



CITY OF GARDENA

PLANNING & ENVIRONMENTAL QUALITY COMMISSION

Meeting Agenda

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

AGENDA

Tuesday, March 2, 2021

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/89805054888>
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: 898 0505 4888
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, March 2, 2021.
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 – February 16, 2020
4. Oral Communications from the Public

5. Public Hearing Items:

A. Environmental Assessment #14-20 and Conditional Use Permit #4-20.

Direction by Staff: Continue Item to a future Planning and Environmental Quality Commission meeting. This item will be re-noticed.

B. Environmental Assessment #17-20, Zone Change #5-20, and associated General Plan Amendment.

Direction by Staff: This item has been removed by staff.

C. Environmental Assessment #9-20, Site Plan Review #4-20, Zone Change #4-20, General Plan Amendment #5-20, Tentative Tract Map #3-20, Variance #2-20

A request for a Site Plan Review to allow the development of six detached condominium townhomes; a Zone Change changing the zoning from R-1/R-3 (Single-Family and Medium Multi-Family Residential Zone) to R-3 (Medium Density Multiple-Family Residential); a General Plan Amendment changing the land use designation from Low/Medium Residential to Medium Density Residential; a Tentative Tract Map to subdivide 0.34 acre lot for condominium units, and a Variance for a reduced side yard setback, and direction to staff to file a Notice of Exemption.

Project Location: 1031 Magnolia Ave

Applicant: Steve Stapakis

6. Community Development Director's Report

7. Planning & Environmental Quality Commissioners' Reports

8. Adjournment

Dated this 26th day of February 2021

/s/ GREGG MCCLAIN

Gregg McClain, Secretary

Planning and Environmental Quality Commission

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

TUESDAY, February 16, 2021, MEETING
VIRTUAL MEETING VIA ZOOM

* * *

Called to order by Vice Chair Sherman at 7:04 P.M.

ROLL CALL

Present: Steve Sherman, Deryl Henderson, Dale Pierce, Stephen Langley, Brenda Jackson (7:10 P.M.)

Absent: None

Also in Attendance: Gregg McClain, Interim Community Development Director
Raymond Barragan, Community Development Manager
Lisa Kranitz, Assistant City Attorney
John F. Signo, AICP, Senior Planner
Amanda Acuna, Senior Planner

APPROVAL OF MINUTES

A motion was made by Commissioner Henderson and seconded by Commissioner Langley to approve the minutes of the meeting on December 8, 2020. The minutes were approved 2-0-1-2.

Ayes: Henderson, Langley

Noes: None

Abstain: Sherman

Absent: Jackson, Pierce (temporary audio problem)

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 remote locations. Instructions on how to comment and ask questions via the Zoom application were given.

There were no oral communications from the public.

PUBLIC HEARING

Agenda Item #5(A)

Environmental Assessment #16-20, Modification to Site Plan Review #7-18

A request for a modification to a site plan review approved by the Planning Commission, scaling the project down to include two-story unit homes in the Normandie Estates Specific Plan, and direction to staff to file a Notice of Exemption.

Project Location: 1348 West 168th Street (APN # 6111-012-003)

Applicant: Maupin Development Inc.

Senior Planner Acuna gave the staff presentation. She explained that the Commission originally approved this project on March 5, 2019, for nine three-story homes, each with a two-car garage. After consideration by the applicant, they decided that a two-story design would work best for greater affordability and better homeownership opportunities. The proposed modification is to change the elevations and design of the units from a three-story to a two-story configuration. The proposed modification included one more guest parking space than the original plan. The project was still of contemporary architectural style. There was no request to modify the tract map, just the site plan. She presented the development plans, showed photos of the property, and explained changes to the project. The modification provides slightly more open space per unit, and slightly more interior space at the entrance of the units.

Chair Jackson asked if any of the commissioners had questions of staff. None of the commissioners had questions.

Chair Jackson opened the public hearing and invited anyone from the public to speak.

Doug Maupin, applicant, addressed the Commission by explaining the anticipated price point. He stated the three-story project would be more expensive to build than the two-story project. A year ago, the costs were expensive and materials continue to increase. He stated he could offer this project for significantly lower in price compared to a three-story project. This modification was better for the developer to offer a much more affordable product. He thanked staff for their work and the Commission for their time and consideration.

Chair Jackson thanked the applicant and commended the project. She closed the public hearing and asked for a motion.

MOTION: It was moved by Commissioner Langley and seconded by Commissioner Pierce to adopt Resolution No. PC 1-21 approving Modification #1 to Site Plan Review #7-18 subject to the attached conditions of approval and directing staff to file a Notice of Exemption.

The motion passed by the following roll call vote:

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

Agenda Item #5(B)

Environmental Assessment #1-21, Zone Code Amendment #1-21, General Plan Amendment #1-21

To amend the Land Use Plan of the City's General Plan to allow higher floor area ratios in the Commercial and Industrial General Plan land use areas when allowed by the Gardena Zoning Code as well; primarily relating to amenity hotels.

Project Location: Citywide

Applicant: City

Senior Planner Signo gave the staff presentation. He provided background on the issue and indicated that the current requirements were adopted in 1990. He mentioned that the City recently adopted a hotel incentive program to lure hotel developers. However, the current requirements are restrictive for hotels making it difficult for development to occur. Mr. Signo described the requirements for being considered an Amenity Hotel. He went over the changes by sharing a table that compared the existing requirements to the proposed changes.

Assistant City Attorney Lisa Kranitz added that the approval mechanism is based on the comments of one hotel developer and staff was looking for the Commission's recommendation. The ordinance was drafted to allow amenity hotels by right. However, after speaking to the City Manager and Police Chief, it was recommended that the CUP requirement should remain.

Mr. Signo explained how floor area ratio (FAR) is calculated. He provided diagrams showing the difference between 0.5, 1.0, and 2.0 FAR. He mentioned the ordinance is proposing a 2.0 FAR for amenity hotels. Mr. Signo explained the parking analysis prepared by LLG, which is included in the staff report. He mentioned that parking studies from other cities had a range between 0.31 and 0.86 spaces per occupied room. The ordinance is proposing a ratio of 0.85, which is consistent with the parking studies from other cities. Mr. Signo explained the criteria for identifying an amenity hotel site and showed the roadways in the City where an amenity hotel may be possible. He provided photos of existing hotels in the City and discussed the FARs, lot sizes, and amenities. He mentioned a mitigated negative declaration was prepared and properly circulated for public review. Mitigation measures were included in the mitigation monitoring and reporting program. Staff then recommended that the Planning Commission discuss the changes and suggest modification if necessary, and adopt a resolution recommending approval of the item to the City Council.

Chair Jackson asked if there were any questions of staff from the Commission.

Commissioner Henderson mentioned he liked the middle FAR diagram from the presentation that showed a four-story building built on half of a lot.

Ms. Kranitz asked to clarify which diagram he was referring to. She mentioned that eight stories would not realistically be possible because of the height limit. She wanted to make

clear that the Commission was not choosing between lots, but how a developer could develop a project. She mentioned that staff was looking for the Commission to choose an acceptable FAR.

Mr. Signo added that the diagrams were used as examples of what FAR could look like.

Commissioner Langley asked about the other areas being considered for modification.

Ms. Kranitz asked Mr. Signo to go back to the Summary of Changes table in the presentation. She suggested that the Commission could go through the table one by one.

Commissioner Langley agreed.

Chair Jackson asked the Commission what they would like to do. The Commissioners responded that they would like to go one by one through the table.

The Commission voted to not change the recommendation to limit amenity hotels to arterials or major collector streets. There was a majority consensus.

In regards to the approval mechanism, the Commission unanimously agreed on requiring a CUP.

The Commission voted to allow amenity hotels to have an FAR of 2.0.

Commissioner Langley asked if it included a maximum height of 65 feet, and suggested that 65 feet would limit what developers could do more than FAR.

Ms. Kranitz responded "yes," and added that they may not actually get a 2.0 FAR once setbacks and height limits are considered.

Regarding minimum lot size, Commissioner Sherman asked why staff is recommending reducing the minimum lot size.

Ms. Kranitz indicated it would give the opportunity for more sites to be developed with an amenity hotel. According to the City's Economic Development Manager, there is an opportunity to develop four hotels and up to 450 rooms total. This is what the City can support, and that would be on the high side. There would not be enough sites for amenity hotels if one acre were required. Reducing the minimum lot size to a half-acre would allow for the desired potential to be achieved.

Commissioner Sherman asked if this is only for hotels and not for any other use.

Ms. Kranitz indicated she does not believe there is another use that has a minimum lot size requirement outside of the 5,000 square foot limit when creating a lot.

Mr. Barragan indicated we do have a minimum lot size for car dealerships.

Commissioner Sherman indicated if it is limited to hotels then he is ok with it.

Ms. Kranitz added that carwashes and car dealerships also have a minimum lot size requirement.

All other Commissioners had no objections to reducing the minimum lot size.

Mr. Signo stated staff was looking to increase the building height to 65 feet in the C-3 zone.

Ms. Kranitz indicated this would be a cleanup to bring the C-3 zone in line with the height requirement for the C-2 and C-4 zones.

Commissioners voted unanimously to allow the height increase to 65 feet in the C-3 zone.

Commissioners discussed the height requirement of 50 feet within 100 feet of an R-3 or R-4 zone.

Mr. Signo read the code requirement on page 7 of the draft ordinance.

Ms. Kranitz indicated it is a five-foot height increase.

Mr. Signo indicated the increase is the same for commercial zones as it is for industrial zones.

Commissioners voted and had no objections to making the change.

Ms. Kranitz indicated the two-and-a-half story requirement is an older requirement and staff cannot recall how the requirement was established. Ms. Kranitz read the height requirements in the proposed ordinance. The only way to get to 65 feet is if it is a C-3 zone next to a commercial or manufacturing zone.

Commissioners voted and had no objections to removing the two-and-a-half story limit.

Mr. Signo explained the proposed changes to setbacks.

Chair Jackson asked to elaborate on the setback requirement.

Ms. Kranitz explained the setback requirement for corner lots. She mentioned that the street side setback was currently 10 feet and staff was looking to reduce it to 5 feet and to eliminate the 20-foot front yard requirement for amenity hotels.

Commissioner Langley indicated he is concerned with this change. He discussed an example on Redondo Beach Boulevard and Vermont Avenue, and indicated that narrowing the setbacks would be inappropriate.

Commissioner Pierce indicated he had no objections and eliminating the 20-foot requirement seems reasonable. He stated that it seemed like a lot of wasted space on a project that could be used for useful space.

Vice Chair Sherman stated he agrees with Commissioner Langley. He was concerned with reducing the side yard setback to five feet and was ok with taking away the 20-foot requirement and eliminating it for amenity hotels but was against reducing the side yard setback on the street side to five feet.

Chair Jackson stated she was against it as well.

Ms. Kranitz indicated that was ok; staff was there for the Commission to tell staff what to include or not.

Chair Jackson recalled a couple of years ago there was discussion on the General Plan about providing more walking space; that developers would provide more sidewalks; this Ordinance was counter to that. She stated green space was a big thing, and asked whether the City was getting away from that only for hotels? She stated that this would create a slippery slope.

Ms. Kranitz responded that the five-foot street side yard would be for all properties in the C-3 zone. She indicated she heard a majority say no to that and agree to eliminate the 20-foot front yard requirement for amenity hotels. The street side yard would not be changed.

Chair Jackson agreed but asked the other Commissioners for their vote.

Commissioner Langley indicated he would not reduce the side yard and would like to eliminate the 20 feet. He agreed with Chair Jackson on providing more walking space.

Vice Chair Sherman was against the five-foot street side yard but ok with eliminating the 20-foot front yard requirement.

Chair Jackson stated she is fine with that as well.

Mr. Signo read the next item dealing with parking. The proposed requirement would be 0.85 spaces for each room plus spaces for additional uses. There could also be a parking study to reduce parking further.

Ms. Kranitz stated parking was not a CEQA issue. She stated it may be too low and the Commission may advise staff of what they think the parking ratio should be.

Commissioner Langley asked about employee parking. He felt it was too much of a reduction.

Ms. Kranitz reminded the Commission that LLG, the City's traffic consultant, was available for questions.

Commissioner Henderson stated he would like to hear from the consultant.

Clare Look-Jaeger, from LLG, introduced herself and spoke about the parking analysis they prepared. She stated that based on other empirical surveys of hotels in other cities, they felt very comfortable proposing a ratio of 0.85 spaces per room, plus additional uses.

She stated other uses such as conference rooms could have parking apart from hotel parking. Parking was extremely expensive to build; a single space could cost \$30K to \$40K to build, so planning for parking would be very important. She provided parking data from ITE and ULI as presented in the parking analysis. She stated they felt this is in range with what other cities require.

Commissioner Langley asked about employee parking.

Ms. Look-Jaeger stated hotels would be on major collectors or roadways close to transit. The hotel industry was known to have employees that use transit, which would result in lower parking demand. The time of day would affect parking as well. Hotel parking was maximized late in the evening so there was an off-set with uses that operate during the day.

Ms. Kranitz also stated that not every guest drives. The new SoFi stadium would draw guest from the airport who would use a taxi or Uber, so there would be no one-to-one ratio of rooms to guests. Even if guests would be driving to hotels they may have two or three people per car with multiple rooms.

Commissioner Langley inquired whether there would be a separate parking study for each hotel or if only when the parking would be reduced from 0.85?

Ms. Kranitz stated if an amenity hotel would want to go below what the Code says, then a parking study would be required.

Commissioner Pierce stated that staff was overlooking something that impacts the City considerably and that is multiple apartments and such that impact parking and the area around those places. He was not sure that parking for hotels and its employees was not talking about the same issue.

Chair Jackson stated with apartments or condos, people live there; with hotels people are visiting for a short amount of time.

Commissioner Pierce agreed, except for the fact that there was not an adequate amount of parking at any cost because that is established by the people building the hotel. If it impacts the surrounding area he thinks it should be considered.

Chair Jackson clarified that if there is not sufficient parking at the hotel then people would be parking in the surrounding area.

Commissioner Pierce agreed, it would be impacting that area. If you go around some of the areas, specifically where he lives, it is significantly impacted by apartment buildings and those people that do not have enough parking.

Commissioner Sherman mentioned the elimination of parking for granny houses and garages where people are living in.

Ms. Kranitz stated the Commission needed to make a recommendation to the Council on what should change or what should be left. Staff does not support the request suggested

by a hotel developer, which was 0.85, because if there was a conference room there would be an impact. She asked Mr. Signo if staff included the hotel comparison of other cities.

Mr. Signo stated it was not in the presentation but was included in the staff report.

Ms. Jackson polled the Commission.

Commissioner Henderson voted to stick with the existing requirements.

Commissioner Pierce concurred, the proposed is not adequate and he suggested sticking to the existing requirement.

Commissioner Langley is in favor of 0.85 for each room space, but leave one space for every six rooms for employee and spaces for additional uses.

Vice Chair Sherman voted to keep it the same.

Chair Jackson liked 0.85 for each room, plus one space for every six employees, plus spaces for additional uses.

Ms. Kranitz clarified that the Commission's recommendation to City Council is that the Commission is not in agreement with the proposed reduction.

Chair Jackson understood the vote to be three in favor of keeping the existing requirement and two voted for 0.85 plus additional spaces.

Ms. Kranitz clarified the majority wants to leave it as is.

Chair Jackson agreed.

Mr. Signo read the next item regarding a parking demand study, which was being proposed to be removed.

Chair Jackson asked what a parking demand study was.

Ms. Kranitz explained it would be required to justify parking and reduce parking. She stated it would not make sense if we had a standard that is met, and we would still require a parking demand study to show it would be enough.

Chair Jackson tallied the Commission. All Commissioners agreed to eliminate this requirement.

Mr. Signo indicated there are no changes to the parking dimensions. That there was a change to the drive aisle width from 26 to 25 feet that would apply to all uses, not just amenity hotels.

Commissioner Langley found it was hard to maneuver a vehicle if it is reduced, so he was against it.

Vice Chair Sherman asked if the Fire Department has a 26-foot minimum clear to sky.

Mr. Signo explained that they do for a fire lane, but not all aisles are a fire lane. That there are even requirements for 28 feet in certain circumstances.

Ms. Kranitz indicated we would never override the Fire Department's standards.

Vice Chair Sherman indicated he was ok with reducing it as long as the Fire Department has access.

Chair Jackson stated she would like to leave it at 26 feet, but the majority preferred to accept the recommendation to reduce it to 25 feet.

Mr. Signo stated there are no changes with kitchens, but there was a proposal to eliminate a market feasibility study.

Ms. Kranitz explained a market feasibility study is currently required to show the market can support a hotel. She stated, however, if someone would come in with an amenity hotel, they would already be doing market studies before they would make a hotel proposal to the City.

Mr. Signo concurred that developers would be doing market studies on their own before making a proposal to the City.

Chair Jackson polled the Commission.

Commissioner Pierce stated he was in favor of eliminating the market feasibility study.

All other Commissioners agreed.

Chair Jackson asked the Commission for any further questions. After hearing none, she opened the public hearing and welcomed the public to speak on that item. After providing some time, there were no speakers.

Ms. Kranitz read into the record the Planning Commission's recommended changes to the amendments proposed by staff:

- A CUP still be required
- A 10-foot setback on side streets still be required
- No change to the parking ratio

Chair Jackson closed the public hearing.

MOTION: It was moved by Commissioner Pierce and seconded by Commissioner Langley to adopt Resolution No. PC 2-21 with the amendment read into the record by the Assistant City Attorney.

The motion passed by the following roll call vote:

Ayes: Pierce, Langley, Sherman, Jackson

Noes: None

Absent: Henderson (temporary technical problem)

Agenda Item #6

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Acting Community Development Director Raymond Barragan thanked everyone including all of the Commissioners. He mentioned that in looking at the City, there had not been any part of the City that had not been improved and Gardena was in a better place than he had ever seen it. With that, he mentioned he had taken another position at another agency. He stated it had been a pleasure serving the Commission and the community. He thanked the Commissioners and staff for their support throughout the years, and especially this past year during COVID. He was able to drive around the City the other day and saw many sites that were problematic that are no longer there. He would like to see the continued progress and thanked everyone again. He introduced Interim Community Development Director Gregg McClain.

Chair Jackson stated she will miss Mr. Barragan and thanked him for his service.

Interim Community Development Director McClain introduced himself. He had been in Planning for 24 years. He got his start in Hawthorne and spent most of his time in planning in the South Bay. Recently he had been in El Segundo, and prior to that in Hawthorne for more than seven years. He found the meeting to be like a flashback and mentioned the issues are familiar to him. He expects to be the Interim Director for the next five or so months and wishes to get to meet everyone in person in the future. He stated it was an exciting opportunity to help the City and was looking forward to working with this team.

Ms. Kranitz mentioned she's known Gregg for many years and is excited he is joining us even though it would just be for the interim.

Agenda Item #7

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Pierce wished Mr. Barragan the best in his endeavors and welcomed Mr. McClain to the City.

Commissioner Langley mentioned it had been a great experience and loved the work that Mr. Barragan had done. He will miss him. He was glad that Mr. McClain is on board and looks for the opportunity to meet face to face.

Commissioner Sherman had nothing to report.

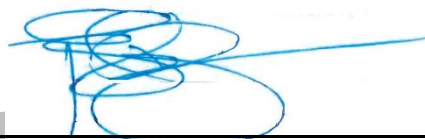
Commissioner Henderson thanked Mr. Barragan for all his service to the City of Gardena. He welcomed Mr. McClain to the team. He mentioned his surgery was a success and he was on the road to recovery. He stated he was doing well and was glad he did not have to miss any Planning Commission meetings.

Chair Jackson mentioned she will miss Mr. Barragan and will be in touch. She welcomed Mr. McClain to the team and thanked everyone.

ADJOURNMENT

Chair Jackson adjourned the meeting at 9:06 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission

BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission



MEMORANDUM

DEPARTMENT of COMMUNITY DEVELOPMENT

TO: Planning and Environmental Quality
Commission

DATE: February 26, 2021

FROM: Amanda Acuna, Senior Planner

REF:

SUBJ: Agenda Item #5. A.

CC:

Environmental Assessment #14-20 and Conditional Use Permit #4-20 for the property located at 2222 W. Rosecrans Avenue, will be continued to a future Planning and Environmental Quality Commission meeting.

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



MEMORANDUM

DEPARTMENT of COMMUNITY DEVELOPMENT

TO: Planning and Environmental Quality
Commission

DATE: February 26, 2021

FROM: Amanda Acuna, Senior Planner

REF:

SUBJ: Agenda Item #5. B.

CC:

Environmental Assessment #17-20, Zone Change #5-20, and the associated General Plan Amendment for the properties located at 16006 and 10610 Harvard Boulevard has been withdrawn by staff.

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

**STAFF REPORT
RESOLUTION NO. PC 3-21
EA #9-20; SPR #4-20; GPA #5-20; ZC #4-20; TM #3-20 (83100); VAR #2-20
APNS: 6113-035-015
AGENDA ITEM #5 (C)**

DATE: March 2, 2021

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

FROM: Gregg McClain, Interim Community Development Director

CASE PLANNER: Amanda Acuna, Senior Planner

APPLICANT: Steve Stapakis

LOCATION: 1031 Magnolia Avenue
(APNs: 6113-035-015)

REQUEST: The applicant requests the following entitlements for the construction of a six-unit townhome development on a 0.34 gross acre property:

- 1) General Plan Amendment (GPA #5-20) to change the land use designation of the property from Low/Medium Density Residential to Medium Density Residential;
- 2) Zone Change (ZC #4-20) changing the zoning from R-1/R-3 (Single-Family and Medium Multi-Family Residential Zone) to R-3 (Medium Multi-Family Residential Zone);
- 3) Tentative Tract Map (TM #3-20) subdividing the property for six condominium units; and a
- 4) Site Plan Review (SPR #4-20) allowing the development of the six townhomes in four buildings;
- 5) Variance (VAR #2-19) for a reduced side yard setbacks.

BACKGROUND

On September 3, 2020 the applicant, Steve Stapakis, filed an application for a site plan review and tentative tract map to develop six three-story residential units at 1031 Magnolia Avenue, a 14,676 square foot site.

Staff reviewed the applicant's request and determined that the property currently has two zoning and General Plan land use designations: Low and Medium Density Residential and R-1/R-3. Staff

looked into how the property was originally split zoned and determined that it was never indicated as to which portions of the property were to be designated under which zone or land use. Therefore, staff concluded that both the land use designation and zoning should be changed for consistency purposes. At that time the applicant submitted an additional application for a Zone Change and General Plan Amendment for the proposed residential development.

During the review process of the project, the applicant heard concerns from neighboring residents concerning potential impacts of the proposed three-story units. To address these concerns the applicant resubmitted a revised plan that maintained the intent of the R-1 for the residential units located on the rear end of the property. In order to address these concerns while still allowing a home of sufficient size to be built. The owner reduced the units in height but requires a variance to have a reduction in the side yard setback.

PROJECT DESCRIPTION/SETTING

The subject property is located at 1031 Magnolia Avenue which sits on the north side of Magnolia Avenue, just east of Vermont Avenue. The property consists of one parcel that measures 48.92 feet in width and 300 feet in depth, with a total lot size of 14,676 square feet. The site currently contains a residential duplex, and the remaining area is vacant (Figure 1). As seen in Table 1, the project site is bounded by single-family homes to the north, multifamily homes to the south across Magnolia Avenue, and both single family homes and multifamily homes to the west and east of the project site.

FIGURE 1: VICINITY MAP



TABLE 1: ADJACENT ZONING AND LAND USES

	Zoning Designation	General Plan Land Use Designation	Existing Land Uses
Project Site	R-1/R-3	Low/Medium Residential	Residential Duplex Building / Vacant lot
North	R-1	Low Residential	Single Family Homes
South	R-3	Medium Residential	Multifamily Homes
West	R-1/R-3	Low/Medium Residential	Single Family Home/Multifamily Homes
East	R-1/R-3	Low/Medium Residential	Single Family Home/Multifamily Homes

The applicant proposes to demolish the existing structure and construct four townhome-style buildings with a total of six-units, ranging in size from 1,566 square feet to 1,597 square feet. Two of the buildings in the middle part of the lot will contain two attached condominium units. The other two buildings are detached units; one located in the front of the development and the other at the rear of property. Each unit will have their own two-car garage with overhead storage space. Additionally, the applicant is proposing to include both communal outdoor space and private open space by providing large useable balconies, and ample private ground level patios.

The proposed development consists of three-story and two-story structures. The applicant's original design was for all structures to include three-story units. However, the back two structures were redesigned to address concerns from the surrounding single-family home occupants. The applicant's proposal now includes a two-story detached unit located on the northern end of the property and a three-story building consisting of two attached condominium units that each have a limited third floor with only a loft and bathroom and windows orientated away from the abutting properties. With the effort made by the applicant to mitigate impacts to the surrounding single-family homes, the applicants are requesting that the side yard setbacks be reduced to allow for a higher quality residential design.

The proposed structure is of modern architectural design. The materials consist of smooth stucco, fire-resistive artificial wood siding and eaves, painted metal guardrails, and composition shingle roofing. To create interest and a cheerful environment, the applicant is proposing a palate of several muted colors for the larger areas and accent colors for the smaller areas. Each building has a unique palate, with variation in colors and material as well as window pop-outs to create shadow lines throughout the day.

Due to the property's existing inconsistency in zoning and land use designation, staff found it necessary that the project include changes to the General Plan Land Use Map and Zoning Map. The General Plan land use designation will go from Low and Medium Density Residential to all Medium Density Residential. The zoning will go from Single-Family and Medium Multi-Family Residential Zone (R-1 and R-3) to all Medium Density Multiple-Family Residential (R-3). The

Planning Commission will make a recommendation to the City Council who will give final approval for these two legislative actions.

In addition to the legislative approvals, the applicant is also seeking a site plan approval in accordance with Gardena Municipal Code (GMC) Section 18.44.010, an approval of a tentative tract map to create the six condominium units in accordance with Gardena Municipal Code Section 17.08.020 and the Subdivision Map Act, and a variance to allow for a reduced side yard setbacks.

The Planning Commission is being asked to take the following actions:

- 1) Recommend that the City Council adopt the General Plan Amendment and Zone Change (the “Legislative Actions”);
- 2) Approve the Site Plan Review, subject to City Council approval of the Legislative Actions;
- 3) Approve the Tentative Tract Map, subject to City Council approval of the Legislative Actions; and
- 4) Approve the Variance, subject to City Council approval of the Legislative Actions.

ANALYSIS

GENERAL PLAN AMENDMENT #5-20; ZONE CHANGE #4-20

Per GMC Section 18.52.010, whenever the public necessity, convenience, general welfare, or good land use and zoning practices require, the Council may amend, supplement or change the land use designation, regulations, zone boundaries or classifications of property in accordance with the procedures of the California Government Code, as supplemented by the provisions of the GMC.

The subject site is an underutilized property that currently has a residential duplex building on the southern end of the Property and the remaining area is vacant land. As seen in the project plans (Exhibit C to Resolution No. PC 3-21), the applicant is proposing to construct a residential development with a density of 17 units per the acre, which would be consistent with the development standards of the R-3 zone.

The Zone Change and General Plan Amendment will allow a quality residential development within an underutilized parcel of land that will assist the City in reaching its regional housing goals, as well as providing much needed revenue from fees, property taxes, and utility user tax.

Allowing the six-unit residential condominium project is consistent with various goals and policies of the General Plan Land Use Plan (LU), Community Design Plan (DS), Open Space Plan (OS), and Housing Element including the following:

- LU Goal 1: preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.
- LU Policy 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.

- DS Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
- DS Policy 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.
- DS Policy 2.11: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.
- OS Goal 1: Maintain and upgrade the existing parks and recreation facilities to meet the needs of all residents.
- Housing Policy 4.1: Implement land use policies that allow for a range of residential densities.
- Housing Policy 4.4: Encourage development at maximum attainable densities and encourage use of density bonuses for inclusion of affordable units.

In accordance with GMC Title 17, the applicant will be providing a park in-lieu fee of \$60,000 to the City that will be dedicated towards future parks and/or towards maintaining and upgrading the existing parks and recreation facilities throughout the City.

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

SITE PLAN REVIEW - DEVELOPMENT STANDARDS

The proposed project has been reviewed for compliance with the development standards of the R-3 zone.

TABLE 2: DEVELOPMENT STANDARDS FOR THE R-3 ZONE

Development Standard Comparison			
<i>Standard</i>	<i>R-3 Zone</i>	<i>Project</i>	<i>Compliant</i>
Lot Area	5,000 SF	14,676 SF	Yes
Lot Width (Minimum)	50 Feet	48.92 Feet	No – but legal nonconforming
Lot Depth (Minimum)	80 Feet	300 Feet	N/A
Density (Maximum) – based on R-3 <i>17 DU/AC</i>	6 DU	6 DU	Yes
Building Height	35 Feet	27 Feet 2 Inches	Yes
Setback			
▪ Front	20 Feet	20 Feet	Yes
▪ Side (East)	7.5 Feet (Southern end) 10 Feet (Northern end)	5 Feet (Southern end) 7 Feet (Northern end)	Variance required to

Development Standard Comparison			
Standard	R-3 Zone	Project	Compliant
▪ Side (West)	7.5 Feet (Southern end) 10 Feet (Northern end)	5 Feet and 7 Feet	reduce side yard setbacks Variance required to reduce side yard setbacks
▪ Rear	10 Feet	10 Feet	Yes
Distance Between Buildings	15 Feet	15 Feet	Yes
Off Street Parking (Minimum)			
<i>Two or more Bedrooms (2 spaces per unit)</i>	12 spaces	12 spaces	Yes
<i>Guest Parking (0.5 space per unit)</i>	3 spaces	3 spaces	Yes
Useable Open Space (Minimum)			
<i>600 SF/DU</i>	3,600 SF	3,970 SF	Yes
Fences (Maximum)			
<i>Front Yard Setback</i>	3.5 Feet	3 Feet	Yes
<i>Rear and Side Yards</i>	7 Feet	6 Feet	Yes
Refuse areas	Accommodate two 96-gallons bins in garage (green waste not needed because no individual landscaped yards)	Trash bins will be located in each side yard area and will not be visible from any public right-of-way	Yes
Storage Area	120 CF/DU Min. 2' dimension	200 CF/DU	Yes

DU: Dwelling Unit

AC: Acres

SF: Square Feet

CF: Cubic Feet

SITE PLAN REVIEW

In projects that require other discretionary approvals or that involve the construction of new multi-family residential units, Sections 18.44.010.A and E of the Gardena Municipal Code require a Site

Plan Review. The applicant is proposing a site plan that is consistent with the conceptual site plan shown in Exhibit C to Resolution No. PC 3-21. Site plans may be approved where the Commission finds that the proposed development, including the uses and physical design is consistent with the general plan and municipal code and that the development will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.

The following factors shall be considered in determining whether the site plan shall be approved.

1. *The dimensions, shape and orientation of the parcel;*

The site is a 14,676 square foot rectangular substandard parcel that measures approximately 48.92 feet in width and 300 feet in depth. The minimum lot width for a parcel in the R-3 zone is 50 feet. The property was legally subdivided in this manner and therefore the lot width is considered legal nonconforming. Despite the slightly narrower property width, the applicants were still able to propose a project that offers open space opportunities, off-street parking, and ample landscaping.

2. *The placement of buildings and structures on the parcel;*

The proposed development consists of four separate buildings. Two of the buildings in the center of the site contain two attached condominium units, the other two buildings are detached. Each unit includes an attached two-car garage with overhead storage and a ground floor private patio area. Vehicular access to the property will be through the shared driveway by way of Magnolia Avenue, a local street.

3. *The height, setbacks, bulk and building materials;*

The R-3 zone allows for a maximum height of 35-feet and shall consist of no more than three stories. The proposed development consists of two-story and three-story structures, with no point higher than 35 feet.

The R-3 development standards call for a minimum front yard setback of 20 feet and minimum rear yard setback of 10-feet. The proposed buildings are to be setback 20 feet from the public right-of-way on the south end (front) fronting Magnolia Avenue and 10 feet from the rear property line, therefore compliant with the development standards of R-3.

For three-story residential structures in the R-3 zone the minimum side yard setback is 7.5 feet. Due to the narrow width of the existing lot and requirements for the garage size and fire lane dimensions, the applicant is requesting a 7-foot side yard setback for Buildings A and B. Additionally, for properties in the R-3 zone that abut parcels zoned R-1 or R-2 the minimum side yard setback requirement is 10 feet. The rear end of the subject property does abut multiple properties in the R-1 zone. However, to address concerns from the neighbors, the applicant decided to

maintain the intent of the R-1 zone for Building D. Therefore, the variance also includes the request for a five-foot side yard setback for Buildings C and D due to the constraints of the physical size of the lot and its existing surroundings (Exhibit to Resolution No. PC 3-21).

4. *The distance between buildings or structures;*

The proposed residential development will be meeting the minimum distance between buildings of 15-feet between all condominium buildings. Each building will be separated from the adjacent building by at least 25 feet on the ground level and fifteen feet between the second and third floors.

5. *The location, number, and layout of off-street parking and loading spaces;*

Per Gardena Municipal Code, Chapter 18.40, the proposed development is required to provide a two-car garage for each unit and a total of three guest parking spaces. The project meets and incorporates this requirement by providing a total of 12 garage parking spaces and three parking spaces that includes one accessible parking space. Each unit has a separate car garage that has a minimum dimension of 20 feet in width and 20 feet in depth and includes overhead storage space.

6. *The internal vehicular patterns and pedestrian safety features;*

Vehicular and pedestrian access to the site is provided from Magnolia Avenue. Within the first 150 feet of the property there is a two-way driveway that leads to the individual garages of units 1, 2, 3, and 4. Units 5 and 6 are accessible by way of a 10-foot driveway that will be colored and stamped. The width of this driveway meets the minimum requirements per the Off-Street Parking Chapter of the Gardena Municipal Code (GMC Chapter 18.40) and the materials and coloring of the drive aisle assist the project in complying with the criteria set forth in GMC section 18.42.095.

7. *The location, amount, and nature of landscaping;*

A conceptual landscape plan and plant palette provides landscaping throughout the development (Exhibit C to Resolution No. PC 3-21). Drought tolerant landscaping was chosen, primarily with color in mind. There are multiple common open space areas that are distributed throughout the project for the enjoyment of residents and guests. These areas include several colorful trees and shrubs that bring visual interest to the overall neighborhood.

8. *The placement, height and, direction of illumination of light standards;*

The applicant is proposing to properly light all entrances into the buildings and communal spaces including the common open spaces and parking areas.

Additionally, as conditioned, the applicant shall provide a lighting plan that shall demonstrate an average of 2-foot candle with no single point less than 1-foot candle for all public/common areas.

9. *The location, number, size and height of signs;*

The applicant is not proposing any signs on the property.

10. *The location, height and materials of walls, fences or hedges;*

The applicant is proposing six-foot tall wooden fences along the ground floor private patio areas and a three-foot-tall decorative block wall within the front yard setback. The applicant is also proposing a six-foot tall decorative block wall along the northern property line. All proposed walls and fences comply with the provisions of GMC section 18.42.070.

11. *The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development;*

Refuse areas for the proposed development are located within the side yards of each individual residence and will not be visible from any public right-of-way. Also, as conditioned, the applicant shall ensure all outdoor equipment, whether on the roof, side of building, or ground shall be concealed from public view.

The project is consistent with Municipal Code sections 18.42.130 and 18.42.140 by ensuring trash receptacles are entirely hidden from view and mechanical equipment is to be screened.

12. *Such other information which the community development director or commission may require to make the necessary findings that the provisions of this code are being complied with.*

No additional information is required to make the necessary findings that the proposed development complies with the provisions of this code.

