



CITY OF GARDENA

PLANNING & ENVIRONMENTAL QUALITY COMMISSION

Meeting Agenda

1700 W. 162nd Street, Gardena, California
Website: www.cityofgardena.org

AGENDA

Tuesday, December 8, 2020

7:00 P.M.

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/83680970638>
3. You may also dial in using your phone:
United States: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799
International numbers available: <https://us02web.zoom.us/j/kbyauD47m>
Webinar ID: 836 8097 0638
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 prior to the meeting. Comments will be accepted via email up until 7:00pm on Tuesday, December 8, 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 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.

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.

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.

1. Call meeting to order
2. Roll Call
3. Approval of Minutes – December 1, 2020
4. Oral Communications from the Public

5. Modification #1 to Environmental Assessment #5-19, Site Plan Review #1-19, Variance #1-20, and Tentative Tract Map #1-19

A request to modify the median improvements and Mitigation Monitoring and Reporting Program approved by Resolution No. PC 7-20

Project Location: 2101 and 2129 Rosecrans Avenue (APNs: 4061-028-018, 049)
Applicant: Mitchell Gardner representing G3 Urban Inc.

6. Environmental Assessment #12-20, Conditional Use Permit #2-20, Modification to Site Plan Review #2-94

A request for a conditional use permit, per Section 18.46.030.C.23 of the Gardena Municipal Code, to allow for the continuation of an automobile service station and modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps to the existing ARCO gasoline station located at 1001 West Artesia Boulevard, within in the General Commercial (C-3) zone, and direct staff to file a Notice of Exemption.

Project Location: 1001 West Artesia Boulevard (APN: 6111-022-033)
Applicant: A&S Engineering/ARCO AM/PM

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

Dated this 3rd day of December 2020

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

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

TUESDAY, DECEMBER 1, 2020, MEETING
VIRTUAL MEETING VIA ZOOM

* * *

Called to order by Vice Chair Sherman at 7:01 P.M.

ROLL CALL

Present: Stephen Langley, Dale Pierce, Deryl Henderson, Steve Sherman, Brenda Jackson
Absent: None
Also in Attendance: Raymond Barragan, Acting Community Development Director
Lisa Kranitz, Assistant City Attorney
John F. Signo, AICP, Senior Planner
Amanda Acuna, Senior Planner
Rita Garcia, Project Manager, Kimley-Horn and Associates

PLEDGE OF ALLEGIANCE

None.

APPROVAL OF MINUTES

A motion was made by Commissioner Henderson and seconded by Commissioner Langley to approve the minutes of the meeting on November 17, 2020. The minutes were approved 5-0-0.

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

ORAL COMMUNICATIONS FROM THE PUBLIC

Agenda Item #4

Senior Planner 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.

There were no oral communications from the public.

PUBLIC HEARING

Agenda Item #5

Environmental Assessment #10-20, Site Plan Review #5-20, Vesting Tentative Tract Map #4-20, Continued from the November 17, 2020 meeting

The applicant is requesting a site plan review and vesting tentative tract map approval for the construction of 52 three-story attached condominium townhomes, including three live-work units, in the General Commercial (C-3), Mixed-Use Overlay (MUO), and Parking (P) zone areas per section 18.19.030.A, 18.44.010 and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

Project Location: 2500 West Rosecrans Avenue (APN:4064-003-028, 040)
Applicant: G3 Urban Inc.

Senior Planner Acuna gave the staff presentation. Ms. Acuna explained that the item was originally scheduled for the November 17, 2020 Planning Commission meeting, but continued to tonight's meeting. At the November 17th meeting, the public hearing was opened and the public was allowed to speak, however there were no speakers. She then gave a brief presentation of the surrounding area, project site, and proposed project. She indicated the project meets all development standards and required findings for approval.

Rita Garcia, Project Manager for Kimley Horn and Associates who is the City's environmental consultant, gave a presentation on the requirements of the California Environmental Quality Act (CEQA). She mentioned that the project would either have no significant impacts or less than significant impacts for various criteria. Therefore, the project is Categorically Exempt from CEQA.

Ms. Acuna stated the project was adequately noticed for the November 17, 2020 PEQC meeting and continued to tonight's meeting. There were no comments prior to November 17, 2020, however, staff did receive an inquiry from the public prior to tonight's meeting regarding vehicular access.

Commissioner Langley observed there were handicap markings on some of the units and asked what that means.

Assistant City Attorney Lisa Kranitz stated the question should be directed to the applicant when it is his time to speak.

Commissioner Langley also asked about parks.

Chair Jackson called for the applicant to speak.

Mitch Gardner, President of Development for G3 Urban, gave the presentation for Walnut Place. He mentioned his other project is already garnering interest. Their office met with Cheryl Sherman who was concerned about landscaping for that project. Her comments inspired the name "Walnut Place" for this new project. They plan on planting a walnut tree at the entry into the new project. They considered a willow tree, however, Mrs. Sherman mentioned they were problematic. He stated the community would have two housing types: townhomes and workforce housing. They will provide ample landscaping throughout. They go to nurseries and find large enough trees so you do not have to wait ten years to see large trees. He mentioned all the traffic would come from the main gate. Trees have been strategically placed and they are considering the idea of decorative pavers in the driveways. Metal screens and landscaping are provided at the ends of the driveways. They tried to consider every detail to make the project aesthetically pleasing. They have done 360-degree architecture to go along with the more modern architecture. He stated he has read the conditions and do not oppose them.

Ms. Kranitz asked if the applicant could address the two questions asked earlier.

Mr. Gardner stated the handicap requirements are required by the Building Code. In regards to open space, the Code does not require a fixed amount of open space; it allows a choice between private and common open space. They have found that their buyers prefer to have larger private open space areas and that is how they design their projects.

Vice Chair Sherman commented on the new name. He stated "Walnut Place" is good.

Chair Jackson thanked the applicant. She then opened the public hearing.

Ms. Acuna clarified that the public hearing was opened at the last meeting and continued to this meeting, and then gave the public time to speak.

Chair Jackson, after hearing no speakers, closed the public hearing.

MOTION: It was moved by Commissioner Henderson and seconded by Commissioner Pierce to adopt Resolution No. PC 13-20 approving Site Plan Review #5-20 and Vesting Tentative Tract Map #4-20 subject to conditions of approval, and directing staff to file a Notice of Exemption.

The motion passed by the following roll call vote:

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

Agenda Item #6

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Acting Community Development Director Raymond Barragan indicated there was nothing to report on the Planning side. Staff is still processing the numerous building permit applications that have been received. The good news is the furlough is over so staff can work more hours, however, the office is still closed to the public. Staff is still experiencing a large workload because people continue to work on their houses even during the pandemic. He reminded the Commission of the special meeting on December 8.

Agenda Item #7

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Pierce stated it's good to know everyone is well and had no report.

Commissioner Henderson mentioned he has a health issue that will require him to undergo surgery. He is in no pain but may have to take a temporary leave of absence. The surgery date has not yet been determined.

Chair Jackson mentioned he will be in her prayers.

Commissioner Sherman mentioned he would not be present at the December 8th meeting.

Commissioner Langley and Chair Jackson had no report.

Ms. Kranitz explained there would be no regularly scheduled meeting on December 15 so that is why there will be a special meeting on December 8. The December 15 meeting was canceled because the City Council decided to have their meeting on that date. The special meeting is needed so that applicants would not have to wait until the new year.

ADJOURNMENT

Chair Jackson adjourned the meeting at 7:48 P.M.

Respectfully submitted,

RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission

BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission

DRAFT

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
RESOLUTION NO. PC 14-20
MODIFICATION #1 TO
EA #5-19, SPR #1-19; VAR #1-20; TTM #1-19
APNS: 4061-028-018, 049
AGENDA ITEM #5

DATE: December 8, 2020

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

FROM: Raymond Barragan, Community Development Manager

CASE PLANNER: John F. Signo, AICP, Senior Planner

APPLICANT: Mitchell Gardner representing G3 Urban Inc.

LOCATION: 2101 and 2129 Rosecrans Avenue (APNs: 4061-028-018, 049)

REQUEST: Modify the median improvements and Mitigation Monitoring and Reporting Program approved by Resolution No. PC 7-20

BACKGROUND

On August 4, 2020, the Planning Commission held a virtual public hearing to consider an application filed by the applicant to develop 113 condominium units, including 15 attached live-work units, on a 5.46-acre site. At the close of the public hearing the Planning Commission adopted Resolution No. PC 7-20 approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (EA #5-19), Site Plan Review #1-19, Variance #1-20, and Tentative Tract Map #1-19 for the Project.

The Project, as approved, includes modifications to the Rosecrans Avenue median in order to accommodate vehicular access for the proposed project and to maintain existing ingress/egress movements for those driveways located along the south side of Rosecrans Avenue, allowing both left-turn in and left-turn out movements. Based on the Transportation Impact Study that was part of the Mitigated Negative Declaration, Resolution No. PC 7-20 included Mitigation Measure TR-1 which reads:

MM TR-1 Transportation Design Features. Prior to Building Permit issuance and to the satisfaction of the City of Gardena Public Works Department:

- The existing raised median located on Rosecrans Avenue (directly in front of the Project site) shall be removed and replaced with two-way left-turn lane striping.

- The existing eastbound left-turn pocket (which provides exclusive access to the existing Project site) shall be removed as this driveway would be closed as part of the proposed Project. The existing raised median in this area would be modified accordingly to accommodate the left-turn pocket removal.
- Appropriate sight distances shall be provided at the proposed Project site driveways to minimize potential pedestrian/vehicle conflicts along the adjacent public sidewalk. Any proposed landscaping near the Project driveways shall be less than 36 inches in height to avoid obstructing the Rosecrans Avenue motorists' line of sight in accordance with City requirements.

After Project approval, the City's Public Works Department and the Applicant concluded that it would be a better circulation design to modify the Rosecrans Avenue median to allow for a left-turn in for eastbound traffic but prohibit a left-turn out of the project site. As such, this modification is necessary to modify the street median improvements and amend the Mitigation Monitoring and Reporting Program (MMRP).

PROJECT DESCRIPTION/SETTING

The project site is 5.46 gross acres located on the north side of Rosecrans Avenue between Van Ness Avenue to the west and Gramercy Place to the east. The project site's topography is relatively flat and the dimensions of the subject property are approximately 610 feet deep by 390 feet wide. The project site has recently been graded and all buildings have been removed. The site was previously used for a taxi business and automotive repair activities.

The project site is bounded to the north and east by industrial (M-2 zone), and to the west and south by commercial and mixed use (C-3/MUO zone).

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3/MUO	General Commercial/Mixed Use Overlay	Formerly a taxi parking and auto repair business
North	M-2	Industrial	Manufacturing
South	C-3/MUO	General Commercial/Mixed use Overlay	Retail/Sales
West	C-3/MUO	Medium Residential/Mixed Use Overlay	Self-storage/Truck rental/Vacant (U-Haul Site)
East	M-2	Industrial	Self-storage

ANALYSIS

The Planning Commission is being asked to amend MM TR-1 (Condition EN5) as follows:

MM TR-1 Transportation Design Features. Prior to Building Permit issuance and to the satisfaction of the City of Gardena Public Works Department:

- The existing raised median located on Rosecrans Avenue (directly in front of the Project site) shall be modified to accommodate a left-turn into the Project site, but to prohibit a left-turn out of the Project site. ~~removed and replaced with two-way left turn lane striping.~~
- The existing eastbound left-turn pocket (which provides exclusive access to the existing Project site) shall be removed as this driveway would be closed as part of the proposed Project. The existing raised median in this area would be modified accordingly to accommodate the left-turn pocket removal.
- Appropriate sight distances shall be provided at the proposed Project site driveways to minimize potential pedestrian/vehicle conflicts along the adjacent public sidewalk. Any proposed landscaping near the Project driveways shall be less than 36 inches in height to avoid obstructing the Rosecrans Avenue motorists' line of sight in accordance with City requirements.

Condition PL26 will be added to the conditions of approval to read as follows:

PL26. Applicant shall install a "No Left Turn" sign at the driveway exit of the Project site to the satisfaction of the Public Works Department.

It should be noted that the only item being considered is the modification to the street median. The remainder of the project has already been approved and this modification is not to reopen the entire project which is already well underway.

RECOMMENDATION

Staff recommends the Planning Commission make a motion to:

- 1) Adopt Resolution No. PC 14-20 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, MODIFYING THE MEDIAN IMPROVEMENTS AND MITIGATION MONITORING AND REPORTING PROGRAM APPROVED BY RESOLUTION NO. PC 7-20 FOR SITE PLAN REVIEW #1-19, VARIANCE #1-20, AND TENTATIVE TRACT MAP #1-19 FOR THE CONSTRUCTION OF A 113-UNIT MIXED-USE CONDOMINIUM COMMUNITY BY MODIFYING THE ROSECRANS AVENUE MEDIAN DESIGN TO PROHIBIT A LEFT-TURN

**EXIT FROM THE PROJECT SITE AND READOPTING THE INITIAL
STUDY/MITIGATED NEGATIVE DECLARATION**

- 2) Direct staff to file a Notice of Exemption.

ATTACHMENTS

Attachment A - Resolution No. PC 14-20

- Exhibit A – Addendum to the Mitigated Negative Declaration
- Exhibit B – Traffic Impact Analysis
- Exhibit C – Initial Study/Mitigated Negative Declaration
- Exhibit D – Mitigation Monitoring and Reporting Program
- Exhibit E – Updated Conditions of Approval

RESOLUTION NO. PC 14-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, MODIFYING THE MEDIAN IMPROVEMENTS AND MITIGATION MONITORING AND REPORTING PROGRAM APPROVED BY RESOLUTION NO. PC 7-20 FOR SITE PLAN REVIEW #1-19, VARIANCE #1-20, AND TENTATIVE TRACT MAP #1-19 FOR THE CONSTRUCTION OF A 113-UNIT MIXED-USE CONDOMINIUM COMMUNITY BY MODIFYING THE ROSECRANS AVENUE MEDIAN DESIGN TO PROHIBIT A LEFT-TURN EXIT FROM THE PROJECT SITE AND READOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (EA #5-19)

(2101 AND 2129 ROSECRANS AVENUE; APN: 4061-028-018, 049)

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

SECTION 1. GENERAL FINDINGS

The Planning Commission of the City of Gardena does hereby make the following findings:

- A. On, May 28, 2019, G3 Urban Inc., the applicant, submitted an application for a Site Plan Review and Vesting Tentative Map for an approximately 5.46-acre site located at 2101 and 2129 Rosecrans Avenue (the “Project Site”);
- B. The original project was for development of a 5,080-square-foot commercial building on 0.54 acres and 105 condominium units, including 14 live-work units, on the remaining 4.93 acres;
- C. On May 4, 2020, G3 Urban Inc. submitted a revised application, modifying the Site Plan and Tentative Tract Map to allow for development of 113 condominium units consisting of 41 single-family garden court units, 57 attached townhome style units, and 15 attached live-work units (the “Project”);
- D. On August 4, 2020, the Planning Commission held a virtual public hearing at which time it considered all material and evidence, whether written or oral;
- E. At the close of the public hearing the Planning Commission adopted Resolution No. PC 7-20 approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (EA #5-19), Site Plan Review #1-19, Variance #1-20, and Tentative Tract Map #1-19 for the Project;
- F. The Project, as approved, includes modifications to the Rosecrans Avenue median in order to accommodate vehicular access for the proposed project and to maintain existing

ingress/egress movements for those driveways located along the south side of Rosecrans Avenue, allowing both left-turn in and left-turn out movements;

- G. Based on the Transportation Impact Study that was part of the Mitigated Negative Declaration, Resolution No. PC 7-20 included Mitigation Measure TR-1 which reads:

MM TR-1 Transportation Design Features. Prior to Building Permit issuance and to the satisfaction of the City of Gardena Public Works Department:

- The existing raised median located on Rosecrans Avenue (directly in front of the Project site) shall be removed and replaced with two-way left-turn lane striping.
- The existing eastbound left-turn pocket (which provides exclusive access to the existing Project site) shall be removed as this driveway would be closed as part of the proposed Project. The existing raised median in this area would be modified accordingly to accommodate the left-turn pocket removal.
- Appropriate sight distances shall be provided at the proposed Project site driveways to minimize potential pedestrian/vehicle conflicts along the adjacent public sidewalk. Any proposed landscaping near the Project driveways shall be less than 36 inches in height to avoid obstructing the Rosecrans Avenue motorists' line of sight in accordance with City requirements.

- H. After Project approval, the City's Public Works Department and the Applicant concluded that it would be a better circulation design to modify the Rosecrans Avenue median to allow for a left-turn in for eastbound traffic, but prohibit a left-turn out of the project site;

- I. On December 8, 2020, the Planning Commission held a duly noticed public hearing on the change; and

- J. In approving this Resolution, the Planning Commission considered the Addendum to the Mitigated Negative Declaration attached hereto as Exhibit A.

SECTION 2. MODIFICATION

- A. When there is a change in a project but there are no new significant effects or an increase in the severity of previously identified significant effect, and only minor technical changes or additions are necessary, the City may prepare an addendum to the previously approved mitigated negative declaration.

- B. The use of the addendum for this change is based upon the revised Traffic Impact Analysis prepared by LLG Engineers indicating that: the revised median design would be safer as it will eliminate potential conflicts between westbound vehicles turning into the businesses on the south side of Rosecrans Avenue and vehicles making a left-turn out of the Project

site; and the change in vehicular traffic patterns will not alter any of the conclusions contained in the original Traffic Impact Analysis.

- C. The Planning Commission hereby approves the change to the previously approved median design that was set forth in the Traffic Impact Analysis as shown on Exhibit B.
- D. Mitigation Measure TR-1 (Condition EN5) is hereby amended to read as follows:

MM TR-1 Transportation Design Features. Prior to Building Permit issuance and to the satisfaction of the City of Gardena Public Works Department:

- The existing raised median located on Rosecrans Avenue (directly in front of the Project site) shall be modified to accommodate a left-turn into the Project site, but to prohibit a left-turn out of the Project site.
- The existing eastbound left-turn pocket (which provides exclusive access to the existing Project site) shall be removed as this driveway would be closed as part of the proposed Project. The existing raised median in this area would be modified accordingly to accommodate the left-turn pocket removal.
- Appropriate sight distances shall be provided at the proposed Project site driveways to minimize potential pedestrian/vehicle conflicts along the adjacent public sidewalk. Any proposed landscaping near the Project driveways shall be less than 36 inches in height to avoid obstructing the Rosecrans Avenue motorists' line of sight in accordance with City requirements.

- E. Condition PL26 is hereby added to the conditions of approval to read as follows:

PL26. Applicant shall install a "No Left Turn" sign at the driveway exit of the Project site to the satisfaction of the Public Works Department.

SECTION 3. CEQA.

In an abundance of caution, the Planning Commission hereby readopts the IS/MND attached hereto as Exhibit C and the Mitigation Monitoring and Reporting Program ("MMRP") attached hereto as Exhibit D. In so doing the Planning Commission reaffirms the CEQA findings made in Resolution No. PC 7-20 and further finds:

- A. When there is a change in a project but there are no new significant effects or an increase in the severity of previously identified significant effect, and only minor technical changes or additions are necessary, the City may prepare an addendum to the previously approved mitigated negative declaration.
- B. The use of the addendum for this change is based upon the revised Traffic Impact Analysis prepared by LLG Engineers indicating that: the revised median design would be safer as it will eliminate potential conflicts between westbound vehicles turning into the businesses

on the south side of Rosecrans Avenue and vehicles making a left-turn out of the Project site; and the change in vehicular traffic patterns will not alter any of the conclusions contained in the original Traffic Impact Analysis.

- C. The IS/MND, Response to Comments memorandum, Technical Memorandum from LLG Engineers and the Addendum were all independently reviewed by City staff and the Planning Commission. In making all of the findings herein, the Planning Commission has exercised its independent judgment.
- D. City staff is hereby directed to file a Notice of Exemption.

SECTION 4. REMAINING APPROVALS.

Except as modified by this Resolution, all other provisions of Resolution No. PC 7-20, including the approvals, Mitigation Measures, and conditions of approval, remain in full force and effect.

SECTION 5. EFFECTIVE DATE/APPEAL.

- A. This Resolution shall take effect immediately.
- B. 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.

SECTION 6. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project, including the MND and MMRP, is Raymond Barragan, Community Development Manager, City of Gardena, 1700 W. 162nd Street, Gardena, California 90247. Mr. Barragan's email is rbarragan@cityofgardena.org and his phone number is 310/217-9546.

PASSED, APPROVED, AND ADOPTED this 8th day of December, 2020.

BRENDA JACKSON, CHAIR
PLANNING COMMISSION

ATTEST:

RAYMOND BARRAGAN, SECRETARY
PLANNING COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

AYES:
NOES:
ABSENT:

Attachments:

- Exhibit A – Addendum to the Mitigated Negative Declaration
- Exhibit B – Traffic Impact Analysis
- Exhibit C – Initial Study/Mitigated Negative Declaration
- Exhibit D – Mitigation Monitoring and Reporting Program
- Exhibit E – Updated Conditions of Approval

TECHNICAL MEMORANDUM

To: Raymond Barragan, City of Gardena Community Development Manager
Lisa Kranitz, City of Gardena Assistant City Attorney

From: Rita Garcia, Project Manager

Date: December 3, 2020

Subject: Addendum to the Rosecrans Place Project - Revised Site Access Revised Site Plan
Initial Study/Mitigated Negative Declaration for the
Revised Site Access Scheme

1.0 PURPOSE

The purpose of this Addendum is to identify changes in environmental impacts, if any, associated with construction and operations of the proposed Rosecrans Place revised site access scheme (“Revised Site Access”), as compared to the “Original Site Access” addressed in the July 2020 Initial Study/Mitigated Negative Declaration (IS/MND). Except the proposed Revised Site Access, there is no other revision to the Rosecrans Place Project.

The IS/MND analyzed a site plan that included modifications to the Rosecrans Avenue median, to continue to accommodate full vehicular access for the proposed Project and maintain existing ingress/egress movements for those driveways located along the south side of Rosecrans Avenue, allowing both left-turn in and left-turn out movements. Since the IS/MND’s approval, the Project Applicant has discussed Project access further with City staff, and has subsequently proposed the Revised Site Access. The Revised Site Access involves modifying the Rosecrans Avenue median to allow for a left-turn in for eastbound traffic, but prohibit a left-turn out of the Project site; see **Exhibit 1: Site Plan – Revised Site Access**, which depicts the Revised Site Access. The Revised Site Access proposes the same footprint, land use, and number of dwelling units as the Original Site Access, thus, would result in the same impacts as the Original Site Access for all resource areas except Transportation. This comparative analysis has been undertaken to analyze whether the Revised Site Access would result in any new or substantially greater impacts, as compared to those identified in the IS/MND for the Original Site Access, concerning Transportation. As concluded below, the Revised Site Access would not result in any new or substantially greater impacts, as compared to those identified in the IS/MND for the Original Site Access.

