**

TUESDAY, AUGUST 4, 2020, MEETING  
VIRTUAL MEETING VIA ZOOM

\* \* \*

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

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**

None.

**APPROVAL OF MINUTES**

A motion was made by Commissioner Henderson and seconded by Vice Chair Sherman to approve the minutes of the meeting on July 7, 2020. The minutes were approved 4-0-1.

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

**ORAL COMMUNICATIONS FROM THE PUBLIC**

**Agenda Item #4**

Planning Assistant Amanda Acuna addressed the Commission and public on procedures for conducting the online meeting since all participants were attending from a remote location. Instructions on how to comment and ask questions via the Zoom application was given.

A member of the public asked how the construction of townhomes would benefit the City and its citizens.

Ms. Acuna stated that the members of the public would be able to speak on any agenda item at the time of the public hearing for that item and asked if the member of the public would like to speak on any non-agenda item during oral communications.

Assistant City Attorney Lisa Kranitz stated that Agenda Item #5 was not proceeding at this time and the public hearing would be opened and continued to the next Planning Commission meeting.

Acting Community Development Director Raymond Barragan asked Ms. Kranitz to clarify whether any member of the public in attendance at this meeting would be able to speak on Agenda Item #5 if they would not be able to attend the next Planning Commission meeting.

Ms. Kranitz stated yes and added that staff would be giving a full presentation on the item and the applicant would be in attendance at the next Planning Commission meeting.

Another member asked how the issues of debris and maintenance of the vacant lot on West 147<sup>th</sup> Street are being addressed and if someone would be responsible for cleaning that up.

Mr. Barragan stated staff would work with the Code Enforcement Division to handle that issue.

Ms. Acuna added that the Code Enforcement Division was already made aware of this issue and was working with the property owner to resolve it.

## **PUBLIC HEARING**

### **Agenda Item #5**

#### **Site Plan Review #4-19; Tentative Tract Map #2-19**

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

**Project Location: 1621 W. 147<sup>th</sup> Street (APN: 6103-031-075)**

**Applicant: Julio Vargas**

Chair Jackson opened the public hearing and continued the item to the August 18, 2020, Planning Commission meeting.

### **Agenda Item #6**

#### **Site Plan Review #1-19, Variance #1-20, and Tentative Tract Map #1-19**

A request for a Site Plan Review to allow the development of 113 townhomes, including 57 attached townhomes, 41 detached single-family units, and 15 attached live-work units; a Variance to construct a front yard fence abutting a public sidewalk; and a Tentative Tract Map to subdivide 5.46 acres consisting of two properties for 113 condominium units (VTTM #82667). The property is zoned C-3/MUO (General Commercial/Mixed Use Overlay). A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared to address environmental impacts.

**Project Location: 2101 and 2129 Rosecrans Avenue (APNs: 4061-028-049 and 4061-028-018)**

**Applicant: G3 Urban Inc.**

Senior Planner John F. Signo presented the staff report and recommended that the Planning Commission approve Resolution No. PC 7-20 adopting the Mitigated Negative

Declaration and Mitigation Monitoring and Reporting Program, and approving Site Plan Review #1-19, Variance #1-20, and Tentative Tract Map #1-19, subject to the conditions of approval.

Rita Garcia with Kimley-Horn and Associates, the environmental consultant for the project, provided a brief overview regarding the project and the mitigation measure that were being imposed and concluded by stating the implementation of those mitigation measures as well as the project's compliance with all regulatory frameworks would result in the project having a less than significant impact on the environment.

Commissioner Langley stated that in the environmental document there was a mistake stating that Junipero Serra High School was not part of the Los Angeles Unified School District.

Ms. Garcia stated staff would correct that in the record.

Chair Jackson opened the public hearing.

The applicant, Mitch Gardner from G3 Urban, provided a presentation on the proposed project and showed a simulation video of what the project would look like.

Commissioner Henderson asked the applicant to provided clarification on the original plans that included a commercial building and questioned whether the dwelling units proposed could be reduced in size.

Mr. Gardner answered by stating their company had the commercial building advertised on the retail market for over six months and did not receive one offer. At that time, the pandemic started and he and his team had to reassess the project's feasibility of selling residential homes with a vacant commercial building in the front. Mr. Gardner then stated the project was designed to be market driven and the proposed square footages of the homes fit the market expectations of potential buyers.

Ms. Kranitz stated because the project is in the MUO it is required to have a minimum of 20 units per acre and reminded the Commission that when residential projects are not seeking any legislative approval and meet the development standards of the code the City may not reduce the density of the project.

Commissioner Henderson then asked how the project would be addressed if the office spaces of the live/work units were not occupied and proposed as additional living space.

Mr. Gardner stated the residences of the live/work units would be allowed to operate their personal business on the ground floor and were not allowed to lease the space out to a third party. He then went on to say that with the ordinance that recently passed this project would be allowed to be 100% residential, however they felt keeping the live/work units provided a better frontage to the project.

Commissioner Langley stated his similar concern with Commissioner Henderson on the massing of the project and that the units were too big. Commissioner Langley then questioned the occupancy rates of the homes being at 2.5 persons per household with the project including five-bedroom units and added that he did not see the development being family friendly. Commissioner Langley then questioned the parking space locations with 20 of the 69 parking spaces in front of the live/work units and the rest located in the gated area. He added there was no street parking along Rosecrans Avenue in front of the property. Commissioner Langley stated the project seemed to be really pushed and that the units were too big.

Mr. Gardner stated their team did a density study of the project site with meeting all the minimum development standards, and that it showed they could build 145 townhome units and that his team did not think that type of project would be livable. He went on to say the project was providing detached units and that the City Council stated before that it seemed the development of detached units in the City may be going away and that is why he and his team were a proponent of the recent Zone Code Amendment which allowed for more opportunities to provide detached units. Mr. Gardner then stated that the project met the minimum parking requirements and development standards and he hoped the Commission would take that into consideration.

Mr. Barragan asked the applicant to provide more information about the private amenities as part of the project.

Mr. Gardner stated the code allows for a residential development to provide for private or common open space and they found that their buyers would rather use larger private areas than the common open space and that is how the project was designed.

Ms. Garcia addressed some of the concerns Commission Langley had in regards to the density of the project and stated her team did calculate the development capacity as permitted by the existing code and found that 119,0137 square feet of nonresidential uses and up to 164 dwelling units would be permitted in that zone, which was more than the proposed project. In regard to the occupancy of the homes Ms. Garcia stated the industry's standard is to rely on the most recent California Department of Finance reports, which stated the average persons per household was at 2.83. Ms. Garcia then stated trip generations were not based on the number of bedrooms and that the approach was to assume the average number of daily trips per dwelling unit and based on what type of dwelling unit.

Ms. Kranitz then asked Ms. Garcia whether this project also used the Vehicle Miles Traveled (VMT) approach in determining traffic impacts.

Ms. Garcia stated yes, that as of January 1, 2020, the threshold in evaluating traffic impacts was changed from the Level of Service standard which is based on a project's trip generation that is distributed to the nearby circulation systems to Vehicle Miles Traveled as the determining factor. She went on to say that the State's Office of Planning and Research put out guidance documents for what is considered significant VMT impact and that the project did qualify for the screening criteria and that the project would result in a less than significant impact concerning transportation.

Chair Jackson stated her liking of the project and how it would be an asset to the City. Chair Jackson then asked if there were any members of the public wishing to speak on this item.

Ms. Acuna read into the record a letter from Cheral Sherman regarding the projects landscape plans and the applicant's consideration on providing more florals and plants that would bring fauna.

A member of the public spoke and asked what the purpose of building the townhomes that size was and how this development would benefit the residents of the City.

Ms. Kranitz indicated for the members of the public that the State has a Regional Housing Needs Assessment number that cities are required to provide opportunities for housing in their cities to meet those numbers and that housing has been a big push in the legislature. She went on to say that the next set of regional housing numbers, that is

currently in draft form, would require the City to accommodate 5,997 units in the next eight years. Ms. Kranitz answered the member of the public's question on how the City would benefit from this project by stating it would be getting a toxic property cleaned up and getting rid of a blighted site while also helping the City meet those regional housing numbers.

Mr. Barragan added the applicant of this project would be required to pay park fees and development impact fees that will benefit the new and existing residential in the area.

Mr. Gardner added this project would be taking a contaminated site and being able to provide a more vibrant and enhanced streetscape on Rosecrans Avenue.

Cheral Sherman, Vice President of Friends of Gardena Willows Wetland Preserve, Inc., stated she was very happy to see a lot of landscape on the project plans which had been lacking in previous developments, she added, then stated she would like to see the landscape areas include plants that would attract nature.

Mr. Gardner stated he would be happy to meet with Mrs. Sherman and discuss opportunities to integrate some of that flora as part of the project and adjust the landscape plans.

Commissioner Henderson added that the project would bring more people to the City who would then contribute to the City's revenue.

Ms. Kranitz stated the applicant was requesting to not provide an eight-foot wall along the east property line due to the wall of the existing building located on the adjacent property.

Chair Jackson asked if the property owner of the adjacent property was okay with this.

Mr. Barragan stated yes, and that they provided a letter stating this.

Commissioner Langley asked if the building of the adjacent property were to be demolished in the future who would be responsible to then construct an eight-foot block wall between these properties?

Mr. Barragan stated that if the building to the east of the project site were to be demolished, the Zoning Code states commercial properties are required to provide an eight-foot wall when adjacent to residential zone.

Chair Jackson closed the public hearing.

MOTION: It was moved by Commissioner Langley and seconded by Commissioner Henderson to adopt Resolution No. PC 7-20 approving Site Plan Review #1-19, Variance #1-20, Tentative Parcel Map #1-19, and adopting the Mitigated Negative Declaration and Mitigation Monitoring Program, with the revised condition to not require the construction of an eight-foot-high block along the eastern property line where the project wall would be adjacent to a building wall.

The motion passed by the following roll call vote:

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



## **Agenda Item #7**

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

Acting Community Development Director Raymond Barragan addressed a lot of the changes that were happening during the pandemic then added that the Community Development Department was still issuing a high volume of permits while having limited inspections for safety reasons. He then stated that all the “easy” land to develop in Gardena was gone and that there would be no project site without certain issues, whether it be levels of contamination or other constraints and that he looks forward to providing more projects to the Commission in the coming months and years.

## **Agenda Item #8**

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

Commissioner Henderson asked if staff could provide paper copies of the documents for larger projects and due to the size of some of the documents, if the Commission could receive them at an earlier time.

Mr. Barragan stated that staff could accommodate this request. Mr. Barragan then asked if the Commission would consider receiving iPads with the documents downloaded onto in order to save paper.

Chair Jackson, Commissioner Langley, and Commissioner Henderson stated their support for this process going forward.

Commissioner Langley thanked Mr. Barragan for his assistance in getting an inspection from the Building and Safety Division. Commissioner Langley then asked whether there were any noise regulations for industrial areas that are adjacent to residential homes, such as the project that was just approved.

Mr. Barragan stated that the Municipal Code does include a Noise Ordinance that all businesses shall abide by and that they do have different allowable level of noise for those that are near residential properties.

Commissioner Pierce wished everyone wellness during this time.

Vice-Chair Sherman stated there may have been some discrepancies on the plan numbers of the project plans.

Chair Jackson wished everyone to stay safe and healthy.

### **ADJOURNMENT**

Chair Jackson adjourned the meeting at 8:39 P.M.

Respectfully submitted,

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

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RAYMOND BARRAGAN, SECRETARY  
Planning and Environmental Quality Commission

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BRENDA JACKSON, CHAIR  
Planning and Environmental Quality Commission

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

**STAFF REPORT  
RESOLUTION NO. PC 8-20  
SITE PLAN REVIEW #4-19; TENTATIVE TRACT MAP #2-19  
AGENDA ITEM #5**

DATE: August 18, 2020

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

FROM: Raymond Barragan, Community Development Director

CASE PLANNER: Amanda Acuna, Planning Assistant

APPLICANT: Julio Vargas

LOCATION: 1621 West 147<sup>th</sup> Street (APN: 6103-031-075)

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

**BACKGROUND**

The applicant, Julio Vargas, submitted an application for a site plan review and tentative tract map on October 28, 2019, to construct a six-unit townhome development in the Medium Density Multiple-Family Residential (R-3) zone.

The Project was noticed on July 23, 2020 for public hearing on August 4, 2020. On August 4, 2020, the hearing was opened and continued to August 18, 2020.

**PROJECT DESCRIPTION/SETTING**

The subject property is located on the northside of West 147<sup>th</sup> Street between Western Avenue and Denker Avenue. The subject property is a 14,233 square foot interior lot and. The property was developed with one single-family home. However, this home was demolished in 2015. The parcel is currently vacant.

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

The applicant is proposing to construct two townhome-style buildings with a total of six-units, ranging in size from 904 square feet to 1,242 square feet. Each unit will have their own two-car garage with overhead storage space. The units will be two-stories: garage, laundry room, powder

room, kitchen, dining and living room on the first floor, and two to three bedrooms located on the second floors. Additionally, the development will include a communal outdoor space that will include amenities such as barbeque grills, outdoor tables with umbrellas, and outdoor workout equipment.

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

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

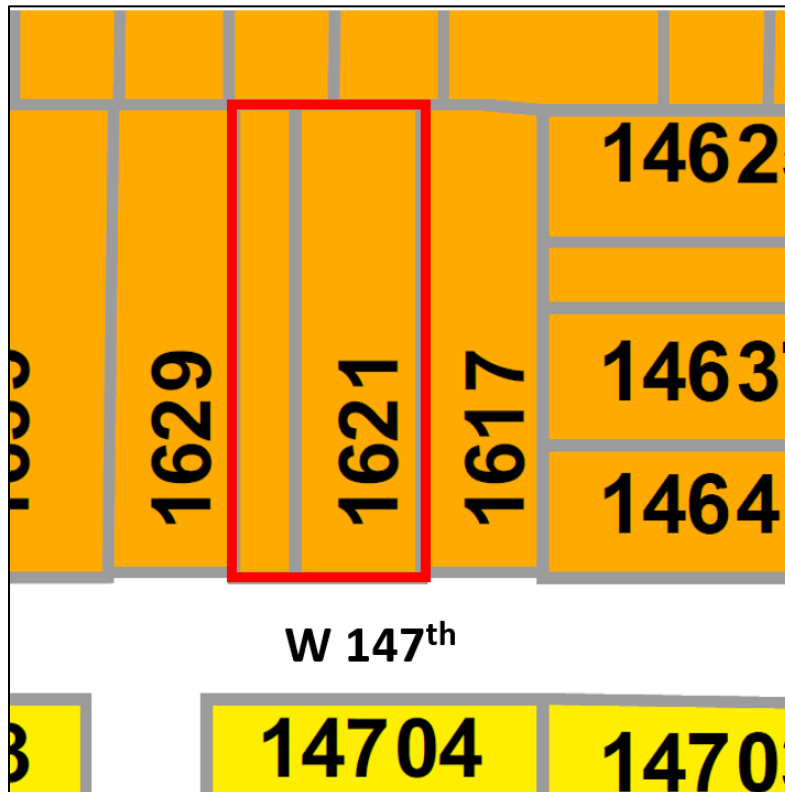


Figure 1: Zoning Map

Table 1: Adjacent Zoning and Land Use

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
<b>Project Site</b>	R-3	Medium Residential	Vacant
<b>North</b>	R-3	Medium Residential	Multi-Family Dwelling Units

<b>South</b>	R-1	Low Residential	Single-Family & Multi-Family Dwelling Units
<b>East</b>	R-3	Medium Residential	Multi-Family Dwelling Units
<b>West</b>	R-3	Medium Residential	Multi-Family Dwelling Units

## ANALYSIS

### *SITE PLAN REVIEW*

Site plan review approval is required pursuant to Gardena Municipal Code section 18.44.010.A, as there is another discretionary approval being sought, and section 18.44.010.E which requires site plan approval for all new multifamily development of four units or more. Additionally, the applicant is seeking approval of a tentative tract map to create six condominium lots in accordance with Chapter 17.08 of the Gardena Municipal Code and the Subdivision Map Act.