TENTATIVE TRACT MAP NO. 83100 (TM #3-20)

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

In accordance with the City of Gardena General Plan, including the Open Space Plan, and in accordance with the Subdivision Map Act, specifically Government Code Section 66477, the City

of Gardena requires either the dedication of land, the payment of in-lieu fees, or a combination of both for the park or recreational purposes as a condition of the approval of a tentative or parcel map for residential subdivisions. The total parkland required for the subject project is 0.054 gross acres. The applicant has chosen to pay the in-lieu fee, which is \$10,000 per unit in accordance with Resolution No. 6433. Total in lieu park fee for this project is \$60,000 and shall be paid in full to the City prior to recordation of the final map.

The condominium development will be regulated by specific covenants, conditions and restrictions (CC&Rs) that are enforced by a Homeowners Association. The condominium owners will have mutual ownership of the common areas within the development, and individual ownership of the air space occupied by each unit. These areas will be delineated on a condominium plan, which will be filed with the Department of Real Estate.

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

- ❖ *The map and design and improvement of the proposed subdivision is not consistent with applicable general and specific plan (§ 66474; § 66473.5)*
 - The concurrent approval of the General Plan Amendment and Zone Change ensure that the tentative map and intended development is consistent with the General Plan and zoning for the reasons described above.
- ❖ *The site is not physically suitable for the type or density of development (§ 66474)*
 - The site is 14,676 square feet and is essentially flat. The subject parcel can accommodate the six units within the four proposed buildings. The site also provides adequate vehicular access. Therefore, the site is physically suitable for the type and density of the proposed development.
- ❖ *The design of the subdivision or the proposed improvements are likely to cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (§ 66474)*
 - The Property is currently developed with a one-story residential duplex. There is no suitable habitat for fish, or wildlife in the area which will be harmed by the project. Furthermore, the subdivision was designed to provide adequate and safe access for pedestrians, and emergency vehicles. The proposed residential development, by its nature, is not expected to create environmental or public health problems.

- ❖ *The design of the subdivision or type of improvements will conflict with public access easements (§ 66474).*
 - The only public easements located on the property are for underground conveyance of water. The subdivision was designed to not interfere with any easements.
- ❖ *The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating and cooling opportunities (§ 66474.5).*
 - During winter, a north-south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, the general direction of the prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities in the summer. Therefore, the configuration of the subdivision lots provides for future passive or natural heating and cooling opportunities.
 - Additionally, all buildings will comply with Title 24 requirements, including Cal Green standards, as adopted by the City, which will require each unit to provide a right-sized photovoltaic system.

With the conditions of approval (Exhibit E to Resolution No. PC 3-21) and approval of the associated entitlements, the project and project design will be consistent with the General Plan and the State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

VARIANCE

The applicant is proposing to have reduce side yard setbacks due to the challenges of the physical size of the lot and the intent to have less impact to surrounding single-family homes while still providing a quality design. The subject lot has a dimension of 48.92 feet in width and 300 feet in depth. This long narrow lot poses challenges for residential development due to the requirements set forth in the Gardena Municipal Code and by the regulations of the Los Angeles County Fire Department. Chapter 18.40 of the Gardena Municipal Code requires that a two-car garage have a minimum interior dimension of 20 feet in width by and 20 feet in depth, clear of all obstructions. In addition to this requirement, the Los Angeles County Fire Department requires the site to have a fire lane that is 20 feet in width, clear to the sky, for the first 150 feet of the property. Due to the inability to reduce these requirements, and the substandard lot width, the applicant is requesting to the reduce the side yard setback for Buildings A and B to seven feet.

In addition to these constraints, the applicant has received concerns from surrounding neighbors as to the impacts the proposed three-story units would have to their one-story single-family homes located in the R-1 zone. As stated before, staff indicated to the applicant that the property was split zoned and requested a Zone Change and General Plan Amendment to be included as part of the project. However, to address the neighbors' concerns the applicant revised their original plans to include a two-story detached unit at the rear end of the property. Additionally, the applicant

redesigned the units located within Building C to limit the third-floor areas to only include loft and bathroom space and to have all bedroom windows located on the second floors face away from the properties zoned R-1. Due to the narrowness of the existing lot and the effort made by the applicant to mitigate any impact the development may have to the surrounding single-family homes; the applicant's variance request also includes that the side yard setbacks be reduced to five feet for Buildings C and D.

Although the applicant is proposing a reduced side yard setback, it will not be detrimental to the public health, safety or welfare as it will still provide adequate access and actually provide a more attractive design that is compatible with the surrounding area.

In accordance with GMC Section 18.48.020, a variance is allowed when certain findings can be made:

- *There are special circumstances, including size, shape, topography, location or surroundings which would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications;*

Part 1 – Reduced Side Yard Setback for Buildings A and B

The minimum width, in accordance with the Gardena Municipal Code, for a property in the R-3 zone is 50 feet. The width of the subject parcel is substandard by 1.02 feet, measuring 48.92 feet. The property was legally subdivided in this manner and therefore the lot width is considered legal nonconforming. Section 18.16.050.G of the Gardena Municipal Code requires a minimum side yard setback of 7.5 feet for three-story buildings in the R-3 zone. Due to the substandard width the applicant is unable to comply with this setback while also complying with minimum standards for garage sizes and minimum fire lane dimensions. Therefore, applicant is requesting a variance for a seven-foot side yard setback for Buildings A and B, as shown in the project plans.

Part 2 – Reduced Side Yard Setback for Buildings C and D

The City Zoning Map shows the southern portion of the lot to have a zoning designation of R-3 and the northern portion as a R-1 designation. Due to there being no legal description as to where on the lot the land use changes, staff found it necessary to process a Zone Change and General Plan Amendment request for the Project. In order to address the concerns of neighboring properties while still allowing a home of sufficient size to be built, the owner reduced the units in height. While the applicant designed the project to maintain the intent of the R-1 zone, it is held to the development standards of the R-3 zone, which requires a 10-foot setback for buildings adjacent to R-1 properties. Therefore, the variance also includes the request for a five-foot side yard setback for Buildings C and D, due to the constraints of the physical size of the lot and its existing surroundings.

- *That the variance shall be subject to conditions to assure that the adjustment shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zone in which the property is located;*

The subject property is the only R-3 parcel in area that has a substandard lot width. The other properties in the area that are developed with multifamily residential have an average lot width of 85 feet. The allowance of the reduction in the required side yard setbacks does not grant a special privilege for the subject property.

Part 1 – Reduced Side Yard Setback for Buildings A, and B

Buildings A and B will have a seven-foot side yard setback to the west property line. The proposed setback is one-half foot less than the required standard. The lot's existing width is 1.08 feet less than the minimum width for a R-3 lot. The applicant is requesting the variance to be able to comply with other regulations in regard to health and safety.

Part 2 – Reduced Side Yard Setback for Buildings C and D

All windows on the third and second floors of Building C are oriented away from the abutting R-1 properties to the west and building D will only consist of two-stories.

- *That granting the variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvements in the same vicinity and zone in which the property is located;*

Part 1 – Reduced Side Yard Setback for Buildings A, and B

By allowing a seven-foot side yard setback for Buildings A and B, the variance allows the applicant to comply with the minimum requirements of the Los Angeles County Fire Department fire lane dimensions and the Gardena Municipal Code minimum standards for two-car garages.

Part 2 – Reduced Side Yard Setback for Buildings C and D

To lessen the impact to surrounding single-family homes, the applicant will limit the third floors of the two units within Building C to only a loft and bathroom and having all windows orientated away from the abutting properties. Additionally, Building D would be restricted to two-stories.

- *That granting the variance will not adversely affect or be in conflict with the General Plan.*

As set forth above, there will not be any conflict with the policies of the City's General Plan and the project will be consistent with the Land Use Plan as amended.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(b), Class 3, New Construction or Conversion of Small Structures that exempts the construction and location of limited numbers of new, small facilities or structures. Specifically, in urbanized areas this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project consists of the construction four buildings for six new condominium units in the City of Gardena which is an incorporated city with a population of over 10,000 persons. These findings qualify the subject project for inclusion under Section 15303(b) of the CEQA Guidelines.

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

In regard to General Plan Land Use map and zoning map for this parcel, the project would still qualify for an exemption from the provisions of CEQA, pursuant to Guidelines section 15061(b)(3) which states CEQA only applies to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity will have a significant effect, the activity is not subject to CEQA. The proposed project is still consistent with the intent of original land use designations to provide high quality single-family residential development. Staff requested the proposed changes to the General Plan Land Use map and zoning map due to the fact that the property was never properly indicated as to which portions of the lot were to be designated under which zone or land use. This creates an inconsistency within the City's land use and zoning map. These legislative actions are seen more of a necessary clean-up.

As the project involves a General Plan Amendment and corresponding Zone Change, the City received a request for consultation from the Gabrieleno Band of Mission Indians-Kizh Nation under Senate Bill (SB) 18. As a result of the consultation, conditions have been added regarding retaining a Native American monitor/consultant and procedures regarding unanticipated discovery of tribal cultural and archaeological resources.

ECONOMIC IMPACT

The project will be required to pay school impact fees to LAUSD, in lieu park fees in the amount of \$60,000 as discussed above, and the multi-family residential impact fee required by Chapter 15.48 of the Gardena Municipal Code of \$1,000 per unit for an additional \$6,000.

RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. PC 3-21 which does the following:

As the name indicates, the Resolution:

- 1) Recommends that the City Council adopt the General Plan Amendment #5-20, and Zone Change #4-20;
- 2) Approves the Site Plan Review #4-20, subject to the Legislative approvals;
- 3) Approves the Tentative Tract Map No. 83100 (TM#3-20), subject to the Legislative approvals; and
- 4) Approves Variance #2-20, subject to City Council approval of the Legislative Actions.
- 5) Directed staff to file notice of exemption for the Site Plan Review, Tentative Tract Map and Variance; and
- 6) Recommends to the City Council that a notice of exemption be filed for the General Plan Amendment and Zone Change.

ATTACHMENTS

- **Resolution No. PC 3-21**

- Exhibit A – Draft General Plan Amendment Resolution No. 6501

- Exhibit – General Plan Land Use Map change

- Exhibit B – Draft Ordinance No. 1826

- Exhibit – Zone Change Map

- Exhibit C – Development Plans

- Exhibit D – Tentative Tract Map

- Exhibit E – Conditions of Approval

- **Public Comment/Staff's Response**

RESO NO. PC 3-21

EA #9-20; SPR #4-20; GPA #5-20; ZC #4-20; TM #3-20 (83100); VAR #2-20

March 2, 2021

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RESOLUTION NO. PC 3-21

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A GENERAL PLAN AMENDMENT AND ZONE CHANGE; AND APPROVING A SITE PLAN REVIEW, TENTATIVE TRACT MAP, AND VARIANCE ALL RELATED TO THE DEVELOPMENT OF A SIX-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON A 0.34 GROSS ACRE PARCEL AT 1031 MAGNOLIA AVENUE

(EA #9-20; SPR #4-20; GPA #5-20; ZC #4-20; TM #3-20 (83100); VAR #2-20)

(APN: 6113-035-015)

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

SECTION 1. RECITALS

- A. On September 3, 2020 the applicant, Steve Stapakis (the “Developer”), filed an application for the construction of a six-unit townhome development on a 0.34 gross acre property located at 1031 Magnolia Avenue (the “Property”);
- B. In order to develop the residential project, the following entitlements (collectively, the “Project”) are required: General Plan Amendment (GPA #5-20) to change the land use designation from Low/Medium Residential to Medium Density Residential; Zone Change (ZC #4-20) to change the zoning from R-1 and R-3 (Single- Family and Medium Multi-Family Residential Zone) to R-3 (Medium Density Multiple-Family Residential); Site Plan Review (SPR #4-20) allowing the development of the six townhomes in four buildings; Tentative Tract Map (TM #3-20) subdividing the property for six condominium units; and a Variance (VAR #2-20) for reduced side yard setbacks;
- C. On February 18, 2021, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for March 2, 2021;
- D. On March 2, 2021, the Planning Commission held the public hearing at which time it considered all material and evidence presented, whether written or oral; and
- E. In making the various findings set forth herein, the Planning Commission considered all of the evidence presented by staff, the applicant, and the public, whether written or oral, and 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. GENERAL PLAN AND ZONING RECOMMENDATION

The Planning Commission hereby recommends that the City Council: adopt the Resolution attached hereto as Exhibit A, changing the General Plan land use designation for the Property from Low/Medium Residential to Medium Density Residential; and adopt the Ordinance attached hereto as Exhibit B changing the zoning on the Property from R-1 and R-3 (Single-Family and Medium Multi-Family Residential Zone) to R-3 (Medium Density Multiple-Family Residential). In making these recommendations the Planning Commission incorporates the findings set forth in those Exhibits.

SECTION 3. SITE PLAN REVIEW APPROVAL

Site Plan Review (#4-20) for the construction of six new townhomes, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit E. The plans being approved are dated August 17, 2020, and attached hereto as Exhibit C, as the same may be modified by the conditions of approval.

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

As part of the Project, Developer sought approval of a General Plan Amendment and Zone Change, changing the land use and zoning designation for the Property from Low/Medium Residential and R-1/R-3 to Medium Density Residential and R-3. The Zone Change and General Plan Amendment will allow a quality residential development within an underutilized parcel of land that will assist the City in reaching its regional housing goals as well as providing much needed revenue from fees, property taxes, and utility user tax. Allowing the six-unit townhome project would be consistent with various goals and policies of the General Plan including the following:

- **LU Goal 1: Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.**
- **LU Policy 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.**
- **DS Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.**
- **DS Policy 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.**
- **DS Policy 2.11: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.**
- **OS Goal 1: Maintain and upgrade the existing parks and recreation facilities to meet the needs of all residents.**
- **Housing Plan Goal 4: Provide adequate residential sites through appropriate**

land use and zoning to accommodate the City's share of regional housing needs

- **Housing Policy 4.1: Implement land use policies that allow for a range of residential densities.**
- **Housing Policy 4.4: Encourage development at maximum attainable densities and encourage use of density bonuses for inclusion of affordable units.**

The development consists of three-story and two-story structures. The applicant's original design was for all structures to include three-story units. However, the back two structures were redesigned to address concerns from the surrounding single-family home properties. The northern area of the project site abuts several properties located in the R-1 zoning district. While the applicant's project was designed to the development standards of the R-3 zone, the applicant decided to maintain the intent of the R-1 zone for the area of the site that abuts the R-1 properties. The design of the project will have less impact to surrounding single-family homes. The project features a modern architectural style that incorporates a variety of building materials, textures, and colors.

In accordance with GMC Title 17, the applicant will be providing a park in-lieu fee of \$60,000 to the City that will be dedicated towards future parks or towards maintaining and upgrading the existing parks and recreation facilities throughout the City.

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

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 site plan meets all the development requirements, and the proposal, as conditioned, is compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

SECTION 4. TENTATIVE TRACT MAP APPROVAL

Based on the fact that none of the findings which would prohibit the approval of a map are present, and the map satisfies all requirements of Gardena Municipal Code Chapter 17.08 and Government Code Sections 66474, 66473.1, and 66473.5, Tentative Tract Map No. 83100, as shown on Exhibit D, creating six condominium lots is hereby approved, subject to conditions of approval (Exhibit E).

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

The Land Use Plan and the zoning map currently have a split designation for the project site as both Low and Medium Density Residential and R-3/R-1, however, a General Plan

Amendment and Zone Change are included in the proposed entitlements to maintain consistency with the multi-family residential use. The project is for six residential condominium units, which comply with the intent of the Medium Density Residential designation to provide quality multifamily living environments. Additionally, the project is consistent with the following goals and policies of the General Plan: LU Goal1, LU Policy 1.2, DS Goal 2, DS Policy 2.3, DS Policy 2.11, and OS Goal 1. Housing Plan Goal 4 provides for adequate residential sites through appropriate land use and zoning to accommodate the City's share of regional housing needs. Policies for Goal 4 include implementing land use policies that allow for a range of residential densities (Policy 4.1) and encourage development at maximum attainable densities (Policy 4.4). The project provides a density of 17 dwelling units per acre, which is the maximum in the R-3 zone. Therefore, the project is consistent with the City's General Plan Land Use Plan and Housing Element Plan.

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

The site is 14,676 square feet and is essentially flat. The subject parcel can accommodate the six units within the four buildings. The site also provides adequate vehicular access. Therefore, the site is physically suitable for the type and density of the development.

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

The Property is currently developed with a one-story residential duplex. There is no suitable habitat for fish, or wildlife in the area which will be harmed by the project. Furthermore, the subdivision was designed to provide adequate and safe access for pedestrians, and emergency vehicles. The residential development by its nature is not expected to create environmental or public health problems.

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

The only public easements located on the property are for underground conveyance of water. The subdivision was designed to not interfere with any easements.

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

During winter, a north-south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, The general direction of the prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities in the summer. Therefore, the configuration of the subdivision lots provides for future passive or natural heating and cooling opportunities.

Additionally, all buildings will comply with Title 24 requirements, including Cal Green standards, as adopted by the City, which will require each unit to provide a right-sized photovoltaic system.

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

SECTION 5. VARIANCE APPROVAL

Variance # 2-20 to allow for the reduced side yard setbacks is hereby approved based on the following findings and the conditions set forth in Exhibit E.

- A. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this title would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.***

Part 1 – Reduced Side Yard Setback for Buildings A and B

The minimum width, in accordance with the Gardena Municipal Code, for a property in the R-3 zone is 50 feet. The width of the subject parcel is substandard by 1.02 feet, measuring 48.92 feet. The property was legally subdivided in this manner and therefore the lot width is considered legal nonconforming. Section 18.16.050.G of the Gardena Municipal Code requires a minimum side yard setback of 7.5 feet for three-story buildings in the R-3 zone. Due to the substandard width the applicant is unable to comply with this setback while also complying with minimum standards for garage sizes and minimum fire lane dimensions. Therefore, the variance approves a seven-foot side yard setback for Buildings A and B, as shown in Exhibit C.

Part 2 – Reduced Side Yard Setback for Buildings C and D

The City Zoning Map shows the southern portion of the lot to have a zoning designation of R-3 and the northern portion as a R-1 designation. Due to the existing inconsistency in zoning and land use designation, staff found it necessary to process a Zone Change and General Plan Amendment request for the Project. In order to address the concerns of neighboring properties while still allowing a home of sufficient size to be built, the owner reduced the units in height. While the applicant designed the project to maintain the intent of the R-1 zone, it is held to the development standards of the R-3 zone, which requires a 10-foot setback for buildings adjacent to R-1 properties. Therefore, the variance also includes the approval of a five-foot side yard setback for Buildings C and D (Exhibit C), due to the constraints of the physical size of the lot and its existing surroundings.

- B. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.***

The subject property is the only R-3 parcel in area that has a substandard lot width. The other properties in the area that are developed with multifamily residential have an average lot width of 85 feet. The allowance of the reduction in the required side yard setbacks does not grant a special privilege for the subject property.

Part 1 – Reduced Side Yard Setback for Buildings A, and B

Buildings A and B will have a seven-foot side yard setback to the west property line. The setback is one-half foot less than the required standard. The lot's existing width is 1.08 feet less than the minimum width for a R-3 lot. The variance will allow the Project to be able to comply with other regulations in regard to health and safety.

Part 2 – Reduced Side Yard Setback for Buildings C and D

All windows on the third and second floors of Building C are oriented away from the abutting R-1 properties to the west and building D will only consist of two-stories .

C. That the granting of the variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvements in the same vicinity and zone in which the subject property is situated.

The variance will not be detrimental to the public health, safety, convenience, and welfare or injurious to property and improvements in the same vicinity for the following reasons:

Part 1 – Reduced Side Yard Setback for Buildings A, and B

By allowing a seven-foot side yard setback for Buildings A and B, the variance allows the Developer to comply with the minimum requirements of the Los Angeles County Fire Department fire lane dimensions and the Gardena Municipal Code minimum standards for two-car garages.

Part 2 – Reduced Side Yard Setback for Buildings C and D

To lessen the impact to surrounding single-family homes, the applicant will limit the third floors of the two units within Building C to only a loft and bathroom and having all windows orientated away from the abutting properties. Additionally, Building D would be restricted to two-stories.

D. That the granting of such variance will not adversely affect or be in conflict with the policies of the General Plan of the city.

Allowing the reduced side yard setbacks would not conflict with the City's General Plan. The variance allows the development to proceed, and the development advances the goal and policies of the General Plan as described in Section 3 above.

SECTION 6. CALIFORNIA ENVIRONMENTAL QUALITY ACT

- A. The project, to construct a six-unit townhome development, is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption:
- Class 3—Section 15303(b) - New Construction or Conversion of Small Structures.
The project consists of the construction of six new residential condominium units and is located in an urbanized area.
- 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. The project to amend the City's General Plan Land Use and zoning map is exempt from the provisions of CEQA, pursuant to Guidelines section 15061(b)(3) which states CEQA only applies to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity will have a significant effect, the activity is not subject to CEQA.
- The amendments to the City's General Plan Land Use and zoning map authorizes the development of the six residential units within four buildings, which qualifies for a categorical exemption from the provisions of CEQA. Therefore, the General Plan Amendment and Zone Change cannot have an impact because of the development of the Project is exempt.
- D. Staff is hereby directed to file a Notice of Exemption for the Site Plan Review, Tentative Tract Map and Variance and recommends that the City Council direct staff to file a Notice of Exemption for the General Plan Amendment and Zone Change.

SECTION 7. APPEAL.

The approvals granted by this Resolution may be appealed within 10 calendar days from adoption of this resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 8. RECORD.

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project, is Gregg McClain, Interim Community Development Director, City of Gardena, 1700 W. 162nd Street, Gardena, California 90247. Mr. McClain's email is GMcClain@cityofgarden.org and phone number is 310/217-9524.

SECTION 10. EFFECTIVE DATE.

This Resolution shall take effect immediately, but the approvals granted by this Resolution shall only become effective if the City Council approves the General Plan Amendment and Zone Change as recommended in Section 2 above.

PASSED, APPROVED, AND ADOPTED this 2nd day of March, 2021.

BRENDA JACKSON, CHAIR
PLANNING COMMISSION

ATTEST:

GREGG MCCLAIN, SECRETARY
PLANNING COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

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

1. That a copy of this Resolution and the draft conditions of approval (Exhibit E) 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 2nd day of March, 2021, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

Attachments:

Exhibit A – Draft General Plan Amendment Resolution No. 6501

- Exhibit – General Plan Land Use Map change

Exhibit B – Draft Ordinance No. 1826

- Exhibit – Zone Change Map

Exhibit C – Development Plans

Exhibit D – Tentative Tract Map

Exhibit E – Conditions of Approval

RESOLUTION NO. 6501

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT #5-20 CHANGING THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 1031 MAGNOLIA AVENUE FROM LOW AND MEDIUM DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

(GPA 5-20; APN: 6113-035-015)

WHEREAS, On September 3, 2020 the applicant, Steve Stapakis (the “Developer”), filed an application for the construction of a six-unit townhome development on a 0.34 gross acre property located at 1031 Magnolia Avenue (the “Property”); and

WHEREAS, In order to develop the residential project, the following entitlements (collectively, the “Project”) are required: General Plan Amendment (GPA #5-20) to change the land use designation from Low/Medium Residential to Medium Density Residential; Zone Change (ZC #4-20) to change the zoning from R-1 and R-3 (Single- Family and Medium Multi-Family Residential Zone) to R-3 (Medium Density Multiple-Family Residential); Site Plan Review (SPR #4-20) allowing the development of the six townhomes in four buildings; Tentative Tract Map (TM #3-20) subdividing the property for six condominium units; and a Variance (VAR #2-20) for reduced side yard setbacks; and

WHEREAS, On March 2, 2021, the Planning Commission held the public hearing at which time it considered all material and evidence presented, whether written or oral; and

WHEREAS, at the close of the public hearing, the Planning Commission adopted PC Resolution No. 3-21 which approved the Site Plan Review # 4-20, Tentative Tract # 3-20, and Variance #2-20, and recommended that the City Council approve the General Plan Amendment #5-20 and Zone Change #4-20; at the same time the Planning Commission directed staff to file notice of exemption for the Site Plan Review, Tentative Tract Map and Variance, and recommended a notice of exemption be filed for the General Plan Amendment and Zone Change; and

WHEREAS, on _____, 2021, the City Council held a duly noticed public hearing on the Project at which time it considered all evidence, both written and oral; and

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

SECTION 1. APPROVAL AND FINDINGS – GENERAL PLAN AMENDMENT.

A. Section 18.52.010 of the Gardena Municipal Code provides that the land use and zoning of property may be amended “[w]henever the public necessity, convenience, general welfare, or good land use and zoning practices require. . .” The City Council hereby approves the

General Plan land use designation change for the Property from Low and Medium Density Residential to Medium Density Residential as shown on Exhibit A, attached hereto.

B. In taking this action, the City Council finds that the change is in the best interests of the general welfare and represents good land use planning practices, including, but not limited to the following reasons:

1. The Property is located in a predominantly residential area. There is a mix of multiple-family and single-family residential to the east and west of the Property; single-family residential to the north; and multiple-family residential to the south, across Magnolia Avenue. Magnolia Avenue is a Local street designed to provide vehicular, pedestrian and bicycle access to individuals parcels throughout the City.

2. The Property is currently underutilized, presumably because the lot currently has two different land use designations on a single parcel. The current land use designations are Low and Medium Density Residential. The dual land use designation limits the property's potential to provide a high-quality residential development as intended by the Goals and Policies of the Land Used Plan of the City's General Plan. Furthermore, there is no legal description as to where on the lot the land use changes.

3. This development will add six single-family residences to the City's overall housing stock. The General Plan Amendment, and the Project which will be built thereunder, is consistent with the following goals and policies of the General Plan: LU Goal1, LU Policy 1.2, DS Goal 2, DS Policy 2.3, DS Policy 2.11, OS Goal 1, Housing Goal 4, Housing Policies 4.1 and 4.4.

SECTION 2. RECORD.

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 3. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project, is Gregg McClain, Interim Community Development Director, City of Gardena, 1700 W. 162nd Street, Gardena, California 90247. Mr. McClain's email is gmcclain@cityofgarden.org and his phone number is 310/217-9546.

SECTION 4. EFFECTIVE DATE.

This Resolution shall take effect on the thirty-first day after passage.

SECTION 6. CALIFORNIA ENVIRONMENTAL QUALITY ACT.

A. The project, to construct a six-unit townhome development, is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption:

1. Guidelines Section 15303(b) - New Construction or Conversion of Small Structures. The project consists of the construction of six new residential condominium units and is located in an urbanized area.

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. The project, to amend the City's General Plan Land Use and zoning map, is exempt from the provisions of CEQA, pursuant to Guidelines section 15061(b)(3) which states CEQA only applies to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity will have a significant effect, the activity is not subject to CEQA.

1. The amendments to the City's General Plan Land Use and zoning map authorizes the development of the six residential units within four buildings, which qualifies for a categorical exemption from the provisions of CEQA. Therefore, the General Plan Amendment and Zone Change cannot have an impact because of the development of the Project is exempt.

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

SECTION 6. CERTIFICATION.

The City Clerk shall certify the passage of this resolution.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2021.

TASHA CERDA, Mayor

ATTEST:

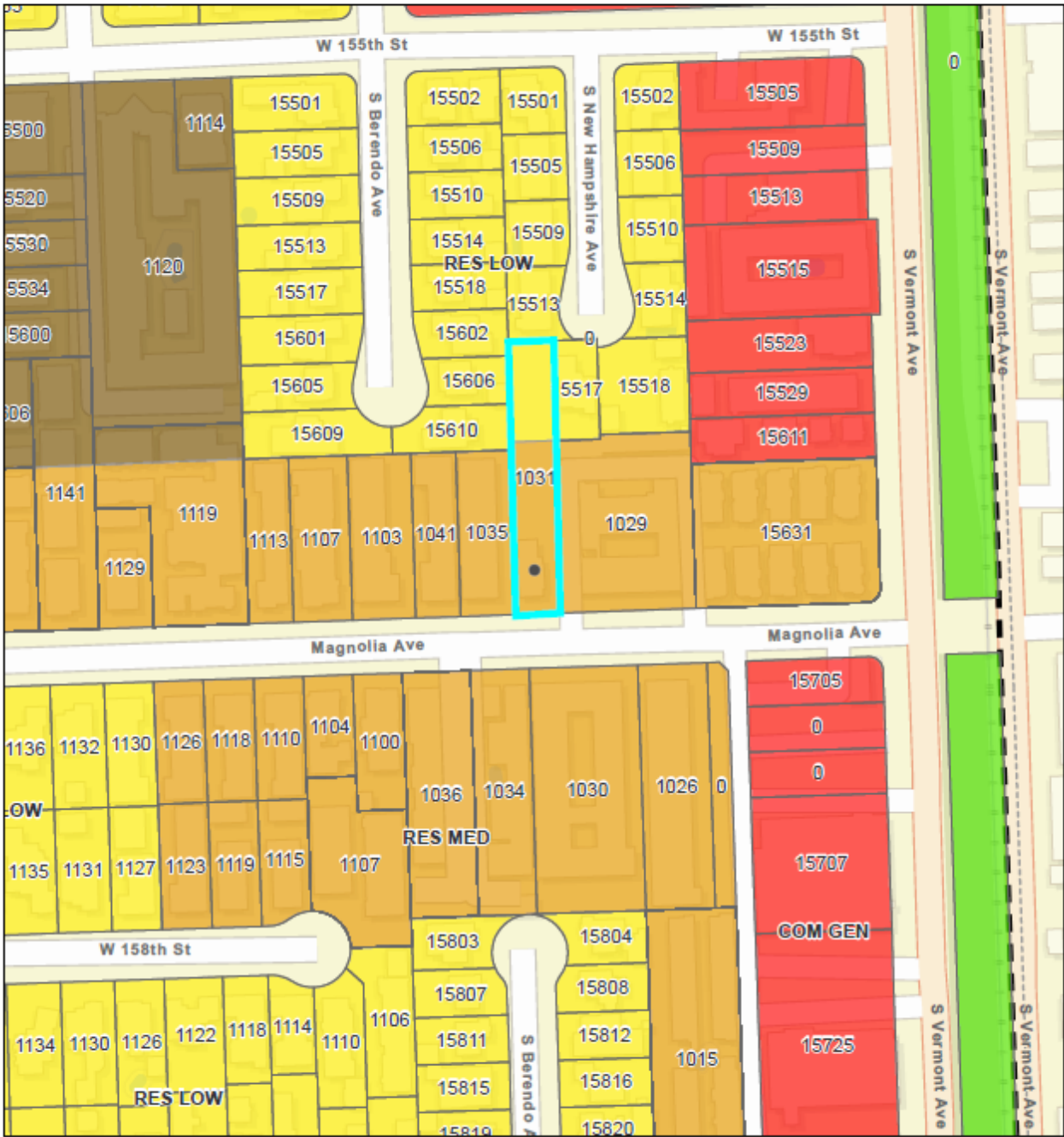
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

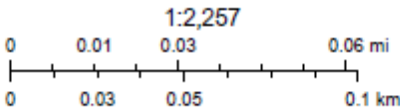
Exh. A – General Plan Land Use Map change

Exhibit A



2/24/2021, 7:30:07 PM

- Parcels June 2020
- General Plan Land Use 2020
- Low Residential
- Medium Residential
- High Residential
- General Commercial
- Public/Institutional
- City Boundary

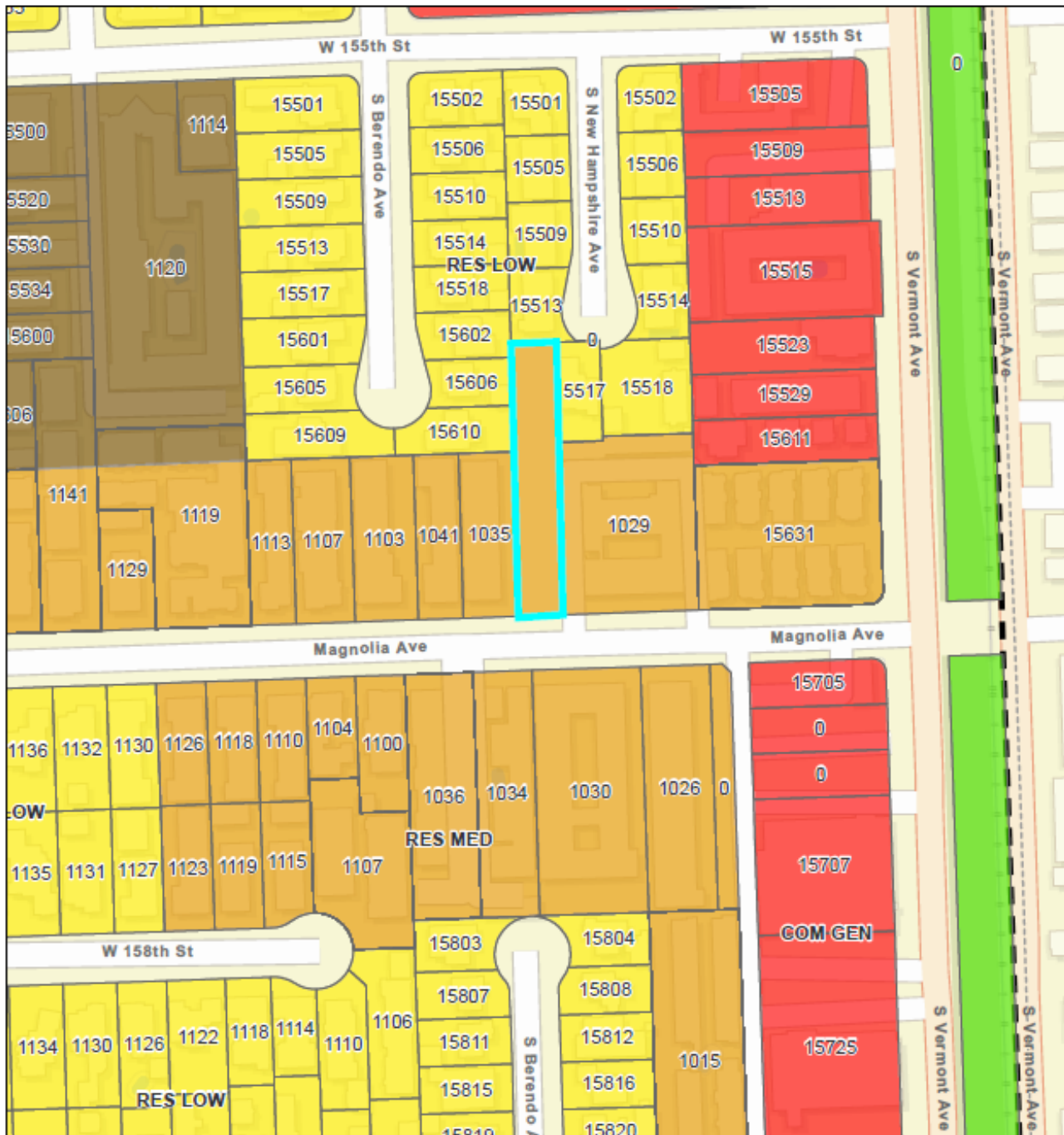


Esri Community Maps Contributors, County of Los Angeles, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METINASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Created by Draw Tap GIS, Powered by Esri

CITY OF GARDENA DISCLAIMER: The City of Gardena makes no warranty on the accuracy or content of the data show on this map.