None of the changes associated with the Revised Site Access constitute “significant new information” pursuant to State CEQA Guidelines §15088.5. They do not involve changes in the Project or environmental setting, or significant additional data. They do not result in any new or substantially greater environmental impacts, as compared to those identified in the IS/MND. Moreover, the revisions do not affect the IS/MND’s overall conclusions.

2.0 ENVIRONMENTAL ANALYSIS

This analysis incorporates the Revised Access Scheme Assessment (Linscott, Law, and Greenspan 2020, see **Attachment 1**). This analysis also considers the relevant California Environmental Quality Act (CEQA) thresholds from State CEQA Guidelines Appendix G addressed below. Concerning all other State CEQA Guidelines Appendix G thresholds, no change to the conclusions as presented in the IS/MND would occur with the Revised Site Access.

4.17a Would the Project conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycles, and pedestrian facilities?

Less Than Significant Impact. The Original Site Access's impacts concerning consistency with a program, plan, ordinance, or policy were determined to be less than significant. The Revised Site Access would reroute some traffic from the Project site westward along Rosecrans Avenue; see **Attachment 1**. As concluded in **Attachment 1, Table 9-1 (Revised)**, this would not result in any new significant impacts due to the Revised Site Access. All other impacts concerning consistency with a program, plan, ordinance, or policy would be the same under the Revised Site Access, as the Original Site Access, given the Revised Site Access proposes the same footprint, land use, and dwelling units, as the Original Site Access. Therefore, Revised Site Access impacts would be less than significant.

4.17c Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?

Less Than Significant With Mitigation Incorporated.

The Original Site Access included modifications to the Rosecrans Avenue median, to continue to accommodate full vehicular access for the proposed Project and maintain existing ingress/egress movements for those driveways located along the south side of Rosecrans Avenue, allowing both left-turn in and left-turn out movements. The IS/MND concluded a less than impact with mitigation incorporated.

As concluded in the Revised Access Scheme Assessment, vehicular access to the proposed Project is proposed to be provided via three driveways on Rosecrans Avenue. The main project driveway would be located approximately mid-way along the Project frontage. This driveway would accommodate vehicular access to the Project for residents and visitors. The other two Project driveways (one each on either side of the main driveway) would be utilized for emergency vehicle access only. The proposed Project site driveways would be constructed to City of Gardena design standards. While the Original Site Access assumed full vehicular access for the main driveway (i.e., left-turn and right-turn ingress/egress turning movements), the proposed Revised Site Access would allow all traffic movements except for the exiting left-turn movement. As such, and in order to maintain existing ingress/egress movements for those driveways located along the south side of Rosecrans Avenue, some median modifications along Rosecrans Avenue in the immediate vicinity of the proposed Project would be required; see revised **MM TR-1** below. It was also recommended that the existing raised median located on Rosecrans Avenue (directly in front of the Project site) be partially removed and roadway restriping occur, which would facilitate left-turn turning movements into the main Project driveway and not preclude exiting left-turns above and beyond what occurs today for driveways located along the south side of Rosecrans Avenue. In addition, it is recommended that the existing eastbound left-turn pocket (which provides exclusive access to the existing Project site) be maintained so as to facilitate eastbound emergency vehicle ingress at the west

driveway. **Exhibit 1** provides a conceptual layout of the Revised Site Access' proposed Rosecrans Avenue median modifications.

With mitigation incorporated, the Project's Revised Site Access would not provide any off-site roadway improvements that could substantially increase hazards due to a design feature. The Project would be compatible with the surrounding land uses. All on-site and site-adjacent improvements, including **MM TR-1**, traffic signing and striping, and Project driveways, would be constructed as approved by the City of Gardena Park Public Works Department. Sight distance at Project access points would also be subject to compliance with applicable GMC/California Department of Transportation sight distance standards. Therefore, with mitigation incorporated, the Project's Revised Site Plan would not increase hazards due to a geometric design feature or incompatible uses. With mitigation, a less than significant impact would occur in this regard.

Mitigation Measure

Revised MM TR-1 Transportation Design Features. Prior to Building Permit issuance and to the satisfaction of the City of Gardena Public Works Department:

- The existing raised median located on Rosecrans Avenue (directly in front of the Project site) shall be partially removed and replaced with two one-way left-turn lane striping.
- The existing eastbound left-turn pocket (which provides exclusive access to the existing Project site) shall be removed as this driveway would be closed as part of the proposed Project. The existing raised median in this area would be modified accordingly to accommodate the left-turn pocket removal.
- Appropriate sight distances shall be provided at the proposed Project site driveways to minimize potential pedestrian and vehicle conflicts along the adjacent public sidewalk. Any proposed landscaping near the Project driveways shall be less than 36 inches in height to avoid obstructing the Rosecrans Avenue motorists' line of sight in accordance with City requirements.

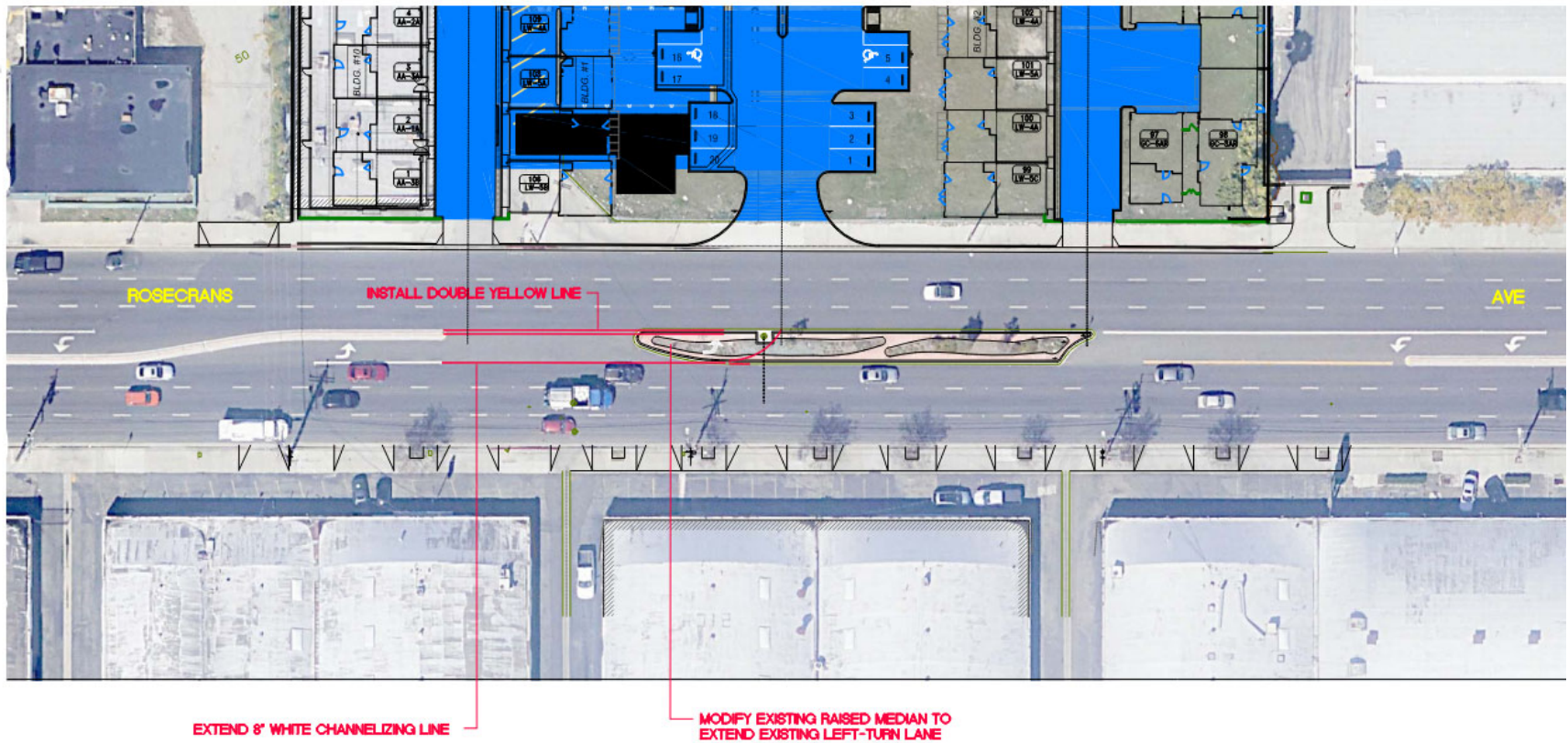


Exhibit 1: Revised Access Scheme

Exhibit B

MEMORANDUM

To:	Mitchell Gardner G3 Urban	Date:	November 25, 2020
From:	Clare M. Look-Jaeger, P.E. <i>CL-Jaeger</i> LLG, Engineers	LLG Ref:	1-19-4343-3
Subject:	Revised Access Scheme Assessment for the Rosecrans Place Project City of Gardena		

Linscott, Law & Greenspan, Engineers (LLG) has prepared this revised access scheme assessment for the proposed Rosecrans Place project located in the City of Gardena, California. LLG's prior transportation impact study (dated February 27, 2020) included a proposed retail component and the project's retail component was previously removed and replaced with eight (8) additional residential dwelling units. Thus, this revised access scheme assessment builds upon the revised project trip generation assessment (i.e., as summarized in the attached April 24, 2020 trip generation analysis summary memorandum), which concluded that the prior transportation impact study conclusions remained valid. This assessment focuses on the potential impacts associated with an access modification which restricts left-turn egress from the main/middle project (i.e., no exiting left-turns from the project site). Updated Level of Service (LOS) calculations have been prepared and a modified conceptual plan for Rosecrans Avenue has also been prepared.

Briefly, it is concluded that the updated access scheme for the Rosecrans Place project is not expected to result in any significant transportation impacts during the weekday AM peak hour or weekday PM peak hour. Thus, consistent with the conclusions outlined in the previously reviewed and approved transportation impact study and the revised trip generation assessment, the updated Rosecrans Place project is not expected to result in any significant impacts at any of the study intersections.

This memorandum provides a summary of the updated Rosecrans Place access scheme, a summary of the updated LOS analysis; and a conclusion regarding consistency with the previous transportation impact study and revised trip generation assessment.

Updated Rosecrans Place Access Scheme

Vehicular access to the proposed project is planned to be provided via three driveways on Rosecrans Avenue. The main project driveway will be located approximately mid-way along the project frontage. This driveway will accommodate vehicular access to the project for residents and visitors. The other two project driveways (one each on either side of the main driveway) will be utilized for emergency vehicle access only. The proposed project site driveways will be constructed to City of Gardena design standards.

While the transportation impact study prepared for the project noted full vehicular access for the main driveway (i.e., left-turn and right-turn ingress/egress turning movements), the access scheme is now being modified to allow all traffic movements



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except for the exiting left-turn movement. As such, and in order to maintain existing ingress/egress movements for those driveways located along the south side of Rosecrans Avenue, some median modifications along Rosecrans Avenue in the immediate vicinity of the proposed project are proposed. It is recommended that the existing raised median located on Rosecrans Avenue (directly in front of the project site) be partially removed and roadway restriping occur which would facilitate left-turn turning movements into the main project driveway and not preclude exiting left-turns above and beyond what occurs today for driveways located along the south side of Rosecrans Avenue. In addition, it is recommended that the existing eastbound left-turn pocket (which provides exclusive access to the existing project site) be maintained so as to facilitate eastbound emergency vehicle ingress at the west driveway. A conceptual layout of the proposed Rosecrans Avenue median modifications is provided in the attached *Figure A*.

Updated Level of Service Assessment

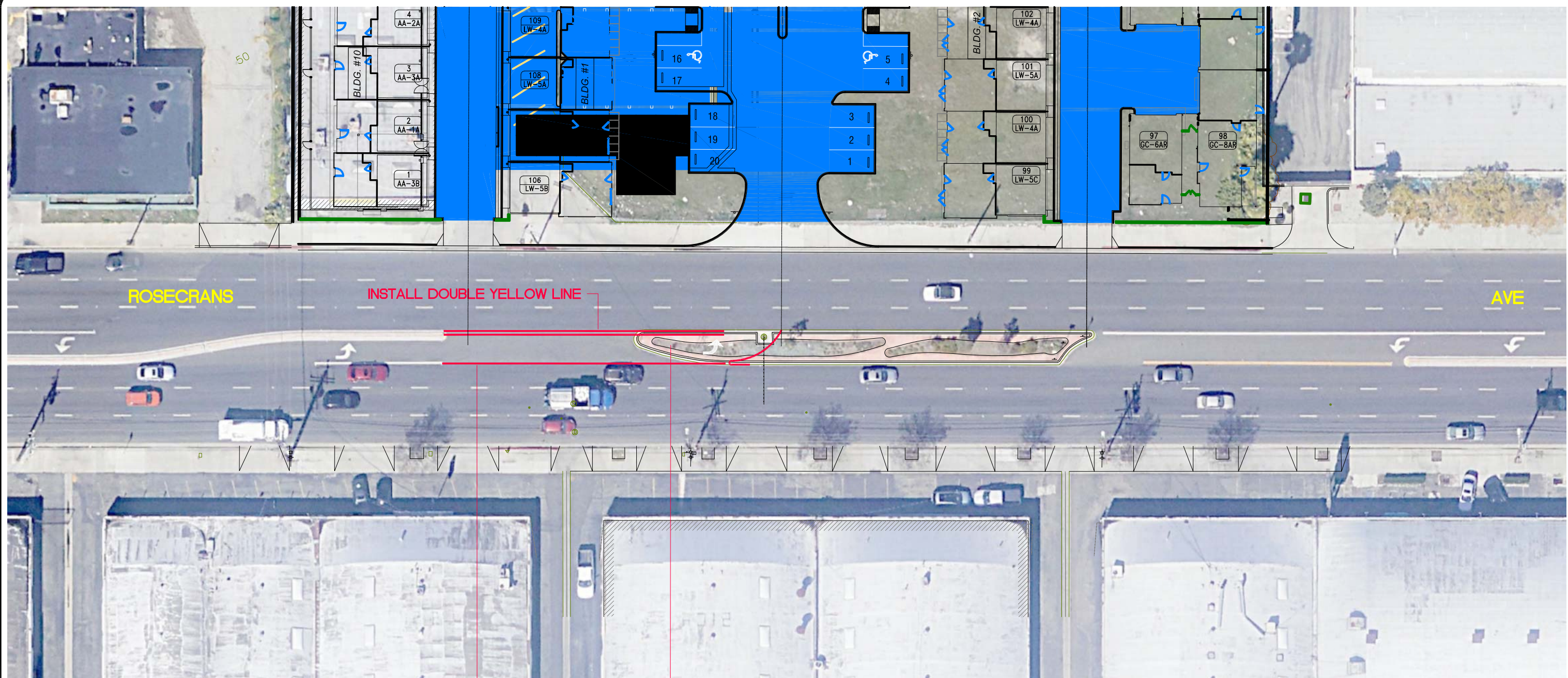
The forecast of the net new vehicular trips anticipated to be generated by the updated Rosecrans Place project were previously presented in *Table 1* within the April 24, 2020 trip generation analysis summary memorandum. As summarized in *Table 1*, the Rosecrans Place project is expected to generate a net increase of 30 vehicle trips (5 fewer inbound trips and 35 more outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the updated project is expected to generate a net increase of 51 vehicle trips (40 more inbound trips and 11 more outbound trips). Over a 24-hour period during a typical weekday, the updated project is forecast to result in a net increase of 548 vehicle trips (274 inbound trips and 274 outbound trips). By comparison, the previously proposed project (as analyzed in the transportation impact study) was expected to generate a net increase of 31 AM peak hour trips, 55 PM peak hour trips, and 646 vehicle trips over a 24-hour daily period. Thus, the updated Rosecrans Place project is anticipated to generate 98 fewer daily trips, one (1) fewer AM peak hour trip, and four (4) fewer PM peak hour trips when compared to the previously prepared transportation impact study.

Under the revised access scheme, 40 percent (40%) of the project's outbound traffic was destined to the east on Rosecrans Avenue. Thus, the LOS analysis was revised to reflect the left-turn egress restriction and that percentage of outbound project-related traffic was redistributed. The LOS assessment summary for the study intersections is shown in attached *Table 9-1 (Revised)*. As shown, no new significant transportation impacts are expected due the modified access scheme.

Summary

Consistent with the findings and conclusions outlined in the transportation impact study and the trip generation analysis summary memorandum, the updated Rosecrans Place access scheme is not expected to result in any significant traffic impacts at any of the study intersections.

Please feel free to call us with any questions or comments at 626.796.2322.



EXTEND 8" WHITE CHANNELIZING LINE

INSTALL DOUBLE YELLOW LINE

MODIFY EXISTING RAISED MEDIAN TO
EXTEND EXISTING LEFT-TURN LANE



SCALE 1" = 40'

FIGURE A
PROPOSED ROSECRANS AVENUE STRIPING PLAN
ROSECRANS PLACE MIXED-USE PROJECT

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MEMORANDUM

To: Mitchell Gardner
G3 Urban

Date: April 24, 2020

From: Clare M. Look-Jaeger, P.E. *CL-Jaeger* LLG Ref: 1-19-4343-2
Alfred C. Ying, P.E., PTP *ACY.*
LLG, Engineers

Subject: Trip Generation Assessment for the Updated Rosecrans Place Project
City of Gardena

Engineers & Planners

Traffic
Transportation
Parking

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Linscott, Law & Greenspan, Engineers (LLG) has prepared this trip generation analysis for the proposed Rosecrans Place project located in the City of Gardena, California. LLG's prior transportation impact study (dated February 27, 2020) included a proposed retail component. The project's retail component has since been removed and replaced with eight (8) additional residential dwelling units. Thus, this trip generation analysis has been prepared to determine whether the prior transportation impact study conclusions remain valid based on City's thresholds.

Briefly, it is concluded that the updated Rosecrans Place project is not expected to result in any net increases in traffic during the weekday daily, AM peak hour, and PM peak hour analysis time periods when compared to the previously prepared transportation impact study. Specifically, the updated Rosecrans Place project is anticipated to generate 98 fewer daily trips, one (1) fewer AM peak hour trip, and four (4) fewer PM peak hour trips when compared to the prior transportation impact study. Thus, consistent with the conclusions outlined in the transportation impact study, the updated Rosecrans Place project is not expected to result in any significant impacts at any of the study intersections.

This memorandum provides a summary of the updated Rosecrans Place project description; proposed project vehicular site access, a summary of the updated project trip generation analysis; and a conclusion regarding consistency with the previous transportation impact study.

Updated Rosecrans Place Project Description

The updated Rosecrans Place project consists of the demolition of the existing buildings on-site and the development of a residential project. A total of 113 residential dwelling units, comprising 57 attached townhome units, 41 detached single-family units, and 15 live-work units, are planned to be constructed. The previously proposed retail building will no longer be constructed. Based on information provided by the project Architect, the parking supply associated with the updated Rosecrans Place project will satisfy the City of Gardena Code parking requirements as a total of 295 spaces is planned for the residential/live-work components.

Construction of the proposed project is expected to commence in year 2020 with build-out by the end of year 2021/beginning of year 2022. The site plan for the updated Rosecrans Place project is illustrated in *Figure 1*.

Proposed Project Vehicular Site Access

As presented in *Figure 1*, vehicular access to the proposed project is planned to be provided via three driveways on Rosecrans Avenue. The main project driveway will be located approximately mid-way along the project frontage. This driveway will accommodate vehicular access to the project for residents and visitors. The other two project driveways (one each on either side of the main driveway) will be utilized for emergency vehicle access only. The proposed project site driveways will be constructed to City of Gardena design standards.

As described in the transportation impact study, full vehicular access (i.e., left-turn and right-turn ingress/egress turning movements) is currently provided at the existing project site. In order to continue to accommodate full vehicular access for the proposed project and to maintain existing ingress/egress movements for those driveways located along the south side of Rosecrans Avenue, some median modifications along Rosecrans Avenue in the immediate vicinity of the proposed project are proposed. It is recommended that the existing raised median located on Rosecrans Avenue (directly in front of the project site) be removed and replaced with a two-way left-turn lane via roadway restriping which would facilitate left-turn turning movements into and out of driveways located along both sides of Rosecrans Avenue. In addition, it is recommended that the existing eastbound left-turn pocket (which provides exclusive access to the existing project site) be maintained so as to facilitate eastbound emergency vehicle ingress at the west driveway. With the recommended Rosecrans Avenue median modifications, full vehicular access will be provided in the immediate project vicinity for both project residents/visitors and nearby businesses. A conceptual layout of the proposed Rosecrans Avenue median modifications is provided in *Figure 2*.