In reviewing the site plan, the Planning Commission is not making a decision as to the use; it is only looking at the design of the project to make sure it complies with the Gardena Municipal Code. The six-lot subdivision is an allowed use in the R-3 zone and absent making special findings which are not applicable, the project must be approved pursuant to Government Code section 65589.5.

The following analysis is presented to describe the proposed project and any anticipated effects it may have on other properties in the vicinity and the City as a whole.

### *Development Standards*

The subject property is a 14,233 square foot parcel that fronts West 147<sup>th</sup> Street to the south, and private property on all other sides. The proposed structure complies with the development standards of the R-3 Zone (Chapter 18.16 of the Gardena Municipal Code) as seen in Table 2.

**Table 2: Development Standards**

Standard	Requirement	Proposed
<b>Density (Maximum)</b>		
<i>17 units/acre</i>	6 dwelling units	6 dwelling units
<b>Unit Size (Minimum)</b>		
<i>Two bedrooms</i>	800 sq. ft.	904 sq. ft.
<i>Three or more bedroom units</i>	1,000 sq. ft.	1,202 – 1,242 sq. ft.
<b>Setback (Minimum)</b>		
<i>Front</i>	20 feet	20 feet
<i>Side (East)</i>	5 feet	5 feet
<i>Side (West)</i>	5 feet	26 feet
<i>Rear</i>	5 feet	11 feet 4 inches

<b>Distances Between Buildings</b>	15 feet	27 feet 6 inches
<b>Parking (Minimum)</b>		
Two or more Bedrooms (2 spaces per unit)	12 spaces	12 spaces
Guest Parking (0.5 space per unit)	3 spaces	3 spaces
<b>Storage Space</b>		
120 cubic feet per unit	720 cubic feet	1,632 cubic feet
<b>Height (Maximum)</b>	35 feet	24 feet 9 inches
<b>Open Space (Minimum)</b>		
Useable Open space (600 sq. ft. per unit)	3,600 sq. ft	3,744 sq. ft.

Parking for the proposed residential use is consistent with the number of parking spaces required of GMC Chapter 18.40, as shown in Table 2. Each unit will have an attached two-car garage with overhead storage space. There will be three open guest parking spaces located between the two buildings. Vehicle access to the property is provided by a new driveway that leads to an automatic vehicular gate. The automatic driveway gate will be located twenty feet from the front of the new street curb face as to prevent queuing of vehicles on the public street.

Residential open space requirements in the R-3 zone includes a minimum of 600 square feet of open space per unit. The R-3 zone further requires that twenty-five percent of the required useable open space be private for each individual dwelling. This requirement is met by providing private second-story decks on each unit ranging in size from 153 square feet to 165 square feet. The remaining open space requirement may either be private or common. The applicant is proposing communal open space throughout the project site. A large open space between the two building will include benches, communal barbecues grills, and tables with umbrellas. At the rear end of the property another common open space area is being proposed that will include outdoor workout equipment that all residents will have access to. With the total amount of open space provided through private areas of each dwelling unit and common open space throughout the site, the applicant exceeds the City's development standard.

In accordance with Gardena Municipal Code Section 18.44.030.B, in addition to all other applicable development requirements and policies, the following are to be considered in determining whether the site plan shall be approved:

- ❖ The dimensions, shape and orientation of the parcel;
  - The site is a 14,233 square foot rectangular parcel (0.32 acres) and measures approximately 189 feet by 75 feet. The parcel is an interior lot located on the north side of West 147<sup>th</sup> Street, between Western Avenue to the west and Denker Avenue to the east. The dimension and orientation of the project site sets the stage for a development that offers open space opportunities, ample parking, and landscaping.

- ❖ The placement of buildings and structures on the parcel;
  - The proposed project consists of two separate buildings and each building contains three attached condominium units. Both structures are located to the west end of the property with a shared driveway located on the eastern end. Vehicular access to the property will be through the shared driveway by way of West 147<sup>th</sup> Street, a local street.
- ❖ The height, setbacks, bulk and building materials;
  - The R-3 zone allows for a maximum height of 35-feet and shall consist of no more than three stories. The proposed structures are two-stories, and each have a height of 24 feet and nine inches. The buildings consist of hip roofs, similar in style to California craftsman styles homes. The various roof pitches and changes in plane assists in scaling the massing of the proposed structures. Additionally, the applicant is proposing changes in material from smooth stuccoing to veneer stone detailing that provides a cohesive and attractive design to the neighborhood.
- ❖ The distance between buildings or structures;
  - The proposed residential development will be exceeding the minimum distance between buildings of 15-feet, by having a separation of 27- and one-half feet between the two structures.
- ❖ The location, number and layout of off-street parking and loading spaces;
  - Per Municipal Code Chapter 18.40, each unit is required to provide a two-car garage with a minimum interior size of 20 feet by 20 feet, plus one-half space per unit for guest parking. The proposed project is meeting all of the parking requirements.
- ❖ The internal vehicular patterns and pedestrian safety features;
  - The main vehicular entrance will be from West 147<sup>th</sup>, that will lead to a sliding driveway gate, providing access to the private garages. The driveway gate is setback the minimum 20-feet from the public-right-of-way as to prevent queuing of vehicles on the public street. There will be a private pedestrian walkway located on the other side of the buildings, away from the vehicle circulation.
- ❖ The location, amount and nature of landscaping;
  - The applicant is proposing to provide a lush front yard that will include various drought tolerant plants along with grass, decomposed granite, and colored pebbles that will enhance the entrance into the development. Additionally, the applicant is

proposing similar lush landscaping within the communal open space located in the center of the property and as well throughout the rear yard.

- ❖ The placement, height and direction of illumination of light standards;
  - The applicant is proposing to properly light all entrances into the buildings and communal spaces including the common open spaces and parking areas. Additionally, as conditioned, the applicant shall provide a lighting plan that shall demonstrate an average of 2-foot candle with no single point less than 1-foot candle for all public/common areas.
- ❖ The location, number, size and height of signs;
  - The applicant is not proposing any signage on the property.
- ❖ The location, height and materials of walls, fences or hedges;
  - The applicant is proposing a decorative block wall along the rear and side perimeters of the property. The block wall will have a stucco finishing that will match the coloring of the buildings. Additionally, every eight feet of the block wall will be broken up by a stone veneer pilaster.
- ❖ The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development;
  - As conditioned, the applicant shall ensure all outdoor equipment shall be concealed from public view. The applicant is also proposing to construct a trash enclosure that will match the colors and materials of the proposed buildings.
- ❖ Compatibility and overconcentration of uses in the immediate area; and
  - Zones within the immediate area include Medium Density Multiple Family (R-3) and Single-Family Residentials (R-1). Surrounding land uses include multifamily and single-family dwelling units. The adjacent properties to the north, east, and west include two-story multi-family developments. To the south of the property across West 147<sup>th</sup> Street there are both two-story and single-story residential dwelling unit. The applicant's proposal to construct a two-story residential development would be compatible with the immediate areas.



The proposed project is of contemporary design. The proposed design articulates the different parts of the building through changes in planes, materials, and colors. Varied rooflines and wall offsets reduce the perceived mass of the building. The building will be made up of a smooth finish stucco in light neutral colors and will incorporate stone veneer siding throughout.

The proposed project complies with all the residential design criteria of the Zoning Code (GMC § 18.42.095):

- ❖ **Scale and Massing.** The general perception of the size and volume of a building shall be compatible with and not more massive than that of surrounding buildings. Multiple massing, front facing and varied facade detailing are methods that can be used to reduce the scale of two-story homes.
  - *The residential buildings do not exceed the maximum height regulation for the R-3 zoning district. The R-3 zoning district allows for structures up to three-stories, however, the applicant is proposing to construct two-story structures similar to that of the surrounding neighborhood.*
- ❖ **Street-Facing Entries.** Homes and multi-unit dwellings shall have primary entrances and doorways oriented toward the street, rather than away from the street, to the greatest extent feasible.
  - *The street-facing elevation includes an abundant amount of articulation. Pedestrian entrance into the development is provided by a private walkway along the west side of the property and accessible from the public sidewalk off of West 147<sup>th</sup> Street.*
- ❖ **Architectural Detailing.** Structures and walls and rooflines of structures shall contain a variety of distinct parts, architectural elements and surface treatments.
  - *The Project is of contemporary design with light neutral stucco finishing. The design of the structures also includes rustic red tile roofing and corbels that wrap around the roof line of each building. Other distinct parts of the architecture include variation in planes, various roof pitches, and projected second-story decks.*
- ❖ **Rooflines.** The rooflines provide a finishing visual detail for the residential structure. Varied rooflines reduce the scale of development. Single massing and box-like structures with minimal facade articulation shall be prohibited.
  - *The Project provides various roof pitches on all sides of the buildings with substantial amount of articulation.*
- ❖ **Garages, Driveways and Parking.** The structures and paved surfaces devoted to cars have a major impact on the visual quality of the neighborhood and shall not dominate, detract from the architectural details or divide the visual impact of the site.
  - *The parking structures are attached to each unit and are architecturally compatible. The driveway of the Project will have a newly paved driveway that will include a colored and stamped entrance that will enhance the Property and the overall aesthetics of the residential neighborhood.*

- ❖ Walls and Fences. While they can provide privacy and a perception of security, walls and fences affect the visual quality of the neighborhood. Walls and fences visible from the street shall be compatible with the finish material and architecture of the structures and softened with landscape treatment placed at the base of or grown on the face of the wall or fence.
  - *The Project includes a decorative block wall along the perimeters of the property that is architecturally consistent with the proposed structures. A vehicular wrought-iron gate will be located twenty feet from the front property line.*
- ❖ Materials, Color and Texture. The pattern of colors, materials and surface treatment of structures affect not only the image of the buildings, but also the overall identity of the neighborhood. Selection of materials, color and surface treatment shall be compatible with architectural style of the structures. Neutral colors with the use of appropriate accent colors are the easiest to maintain and are preferred.
  - *The Project consists of light neutral colors throughout the buildings and stone detailing that highlight the changes in planes. The colors and materials are consistent with the contemporary architecture of the buildings that provide a cohesive and attractive design.*

#### *TENTATIVE TRACT MAP #82958 (#2-19)*

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

In accordance with the City of Gardena General Plan, including the Open Space Plan, and in accordance with the Subdivision Map Act, specifically Government Code Section 66477, the City of Gardena requires either the dedication of land, the payment of fees, or a combination of both for the park or recreational purposes as a condition of the approval of a tentative or parcel map for residential subdivisions. The dedication of land, or the payment of fees, or a combination of both is based on a minimum of three (3) acres of usable park area per 1,000 persons residing within the subdivision. The total parkland required for the subject project is 0.054 gross acres. The applicant has chosen to pay the in-lieu fee which is \$10,000 per unit. Total in lieu park fees due is \$60,000 and shall be paid in full to the City prior to final map in accordance with Resolution No. 6433.

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

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

- ❖ The map and design and improvement of the proposed subdivision is not consistent with applicable general and specific plan (§ 66474; § 66473.5)
  - The Land Use Plan and the zoning map currently designate the project site as Medium Residential Density, respectively. The proposed project will involve six townhome units and will be consistent with the Land Use Plan of the Community Development Element of the General Plan. Additionally, the Circulation Plan of the Community Development Element designates West 147<sup>th</sup> Street as a local street. Local streets are designed to provide vehicular, pedestrian and bicycle access to individual parcels. As conditioned, the applicant will be making street improvements that include providing a 2-foot easement along West 147<sup>th</sup> Street, removing and replacing all sidewalk, driveways, curbs and gutter in front of the project site and will be consistent with the Circulation Plan. There are no applicable Specific Plans.
- ❖ The site is not physically suitable for the type or density of development (§ 66474)
  - The site is 14,233 square feet, flat, and serviced by all necessary utilities. The zoning of the property allows for 17 units per acre, or six units, and the applicant is proposing six units. The site also provides adequate ingress and egress. Therefore, the site is physically suitable for the type and density of the proposed development.
- ❖ The design of the subdivision or the proposed improvements are likely to cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (§ 66474)
  - The property was developed with one single-family home which was demolished in 2015. The property is currently vacant. There is no substantial natural environment, fish, or wildlife in the area which will be harmed by the proposed project. Furthermore, the subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The six-unit residential units are not expected to create environmental damage or public health problems.
- ❖ The design of the subdivision or type of improvements will conflict with public access easements. (§ 66474)
  - The proposed subdivision was designed so as not to interfere with public access easements.
- ❖ The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating and cooling opportunities (§ 66473.1)
  - During winter, a north/south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, prevailing winds are west/southwest from the north (Los Angeles International

Airport) and west from the south (Torrance Airport). The general direction of these prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities in the summer. Therefore, the design of the proposed subdivision provides for the configuration structures to provide for future passive or natural heating and cooling opportunities.

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

### GENERAL PLAN AND ZONING CONSISTENCY

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

- Housing Element Goal 1 – Maintain and enhance the stability and quality of the City's housing stock and residential neighborhoods.  
*The project adds six single-family attached residences to the City's overall housing stock. The residential development creates an attractive living environment for prospective homebuyers in this area of Gardena*
- Community Design Plan DS Policy 2.10 – Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener” environment for residents and those viewing from public areas.  
*Varies plants and landscape materials will be placed in the front yard setback and along the perimeters of the property. Landscaping along the property frontage will enhance the overall public view of not only the subject property but the overall neighborhood.*
- Community Design Plan DS Policy 2.11 – Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.  
*The proposed project will have an abundant amount of open space, all private, exceeding the City's requirements. All open spaces will be located behind secured fencing and gates for sole resident use.*

### ENVIRONMENTAL CONSIDERATIONS

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(b) New Construction or Conversion of Small Structures that exempts the construction and location of limited numbers of new, small facilities or structures. Specifically, in urbanized areas this exemption applies to apartments,

duplexes, and similar structures designed for not more than six dwelling units. The proposed project consists of the construction two buildings for six new townhome units in the City of Gardena which is an incorporated city with a population of over 10,000 persons. These findings qualify the subject project for inclusion under Section 15303 (b) of the CEQA Guidelines.

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

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the project not have any significant effects, but there are no unusual circumstances applicable to this project site. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the project is categorically exempt from CEQA.