Exhibit A



2/24/2021, 7:30:07 PM

 Parcels June 2020
 High Residential
 General Plan Land Use 2020
 General Commercial
 Low Residential
 Public/Institutional
 Medium Residential
 City Boundary

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Earl Community Maps Contributors, County of Los Angeles, BuildingFootprintUSA, Earl, HERE, Garmin, SafeGraph, INCREMENT P, METUNASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

ORDINANCE NO. 1826

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
GARDENA, CALIFORNIA APPROVING ZONE CHANGE #4-20
CHANGING THE ZONING OF THE PROPERTY LOCATED AT 1031
MAGNOLIA AVENUE FROM SINGLE-FAMILY RESIDENTIAL (R-1)
AND MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3)
TO MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3)
(ZC #4-20; APN: 6113-035-015)**

WHEREAS, On September 3, 2020 the applicant, Steve Stapakis (the “Developer”), filed an application for the construction of a six-unit townhome development on a 0.34 gross acre property located at 1031 Magnolia Avenue (the “Property”); and

WHEREAS, In order to develop the residential project, the following entitlements (collectively, the “Project”) are required: General Plan Amendment (GPA #5-20) to change the land use designation from Low/Medium Residential to Medium Density Residential; Zone Change (ZC #4-20) to change the zoning from R-1 and R-3 (Single- Family and Medium Multi-Family Residential Zone) to R-3 (Medium Density Multiple-Family Residential); Site Plan Review (SPR #4-20) allowing the development of the six townhomes in four buildings; Tentative Tract Map (TM #3-20) subdividing the property for six condominium units; and a Variance (VAR #2-20) for reduced side yard setbacks; and

WHEREAS, On March 2, 2021, the Planning Commission held the public hearing at which time it considered all material and evidence presented, whether written or oral; and

WHEREAS, at the close of the public hearing, the Planning Commission adopted PC Resolution No. 3-21 which approved the Site Plan Review # 4-20, Tentative Tract # 3-20, and Variance #2-20, and recommended that the City Council approve the General Plan Amendment #5-20 and Zone Change #4-20; at the same time the Planning Commission directed staff to file notice of exemption for the Site Plan Review, Tentative Tract Map and Variance, and recommended a notice of exemption be filed for the General Plan Amendment and Zone Change; and

WHEREAS, on _____, 2021, the City Council held a duly noticed public hearing on the Project at which time it considered all evidence, both written and oral; and

WHEREAS, after the close of the public hearing and prior to adopting this Ordinance the City Council adopted Resolution No. 6501 approving the General Plan Amendment and Zone Change; and
and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
GARDENA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

SECTION 1. APPROVAL AND FINDINGS – ZONE CHANGE.

A. Section 18.52.010 of the Gardena Municipal Code provides that the land use and zoning of property may be amended “[w]henver the public necessity, convenience, general welfare, or good land use and zoning practices require. . .” The City Council hereby approves the Zone Change for the Property from Single-Family Residential (R-1) and Medium Density Multiple-Family Residential (R-3) to Medium Density Multiple-Family Residential zone as shown on Exhibit A, attached hereto.

B. In taking this action, the City Council finds that the change is in the best interests of the general welfare and represents good land use planning practices, including, but not limited to the following reasons:

1. The Property is located in a predominantly residential area. There is a mix of multiple-family and single-family residential to the east and west of the Property; single-family residential to the north; and multiple-family residential to the south, across Magnolia Avenue. Magnolia Avenue is a Local street designed to provide vehicular, pedestrian and bicycle access to individuals parcels throughout the City.

2. The Property is currently underutilized, presumably because the lot currently has two different land use designations on a single parcel. The current land use designations are Low and Medium Density Residential. The dual land use designation limits the property’s potential to provide a high-quality residential development as intended by the Goals and Policies of the Land Used Plan of the City’s General Plan. Furthermore, there is no legal description as to where on lot the land use changes.

3. This development will add six single-family residences to the City’s overall housing stock. The General Plan Amendment, and the Project which will be built thereunder, is consistent with the following goals and policies of the General Plan: LU Goal1, LU Policy 1.2, DS Goal 2, DS Policy 2.3, DS Policy 2.11, OS Goal 1, Housing Goal 4, Housing Policies 4.1 and 4.4.

4. The change in zoning is consistent with the General Plan Amendment that was concurrently processed for this project.

SECTION 3. RECORD.

Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based

on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 4. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project, is Gregg McClain, Interim Community Development Director, City of Gardena, 1700 W. 162nd Street, Gardena, California 90247. Mr. McClain's email is gmcclain@cityofgardena.org and his phone number is 310/217-9546.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect on the thirty-first day after passage.

SECTION 6. CALIFORNIA ENVIRONMENTAL QUALITY ACT.

A. The project, to construct a six-unit townhome development, is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption:

1. Guidelines Section 15303(b) - New Construction or Conversion of Small Structures. The project consists of the construction of six new residential condominium units and is located in an urbanized area.

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. The project, to amend the City's General Plan Land Use and zoning map, is exempt from the provisions of CEQA, pursuant to Guidelines section 15061(b)(3) which states CEQA only applies to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity will have a significant effect, the activity is not subject to CEQA.

1. The amendments to the City's General Plan Land Use and zoning map authorizes the development of the six residential units within four buildings, which qualifies for a categorical exemption from the provisions of CEQA. Therefore, the General Plan Amendment and Zone Change cannot have an impact because of the development of the Project is exempt.

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

SECTION 7. CERTIFICATION.

The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2021.

TASHA CERDA, Mayor

ATTEST:

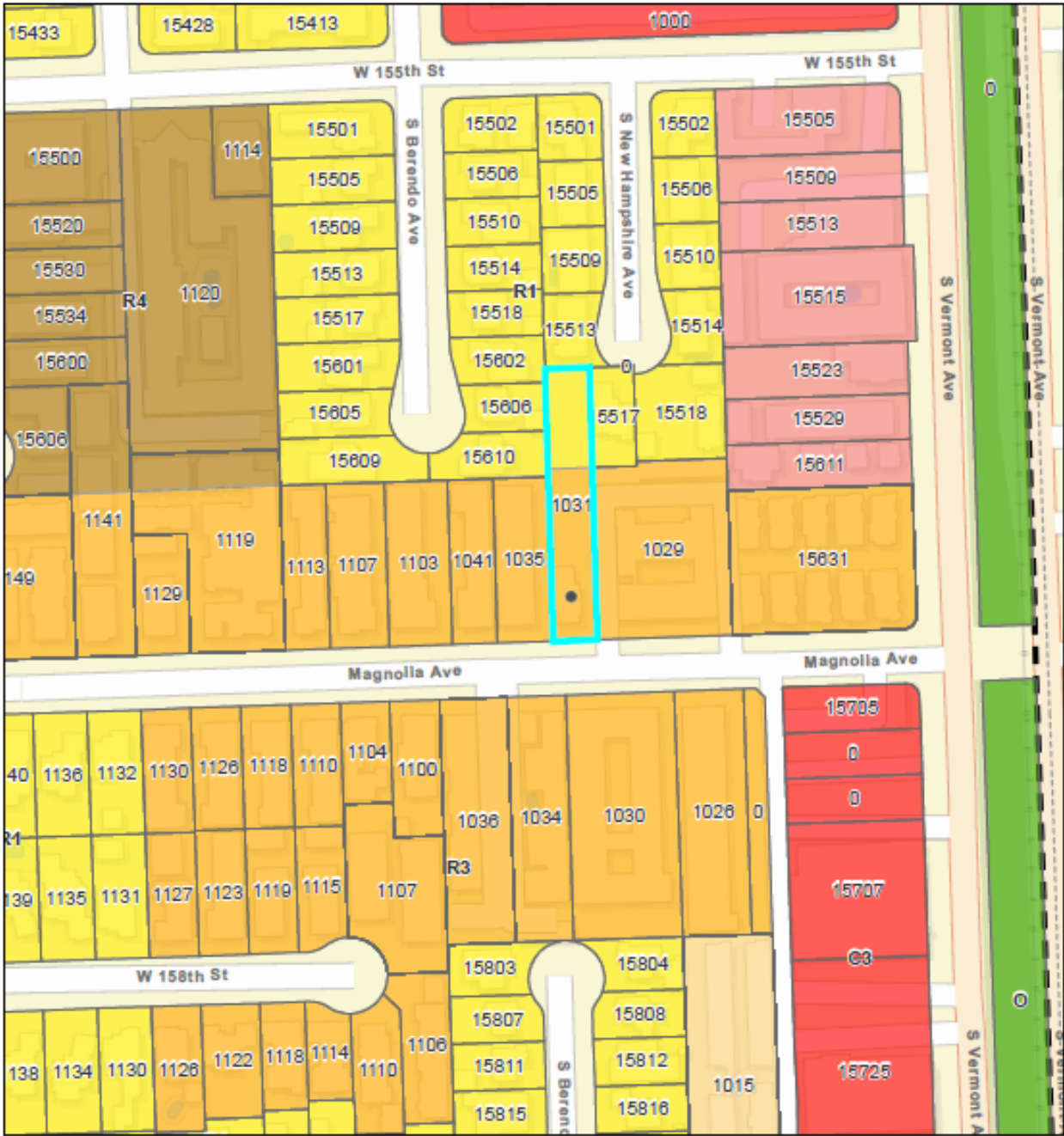
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

LISA KRANITZ, Assistant City Attorney

Exh. A – Zoning Map

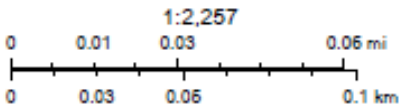
Exhibit A



2/25/2021, 8:15:44 AM

- Parcels June 2020
- Zoning 2020
- C3
 - CP
 - O
 - R1
 - R2
 - R3
 - R4

City Boundary

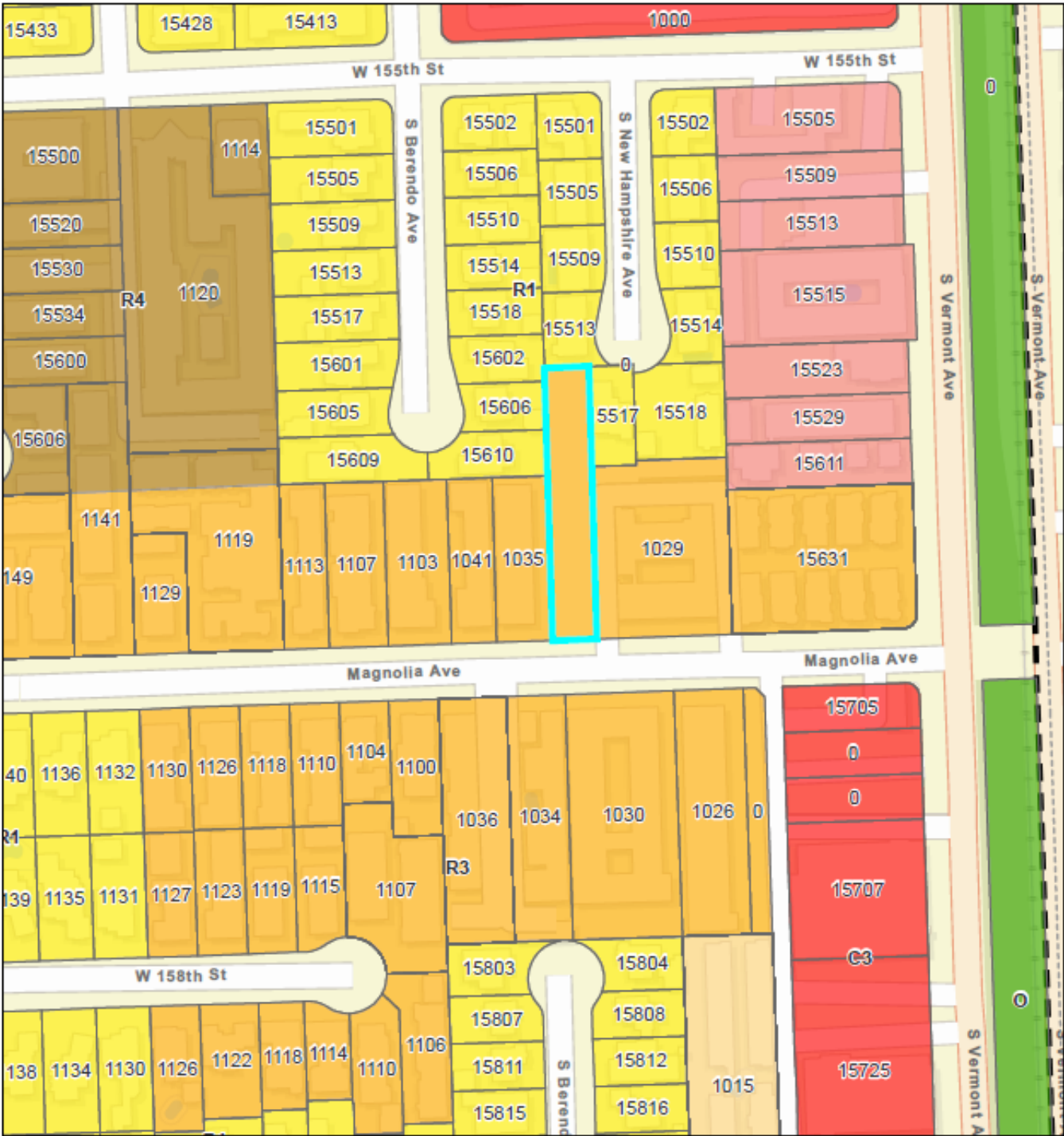


Earl Community Maps Contributors: County of Los Angeles, BuildingFootprintUSA, Earl, HERE, Garmin, SafeGraph, INCREMENT P, METINASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Created by Draw Tap GIS, Powered by Earl

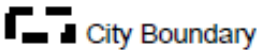
CITY OF GARDENA DISCLAIMER: The City of Gardena makes no warranty on the accuracy or content of the data shown on this map.

Exhibit A

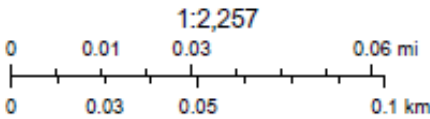


2/25/2021, 8:15:44 AM

- Parcels June 2020
- Zoning 2020
- C3
 - CP
 - O
 - R1
 - R2
 - R3
 - R4



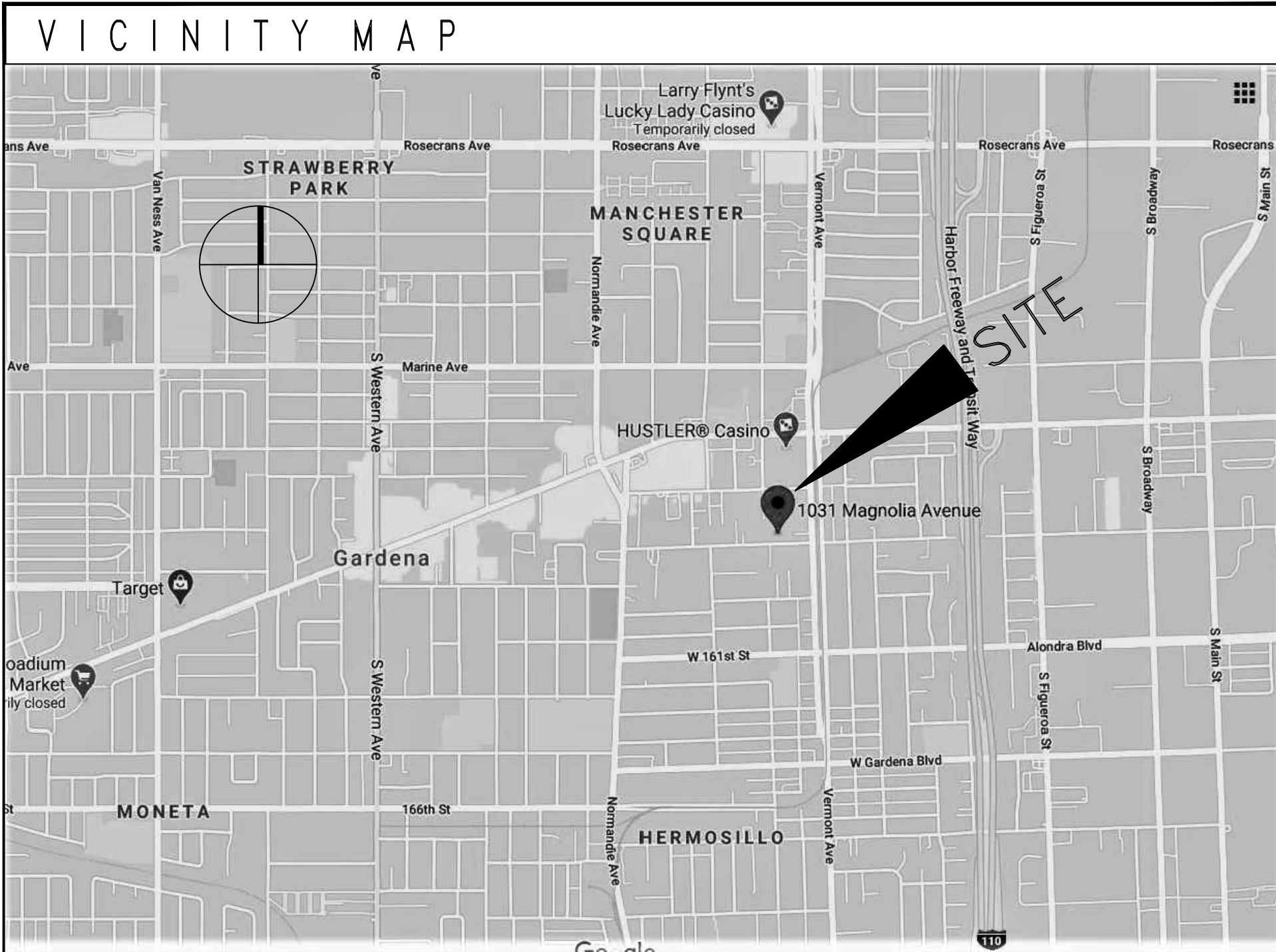
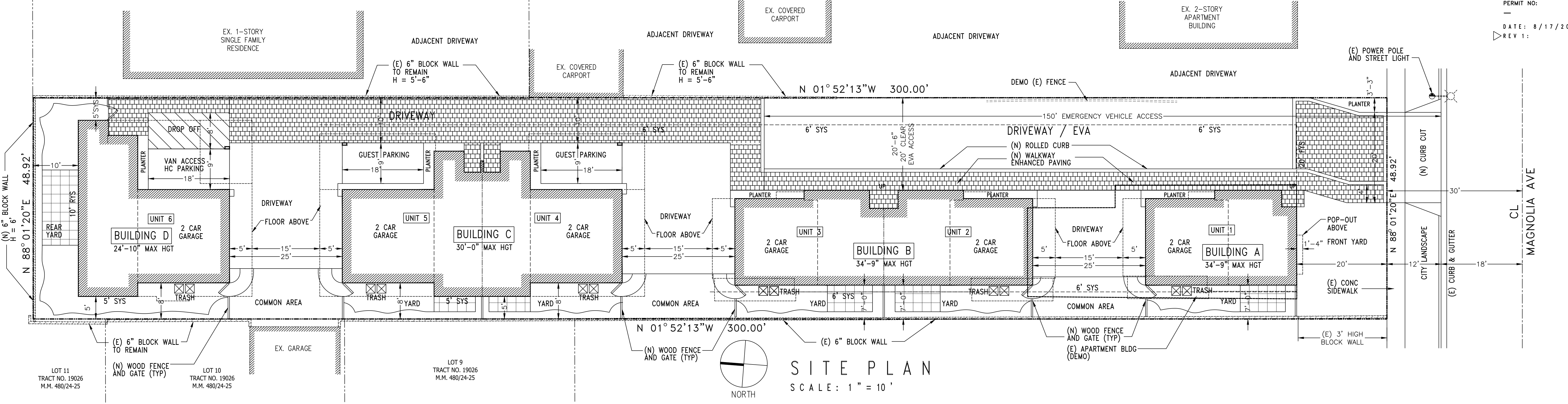
City Boundary



Esri Community Maps Contributors, County of Los Angeles, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METINASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

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SYMBOLS

	SECTION LETTER	BLDG SECTION
	SHEET WHERE DRAWN	
	DETAIL NUMBER	DETAIL
	SHEET WHERE DRAWN	
	DATUM POINT, CONTROL POINT	
	REVISION NUMBER	REVISED AREA
	ENLARGED PLAN	

PROJECT TEAM

OWNER:	MR. STEVE STAPAKIS 82 GOLDEN EAGLE IRVINE, CA 949 500-3427
ARCHITECT:	DAVID M. PARKER, ARCHITECT 2081 BUSINESS CENTER DRIVE #205 IRVINE, CA 92612 (949) 872-6616
STRUCTURAL ENGINEERING	TO BE DETERMINED
BUILDER:	TO BE DETERMINED

PROJECT DATA

ADDRESS: 1031 MAGNOLIA AVE
GARDENA, CA 90247

OCCUPANCY: R1/U
TYPE VN
ZONING: R-3
APN: 6113-035-115

PROJECT DESCRIPTION:
6 3-STORY ATTACHED AND DETACHED CONDO UNITS WITH ATTACHED TWO CAR GARAGES, 4 BEDROOMS, 4.5 BATHS, KITCHEN, GREAT ROOM. TWO SINGLE DETACHED UNITS AND TWO DUPLEXES.

FLOOR AREAS

	1st FLOOR	2nd FLOOR	3rd FLOOR	TOTAL	GARAGE	DECKS
UNIT 1	273 S.F.	717 S.F.	782 S.F.	1772 S.F.	425 S.F.	95 S.F.
UNIT 2	262 S.F.	649 S.F.	738 S.F.	1649 S.F.	426 S.F.	95 S.F.
UNIT 3	262 S.F.	649 S.F.	738 S.F.	1649 S.F.	426 S.F.	95 S.F.
UNIT 4	324 S.F.	967 S.F.	312 S.F.	1603 S.F.	420 S.F.	165 S.F.
UNIT 5	324 S.F.	967 S.F.	312 S.F.	1603 S.F.	420 S.F.	165 S.F.
UNIT 6	492 S.F.	1250 S.F.	-	1742 S.F.	420 S.F.	189 S.F.

PARKING TABULATION

PARKING REQUIRED: 2/UNIT COVERED + 0.5 PER UNIT GUEST = 15 SPACES TOTAL

PARKING PROVIDED: 15 SPACES TOTAL (INLC. 1 HC VAN SPACE)

SITE COVERAGE:

LOT AREA: 14,700 S.F.

TOTAL BLDG. FOOTPRINTS: 4,370 S.F.

TOTAL SITE COVERAGE: 4,370/14,700 = 29.7%

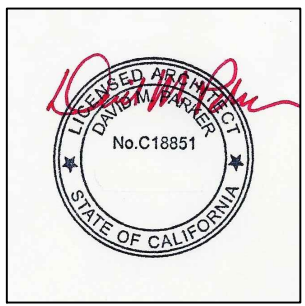
OPEN SPACE:

TOTAL OPEN SPACE REQUIRED: 300 SF PER UNIT X 6 = 3600 SF

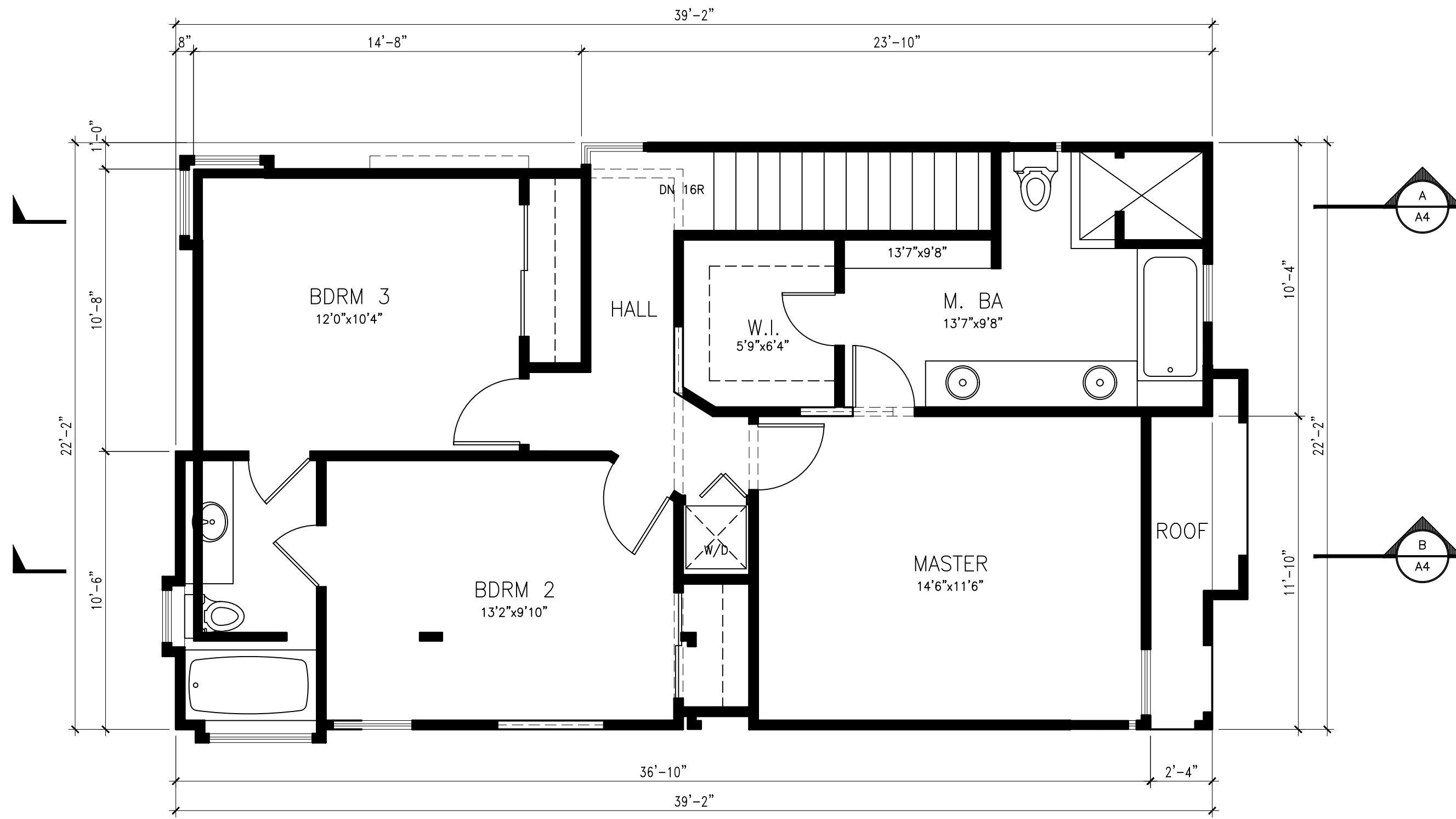
TOTAL OPEN SPACE PROVIDED: 977 + 1846 + 808 = 3631 SF > 3600 SF

SHEET INDEX

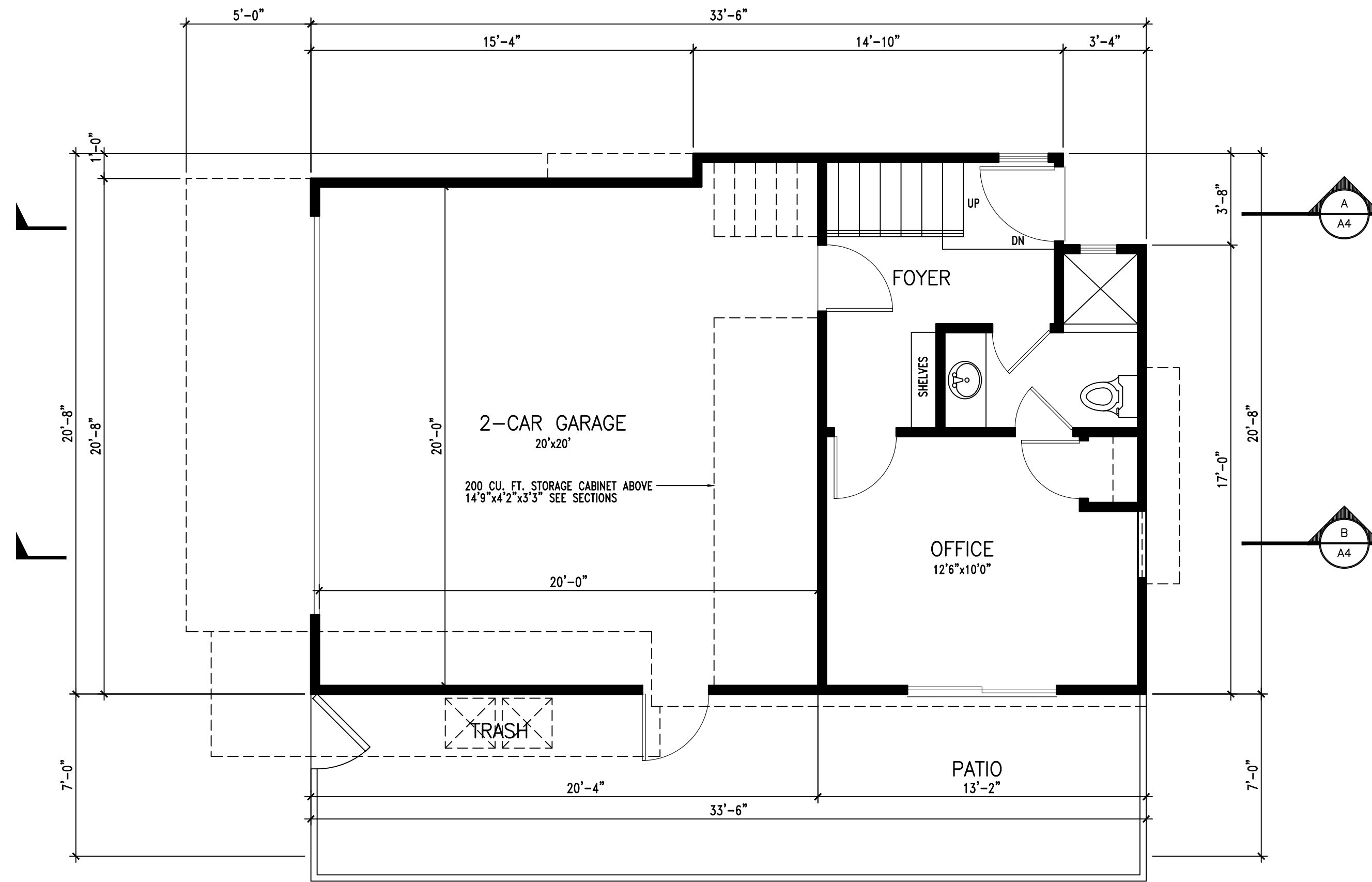
SHEET			
T1	SITE PLAN / PROJECT DATA	D1	BUILDING D FLOOR PLANS
T3	CONDITIONS OF APPROVAL	D2	BUILDING D ROOF PLAN
A1	BUILDING A FLOOR PLANS	D3	BUILDING D ELEVATIONS
A2	BUILDING A ROOF PLAN	D4	BUILDING D SECTIONS
A3	BUILDING A ELEVATIONS		
A4	BUILDING A SECTIONS	OS	OPEN SPACE PLAN
		SS	SITE SURVEY
B1	BUILDING B 1ST AND 2ND FLOOR PLANS		
B2	BUILDING B 3RD FLOOR PLAN	LS1	PRELIMINARY LANDSCAPE PLAN
B3	BUILDING B ROOF PLAN	LS2	EXTERIOR LIGHTING / SECURITY PLAN
B4	BUILDING B ELEVATIONS		
B5	BUILDING B ELEVATIONS		
B6	BUILDING B SECTIONS		
C1	BUILDING C 1ST FLOOR PLAN		
C2	BUILDING C 2ND FLOOR PLAN		
C3	BUILDING C 3RD FLOOR PLAN		
C4	BUILDING C ROOF PLAN		
C5	BUILDING C ELEVATIONS		
C6	BUILDING C ELEVATIONS		
C7	BUILDING C SECTIONS		



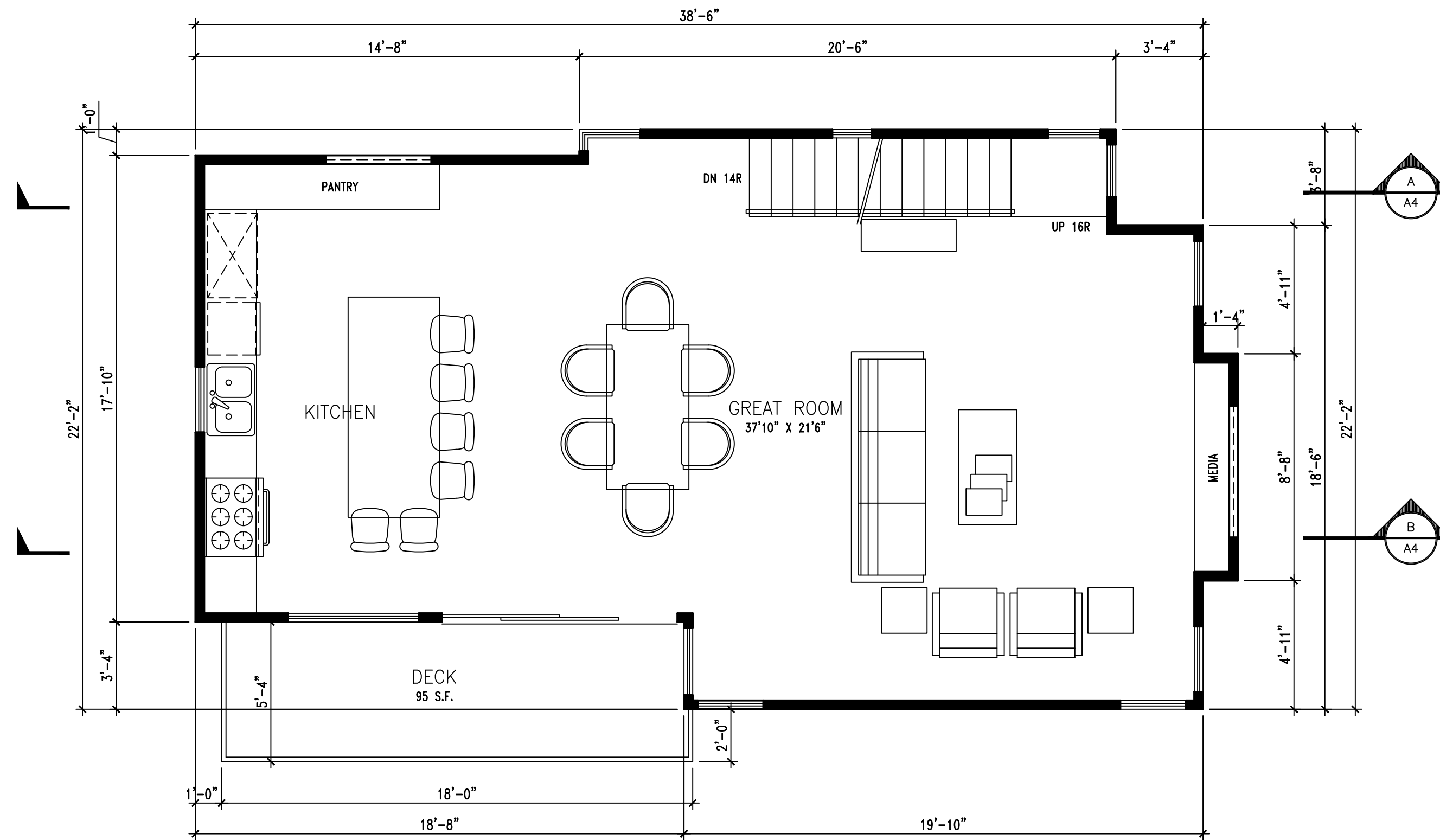
DAVID M. PARKER, ARCHITECT
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2081 BUSINESS CENTER DRIVE, SUITE 205, IRVINE, CALIFORNIA 92612
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1031 MAGNOLIA AVE. GARDENA, CA 90247
BUILDING A
FLOOR PLANS



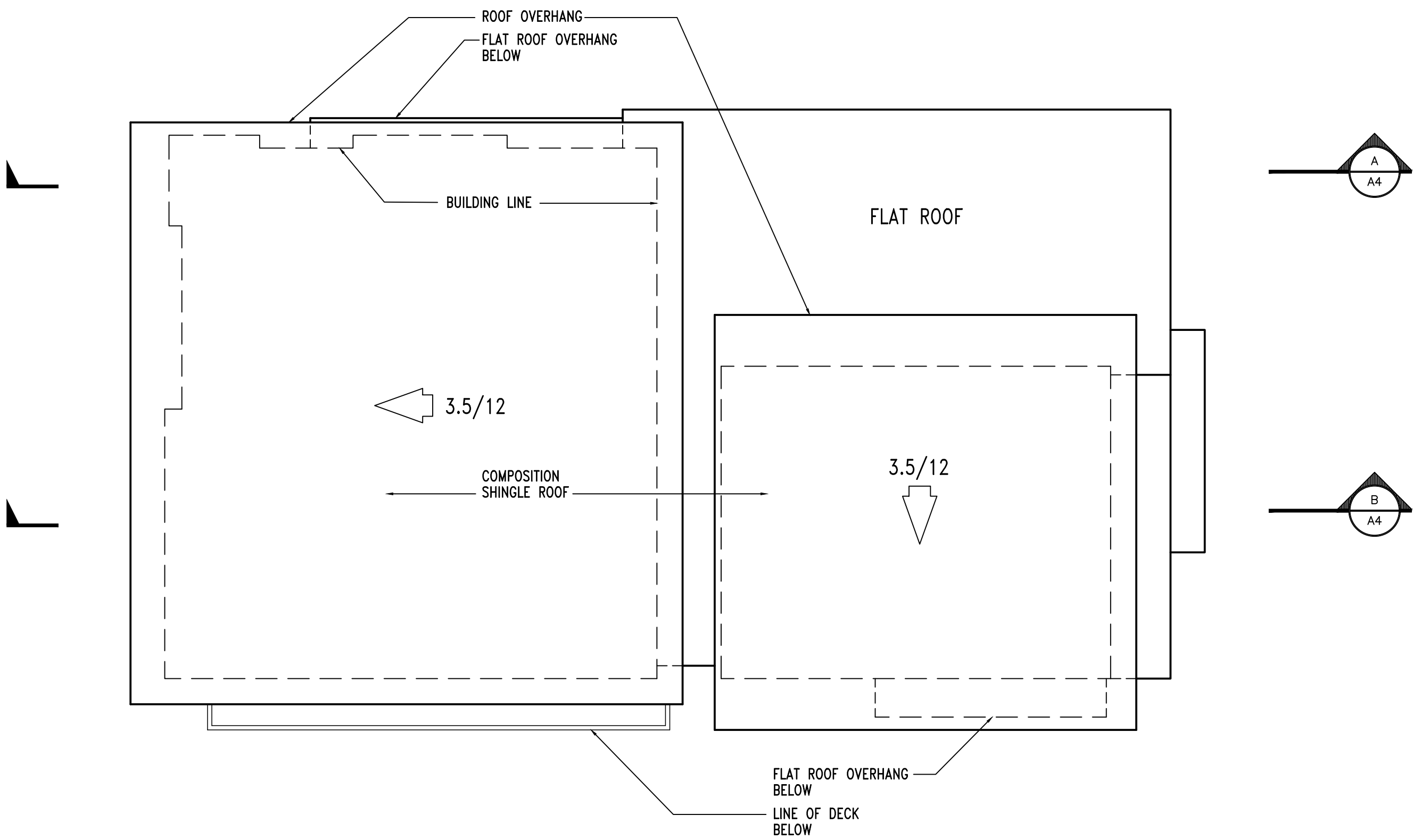
UNIT 1
THIRD FLOOR
782 S.F.