Updated Project Trip Generation Assessment

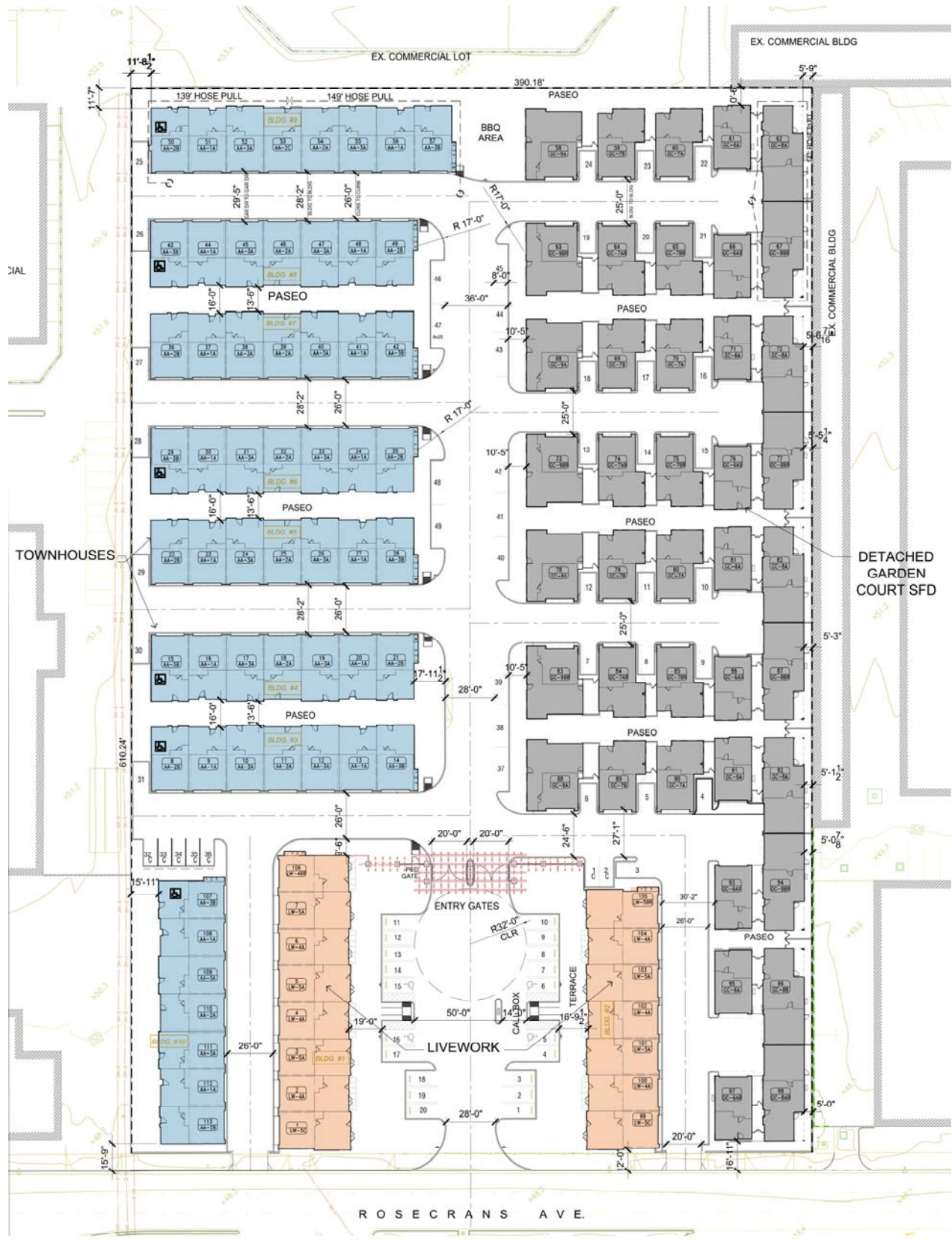
The forecast of the net new vehicular trips anticipated to be generated by the updated Rosecrans Place project are presented in *Table 1*. As summarized in *Table 1*, the updated Rosecrans Place project is expected to generate a net increase of 30 vehicle trips (5 fewer inbound trips and 35 more outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the updated project is expected to generate a net increase of 51 vehicle trips (40 more inbound trips and 11 more outbound trips). Over a 24-hour period during a typical weekday, the updated project is forecast to result in a net increase of 548 vehicle trips (274 inbound trips and 274 outbound trips). By comparison, the previously proposed project (as analyzed in the transportation impact study) was expected to generate a net increase of 31 AM peak hour trips, 55 PM peak hour trips, and 646 vehicle trips over a 24-hour daily period.

Thus, the updated Rosecrans Place project is anticipated to generate 98 fewer daily trips, one (1) fewer AM peak hour trip, and four (4) fewer PM peak hour trips when compared to the previously prepared transportation impact study. It can therefore be concluded that the updated Rosecrans Place project is not expected to result in any significant traffic impacts at any of the study intersections.

Summary

- The updated Rosecrans Place project consists of the demolition of the existing buildings on-site and the development of a residential project. A total of 113 residential dwelling units, comprising 57 attached townhome units, 41 detached single-family units, and 15 live-work units, are planned to be constructed. The parking supply associated with the updated Rosecrans Place project will satisfy the City of Gardena Code parking requirements as a total of 295 spaces is planned for the residential/live-work components.
- The updated Rosecrans Place project is expected to generate a net increase of 30 vehicle trips during the AM peak hour and 51 vehicle trips during the PM peak hour. Over a 24-hour period, the updated Rosecrans Place project is forecast to result in a net increase of 548 daily trip ends during a typical weekday.
- When compared to the prior project recently analyzed in the transportation impact study, the updated Rosecrans Place project is anticipated to generate one (1) fewer AM peak hour vehicle trip, four (4) fewer PM peak hour vehicle trips, and 98 fewer daily vehicle trip ends.
- Thus, consistent with the findings and conclusions outlined in the transportation impact study, the updated Rosecrans Place project is not expected to result in any significant traffic impacts at any of the study intersections.

Please feel free to call us with any questions or comments at 626.796.2322.



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 NOT TO SCALE

SOURCE: ANGELENO ASSOCIATES, INC.

FIGURE 1 PROJECT SITE PLAN

LINSCOTT, LAW & GREENSPAN, engineers

ROSECRANS PLACE PROJECT

**Table 1
PROJECT TRIP GENERATION FORECAST**

TRIP GENERATION RATES [1]									
ITE LAND USE CATEGORY	ITE LAND USE CODE	VARIABLE	WEEKDAY DAILY	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
				IN (%)	OUT (%)	TOTAL	IN (%)	OUT (%)	TOTAL
				Single-Family Detached Housing	210	Per Dwelling Unit	9.44	25%	75%
Multifamily Housing (Mid-Rise)	221	Per Dwelling Unit	5.44	26%	74%	0.36	61%	39%	0.44
General Office Building	710	Per 1,000 SF	9.74	86%	14%	1.16	16%	84%	1.15

PROJECT TRIP GENERATION FORECAST									
LAND USE	ITE LAND USE CODE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
				IN	OUT	TOTAL	IN	OUT	TOTAL
				<i>Proposed Project</i>					
Multi-Family Housing	221	57 DU	310	5	16	21	15	10	25
Single-Family Housing	210	41 DU	388	8	22	30	26	15	41
Live-Work (Living Units)	221	15 DU	82	1	4	5	4	3	7
Live-Work (Work Space)	710	3,949 GSF	38	4	1	5	1	4	5
<i>Subtotal Proposed Project</i>			<i>818</i>	<i>18</i>	<i>43</i>	<i>61</i>	<i>46</i>	<i>32</i>	<i>78</i>
Existing Uses to be Removed [3]		(42,400) GSF	(270)	(23)	(8)	(31)	(6)	(21)	(27)
<i>NET NEW PROJECT TRIPS</i>			<i>548</i>	<i>(5)</i>	<i>35</i>	<i>30</i>	<i>40</i>	<i>11</i>	<i>51</i>

[1] Source: ITE "Trip Generation Manual", 10th Edition, 2017.

[2] Trips are one-way traffic movements, entering or leaving.

[3] The AM and PM peak hour trips are based on driveway counts conducted at the site in May 2019 by The Traffic Solution. The PM peak hour of trip generation is assumed to represent 10 percent (10%) of daily trips.

Table 9-1 (Revised)
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
WEEKDAY AM AND PM PEAK HOURS

NO.	INTERSECTION	PEAK HOUR	[1]		[2]				[3]		[4]			
			YEAR 2019 EXISTING V/C or DELAY	LOS [a]	YEAR 2019 EXISTING W/ PROJECT V/C or Delay	LOS [a]	CHANGE V/C or DELAY [(2)-(1)]	SIGNIF. IMPACT [b]	YEAR 2022 FUTURE PRE-PROJECT V/C or DELAY	LOS [a]	YEAR 2022 FUTURE W/ PROJECT V/C or DELAY	LOS [a]	CHANGE V/C or DELAY [(4)-(3)]	SIGNIF. IMPACT [b]
1	Purche Avenue/ Rosecrans Avenue	AM	0.450	A	0.452	A	0.002	No	0.463	A	0.465	A	0.002	No
		PM	0.468	A	0.470	A	0.003	No	0.483	A	0.485	A	0.003	No
2	Van Ness Avenue/ 139th Street	AM	0.587	A	0.589	A	0.002	No	0.607	B	0.608	B	0.001	No
		PM	0.573	A	0.573	A	0.000	No	0.591	A	0.591	A	0.000	No
3	Van Ness Avenue/ Rosecrans Avenue	AM	0.748	C	0.752	C	0.004	No	0.776	C	0.779	C	0.003	No
		PM	0.752	C	0.764	C	0.012	No	0.781	C	0.793	C	0.012	No
4	Van Ness Avenue/ 147th Street-146th Place	AM	0.464	A	0.464	A	0.000	No	0.478	A	0.479	A	0.001	No
		PM	0.456	A	0.456	A	0.000	No	0.470	A	0.471	A	0.001	No
5	Gramercy Place/ Rosecrans Avenue	AM	0.476	A	0.476	A	0.000	No	0.489	A	0.489	A	0.000	No
		PM	0.526	A	0.527	A	0.001	No	0.543	A	0.544	A	0.001	No

[a] Level of Service (LOS) is based on the reported ICU value for signalized intersections.

[b] According to the County of Los Angeles Department of Public Works' *Traffic Impact Analysis Report Guidelines*, January 1, 1997, Page 6: an impact is considered significant if the project-related increase in the volume-to-capacity ratio (v/c) equals or exceeds the thresholds shown below:

<u>Level of Service</u>	<u>Pre-Project V/C</u>	<u>Project-Related Increase in V/C</u>
C	> 0.700 - 0.800	equal to or greater than 0.040
D	> 0.800 - 0.900	equal to or greater than 0.020
E/F	> 0.900	equal to or greater than 0.010

Exhibit C
Initial Study/Mitigated Negative Declaration

Under Separate Cover
(click here)

Exhibit D



Rosecrans Place Project – Revised Site Plan Mitigation Monitoring and Reporting Program

July 2020

Lead Agency:

City of Gardena

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Gardena, California 90247
Raymond Barragan
(310) 217-9500

Consultant:

Kimley-Horn and Associates

765 The City Drive, Suite 200
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Rita Garcia
(714) 786-6116

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor mitigation measures (MMs) outlined in the Rosecrans Place Project – Revised Site Plan Initial Study/Mitigated Negative Declaration (IS/MND). The Rosecrans Place Project – Revised Site Plan MMRP has been prepared in conformance with Public Resources Code §21081.6 and City of Gardena (City) monitoring requirements. Specifically, Public Resources Code §21081.6 states:

- (a) *When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:*
 - (1) *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.*
 - (2) *The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.*

State CEQA Guidelines §15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of Gardena is the Lead Agency for the Rosecrans Place Project – Revised Site Plan and is therefore responsible for ensuring MMRP implementation. The MMRP has been drafted to meet Public Resources Code §21081.6 requirements as a fully enforceable monitoring program.

The MMRP is comprised of the Mitigation Program and includes measures to implement and monitor the Mitigation Program. The MMRP defines the following for each MM:

- **Definition of Mitigation.** The Mitigation Measure contain the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.
- **Responsible Party or Designated Representative.** Unless otherwise indicated, an applicant would be the responsible party for implementing the mitigation, and the City of Gardena or designated representative is responsible for monitoring the performance and implementation of the mitigation measures. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the

permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.

- **Time Frame.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

The numbering system in the table corresponds with the IS/MND's numbering system. The MMRP table "Verification" column will be used by the parties responsible for documenting when the mitigation measure has been completed. The City of Gardena will complete ongoing documentation and mitigation compliance monitoring. The completed MMRP and supplemental documents will be kept on file at the City of Gardena Community Development Department.

ROSECRANS PLACE PROJECT – REVISED SITE PLAN MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
BIOLOGICAL RESOURCES					
MM – BIO-1: Nesting Migratory Birds. During construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically March 15 through September 1), if possible. If construction activities cannot be conducted outside of nesting season, a Pre-Construction Nesting Bird Survey within and adjacent to the Project site shall be conducted by a qualified biologist within three days prior to initiating construction activities. If active nests are found during the Pre-Construction Nesting Bird Survey, a Nesting Bird Plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, nesting sage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity.	Pre-Construction (if grubbing, brushing, or tree removal occurs within nesting season (September 2 – March 14))	Pre-Construction Nesting Bird Survey	Community Development Manager		
	Pre-Construction (if active nests are found during nesting season (September 2 – March 14))	Nesting Bird Plan	Community Development Manager		
TRANSPORTATION					
MM – TR-1: Transportation Design Features. Prior to Building Permit issuance and to the satisfaction of the City of Gardena Public Works Department: <ul style="list-style-type: none"> • The existing raised median located on Rosecrans Avenue (directly in front of the Project site) shall be <u>modified to accommodate a left-turn into the Project site, but to prohibit a left-turn out of the Project site.</u> removed and replaced with two-way left-turn lane striping.¹ • The existing eastbound left-turn pocket (which provides exclusive access to the existing Project site) shall be removed as this driveway 	Prior to Building Permit Issuance	Remove Raised Median and Replace with Two-Way Left Turn Lane Striping	City of Gardena Public Works Department		

¹ Modified by PEQC on Dec. 8, 2020.

MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
<p>would be closed as part of the proposed Project. The existing raised median in this area would be modified accordingly to accommodate the left-turn pocket removal.</p> <ul style="list-style-type: none"> • Appropriate sight distances shall be provided at the proposed Project site driveways to minimize potential pedestrian and vehicle conflicts along the adjacent public sidewalk. Any proposed landscaping near the Project driveways shall be less than 36 inches in height to avoid obstructing the Rosecrans Avenue motorists' line of sight in accordance with City requirements. 		Remove Existing Eastbound Left-Turn Pocket Modify Left-Turn Pocket Provide Appropriate Sight Distances Verify Landscaping Height			
TRIBAL CULTURAL RESOURCES					
<p>MM – TCR-1: Retain a Native American Monitor/Consultant: Prior to any ground disturbance, the Project Applicant shall retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and listed under the NAHC's Tribal Contact list for the Project area. This list is provided by the NAHC. The Monitor/Consultant shall only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant shall complete daily monitoring logs that provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.</p>	Prior to any Ground Disturbance During Construction Phases Involving Ground-Disturbing Activities (i.e., pavement removal, Pot-Holing/ Auguring, Grubbing, Tree Removals, Boring, Grading, Excavation, Drilling, and Trenching)	Tribal Monitor/ Consultant Agreement Construction Site Monitoring & Completion of Daily Monitoring Logs	Community Development Manager		

MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
<p>MM - TCR-2: Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any tribal cultural or archaeological resources, construction activities shall cease in the find’s immediate vicinity until the find can be assessed. All tribal cultural and archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, additional protective mitigation takes place (State CEQA Guidelines §15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with State CEQA Guidelines §15064.5(f) for historical resources.</p> <p>Public Resources Code §§21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non- profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.</p>	<p>During Construction, If Unanticipated Discovery of Tribal Cultural and Archaeological Resources Occurs</p>	<p>Tribal Cultural & Archaeological Resource Evaluation</p>	<p>Archaeologist / Approved Tribal Monitor / Consultant</p>		

Exhibit E

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #1-19, VARIANCE #1-20; and VESTING TENTATIVE TRACT MAP NO. 82667 (#1-19)

GENERAL CONDITIONS

- GC 1. Applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. A copy of the signed document shall be submitted to the Community Development Department 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. 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. Applicant shall provide the City with a copy of the Covenants, Conditions and Restrictions (CC&Rs) which shall apply to the townhomes for review and approval prior to approval of the final map or issuance of a certificate of occupancy, not including model homes. The CC&Rs shall include all items listed in these conditions which are required to be included in the CC&Rs or items for which the HOA is responsible. At a minimum, the following provisions shall be included, as may be further detailed. The failure to include a condition on the list below does not relieve the responsibility to include it in the CC&Rs if otherwise provided herein.
- a. Any revisions to the CC&Rs 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.
 - d. Prohibition against outdoor storage.
 - e. Prohibition against alterations to architectural treatments, including colors and materials. Colors and materials as shown on the development plans as presented to the Planning Commission on August 4, 2020, are approved. Deviation from colors and materials shall not be made unless approved by the Community Development Director.
 - f. All garage spaces shall 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. A requirement that trash cans shall be kept in the garage or out of public view.
- i. Parking shall be prohibited in the driveway areas and in front of the garages.
- j. Residents' vehicles shall be stored in the garages at all times while on the site.
- k. Residents shall not be allowed to use guest parking for their own vehicles.
- l. 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.
- m. The Security Gates shall be maintained, in good condition, by the Home Owners Association.
- n. Install one surveillance camera at the entrance of the development. Surveillance cameras shall be maintained by the homeowners association and recordings should be kept for a minimum of 30 days.
- o. The homeowner's association shall maintain landscaping in a healthy and well-kept manner 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.
- p. The CC&Rs for the HOA shall include language assigning the HOA the responsibility to enforce the land use covenant restrictions, comply with the soil management plan set forth in the Response Plan, conduct and submit the annual inspection reports required by the response plan, and maintain copies of property owner certifications. When any property is sold or resold, the original developer or the HOA shall require the new property owner to acknowledge in writing that they have read the land use restriction covenant. The acknowledgement shall provide that the owner understands that the restrictions are to prevent PCBs that remain on the property and understands and agrees to the property restrictions. Each owner is required to sign such acknowledgement.

When the draft is provided to the City for review, it shall be accompanied by a table specifying where each condition required by this document can be found in the CC&Rs.

- GC 5. Applicant shall pay a multiple-unit residential development impact fee of \$1,000/unit for a total of \$113,000 prior to building permit issuance. 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 must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.

- GC 6. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's engineering and building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.
- GC 7. The site layout and physical appearance of the structures shall be in accordance with the plans presented to and 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. Substantial modifications will require review and approval by the Planning Commission.
- GC 8. 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 federal holidays are strictly prohibited.
- GC 9. 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 10. 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 11. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval.
- GC 12. 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 #1-19, Variance # 1-20, Vesting Tentative Tract Map #1-19 (VTTM No. 82667) and the subsequent Notices of Determination. 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.

PLANNING

- PL1. Site Plan Review #1-19 and Variance #1-20 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- PL2. The approved Resolution, including the Conditions of Approval contained herein and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.
- PL3. A security and lighting plan shall be submitted for review and approval by the Community Development Director or designee prior to issuance of a building permit that shows surveillance camera locations and outdoor lighting for all public/common areas. The lighting plan shall meet the requirements of GMC Section 18.42.150. 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 Community Development Director or designee.
- PL4. Perimeter side and rear walls abutting non-residential parking lots shall be 8 feet in height. Otherwise, perimeter side and rear walls may be 7 feet when immediately adjacent to non-residential buildings.
- PL5. The fence along Rosecrans Avenue for which a variance was granted shall be made up of tubular steel or a similar material which allows visibility into the development and

no more than seven feet in height. Decorative pilasters shall be interspersed throughout the fence to the satisfaction of the Planning Division.

- PL6. No permit shall be issued under these approvals until Ordinance No. 1820 becomes effective. This shall not prohibit issuance of any permit required for remediation of the property under the Response Plan approved by DTSC or the issuance of any demolition permits.
- PL7. The City's Building Official shall review and approve the Final Geotechnical Investigation for the Project. Applicant shall comply with all recommendations set forth in the Geotechnical Report unless otherwise indicated by the Building Official.
- PL8. Applicant shall comply with the Final Response Plan as required by DTSC and EPA and no permits shall be issued for the Project until the measures have been implemented. This does not prevent the City from issuing any permits required for remediation of the property under the Response Plan approved by DTSC.
- PL9. Applicant shall monitor the groundwater well network as required by DTSC.
- PL10. Applicant shall record a land use restriction covenant with the Los Angeles County Recorder's office prior to issue of a building permit. Applicant shall provide the City with written proof that the condition as drafted has been approved by the USEPA. The restriction shall:
- a. Prohibit any alteration of the concrete caps within the backyards of the residential and live/work properties;
 - b. Prohibit any soil disturbances within the landscaped common areas that are not authorized in the approved Soil Management Plan;
 - c. Prohibit any alteration, disturbance or degradation of the asphalt caps that are not authorized in the approved Soil Management Plan;
 - d. Include language referencing the annual Inspection, Repair, and Maintenance Plan and Soil Management Plan requirements to be submitted to the USEPA;
 - e. Include a diagram showing the areas that are subject to restrictions and inspections;
 - f. Require owners of all parcels to acknowledge and agree to the property restrictions in writing.
- PL11. Applicant shall comply with NPDES program's Construction General Permit requirements including implementation of a SWPP and monitoring plan and sediment-control BMPs.

- PL12. Applicant shall comply with Los Angeles County's Low Impact Development (LID) Ordinance.
- PL13. Applicant shall comply with the City's Standard Urban Stormwater Mitigation program which requires implementation of BMPs through the Standard Urban Stormwater Mitigation Plan (SUSMP) as follows:
- PL14. Applicant shall comply with the construction hours set forth in the Gardena Municipal Code which are 7:00 AM to 6:00 PM on weekdays and 9:00 AM to 6:00 PM on Saturdays. No construction may take place at any time on Sundays or federal holidays.
- PL15. All motorized equipment used in construction shall be equipped with functioning mufflers as mandated by the State.
- PL16. Applicant shall pay \$1,130,000 in in-lieu park fees in accordance with Chapter 17.20 of the Gardena Municipal Code.
- PL17. Applicant shall pay \$113,000 in development fees in accordance with Chapter 15.48 of the Gardena Municipal Code.
- PL18. Applicant shall pay school impact fees to the Los Angeles Unified School District and provide proof of payment prior to issuance of building permits.
- PL19. Restaurant use is prohibited for any live-work unit due to insufficient parking for food and beverage establishments. Specifically, food and beverage establishments are required to have one space per 100 square feet of gross floor area.
- PL20. Uses permitted for the live-work units shall be comply with those described in Section 18.19.030 and 18.19.040 of the Gardena Municipal Code, with exception to restaurant use as discussed above.
- PL21. Any signage shall comply with the provisions of Chapter 18.58 of the Gardena Municipal Code.
- PL22. Decorative colored concrete shall be provided at the main vehicular entrance along Rosecrans Avenue and at the vehicular gate underneath the trellis to the satisfaction of the Planning Division. Plans shall be revised to show this prior to issuance of a building permit.
- PL23. Applicant shall provide the Planning Division with the following information prior to issuance of a building permit:
- a. Mailbox locations
 - b. Bike rack or parking locations

- c. Detailed plans of the barbecue area including an enlarged site plan, elevations of any buildings, cross sections, a conceptual rendering, and photo examples of amenities (e.g., benches, tables, trash cans, etc.).
- d. Fence/wall plan of all fencing. Indicate materials, texture, colors, height.
 - i. Perimeter fencing along the sides and rear shall be decorative solid block with an eight-foot height to buffer from adjacent commercial and industrial uses. No fencing shall be required where the project wall would be adjacent to the wall on the eastern property line; the wall of the building would serve as the wall for the project. [Added by PEOC at 8/4/20 mtg.]
 - ii. The front fence shall be wrought iron or tubular steel and interspersed with stone, brick, stucco, or decorative block.

PL24. Applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.