### NOTICING

The public hearing notice for Site Plan Review #4-19 and Tentative Tract Map #2-19 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on July 23, 2020. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department, Room 101, City Hall, and are considered part of the administrative record. On August 4, 2020 the public hearing was opened and continued to August 18, 2020.

### RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission:

1. Conduct the public hearing and receive testimony from the public; and
2. Adopt Resolution No. PC 8-20 approving Site Plan Review #4-19 and Tentative Tract Map #2-19, subject to the attached conditions of approval, and directing staff to file a Notice of Exemption.

### ATTACHMENTS

Resolution No. PC 8-20

Exhibit A – Draft Conditions of Approval

Exhibit B – Architectural Plans with Material Board

Exhibit C – Tentative Tract Map

## **RESOLUTION NO. PC 8-20**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING SITE PLAN REVIEW #4-19 AND TENTATIVE TRACT MAP #2-19 FOR THE CONSTRUCTION OF SIX NEW RESIDENTIAL CONDOMINIUM UNITS IN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE PER SECTION 18.44.010.A AND CHAPTER 17.08 OF THE GARDENA MUNICIPAL CODE, AND DIRECTION TO STAFF TO FILE A NOTICE OF EXEMPTION (1621 WEST 147<sup>TH</sup> STREET) (APN: 6103-031-075)**

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

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

- A. On October 28, 2019, Julio Vargas, the applicant, submitted an application for a Site Plan Review and Tentative Tract Map to construct six residential condominium units at the property located at 1621 West 147th Street (APN: 6103-031-075). The actions required include approving a site plan review for the development and a tentative tract map for the subdivision;
- B. The project site zoning is Medium Density Multiple-Family Residential (R-3);
- C. The subject property is bounded by a multi-family residential uses (R-3) to the north, east, and west and single-family and multi-family residential units (R-1/R-3) to the south;
- D. On July 23, 2020, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for August 4, 2020;
- E. On August 4, 2020 the Planning Commission opened and continued the public hearing to August 18, 2020;
- F. On August 18, 2020 the Planning Commission held the public hearing at which time it considered all material and evidence, whether written or oral; and
- G. In making the various findings set forth herein, the Planning Commission has considered all of the evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code. The record of these proceedings can be found at the Community Development Department, Room 101, 1700 West 162<sup>nd</sup> Street, Gardena, California. The Director of Community Development is the custodian of such record.

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

Site Plan Review (#4-19) for the construction of six new townhomes, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being

approved are dated September 18, 2019, and attached hereto as Exhibit B, as the same may be modified by the conditions of approval.

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

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

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

As set forth above and in the staff report, which is incorporated by reference, the proposed site plan meets all of the development requirements, and the proposal, as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City. The parcel was developed with one single-family home, which was however, demolished in 2015. The project includes six new condominium townhomes that will increase the City's housing stock.

- ***Community Design Plan DS Policy 2.10 – Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a "greener" environment for residents and those viewing from public areas.***

Various plants and landscape materials will be placed in the front yard setback and along the perimeters of the property. Landscaping along the property frontage will enhance the overall public view of not only the subject property but the overall neighborhood.

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

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

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

As set forth above and in the staff report, which is incorporated by reference, the proposed site plan meets all of the development requirements, and the proposal, as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

***3. The Project complies with all applicable development standards of the R-3 zone as set forth in the staff report and the design criteria of the Gardena Municipal Code Section***

**18.42.095.**

- ***Scale and Massing. The general perception of the size and volume of a building shall be compatible with and not more massive than that of surrounding buildings. Multiple massing, front facing and varied facade detailing are methods that can be used to reduce the scale of two-story homes.***

The residential buildings do not exceed the maximum height regulation for the R-3 zoning district. The R-3 zoning district allows for structures to go up to three-stories, however, the applicant is proposing to construct two-story structures similar to that of the surrounding neighborhood.

- ***Street-Facing Entries. Homes and multi-unit dwellings shall have primary entrances and doorways oriented toward the street, rather than away from the street, to the greatest extent feasible.***

The street-facing elevation includes an abundant amount of articulation. Pedestrian entrance into the development is provided by a private walkway along the west side of the property and accessible from the public sidewalk off of West 147<sup>th</sup> Street.

- ***Architectural Detailing. Structures and walls and rooflines of structures shall contain a variety of distinct parts, architectural elements and surface treatments.***

The Project is of contemporary design with light neutral stucco finishing. The design of the structures also includes rustic red tile roofing and corbels that wrap around the roof line of each building. Other distinct parts of the architecture include variation in planes, various roof pitches, and projected second-story decks.

- ***Rooflines. The rooflines provide a finishing visual detail for the residential structure. Varied rooflines reduce the scale of development. Single massing and box-like structures with minimal facade articulation shall be prohibited.***

The Project provides various roof pitches on all sides of the buildings with substantial amount of articulation.

- ***Garages, Driveways and Parking. The structures and paved surfaces devoted to cars have a major impact on the visual quality of the neighborhood and shall not dominate, detract from the architectural details or divide the visual impact of the site.***

The parking structures are attached to each unit and are architecturally compatible. The driveway of the Project will have a newly paved driveway that will include a colored and stamped entrance that will enhance the Property and the overall aesthetics of the residential neighborhood.

- ***Walls and Fences. While they can provide privacy and a perception of security, walls and fences affect the visual quality of the neighborhood. Walls***



***and fences visible from the street shall be compatible with the finish material and architecture of the structures and softened with landscape treatment placed at the base of or grown on the face of the wall or fence.***

The Project includes a decorative block wall along the perimeters of the property that is architecturally consistent with the proposed structures. A vehicular wrought-iron gate will be located twenty feet from the front property line.

- ***Materials, Color and Texture. The pattern of colors, materials and surface treatment of structures affect not only the image of the buildings, but also the overall identity of the neighborhood. Selection of materials, color and surface treatment shall be compatible with architectural style of the structures. Neutral colors with the use of appropriate accent colors are the easiest to maintain and are preferred.***

The Project consists of light neutral colors throughout the buildings and stone detailing that highlight the changes in planes. The colors and materials are consistent with the contemporary architecture of the buildings that provide a cohesive and attractive design.

### SECTION 3. TENTATIVE TRACT MAP NO. 82958 (#2-19)

Tentative Tract Map No. 82958, as shown on Exhibit C, creating six condominium lots is hereby approved, subject to the conditions of approval attached as Exhibit A based on the fact that none of the findings which would prohibit the approval of a map are present and the map satisfies all of the requirements of the Gardena Municipal Code Chapter 17.08 and Government Codes 66474, 66473.1, and 66473.5.

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

The Land Use Plan and the zoning map currently designate the project site as Medium Residential Density, respectively. The proposed project will construct six townhome units resulting and will be consistent with the Land Use Plan of the Community Development Element of the General Plan. Additionally, the Circulation Plan of the Community Development Element designates West 147<sup>th</sup> Street as a local street. Local streets are designed to provide vehicular, pedestrian and bicycle access to individual parcels. As conditioned, the applicant will be making street improvements that will be consistent with the Circulation Plan. There are no applicable Specific Plans.

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

The site is 14,233 square feet, flat, and serviced by all necessary utilities. The zoning of the property allows for 17 units per acre, or six units, and the applicant is proposing six units. The site also provides adequate ingress and egress. Therefore, the site is physically suitable for the type and density of the proposed development.

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

The property was developed with one single-family home, however, was demolished in 2015. The property is currently vacant. There is no substantial natural environment, fish, or wildlife in the area which will be harmed by the proposed project. Furthermore, the subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The six-unit residential units are not expected to create environmental damage or public health problems.

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

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

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

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

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

**SECTION 4. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**A. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption:**

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

B. The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the project not have any significant effects, but there are no unusual circumstances applicable to this project site. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

C. Staff is hereby directed to file a Notice of Exemption.

SECTION 5. EFFECTIVE DATE/APPEAL.

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

PASSED, APPROVED, AND ADOPTED this 18th day of August, 2020

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BRENDA JACKSON, CHAIR  
PLANNING COMMISSION

ATTEST:

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RAYMOND BARRAGAN, SECRETARY  
PLANNING COMMISSION

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF GARDENA

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

1. That a copy of this Resolution and the draft conditions of approval (Exhibit A) will be sent

to the applicant and to the City Council as a report of the findings and action of the Planning and Environmental Quality Commission; and

2. That the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 28<sup>th</sup> day of August, 2020, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

Attachments:

Exhibit A – Conditions of Approval

Exhibit B – Architectural Plans with Material Board

Exhibit C – Tentative Tract Map #82958 (TTM#2-19)

## EXHIBIT A

### CITY OF GARDENA

#### **CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #4-19 AND TENTATIVE TRACT MAP NO. 82958 (#2-19)**

All conditions apply to all approvals unless otherwise specified.

#### **GENERAL CONDITONS**

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

related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement. The applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions.

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

- GC 17. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including but not limited to review of all documents required by these conditions of approval.
- GC 18. The applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of Site Plan Review #4-19, Tentative Tract Map #2-19, and the subsequent Notice of Exemption. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorney's fees.

#### **SITE PLAN REVIEW**

- SPR1. Site Plan Review #4-19 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.44.060 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- SPR2. The CC&Rs shall provide that the HOA shall maintain landscaping in a healthy and well-kept manner and shall maintain the landscape irrigation system in an operating manner, at all times.

#### **PLANNING**

- PL1. The applicant shall provide a complete Lighting Plan to the Planning Division for review, that shall demonstrate an average of 2-foot candle with no single point less than 1-foot candle for all public/common areas.
- PL2. The applicant shall provide a complete Landscaping Plan shall to the Planning Division for review, that includes the botanical and common names of the plants listed alphabetically with a key number assigned to each plant so it can easily be located on the plan, the size and quantity of the plants, and the spacing and design of landscape material. All landscaping shall comply with the Model Water Efficient Landscape Ordinance.
- PL3. All outdoor equipment, whether on the roof, side of building, or ground shall be concealed from public view.
- PL4. Modifications or alterations to the colors and materials shall be subject to the review and approval of the Community Development Director.

### **TENTATIVE TRACT MAP**

- TTM 1. The final tract map shall be recorded with the Los Angeles County Recorder's office within a period not to exceed twenty-four (24) months from the date of approval, unless an extension is granted in accordance with Gardena Municipal Code section 17.08.070 or by State law. If said map is not recorded within such time, the life of the map shall be deemed expired and said approval shall be considered null and void.
- TTM 2. The tentative tract map shall conform to the provisions of the State Subdivision Map Act and Title 17 of the Gardena Municipal Code (Subdivisions).
- TTM 3. In accordance with Section 17.08.170 of the Gardena Municipal Code, the applicant shall dedicate all necessary rights-of-way for public improvements and shall construct such improvements at no cost to the City. Such improvements may include, but not be limited to, site grading and drainage, new sidewalk, curb and gutter, driveways, street trees, roadway paving, street lights, traffic control devices, gas mains, electric power lines, telephone and cable lines, all of which shall be installed in accordance with the specifications of the Public Works Department. All utilities shall be underground.
- TTM 4. Pursuant to Government Code § 66495, at least one exterior boundary line of the land being subdivided must be adequately monumented or referenced before the map is recorded.
- TTM 5. Private driveways shall be indicated on the final map as "Private Driveway and Fire lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
- TTM 6. Prior to initial phase associated with building construction, all above-ground and underground infrastructure shall be installed.
- TTM 7. The developer shall pay in lieu park fees in accordance with Chapter 17.20 of the Gardena Municipal Code. Total in lieu park fees due is \$60,000 and shall be paid in full to the City prior to final map.

### **BUILDING AND SAFETY**

- BS1. The applicant shall comply with all applicable portions of the California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. Separate permits shall be obtained for Electrical, Plumbing, Mechanical, Fences and Block Walls.
- BS3. The approval of plans and specifications does not permit the violation of any section of the Building Code, Cities Ordinances, and or State Law.
- BS4. The applicant shall ensure that the Conditions of Approval be printed on the working drawings.
- BS5. All plans and specifications shall be signed by a design professional in accordance with the California Business and Profession Code.
- BS6. If the existing sewer line to the street is to be used, a video scoping shall be done prior



to foundation inspection and said video shall be provided to the Building Inspector, as to ensure the existing line is adequate. If the video scoping shows that the existing sewer line is inadequate the applicant shall be required to replace it.

- BS7. The project shall comply with all applicable NPDES, SUSMP AND BMPS. The applicant shall show compliance at building department submittal.
- BS8. The applicant shall comply with the State and cities recycling programs. Compliance forms must be filled out prior to final building sign off.
- BS9. The approval of plans and specifications does not permit the violation of any section of the building code, county ordinances, or state law.
- BS10. The CC&Rs shall require the Homeowners Association to maintain the parking lot and stripping in good condition.

#### **PUBLIC WORKS**

- PW1. The applicant shall provide a 2-foot easement along West 147<sup>th</sup> Street in front of the project site.
- PW2. The applicant shall pay a sewer fee of \$840.00 to the Gardena Public Works Department.
- PW3. The applicant shall remove and replace all sidewalk in front of the project site.
- PW4. The applicant shall remove and replace all curb and gutter in front of the project site.
- PW5. The applicant shall remove and replace concrete driveway in front of the project site.
- PW6. The applicant shall abandon driveways and replace with new curb gutter and sidewalk in front of the project site.
- PW7. The applicant shall provide improvement plan showing all requirements to the Gardena Public Works Department for review. Street improvement plans shall be designed and signed by a registered Civil Engineer.
- PW8. An Encroachment/Excavation Permit shall be obtained from the Gardena Public Works Department.

#### **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

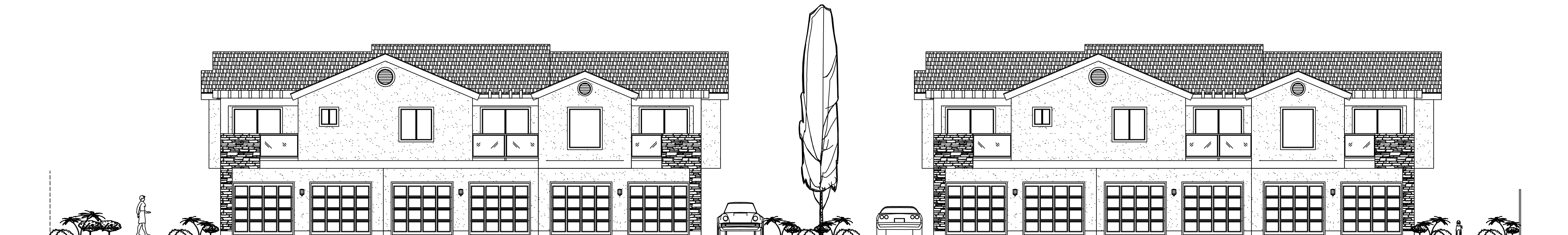
Julio Vargas certifies that it has read, understood, and agrees to the Project Conditions listed herein.