UNIT 1
FIRST FLOOR
273 S.F.
1772 S.F. TOTAL



UNIT 1
SECOND FLOOR
717 S.F.



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



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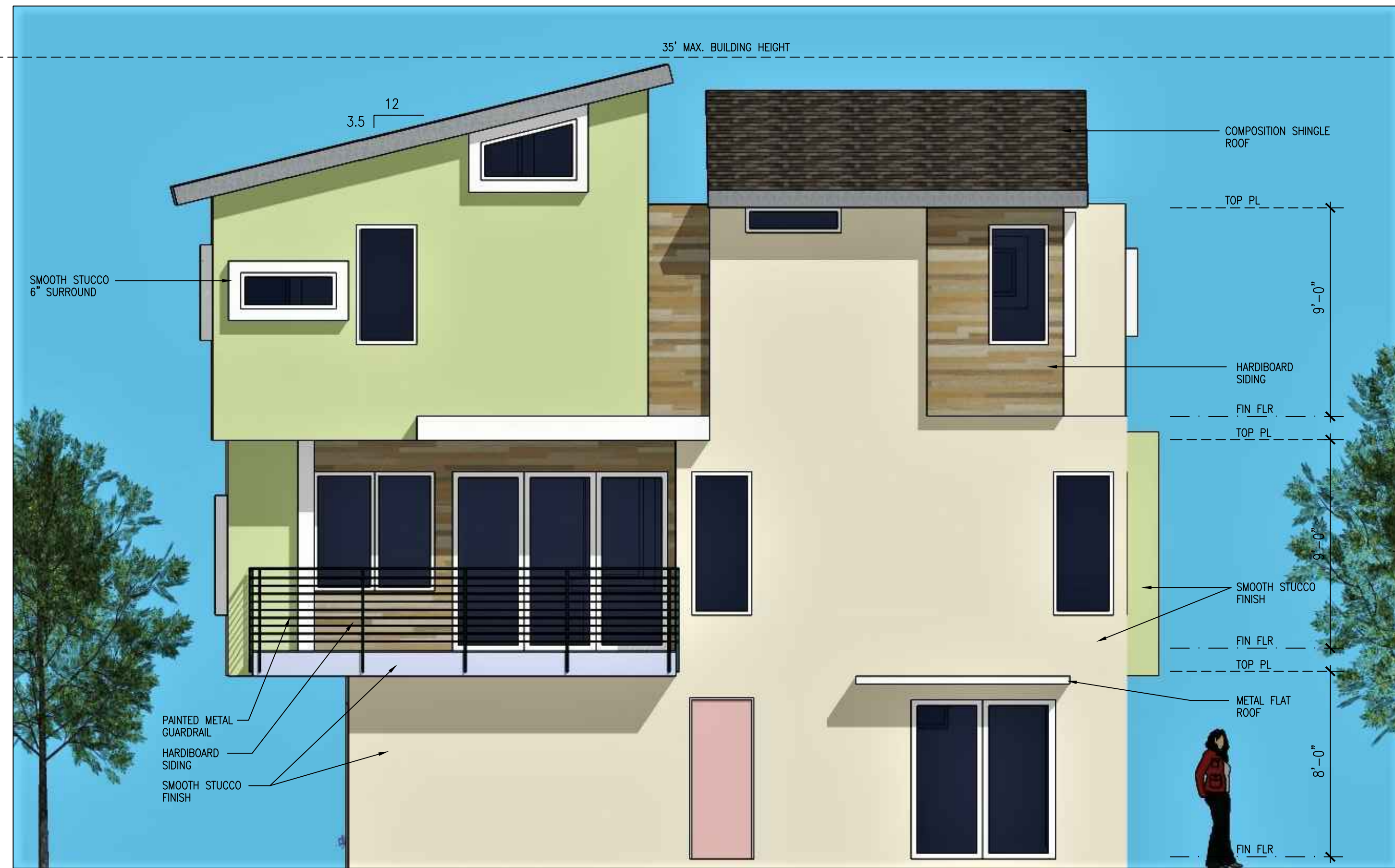
BUILDING A
ROOF PLAN



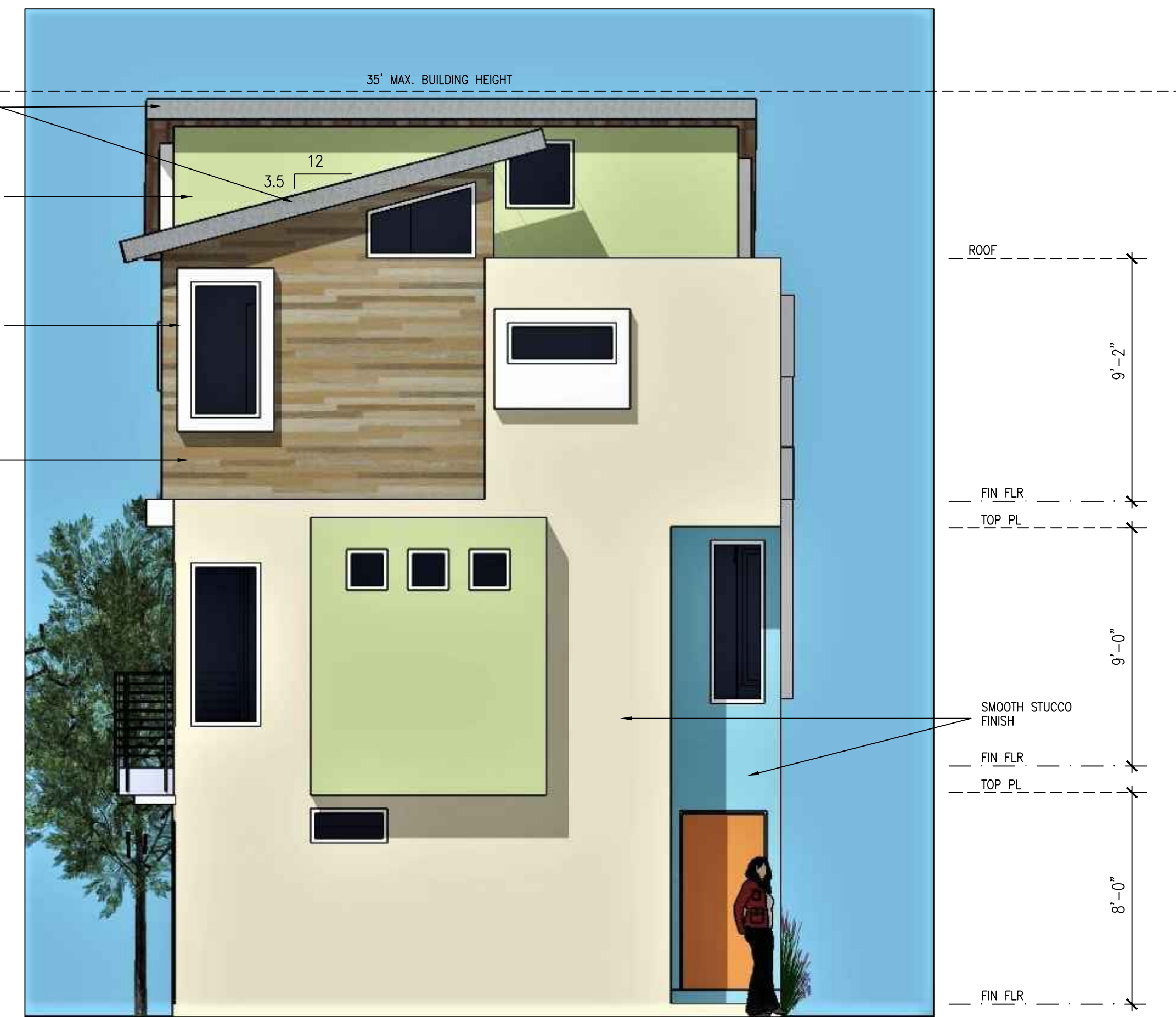
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BUILDING A
ELEVATIONS

SCALE
1/4" = 1' - 0"
SHEET

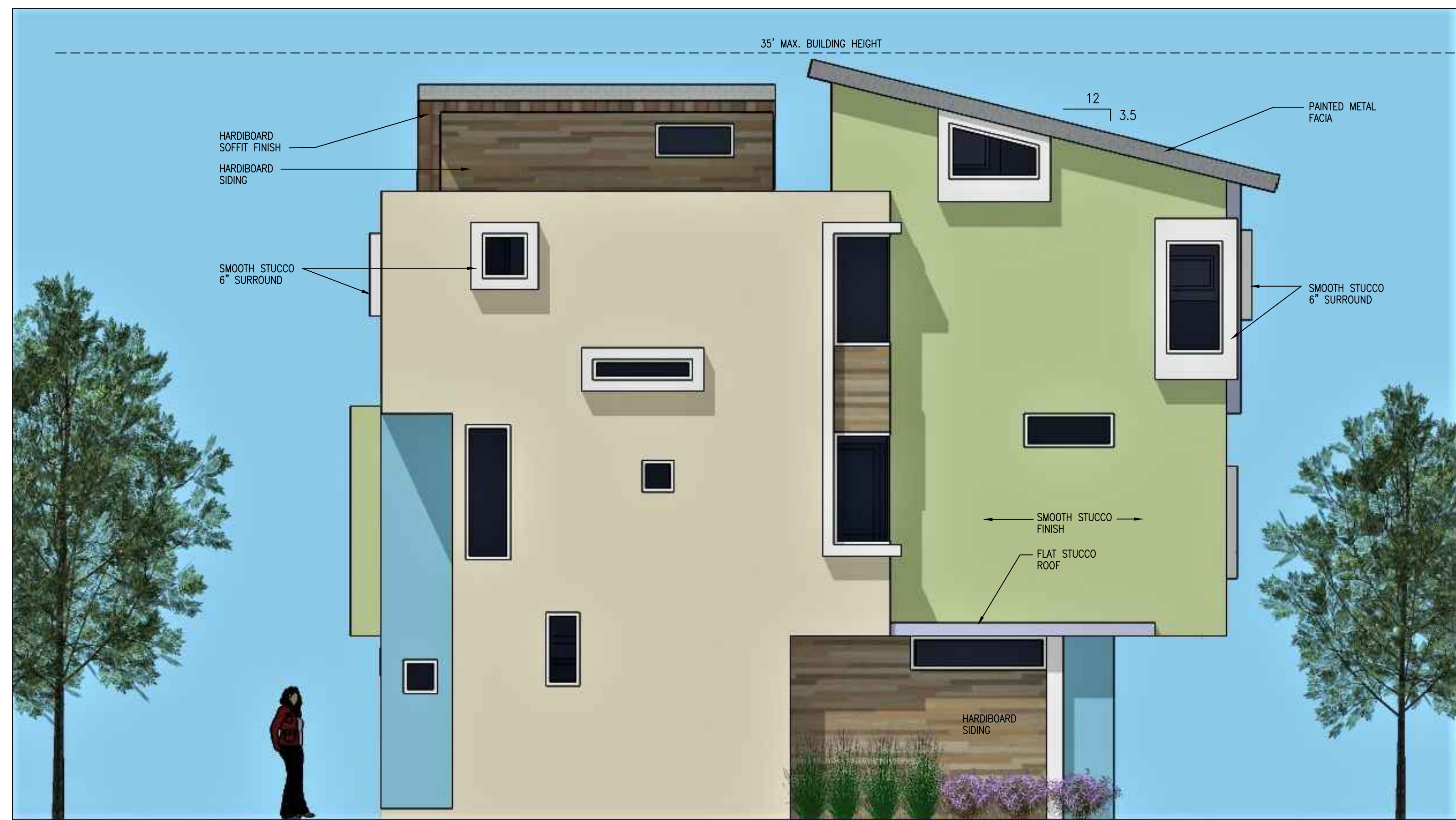
A3



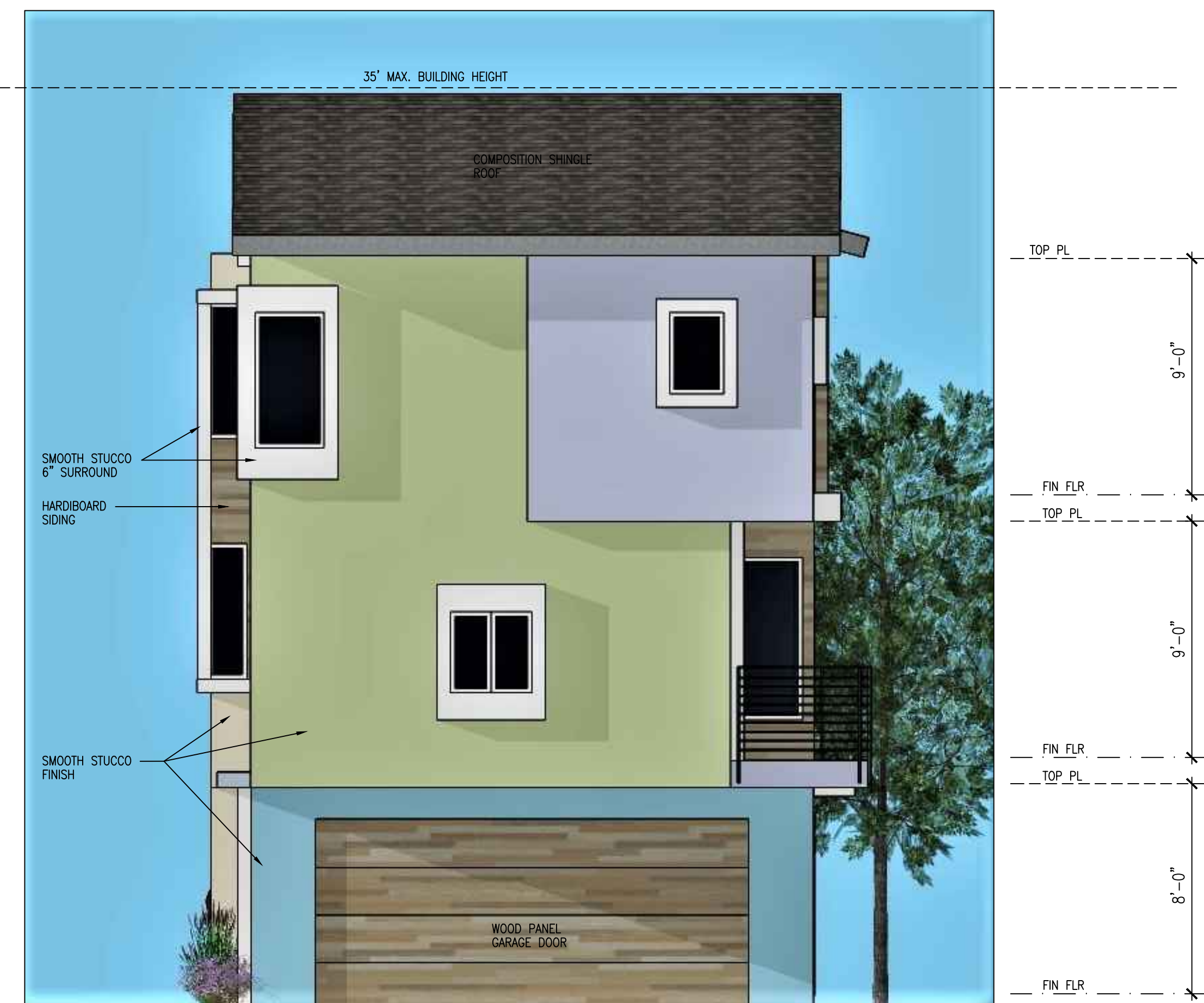
WEST ELEVATION
SEE SHEET B4 FOR COLORS AND MATERIALS



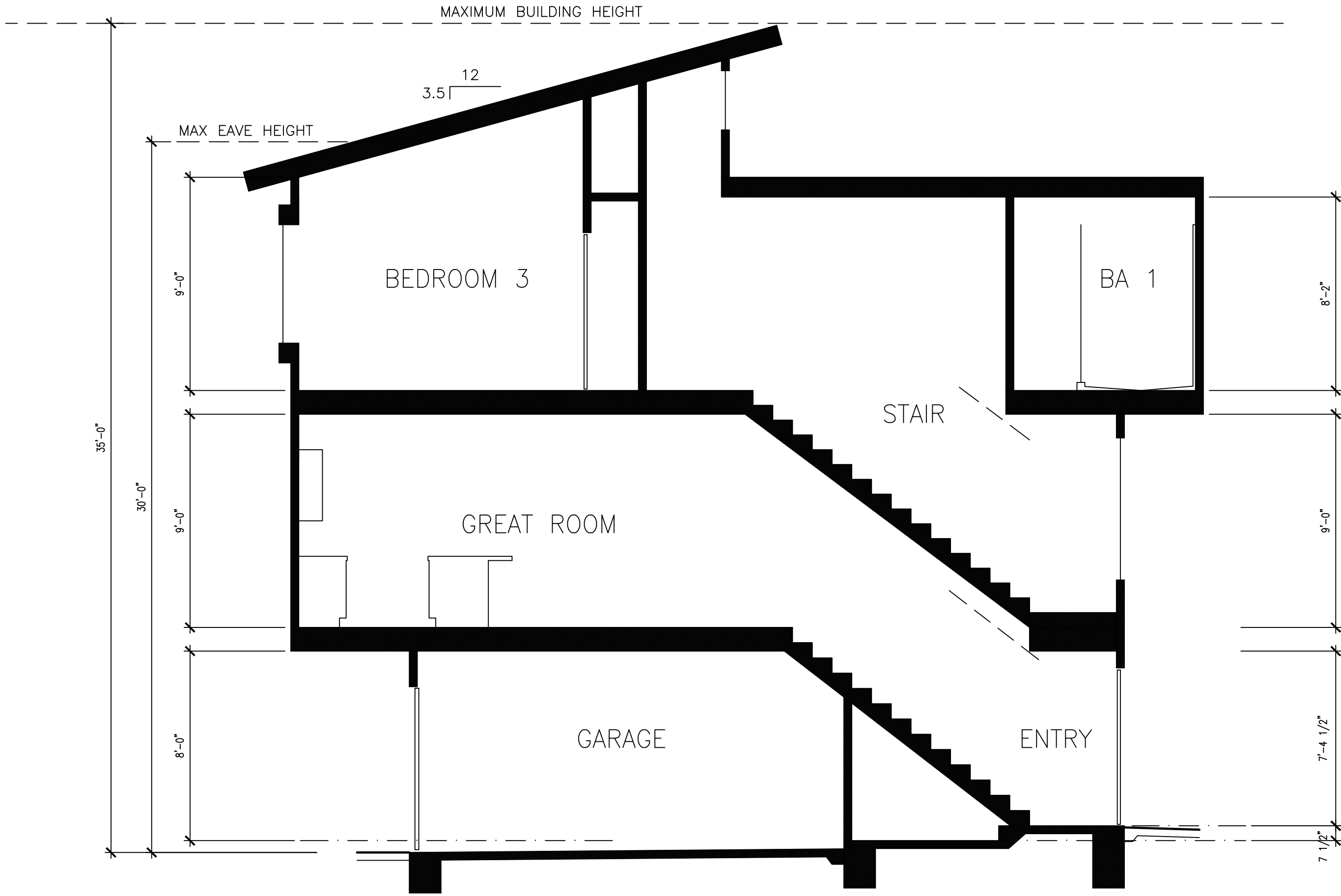
SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"
SEE SHEET B4 FOR COLORS AND MATERIALS



EAST ELEVATION
SEE SHEET B4 FOR COLORS AND MATERIALS



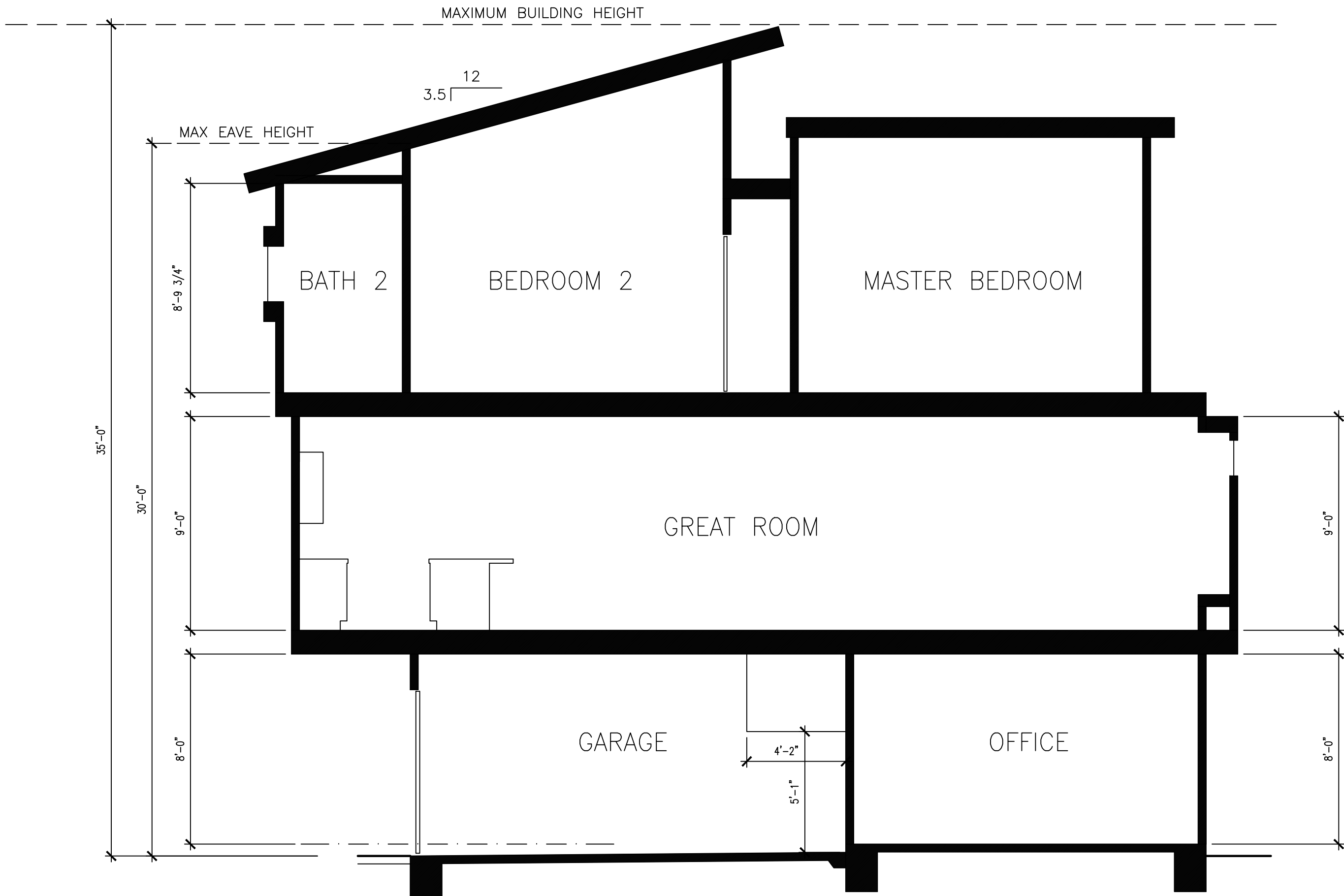
NORTH ELEVATION
SEE SHEET B4 FOR COLORS AND MATERIALS



UNIT I

SECTION A

1/4"=1'



UNIT I

SECTION B

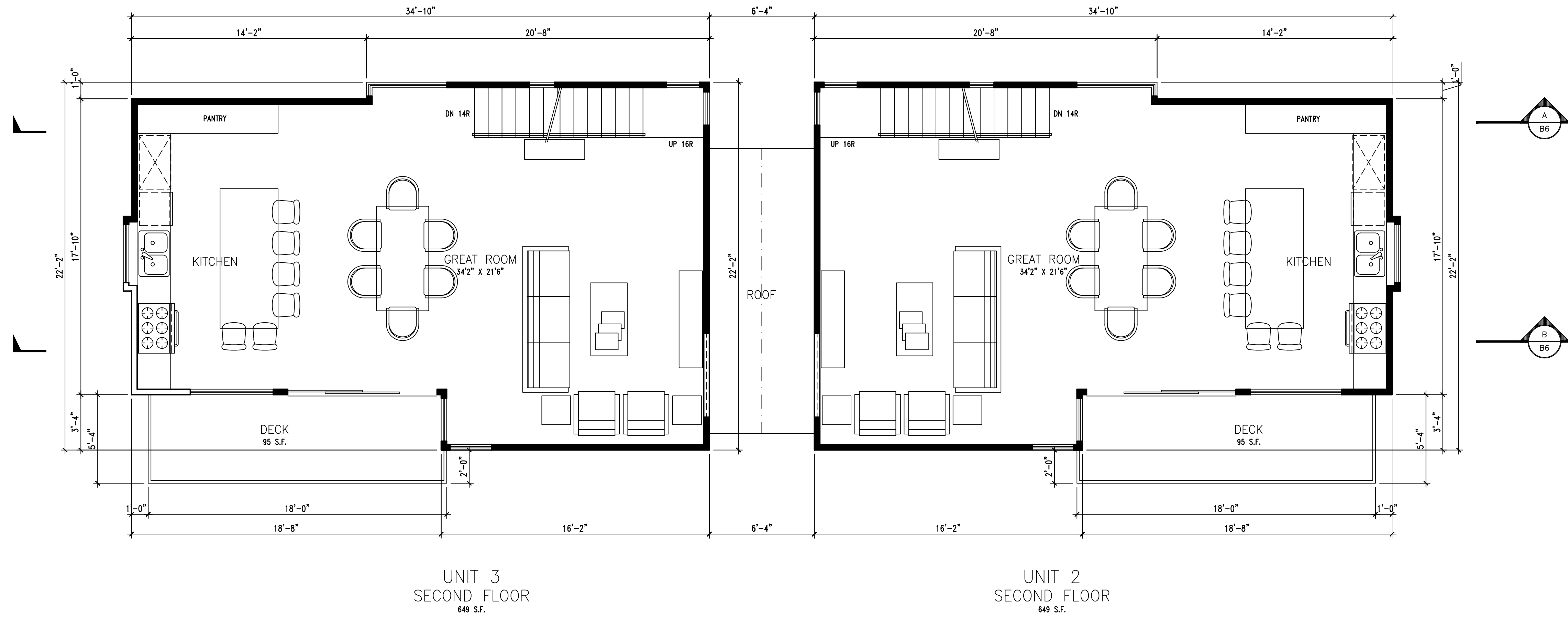
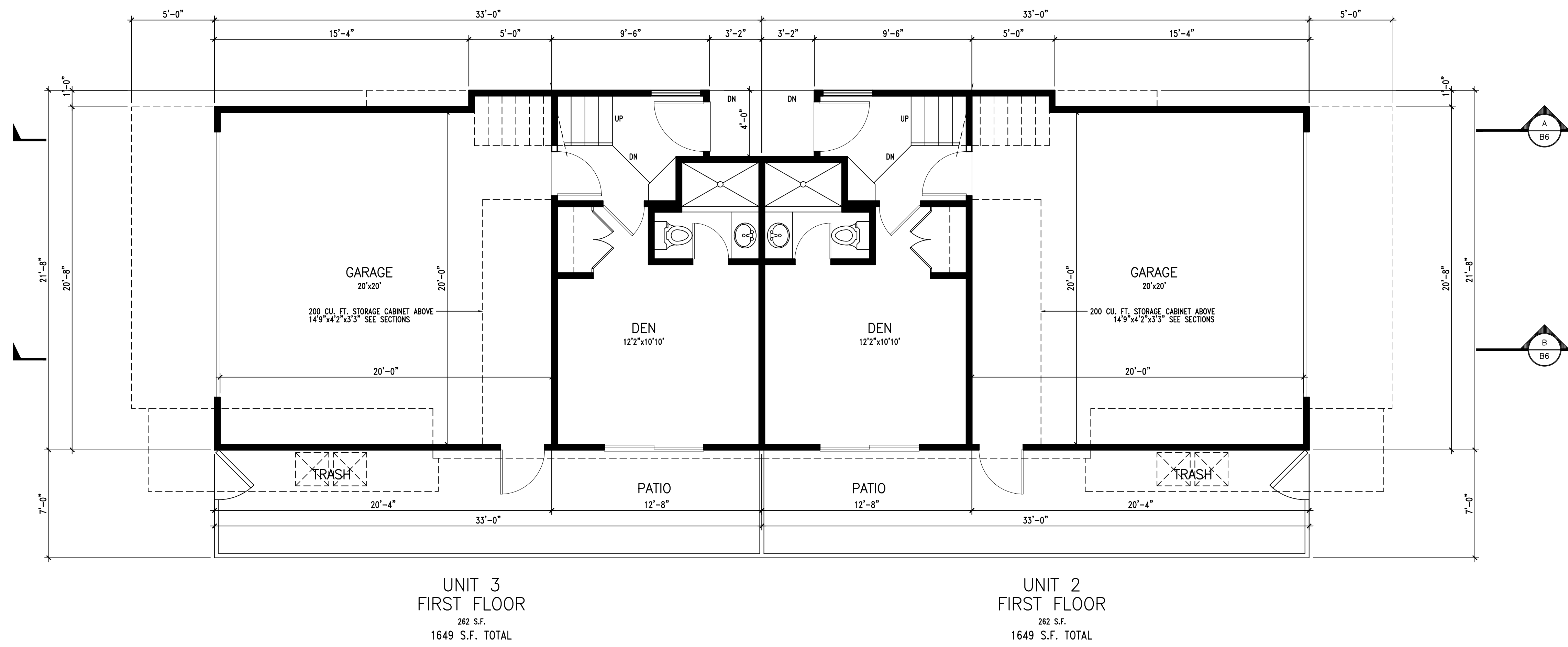
1/4"=1'



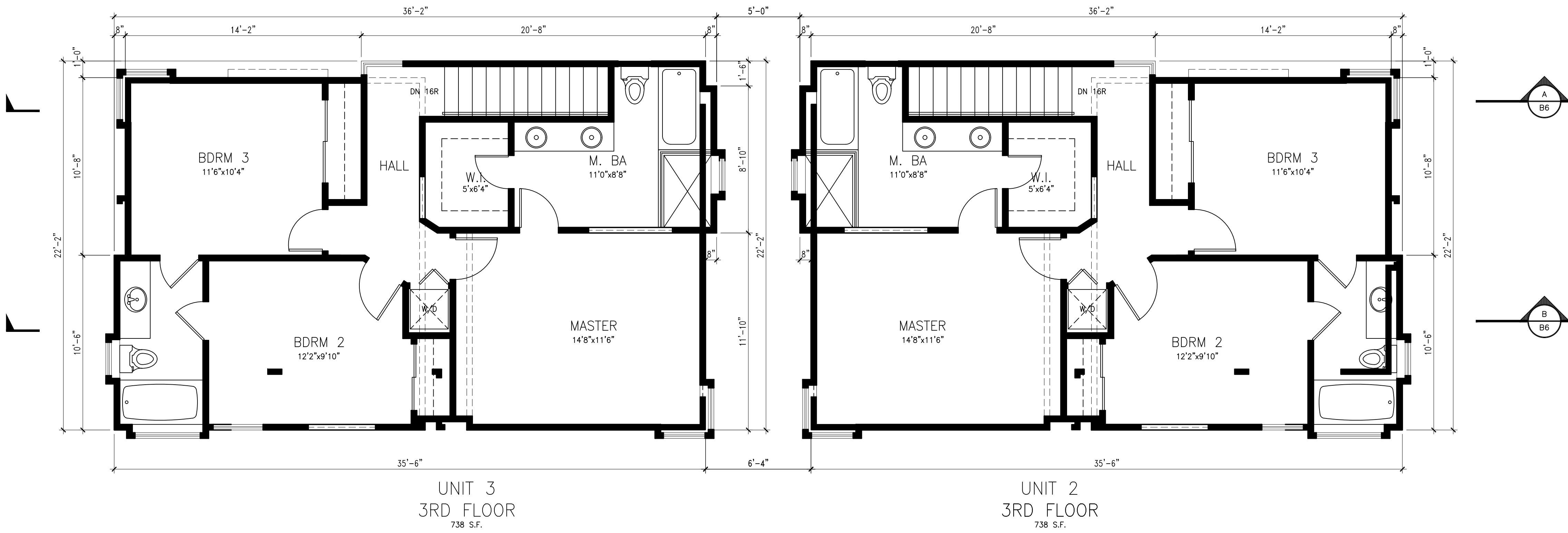
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BUILDING A
SECTIONS