PL25. Applicant shall record a notice and advise potential buyers of the units along the northern property line that the units lie adjacent to industrial uses to the north and may have noise impacts. A copy of the notice shall be provided to the City before recordation.

PL26. Applicant shall install a "No Left Turn" sign at the driveway exist of the Project site to the satisfaction of the Public Works Department. [Added by PEOC on Dec. 8, 2020]

ENVIRONMENTAL

EN1. The applicant shall comply with all mitigation measures set forth in the Mitigation Monitoring and Reporting Program which are set forth below.

EN2. **MM BIO-1 Nesting Migratory Birds.** During construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically March 15 through September 1), if possible. If construction activities cannot be conducted outside the nesting season, a Pre-Construction Nesting Bird Survey within and adjacent to the Project site shall be conducted by a qualified biologist within three days prior to initiating construction activities. If active nests are found during the Pre-Construction Nesting Bird Survey, a Nesting Bird Plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size and location of all

buffer zones, if required, shall be based on the nesting species, nesting sage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity.

EN3. **MM TCR-1 Retain a Native American Monitor/Consultant:** Prior to any ground disturbance, the Project Applicant shall retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and listed under the NAHC's Tribal Contact list for the Project area. This list is provided by the NAHC. The monitor/consultant shall only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant shall complete daily monitoring logs that provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

EN4. **MM TCR-2 Unanticipated Discovery of Tribal Cultural and Archaeological Resources:** Upon discovery of any archaeological resources, upon discovery of any tribal cultural or archaeological resources, construction activities shall cease in the find's immediate vicinity until the find can be assessed. All tribal cultural and archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, additional protective mitigation takes place (State CEQA Guidelines §15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with State CEQA Guidelines §15064.5(f) for historical resources.

Public Resources Code §§21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and

analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

EN5. **MM TR-1 Transportation Design Features.** Prior to Building Permit issuance and to the satisfaction of the City of Gardena Public Works Department:

- The existing raised median located on Rosecrans Avenue (directly in front of the Project site) shall be modified to accommodate a left-turn into the Project site, but to prohibit a left-turn out of the Project site. ~~removed and replaced with two-way left turn lane striping.~~ *[Modified by PEQC on Dec. 8, 2020]*
- The existing eastbound left-turn pocket (which provides exclusive access to the existing Project site) shall be removed as this driveway would be closed as part of the proposed Project. The existing raised median in this area would be modified accordingly to accommodate the left-turn pocket removal.
- Appropriate sight distances shall be provided at the proposed Project site driveways to minimize potential pedestrian and vehicle conflicts along the adjacent public sidewalk. Any proposed landscaping near the Project driveways shall be less than 36 inches in height to avoid obstructing the Rosecrans Avenue motorists' line of sight in accordance with City requirements.

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. In accordance with Government Code § 66473.1, the design of the subdivision shall provide, to the extent feasible, for future passive/natural heating or cooling opportunities.
- TTM 6. 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 7. Prior to initial phase associated with building construction, all above-ground and underground infrastructure shall be installed.
- TTM 8. The developer shall pay in lieu park fees in accordance with Chapter 17.20 of the Gardena Municipal Code and Resolution No. 6433 which requires a payment of \$10,000 per unit. Total in lieu park fees due is \$1,130,000 and shall be paid in full to the City prior to final map.
- TTM 9. Model homes shall be permitted prior to final map recordation provided that all Fire Department requirements for health and safety are satisfied prior to issuance of a building permit.

BUILDING AND SAFETY

Commercial Development

- BS1. This project shall comply with all applicable portions of the Current Gardena Municipal Code and City Ordinances.
- BS2. This project shall comply with all applicable portions of the 2019 California Building Standards Code (Title 24, California Code of Regulations).
- BS3. Applicant shall comply with all conditions set forth by other Departments and Agencies. Including but not limited to Planning, Engineering and the Los Angeles County Fire Department.
- BS4. County of Los Angeles Department of Public Health Environmental Health Approvals Required for any proposed food service.
- BS5. The applicant shall obtain separate Building Division permits for Demolition, Grading, Building, Site Development, Electrical, Plumbing, Mechanical, Fences.

- BS6. The approval of plans and specifications does not permit the violation of any section of the State Building Code, City Ordinances, and/or State Law.
- BS7. Applicant shall provide documentation on methods of resolving the hazards identified in the environmental report. City of Gardena shall review and approve before any Construction shall begin.
- BS8. Address shall be on building and Curb, Both Street and Alley sides, per State Code and City standards.
- BS9. All Facilities shall be maintained in a clean, litter-free, odor-free, and pest-free condition on a daily basis.
- BS10. A solid roof covered trash enclosure shall be sized for all intended uses, Per the States' Cal-Recycle guidelines, Including Organic Waste, Recyclables, Used Oil Storage Bins and Rubbish, as per State Code and City standards.
- BS11. The Developer shall be responsible for the construction of all on-site drainage facilities. Provide a master plan for drainage. Include both commercial and residential portions of the project. This will include Low Impact Development (LID) referring to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of Stormwater in order to protect water quality and local aquatic habitat.
- BS12. All landscape shall be maintained in a healthy, well-kept, manner at all times.
- BS13. All pavement, stripping and markings shall be maintained in a good condition at all times.
- BS14. Sign permits shall be obtained for all signage. All Signage shall be maintained in a good condition at all times.
- BS15. Plans and specifications shall be signed by a California Licensed design professional per the California Business and Professions Code.
- BS16. All commercial space customers and employees shall have full access to the restroom facilities per CA Plumbing and Accessibility Codes.
- BS17. Conditions of approval shall be printed on the working drawings.

Residential Development

- BS18. This project shall comply with all applicable portions of the current Gardena Municipal Code and City ordinances.
- BS19. This project shall comply with all applicable portions of the 2016 California Building Standards Code (Title 24, California Code of Regulations).
- BS20. The applicant shall show all accessible features, newly constructed, condominiums with four (4) or more dwelling units shall be accessible. The first floor living spaces shall be accessible.

- BS21. Applicant shall comply with all conditions set forth by other departments and agencies, including but not limited to, Planning, Public Works and the Los Angeles County Fire Department.
- BS22. Separate building permits are required for Demolition, Grading, Building, Site Development, Electrical, Plumbing, Mechanical, Fences.
- BS23. The approval of plans and specifications does not permit the violation of any section of the State Building Code, City Ordinances, and/or State Law.
- BS24. Applicant shall provide documentation on methods of resolving the hazards identified in the environmental report. City of Gardena shall review and approve before any construction shall begin.
- BS25. Address shall be on building and curb, Street and alley sides, per State Code and City standards.
- BS26. The Developer shall be responsible for the construction of all on-site drainage facilities. Provide a master plan for drainage. Include both commercial and residential portions of the project. This will include Low Impact Development (LID) revering to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of Stormwater in order to protect water quality and local aquatic habitat. Plans shall be reviewed and Approved by the City Building Official or City engineer.
- BS27. The Developer shall identify parking restrictions, for emergency access, as a result of minimum widths of interior streets with project Covenants, Conditions and Restrictions.
- BS28. All pavement, stripping and markings shall be maintained in a good condition at all times.
- BS29. Security gate locks and devices shall be installed to the satisfaction of the Gardena Police and L.A. County Fire Departments. Knox boxes shall be provided at entry points.
- BS30.
- BS31. The Developer shall be responsible for the construction of all on-site drainage facilities.
- BS32. Plans and specifications shall be signed by a California Licensed design professional per the California Business and Professions Code.
- BS33. Conditions of approval shall be printed on the working drawings.

PUBLIC WORKS

- PW1. Applicant shall provide sewer cleaning, video and capacity analysis.
- PW2. Applicant shall pay \$15,820.00 sewer fee.
- PW3. Applicant shall remove and replace all sidewalk.
- PW4. Applicant shall remove and replace all curb and gutter.

- PW5. Applicant shall remove all abandoned driveways and replace with new curb, gutter and sidewalk.
- PW6. Applicant shall remove and replace all existing traffic signs
- PW7. Applicant shall remove/plant street trees per the Public Works Department.
- PW8. Applicant shall re-paint existing curbs and install new traffic signs per City of Gardena.
- PW9. Applicant shall show all sidewalk structures on plans (i.e. poles, hydrants and traffic signal conduit)
- PW10. Applicant shall provide traffic control plans per W.A.T.C.H. (Work Area Traffic Control Handbook) or California M.U.T.C.D.
- PW11. Applicant shall provide new street lights.
- PW12. Applicant shall provide street improvement plan showing all requirements. Street plans shall be designed and signed by a registered Civil Engineer.
- PW13. Applicant shall obtain Public Works Encroachment/Excavation permit for any work done in the public right-of-way.
- PW14. Requirements are based on preliminary review only.
- PW15. Additional requirements may be imposed upon full plan submittal and review.

GOLDEN STATE WATER COMPANY

- GS1. The applicant shall contact GSWC for review of the existing water main once LA County Fire Department has issued their fire protection requirements on the aforementioned project.
- GS2. The applicant shall contact GSWC to initiate application for new service installation.

LOS ANGELES COUNTY SANITATION DISTRICT

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

LOS ANGELES COUNTY FIRE DEPARTMENT

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

G3 Urban certifies that it has read, understood, and agrees to the Project Conditions listed herein.

G3 Urban

By _____

Dated _____

Conditions Mod. #1 120820

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

RESOLUTION NO. PC 15-20
CONDITIONAL USE PERMIT #2-20
SITE PLAN REVIEW #2-94 (MOD)
AGENDA ITEM #6

DATE: December 8, 2020

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

FROM: Raymond Barragan, Acting Community Development Director

CASE PLANNER: Amanda Acuna, Senior Planner

APPLICANT: A&S Engineering/ARCO AM/PM

LOCATION: 1001 West Artesia Boulevard (APN: 6111-022-033)

REQUEST: A request for a conditional use permit, per Section 18.46.030.C.23 of the Gardena Municipal Code, to allow for the continuation of an automobile service station and modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps to the existing ARCO gasoline station located at 1001 West Artesia Boulevard, within in the General Commercial (C-3) zone, and direct staff to file a Notice of Exemption.

BACKGROUND

On November 8, 1994, the Gardena City Council adopted Resolution No. 4247, approving Site Plan Review #2-94, General Plan Amendment #2-94, Zone Change #2-94, and Lot Line Adjustment #1-94 for the development of a 54,000 square foot retail center on the property located at 1299 West Artesia Boulevard. The resolution also included an approval for the development of a future commercial structure of approximately 10,000 square feet located on the northwest corner of West Artesia Boulevard and Vermont Avenue. A condition was added to require that a request to modify Site Plan Review #2-94 be submitted for review to the Planning Commission before the issuance of a building permit on any future retail/commercial service facility within this area. Several modifications to Site Plan Review #2-94 for the shopping center have occurred which are identified below in chronological order:

- Modification #1 – June of 1996, the City Council approved Resolution No. 4323 for the construction of a 2,796 square foot ARCO AM/PM mini-market and six pump gasoline station and approved Resolution No. 4322 to adopt the related Mitigated Negative Declaration and Mitigation Monitoring Program. At the time of approval, the mini-market

and gasoline station uses were allowed by-right in the General Commercial (C-3) zone and were not subject to a conditional use permit. The City Council also approved Resolution No. 4324 to approve a conditional use permit for the sale of beer and wine for off-premise consumption and the AM/PM mini-market.

- Modification #2 – December of 1999, the Planning Commission approved Memorandum #2-99, to construct a 3,760 square foot donut store (Krispy Kreme) with 24-hour drive-thru service.
- Modification #3 – February of 2000, the Planning Commission approved Memorandum #2-00, to construct a 2,636 square foot Jack in the Box fast food restaurant with a drive-thru.

In 2005 the City of Gardena's Zoning Code was amended establishing provisions for various commercial and industrial uses including automobile service stations/gasoline stations. The amendment established that automobile service stations in the C-3, C-4, M-1 and M-2 zones would be permitted pursuant to obtaining a conditional use permit. The newly established provisions also included a requirement for all existing automobile service stations to be subject to a conditional use permit at such time a request for a permit to remodel the facility was filed with the City.

On August 13, 2020, the applicant, A& E Engineering/ARCO AM/PM, submitted an application requesting a modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps to the existing ARCO gasoline station located at 1001 West Artesia Boulevard (the "Project"). Staff has determined that a Conditional Use Permit is also required to allow for the continuation of the gasoline station operations, pursuant to Gardena Municipal Code ("GMC") Section 18.46.030.C.23. The requested modification only modifies the modification to Site Plan Review #2-94 and does not impact any of the other approvals for the Food 4 Less shopping center.

PROJECT DESCRIPTION/SETTING

The subject parcel is an 8.38-acre existing shopping center located at 1299 West Artesia Boulevard. The shopping center consists of a roughly 54,000 square foot Food 4 Less grocery store, a drive-thru Krispy Kreme donut shop, a drive-thru Jack in the Box restaurant, and an ARCO AM/PM gasoline station with a 2,796 square foot mini-market (Figure 1, Vicinity Map). The gasoline station/mini market are addressed at 1001 West Artesia Boulevard and is located at the east side of the parcel. The property is bounded by West Artesia Boulevard to the south, Vermont Avenue to the east, Sam's Club retail site to the west, and the Willows Wetlands to the north. Local vehicular access is provided by West Artesia Boulevard, an eight-lane east-west arterial roadway that connects to the State Route 91 (Artesia Freeway). Additionally, Vermont Avenue, a four lane north-south arterial roadway, abuts the east side of the property, providing a secondary vehicular access to the subject site.

Site Plan Review No. 2-94 was originally approved in November of 1994 for the development of the Smith's Food & Drug shopping center project, later converted into Food 4 Less grocery store, on the subject property. At the time the project was approved the proposal assumed the development of a 10,000 square foot general retail/commercial services structure at the southeast corner of the site. Later, multiple modifications were made to the original site plan review for the

construction of the ARCO AM/PM mini-market and gasoline station, Krispy Kreme and Jack in the Box drive-thru restaurants.

In 1995, the ARCO Products Company filed a request for the first modification to Site Plan Review #2-94, to permit the development of an ARCO and AM/PM mini-market with six pump gasoline station in lieu of the 10,000 square foot commercial building and concurrently filed Conditional Use Permit #4-95 to sell beer and wine for off-premise consumption. In June of 1996, the Gardena City Council approved the first modification to Site Plan Review #2-94, Conditional Use Permit #4-95, and the related Mitigated Negative Declaration and Mitigation Monitoring Program. At the time the modification was approved the gasoline station use was allowed by-right and did not require a conditional use permit. In 2005 the City of Gardena's Zoning Code was amended requiring for all existing automobile service stations in the C-3 zone to be subject to a conditional use permit at such time a request for a permit to remodel the facility was filed with the City.

On August 13, 2020, applicant A&S Engineering/ARCO AM/PM submitted an application for the modification to the gasoline dispenser canopy and addition of three gasoline pumps to the existing ARCO gasoline station located at 1001 West Artesia Boulevard (the "Property").

The subject property is located in the General Commercial (C-3) zone (Figure 2, Zoning Map). As seen in Table 1, surrounding uses include the Gardena Willows Wetlands Preserve to the north (O), heavy vegetation within the Los Angeles County's Flood control (Los Angeles City Jurisdiction) to the east across Vermont Avenue, Gardena-Carson Family YMCA (C-3) to the south across West Artesia Boulevard, and an existing shopping center including the Sam's Club to the west (C-3).

Figure 1: Vicinity Map



Figure 2: Zoning Map

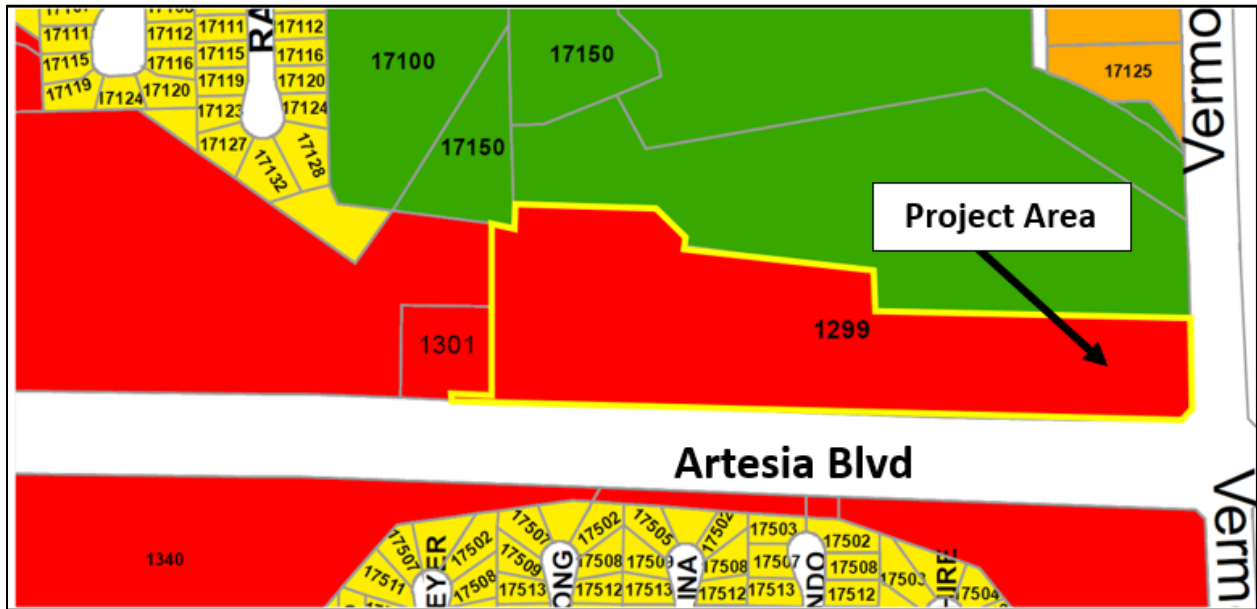


Table 1: Adjacent Zoning and Land Use

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3	General Commercial	Shopping Center/Retail Stores
North	O	Public/Institutional	Gardena Willows Wetlands Preserve
South	C-3	General Commercial	Gardena-Carson Family YMCA
East	—	City of Los Angeles Jurisdiction	Los Angeles County Flood Control / Heavy Vegetation
West	C-3	General Commercial	Commercial Shopping Center

The applicant is proposing to remove the existing gasoline dispensary canopy and replace the gas pumps and canopy in a different configuration that will include three additional gasoline pumps accommodating a total of 18 vehicles. The applicant’s proposal does not include any alteration to the existing underground gasoline tanks or the addition of tanks. The applicant is not proposing any modification to the 2,796 square foot mini market. The gasoline and mini market currently operate 24-hours, seven days a week.

ANALYSIS

CONDITIONAL USE PERMIT

Pursuant to section 18.46.030.C.23 of the Gardena Municipal Code, a conditional use permit is required for all new automobile service stations in the C-3 zone. The Gardena Municipal Code defines an automobile service station as any facility where the primary use is the retail sale and dispensing of motor vehicle fuel. The ARCO AM/PM gasoline station use falls under this definition and is therefore subject to all the provisions for an automobile service station. GMC Section 18.46.030.C.023, requires all existing automobile service stations to obtain a conditional use permit at such time a request to expand or remodel requiring any permit from the City is proposed. The applicant is requesting to remodel the existing detached gasoline dispensary canopy that will add three gasoline pumps. This scope of work is subject to building permits to be issued by the Community Development Department. Therefore, the application's request for a conditional use permit is deemed proper and, if approved, will authorize the applicant to continue the operations of the automobile service station.

Provisions for Automobile Service Stations

The proposed project complies with all the provisions for an automobile service station under GMC Section 18.46.030.C.23:

- **Minimum Lot Size.** The minimum lot size for new stations shall be not less than one acre:
 - The subject project involves an existing gasoline station with a 2,796 square foot mini-market that has been in operations since 1997. The gasoline station is located in an existing shopping center that includes a 54,000 square foot grocery store, a 3,760 square foot drive-thru donut shop, and a 2,636 square foot drive-thru restaurant. The project is not subject to the minimum lot size requirement as it is an existing gasoline station, however, the project is compliant with this provision as it is located on 8.38-acre lot.
- **Minimum Street Frontage.** Each parcel shall have a minimum street frontage of one hundred fifty feet on each abutting street.
 - The subject parcel has a street frontage of approximately 180 feet along Vermont Avenue and 1,471 feet along West Artesia Boulevard, therefore, compliant with this provision.
- **Setbacks.** No building or structure shall be located within thirty feet of any public right-of-way or within twenty feet of any interior parcel line.
 - As seen in the project plans (Exhibit B), the remodeled canopy structure has a setback of 32 feet from the north property line abutting the Willow Wetlands, a 52 foot setback from the eastern property line abutting Vermont Avenue, and a 44 foot setback from the southern property line abutting West Artesia Boulevard. The applicant is not proposing to make any modifications to the existing mini-market structure within the project area, however, this structure is setback more than twenty feet of all interior parcel lines and more thirty feet from the abutting public rights-of-way.

- **Gasoline Pumps.** Gasoline pumps shall be at least fifteen feet from any property line and a minimum of twenty feet from any public right-of-way.
 - The remodeled detached canopy will include three additional pumps to create a total of nine gasoline pumps which can accommodate 18 vehicles. The gasoline pumps located to the northern end of the property will be more than 32 feet from the northern interior property line. The gasoline pumps will be located 55 feet away from the public right-of-way along Vermont Avenue and 54 feet from the public right-of-way along West Artesia Boulevard.

- **Walls.** Service stations shall be separated from an adjacent property by a decorative masonry wall of not less than six feet in height. Materials, textures, colors and design of all walls shall be compatible with service station design and adjacent properties. No wall required to be erected and maintained by this subsection shall be constructed within ten feet of a driveway entrance or vehicle accessway opening onto a street or alley which would obstruct a cross view of pedestrians on the sidewalk, alley or elsewhere by motorists entering or standing on the parcel.
 - The project area is bounded by Vermont Avenue to the east, West Artesia Boulevard to the south, an existing shopping center the west and the Willows Wetlands to the north. When the existing shopping center was originally constructed from 1996-1997, a seven-foot high split-faced block wall was constructed along the northern and western property lines. The project area is located on the southeast corner of the parcel. The existing decorative block wall is located north of the project area and leads to the driveway approach along Vermont Avenue. The decorative block wall is setback more than ten feet from this driveway entrance by a landscaped planter.