---

Julio Vargas

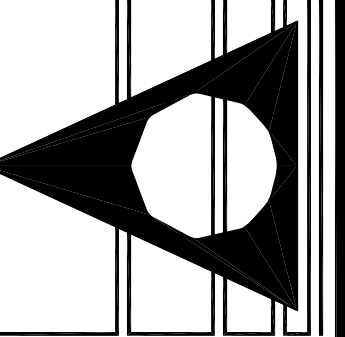


south elevation



east elevation

# 147th street units



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8481 CALIFORNIA AVE. SOUTH GATE, CA 90280

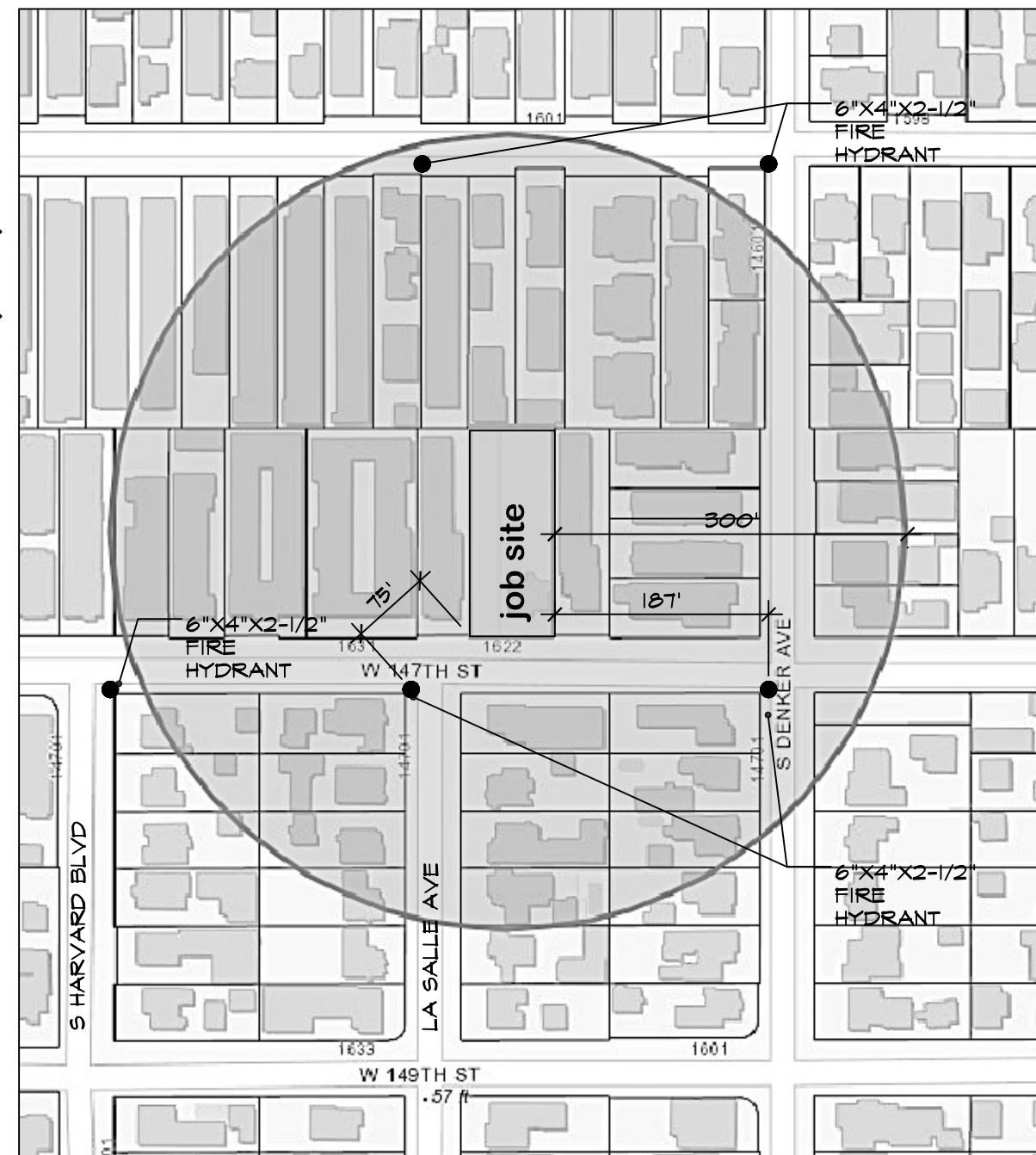
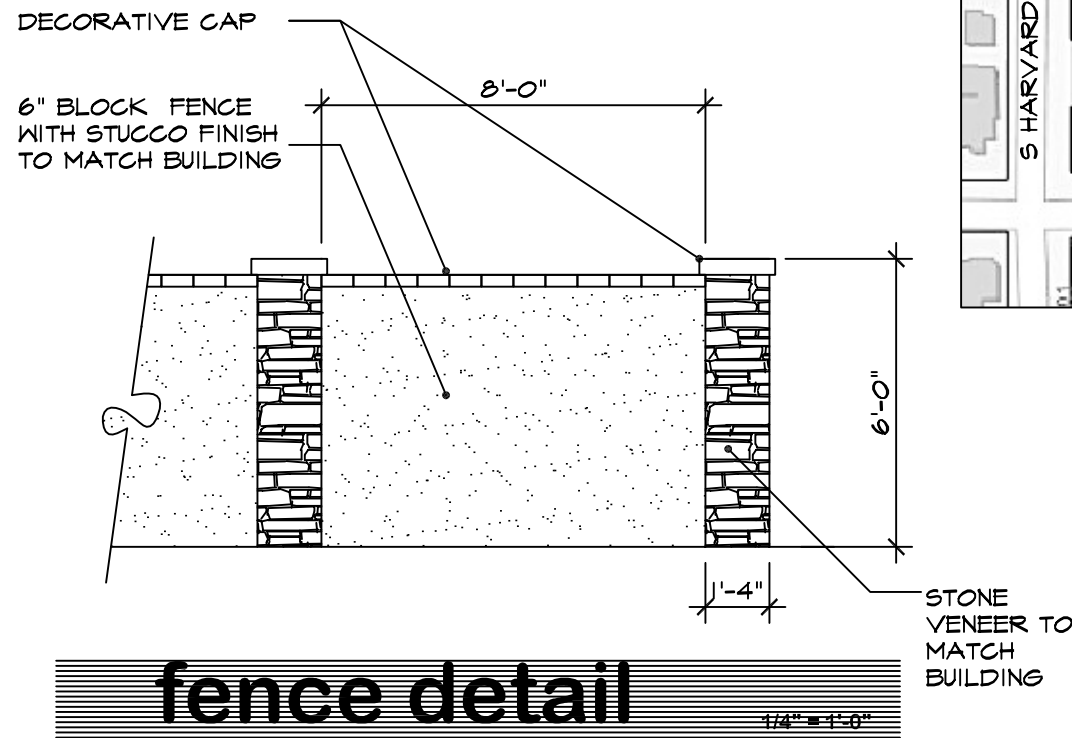
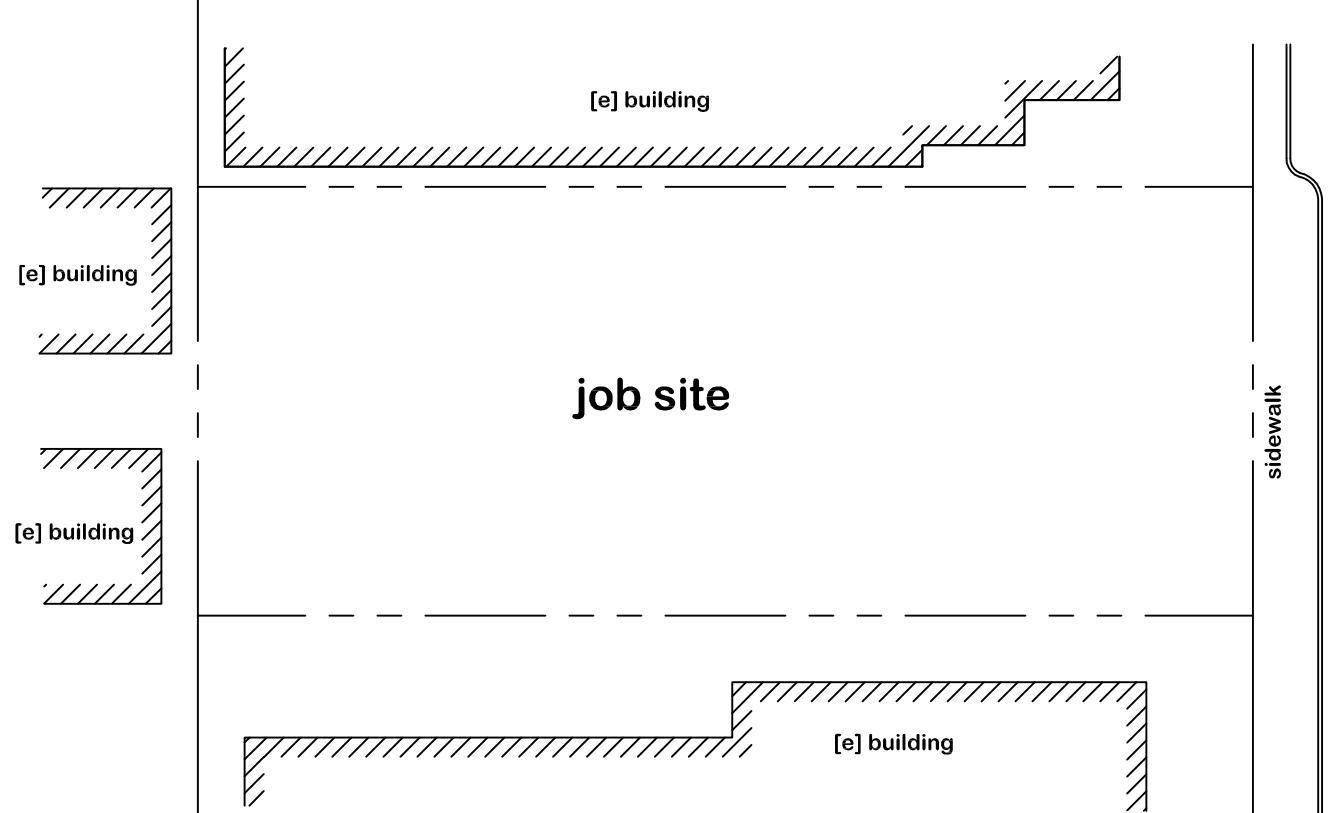
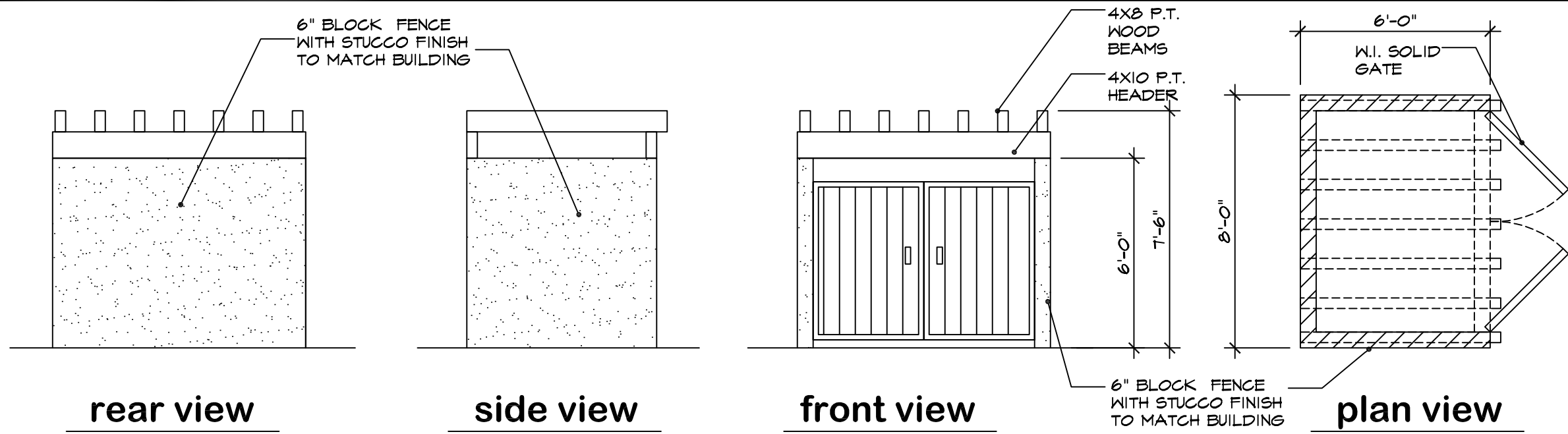
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OWNER NAME:  
MR. JULIO VARGAS  
JOB ADDRESS:  
1621 W. 147TH. ST.  
GARDENA, CA. 90247  
[562] 673-4044

A-1.1



## FIRE DEPARTMENT NOTES:

### ACCESS REQUIREMENTS:

1. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The road shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

2. Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility, 2016 County of Los Angeles Fire Code Section 503.1.1.

3. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan, tentative map and Final Map along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

4. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.

5. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.

6. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

7. Maintain a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building Fire Code 503.1.1 and 503.2.2. Cross hatch the Fire Department vehicular access on the site plan and clearly depict the required width.

8. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 37 1/2 tons and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3

9. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3.

10. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

11. Fire Apparatus Access Roads shall not be obstructed in any manner, including the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4

### WATER SYSTEMS REQUIREMENTS:

1. For all occupancies other than one and two-family dwellings, and Group R-3 buildings, including commercial, industrial, multi-family dwellings, private schools, and institutions, fire hydrant spacing shall be 300 feet (91.44m). No portion of lot frontage shall be more than 250 feet (76.20m) from, via vehicular access, a public hydrant. No portion of a building shall be more than 400 feet (121.92m) from, via vehicular access, a properly spaced public hydrant.

2. All fire hydrants shall measure 6"x4"x2-1/2" brass or bronze, conforming to current AWWA standard C500 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.