SCALE
1/4" = 1' - 0"
SHEET



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BUILDING 2
1ST AND 2ND
FLOOR PLANS

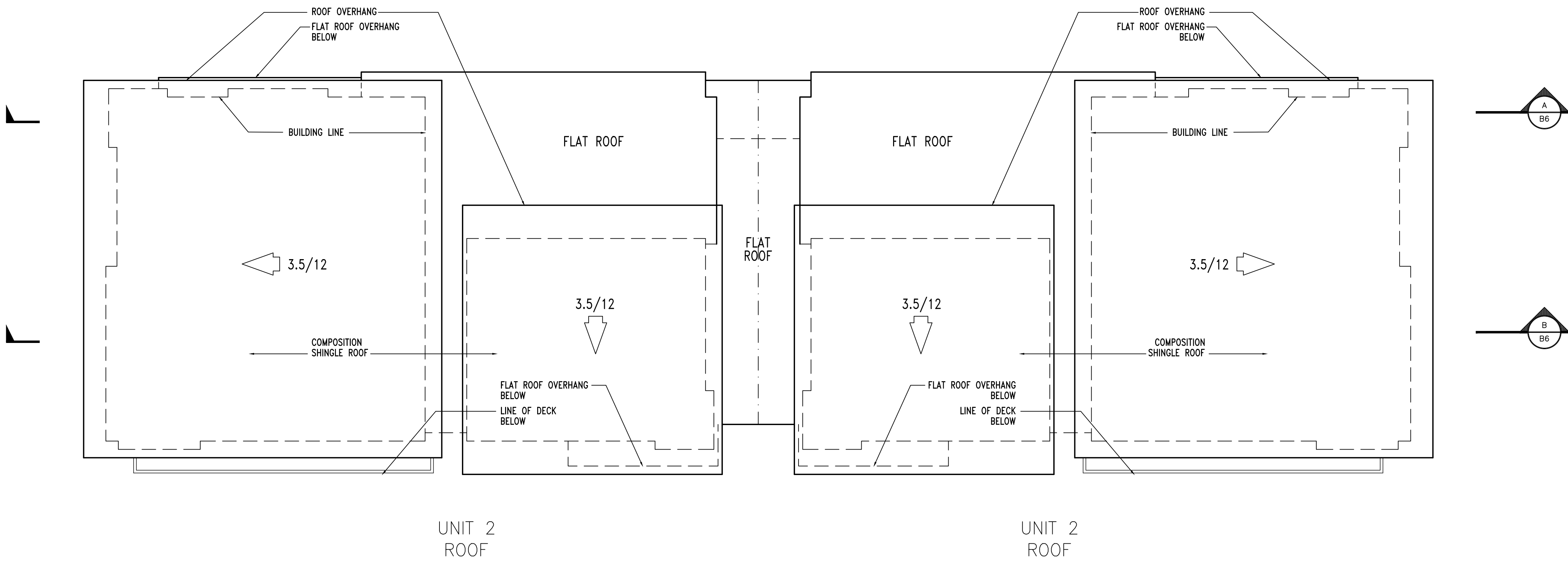


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BUILDING B
3RD FLOOR PLAN

SCALE
1/4" = 1' - 0"
SHEET

B2



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



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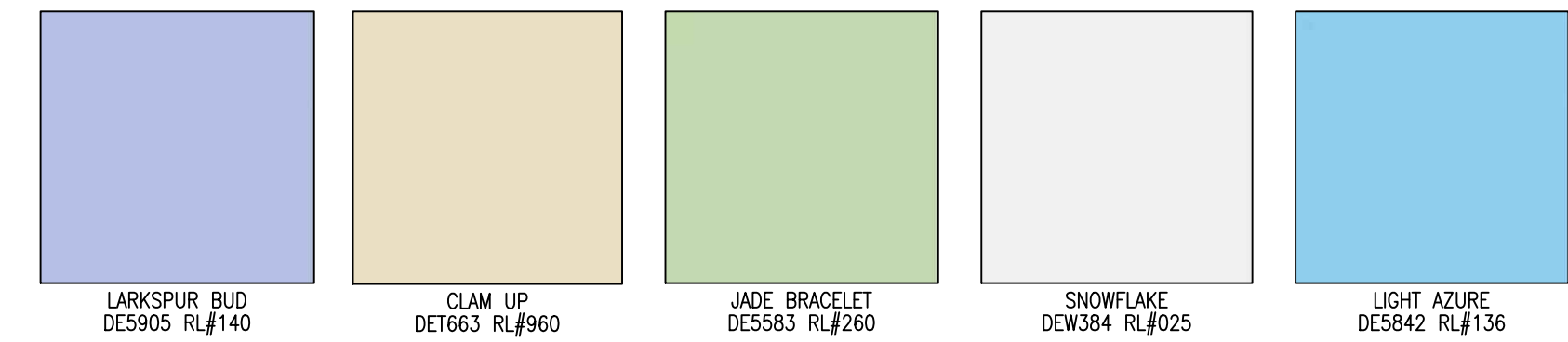
BUILDING B
ROOF PLAN



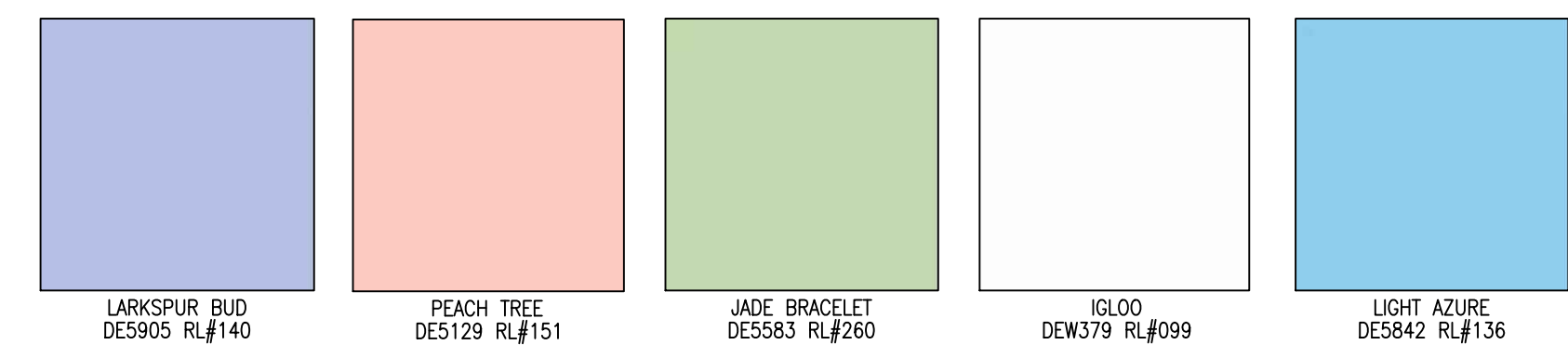
COLORS AND MATERIALS

EXTERIOR STUCCO:
PAINT OR COLOR STUCCO TO MATCH COLORS IN THE CHART BELOW.
ALL COLORS BY DUNN-EDWARDS (OR EQUAL)

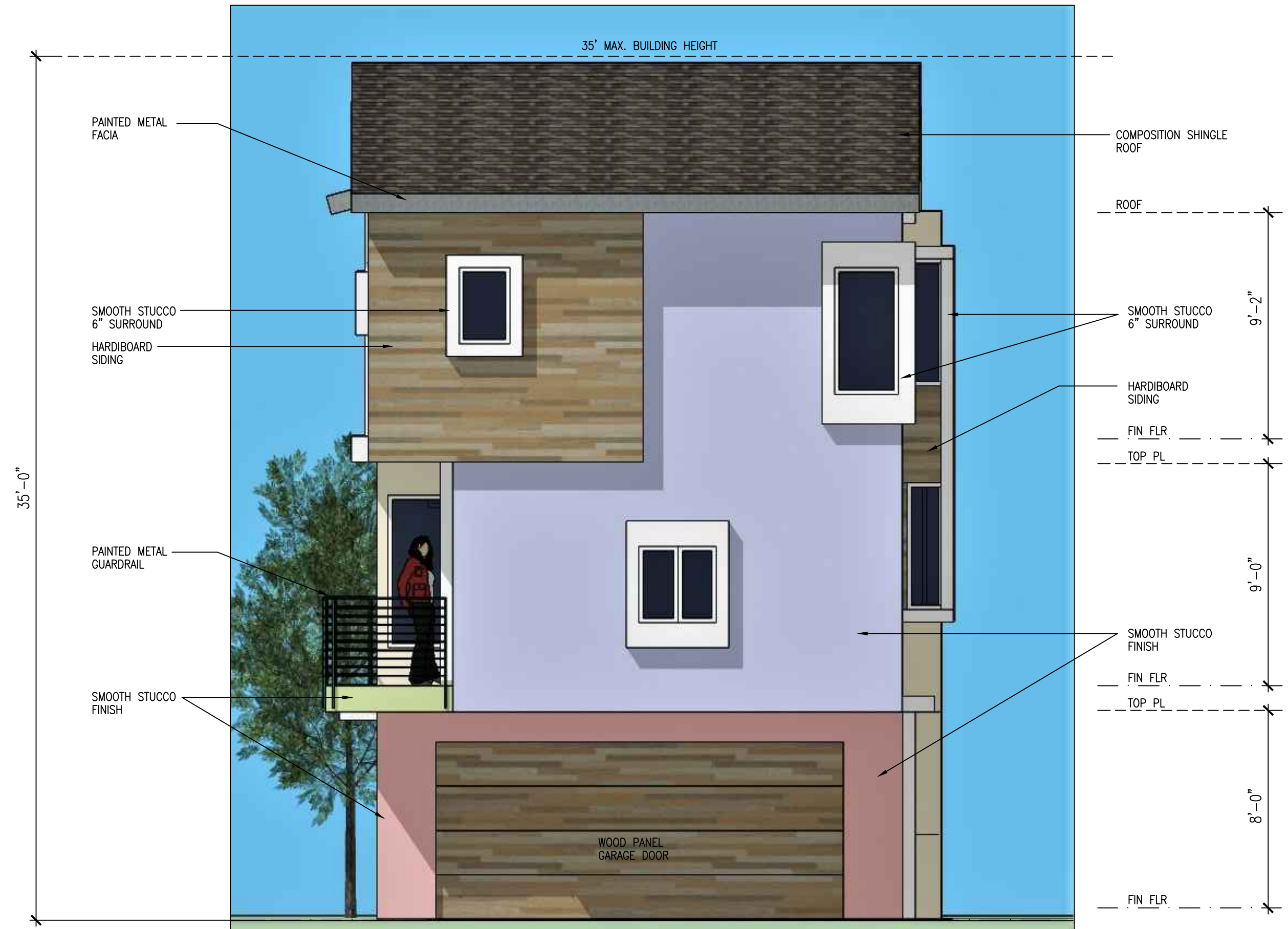
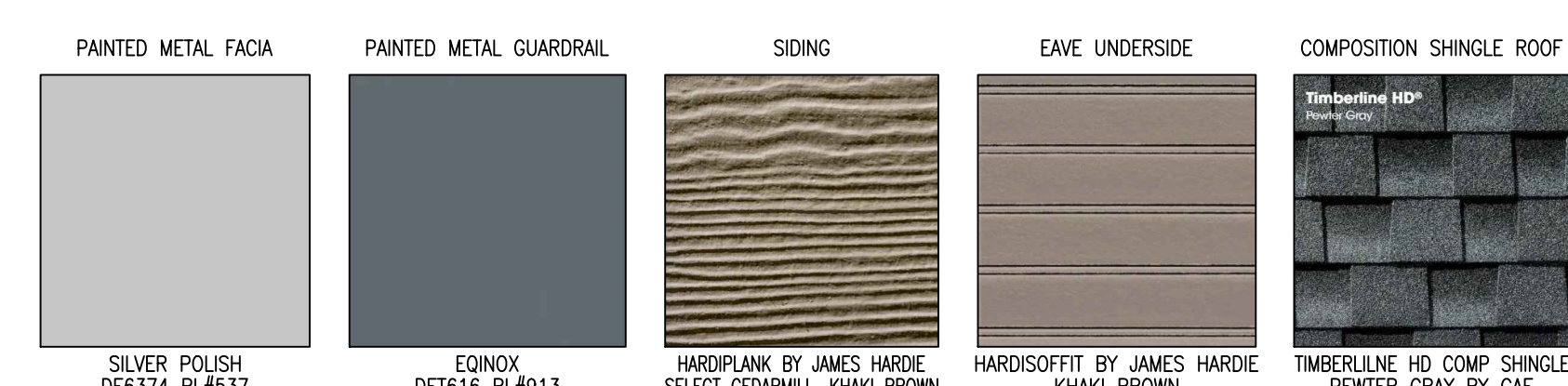
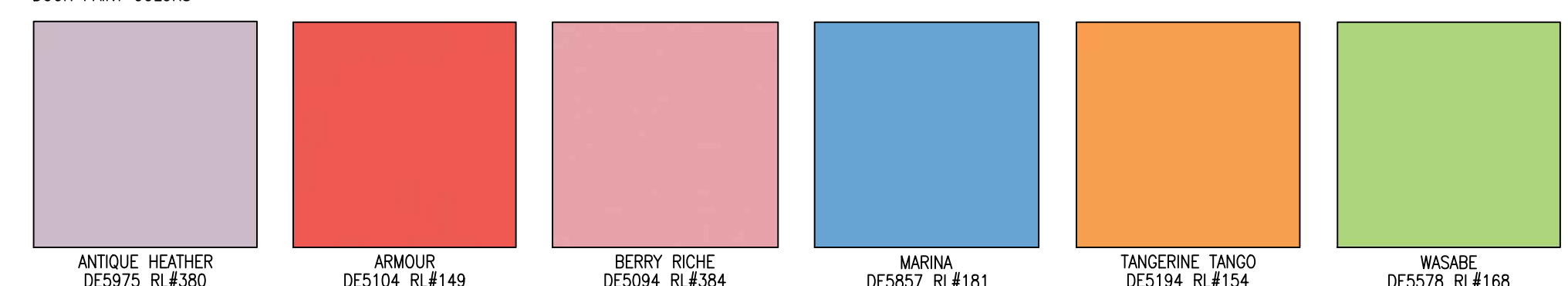
PRIMARY STUCCO COLORS



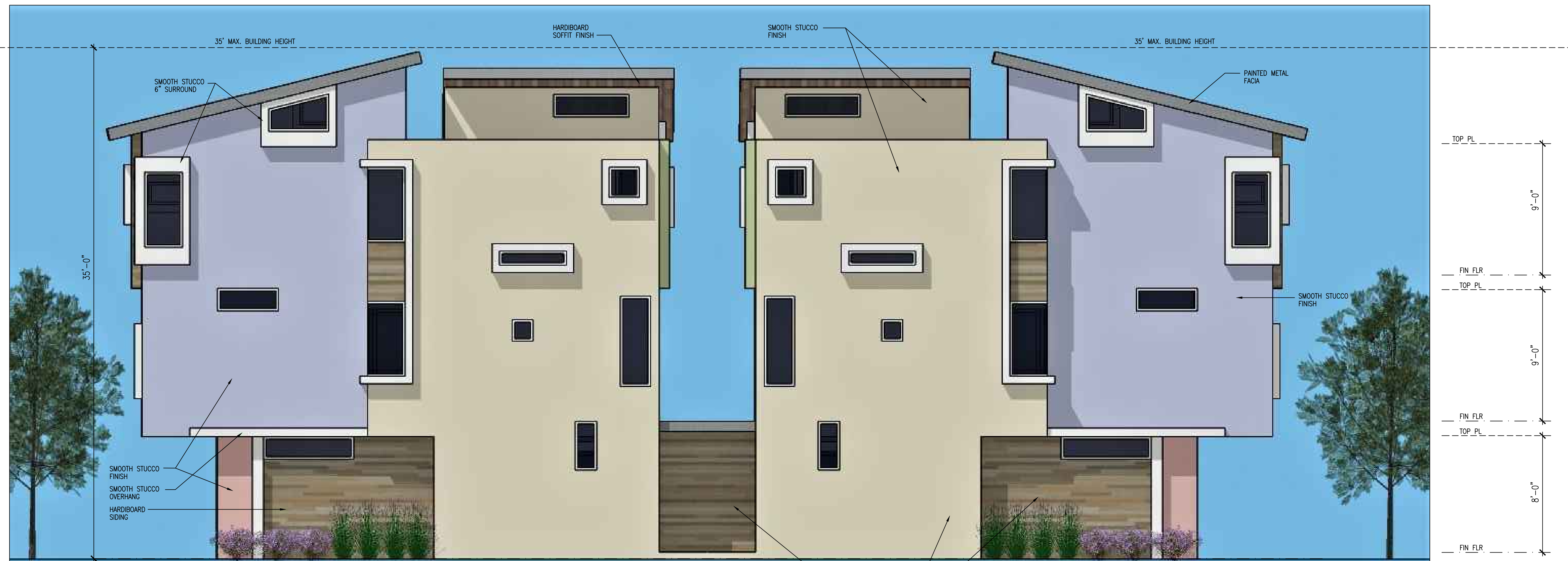
ACCENT STUCCO COLORS



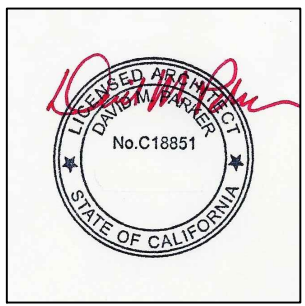
DOOR PAINT COLORS



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



EAST ELEVATION

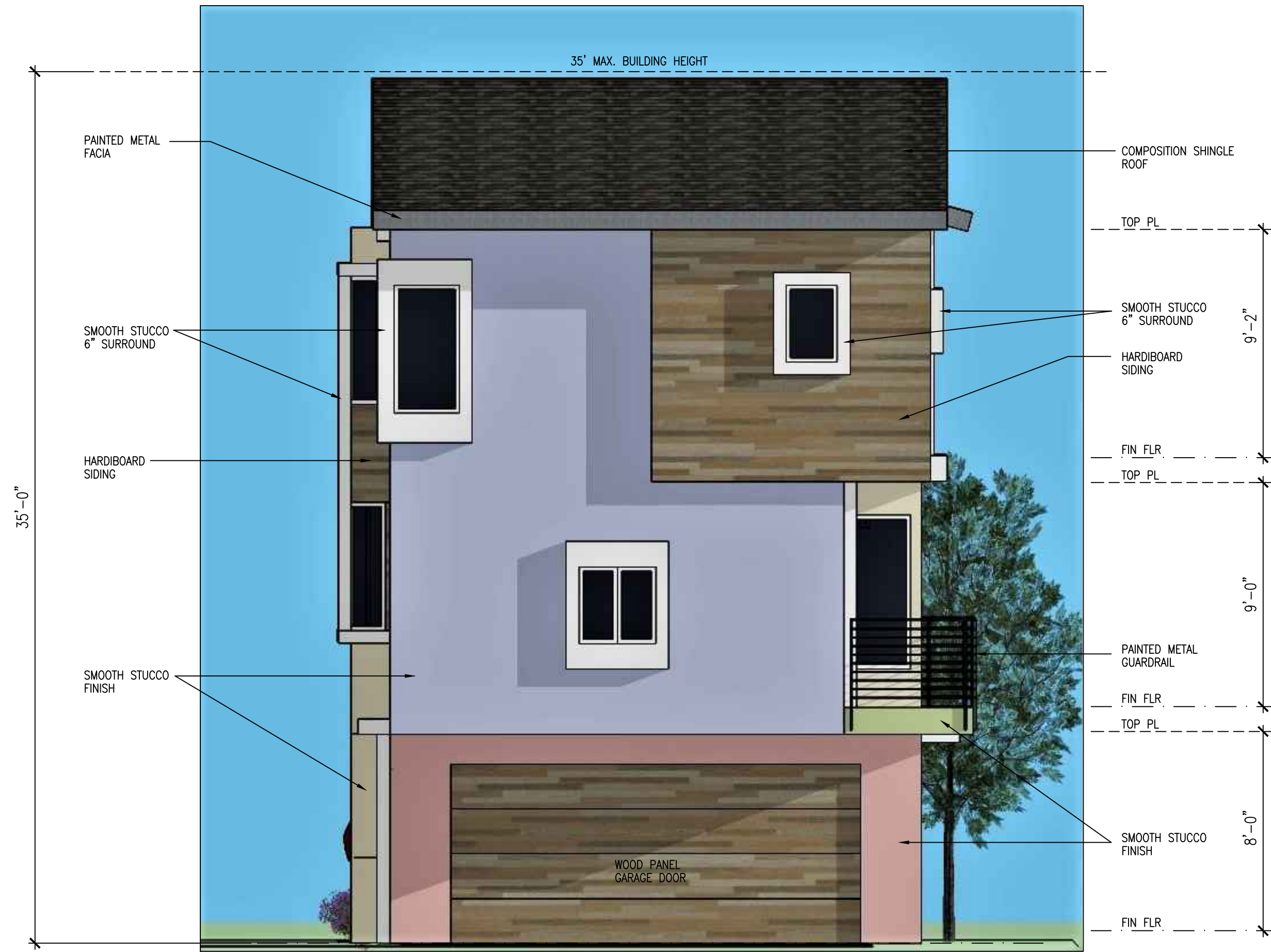


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BUILDING B
ELEVATIONS

SCALE
1/4" = 1' - 0"
SHEET

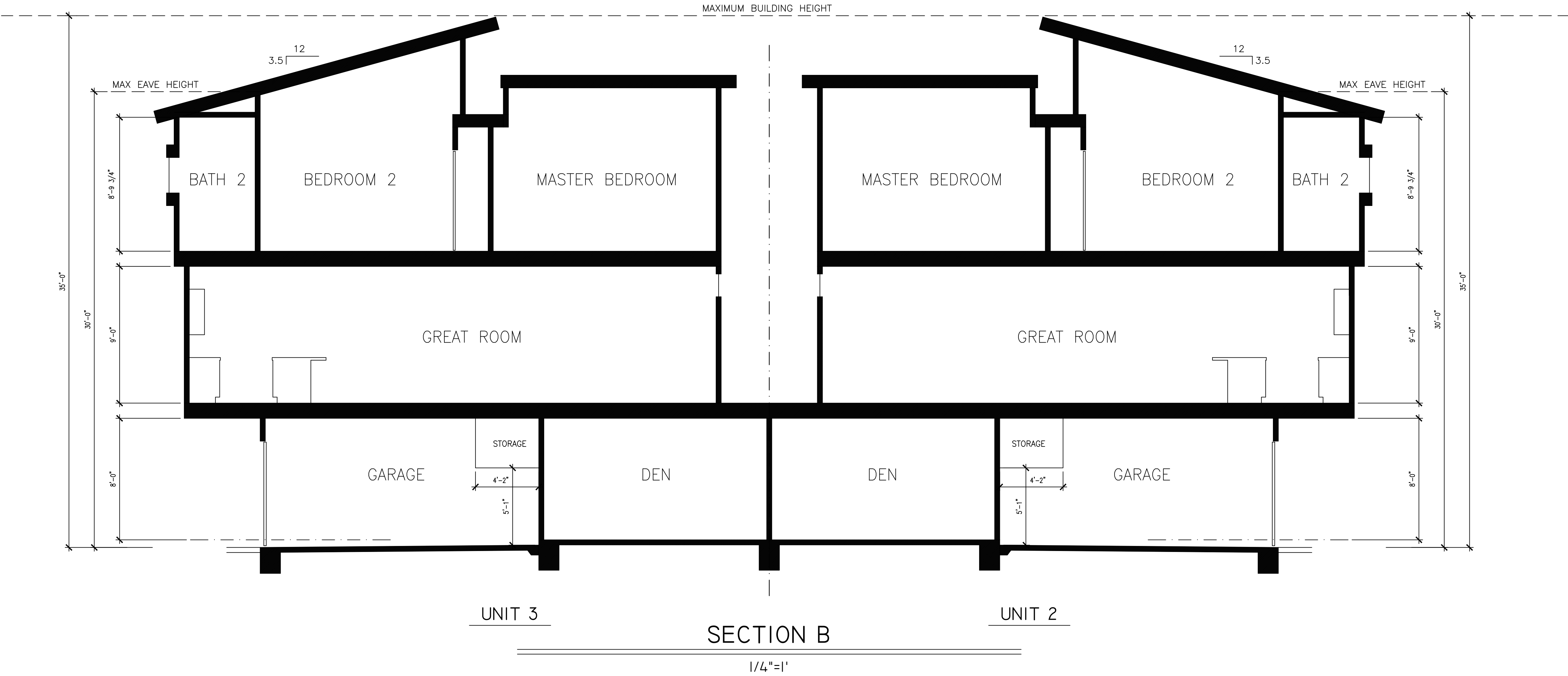
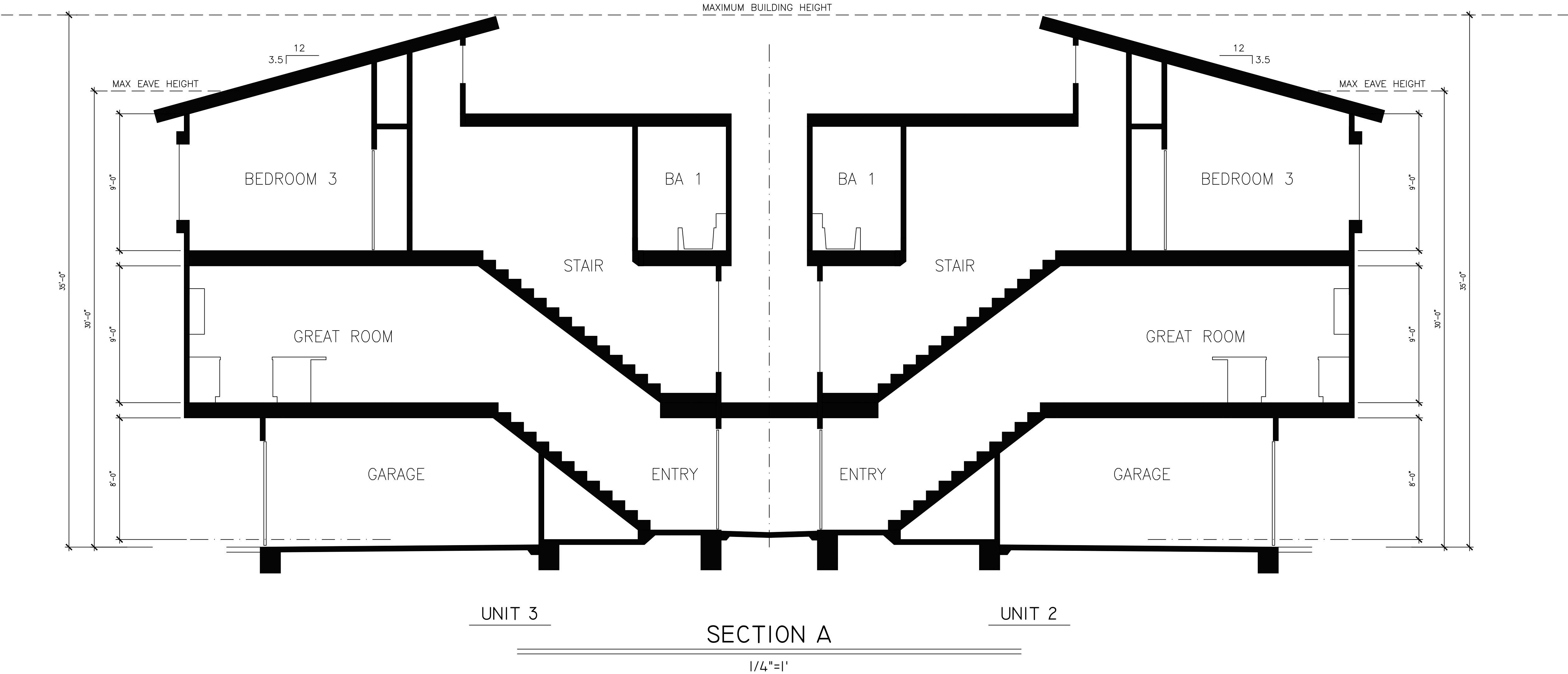
B5



NORTH ELEVATION
SCALE: 1/4" = 1' - 0"
SEE SHEET B4 FOR COLORS AND MATERIALS



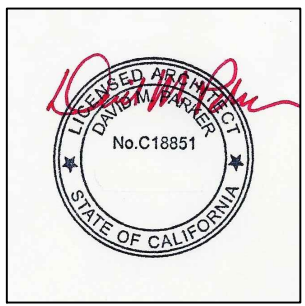
WEST ELEVATION
SEE SHEET B4 FOR COLORS AND MATERIALS



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BUILDING B
SECTIONS

SCALE
1/4" = 1' - 0"
SHEET

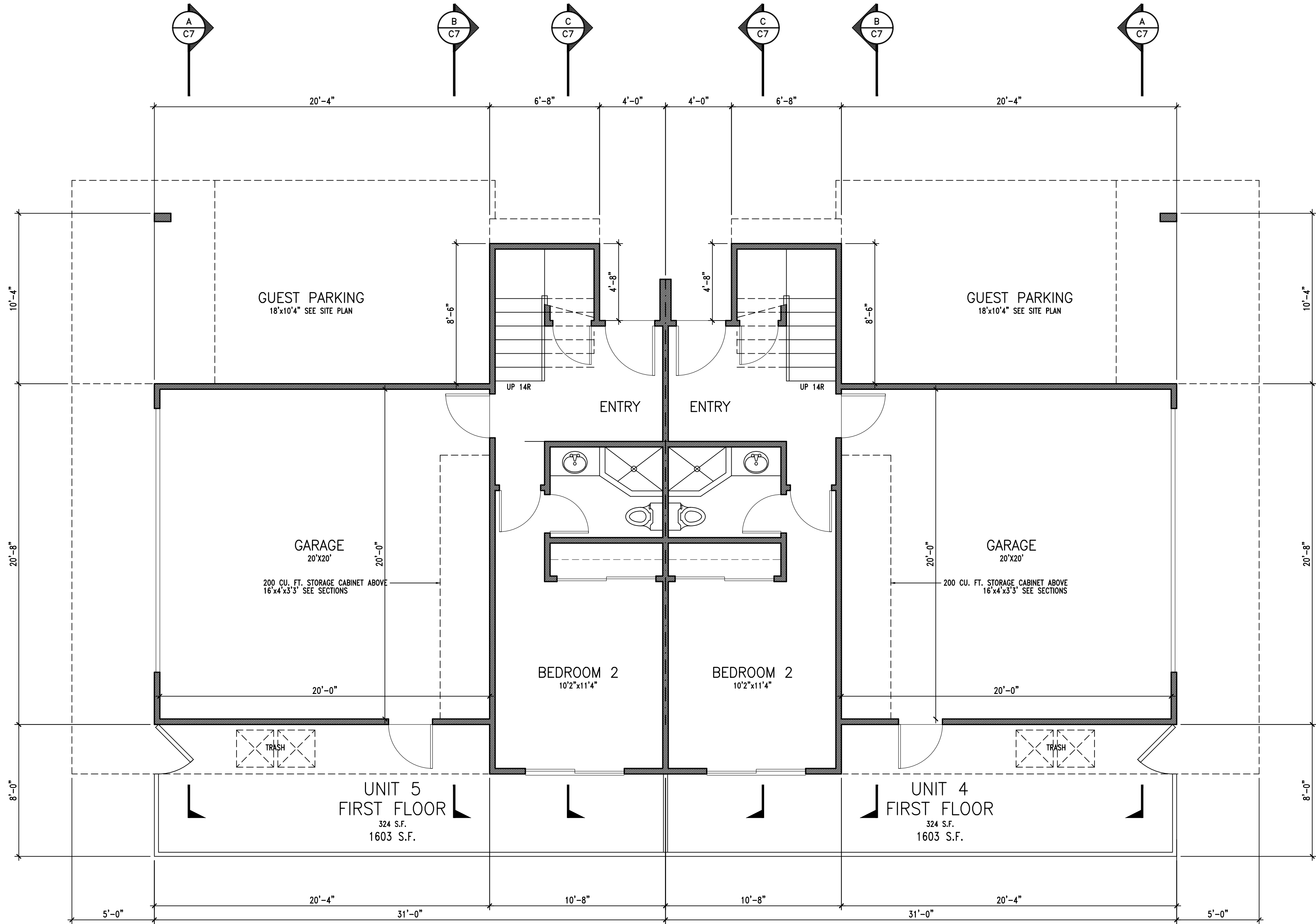


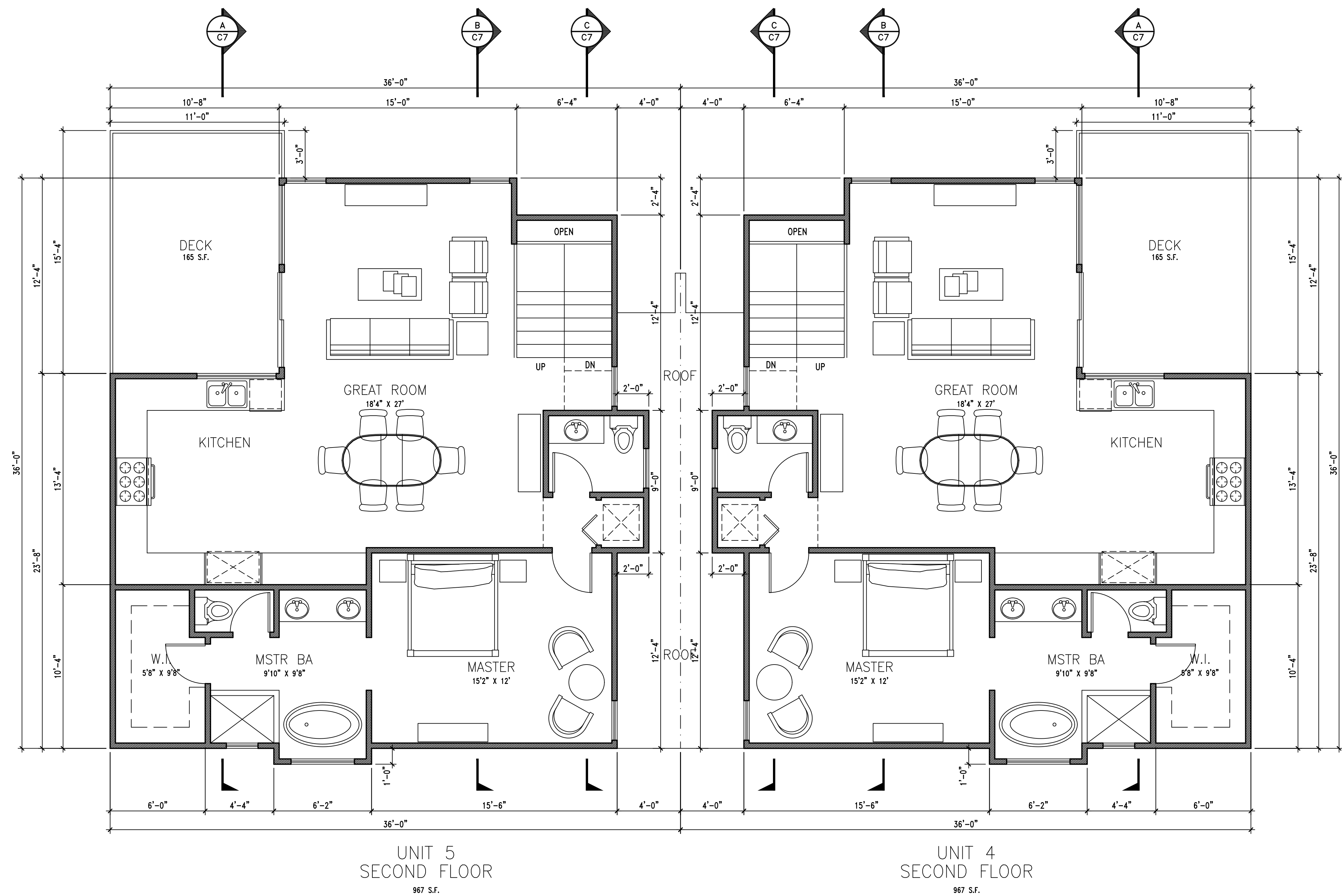
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E: DAVID@DMPARCHITECTURE.COM A: 949.872.6616
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BUILDING C
1ST FLOOR PLAN

SCALE
1/4" = 1' - 0"
SHEET

C1





UNIT 5
SECOND FLOOR
967 S.F.