- **Access and Circulation.** No more than two driveways shall be permitted on any one street frontage. Access to on-site self-serve car wash facility shall not be located within fifty feet of a residentially zoned property.
 - The subject property is an 8.38-acre existing shopping center that has one driveway entrance from Vermont Avenue and four along West Artesia Boulevard. Only one of the Artesia Boulevard driveways provides direct access to the ARCO AM/PM site. The ARCO AM/PM gasoline station is located on the east side of the shopping center and provides adequate access and circulation within the project area. The existing gasoline station does not include an on-site self-serve car wash facility and the applicant is not proposing to construct one.

- **Parking.** Customer and employee parking shall not be utilized for automobile repair, finishing work or storage of vehicles. No vehicle that will be or has been serviced may be parked on public streets, sidewalks, parkways, driveways or alleys, and no vehicle may be parked on the premises for the purpose of offering it for sale.
 - The applicant's request does not include any automobile repair use. Automobile repair facilities are not allowed in the C-3 zone. Conditions have been added to prohibit the use of automobile repair uses and the storage of vehicles on-site. There is no stopping allowed at any time along Vermont Avenue and West Artesia Boulevard in front of the project area.

- **Air and Water.** Each service station shall provide air and water to customers without charge and at a convenient location during hours when gasoline is dispensed.
 - An existing air and water unit is located in southwest corner of the project area near West Artesia Boulevard. The applicant is proposing three additional parking spaces in the parking lot abutting the air and water unit providing convenient access. As conditioned the establishment will require that access to the air and water services will be provided to patrons without charge.
- **Restrooms.** Each service station shall provide men's and women's public restrooms, which are accessible to the general public including the physically disabled during all hours the service station is open to the public. Restrooms shall be attached to a structure on site with entrances or signage clearly visible from the gasoline service area or cashier station and concealed from view of adjacent properties by planters or decorative screening and shall be maintained on a regular basis.
 - The existing mini-market includes code compliant public restrooms which are accessible to the general public including the physically disabled.
- **Mini-Markets.** Mini-markets may be permitted on the site of a service station subject to the following development standards:
 - One on-site parking space for each one hundred fifty square feet of retail space shall be provided in addition to the required parking spaces for the service station.
 - The applicant is not proposing any changes to the existing min-market structure. The proposal to remodel the existing gasoline station canopy will include removing one parking space to accommodate the necessary turning radius throughout the parking lot and around the pump stations. Three parking spaces will be added along the landscaped planter that abuts West Artesia Boulevard. Overall, the project will be adding two new customer parking spaces for the mini-market. The net area of the retail space is 1,350 square feet. At a parking ratio of one space for every 150 square feet of retail space the existing mini-market parking requirement is nine spaces. As the project area is providing 12 parking spaces the applicants proposal meets this requirement.
 - The mini-market shall be designed with materials compatible with the service station and surrounding properties.
 - The applicant is not proposing any changes to the existing min-market structure. The remodeled canopy will include the same colors as what was previously approved.
 - Arcade or game machines or other coin-operated electronic machines shall be prohibited.
 - There are no arcade or game machines or other coin-operated electronic machines within the existing establishment. A condition has been added to continue to prohibit these devices on-site.
- **Refuse Storage and Disposal.** Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment, or permanently disabled, junked or wrecked vehicles, may be stored outside the main building.

- There is an existing trash enclosure located on the west side of the ARCO AM/PM building and is screened from public right-of-way. A condition has been added to require the premises to be kept in a neat and orderly condition at all times.
- **Equipment Rental.** No rental of equipment such as trailers and trucks shall be permitted, nor shall the storage and parking of such trailers and trucks.
 - A condition has been added stating there shall be no rental or storage of any equipment at any time.

Circulation and Parking

Pedestrian access to the subject property is provided by walkway on the south end of the project area leading to the sidewalks along West Artesia Boulevard. Vehicle access to the subject gasoline station is provided by two driveway entrances, one along West Artesia Boulevard, an eight-lane east-west arterial roadway that connects to the State Route 91 (Artesia Freeway), and the second along Vermont Avenue, a four lane north-south arterial roadway, abuts the east side of the property.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates West Artesia Boulevard and Vermont Avenue as arterial roadways. Arterial roadways are designed to carry larger volumes of traffic and serve as the principle urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. The applicant's request to remodel the gasoline dispenser canopy and add three additional gasoline pumps to the existing ARCO gasoline station is not expected to increase traffic beyond what is already experienced. The new orientation and additional gasoline pumps will improve the vehicle circulation on-site. There will be a total of nine gasoline pumps which can accommodate 18 vehicles. The new gasoline dispenser canopy will be able to accommodate an additional six vehicles which will open up the site for better traffic circulation. Staff does not foresee any adverse traffic impacts as a result of the proposed project.

The proposal to remodel the existing gasoline station canopy will include removing one parking space to accommodate the necessary turning radius throughout the parking lot and around the pump stations. Three parking spaces will be added along the landscaped planter that abuts West Artesia Boulevard. Overall, the project will be adding two new customer parking spaces for the mini-market and six spaces for the gasoline pumps station. In accordance with GMC Section 18.46.030.C.23.k, one on-site parking space for each one hundred fifty square feet of retail space shall be provided for the mini-market. With a net area of the retail space being 1,350 square feet a total of nine parking spaces is required to be provided on-site. The project area is providing 12 parking spaces; therefore, the applicants proposal meets the parking requirements.

MODIFICATION #4 TO SITE PLAN REVIEW #2-94

The modification to Site Plan #2-94 that was approved by Resolution No. 4323 (Attachment 3) needs to be modified to reflect the remodeled detached canopy and addition of three gasoline pumps. Condition #12 allowed for any minor modifications or alterations to the design, style, colors, materials, and vegetation to be subject to the review and approval of the Community Development Director. The Director determined that the remodel to the existing gasoline station

canopy and the addition of three gasoline pumps should be brought back to the Planning Commission for review and approval.

The original approval for the existing gasoline station included a 3,078 square foot detached canopy with six pumps. The applicant is proposing to replace the detached canopy with a 5,669 square foot canopy with nine gasoline pumps to accommodate a total of 18 vehicles. As stated above, the applicant’s proposal will meet all minimum requirements for an automobile service station per GMC Section 18.46.030.C.23, including setback requirements for structures and for gasoline pumps, parking, and trash enclosures. In addition to meeting those specific provisions for an automobile service station the project also meets the minimum development standards for the C-3 zone as seen in Table 2.

Table 2 – Development Standards in the C-3 zone

Standard	Requirement	Proposed	Compliant	
Setback (Minimum)				
	<i>Front</i> <i>(abutting Vermont Ave.)</i>	10 feet	48 feet	Yes
	<i>Side</i> <i>(South side, abutting Artesia Blvd.)</i>	10 feet	44 feet	Yes
	<i>Rear</i> <i>(North, abutting the Willows Wetlands)</i>	10 feet	32 feet	Yes
Height (Maximum)		35 feet	14 feet 6 inches	Yes
Landscaping		10 feet landscape	10 feet landscape	Yes
<i>10-foot landscape perimeter on all street frontages</i>				

The subject gasoline station and mini-market will still be subject to all the conditions of approval from Resolution No. 4323, in addition to conditions of approval established in Resolution No. PC 15-20. Upon approval of a conditional use permit and the compliance with conditions of approval, the existing gasoline station and remodeled canopy would be consistent with the Gardena General Plan and in compliance with the Gardena Municipal Code.

GENERAL PLAN AND ZONING CONSISTENCY

The proposed project is consistent with various goals and policies set forth in the Gardena General Plan. The General Plan designates the subject property as a General Commercial land use, which covers a wide variety of land uses and is implemented by the Business and Professional (C-P), General Commercial (C-3), Heavy Commercial (C-4) and Parking (P) zones. The subject gasoline station has been in operation since 1997, providing an essential service to motorists that is also located in a prime location with its proximity to State Route 91 (Artesia Freeway), and other

connecting freeways. Additionally, allowing for the continuation of the gasoline station and remodel of the detached canopy would be consistent with the following goals and policies of the Gardena Municipal Code:

- Land Use Goal 2 – develop and preserve high quality commercial centers and clean industrial uses that benefit the City’s tax base, create jobs and provide a full range of services to the residents and businesses.
- Economic Development Goal 1 – promote a growing and diverse business community that provides jobs, goods and services for the local and regional market, and maintains a sound tax base for the City.
- Economic Development Goal 2 – expand, retain and revitalize quality businesses

The existing gasoline station has been in operations for over 23 years, contributing to the local tax revenue while providing a service to not only the local but regional market. The existing shopping center is a high quality, clean commercial use that benefits the tax base and provides a range of services to the residents of Gardena. The applicant’s proposal to expand the existing canopy and add three additional gasoline pumps will allow the gasoline station to retain their viable business operation in the City.

ENVIRONMENTAL IMPLICATIONS

In 1996 City Council approved Resolution No. 4322 (Attachment 4) to adopt a related Mitigated Negative Declaration (MND) and Mitigation Monitoring Program for modification to Site Plan Review #2-94 to construct the ARCO AM/PM mini-market and gasoline station. The mitigation monitoring program incorporated 38 mitigation measures as recommended in the MND. At the time the construction of the gasoline station was completed City staff verified the project’s compliance with all the mitigation measures for the approved modification and the store manager provided a certificate of compliance for all other mitigation measures (Attachment 5). The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303, New Construction of Small Structures Projects. The project is for the remodel of a gasoline dispenser canopy and the addition of three gasoline pumps to an existing gasoline station in an urbanized area. The proposed detached canopy does not exceed 10,000 square and the construction does not involve the use of significant amounts of hazardous substances. These findings qualify the subject project for inclusion under Section 15303 of the CEQA Guidelines.

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of 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.

NOTICING

The public hearing notice for Conditional Use Permit #2-20 and modification to Site Plan Review #2-94 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on November 26, 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.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

- 1) Open the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution PC 15-20 approving Conditional Use Permit #2-20 modification to Site Plan Review #2-94 subject to the attached Conditions of Approval and directing staff to file a Notice of Exemption.

ATTACHMENTS

1. Public Notice
2. Resolution No. PC 15-20
Exhibit A: Conditions of Approval
Exhibit B: Project Plans
3. Resolution No. 4323
4. Resolution No. 4322
5. Completed Mitigation Monitoring Program/Certificate of Compliance

RESOLUTION NO. PC 15-20

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #2-20 TO CONTINUE THE OPERATION OF A GASOLINE STATION, PER SECTION 18.46.030.C.23 OF THE GARDENA MUNICIPAL CODE, AND THE MODIFICATION TO SITE PLAN REVIEW #2-94 TO REFLECT THE REMODELED DETACHED CANOPY AND ADDITION OF THREE GASOLINE PUMPS IN THE GENERAL COMMERCIAL (C-3) ZONE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION

(1001 West Artesia Boulevard) (APN: 6111-022-033)

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

SECTION 1. RECITALS

- A. In June of 1996, the City Council approved Resolution No. 4323 for the construction of a 2,796 square foot ARCO AM/PM mini-market and six pump gasoline station and approved Resolution No. 4322 to adopt the related Mitigated Negative Declaration and Mitigation Monitoring Program, for the property located at 1001 West Artesia Boulevard, (the “Property”);
- B. At the time Resolution No. 4322 was approved gasoline station uses were allowed by-right in the General Commercial (C-3) zone and were not subject to a conditional use permit;
- C. In 2005 the City of Gardena’s Zoning Code was amended requiring all new automobile service stations in C-3, C-4, M-1 and M-2 zones to be subject to a conditional use permit and all existing automobile service stations to be subject to a conditional use permit at such time a request for a permit to remodel the facility was filed with the City;
- D. On August 13, 2020, the applicant A&S Engineering/ARCO AM/PM, submitted an application for the modification to the gasoline dispenser canopy and addition of three gasoline pumps to the existing ARCO gasoline station located at the Property (the “Project”);
- E. The project site is zoned General Commercial (C-3);
- F. The subject property is bounded to the north by the Gardena Willows Wetlands Preserve, to the east by Vermont Avenue, to the south by West Artesia Boulevard and commercial uses, and to the west by a shopping center;
- G. On November 26, 2020, a virtual public hearing was duly noticed for a special Planning and Environmental Quality Commission meeting for December 8, 2020, at 7:00 PM at City Hall Council Chambers, 1700 West 162nd Street, Gardena;
- H. On December 8, 2020, the Planning Commission held the public hearing at which time it considered all material and evidence, whether written or oral; and

- I. 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 162nd Street, Gardena, California. The Director of Community Development is the custodian of such record.

SECTION 2. CONDITIONAL USE PERMIT #2-20

Conditional Use Permit #2-20 to allow for the continuation of a gasoline service station located at 1001 West Artesia Boulevard in the General Commercial (C-3) zone is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

1. The proposed project complies with all the provisions for an automobile service station under GMC Section 18.46.030.C.23:

- **Minimum Lot Size. The minimum lot size for new stations shall be not less than one acre.**

The Project involves an existing gasoline station with a 2,796 square foot mini-market that has been in operations since 1997. The gasoline station is located in an existing shopping center that includes a 54,000 square foot grocery store, a 3,760 square foot drive-thru donut shop, and a 2,636 square foot drive-thru restaurant. The project is not subject to the minimum lot size requirement as it is an existing gasoline station, however, the project is compliant with this provision as it is located on 8.38-acre lot.

- **Minimum Street Frontage. Each parcel shall have a minimum street frontage of one hundred fifty feet on each abutting street.**

The Property has a street frontage of approximately 180 feet along Vermont Avenue and 1,471 feet along West Artesia Boulevard, therefore, compliant with this provision.

- **Setbacks. No building or structure shall be located within thirty feet of any public right-of-way or within twenty feet of any interior parcel line.**

As seen in the project plans (Exhibit B), the remodeled canopy structure has a setback of 32 feet from the north property line abutting the Willow Wetlands, a 52 foot setback from the eastern property line abutting Vermont Avenue, and a 44 foot setback from the southern property line abutting West Artesia Boulevard. The applicant is not proposing to make any modifications to the existing mini-market structure within the project area, however, this structure is setback more than twenty feet of all interior parcel lines and more thirty feet from the abutting public rights-of-way.

- **Gasoline Pumps. Gasoline pumps shall be at least fifteen feet from any property line and a minimum of twenty feet from any public right-of-way.**

The remodeled detached canopy will include three additional pumps to create a total of nine gasoline pumps which can accommodate 18 vehicles. The gasoline pumps located to the northern end of the property will be more than 32 feet from the northern interior property line. The gasoline pumps will be located 55 feet away

from the public right-of-way along Vermont Avenue and 54 feet from the public right-of-way along West Artesia Boulevard.

- **Walls.** Service stations shall be separated from an adjacent property by a decorative masonry wall of not less than six feet in height. Materials, textures, colors and design of all walls shall be compatible with service station design and adjacent properties. No wall required to be erected and maintained by this subsection shall be constructed within ten feet of a driveway entrance or vehicle accessway opening onto a street or alley which would obstruct a cross view of pedestrians on the sidewalk, alley or elsewhere by motorists entering or standing on the parcel.

The project area is bounded by Vermont Avenue to the east, West Artesia Boulevard to the south, an existing shopping center the west and the Willows Wetlands to the north. When the existing shopping center was originally constructed from 1996-1997, a seven-foot high split-faced block wall was constructed along the northern and western property lines. The project area is located on the southeast corner of the parcel. The existing decorative block wall is located north of the project area and leads to the driveway approach along Vermont Avenue. The decorative block wall is setback more than ten feet from this driveway entrance by a landscaped planter.

- **Access and Circulation.** No more than two driveways shall be permitted on any one street frontage. Access to on-site self-serve car wash facility shall not be located within fifty feet of a residentially zoned property.

The subject property is an 8.38-acre existing shopping center that has one driveway entrance from Vermont Avenue and four along West Artesia Boulevard. Only one of the Artesia Boulevard driveways provides direct access to the ARCO AM/PM site. The ARCO AM/PM gasoline station is located on the east side of the shopping center and provides adequate access and circulation within the project area. The existing gasoline station does not include an on-site self-serve car wash facility and the applicant is not proposing to construct one.

- **Parking.** Customer and employee parking shall not be utilized for automobile repair, finishing work or storage of vehicles. No vehicle that will be or has been serviced may be parked on public streets, sidewalks, parkways, driveways or alleys, and no vehicle may be parked on the premises for the purpose of offering it for sale.

The applicant's request does not include any automobile repair use. Automobile repair facilities are not allowed in the C-3 zone. As set forth in the conditions of approval (Exhibit A) the use of automobile repair uses, and the storage of vehicles is prohibited on-site. There is no stopping allowed at any time along Vermont Avenue and West Artesia Boulevard in front of the project area.

- **Air and Water.** Each service station shall provide air and water to customers without charge and at a convenient location during hours when gasoline is dispensed.

An existing air and water unit is located in southwest corner of the project area near West Artesia Boulevard. The applicant is proposing three additional parking spaces in the parking lot abutting the air and water unit providing convenient

access. As set forth in the conditions of approval (Exhibit A) the establishment is required to provide patrons access to the air and water services without charge.

- **Restrooms.** Each service station shall provide men's and women's public restrooms, which are accessible to the general public including the physically disabled during all hours the service station is open to the public. Restrooms shall be attached to a structure on site with entrances or signage clearly visible from the gasoline service area or cashier station and concealed from view of adjacent properties by planters or decorative screening and shall be maintained on a regular basis.

The existing mini-market includes code compliant public restrooms which are accessible to the general public including the physically disabled.

- **Mini-Markets.** Mini-markets may be permitted on the site of a service station subject to the following development standards:

- i. One on-site parking space for each one hundred fifty square feet of retail space shall be provided in addition to the required parking spaces for the service station.

The applicant is not proposing any changes to the existing mini-market structure. The proposal to remodel the existing gasoline station canopy will include removing one parking space to accommodate the necessary turning radius throughout the parking lot and around the pump stations. Three parking spaces will be added along the landscaped planter that abuts West Artesia Boulevard. Overall, the project will be adding two new customer parking spaces for the mini-market. The net area of the retail space is 1,350 square feet. At a parking ratio of one space for every 150 square feet of retail space the existing mini-market parking requirement is nine spaces. As the project area is providing 12 parking spaces the applicant's proposal meets this requirement.

- ii. The mini-market shall be designed with materials compatible with the service station and surrounding properties.

The applicant is not proposing any changes to the existing mini-market structure. The remodeled canopy will include the same colors as what was previously approved.

- iii. Arcade or game machines or other coin-operated electronic machines shall be prohibited.

There are no arcade or game machines or other coin-operated electronic machines within the existing establishment. As set forth in the conditions of approval (Exhibit A) these devices are prohibited to be on-site.

- **Refuse Storage and Disposal.** Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment, or permanently disabled, junked or wrecked vehicles, may be stored outside the main building.

There is an existing trash enclosure located on the west side of the ARCO AM/PM building and is screened from public right-of-way. As set forth in the conditions of approval (Exhibit A) the premises shall be kept in a neat and orderly condition at

all times.

SECTION 3. MODIFICATION #4 TO SITE PLAN REVIEW #2-94

A. **Modification #4 Site Plan Review #2-94** – The modification to Site Plan #2-94 approved by Resolution No. 4323 is hereby approved to allow the remodeled detached canopy and addition of three gasoline pumps as shown in Exhibit B. The approval of the Site Plan modification is subject to the additional conditions attached as Exhibit A and based on the findings set forth below. Except as modified herein, all other conditions from Resolution No. 4323, including the mitigation measures, remain in full force and effect.

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 Project is consistent with various goals and policies set forth in the Gardena General Plan. The General Plan designates the subject property as a General Commercial land use, which covers a wide variety of land uses and is implemented by the Business and Professional (C-P), General Commercial (C-3), Heavy Commercial (C-4) and Parking (P) zones. The subject gasoline station has been in operation since 1997, providing an essential service to motorists that is also located in a prime location with its proximity to State Route 91 (Artesia Freeway), and other connecting freeways. Additionally, allowing for the continuation of the gasoline station and remodel of the detached canopy would be consistent with the following goals and policies of the Gardena General Plan:

- **Land Use Goal 2 – Develop and preserve high quality commercial centers and clean industrial uses that benefit the City’s tax base, create jobs and provide a full range of services to the residents and businesses.**
- **Economic Development Goal 1 – promote a growing and diverse business community that provides jobs, goods and services for the local and regional market, and maintains a sound tax base for the City.**
- **Economic Development Goal 2 – expand, retain and revitalize quality businesses.**

The existing gasoline station has been in operations for over 23 years, contributing to the local tax revenue while providing a service to not only the local but regional market. The existing shopping center is a high quality, clean commercial use that benefits the tax base and provides a range of services to the residents of Gardena. The applicant’s proposal to expand the existing canopy and add three additional gasoline pumps will allow the gasoline station to retain their viable business operation in the City.

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.

SECTION 5. 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 new structures of less than 10,000 square-feet located in an urbanized area.
- 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 6. EFFECTIVE DATE/APPEAL.

This Resolution shall be effective immediately. The time to file an appeal pursuant to Title 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 8th day of December, 2020

BRENDA JACKSON, CHAIR
PLANNING COMMISSION

ATTEST:

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 with attached Exhibits A and B 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 8th day of December, 2020, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

Attachments:

- Exhibit A – Conditions of Approval
- Exhibit B – Project Plans

EXHIBIT A

CITY OF GARDENA

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #2-20,
MODIFICATION TO SITE PLAN REVIEW #2-94**

GENERAL CONDITIONS

- 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 final permits.
- GC 2. Except as set forth herein, all conditions of approval for Resolution No. 4323 remain in full force and effect.
- GC 3. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction) and Title 18 (Zoning) of the Gardena Municipal Code.
- GC 4. 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 5. The site layout and physical appearance of the structures shall be in accordance with the plans presented to and approved by the Planning and Environmental Quality Commission on December 8, 2020 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. Substantial modifications will require review and approval by the Planning Commission.
- GC 6. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption, Conditional Use Permit #2-20, and modification to Site Plan Review #2-94. The City shall promptly notify the applicant 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 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 of any obligation under this condition, including the payment of attorneys' fees.

CONDITIONAL USE PERMIT

CUP1. Conditional Use Permit #2-20 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of a business license.

PLANNING

PL1. The approvals granted herein 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 the applicable provisions of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.

PL2. The approved Resolution, including the Conditions of Approval contained herein and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.

PL3. There shall be no automobile repair uses and/or storage of vehicles allowed on-site.

PL4. The applicant shall ensure that access to the air and water services will be provided to patrons without charge at all times.

PL5. There shall be no arcade or game machines, or other coin-operated electronic machines allowed on-site or within the mini-market.

PL6. The trash enclosure shall be kept in a neat and orderly manner at all times and improvements shall be maintained in a condition of reasonable repair and appearance.

PL7. There shall be no storage and/or rental of equipment allowed on-site (i.e. trucks and trailers) at any time.