3. The required fire flow for the public fire hydrants for this project is 100 gpm for at 20 psi duration at 20 psi.

4. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

5. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation

CONSTRUCTION TYPE VB

OCCUPANCY GROUP R3/U

## CODE COMPLIANCE

2019 LOS ANGELES RESIDENTIAL CODE [LARC]  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE [CGBS]  
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS [CEES]

## FIRE SPRINKLERS [SEP. PERMIT]

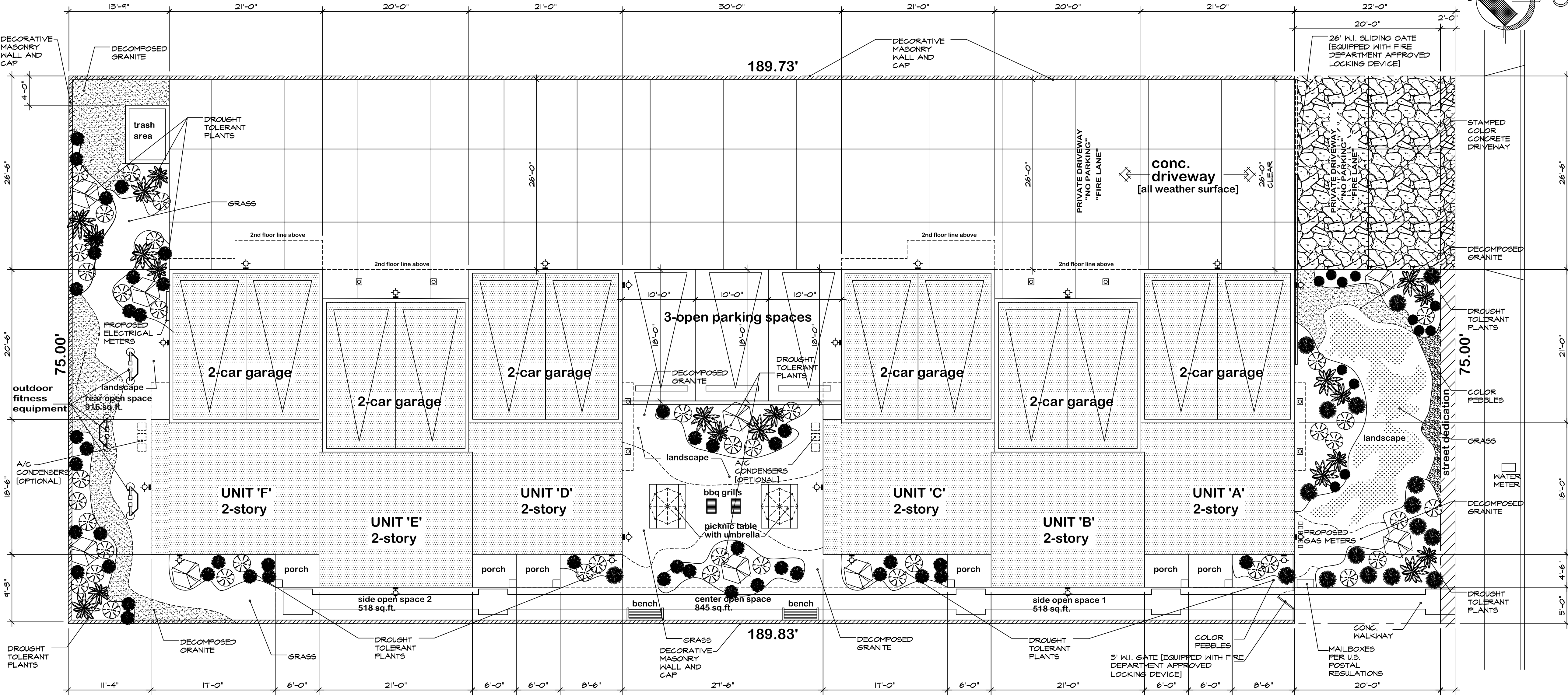
NOTE: THE SPRINKLER SYSTEM SHALL BE APPROVED BY FIRE DEPARTMENT PRIOR INSTALLATION

## BUILDING AREAS

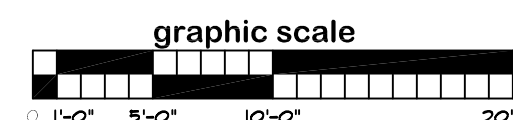
UNITS 'A', 'D'	1,486	SQ. FT.
UNITS 'B', 'E'	1,820	SQ. FT.
UNITS 'C', 'F'	1,804	SQ. FT.
TOTAL	5,110	SQ. FT. [EACH BUILDING]

## OUTDOOR ELECTRICAL SYMBOLS

- LED MOTION SENSOR WALL LIGHT
- LED MOTION SENSOR RECESSED LIGHT



## plot plan



## SUMMARY

LOT AREA 14233.5 SQ. FT.

## UNITS 'A', 'D'

FIRST FLOOR	374.5	SQ. FT.
SECOND FLOOR	530	SQ. FT.
TOTAL LIVING AREA	904.5	SQ. FT.
2-CAR GARAGE	441	SQ. FT.
DECK [PRIVATE OPEN SPACE]	155	SQ. FT.

## UNITS 'B', 'E'

FIRST FLOOR	381.5	SQ. FT.
SECOND FLOOR	861	SQ. FT.
TOTAL LIVING AREA	1,242.5	SQ. FT.
2-CAR GARAGE	420	SQ. FT.
DECK [PRIVATE OPEN SPACE]	170	SQ. FT.

## UNITS 'C', 'F'

FIRST FLOOR	421	SQ. FT.
SECOND FLOOR	781	SQ. FT.
TOTAL LIVING AREA	1,202	SQ. FT.
2-CAR GARAGE	441	SQ. FT.
DECK [PRIVATE OPEN SPACE]	153	SQ. FT.

## PORCHES

[6] PORCH	27	SQ. FT.
TOTAL	162	SQ. FT.

## COMMON OPEN SPACE

TOTAL [20%]	2,797	SQ. FT.
-------------	-------	---------

## PRIVATE OPEN SPACE

UNITS 'A','D' [DECK 155 SQ.FT.]	310	SQ. FT.
UNITS 'B','E' [DECK 165.75 SQ.FT.]	331.5	SQ. FT.
UNITS 'C','F' [DECK 153 SQ.FT.]	306	SQ. FT.
TOTAL [6.6%]	947.5	SQ. FT.

## LOT COVERAGE

BUILDING UNITS 'A','B','C'	2,687	SQ. FT.
BUILDING UNITS 'D','E','F'	2,687	SQ. FT.
TOTAL (37.7%)	5,374	SQ. FT.

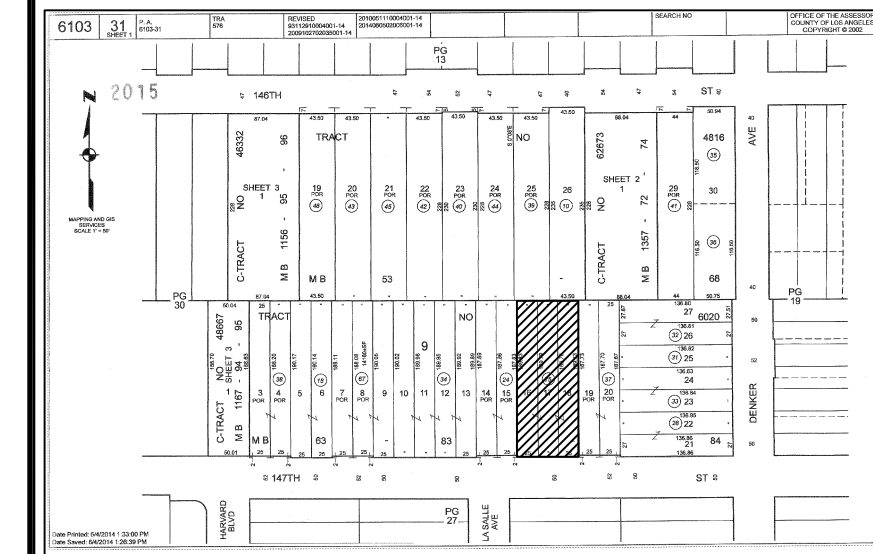
## PARKING

2 CAR GARAGE EACH UNIT	12
OPEN GUEST PARKINGS	3
TOTAL	15

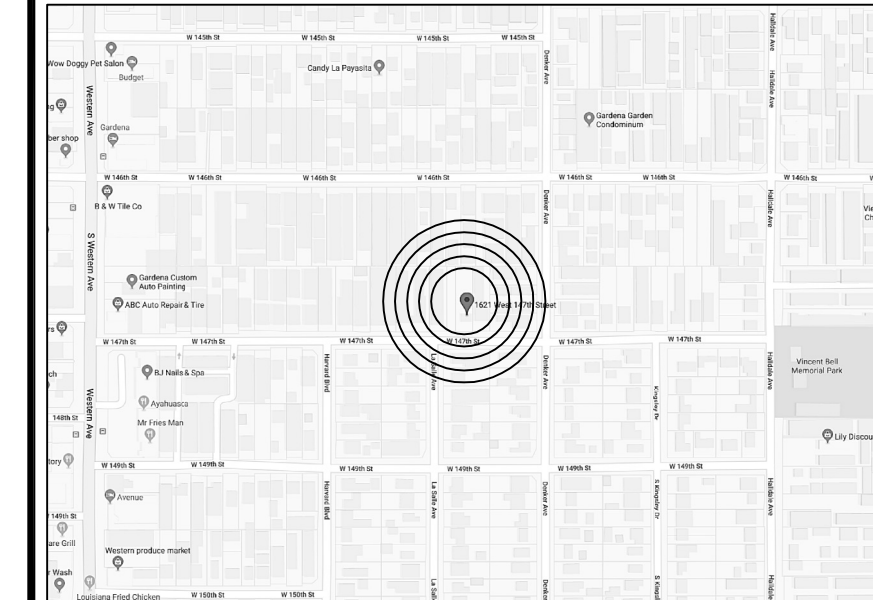
## Property Information

Assessor's ID No. 6103-031-075  
Property Boundary Description  
TR=6020 LOTS 16, 17 AND 18 BLK 9

## PARCEL MAP

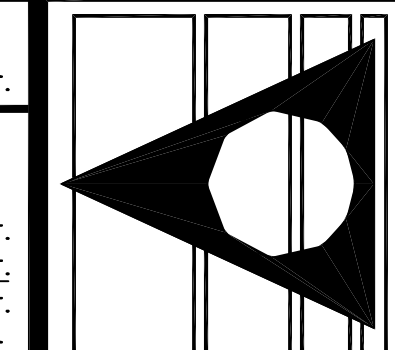


## VICINITY MAP



## SHEET INDEX

A-1.1	GENERAL ELEVATIONS
A-1	PLOT PLAN
A-2	TYPICAL FIRST FLOOR PLAN
A-3	TYPICAL SECOND FLOOR PLAN
A-4	TYPICAL ELEVATIONS
A-5	ROOF PLAN



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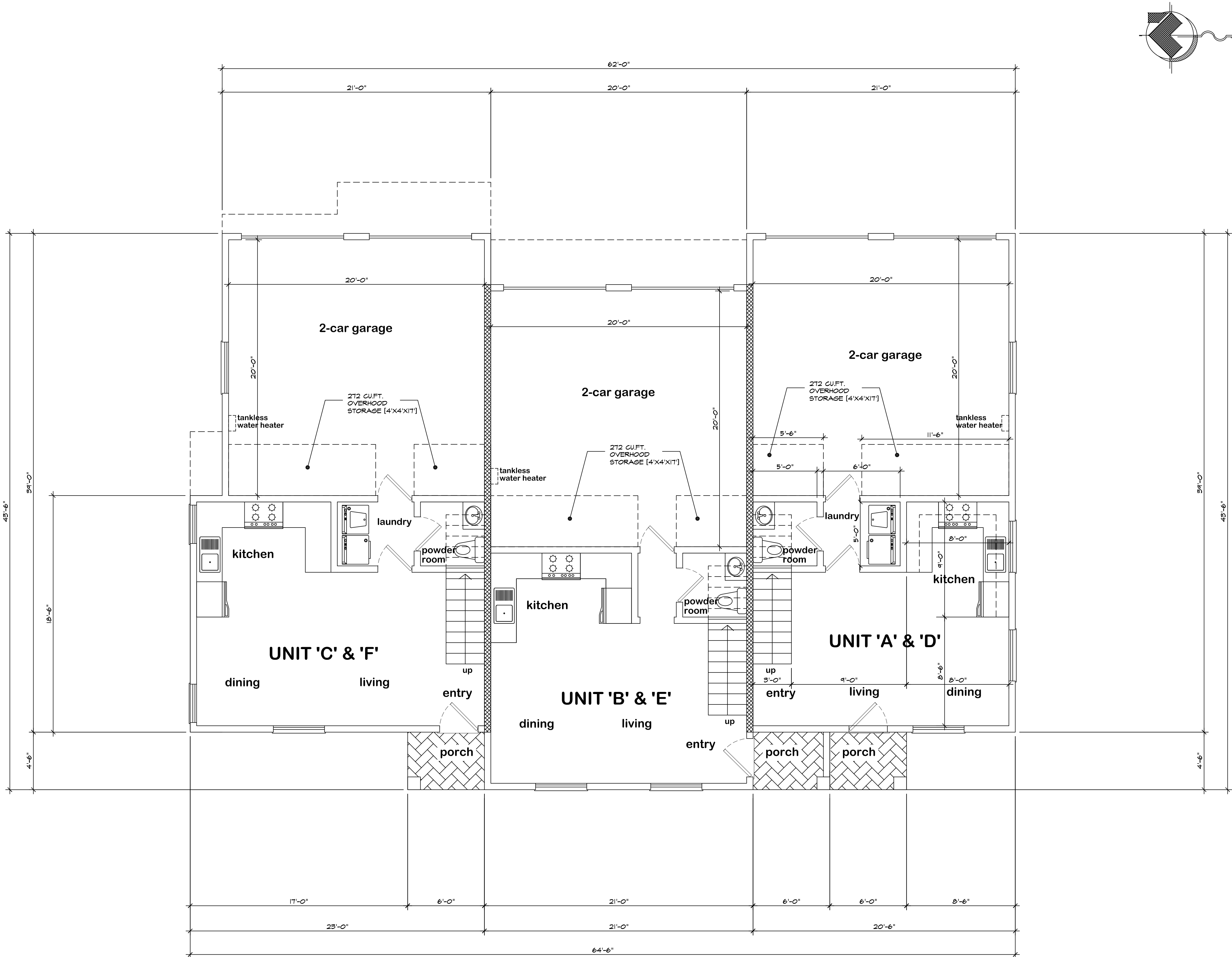
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JOB ADDRESS: 1621 W. 147TH. ST.  
GARDENA, CA. 90247  
[562] 673-4044

A-1

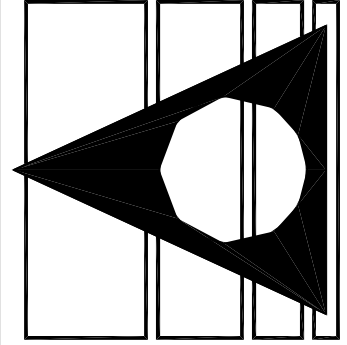




first floor plan

same plan for units 'D', 'E' & 'F'