UNIT 4
SECOND FLOOR
967 S.F.



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BUILDING C
2ND FLOOR PLAN



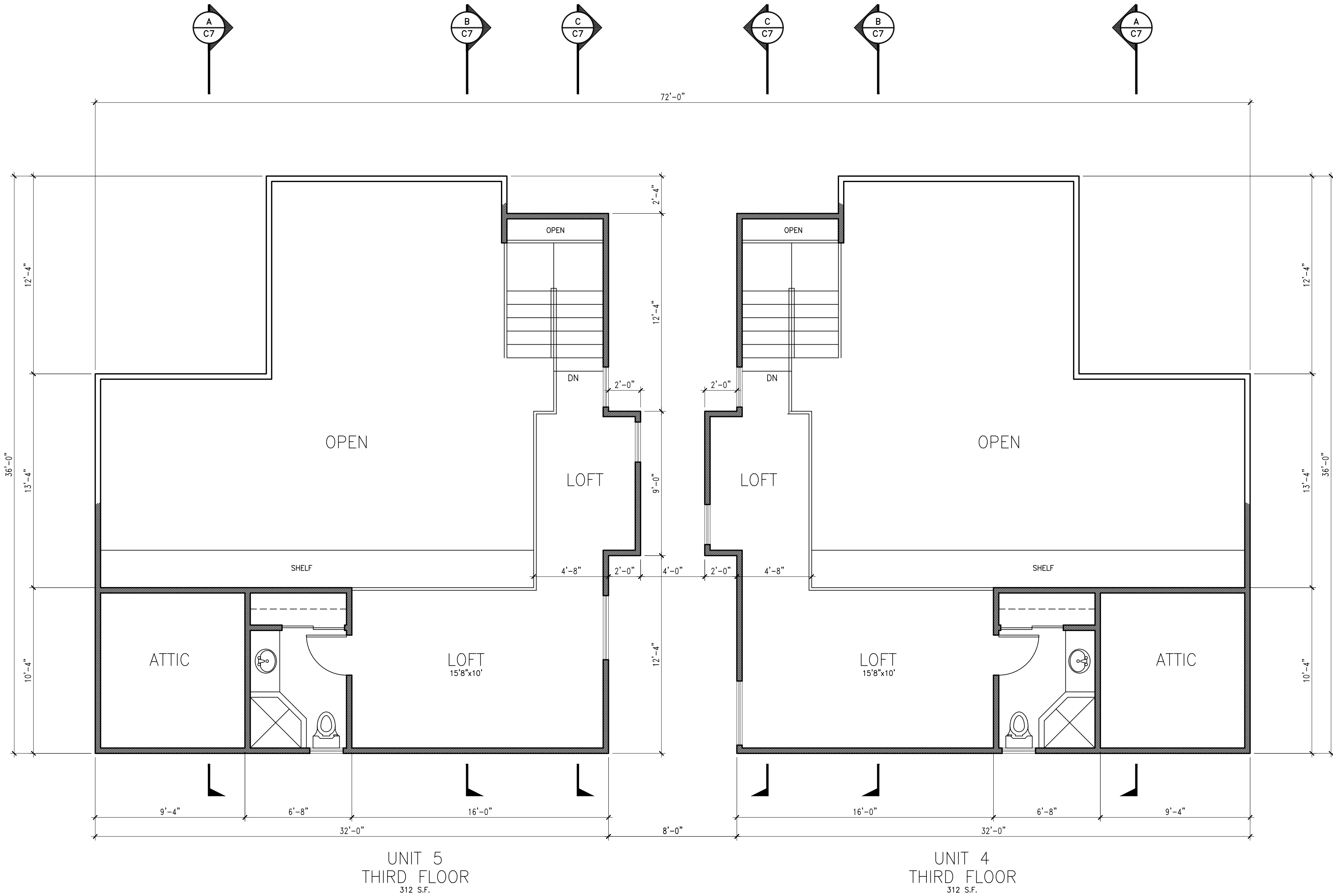
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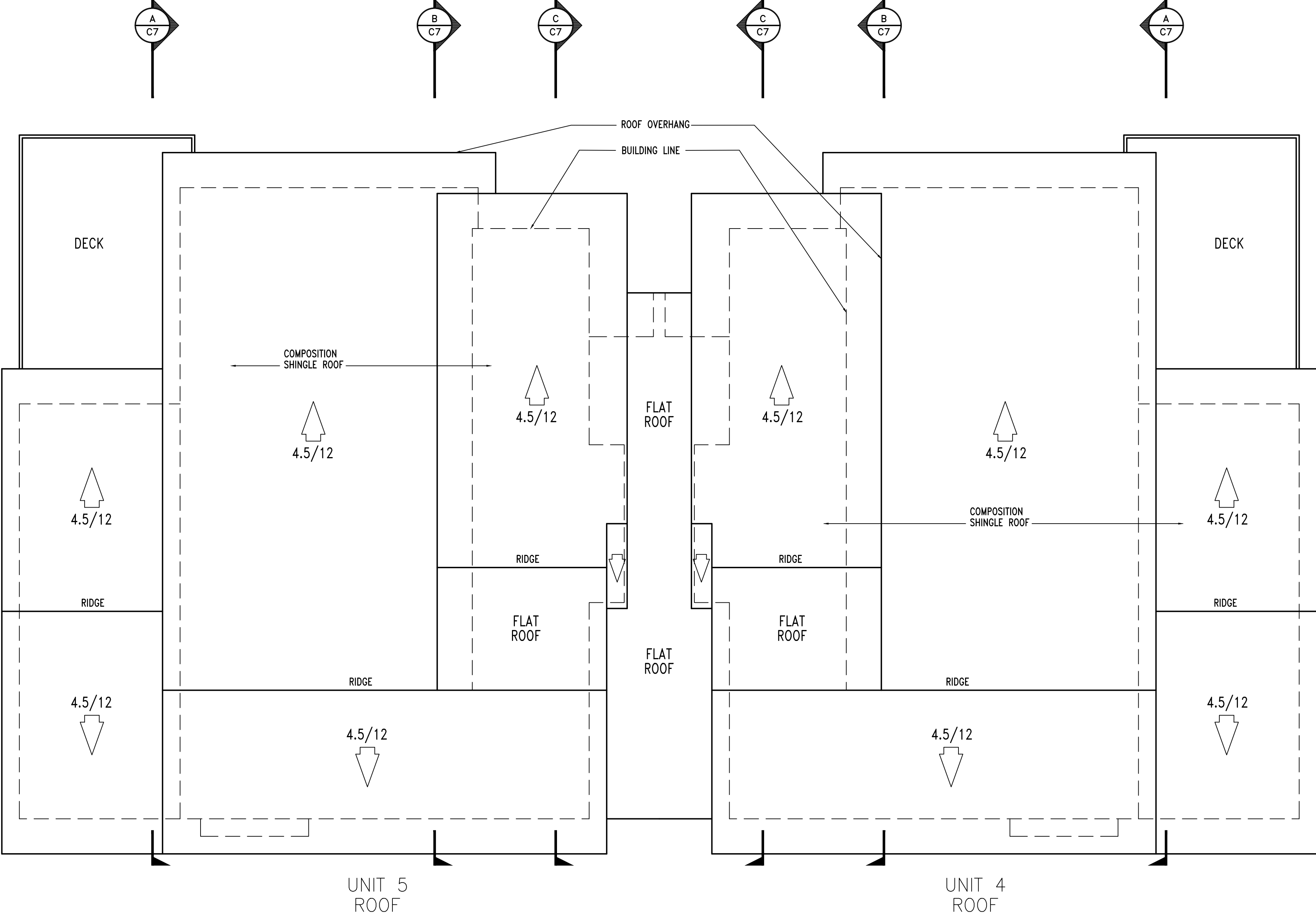
GARDENA HAVENS
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BUILDING C
3RD FLOOR PLAN

SCALE
1/4" = 1' - 0"
SHEET

C3





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BUILDING C
ROOF PLAN



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BUILDING C
ELEVATIONS

SCALE
1/4" = 1' - 0"
SHEET

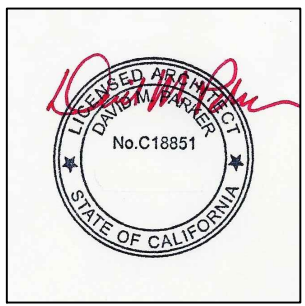
C5



SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"
SEE SHEET B4 FOR COLORS AND MATERIALS



EAST ELEVATION
SEE SHEET B4 FOR COLORS AND MATERIALS

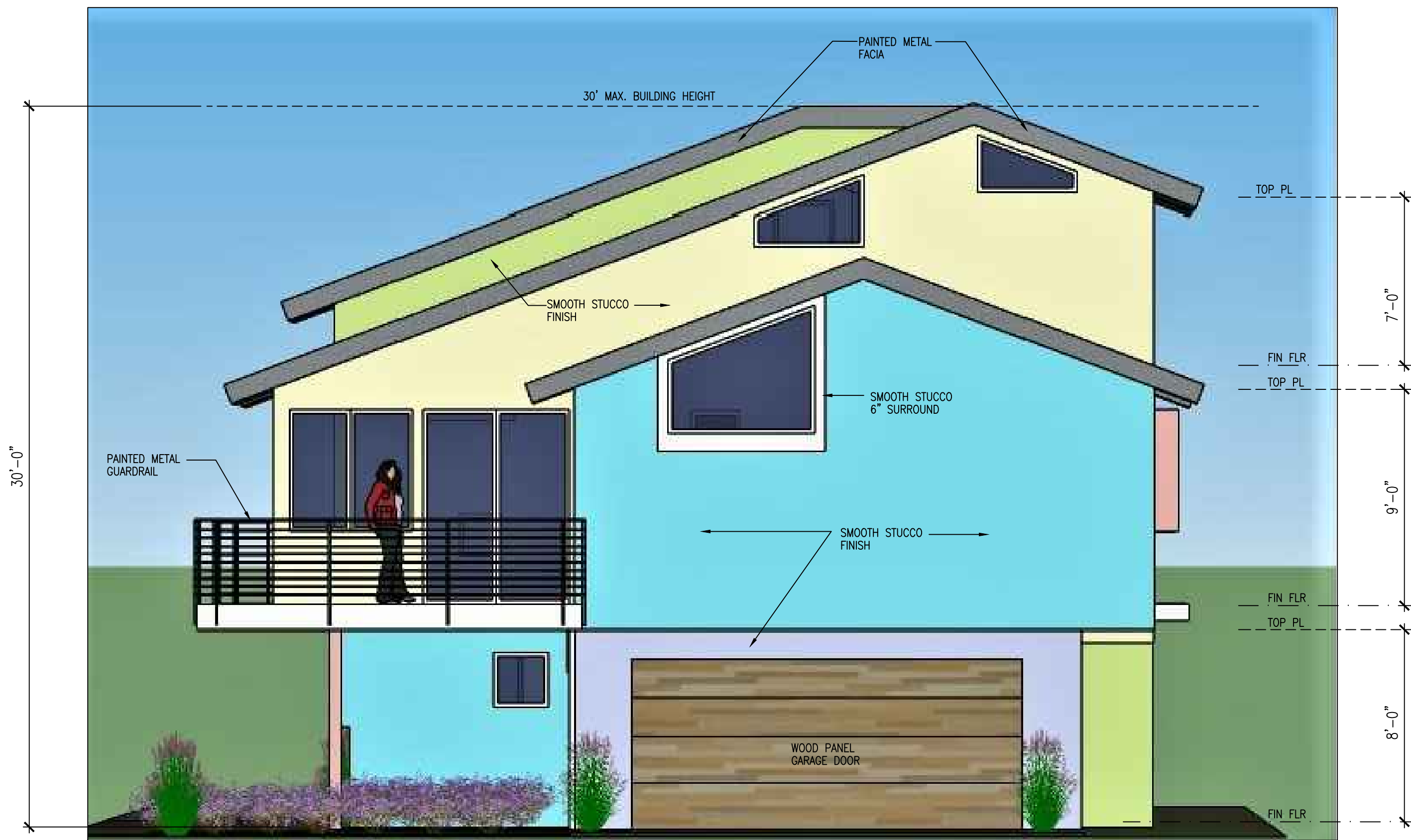


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BUILDING C
ELEVATIONS

SCALE
1/4" = 1' - 0"
SHEET

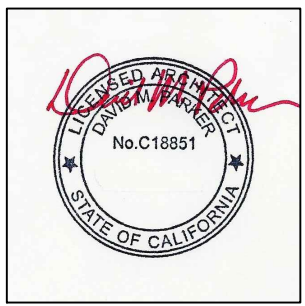
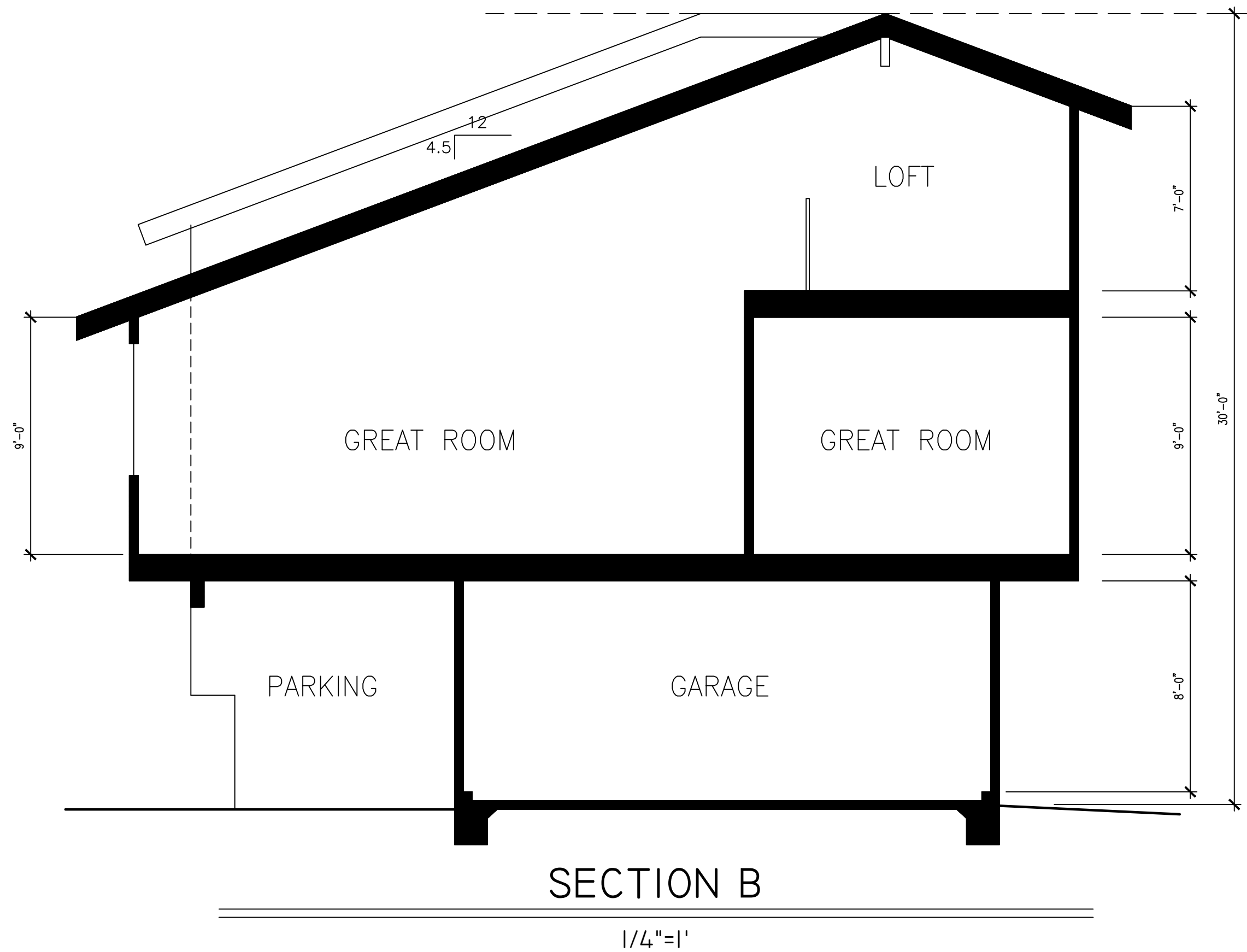
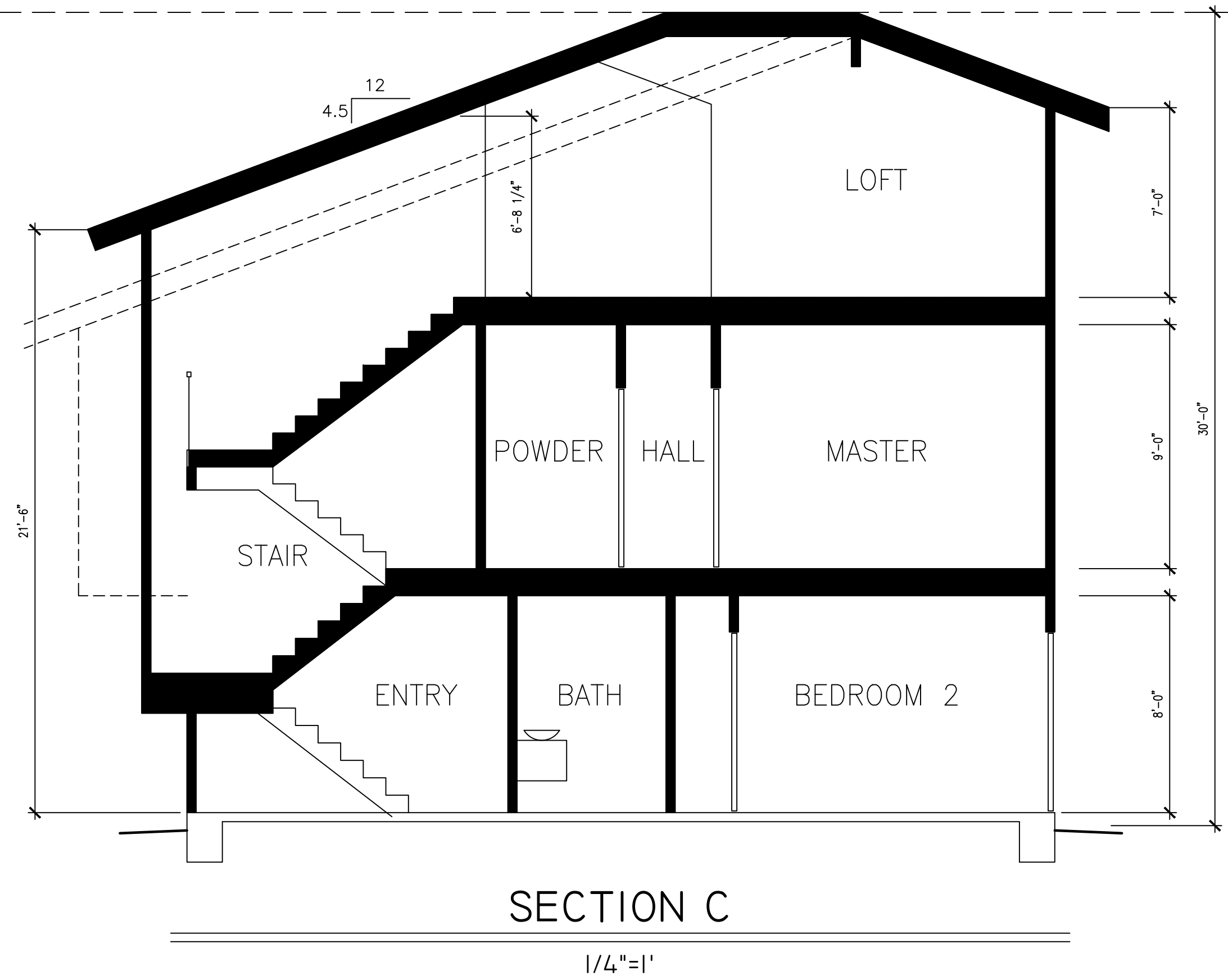
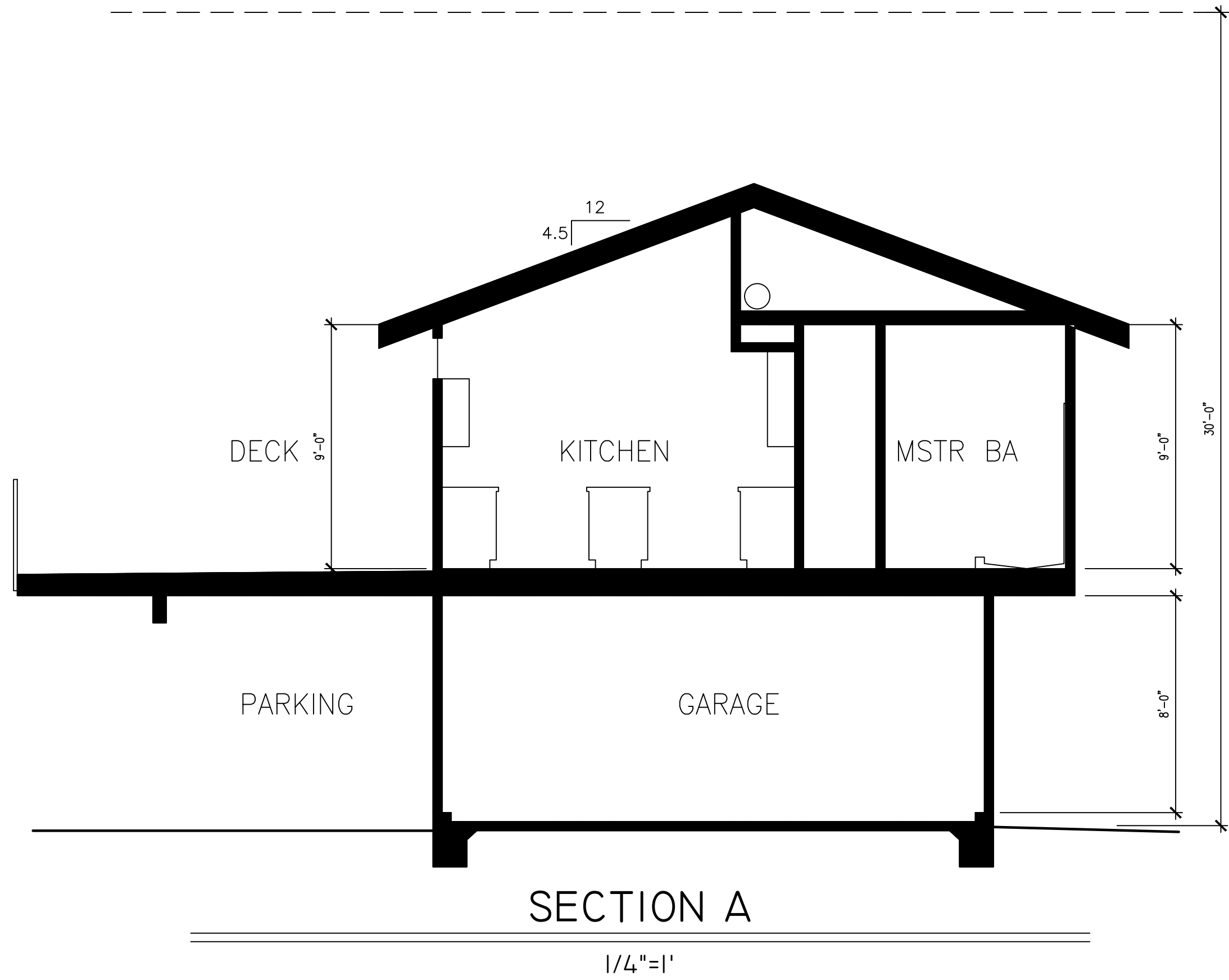
C6



NORTH ELEVATION
SCALE: 1/4" = 1' - 0"
SEE SHEET B4 FOR COLORS AND MATERIALS



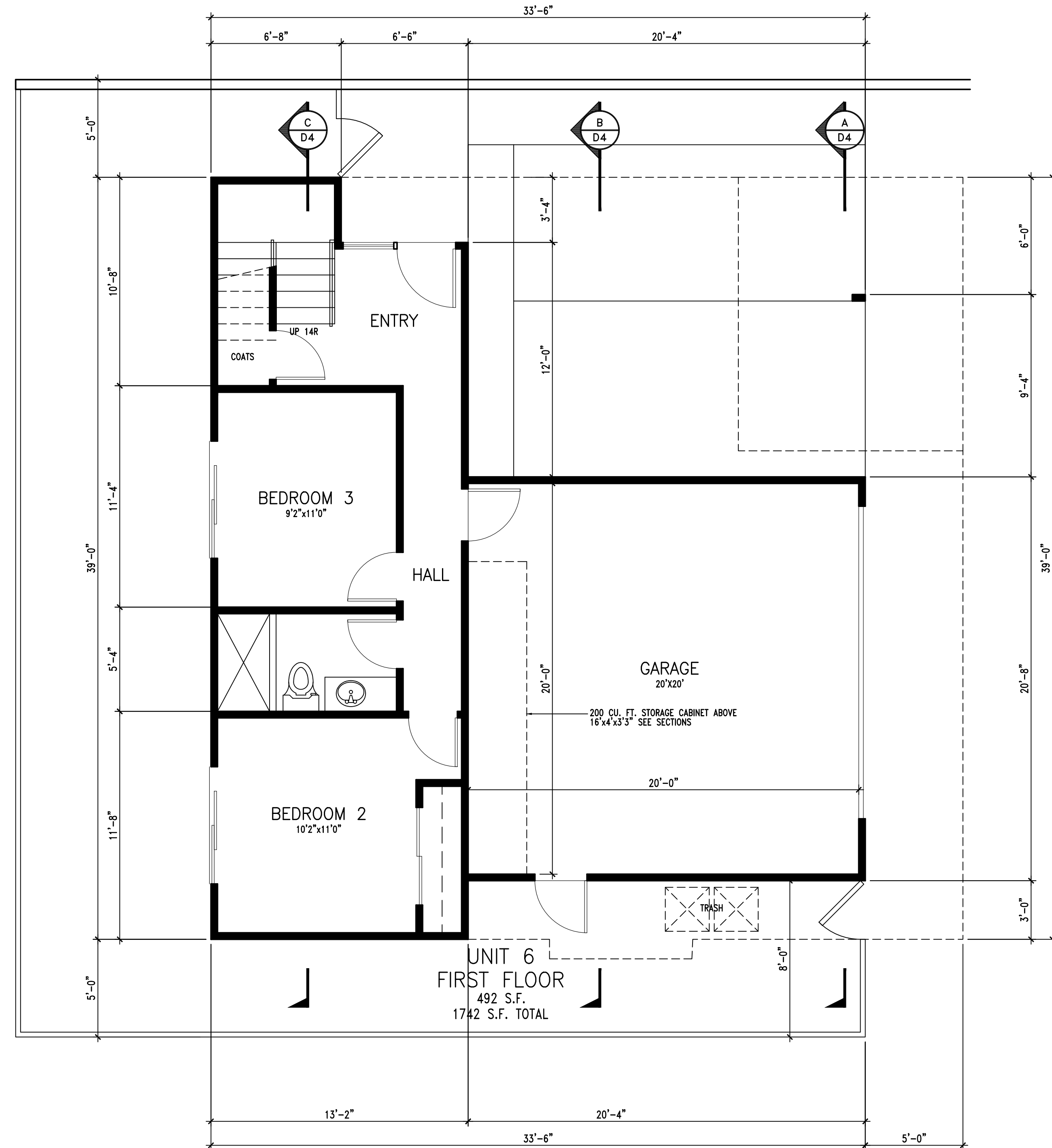
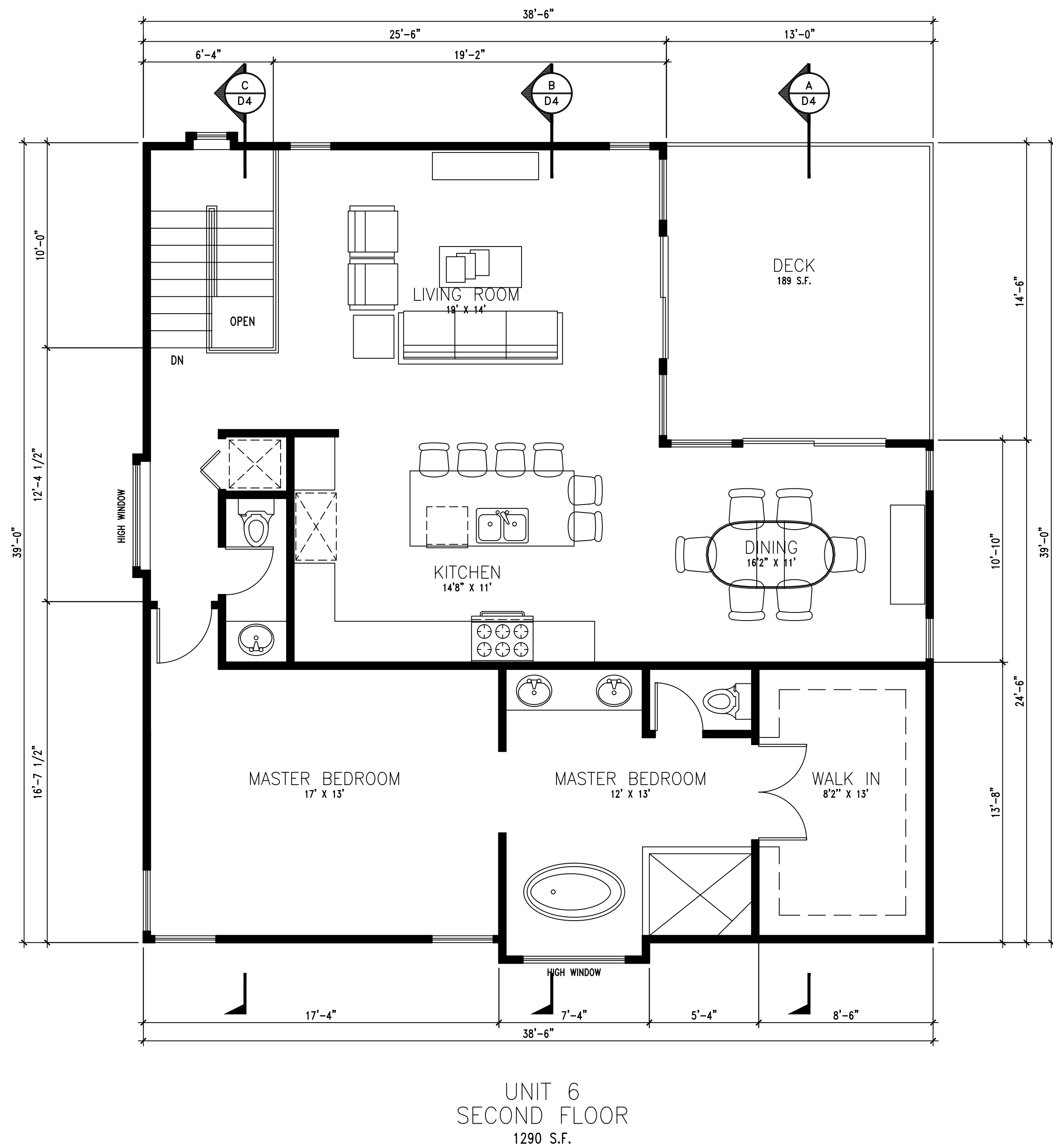
WEST ELEVATION
SEE SHEET B4 FOR COLORS AND MATERIALS



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BUILDING C
SECTIONS

SCALE
1/4" = 1' - 0"
SHEET



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BUILDING D
FLOOR PLANS

SCALE
1/4" = 1' - 0"
SHEET

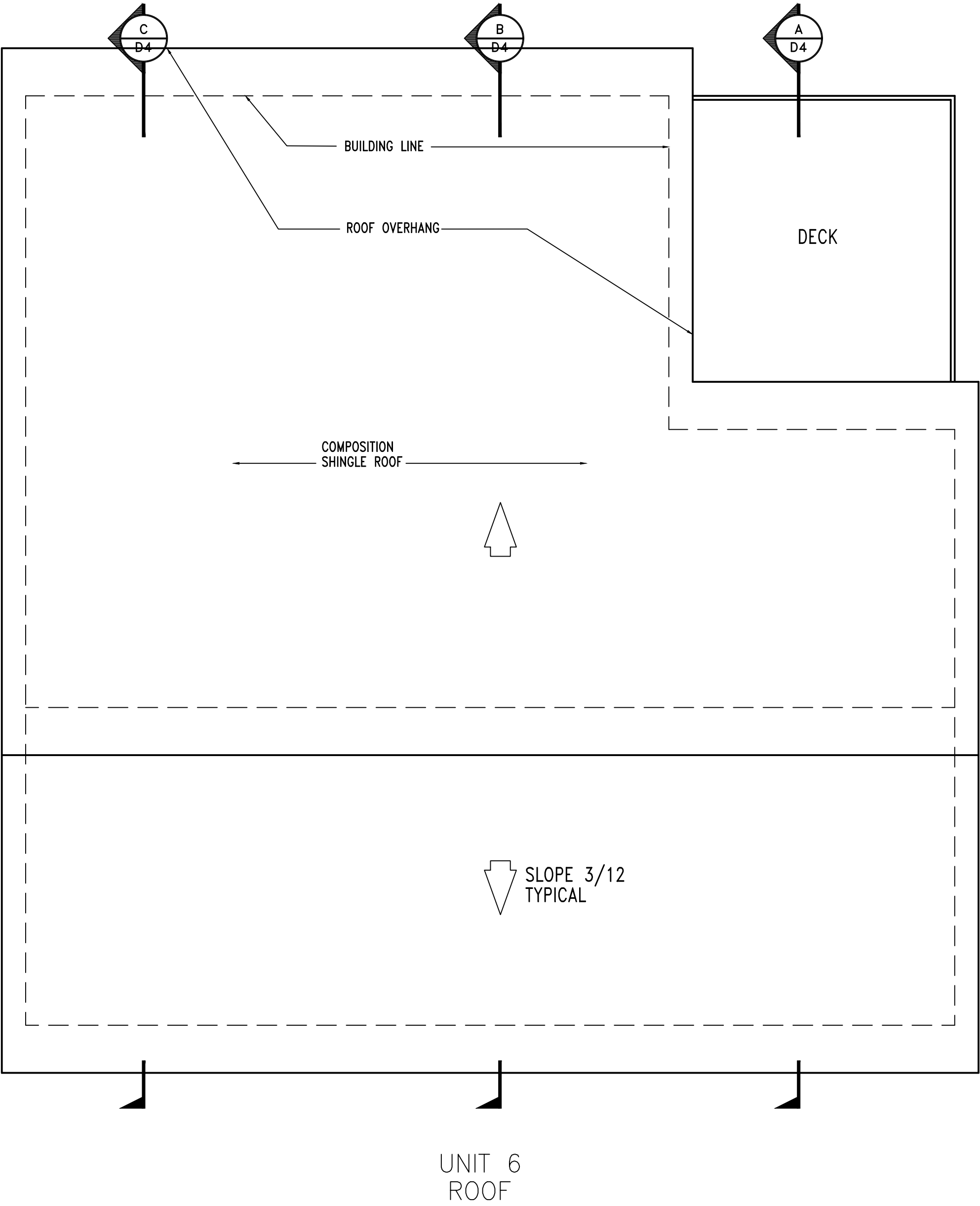


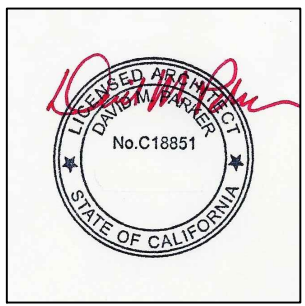
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BUILDING D
ROOF PLAN