BUILDING

BS1. The Project shall comply with all applicable portions of the City adopted version of the California Building Code (Title 24, California Code of Regulations).

BS2. The applicant shall comply with all conditions set forth by other departments and agencies including but not limited to: Los Angeles County Health Department, Los Angeles County Fire Department, City of Gardena Planning, and Public Works. A copy of proof of compliance shall be provided to the Community Development Department.

BS3. The applicant shall obtain separate permits for electrical, plumbing, and mechanical work.

- BS4. All structures shall have fire protection via a sprinkler system in accordance with the Los Angeles County Fire Code and Fire Departments requirements.
- BS5. The applicant 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 shall maintain landscaping in a healthy and well-kept manner 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, excluding normal trimmings.
- BS7. The applicant shall provide storm water management plan study prepared by a qualified engineer acceptable to the Building Official and the Engineering Division.
- BS8. The applicant shall demonstrate that coverages has been obtained under California's General Permit for Stormwater 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 (WDID) 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. The applicant shall submit a Final Priority WQMP to the Building Division for review and approval. This plan shall be in conformance with all current NPDES requirements. The WQMP must implement Low Impact Development (LID) principles such that projects infiltrate, harvest, re-use, evaporation, or bio-treat storm water runoff. Sheet flowing storm-water, without filtering, is no longer acceptable.
- BS10. The applicant shall submit a site lighting plan, with photometrics, 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.
- BS11. The applicant shall maintain a 25-foot minimum backup distance from the parking stalls to the bollards protecting the structure.
- BS12. All addresses shall be displayed on the building and on the street curb in front of the project area per the California Building Code.
- BS13. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, or State law.

BS14. The applicant shall print the Conditions of Approval on the working drawings.

A&S Engineering/ARCO AM/PM, certifies that she has read, understood, and agrees to the Project Conditions listed herein.

A&S Engineering/ARCO AM/PM, Representative

Date



CITY OF GARDENA
COMMUNITY DEVELOPMENT DEPARTMENT
1700 WEST 162ND STREET, GARDENA, CA 90247-3778

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT the Gardena Planning & Environmental Quality Commission will hold a **virtual** public hearing on **Tuesday, December 8, 2020 at 7:00 P.M.** on the following application:

Environmental Assessment #12-20, Conditional Use Permit #2-20, Site Plan Review #2-94 Modification

The Planning Commission will consider a request for a conditional use permit, per Section 18.46.030.C.23 of the Gardena Municipal Code, to allow for the continuation of an automobile service station and modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps to the existing ARCO gasoline station located at 1001 West Artesia Boulevard, within in the General Commercial (C-3) zone, and direct staff to file a Notice of Exemption.

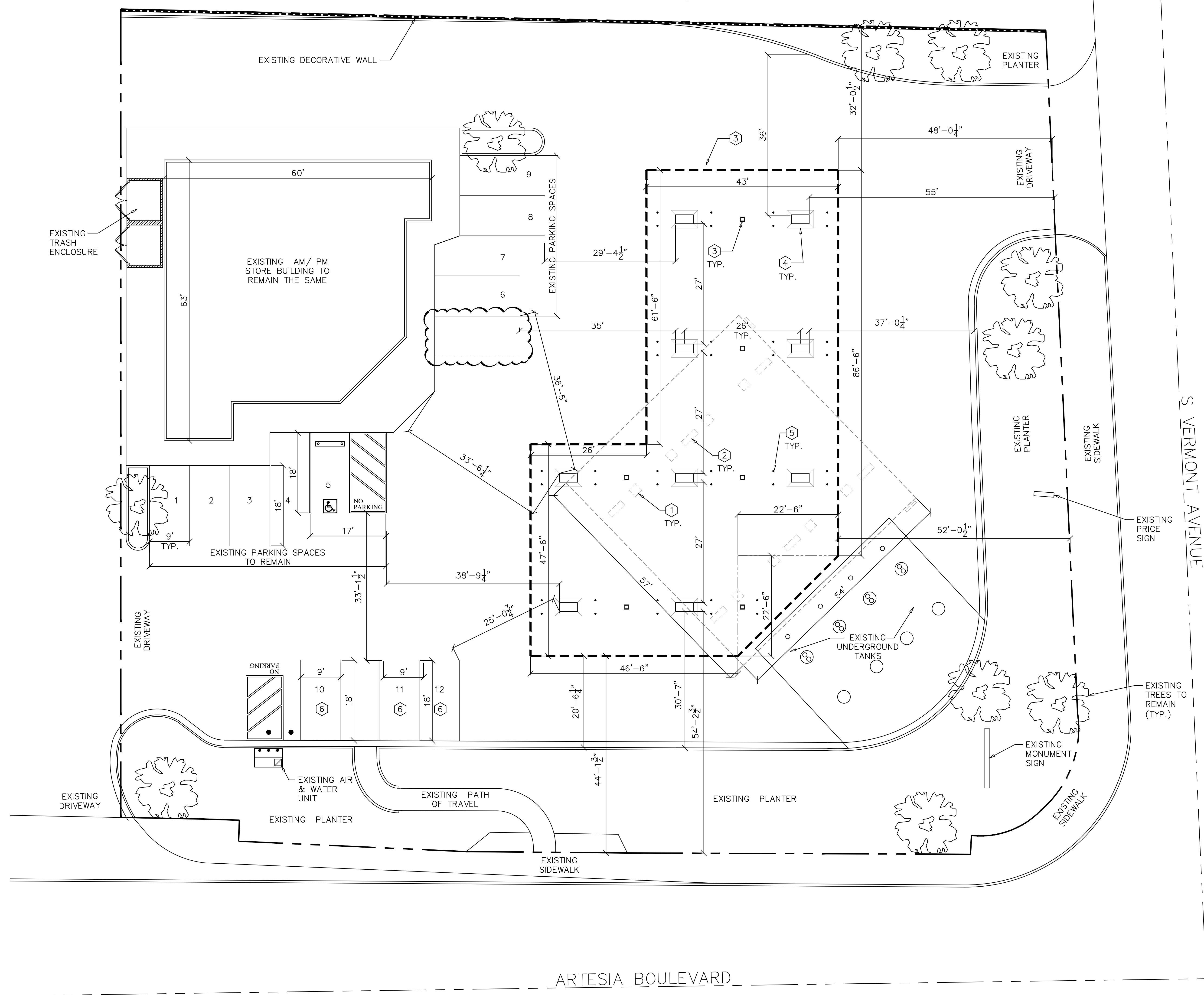
Project Applicant: A&S Engineering/ARCO AM/PM
Project Location: 1001 West Artesia Boulevard (APN: 6111-022-033)

The hearings will take place via an on-line platform that can be accessed from your computer, smartphone, or tablet. Detailed directions for accessing this hearing will be on the December 4, 2020 meeting agenda, posted on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/> no later than **December 4, 2020**. The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>. You will have the opportunity to post questions during the hearing. Additionally, you are encouraged to pose any questions or comments ahead of time by emailing CDDPlanningandZoning@cityofgardena.org. If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9530.

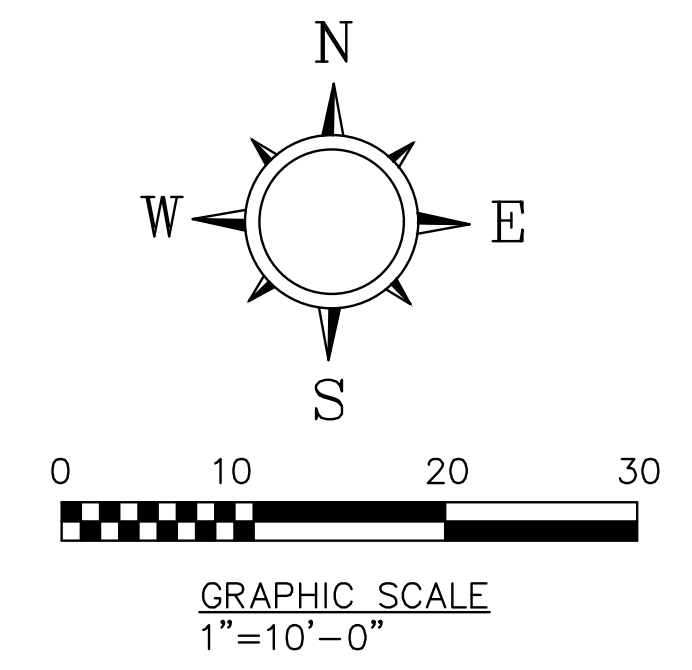
This notice is dated this 25th day of November, 2020.

Amanda Acuna
Senior Planner

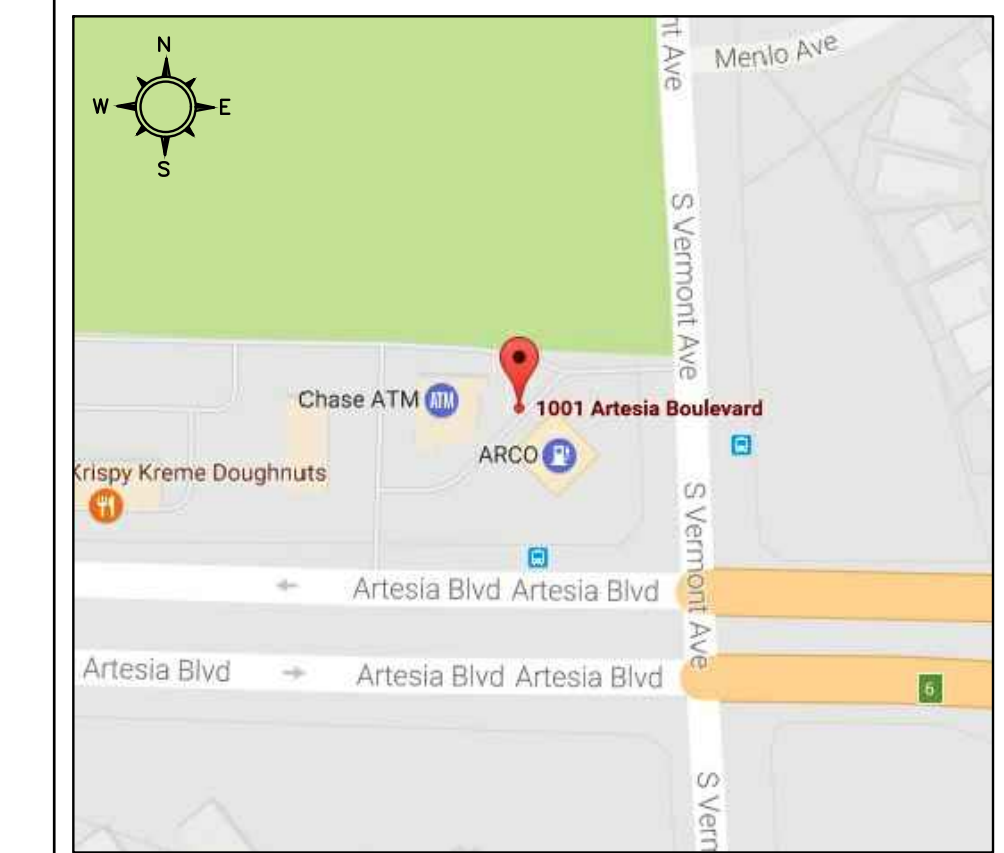
Exhibit B



DIRECTIONAL ARROW/ GRAPHIC SCALE



VICINITY MAP



SCOPE OF WORK

- 1 REMOVE EXISTING CANOPY WITH ALL RELATED COLUMNS, FOOTING, & ELECTRICAL.
- 2 REMOVE (6) EXISTING DISPENSERS.
- 3 INSTALL NEW CANOPY WITH (6) COLUMN & FOOTING.
- 4 INSTALL (9) NEW DISPENSERS.
- 5 INSTALL NEW GUARD POSTS FOR THE PROTECTION OF NEW DISPENSERS (TYP. OF 38).
- 6 STRIPE NEW PARKING SPACES.
- 7 REMOVE (1) EXISTING PARKING SPACE.

NOTE:
COMPLIANT RESTROOMS WILL BE PROVIDED.

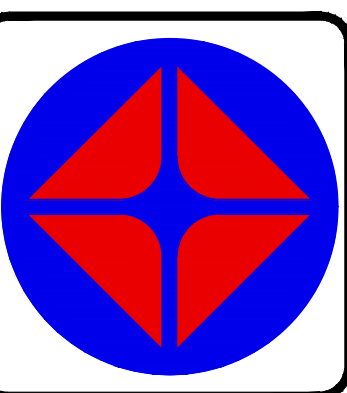
SITE INFORMATION

ITEM	SIZE	AREA (SQ.FT.)
EXISTING CANOPY	57'-0" x 54'-0"	3,078.0
PROPOSED CANOPY	AS SHOWN	5,669.0
EXISTING MINI-MART BUILDING	AS SHOWN	3,070.0

PARKING:
PARKING REQUIREMENTS:
MINI-MART: 1:250 SQ.FT. = 3,070:250
TOTAL REQUIRED: 12 SPACES

PARKING PROVIDED:
TOTAL OF 1 (17'x18'-HANDICAP PARKING)
11 (9'X18' STANDARD PARKING)
TOTAL: 12 SPACES

REVISIONS	BY
REV. PER CITY OF GARDENA DC	ER
08/18/2020	



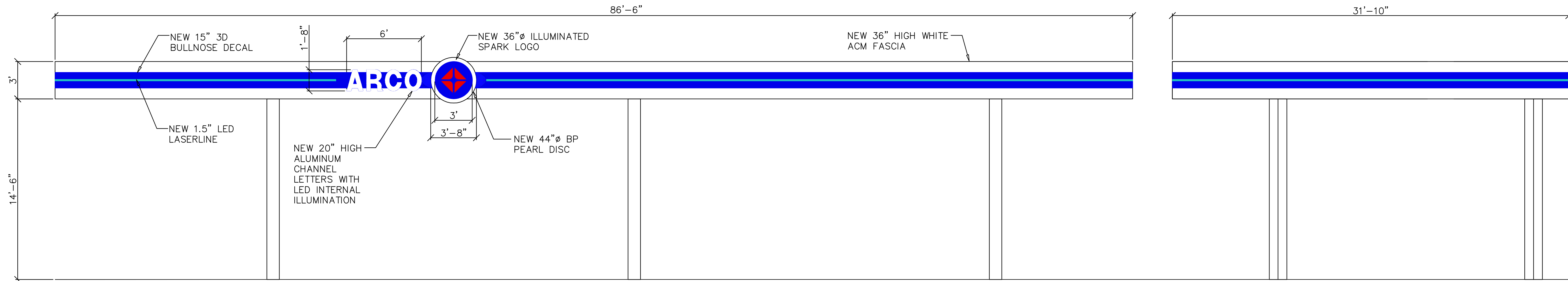
PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300; FAX #: (661) 250-9333



INDEPENDENT ARCO STATION
PROFIT CENTER #: 42623
ADDRESS: 1001 W. ARTESIA BOULEVARD
GARDENA, CA 90248

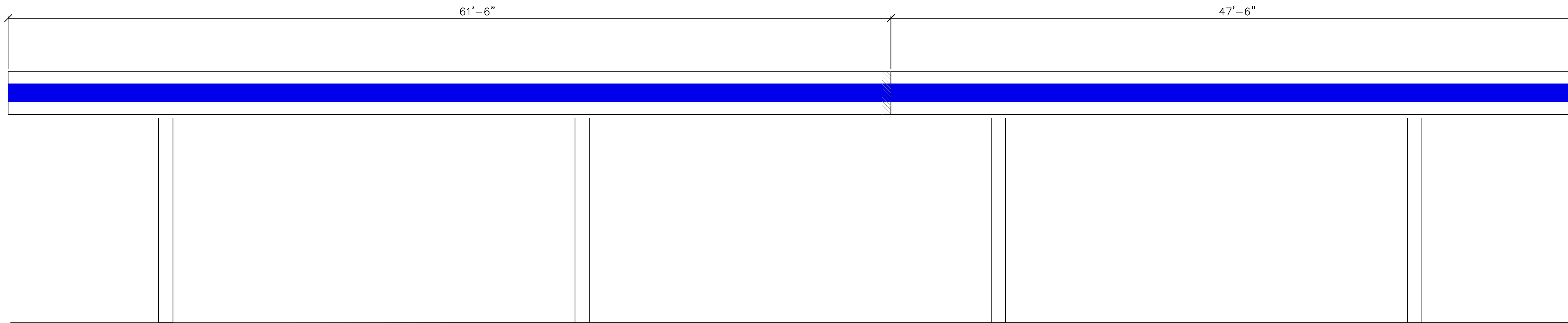
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CHECKED -
DATE 05/15/2020
SHT. TITLE SITE PLAN
JOB NUMBER -

SHEET
S1

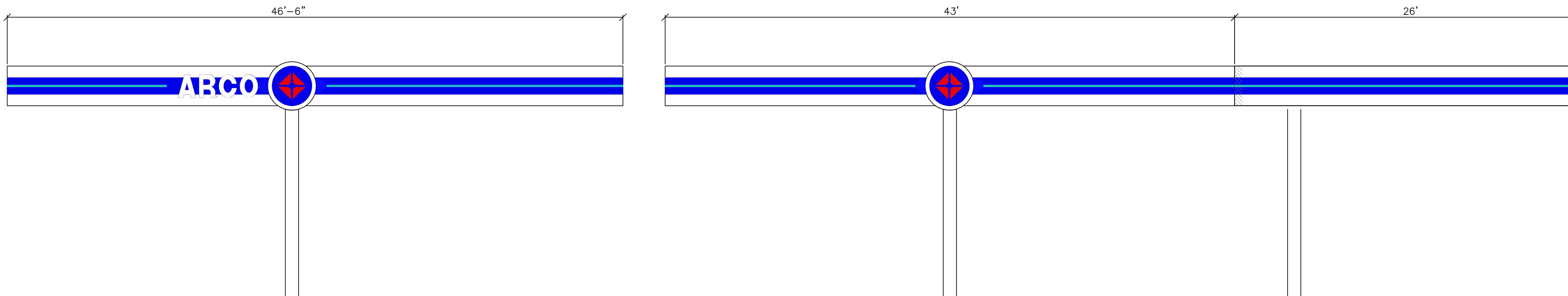


1 EAST CANOPY ELEVATION
SCALE: 1/4"=1'-0"

2 SOUTHEAST ELEVATION
SCALE: 1/4"=1'-0"



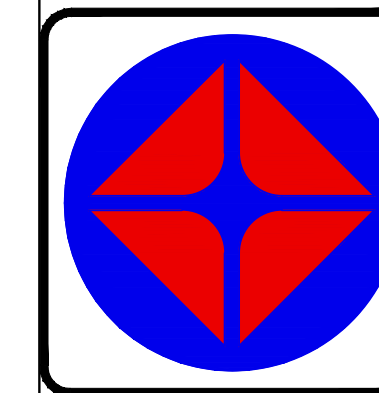
3 WEST ELEVATION
SCALE: 1/4"=1'-0"



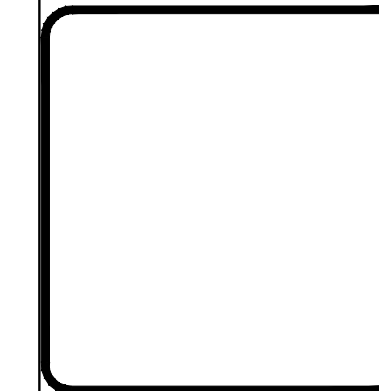
4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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

REVISIONS	BY



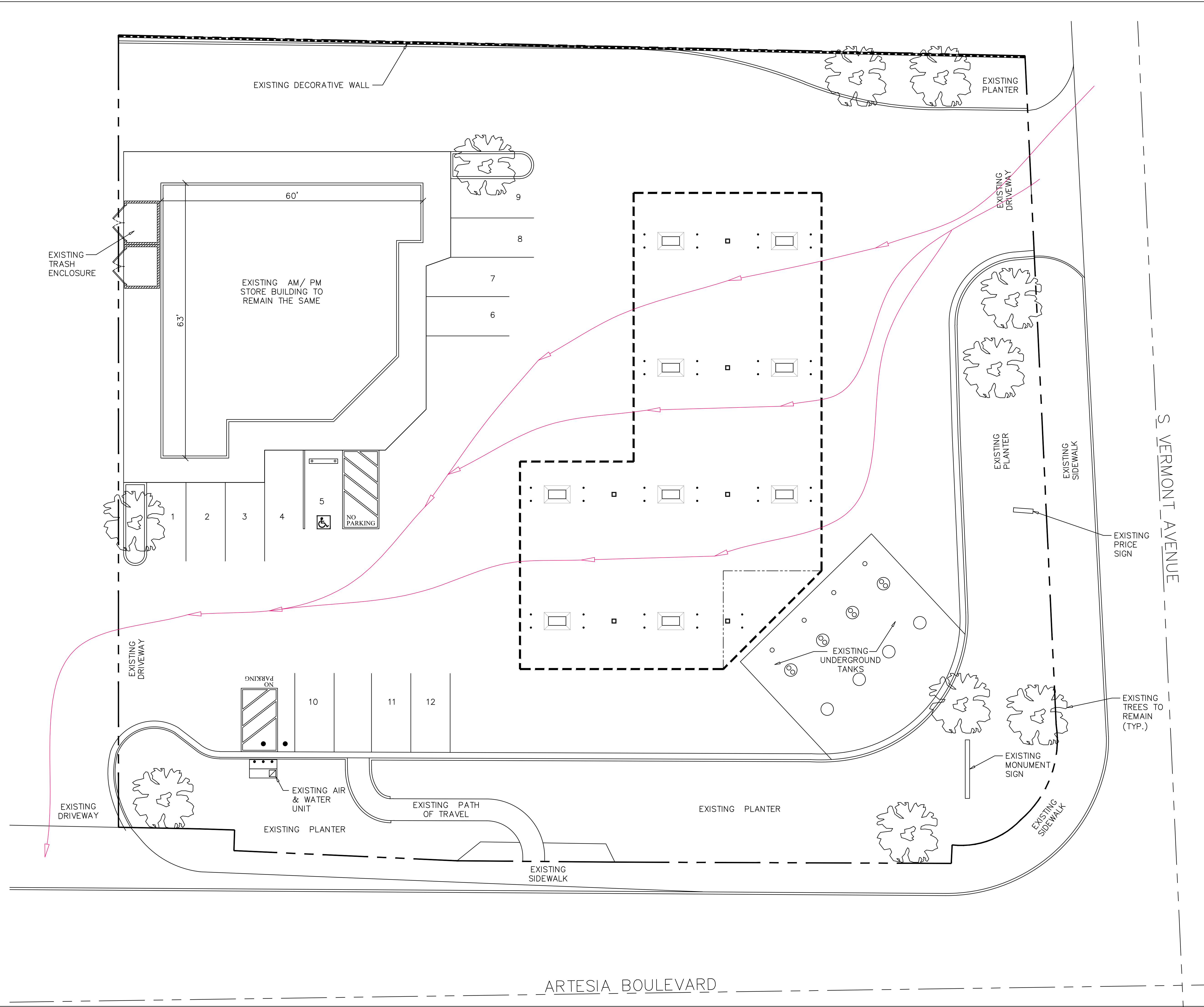
PLANS PREPARED BY:
A & S ENGINEERING INC.
 PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
 28405 SAND CANYON ROAD, SUITE B
 CANYON COUNTRY, CA 91387
 PHONE #: (661) 250-9500; FAX #: (661) 250-9333