- Building and Safety notes:**
- BS 1. The Applicant/developer shall comply with all applicable City of Gardena Municipal Codes and Ordinances.
- BS2. The Applicant/developer shall comply with all applicable 2019 California Building Code Standards, as modified by the City of Gardena, and obtain all required permits from the Building Division, including but not limited to 2019 CA Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code, California Energy Code, and California Green Building Standards Code, as adopted.
- BS3. The Applicant/developer shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable
- BS4. All structures shall have fire protection via a sprinkler system under a NFP A 13R system.
- BS5. The Applicant/developer shall maintain the property in a clean and orderly condition at all times and remove any graffiti from the site within forty-eight ( 48) hours of its discovery in matching colors to the existing improvements.
- BS6. The Applicant/developer shall maintain landscaping in a healthy and well-kept condition at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.
- BS7. The Applicant/developer shall provide storm water management plan study prepared by a qualified engineer acceptable to the Building Official and the Engineering Division. Drainage from parking lots to the public right-of-way shall be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- BS8. The Applicant/developer shall demonstrate that coverages has been obtained under California's General Permit for Storm water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WQID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.
- BS9. No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from private property into, or where they could be transported to, City property, the City's or County's storm drain system, streets, storm channels, or waterways, either during or after construction.
- BS 10. The project engineer shall prepare a memo listing short and long-term maintenance requirements, recommended frequency of maintenance, and details of maintenance, for each storm water feature to be installed. Roof drains and gutters shall be directed to landscaping or infiltration structure, unless to do so would result in foundation damage or slope instability, as verified by a statement to that effect, stamp and signature, by qualified engineer, on the improvement plans. All storm water that flows from paved areas of vehicle travel, maintenance, parking or uncovered outdoor storage, shall be filtered for trash, sediment, oil and grease, prior to discharge into City streets and storm drains.
- BS 11. The property owner( s) shall sign a statement accepting responsibility for the operation and proper maintenance of all the Stormwater Control Measures installed on-site, including but not limited to: storm chambers, storm water filters, gutters, landscaping and "No Dumping Drains to the River or Groundwater" stencils or markers on storm drain inlets, in a form acceptable to the City Attorney, which shall be recorded prior to issuance of occupancy permit for the project.
- BS12. The Applicant/developer shall provide a complete hydrology and hydraulic study prepared by a qualified engineer to the satisfaction of the Building Official.
- BS13. The Applicant/developer shall provide a geotechnical investigation report prepared by a qualified engineer to the satisfaction of the Building Official.
- BS 14. The Applicant/developer shall grade the subject property in accordance with the Grading Ordinance and to the satisfaction of the Chief Building Official. A grading plan shall be submitted by the Applicant/developer for review and approval. Grading shall be in substantial conformance with the proposed grading that is approved by the Planning Commission. Surety shall be posted to the satisfaction of the Building Official and the City Attorney guaranteeing completion of grading within the project.
- BS15. The Applicant/developer shall submit a Final Priority WQMP to the Building Division for review and approval. This plan shall be in conformance with all current NPDES requirements. The WQMP must implement Low Impact Development (LID) principles such that projects infiltrate, harvest, re-use, evapotranspire, or biotreat storm water runoff. Prior to issuance of Occupancy Permits, privately owned LID features and facilities, and on-site treatment structures and controls shall be inspected by the designing engineer to ensure they are properly in place, per the approved plans. As-built plans shall be produced, signed and stamped by the engineer or a letter issued with signature, date and stamp, verifying the proper installation of the project SCMs, including, but not limited to: infiltration basins or boxes and interceptors or other required storm water filters.
- BS 16. The Applicant/developer shall submit a site lighting plan, with photometries, for review and approval by the Building Official and the Director of Community Development or designee prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Building Official and the Director of Community Development or designee before building permits are issued. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties. Additionally, the exterior lighting fixtures shall be architecturally consistent with the design of the building, as reviewed and approved by the Director of Community Development or designee.
- BS17. The Applicant/developer shall provide parking lot structural sections, which shall be based on recommendations of a soils engineer, to be approved by the City Engineer and Building Official.
- BS18. Each unit shall be separately metered for ALL metered utilities (Gas, Electric, Water).
- BS 19. Each unit shall have a right-sized, solar Photovoltaic (PV) system installed.
- BS20. Each unit shall have an Electric Vehicle charging station, installed or prewired.
- BS21. Each unit shall have a PV Battery Storage location, installed or prewired.
- BS22. The Applicant/developer shall prepare construction and demolition waste recycling plans for review and approval by the Building Division. Applicant/developer shall enroll in the city's waste diversion program.
- BS23. Permits are issued to the building address. Apply for addresses, in the CDD, prior to obtaining building permits.
- BS24. Trash Enclosure shall be sufficiently sized to separately accommodate Rubbish, Recycling waste, and Green Waste, per State of California Guidelines.
- BS25. Trash enclosures shall be covered with a solid roof, which is architecturally compatible with the other on-site buildings.
- BS26. Trash enclosure doors shall be opaque.
- BS27. Trash enclosure enclosed on three sides with a six-foot wall, which is architecturally compatible with the other on-site building.
- BS28. Trash enclosure shall meet Fire code requirements for proximity to property lines and to buildings.
- BS29. Any future gates shall have Knox box access or emergency key pad and emergency power back-up.



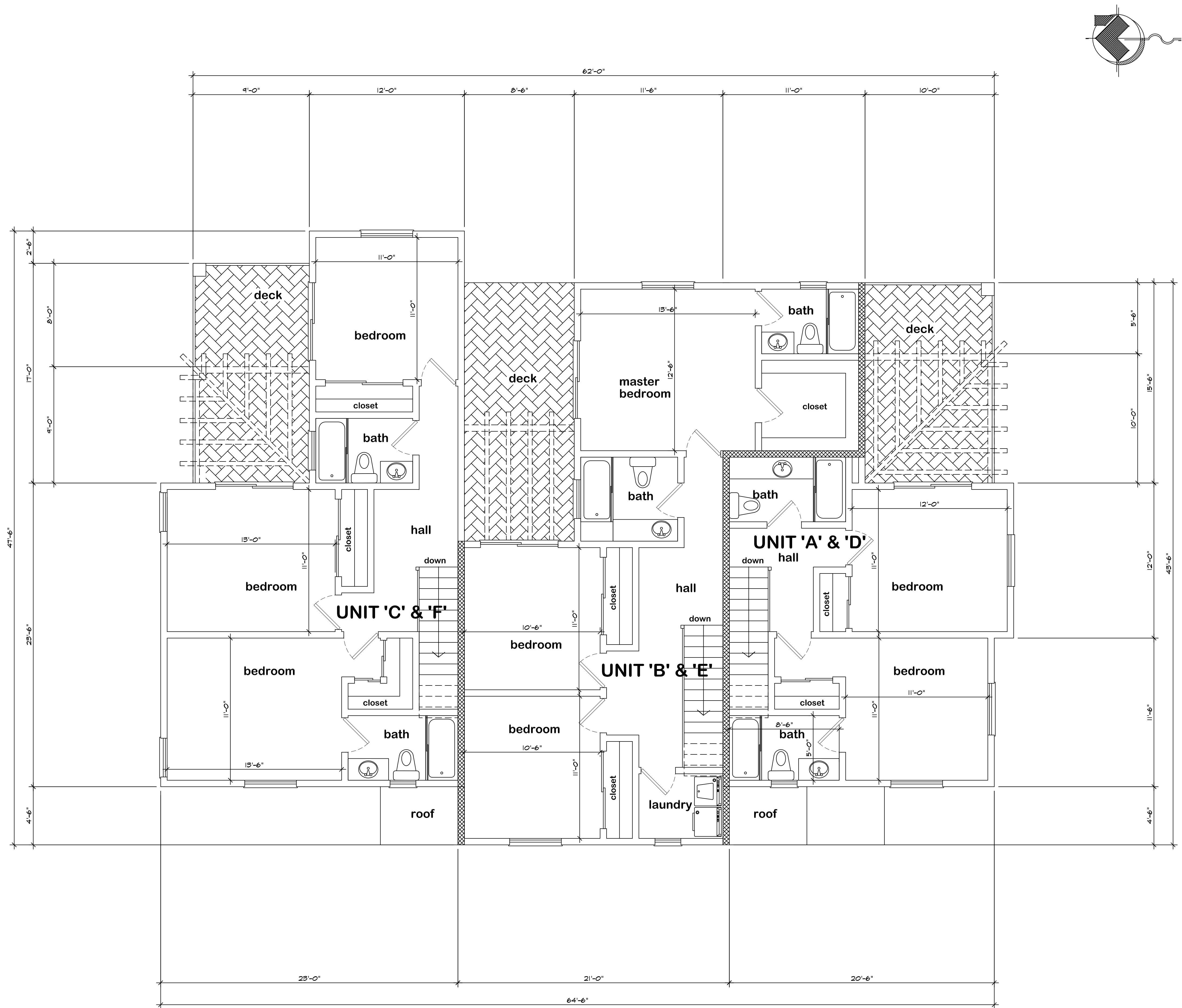
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CHECKED: J. CAPILLA  
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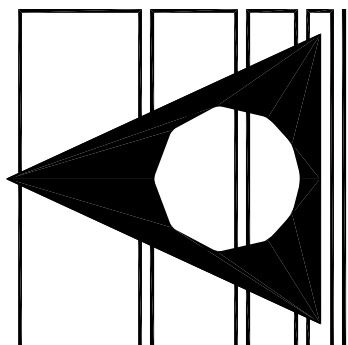


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second floor plan

same plan for units 'D', 'E' & 'F'



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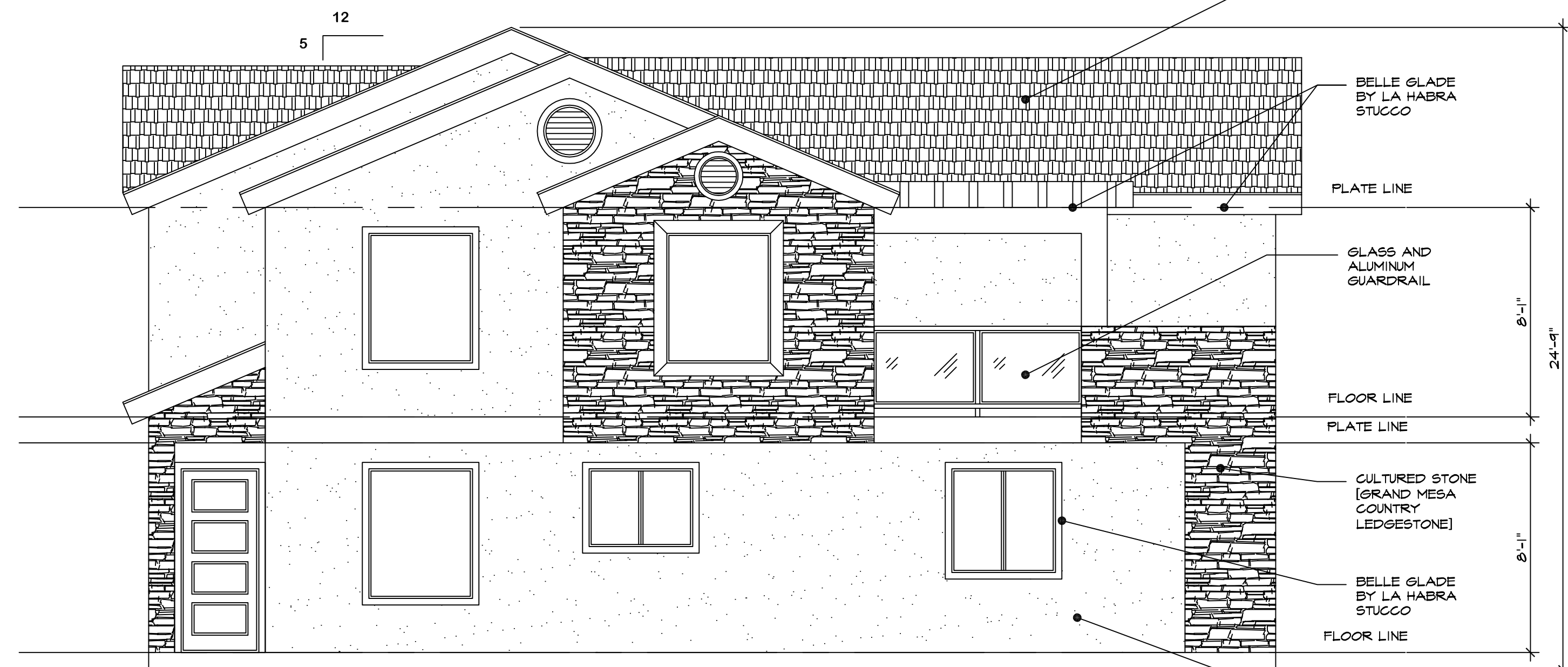
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A-3



north elevation

1/4" = 1'-0"



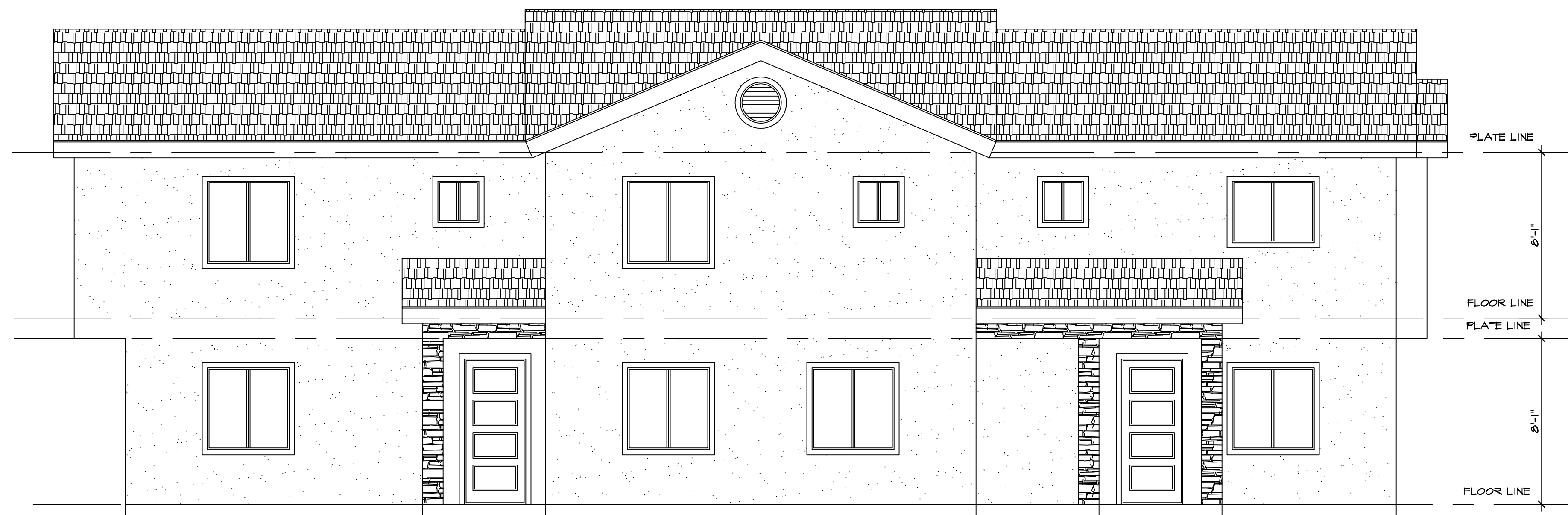
south elevation

1/4" = 1'-0"



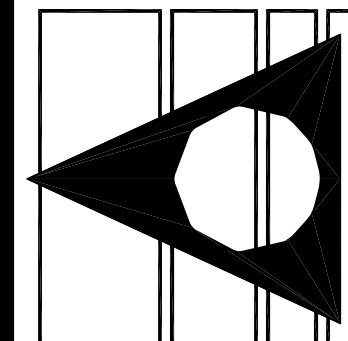
east elevation

1/4" = 1'-0"



west elevation

1/4" = 1'-0"