SCALE
1/4" = 1' - 0"
SHEET

D2





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BUILDING ELEVATIONS

SCALE
1/4" = 1' - 0"
SHEET

D3



WEST ELEVATION
SEE SHEET B4 FOR COLORS AND MATERIALS



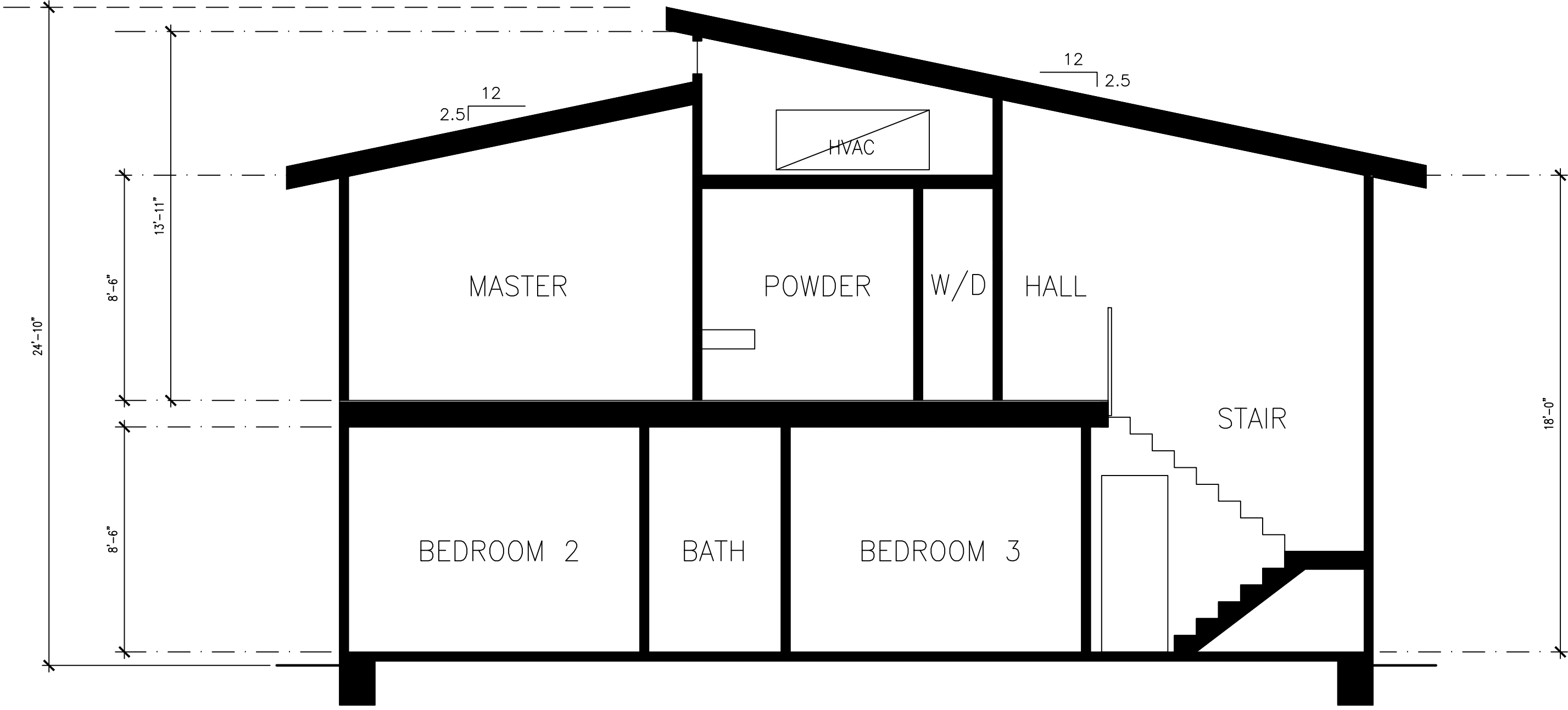
SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"
SEE SHEET B4 FOR COLORS AND MATERIALS



EAST ELEVATION
SEE SHEET B4 FOR COLORS AND MATERIALS



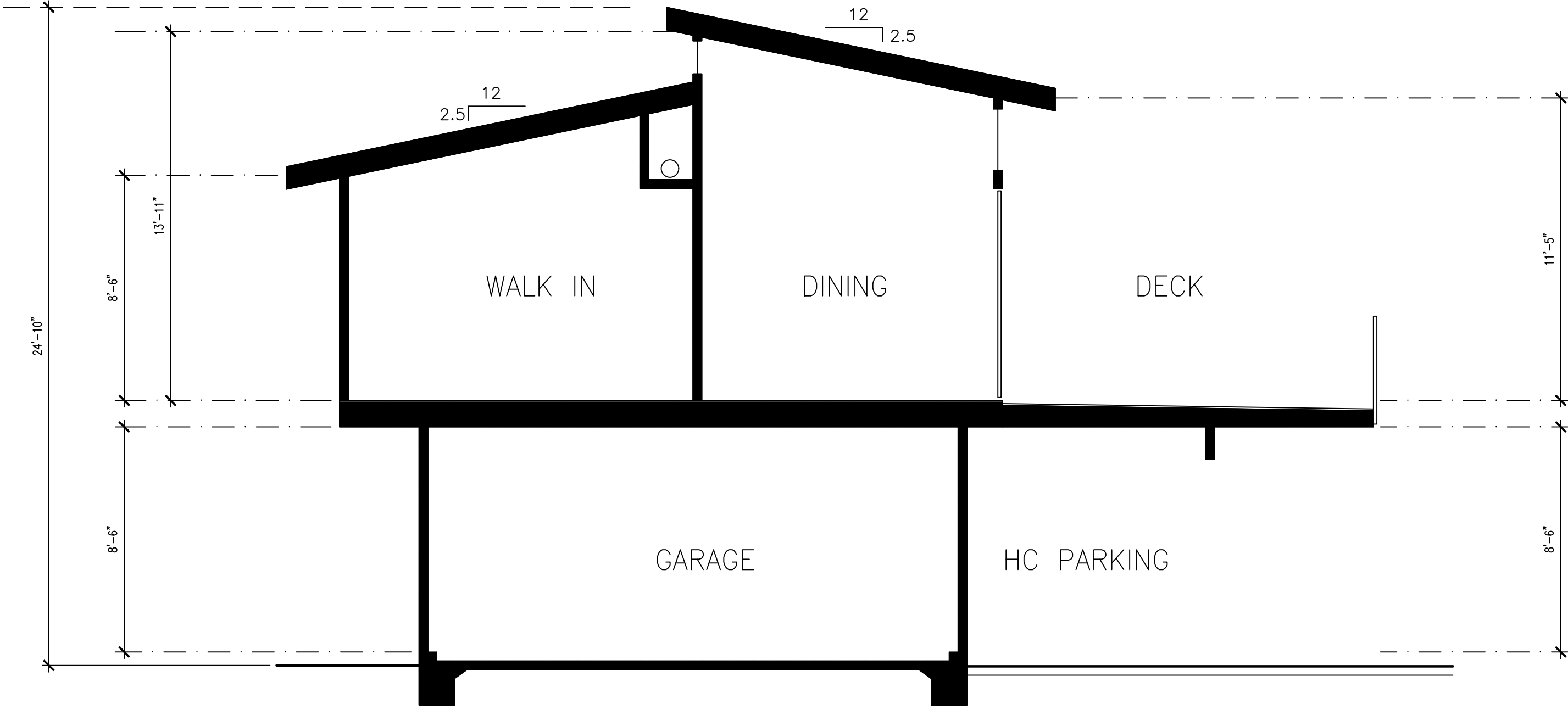
NORTH ELEVATION
SEE SHEET B4 FOR COLORS AND MATERIALS



UNIT 6

SECTION C

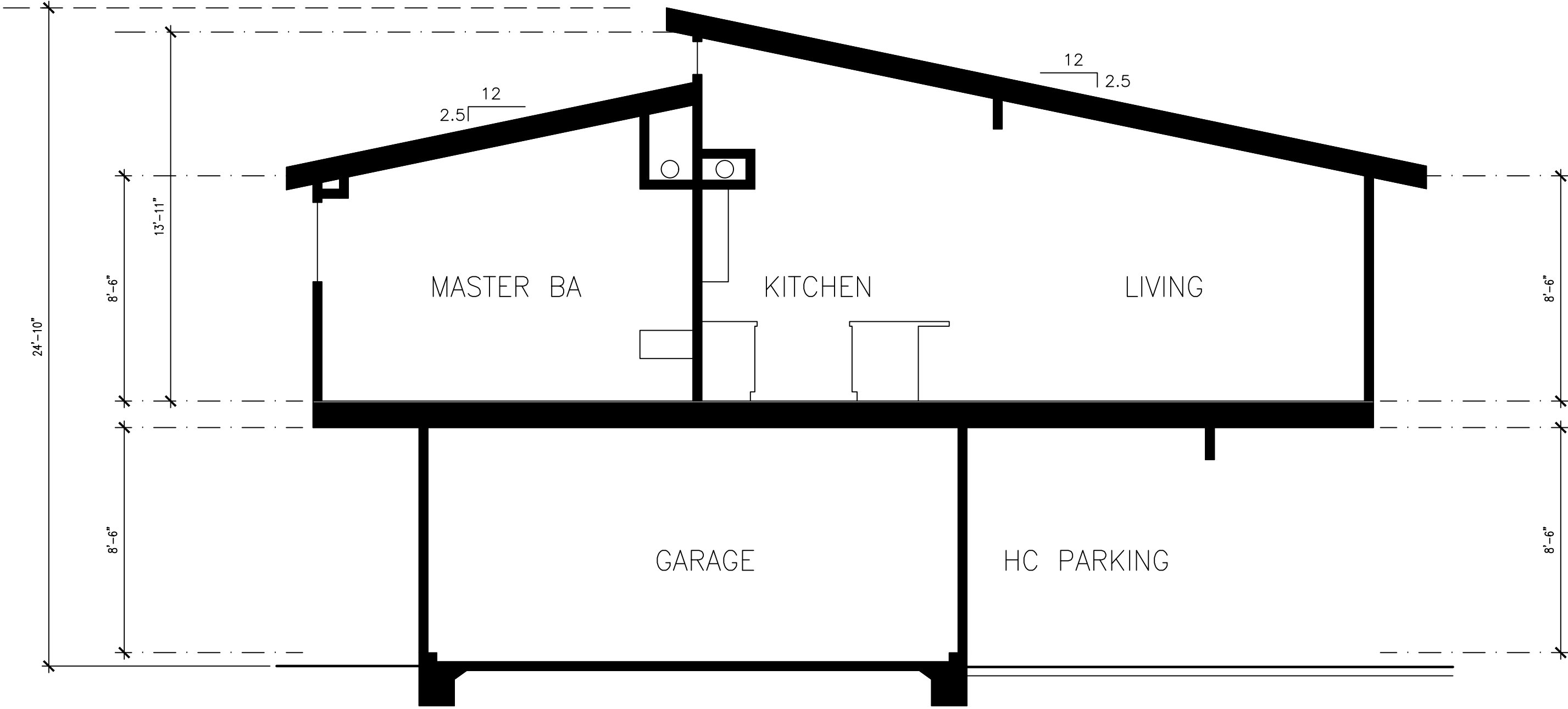
1/4"=1'



UNIT 6

SECTION A

1/4"=1'



UNIT 6

SECTION B

1/4"=1'



DAVID M. PARKER, ARCHITECT

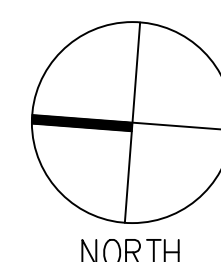
ARCHITECTURE PLANNING
2081 BUSINESS CENTER DRIVE, SUITE 205, IRVINE, CALIFORNIA 92612
EMAIL: DMPARCHITECTURE@GMAIL.COM TEL: 949.872.6616 WWW.DMPARCHITECTURE.COM

GARDENA HAVENS

1031 MAGNOLIA AVE. GARDENA, CA 90247

BUILDING D

SECTIONS



LEGEND

COMMON AREAS		PRIVATE AREAS (GROUND PATIOS)		PRIVATE AREAS (BALCONYS)	
A	233 SF	E	251 SF	I	95 SF
B	250	F	495	J	95
C	279	G	432	K	95
D	215	H	668	L	167
				M	167
				N	189

<u>TOTAL 977 SF</u>	<u>TOTAL 1846 SF</u>	<u>TOTAL 808</u>
<u>TOTAL OPEN SPACE REQUIRED: 300 SF PER UNIT X 6 = 3600 SF</u>		
<u>TOTAL OPEN SPACE PROVIDED: 977 + 1846 + 808 = 3631 SF</u>		

D. A. V I D M. P A R K E R, A R C H I T E C T
2881 BUSINESS CENTER DRIVE, SUITE 205,
IRVINE, CALIFORNIA 92612
TELEPHONE 949 872-6616 WWW.DMPARCHITECT.COM

G A R D E N A H A V E N S
1031 MAGNOLIA AVE. GARDENA, CA 90247

OPEN SPACE
PLAN

SCALE
1" = 10'
SHEET

OS 1

VERMONT AVENUE

AVENUE

MAGNOLIA

BUDLONG AVENUE

ABBREVIATIONS :

AB	=	AGGREGATE BASE
AC	=	ASPHALT PAVEMENT
AD	=	AREA DRAIN
BRMP	=	BOTTOM OF RAMP
CB	=	CATCH BASIN
CF	=	CHAIN LINK FENCE
CLF	=	EDGE OF GUTTER
EG	=	ELECTRIC MANHOLE
EMH	=	ELECTRIC MANHOLE
EP	=	ELECTRIC PULL BOX
EPB	=	ELECTRIC VAULT
EV	=	ELECTRIC VAULT
EVB	=	ELECTRICAL VENTILATION BOX
FF	=	FINISH FLOOR
FG	=	FINISH GRADE
FH	=	FIRE HYDRANT
FL	=	FLOW LINE
FS	=	FINISH SURFACE
GB	=	GRADE BREAK
GM	=	GAS METER
GP	=	GAS PIPE
HP	=	HIGH POINT
IE	=	INVERT ELEVATION
LP	=	LOW POINT
PLT	=	PARKING LOT
MP	=	METAL POST
NG	=	NATURAL GROUND ELEVATION
OHW	=	OVERHEAD WIRE
PM	=	PARKING METER POST
PP	=	PULL BOX
PB	=	PULL BOX
PC	=	PROPERTY CORNER
PCC	=	PORTLAND CEMENT CONCRETE
RCE	=	REGISTERED CIVIL ENGINEER
RW	=	RETAINING WALL
SB	=	SPLASH BOX
SDMH	=	STORM DRAIN MANHOLE
SMH	=	SEWER MANHOLE
SPB	=	SIGNAL PULL BOX
STLT	=	STREET LIGHT
T.B.M.	=	TEMPORARY BENCHMARK
TC	=	TOP OF CURB
TG	=	TOP OF GRATE ELEVATION
TELMH	=	TELEPHONE MANHOLE
TS	=	TRAFFIC SIGNAL
TW	=	TOP OF WALL
WDFCE	=	WOOD FENCE
WFCE	=	WOOD FENCE
WM	=	WATER METER
WV	=	WATER VALVE
(00.00)	=	EXISTING ELEVATION
00.00	=	PROPOSED ELEVATION
-E---	=	ELECTRICAL
-G---	=	GAS
-W---	=	WATER
-S---	=	SEWER
-T---	=	TELEPHONE

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

THE SOUTHERLY 300.00 FEET OF THE EASTERLY THREE-FIFTHS OF LOT 5 OF JAMES L. GRIFFIN'S SUBDIVISION OF LOTS 13 AND 16 OF THE GARDENA TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGER 10 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 149 FEET THEREOF.

APN NO. 6113-035-015

BASIS OF BEARING :

THE BEARING OF N 88° 01' 20" E OF THE CENTERLINE OF MAGNOLIA AVENUE AS SHOWN ON TRACT NO. 19026 M.B. 480/24-25 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

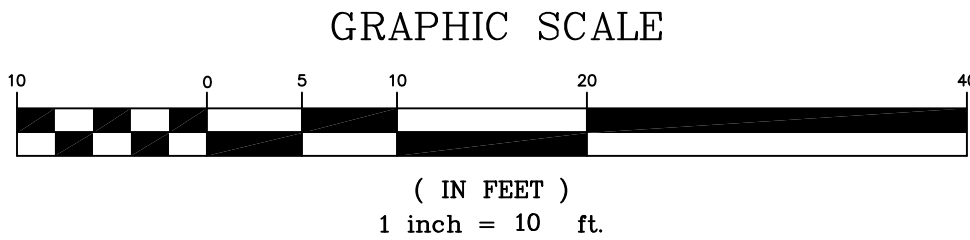
LEGEND

P.C.C. SLAB	
WROUGHT IRON FENCE	
CHAIN LINK FENCE	
RETAINING WALL	
WOOD FENCE	
TREES	
STUMP	
PALM	



PREPARED UNDER THE SUPERVISION OF

NADER J. QOBORSI, PLS 7402 EXP. 12/31/21



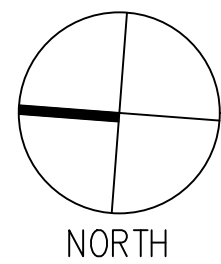
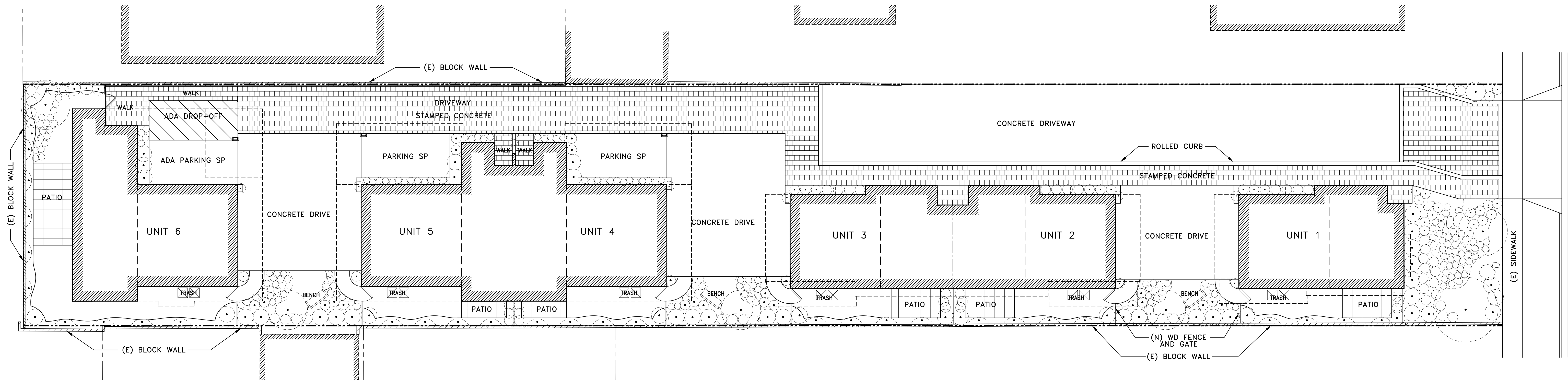
FORESIGHT ENGINEERING INC.

CIVIL ENGINEERING & LAND SURVEYING
17621 IRVINE BLVD., SUITE 210
TUSTIN, CA 92780
TEL (714)542 1214 • FAX (714)542 0117

TOPOGRAPHIC SURVEY

1031 MAGNOLIA AVENUE,
GARDENA, CA 90247

DRAWING PREPARED FOR:	SCALE: 1" = 10'	02/10/2020
DRAWN BY: JLB	PROJ. NO. 374-113	SHEET 1 OF 1
CHECKED BY: NJQ		



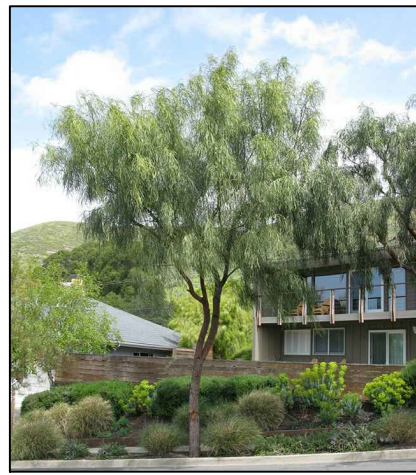
LANDSCAPE PLAN

SCALE: 1" = 10'

PLANTING NOTES

- CLEAR ALL AREAS FROM WEEDS, DEBRIS, ROCKS 1" IN DIAMETER AND LARGER, AND ALL CHEMICALS. ANY EVIDENCE OF CHEMICALS (PAINT THINNER, PAINT, ETC.) SHALL BE REMOVED FROM SITE. RETAIN AND PROTECT ALL PLANTS SO DESIGNATED ON PLAN.
- SHRUB AREAS ONLY: DIG PLANTER HOLES TO THE DEPTH OF THE ROOT BALL AND TWICE THE DIAMETER OF THE CONTAINER SIZE. BACKFILL WITH EXISTING SOIL WITHOUT SOIL AMENDMENTS.
- STAKE AND SECURE ALL TREES FOR PROPER SUPPORT.
- FINE GRADE PLANTING AREAS TO 1-1/2" BELOW TOP OF ADJACENT PAVING, CURB, OR HEADER. TOP OF MULCH SHALL BE 1" BELOW TOP OF PAVING, CURB, OR HEADER.
- OPTIONAL, CONSULT OWNER: DURING THE REQUIRED 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL APPLY 25 LBS. GRO-POWER PER 1000 SQ. FT. OF PLANTING AREA ON THE 45th AND 89th DAY OF SAID MAINTENANCE PERIOD.
- GUARANTEE TREES TO LIVE IN A HEALTHY CONDITION FOR ONE YEAR, SHRUBS FOR THREE MONTHS, AFTER PLANTING. DEAD OR UNHEALTHY TREES SHOULD BE REPLACED AS SOON AS POSSIBLE AFTER THEIR CONDITION HAS BEEN DETERMINED TO BE THE RESULT OF LATENT DEFECTS.
- COVER ALL SHRUB AREAS WITH 2" DEEP BARK MULCH. SEE NOTE #2 FOR FINE GRADING AND PLACEMENT OF MULCH NEAR PAVING.
- MAINTAIN ALL PLANTING AREAS CONTINUOUSLY IN A HEALTHY AND WEED FREE CONDITION.
- INSTALL CONCRETE HEADER BETWEEN LAWN AND SHRUB AREAS.

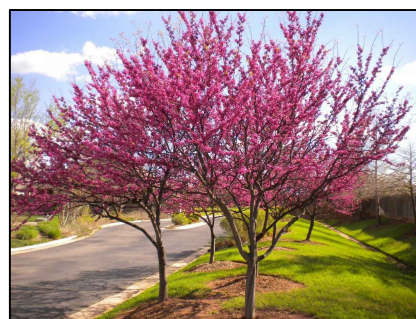
PLANT IMAGES



SHOESTRING ACACIA



PALO VERDE TREE



OKLAHOMA REDBUD



SHRUBBY PODOCARPUS



BARBARA KARST BOUGAINVILLEA



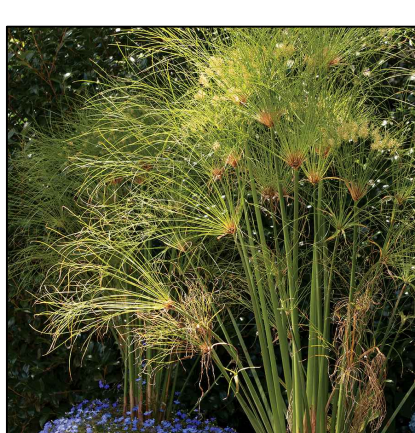
LAVENDER



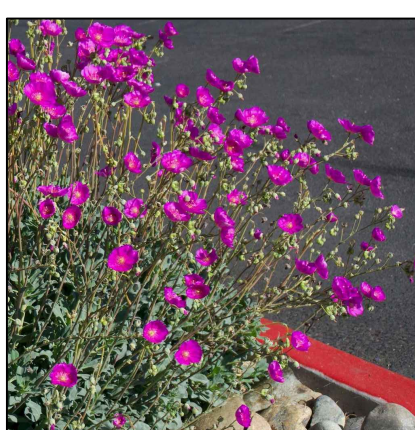
MATILJA POPPY



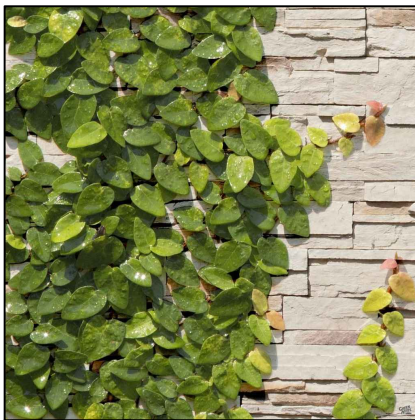
COMMON WOOLLY SUNFLOWER



PAPYRUS



ROCK PURSLANE



CREeping FIG



PINK MUHLY GRASS



CALIFORNIA POPPY



GAZANIA



BLUE CHALK STICK ICEPLANT



GRACE WARD LITHODORA



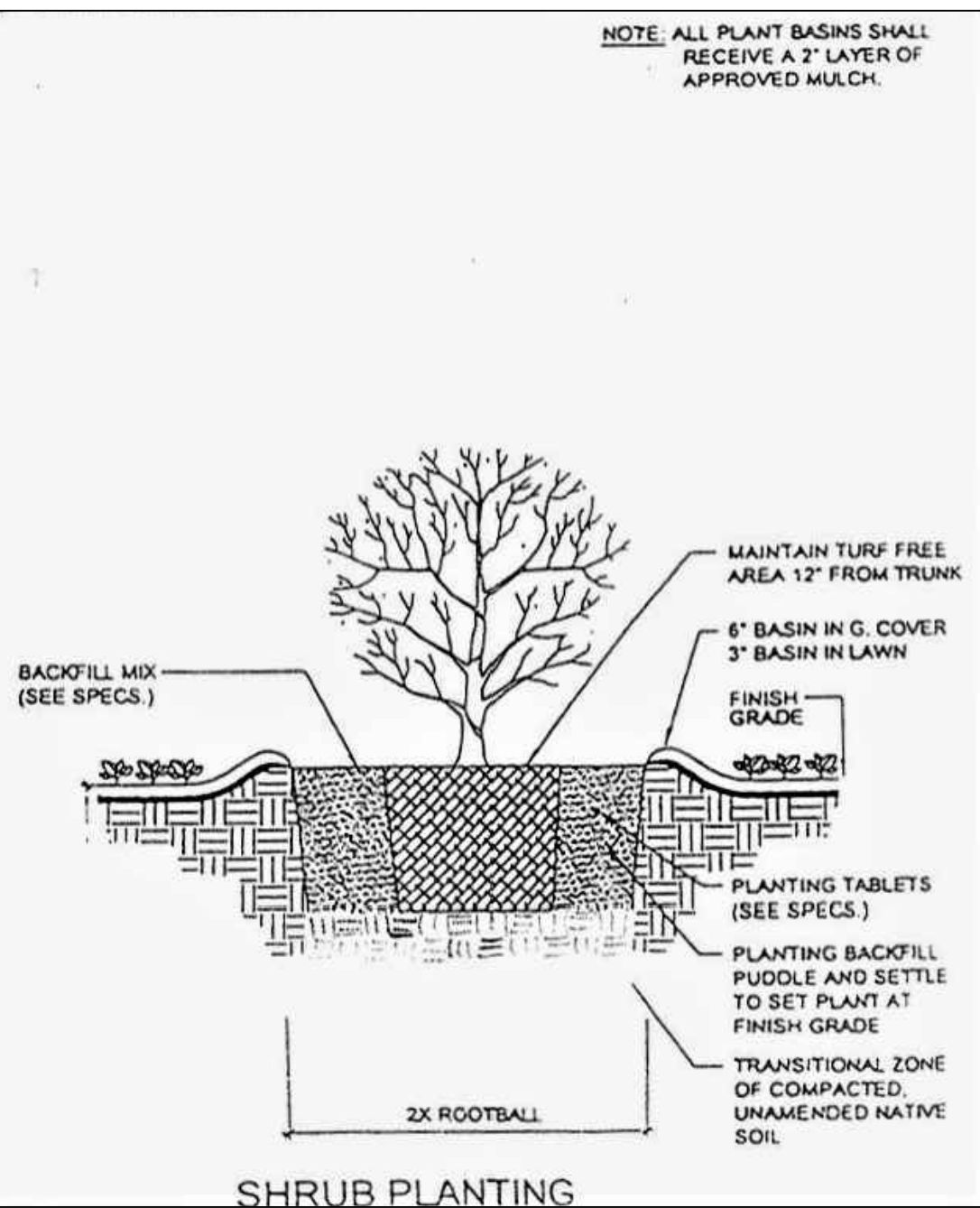
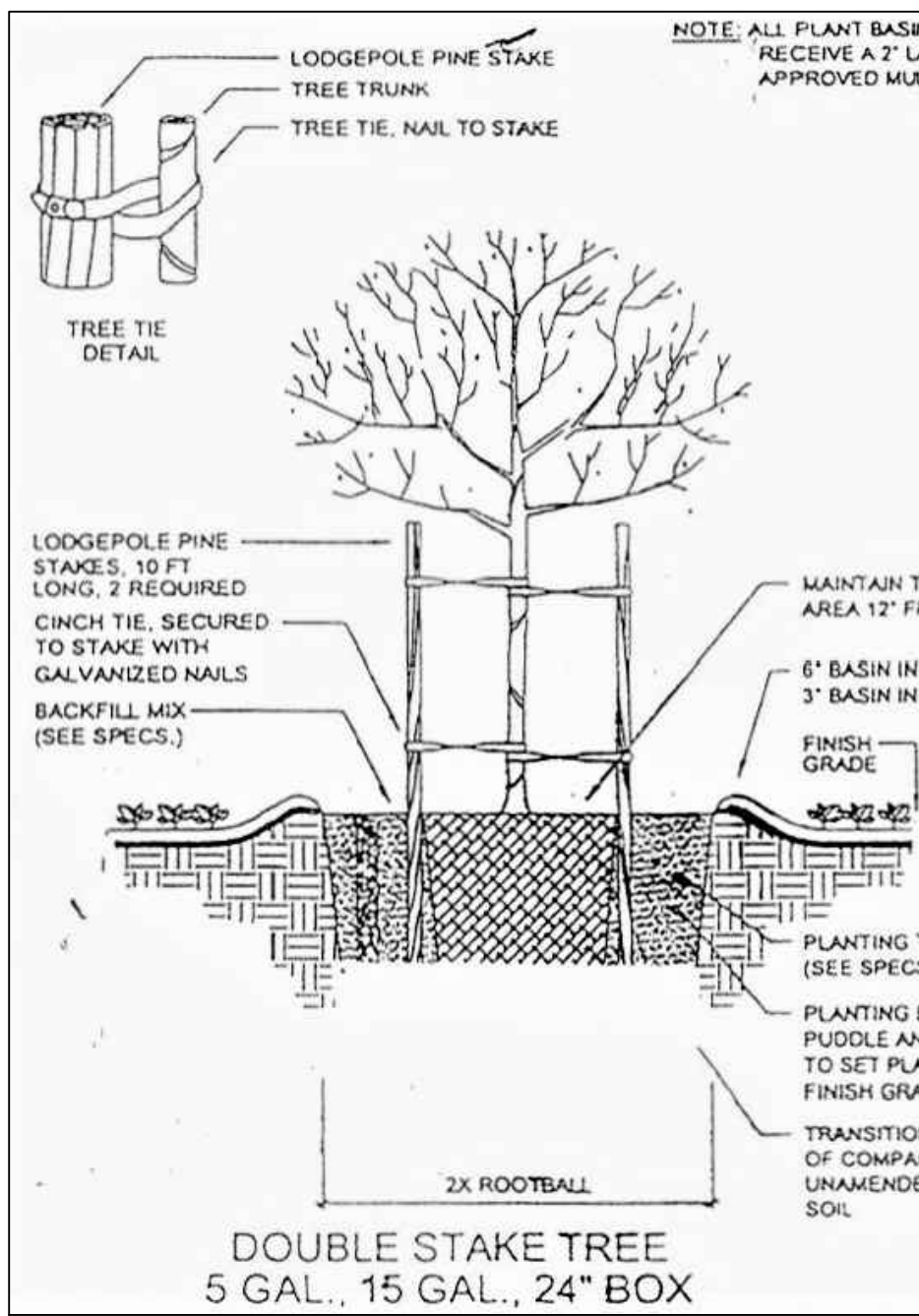
STAMPED CONCRETE

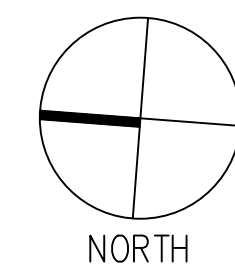
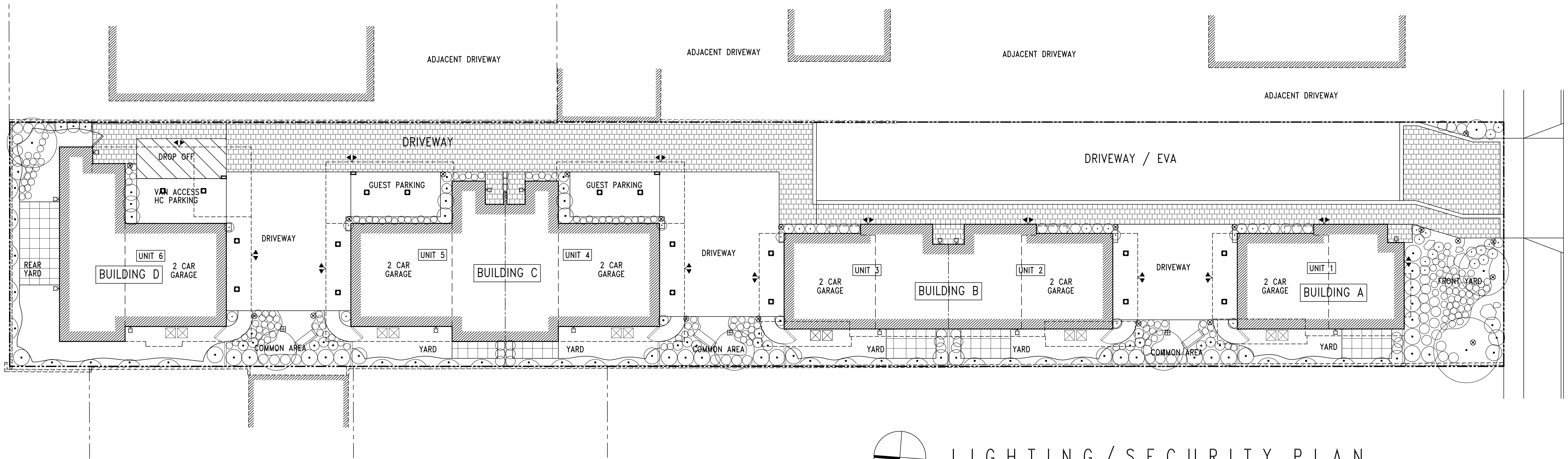


DECOMPOSED GRANITE

PLANT LEGEND

	SHOESTRING ACACIA (ACACIA STENOPHYLLA) 20' X 15' @ 10 YEARS 24" BOX
	DESERT MUSEUM PALO VERDE (CERCIDIUM "DESERT MUSEUM") UP TO 25' X 25' 24" BOX
	OKLAHOMA REDBUD (CERCIS CANADENSIS VAR. TEXINSIS OKLAHOMA) UP TO 15' X 15' 24" BOX
	SHRUBBY PODOCARPUS (PODOCARPUS MACROPHYLLUS VAR. MAKI) UP TO 20' X 12' 10 GAL
	BOUGAINVILLEA (BOUGAINVILLEA "BARBARA KARST") UP TO 20' X 8' 5 GAL
	LAVENDER (LAVENDULA MUNSTEAD) UP TO 20' X 8' 5 GAL
	MATILJA POPPY (ROMNEYA COULTERI) UP TO 8' X 8' 5 GAL
	COMMON WOOLLY SUNFLOWER (ROMNEYA COULTERI) UP TO 2' X 3' 5 GAL
	PAPYRUS (CYPERUS PAPYRUS) UP TO 16' X 4' 5 GAL
	ROCK PURSLANE (CALANDRINIA SPECTABILIS) UP TO 3' X 2' 5 GAL
	CREeping FIG (FICUS PUMILA) CLIMBING, AND UP TO 3'+ WIDE 5 GAL
	PINK MUHLY GRASS (MUHLENBERGIA CAPILLARIS "IRVINE") 3'+ TALL 1 GAL
	CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA) 2'+ TALL 1 GAL
	GAZANIA - VARIOUS COLORS (GAZANIA) 1' TALL 1 GAL
	BLUE CHALK STICK ICEPLANT (CALANDRINIA SPECTABILIS) GROUNDCOVER 1 GAL
	GRACE WARD LITHODORA (LITHODORA DIFFUSA "GRACE WARD") GROUNDCOVER 1 GAL
	STAMPED CONCRETE "LONDON COBBLE" BY GUEVARA CONCRETE
	DECOMPOSED GRANITE





LIGHTING / SECURITY PLAN

SCALE: 1" = 10'

SECURITY NOTES

- ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH A VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR, OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.
- WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY A RABBET TO THE JAMB.
- EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A WALL OR CEILING MOUNTED LIGHT AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT.
- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM THE OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
- PROVIDE DEADBOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY OPERATED LOCKS ON THE EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M, AND S OCCUPANCIES).
- STRAIGHT DEADBOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 3/8" AND A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MIN. THROW OF 3/4".
- GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS, OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.