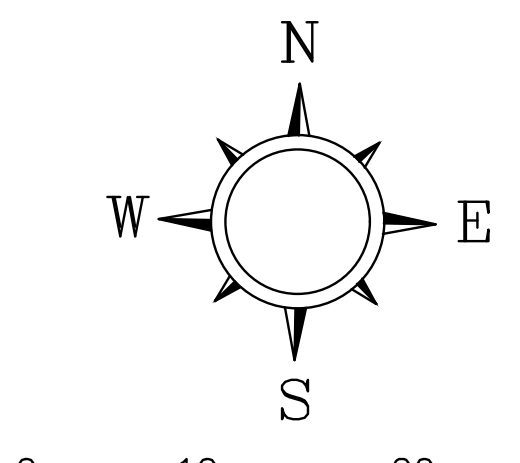
INDEPENDENT ARCO STATION
 PROFIT CENTER # 42623
 ADDRESS: 1001 W. ARTESIA BOULEVARD
 GARDENA, CA 90248

DRAWN	
CHECKED	
DATE	05/19/2020
SHT. TITLE	CANOPY ELEVATIONS
JOB NUMBER	
SHEET	A2.3

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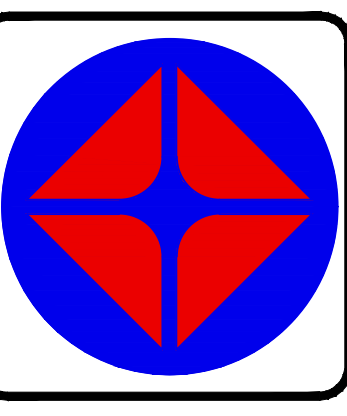
DIRECTIONAL ARROW/ GRAPHIC SCALE



GRAPHIC SCALE
1"=10'-0"

REVISIONS	BY
REV. PER CITY OF GARDENA DEC 08/18/2020	ER

VICINITY MAP



PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300; FAX #: (661) 250-9333



INDEPENDENT ARCO STATION
PROFIT CENTER #: 42623
ADDRESS: 1001 W. ARTESIA BOULEVARD
GARDENA, CA 90248

DRAWN	ER
CHECKED	-
DATE	08/26/2020
SHT. TITLE	CIRCULATION PLAN
JOB NUMBER	-
SHEET	A0

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Attachment 3

RESOLUTION NO. 4323

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING MODIFICATION TO SITE PLAN REVIEW #2-94, RELATING TO THE CONSTRUCTION OF AN ARCO AM/PM MINI-MARKET WITH GASOLINE STATION FOR PROPERTY LOCATED AT 1001 WEST ARTESIA BOULEVARD

WHEREAS, on November 8, 1994 the City Council adopted Resolution No. 4247 approving Site Plan Review #2-94 for a Smith's Food and Drug Center and a 10,000 square foot commercial development on the property at the northwest corner of Vermont Avenue and Artesia Boulevard; and

WHEREAS, with the approval of the original applicant and owner of the Property, ARCO Products Company filed a modification to Site Plan Review #2-94 to permit development of an ARCO AM/PM mini-market with six pump gas station in lieu of the 10,000 square foot commercial building and concurrently filed Conditional Use Permit #4-95 to sell beer and wine for off-premise consumption at the proposed AM/PM mini market (collectively, "the Project"); and

WHEREAS, the Planning and Environmental Quality Commission ("Commission") considered the Mitigated Negative Declaration along with the modification to Site Plan Review #2-94 and Conditional Use Permit #4-95 at a duly noticed public hearing held on April 16, 1996 and continued on May 7, 1996 at which time all interested parties were given an opportunity to address the Commission on these matters and the Commission considered all testimony and evidence presented, both written and oral; and

WHEREAS, the Commission adopted Memorandum #10-96 recommending to the City Council approval of the modification of Site Plan Review #2-94, subject to specified conditions; and

WHEREAS, on May 13, 1996 South Park Community Association and Neighborhood Watch filed an appeal of the decisions of the Commission concerning the Project; and

B:SPR294CC.RES

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WHEREAS, on May 14, 1996, the Los Angeles Recreation and Open Space Association ("LAROSA") filed an appeal of the decisions of the Commission concerning the Project; and

WHEREAS, the City Council considered the Mitigated Negative Declaration and Mitigation Monitoring Program in conjunction with the hearing on the appeals and the Project at a duly noticed public hearing on June 11, 1996 at which time all interested parties were given an opportunity to address the City Council on these matters; and

WHEREAS, prior to adopting this Resolution, the City Council adopted Resolution # 4322 adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for the modification to Site Plan Review #2-94 and denying the appeals relating to the Commission's decision to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for Conditional Use Permit #4-95.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1. The City Council hereby finds as follows:

A. The Commission's recommendation of approval of modification to Site Plan Review #2-94 was not final with the Commission and is not subject to appeal.

B. The request to modify Site Plan Review #2-94 to permit development of a 2,796 square foot Arco AM/PM mini-market and six pump gasoline station is consistent with the General Plan land use designation for the area. The proposed Project is a permitted use in the C-3, General Commercial zone.

C. Based on the analysis set forth in the staff report, the initial study and Mitigated Negative Declaration, and all of the evidence and testimony received and after taking into consideration all of the factors to be considered as set forth in Gardena Municipal Code Section 18.44.030, the City Council finds that the modification to Site Plan Review #2-94 will not adversely affect the orderly and harmonious development of the area or the general welfare of the City.

D. The modification to Site Plan Review #2-94 as conditioned will be compatible

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and not detrimental to the surrounding land uses. The Project will contribute to the economic development of the community. Correspondence submitted by the Smith Food and Drug Centers, Inc. and the YMCA further supports the conclusion that the Project is not detrimental to existing uses in the general location. The proposed Project meets the General Plan Land Use Element Commercial Objectives of promoting the development of high quality commercial facilities with adequate parking and shopper amenities.

E. The site has been found to be adequate in size and shape to accommodate the proposed facility. There are adequate parking spaces provided for both the mini-market and the gasoline uses.

F. The site is served by Artesia Boulevard and Vermont Avenue, which are properly designed and improved to carry the type and quantity of traffic generated by the proposed use. The increase in vehicular trips generated by the project will not significantly alter the level of service on these two main commercial arterials.

G. The conditions of approval, including the mitigation measures, are necessary to protect the public health, safety and general welfare of the community and will assist in maintaining and enhancing the physical appearance along two of the City's major commercial corridors as well as ensuring that the proposed AM/PM facility complies with the City's property development standards for the C-3 zone. The conditions of approval, including the mitigation measures, will also insure that there will not be a significant adverse impact on the Willows Wetland.

SECTION 2. Modification to Site Plan Review #2-94, as shown on that plan dated April 16, 1996, is hereby approved subject to the following conditions:

1. Site Plan Review #2-94 (Modification) shall be utilized within a period not to exceed twelve (12) months from and after the date the City Council approves this request. Utilization shall mean the issuance of a building permit and continuous progress toward completion of the project. If the site plan review modification is not utilized within the 12 month period, said approval shall be considered null and void. In the event the site plan review modification is not

utilized within this one year period, the applicant, with a showing of good cause, can request a time extension not to exceed thirty-six (36) months prior to the expiration of this one year period in accordance with Section 18.44.060 of the Gardena Municipal Code.

2. In the event the applicant does not comply with the conditions of this site plan review, the City may commence proceedings to suspend or revoke this approval.
3. In the event that the use authorized by this approval is terminated or discontinued for a period of 180 days or more, the site plan review modification approval shall be deemed null and void. Any subsequent uses will require approval of a modification to Site Plan Review #2-94.
4. Development of the site shall comply with the requirements and regulations of Title 18 (Zoning) and of the Gardena Municipal Code and all applicable building and safety code requirements.
5. The applicant shall comply with all written policies, resolutions and ordinances in effect at the time of approval. No final approval shall be given for the physical improvements to the site until all conditions of approval and mitigation measures have been complied with and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notations, specifications and dimensions which may be shown on the project development plans.
6. Construction activities shall be limited to normal working hours (7:00 a.m. to 6:00 p.m.) Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays.
7. The applicant shall obtain Industrial Waste Clearance and pay the sewer connection fee in the amount to be determined by the Engineering Superintendent, Public Works Department.
8. Detailed landscape and irrigation plans shall be submitted along with the final

building plans during the plan check procedure, and shall be implemented prior to issuance of a certificate of occupancy.

- 9. 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.
- 10. Prior to the issuance of the building permit, the applicant shall print/type the conditions of approval on the final working drawings plot plan.
- 11. The parking lot area shall be striped and paved in accordance with the "General Standards for Parking Areas" as noted in Sections 18.40.050 and 18.40.060 of the Gardena Municipal Code.
- 12. The site layout, physical appearance of the building and landscaped area shall be as depicted on the three dimensional architectural rendering presented to the City Council on June 11, 1996. Minor modifications or alterations to the design, style, colors, materials and vegetation shall be subject to the review and approval of the Community Development Director.
- 13. All masonry block walls and 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.
- 14. Exterior lighting of all entrances, exits and parking area shall be maintained during hours of darkness. All light standards shall be hooded and the lighting shall be directed away from the Willows Wetlands area. The lighting shall be approved by the Community Development Director.
- 15. The street address on the building shall be plainly visible and legible in accordance with the Uniform Fire Code.
- 16. The refuse enclosure shall be maintained in a color and appearance compatible with the building and having a gated opening of sufficient width to

- allow the removal and storage of standard size commercial refuse bins in accordance with Section 18.42.130. All refuse containers shall be stored within the existing refuse enclosure at all times. The refuse enclosure gate shall remain locked at all times except during the designated collection time.
17. No banners, pennants or flags shall be permitted on the site. No window signs which would reduce visibility into the store shall be permitted.
 18. Any and all roof mounted equipment, devices and materials shall be screened from view. The enclosures shall be constructed of the same or similar materials, colors and texture of the building.
 19. No vehicle repairs or any installation of vehicular equipment (other than gasoline, oil and fluids) shall be permitted on the site.
 20. A covenant agreement shall be recorded with the L.A. County Recorder's Office between the applicant and property owner to permit the use of four (4) additional parking spaces to meet the minimum parking required for said use. It shall remain in full force and effect as long as the four (4) parking spaces are required to meet the minimum parking requirement for the use or any subsequent use. Said document shall be executed on forms furnished by the City prior to issuance of a certificate of occupancy.
 21. The 38 mitigation measures contained in the Mitigation Monitoring Program, attached hereto as Exhibit "A" are incorporated as conditions of project approval.
 22. A minimum of 6 high resolution video cameras will be in operation during all business hours. At least 4 cameras will be located inside the market and at least 2 cameras will be located outside the market. The exact location of the cameras will be based upon the recommendation of the Gardena Police Department as to the most effective location for surveillance. Signs shall be placed in conspicuous locations warning of the use of video monitoring equipment to discourage criminal activity.

23. Trash containers shall be obtained from the City at applicant's cost and shall be placed and maintained by the applicant on both Vermont Avenue and Artesia Boulevard. These containers shall be emptied regularly to prevent trash and debris from littering the sidewalk and curb areas. These trash containers and surrounding area will be monitored daily to prevent any accumulation of trash and debris.

24. Public pay phones shall not be located on the premises.

SECTION 3. This resolution and the approval granted herein shall be effective immediately.


SECTION 4. The custodian of the documents which constitute the record of proceedings for this matter is the Director of Community Development and the documents can be obtained through said department, located in City Hall at 1700 West 162nd Street in Gardena.

SECTION 5. The City Clerk shall certify the adoption of this Resolution.

Passed, approved and adopted this 11th day of June 1996.


Mayor of the City of Gardena, California

ATTEST:


City Clerk

APPROVED AS TO FORM:


Lisa Kranitz, City Attorney

97 617494
B:SPR294CC.RES

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MAY Y. DOI, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being Resolution No. 4323, was duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a meeting of said City Council held on the 11th day of June, 1996 and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS FUKAI, TSUKAHARA, CRAGIN AND DUFFY
NOES: MAYOR DEAR
ABSENT: NONE



City Clerk of the City of Gardena, California

(SEAL)

Exhibit "A" Mitigation Monitoring Program

97 617494

MD 775

Attachment 4

RESOLUTION NO. 4322

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR MODIFICATION TO SITE PLAN REVIEW #2-94 FOR CONSTRUCTION OF AN ARCO AM/PM MINI-MARKET AND GASOLINE STATION AND DENYING THE APPEALS RELATING TO THE APPROVAL OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR CONDITIONAL USE PERMIT #4-95 RELATING TO THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION AT THE MINI-MARKET FOR PROPERTY LOCATED AT 1001 W. ARTESIA BOULEVARD

WHEREAS, on November 8, 1994, the City Council adopted Resolution No. 4247 approving Site Plan Review #2-94 for a Smith's Food and Drug Center and a 10,000 square foot commercial development on the property at the northwest corner of Vermont Avenue and Artesia Boulevard; and

WHEREAS, with the approval of the original applicant and owner of the property, ARCO Products Company filed a modification to Site Plan Review #2-94, to permit development of an ARCO AM/PM mini-market with six pump gasoline station in lieu of a 10,000 square foot commercial building and concurrently filed Conditional Use Permit #4-95 to sell beer and wine for off-premise consumption at the proposed AM/PM mini-market (collectively, "the Project"); and

WHEREAS, an Initial Study and Mitigated Negative Declaration (EA #11-95) was made available for a 20 day public review period from March 28, 1996 to April 16, 1996; and

WHEREAS, the availability of the environmental documentation was posted in the office of the Los Angeles County Clerk in accordance with Public Resources Code section 21092.3; and

WHEREAS, a Mitigation Monitoring Program was prepared in conjunction with the Mitigated Negative Declaration which incorporates each of the 38 mitigation measures recommended in the Mitigated Negative Declaration; and

WHEREAS, the Planning and Environmental Quality Commission ("Commission") considered the Mitigated Negative Declaration and Mitigation Monitoring Program along with the modification to Site Plan Review #2-94 and Conditional Use Permit #4-95 at a duly noticed public hearing held on April 16, 1996 and continued on May 7, 1996 at which time all interested parties were given the opportunity to address the Commission on these matters and the Commission considered all testimony and evidence presented regarding these matters whether oral or written; and

WHEREAS, after the close of the public hearing, the Commission adopted Resolution #1253 recommending that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for Modification to Site Plan Review #2-94 and adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for Conditional Use Permit #4-95; and

WHEREAS, on May 13, 1996, South Park Community Association and Neighborhood Watch filed an appeal of the Commission's decisions concerning the Project; and

WHEREAS, on May 14, 1996, the Los Angeles Recreation and Open Space Association ("LAROSA") filed an appeal of the Commission's decisions concerning the Project; and

WHEREAS, the City Council considered the Mitigated Negative Declaration and the Mitigation Monitoring Program in conjunction with the hearing on the appeals and the Project at a duly noticed public hearing on June 11, 1996, at which time all interested parties were given an opportunity to address the City Council on these matters; and

WHEREAS, the City Council has considered all testimony received regarding the Mitigated Negative Declaration and Mitigation Monitoring Program, whether written or oral;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. The Initial Study and Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines. The City Council has reviewed the Mitigated Negative Declaration and said

document reflects the independent judgment of the City of Gardena.

SECTION 2. The issues raised on appeal by LAROSA are the same that were raised by LAROSA and others before the Commission. These issues were adequately addressed at the Commission level by both staff and the environmental consultants and the responses thereto are incorporated in the record. LAROSA has not submitted any evidence to support a fair argument that there may be significant impacts on the environment; the appeal consists merely of unsubstantiated allegations.

SECTION 3. The issues raised on appeal by the South Park Community Association and Neighborhood Watch relate to traffic, crime, litter and the Willows. The issues of crime, litter and the Willows were adequately addressed at the Commission level by both staff and the environmental consultants and the responses to these issues are incorporated in the record. In addition, the responses provided by the environmental consultants show that there will not be the potential for adverse effects on the environment due to traffic on 170th and 168th Streets which cannot be mitigated below a level of significance nor will there be crime impacts in the South Park area. Although not required to do so, the applicant has agreed to place and empty trash receptacles along both Vermont Avenue and Artesia Boulevard and to clear these areas of litter as well as to prohibit pay phones and limit the method and sale of alcoholic beverages. South Park Community Association and Neighborhood Watch has not submitted any evidence to support a fair argument that there may be significant impacts on the environment; the appeal consists merely of unsubstantiated allegations.

SECTION 4. After considering all of the evidence and testimony which has been presented, both written and oral, the City Council finds that there is no evidence that the Project will have any potential for adverse effects on the environment which cannot be mitigated below a level of significance.

SECTION 5. The City Council hereby adopts the Mitigated Negative Declaration (attached hereto as Exhibit "A") and the Mitigation Monitoring Program (attached thereto as Exhibit "B") prepared by Impact Sciences, Inc. for Modification to Site Plan Review #2-94 and denies the appeals relating to the Commission's approval of the Mitigated Negative Declaration

and Mitigation Monitoring Program for Conditional Use Permit #4-95.

SECTION 6. The record of proceedings upon which this decision is based is located in the office of the Community Development Department, Room 101, 1700 West 162nd Street, Gardena, California. The Director of Community Development is the custodian of such record.


SECTION 7. The City Clerk shall certify the adoption of this Resolution.

Passed, approved and adopted this 11th day of June, 1996.




Mayor of the City of Gardena, California

ATTEST:



MAY Y. DOI, City Clerk

APPROVED AS TO FORM




Lisa Kranitz, City Attorney

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

I, MAY Y. DOI, City Clerk of the City of Gardena, do hereby certify that the whole number of Council of said City is five; that the foregoing Resolution being Resolution No. 4322 was duly passed and adopted by the City Council of said City of Gardena, approved and signed by the City Clerk, all at a meeting of said Council held on the 11th day of June 1996, and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS FUKAI, TSUKAHARA, CRAGIN AND DUFFY
NOES: MAYOR DEAR
ABSENT: NONE



May Y. Doi, City Clerk
City of Gardena

Exhibit "A" - Initial Study and Mitigated Negative Declaration
Exhibit "B" - Mitigation Monitoring Program.

Attachment 5

MITIGATION MONITORING PROGRAM

EXHIBIT "P"

PROJECT NAME: AM/PM Mini-Mart

FILE NUMBER: CUP No. 4-95/Modification to SPR No. 29-94

APPROVAL DATE: _____

Mitigated Negative Declaration No.: EA No. 11-95

The following environmental mitigation measures were incorporated in to the approval for this project in order to mitigate potentially significant environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City of Gardena's monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6). The mitigation measures are numbered consecutively in the text of this Mitigated Negative Declaration (MND); the number in parenthesis refers to the number of the mitigation measure as listed in the Environmental Impact Report (EIR) for the Smith's Food & Drug Center project and is provided for the readers convenience to cross reference between the MND and the EIR.