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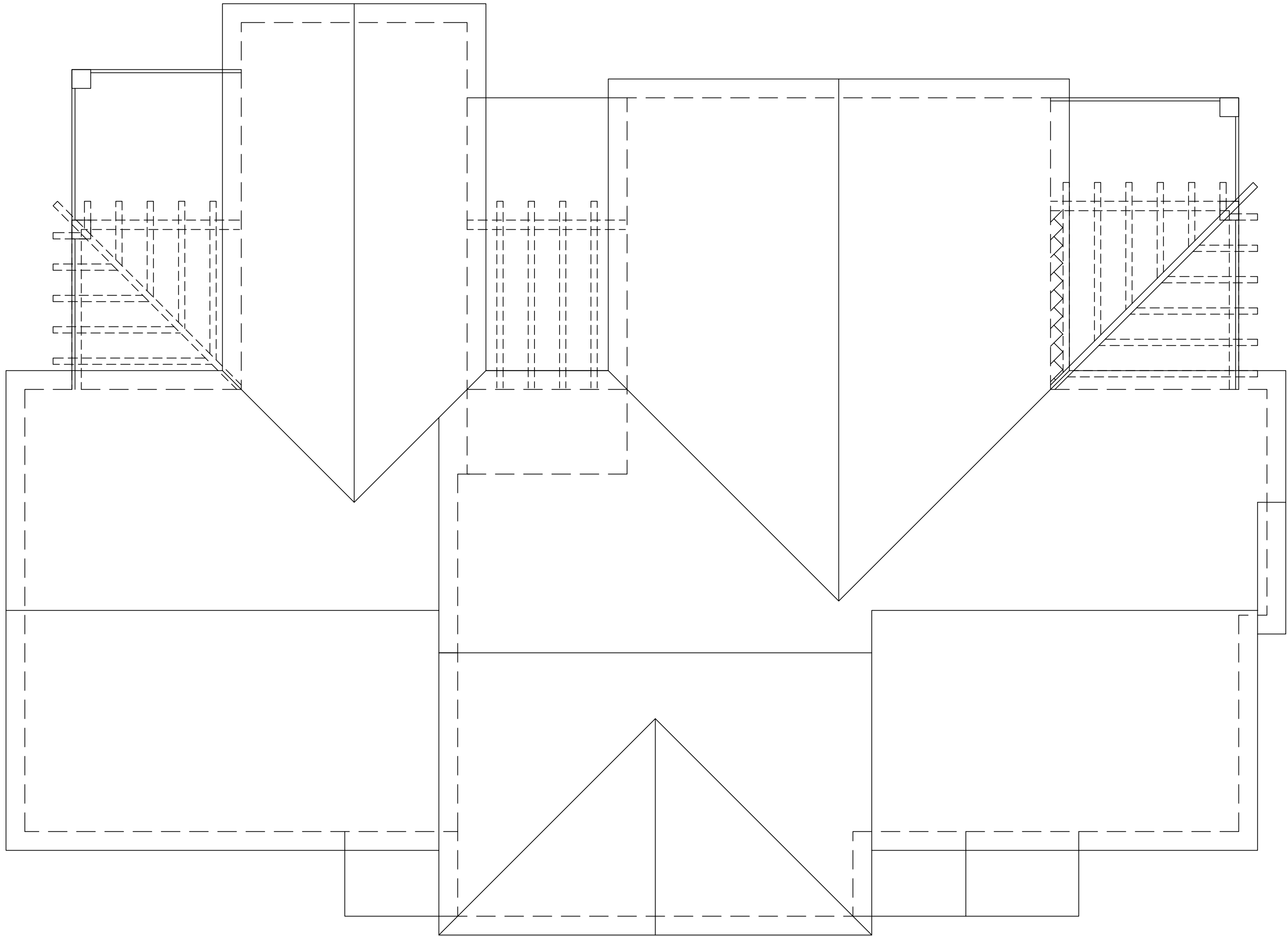
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JOB NO.: ---  
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OWNER NAME: MR. JULIO VARGAS  
JOB ADDRESS: 1621 W. 147TH. ST.  
GARDENA, CA. 90247  
[562] 673-4044

A-4



roof plan

1/4" = 1'-0"

A-5

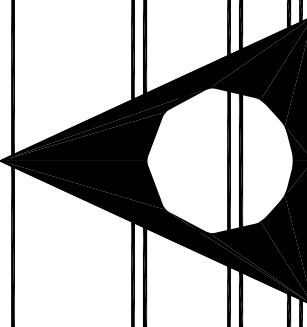
OWNER NAME:  
**MR. JULIO VARGAS**  
JOB ADDRESS:  
**1621 W. 147TH. ST.  
GARDENA, CA. 90247  
[562] 673-4044**



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DRAWN: JMC  
CHECKED: J. CAPILLA  
SCALE: AS NOTED  
JOB NO.: --  
DATE: 9-18-19

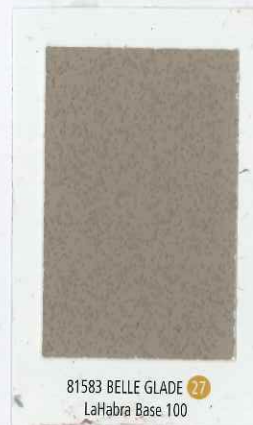
**ALPHA JMC**  
PLANNING DESIGN DRAFTING  
**PHONE (323) 566-2829**  
8481 CALIFORNIA AVE. SOUTH GATE, CA 90280





# 147th street units

**LaHabra®**

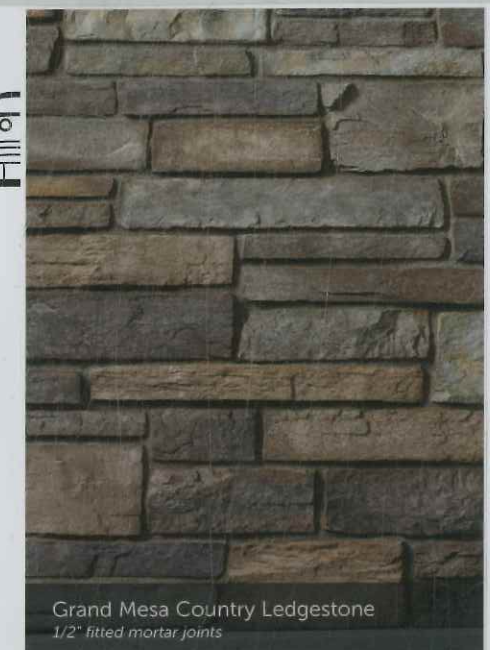


**south elevation**

**Oakridge® Shingles**



**CULTURED STONE**



OWNER NAME:

**MR. JULIO VARGAS**

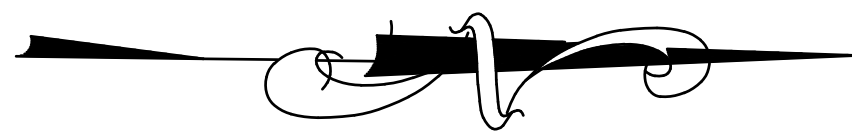
JOB ADDRESS:

**1621 W. 147TH. ST.**



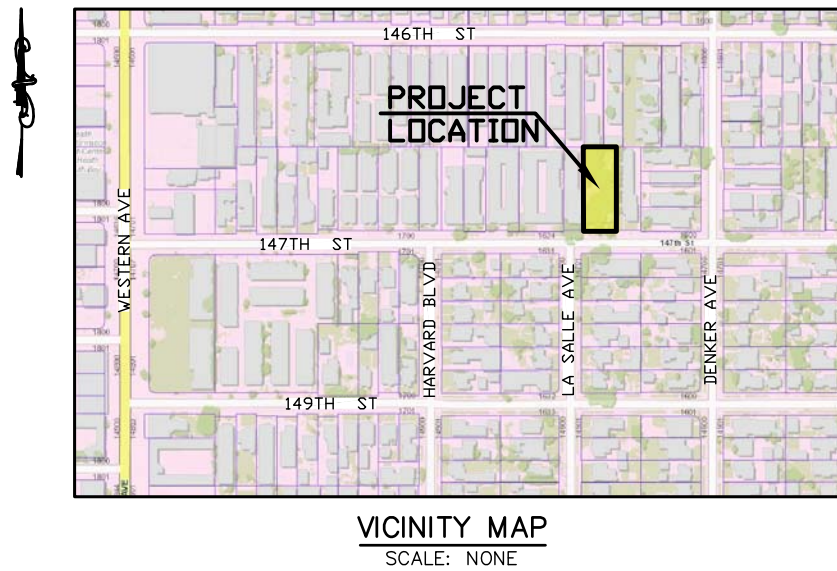
SCALE: 1"=20'

SHEET 1 OF 2



EXISTING SITE PLAN  
TENTATIVE TRACT MAP NO. 82958  
FOR CONDOMINIUM PURPOSES ONLY  
LOCATED IN THE CITY OF GARDENA,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOTS 16, 17 & 18 OF TRACT 6020, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP  
RECORDED IN BOOK 63, PAGES 83-84, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



LEGEND

NG	NATURAL GROUND
AC	PAVEMENT
FS	FINISH SURFACE
TC	TOP OF CURB
(75.28)	EXISTING ELEVATION
C	CENTER LINE
PL	PROPERTY LINE
WM	WATER METER
BW	BACK OF WALK
SW	SIDEWALK
TC	TOP OF CURB
EG	EDGE OF GUTTER
PP	POWER POLE
WL	WATER LINE
SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR
CONC	CONCRETE
O	SANITARY SEWER MANHOLE
—○—	CHAIN LINK FENCE
WM	WATER METER
—○—	POWER POLE
—178—	CONTOUR LINE
—OH—	OVER HEAD POWER LINE
—	CENTERLINE
---	PROPERTY LINE
---	CONCRETE BLOCK WALL
---	EXISTING CONCRETE
---	PROPOSED CONCRETE
---	PROPOSED LANDSCAPE

ASSESSOR PARCEL NO.

6103-031-075

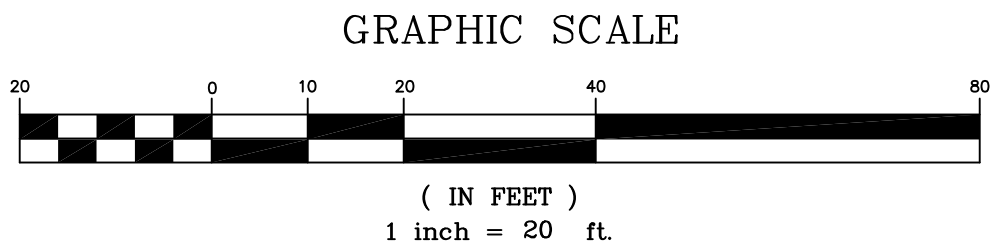
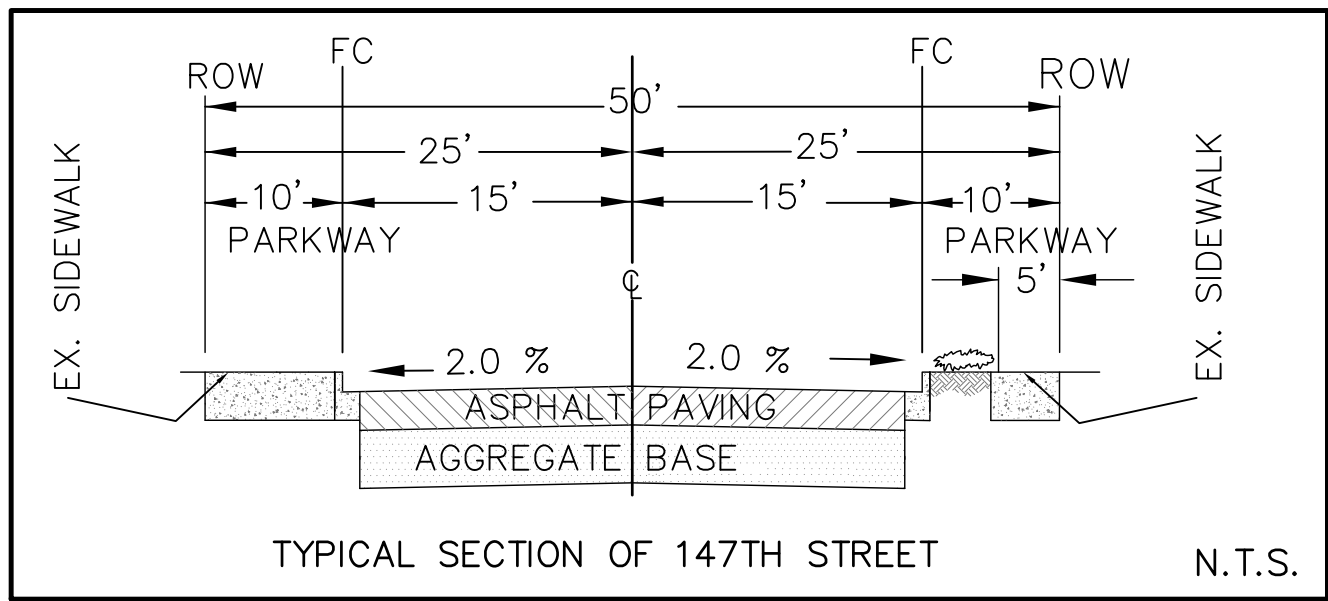
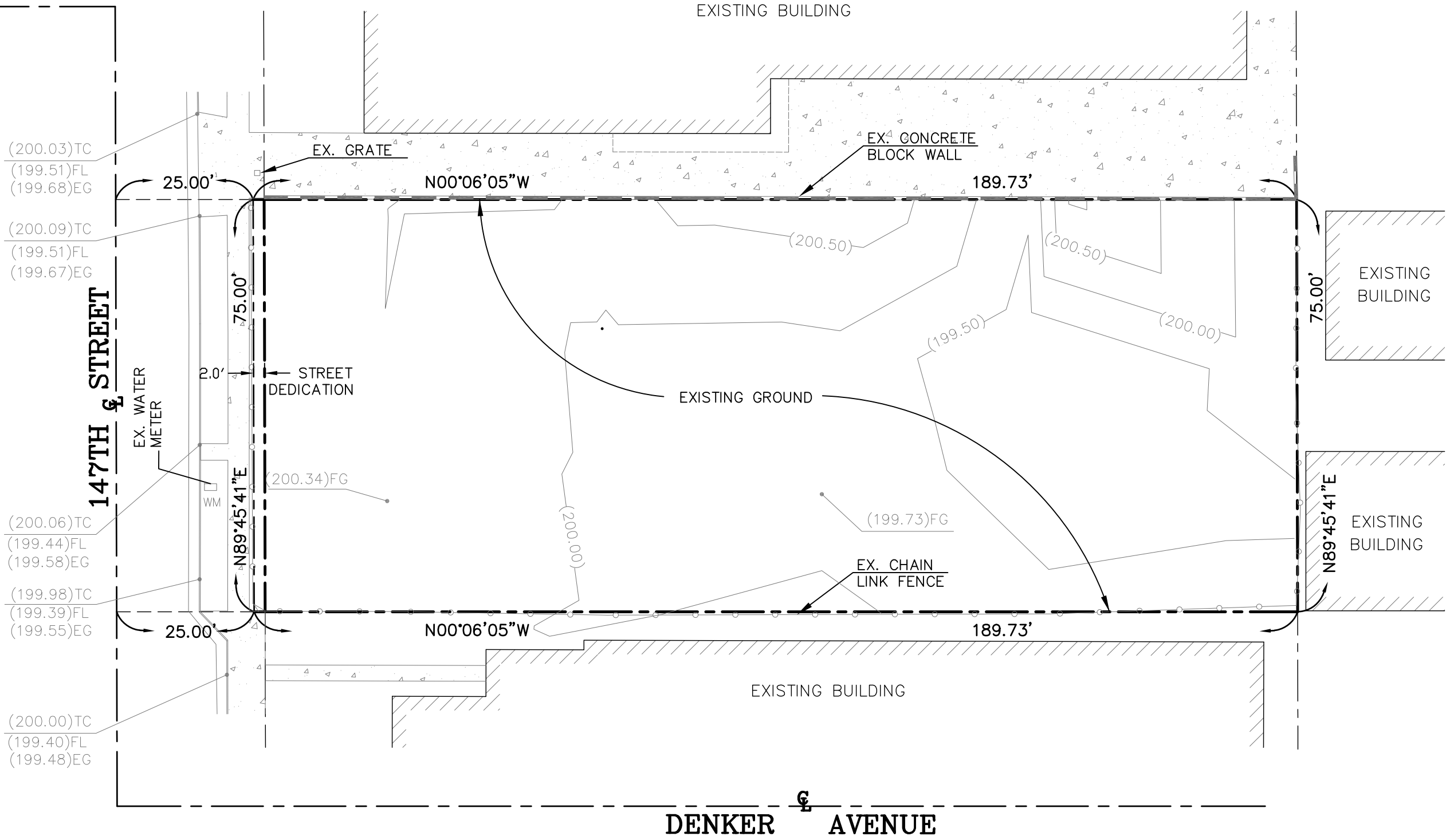
LEGAL DESCRIPTION

LOTS 16, 17 & 18 OF TRACT NO. 6020  
M.B. 63-83-84

BENCHMARK

AN EXISTING WATER METER IN FRONT OF  
THE PROPERTY WAS USED AS A  
TEMPORARY BENCHMARK.  
ELEVATION= 199.98 FT.