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Land Use	Night lighting impacts	9	1. (EIR measures 16, 23 and 42) Parking lot lighting fixtures shall be located as far from the north boundary as possible, shall incorporate shields and downcast luminaires and be properly oriented to limit illumination levels to a maximum of one foot-candle at the north boundary, with no light spillage beyond the north boundary and with no visibility of any lamp from the Willows.	a. Site plan check and building plan check b. Site inspection	a. Community Development Department - Planning Division b. Community Development Department - Building Division	a. Prior to issuance of grading and building permits b. Prior to issuance of certificate of occupancy	CC SL	8/12/97 8/5/97	
Land Use	Truck noise	9	2. (EIR measures 20 and 24) Limit truck traffic to daytime hours.	a. Check written statements by store managers b. Monitor complaints	a. Community Development Department - Planning Division b. Community Development Department - Planning Division	a. Annually b. As needed, based on complaints			
Land Use	Scattered trash	9	3. (EIR measure 25) Locking lids shall be provided on all exterior trash dumpsters, which shall be accessible only to on-site employees or the contract rubbish hauler.	a. Site plan check and building plan b. Site inspection	a. Community Development Department - Planning Division b. Community Development Department - Planning Division	a. Prior to issuance of grading and building permits b. Prior to issuance of certificate of occupancy	CC CC	8/12/97 8/14/97	

97-609089

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Air Quality	Construction related emissions	11-12	<p>4. (EIR measure 1) Develop and implement a construction management plan, as approved by the City, which includes the following measures recommended by the AQMD, or equivalently effective measures:</p> <ul style="list-style-type: none"> • Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g, flag person). • Schedule construction activities that affect traffic flow on the arterial system to off-peak hours. • Implement a trip reduction plan to achieve a target average vehicle ridership (AVR) of 1.5 for construction employees. • Prohibit truck idling in excess of two minutes. • Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per AQMD rules, to minimize exhaust emissions. • Suspend use of all construction equipment operations during second stage smog alerts. Contact the AQMD at 800/242-4022 for daily forecasts. • Use electricity from power poles rather than temporary diesel- or gasoline-powered generators. • Use methanol- or natural gas-powered mobile equipment instead of diesel. • Use propane- or butane-powered on-site mobile equipment instead of gasoline. • Use water-based paints. 	a. Site inspection	a. Community Development Department-Building Division	a. During construction			

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Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Air Quality	Construction related emissions	12	<p>5. (EIR measure 2) Implement a dust control plan to the satisfaction of the City of Gardena which includes the following or equally effective measures:</p> <ul style="list-style-type: none"> • Apply approved non-toxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for four days or more). • Replace ground cover in disturbed areas as quickly as possible. • Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications. • Water active grading sites at least twice daily. • Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph. • Provide temporary wind fencing consisting of three- to five-foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded. • All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code. • Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available). 	<p>a. Grading plan check</p> <p>b. Site inspection</p>	<p>a. Community Development Department-Building Division and Public Works Department</p> <p>b. Community Development Department-Building Division and Public Works Department</p>	<p>a. Prior to issuance of grading permits</p> <p>b. During construction</p>			

97-609089

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Air Quality	Construction related emissions	12	5. (Continued) <ul style="list-style-type: none"> • Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip. • Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces. • Enforce traffic speed limits of 15 mph or less on all unpaved roads. 						
Air Quality	Energy-consumption emissions	13	6. (EIR measure 3) Use low-emission water heaters.	a. Building plan check	a. Community Development Department - Building Division	a. Prior to issuance of building permits	SC	8/5/97	
Air Quality	Energy-consumption emissions	13	7. (EIR measure 4) Use energy-efficient and automated controls for air conditioners.	a. Building plan check	a. Community Development Department - Building Division	a. Prior to issuance of building permits	SC	8/5/97	
Air Quality	Energy-consumption emissions	13	8. (EIR measure 5) Use automatic lighting on/off controls and energy-efficient interior lighting.	a. Building plan check	a. Community Development Department - Building Division	a. Prior to issuance of building permits	SC	8/5/97	
Air Quality	Energy-consumption emissions	13	9. (EIR measure 6) Use light-colored roof materials to reflect heat.	a. Building plan check and site plan review	a. Community Development Department - Building and Planning Divisions	a. Prior to issuance of building permits	CC	8/12/97	
Air Quality	Energy-consumption emissions	13	10. (EIR measure 7) Increase walls and attic insulation beyond Title 24 requirements.	a. Building plan check	a. Community Development Department - Building Division	a. Prior to issuance of building permits	SC	8/5/97	

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NY 21

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Air Quality	Energy-consumption emissions	13	11.(EIR measure 8) Use high pressure sodium parking area light fixtures that require less energy to operate than other available products.	a. Building plan check	a. Community Development Department - Building Division	a. Prior to issuance of building permits	SC	8/5/97	
Air Quality	Vehicle exhaust emissions	13	12.(EIR measure 11) Provide bicycle racks.	a. Site plan review and building plan checks b. Site inspection	a. Community Development Department - Planning and Building Divisions b. Community Development Department - Planning and Building Divisions	a. Prior to issuance of certificate of occupancy b. Prior to issuance of certificate of occupancy	ED	3/11/97	plc mc
Air Quality	Vehicle exhaust emissions	13	13.(EIR measure 12) Schedule truck deliveries and pickups for daytime hours.	a. Check written statement by store managers	a. Community Development Department - Planning Division	a. Prior to issuance of business licenses			
Traffic, Circulation, and Parking	Vehicle conflicts at Vermont Ave. driveway	15	14.(EIR measure 28) Prohibit left turns at the Vermont Avenue driveway for both entering and exiting traffic by installing "Right Turn Only" signs and pavement arrows at the exit and by painting two double yellow stripes on Vermont Avenue.	a. Site plan review b. Site inspection	a. Department of Public Works b. Department of Public Works	a. Prior to issuance of building permits b. Prior to issuance of certificate of occupancy	OK		Approved by Public Works - See next page
Traffic, Circulation, and Parking	Vehicle conflicts at Artesia Blvd. driveways	15	15.(EIR measure 29) Provide "Right Turn Only" signs and pavement arrows at the two secondary exit driveways on Artesia Boulevard.	a. Site plan review b. Site inspection	a. Department of Public Works b. Department of Public Works	a. Prior to issuance of building permits b. Prior to issuance of certificate of occupancy	OK		Approved by Public Works - See next page

97-609089

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Air Quality	Energy-consumption emissions	13	11.(EIR measure 8) Use high pressure sodium parking area light fixtures that require less energy to operate than other available products.	a. Building plan check	a. Community Development Department - Building Division	a. Prior to issuance of building permits	OK		Approved by Building - See previous page
Air Quality	Vehicle exhaust emissions	13	12.(EIR measure 11) Provide bicycle racks.	a. Site plan review and building plan checks b. Site inspection	a. Community Development Department - Planning and Building Divisions b. Community Development Department - Planning and Building Divisions	a. Prior to issuance of certificate of occupancy b. Prior to issuance of certificate of occupancy	OK		Approved by Building - See previous page
Air Quality	Vehicle exhaust emissions	13	13.(EIR measure 12) Schedule truck deliveries and pickups for daytime hours.	a. Check written statement by store managers	a. Community Development Department - Planning Division	a. Prior to issuance of business licenses			
Traffic, Circulation, and Parking	Vehicle conflicts at Vermont Ave. driveway	15	14.(EIR measure 28) Prohibit left turns at the Vermont Avenue driveway for both entering and exiting traffic by installing "Right Turn Only" signs and pavement arrows at the exit and by painting two double yellow stripes on Vermont Avenue.	a. Site plan review b. Site inspection	a. Department of Public Works b. Department of Public Works	a. Prior to issuance of building permits b. Prior to issuance of certificate of occupancy	SP	8/17/97 8/20/97	
Traffic, Circulation, and Parking	Vehicle conflicts at Artesia Blvd. driveways	15	15.(EIR measure 29) Provide "Right Turn Only" signs and pavement arrows at the two secondary exit driveways on Artesia Boulevard.	a. Site plan review b. Site inspection	a. Department of Public Works b. Department of Public Works	a. Prior to issuance of building permits b. Prior to issuance of certificate of occupancy	SP	SP	Only one driveway PW will enforce through permit

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Traffic, Circulation, and Parking	Sight distance obstructions	15	16. (EIR measure 30) Design the vegetation and signs at all access driveways and internal intersections to avoid visibility restrictions; i.e., they should either be less than 30 inches in height or sufficiently narrow to avoid visibility blockages.	a. Site plan and landscape plan check	a. Community Development Department - Planning Division	a. Prior to issuance of grading and building permits	CC	8/12/97	
				b. Site inspection	b. Community Development Department - Planning Division	b. Prior to issuance of certificate of occupancy	CC	8/12/97	
Biological Resources	Indirect impacts to the Willows Wetland	16	17. (EIR measure 13) A program involving cutting and hand pulling of exotic plant species shall be implemented under the direction of a biologist approved by the City of Gardena. All cut plant materials will be removed from the site and disposed of at an approved landfill. The rationale for this measure is as follows: Exotic plants are not typical of natural environments and can be invasive in that they can out-compete native species, eventually reducing the biological productivity and integrity of this vegetation type. The control and/or elimination of these exotic and invasive plants would serve to increase the biological integrity and productivity of the adjacent Willow Wetland.	a. Site inspection	a. Community Development Department - Planning Division	a. First June, August and October following issuance of building permit			4/25, 26/96; 8/14, 15/96; 11/4/96 see also SFU MMP.

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Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Biological Resources	Indirect impacts to the Willows Wetland	16	<p>18.(EIR measure 14.) A revegetation program will be implemented by the Contractor and continued by the Operator under the direction of a biologist approved by the City of Gardena, to increase habitat quality in the area that occurs between the project site and the Willows Wetland. This program is described below.</p> <ul style="list-style-type: none"> • Native shrub, grass, and herbaceous species will be established on the uplands surrounding the wetlands. Species typical of coastal sage scrub and chaparral communities in the region will be utilized. Specifically, species forming thorny brambles may be used to discourage human use in the Willows Wetland. They include blackberry (<i>Rubus californica</i>), barberry (<i>Berberis pinnata</i>), fuchsia-flowered gooseberry (<i>Ribes speciosum</i>) and wild rose (<i>Rosa californica</i>). More open areas will be hydroseeded with a mixture of native herbs common to native upland plant communities. • Stock will be procured from a local nursery that has propagated plants from local native materials. Live cuttings may be taken and propagated from plants currently in the Willows Wetland area. • The planting of native vegetation should occur in the late fall (November-December) to take advantage of the winter rains for plant establishment. Planting may occur during the winter as late as February, but not after. 	a. Site inspection	a. Community Development Department- Planning Division	a. Immediately following October weeding, then quarterly for a period of three years			to be determined Jkr JHK

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Biological Resources	Indirect night lighting impacts to the Willows Wetland	16	19. (ELR measures 16, 23 and 42) Parking lot lighting fixtures shall be located as far from the north boundary as possible, shall incorporate shields and downcast luminaires and be properly oriented to limit illumination levels to a maximum of one foot-candle at the north boundary, with no light spillage beyond the north boundary and with no visibility of any lamp from the Willows.	a. Site plan review and building plan check b. Site inspection	a. Community Development Department- Planning and Building Divisions b. Community Development Department- Planning Division	a. Prior to site plan approval b. Prior to certificate of occupancy	SC	8/8/97	
							cc	8/12/97	

97- 609089

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Compliance		
							Initial	Date	Remarks
Biological Resources	Urban runoff to Willows Wetland	16	<p>20. (EIR measures 17a and 33) Incorporate Best Management Practices into the final storm drain system plan including, but not limited to the following:</p> <ul style="list-style-type: none"> - <u>Spills.</u> Spills will be immediately contained and cleaned up. - <u>Cleaning.</u> Cleaning of the loading docks, parking, and other areas will be performed with dry methods such as sweeping or using damp rags or mops. - <u>Parking Areas.</u> The parking lot area will be swept weekly with a vacuum-type sweeper to collect trash and debris and sediments. Annually, the parking lot will be cleaned of localized oil and grease accumulation. - <u>Landscaped Areas.</u> Proper use of pesticides and fertilizers will reduce the risk of loss to stormwater. In particular, these materials will not be applied during the wet season as they may be carried from the site by the next storm. - <u>Runoff from Undetermined Commercial Site.</u> BMPs to manage stormwater from the undetermined commercial site will be developed as part of that project. - <u>Employee Awareness Program.</u> An employee awareness program will be implemented to provide information on stormwater pollution, spill containment, cleanup, and reporting, and the BMPs implemented to control stormwater. 	<p>a. Storm drain plan review</p> <p>b. Annual compliance reports submitted by Operator</p>	<p>a. Department of Public Works</p> <p>b. Department of Public Works</p>	<p>a. Prior to issuance of grading permits</p> <p>b. Every November 1st.</p>	<p>SP</p> <p>○</p> <p>○</p>	<p>8/1/14</p>	
Biological Resources	Urban runoff to Willows Wetland	17	<p>21. No drainage outlets shall be provided which would allow surface runoff from the project site to drain into the Willows Wetland area. All surface runoff shall only drain towards Vermont Avenue and Artesia Boulevard.</p>	<p>a. storm drain plan review</p>	<p>a. Department of Public Works</p>	<p>a. Prior to issuance of grading permits</p>	<p>SP</p> <p>○</p>	<p>8/1/14</p>	

MNH711

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Noise	Construction activity noise	19	22. (EIR measure 17) Prepare and implement a construction management plan, as approved by the City, that includes staging areas on-site to avoid or minimize off-site transportation of heavy construction equipment.	a. Grading and building plan check	a. Community Development Department - Building Division	a. Prior to issuance of grading and building permits	<i>M</i>	8/8/97	
Noise	Construction equipment noise	19	23. (EIR measure 18) The City's Building Inspector will regularly confirm that construction equipment is fitted with modern sound-reduction equipment per manufacturer's specifications.	a. Site inspection	a. Community Development Department - Building Division	a. During grading and construction	<i>M</i>	8/8/97	
Noise	Outdoor maintenance noise	20	24. (EIR measure 19) Restrict the use of parking lot vacuums, street sweepers, trash pick-up, and other exterior facility cleaning activities to between 9:00 A.M. and 7:00 P.M., Monday through Friday, and 10:00 A.M. and 6:00 P.M., Saturday.	a. Check written statements by store managers certifying compliance b. Monitor complaints	a. Community Development Department - Planning Division b. Community Development Department - Planning Division	a. Annually b. As needed, based on complaints			
Noise	Operational noise impacts	20	25. (EIR measure 21) If warranted, the City will require modification to project operations if truck traffic and deliveries, overnight operations or outdoor maintenance activities on the project site result in noise nuisances as evidenced by complaints filed by local residents.	a. Monitoring complaints	a. Community Development Department - Planning Division	a. As needed, based on complaints			
Police Protection	Demand for police services	21	26. (EIR measure 32) Include the Gardena Police Department in the plan check and/or business license process for future tenants, so the department can recommend specific tenant improvements prior to the opening for business. This increases the level of crime resistance for the project and enables the Department to better plan for calls that may be generated by the tenant.	a. Tenant improvement building plan check	a. Community Development Department - Planning Division	a. Prior to issuance of building permits and certificate of occupancy			
Police Protection	Demand for police services	21	27. The applicant shall staff the facility with more than one employee during nighttime hours.	a. Check written statements by store managers certifying compliance	a. Police Department	a. Prior to issuance of building permits and certificate of occupancy			

MMP-10

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Police Protection	Demand for police services	21	28. The employees of the facility shall conduct frequent money drops into the building's safe.	a. Check written statements by store managers certifying compliance	a. Police Department	a. Annually			
Police Protection	Demand for police services	21	29. The applicant shall install a panic alarm between the AM/PM facility and the 54,000 square-foot commercial building in the commercial center.	a. Tenant improvement building plan check	a. Police Department	a. Annually			
Water Service	Improper connection to water system	22	30. (EIR measure 34) A connection to the existing water supply system shall be provided to the project site, at the developer's expense, as approved by the City Engineer.	a. Water system plan check	a. Department of Public Works	a. Prior to issuance of building permits	OK		Approved by Public Works See next page
Water Service	Wasting water	22	31. (EIR measure 35) As required by the Uniform Plumbing Code, install ultra low-flow toilets, urinals and taps, along with plumbing fixtures which reduce potential water loss from leakage due to excessive wear of washers.	a. Building plan check	a. Community Development Department - Building Division	a. Prior to issuance of building permits	<i>[Signature]</i>	8/12/97	
Water Service	Wasting water	22	32. (EIR measure 36) Set automatic sprinkler systems to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Re-set sprinklers, when appropriate, to water less often in cooler months and during the rainfall season.	a. Site plan and landscape plan check	a. Community Development Department - Planning Division	a. Prior to issuance of building permits	cc	8/12/97	
				b. Site inspection	b. Community Development Department - Planning Division	b. Annually	cc	8/12/97	
Water Service	Wasting water	22	33. (EIR measure 37) Landscaping and irrigation plans shall be prepared and implemented in accordance with the City of Gardena's requirements for implementing AB 325, the State of California's Model Water Efficient Landscape Ordinance.	a. Site plan and landscape plan check	a. Community Development Department - Planning Division	a. Prior to issuance of building permits	cc	8/12/97	

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification or Compliance		
							Initial	Date	Remarks
Police Protection	Demand for police services	21	28. The employees of the facility shall conduct frequent money drops into the building's safe.	a. Check written statements by store managers certifying compliance	a. Police Department	a. Annually			
Police Protection	Demand for police services	21	29. The applicant shall install a panic alarm between the AM/PM facility and the 54,000 square-foot commercial building in the commercial center.	a. Tenant improvement building plan check	a. Police Department	a. Annually			
Water Service	Improper connection to water system	22	30. (EIR measure 34) A connection to the existing water supply system shall be provided to the project site, at the developer's expense, as approved by the City Engineer.	a. Water system plan check	a. Department of Public Works	a. Prior to issuance of building permits	<i>JW</i>	<i>8/17/97</i>	
Water Service	Wasting water	22	31. (EIR measure 35) As required by the Uniform Plumbing Code, install ultra low-flow toilets, urinals and taps, along with plumbing fixtures which reduce potential water loss from leakage due to excessive wear of washers.	a. Building plan check	a. Community Development Department - Building Division	a. Prior to issuance of building permits	<i>OK</i>		<i>Approved by Building - See previous page</i>
Water Service	Wasting water	22	32. (EIR measure 36) Set automatic sprinkler systems to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Re-set sprinklers, when appropriate, to water less often in cooler months and during the rainfall season.	a. Site plan and landscape plan check	a. Community Development Department - Planning Division	a. Prior to issuance of building permits	<i>CC</i>	<i>8/12/97</i>	
				b. Site inspection	b. Community Development Department - Planning Division	b. Annually	<i>CC</i>	<i>8/12/97</i>	
Water Service	Wasting water	22	33. (EIR measure 37) Landscaping and irrigation plans shall be prepared and implemented in accordance with the City of Gardena's requirements for implementing AB 325, the State of California's Model Water Efficient Landscape Ordinance.	a. Site plan and landscape plan check	a. Community Development Department - Planning Division	a. Prior to issuance of building permits	<i>CC</i>	<i>8/12/97</i>	

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Solid Waste	Exceed landfill capacities - construction phase	23	<p>34. (EIR measure 40) As recommended in the City's SRRE, design and implement a construction phase waste reduction and recycling program to the satisfaction of the City of Gardena Department of Public Works. It is suggested that this program include:</p> <ul style="list-style-type: none"> • Use of recycled content building and paving materials, in construction plan specifications. It is recommended that the contractor contact the City of Los Angeles, Integrated Waste Management Office, for suggestions on sources of such materials. • Provisions to separate and recycle construction wastes, to be coordinated with local construction waste recyclers. • Developer to provide report, prior to final inspection, documenting quantity and type of wastes disposed and diverted and the destination of diverted materials. 	<p>a. Grading and building plan check</p> <p>b. Review waste disposal report</p>	<p>a. Department of Public Works</p> <p>b. Department of Public Works</p>	<p>a. Prior to issuance of grading and building permits</p> <p>b. Prior to issuance of certificate of occupancy</p>			

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Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Solid Waste	Exceed landfill capacities - operational phase	23	<p>35. (EIR measure 41) Design and implement a waste reduction and recycling program applicable to operations at both buildings, to the satisfaction of the City of Gardena Department of Public Works. This program must achieve a minimum diversion of 25 percent of all wastes from landfill disposal by the year 1995 and a diversion rate of 50 percent by the year 2000. Suggested elements of this waste reduction program include:</p> <ul style="list-style-type: none"> • Designated areas for trash separation bins which are accessible to the tenants and waste haulers. • Purchasing agreements with suppliers who ship products in recyclable or reusable containers and/or in containers that use minimum of packaging material. • Identification of materials that would be recycled. • A tenant educational program. • Means by which the separated recyclables would be removed from the project site. • Identification of local markets for the recyclables. • Provisions for annual monitoring of solid waste generated and total waste diverted, with reports to be filed with the City of Gardena, Department of Public Works. • Compliance with all elements of the approved recycling program to be a condition of approval for this project. • Locate recycling areas in close proximity to the location of dumpsters for non-recyclables, elevators, loading docks, and primary internal and external access points. • Place containers for recyclables so that they do not block access to each other. 	<p>a. Review waste reduction and recycling plan</p> <p>b. Review annual waste reduction monitoring reports</p>	<p>a. Department of Public Works</p> <p>b. Department of Public Works</p>	<p>a. Prior to issuance of grading and building permits</p> <p>b. Annually</p>			

Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
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Solid Waste	Exceed landfill capacities - operational phase	23	35. Continued <ul style="list-style-type: none"> • Provide adequate space in each recycling area so that it does not interfere with waste hauler vehicle or pedestrian access. • Construct all recycling areas to conform with locally adopted health, safety, building and fire codes. • Recycling of landscape wastes through mulching, "grasscycling" (re-use of grass clippings as mulch, in compost mixes, etc.). • Separation of yard waste with delivery to agricultural re-use, worm composting operation, wood grinding company or similar re-use or recycling facility. 						
Aesthetics, Light and Glare	Lighting impacts to adjacent Willows Wetland and senior housing	24	36. (EIR measures 16, 23 and 42) Parking lot lighting fixtures shall be located as far from the north boundary as possible, shall incorporate shields and downcast luminaires and be properly oriented to limit illumination levels to a maximum of one foot-candle at the north boundary, with no light spillage beyond the north boundary and with no visibility of any lamp from the Willows.	a. Site plan and landscape plan check b. Site inspection	a. Community Development Department - Planning Division b. Community Development Department - Planning Division	a. Prior to issuance of grading and building permits b. Prior to issuance of certificate of occupancy	SC	8/8/97	
Aesthetics, Light and Glare	Block views of Willows tree canopy	24	37. (EIR measure 43) Except for the planters immediately adjacent to the Artesia Boulevard driveways, the landscaping along the Artesia Boulevard frontage shall be composed of only low plant materials, not exceeding two feet high.	a. Site plan and landscape plan review b. Site inspection	a. Community Development Department - Planning Division b. Community Development Department - Planning Division	a. Prior to issuance of grading and building permits b. Prior to issuance of certificate of occupancy	CC	8/12/97	

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Env. Issue	Potential Significant Effect	MND Page No.	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Cultural Resources	Disturbance of archaeological remains	25	38. (EIR measure 44) If an unidentified material is discovered during grading, work shall be halted in that area and a qualified professional archaeologist shall be brought in to ascertain the nature and significance of the material as a cultural resource, and if it is a cultural resource, to make recommendations for its proper management or disposition. Any significant cultural resources that may be found shall be properly recovered and disposed of, in accordance with the professional archaeologist's recommendations.	a. Grading observation	a. Community Development Department - Building Division	a. During grading	ABW N/A	8/27	

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mmp file

Annual Certification of Compliance

Date of Certification 10-20-97

Store Manager Name Cruz Del Castillo

Condition (C) / Mitigation Measure (MM)	Signed by Store Manager
1. Truck traffic limited to day time hours (MM #2)	1. Cruz Del Castillo
2. Schedule truck deliveries and pickups for daytime hours (MM #13)	2. Cruz Del Castillo
3. Best Management practices by employees (MM #20)	3. Cruz Del Castillo
4. Restrict parking lot vacuums, street sweeper, trash pickup and other exterior facility cleaning activities to between 9 am and 7 pm, Monday thru Friday, and 10 am and 6 pm Saturday and Sunday (MM #)	4. Cruz Del Castillo
5. Staff the facility with more than one employee during nighttime hours (MM # 27)	5. Cruz Del Castillo
6. Conduct frequent money drops into the safe (MM #28)	6. Cruz Del Castillo
7. Remove graffiti within 24 hours (C #13)	7. Cruz Del Castillo
8. All refuse containers stored within existing refuse enclosure at all times and refuse enclosure gate to remain locked at all times except during the designated collection time (C #16)	8. Cruz Del Castillo
9. No banners, pennants or flags, No window signs which would reduce visibility into the store (C #17)	9. Cruz Del Castillo
10. No vehicle repairs or installation of vehicular equipment other than gasoline, oil and fluids (C #19)	10. Cruz Del Castillo
11. Minimum of 6 high resolution video cameras operating during all business hours- 4 inside the market and 2 outside the market (C # 22)	11. Cruz Del Castillo
12. City Trash containers placed and emptied by applicant on Vermont and Artesia Blvd. (C # 23)	12. Cruz Del Castillo
13. No public pay phones on the premises	13. Cruz Del Castillo