LA SALLE & AVENUE



MAP PREPARED BY:

CIVIL LAND ENGINEERS

CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING  
12109 WOODRUFF AVENUE.  
DOWNEY, CALIFORNIA. 90241  
Ph: (562) 622-6927 Fax: (562) 622-8657

PROJECT ADDRESS:

1621 W. 147TH ST  
GARDENA, CA 90247

OWNER:

JULIO VARGAS  
10301 DALEROSE AVE  
INGLEWOOD, CA. 90304  
(562)-673-4044

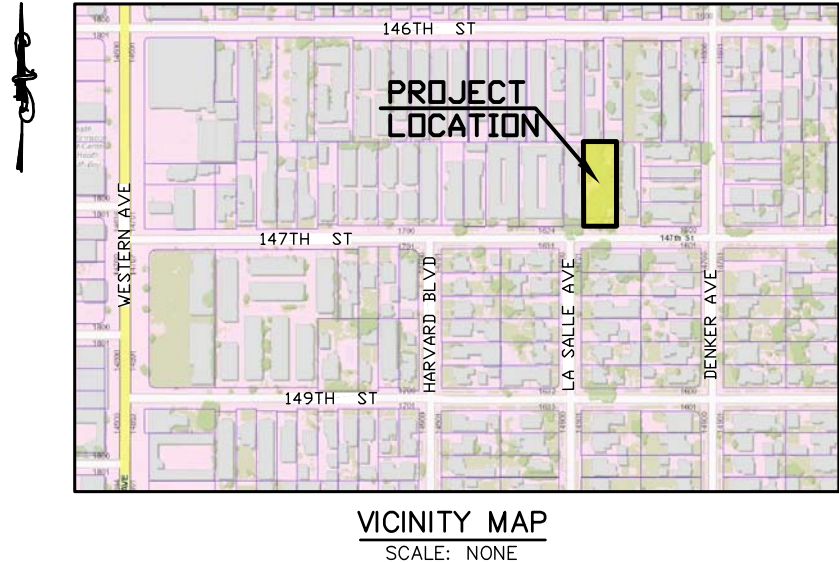


SCALE: 1"=20'

SHEET 2 OF 2

MINOR LAND DIVISION  
TENTATIVE TRACT MAP NO. 82958  
FOR CONDOMINIUM PURPOSES ONLY  
LOCATED IN THE CITY OF GARDENA,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOTS 16, 17 & 18 OF TRACT 6020, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP  
RECORDED IN BOOK 63, PAGES 83-84, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



LEGEND

NG	NATURAL GROUND
AC	PAVEMENT
FS	FINISH SURFACE
TC	TOP OF CURB
(75.28)	EXISTING ELEVATION
C	CENTER LINE
PL	PROPERTY LINE
WM	WATER METER
BW	BACK OF WALK
SW	SIDEWALK
TC	TOP OF CURB
EG	EDGE OF GUTTER
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SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR
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—○—	CHAIN LINK FENCE
□ WM	WATER METER
□	POWER POLE
—178—	CONTOUR LINE
—OH—	OVER HEAD POWER LINE
---	CENTERLINE
---	PROPERTY LINE
---	CONCRETE BLOCK WALL

4	EXISTING CONCRETE
4	PROPOSED CONCRETE
4	PROPOSED LANDSCAPE

LOT AREA

NET: 14080 SQFT = 0.323 ACRES  
GROSS: 14230 SQFT = 0.326 ACRES

ASSESSOR PARCEL NO.

6103-031-075

LEGAL DESCRIPTION

LOTS 16, 17 & 18 OF TRACT NO. 6020  
M.B. 63-83-84

BENCHMARK

AN EXISTING WATER METER IN FRONT OF  
THE PROPERTY WAS USED AS A  
TEMPORARY BENCHMARK.  
ELEVATION= 199.98 FT.

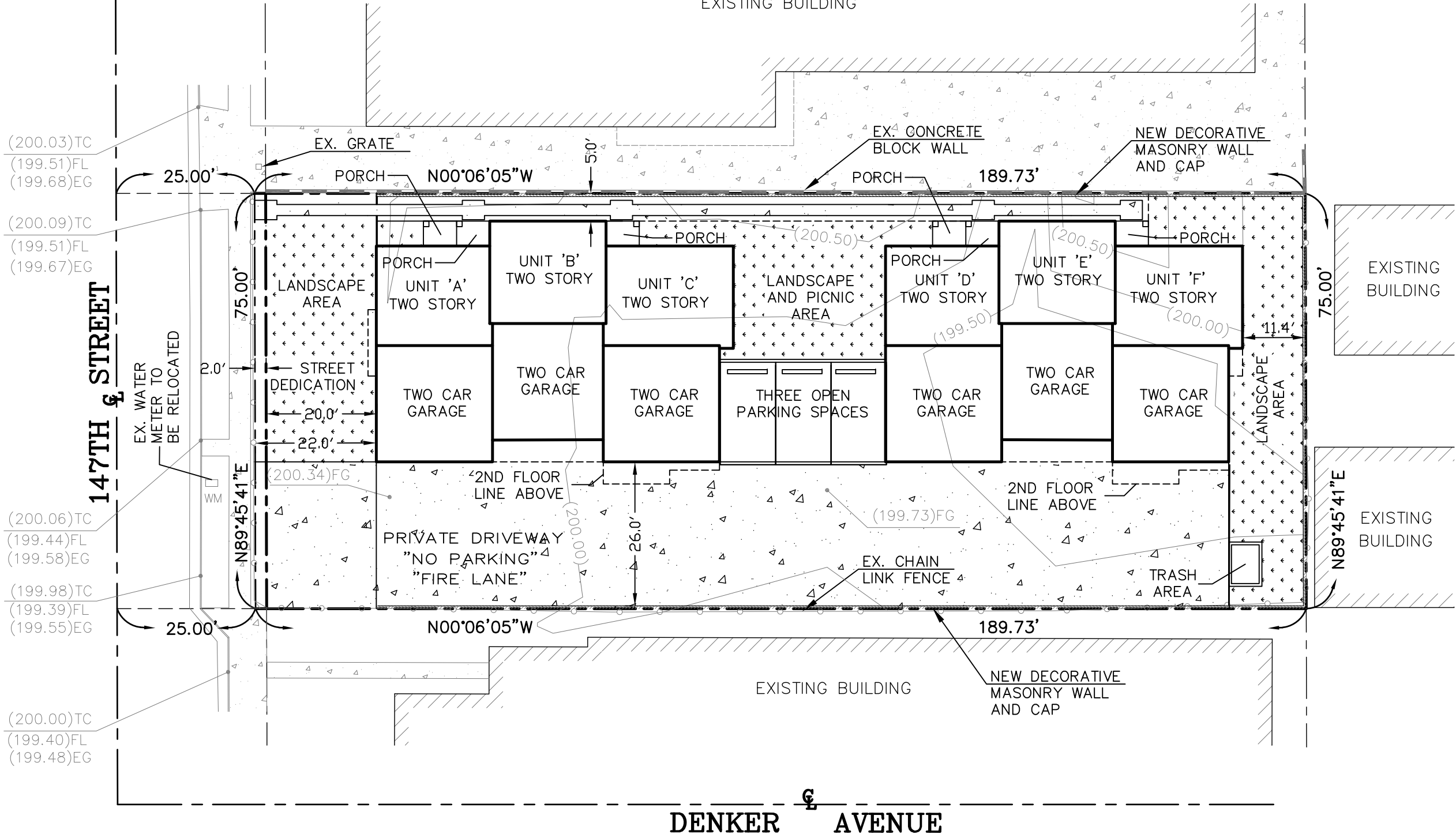
SCOPE OF WORK

BUILD 6 NEW TWO STORY CONDOMINIUMS  
WITH 2 TWO CAR GARAGE EACH.

UTILITIES SERVICES

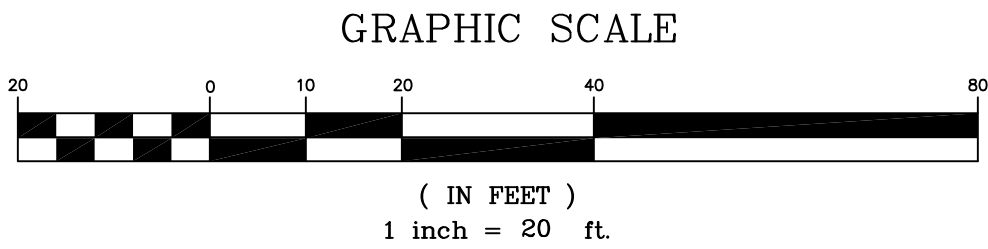
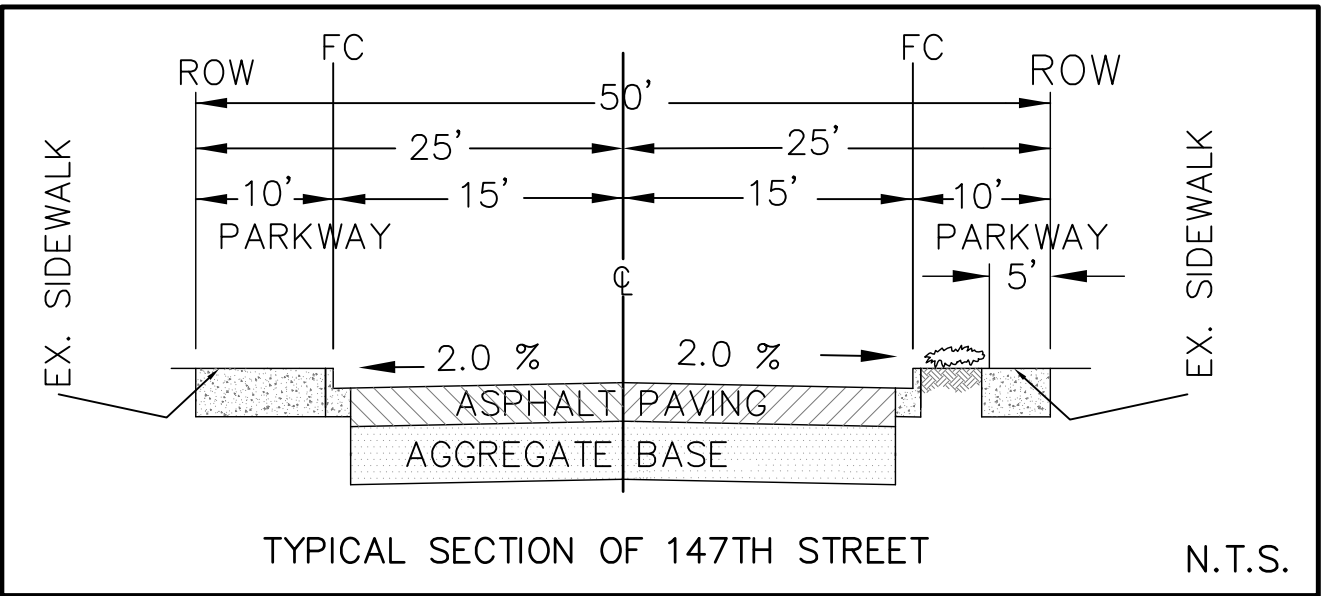
ELECTRICITY: SOUTHERN CALIFORNIA EDISON (800) 655-4555  
GAS: SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200  
WASTE HAULER/TRASH COLLECTION: WASTE RESOURCES OF GARDENA (310) 366-7600  
WATER: GOLDEN STATE WATER COMPANY (800) 999-4033  
CABLE/DIGITAL TV/DISH/SATELLITE: AT&T UVERSE (800) 288-2020  
DISH NETWORK (888) 656-3109  
VIASAT (855) 894-5665

LA SALLE & AVENUE



NOTE

- THE SITE IS CURRENTLY EMPTY. NO OAK TREES ON SITE. PROJECT DESCRIPTION: PROPOSED BUILD 6 NEW TWO STORY CONDOMINIUMS WITH 2 TWO CAR GARAGE EACH.
- DIMENSIONS SHOWN ON THIS MAP MAY CHANGE UPON FIELD SURVEY OF THE AREA FOR THE FINAL MAP.
- ALL UTILITIES SHOWN ON THIS MAP WERE GATHERED FROM AVAILABLE INFORMATION FROM THE DEPARTMENT OF PUBLIC WORKS OF LOS ANGELES COUNTY. CIVIL LAND ENGINEERS, IS NOT IN ANY WAY IMPLYING TO THE ACTUAL LOCATION OF SUCH UTILITIES SHOWN HEREON, CONTRACTOR SHALL OBTAIN EXACT UNDERGROUND LOCATION FROM UNDERGROUND SERVICE ALERT TELEPHONE # (811)
- A WILL SERVE LETTER WILL BE SUBMITTED FROM THE WATER PURVEYOR BEFORE TENTATIVE MAP APPROVAL.
- A NOTE WILL BE PLACE ON THE FINAL MAP INDICATING THAT THIS MAP IS APPROVED FOR CONDOMINIUMS PURPOSES AND THAT ALL COMMON AREAS AND SPACE OF UNITS WILL BE SHOWN ON THE FINAL MAP.
- UPON APPROVAL OF TENTATIVE MAP, THE FINAL MAP WILL BE PREPARED FOLLOWING THE ESTABLISHED STATE OF CALIFORNIA SUBDIVISION MAP ACT AND LOCAL APPROVED ORDINANCES. THIS MAP IS NOT A FINAL MAP, ALL ISSUES PERTAINING TO FINAL MAP WILL BE ADDRESS ON THE FINAL MAP.



MAP PREPARED BY:

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