180 DEGREE WHITE SOLAR POWERED
MOTION ACTIVATED LED FLOOD LIGHT
BY DEFiant (OR EQUAL)
Model # DFI-0452-WH



CRITTENDEN 1-LIGHT OUTDOOR 8.5"
WALL LANTERN SCONCE
BY SEAGULL LIGHTING (OR EQUAL)
Model #8538501-12



LT 4" WHITE INTEGRATED
LED RECESSED CEILING LIGHT
BY HALO (OR EQUAL)
Model # LT460WH6927R

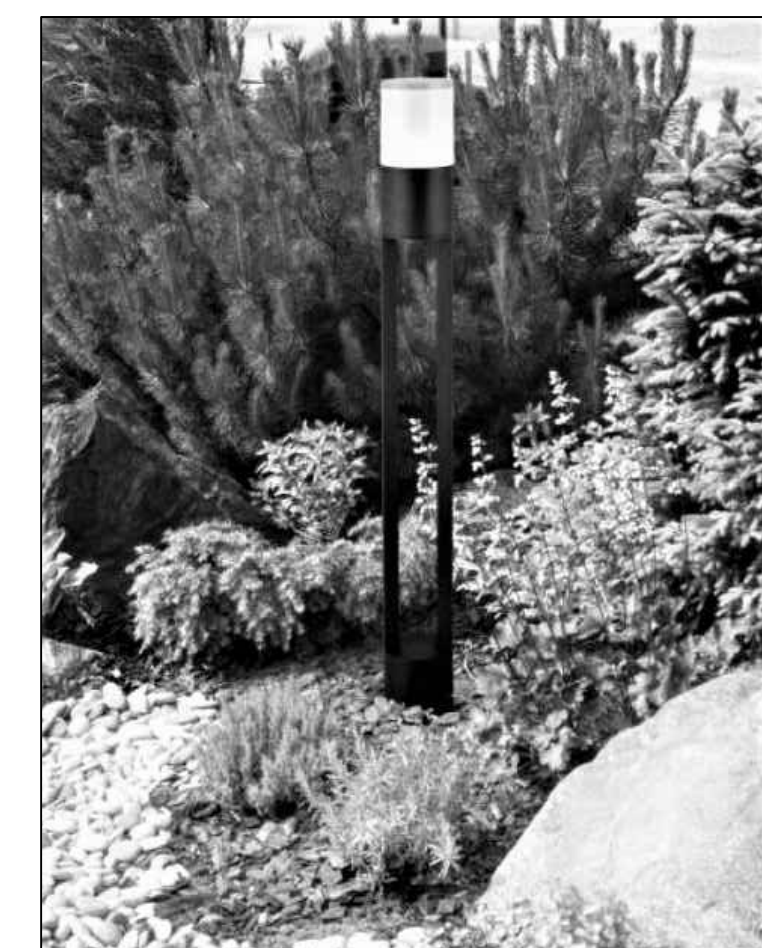
SYMBOL LEGEND

- DOUBLE SECURITY LIGHT
- WALL MOUNTED LIGHT
- RECESSED SOFFIT LIGHT
- PATH LIGHT
- BOLLARD LIGHT
- TREE OR SHRUB
SEE LANDSCAPE PLAN

NOTE: ALL LIGHTS TO BE LED

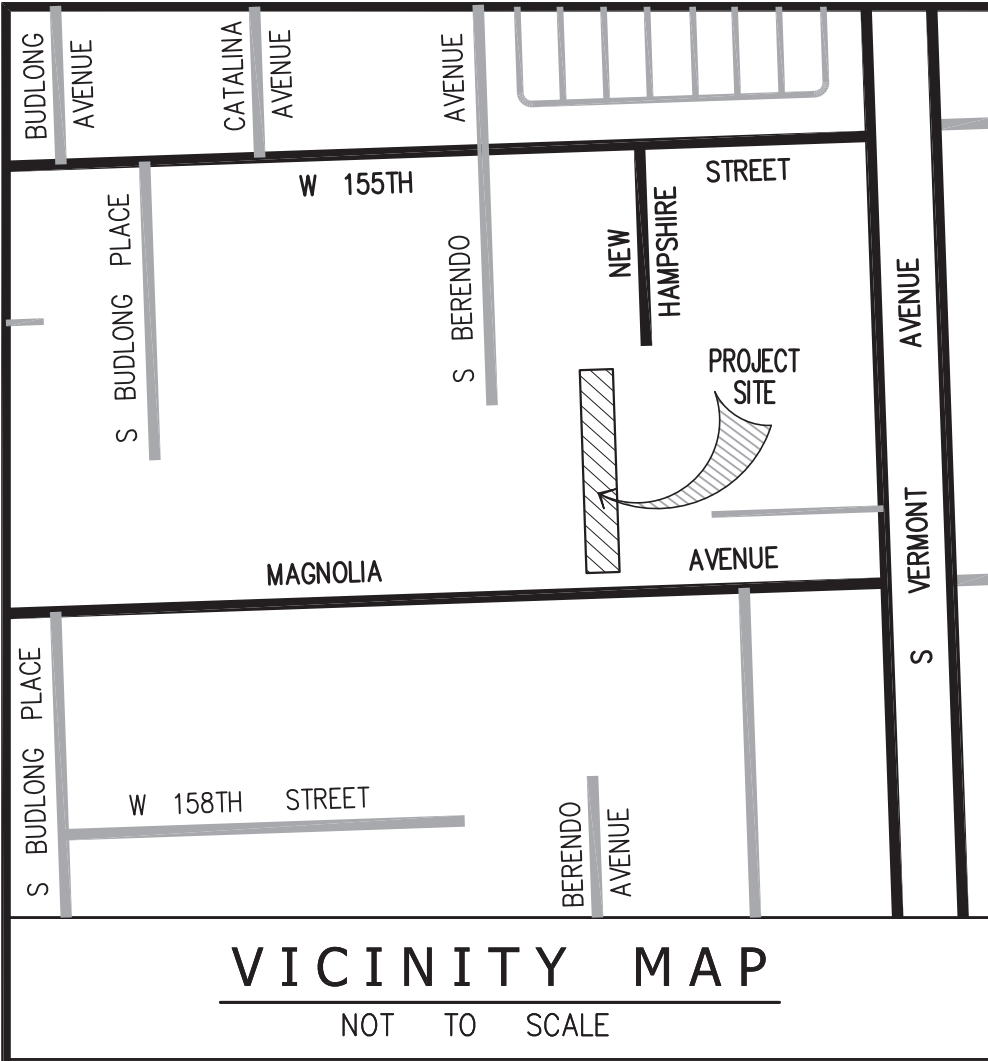


3-WATT BLACK INTEGRATED POWDER COATED
LED LANDSCAPE PATH LIGHT
BY HAMPTON BAY (OR EQUAL)
Model #DL10284BKS



6-WATT BLACK OUTDOOR INTEGRATED
LED BOLLARD LIGHT
BY VONN LIGHTING (OR EQUAL)
Model #VOB14668BL





NOTES:

TOTAL LOT AREA: 14,676 S.F. (0.337 ACRE)
COMMON AREA: 10,423 S.F. (0.239 ACRE)
NUMBER OF CONDOMINIUM UNITS: 6
NUMBER OF STORIES: 3
NUMBER OF PARKING: 1 HANDICAP
2 GUEST PARKING
12 COVERED (2/UNIT)
15 SPACES TOTAL (INCL. 1 HC VAN SPACE)
ASSESSOR'S PARCEL NUMBER: 611-035-015
TOPOGRAPHIC SURVEY WAS PERFORMED ON FEBRUARY 02, 2020 BY FORESIGHT ENGINEERING
EXISTING LAND USE: MULTI-RESIDENCE
PROPOSED LAND USE: RESIDENTIAL CONDOMINIUM
ALL THE EXISTING STRUCTURES WITHIN THE PROPERTY TO BE DEMOLISHED.

TENTATIVE TRACT MAP NO. 083100

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

BEING A SUBDIVISION OF THE SOUTHERLY 300.00 FEET OF THE EASTERLY THREE-FIFTHS OF LOT 5 OF JAMES L. GRIFFIN'S SUBDIVISION OF LOTS 13 AND 16 OF THE GARDENA TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGER 10 OF RECORD OF SURVEYS, IN THE OFFICE OF THE MAP RECORDER OF SAID COUNTY.

EASEMENT NOTES :

FOR CONDOMINIUM PURPOSES ONLY

NOTE : TITLE ITEMS PER LAWYERS TITLE COMPANY REPORT ORDER NO. 220252358 DATED MARCH 17, 2020, ITEMS NO. INSIDE HEXAGONAL INDICATES THAT THESE ITEMS ARE PLOTTED ON THE MAP WITH THE SAME SYMBOL AND ITEM NO.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: CONVEYANCE OF WATER IN PIPES AND AQUEDUCTS
RECORDING NO.: BOOK 743, PAGE 64, OF DEEDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
SAID EASEMENT CAN NOT BE LOCATED FROM AVAILABLE RECORDS

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPELINE
RECORDING NO.: BOOK 1992, PAGE 35, OF DEEDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
AND RECORDING DATE:
AND RECORDING NO.: BOOK 2331, PAGE 50, OF OFFICIAL RECORDS
SAID EASEMENT CAN NOT BE LOCATED FROM AVAILABLE RECORDS

SHEET INDEX :

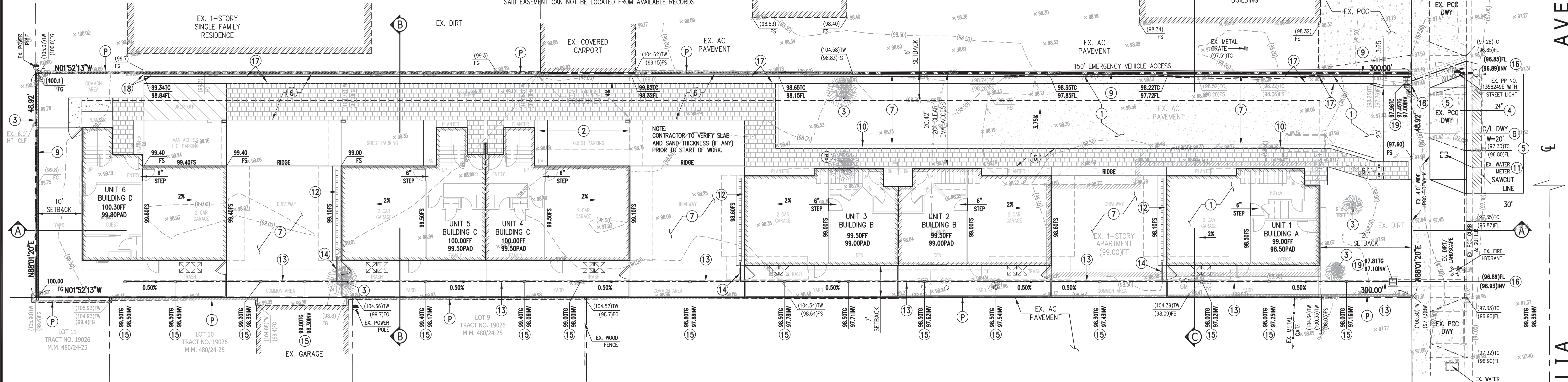
SHEET 1 - TENTATIVE MAP
SHEET 2 - FLOOR PLANS
SHEET 3 - SECTIONS & DETAILS

UTILITY PURVEYORS :

1. WATER - GOLDEN STATE WATER COMPANY
TEL NO. (323) 559-8406
2. ELECTRIC - SOUTHERN CALIFORNIA EDISON
TE NO. (800) 655-4555
3. GAS - SOCAL GAS
TEL NO. (800) 427-2200
4. SEWER - GARDENA PUBLIC WORKS
TEL NO. (310) 217-9568
5. WASTE - WASTE RESOURCES
TEL NOS. (310) 366 7600 / (888) 467 7600
6. CABLE - AT&T UVERSE TEL NO. (800) 288 2020
DIRECTTV TEL NO. (855) 802 3473
TIME WARNER TEL NO. (888) 892 2253
VIASAT TEL NO. (855) 894 5665

VERMONT AVENUE

SCALE: 1" = 10'



LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

THE SOUTHERLY 300.00 FEET OF THE EASTERLY THREE-FIFTHS OF LOT 5 OF JAMES L. GRIFFIN'S SUBDIVISION OF LOTS 13 AND 16 OF THE GARDENA TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGER 10 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 149 FEET THEREOF.

APN NO. 6113-035-015

BASIS OF BEARING :

THE BEARING OF N 88° 01' 20" E OF THE CENTERLINE OF MAGNOLIA AVENUE AS SHOWN ON TRACT NO. 19026 M.B. 480/24-25 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

SITE ADDRESS :

1031 MAGNOLIA AVENUE,
GARDENA, CA 90247

OWNER / SUBDIVIDER :

SIGA SIGA, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY.
CONTACT PERSON: STEVE STAPAKIS
82 GOLDEN EAGLE,
IRVINE, CA 92603
TEL. NO: (949) 500-3427

TITLE REPORT :

LAWYERS TITLE COMPANY
16755 VON KARMAN, SUITE 100
IRVINE, CA 92606
TEL. NO. (949) 223-5560 FAX NO. (818) 252-4518
ORDER NO: 220252358
DATED: MARCH 17, 2020

LICENSED SURVEYOR :

FORESIGHT ENGINEERING, INC.
CONTACT PERSON: NADER J. QOBORSI
17621 IRVINE BLVD., SUITE 210
TUSTIN, CA 92780
TEL. NO: (714) 542-1214
FAX. NO. (714) 542-0117

ESTIMATED EARTHWORK QUANTITIES :

SITE GRADING:

1. RAW CUT 200 CY
2. RAW FILL 200CY
3. ESTIMATED IMPORT OF DIRT FROM THE SITE 0 CY

EARTHWORK NOTE :

EARTHWORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SHRINKAGE AND SUBSIDENCE FACTORS OR ANY MATERIAL GENERATED BY UTILITY, TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE:

FLOOD ZONE: X (MINIMUM FLOODING HAZARD)
PER FEMA MAP NO. 06037C1795F DATED SEPT. 26, 2008

CONSTRUCTION NOTES:

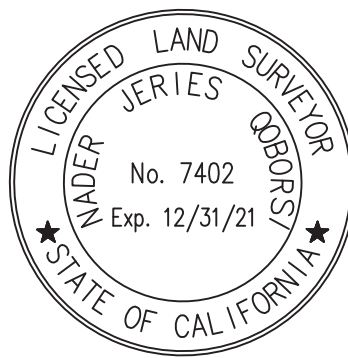
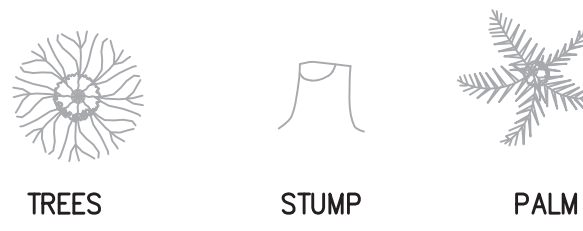
NO.	DESCRIPTION
(P)	PROTECT IN PLACE.
(1)	DEMOLISH & REMOVE EXISTING HOUSE, PCC CURB & AC PAVEMENTS.
(2)	REMOVE AND RELOCATE EXISTING METAL CONTAINER.
(3)	REMOVE EXISTING TREES AND CHAIN LINK FENCE.
(4)	SAWCUT AND RECONSTRUCT 24" WIDE FULL DEPTH AC PAVEMENT.
(5)	SAWCUT AND REMOVE EXISTING PCC DRIVEWAY, CURB & GUTTER.
(6)	CONSTRUCT ENHANCED PCC PAVING PER ARCHITECT'S DRAWINGS.
(7)	CONSTRUCT 4" THICK PCC DRIVEWAY.
(8)	CONSTRUCT PCC DRIVEWAY DRIVEWAY APPROACH PER CITY STANDARD.
(9)	CONSTRUCT 6' HIGH BLOCK WALL PER ARCHITECT'S DRAWINGS.
(10)	CONSTRUCT 0" PCC CURB.
(11)	ADJUST EXISTING WATER METER TO NEW GRADES.
(12)	CONSTRUCT 6" WIDE TRENCH DRAIN NDS DURA SLOPE (TRAFFIC QUALITY GRATE) DETAIL ON SHEET 3.
(13)	CONSTRUCT 6" SCHEDULE 40 PVC PIPE
(14)	CONSTRUCT 4" SCHEDULE 40 PVC PIPE
(15)	CONSTRUCT 6" DIA ARE ARAIN PER NDS PRODUCTS OR EQUAL
(16)	CONSTRUCT PARKWAY DRAIN PER SPPWC STD. PLAN 151-2 S=12"
(17)	CONSTRUCT PCC CURB & GUTTER (6" CF, 18" GUTTER) PER DETAIL ON SHEET 3.
(18)	CONSTRUCT 18" PCC CURB TRANSITION PER DETAIL ON SHEET 3.
(19)	CONSTRUCT 18"x18" CATCH BASIN BROOKS PRODUCTS OR EQUAL.

ABBREVIATIONS :

AB = AGGREGATE BASE
AC = ASPHALT PAVEMENT
AD = AREA DRAIN
BMP = BOTTOM OF RAMP
CB = CATCH BASIN
CF = CURB FACE
CLF = CHAIN LINK FENCE
EG = EDGE OF GUTTER
EP = EDGE OF PAVEMENT
FF = FINISH FLOOR
FG = FINISH GRADE
FH = FIRE HYDRANT
FL = FLOW LINE
FS = FINISH SURFACE
GB = GRADE BREAK
GM = GAS METER
GP = GAS PIPE
HP = HIGH POINT
IE = INVERT ELEVATION
LP = LOW POINT
NG = NATURAL GROUND ELEVATION
OHV = OVERHEAD WIRE
PP = POWER POLE
PC = PROPERTY CORNER
PCC = PORTLAND CEMENT CONCRETE
RCE = REGISTERED CIVIL ENGINEER
RW = RETAINING WALL
SB = SPLASH BOX
SDMH = STORM DRAIN MANHOLE
SMH = SEWER MANHOLE
SPB = SIGNAL PULL BOX
STLT = STREET LIGHT
T.B.M. = TEMPORARY BENCHMARK
TC = TOP OF CURB
TG = TOP OF GRATE ELEVATION
TW = TOP OF WALL
WDFCE = WOOD FENCE
WIFCE = WROUGHT IRON FENCE
WM = WATER METER
WV = WATER VALVE
(00.00) = EXISTING ELEVATION
00.00 = PROPOSED ELEVATION
-E- = ELECTRICAL
-G- = GAS
-W- = WATER
-S- = SEWER
-T- = TELEPHONE

LEGEND

P.C.C. SLAB
WROUGHT IRON FENCE
CHAIN LINK FENCE
RETAINING WALL
WOOD FENCE



PREPARED UNDER THE SUPERVISION OF

NADER J. QOBORSI, PLS 7402 EXP. 12/31/21

BUDLONG AVENUE

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

FORESIGHT ENGINEERING INC.

CIVIL ENGINEERING & LAND SURVEYING
17621 IRVINE BLVD, SUITE 210
TUSTIN, CA 92780
TEL (714)542 1214 * FAX (714)542 0117

TENTATIVE TRACT MAP 083100

1031 MAGNOLIA AVENUE,
GARDENA, CA 90247

DRAWING PREPARED FOR:

DRAWN BY: JLB SCALE: 1" = 10' 04/07/2020

CHECKED BY: NJQ PROJ. NO. 374-113 SHEET 1 OF 2

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP #3-20 (83100); SITE PLAN REVIEW 4-20; VARIANCE #2-20

GENERAL CONDITIONS

- GC 1. The 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. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 4. The applicant shall provide the City with a 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 by these conditions. 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 (PL 4).
 - b. All landscaping to be kept in a healthy and well-kept manner (PL 3).
 - c. Maintenance and repair obligations of all private streets/driveways.
 - d. The re-slurring and re-striping of the driveway and parking areas shall happen every five (5) years at a minimum. The Director of Community Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition (BS 17).
 - e. The building shall be maintained in good condition at all times and shall be repainted every eight (8) years at a minimum. The Director of Community Development or designee may require more frequent painting if the improvements are not maintained in good condition (BS 18).
 - f. Maintenance and repair obligations of all open spaces and Common Area.
 - g. Prohibition against outdoor storage.
 - h. Prohibition against alterations to architectural treatments (PL 7).

- i. All garage spaces shall be maintained in such a manner as to be able to be used for parking of two cars.
- j. Prohibition against parking in driveways areas and in front of garages.
- k. A requirement that trash cans shall be kept in the garage or out of public view.
- l. Parking shall be prohibited in the driveway areas and in front of the garages.
- m. Residents' vehicles shall be stored in the garages at all times while on the site.
- n. Residents shall not be allowed to use Guest Parking for their own vehicles.
- o. 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.

When the draft is provided to the City for review, it shall be accompanied by a table specifying where all conditions required can be found.

- GC 5. 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 6. 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 March 2, 2021 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 7. Grading and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and public holidays are strictly prohibited.
- GC 8. Trash pick-up and other exterior facility cleaning activities shall be restricted to the hours of 7 a.m. to 6 p.m., Monday through Friday. These activities shall be prohibited during peak traffic hours.

- GC 9. 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 10. 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 11. The applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of General Plan Amendment #5-20, Zone Change #4-20, Tentative Tract Map #3-20 (TTM No. 83100), Site Plan Review #4-20, Variance #2-20, and the subsequent Notices of Exemption. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorney's fees.

Residential Development

- RD 1. Applicant shall pay a multiple-unit residential development impact fee of \$1,000/unit for a total of \$6,000 prior to building permit issuance. California Government Code, 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.

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. The CC&Rs shall provide that 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.
- PL4. Any revisions to the CC&Rs shall require prior city approval.
- PL5. There shall be no deviation from colors and materials shown on the development plans as presented to the Planning Commission on March 2, 2021, unless approved by the Community Development Director.
- PL6. The CC&Rs shall contain a prohibition against modifying the exterior colors and materials of any unit without approval by the Community Development Director.
- PL7. All motorized equipment used in construction shall be equipped with functioning mufflers as mandated by the State.
- PL8. The applicant shall pay school impact fees to the Los Angeles Unified School District and provide proof of payment prior to issuance of building permits.
- PL9. Any signage shall comply with the provisions of Chapter 18.58 of the Gardena Municipal Code.
- PL10. Decorative colored concrete shall be provided at the main vehicular entrance along Magnolia Avenue to the satisfaction of the Planning Division.
- PL11. Prior to commencement of ground-disturbing activities a qualified vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall develop Worker Awareness and Environmental Program (WEAP) Training for construction personnel. This training shall be presented to construction personnel and include what fossil remains may be found within the Project area and policies and procedures that must

be followed in case of a discovery. Verification of the WEAP Training shall be provided to the Gardena Community Development Department.

- PL12. If fossils or fossil bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.

ENVIRONMENTAL

- EN1. Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 - SB18 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the Lead Agency prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 50 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the Tribal monitor approved by the Consulting Tribe and a qualified archaeologist if one is present. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and

grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue in other parts of the Project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). 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. Any historic archaeological material that is not Native American in origin (non-TCR) 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, it shall be offered to a local school or historical society in the area for educational purposes.

- EN2. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC and PRC 5097.98 shall be followed.
- EN3. Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

EN4. Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

EN5. Native American and Archaeological monitoring during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of TCR's shall be taken. The Native American monitor must be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Principal personnel for Archaeology must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California.

TENTATIVE TRACT MAP

TM 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.

- TM 2. 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.
- TM 3. 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.
- TM 4. 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.
- TM 5. Private driveways shall be indicated on the final map as “Private Driveway and Fire lane” with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested, and accepted prior to construction.
- TM 6. Prior to initial phase associated with building construction, all above ground and underground infrastructure shall be installed.
- TM 7. The applicant 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 \$60,000 and shall be paid in full to the City prior to final map.
- TM 8. Model homes may 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

- BS1. The applicant/developer shall comply with all applicable portions of the California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The applicant shall obtain separate Building Division permits for Demolition, Grading, Building, Site Development, Electrical, Plumbing, Mechanical, and Fences.
- BS3. The approval of plans and specifications does not permit the violation of any section of the Building Code, City’s Ordinances, and or State Law.

- BS4. The applicant/developer shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.
- BS5. The applicant/developer shall provide storm water management plan prepared by a qualified engineer acceptable to the Building Official and the Engineering Division. Drainage from parking lots to the public rights-of-way shall be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- BS6. The applicant shall be responsible for the construction of all on-site drainage facilities and provide a master plan for drainage. 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.
- BS7. The applicant/developer shall demonstrate that coverage 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. The applicant must implement Best Management Practices, to the satisfaction of the Building Official, during construction to prevent construction materials and soil from entering the storm drain.
- BS8. The applicant/developer shall submit for review and approval detailed landscape and irrigation plans prepared by a licensed landscape architect to the Director of Community Development or designee and the Director of Public Works that is consistent with the State's Water Efficient Landscape Guidelines. At a minimum, tree size shall be 24-inch box and shrubs shall be five (5) gallon size. Metal cages, painted green, shall be used to protect irrigation check valves and controllers. All above ground piping, such as double detector check valves, shall not be placed in front setbacks and shall be screened with landscaping and painted green. Protective bollards shall be of a decorative type and/or painted green where appropriate.
- BS9. The applicant/developer shall provide a complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.
- BS10. The applicant/developer shall grade the subject property in accordance with the Grading Ordinance and to the satisfaction of the Building Official. A grading plan shall be submitted by the applicant/developer for review and approval. Grading shall be in substantial conformance with the proposed grading that is approved by the Planning Commission. Surety shall be posted to the satisfaction of the Building Official and the City Attorney guaranteeing completion of grading within the project.
- BS11. The Applicant/developer 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.
- BS12. The Applicant/developer shall provide parking lot structural sections, which shall be based on recommendations of a soils engineer, to be approved by the City Engineer and Building Official.
- BS13. The Applicant/developer shall install new public fire hydrant(s) to the satisfaction of the Los Angeles County Fire Department and City Engineer.
- BS14. The Applicant/developer shall prepare construction and demolition waste recycling plans for review and approval by the Building Division. Applicant/developer shall enroll in the city's waste diversion program.
- BS15. Permits are issued to the building addresses. Apply for new addresses, in the Community Development Department, prior to obtaining building permits.
- BS16. 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.
- BS17. The Applicant/developer shall re-slurry and re-stripe the driveway and parking areas every five (5) years at a minimum. The Director of Community Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition.
- BS18. The Applicant/developer shall maintain the building in good condition at all times and shall repaint the approved buildings and accoutrements every eight (8) years at a minimum. The Director of Community Development or designee may require more frequent painting if the improvements are not maintained in good condition.
- BS19. The applicant/developer shall submit a Final Priority Water Quality Management Plan to the Building Division for review and approval.
- BS20. Address shall be on building and curb, both street and alley sides, per State Code and City standards.
- BS21. All on-site pavement, stripping and markings shall be maintained in a good condition at all times.
- BS22. Plans and specifications shall be signed by a California Licensed design professional per the California Business and Professions Code.

BS23. The 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.

BS24. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). The sampling method to be used shall be based on the statistical probability that construction materials similar in color and texture contain similar amounts of asbestos. In areas where the material appears to be homogeneous in color and texture over a wide area, bulk samples shall be collected at discrete locations from within these areas. In unique or nonhomogeneous areas, discrete samples of potential ACMs shall be collected. The survey shall identify the likelihood that asbestos is present in concentrations greater than 1 percent in construction materials. If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard.

Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403. Common asbestos abatement techniques involve removal, encapsulation, or enclosure. The removal of asbestos is preferred when the material is in poor physical condition and there is sufficient space for the removal technique. The encapsulation of asbestos is preferred when the material has sufficient resistance to ripping, has a hard or sealed surface, or is difficult to reach. The enclosure of asbestos is to be applied when the material is in perfect physical condition, or if the material cannot be removed from the site for reasons of protection against fire, heat, or noise.

BS25. If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. A portable, field X-ray fluorescence (XRF) analyzer shall be used to identify the locations of potential lead paint, and test accessible painted surfaces. The qualified Environmental Professional shall identify the likelihood that lead is present in concentrations greater than 1.0 milligrams per square centimeter (mg/cm²) in/on readily accessible painted surfaces of the buildings.

If lead-based paint is found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Potential methods to reduce lead dust and waste during removal include wet scraping, wet planning, use of electric heat guns, chemical stripping, and use of local High Efficiency Particulate Air (HEPA) exhaust systems. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing

lead-based paint removal shall provide evidence of abatement activities to the City Engineer.

BS26. Prior to approval of grading plans and/or prior to issuance of demolition, grading, and building permits, the following noise reduction techniques shall be included in the construction plans or specifications:

- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.

- The Project Applicant shall demonstrate to the satisfaction of the City's Building Official that construction noise reduction methods shall be used where feasible, including shutting off idling equipment.

- During construction, equipment staging areas shall be located such that the greatest distance is between the staging area noise sources and noise-sensitive receptors.

- Per Gardena Municipal Code Section 8.36.080, construction activities shall not occur during the hours of 6:00 p.m. and 7:00 a.m. on weekdays; between the hours of 6:00 p.m. and 9:00 a.m. on Saturday; or any time on Sunday or a Federal holiday

BS27. Prior to building permit issuance, the Project applicant would be required to demonstrate to the City of Gardena Building Division that the HVAC units proposed to be installed on-site would comply with the City's Noise Ordinance (Gardena Municipal Code Chapter 8.36). Building permit issuance is contingent upon satisfactory demonstration that the HVAC units would comply with the City's noise ordinance.

BS28. An acoustical analysis is required prior to the issuance of building permits for the Project to demonstrate compliance with City's Noise Ordinance (Gardena Municipal Code Chapter 8.36 and specifically Section 8.36.050, Interior noise standards). The interior noise study is required to be submitted to the City of Gardena Building Division for review and approval in conjunction with building permit application review; building permit issuance is contingent upon satisfactory demonstration that interior noise levels will comply with the City's noise ordinance.

PUBLIC WORKS

PW1. The applicant shall pay a sewer connection fee at permit issuance, at a rate of \$140 per unit or \$840 in total.

PW2. The applicant shall remove all sidewalk, curb and gutter and driveway in front of the project site along Magnolia Avenue.

- PW3. The applicant shall repaint existing curbs and install traffic signs per City of Gardena's Public Works Department.
- PW4. The applicant shall show all sidewalk structures on plans (i.e. poles, hydrants and traffic signal conduit).
- PW5. The applicant shall provide street improvement plan showing all requirements. Street plans shall be designed and signed by a registered Civil Engineer.
- PW6. The applicant shall provide traffic control plans per W.A.T.C.H. (Work Area Traffic Control Handbook) or California M.U.T.C.D.
- PW7. The applicant shall pay a surety in the amount of \$10,000 to the Public Works Department at the time of permit issuance for street improvements. The surety will be released if the permits pass final inspection and are signed-off by the Public Works Department.
- PW8. Public Works Encroachment/Excavation permit is required for all work in public right-of-way.
- PW9. 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 project to initiate application for new service installation.

LOS ANGELES COUNTY SANITATION DISTRICTS

- SD1. The applicant shall pay a connection fee before a permit to connect to the sewer 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 final approval and shall comply with all applicable Los Angeles County Fire Department requirements.

GARDENA POLICE DEPARTMENT

- PD1. Install one surveillance camera at the entrance of the development. Surveillance cameras shall be maintained by the homeowner's association and recordings should be kept for a minimum of 30 days. These requirements shall be included in the CC&Rs.

PD2. The builders shall use Crime Prevention Through Environmental Design (CPTED) measures including good lighting around the exterior of buildings and parking areas, eliminating blind spots caused by landscaping, and preventing areas prone to graffiti from being targeted by planting landscaping that create barriers.

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

Steve Stapakis

Dated _____

From: Amanda Acuna
Sent: Friday, February 26, 2021 1:30 PM
To: Neal Natsumeda
Cc: CDD Planning and Zoning
Subject: RE: letter opposed to the current proposal for development at 1031 magnolia ave

Good Afternoon Neal,

Staff has received your public comment and it will be presented to the Planning Commission. We wanted to inform you that the applicant has since made several changes to the project to address these issues, including modifying the back unit from a three-story until down to a two-story unit. Attached are the revised project plans that show all the changes made. If you have any questions please feel free to contact staff.

Thank you,

Amanda Acuna

Senior Planner | City of Gardena

1700 West 162nd Street | Gardena CA | 90247

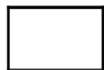
Phone 310.217.9524 | Fax 310.217.9698 | aacuna@cityofgardena.org

Website: www.cityofgardena.org

From: Neal Natsumeda <drneal24@gmail.com>
Sent: Friday, February 26, 2021 8:53 AM
To: CDD Planning and Zoning <CDDPlanningandZoning@cityofgardena.org>
Subject: letter opposed to the current proposal for development at 1031 magnolia ave

Caution! This message was sent from outside your organization.

I have attached my letter in opposition the the development at 1031 magnolia ave as currently proposed.



Virus-free. www.avg.com

February 26, 2021

Neal Natsumeda
15517 S. New Hampshire Ave.
Gardena, CA 90247

City of Gardena
Attention: Planning
Commission 1700 W. 162nd
St., Room 101
Gardena, CA 90247

Re: Proposed Development of Property at 1031 Magnolia

Dear Chair and Members of the Planning Commission,

After looking at the proposed plans, I would like to point out one major error.

On the east side of the proposed development (top of the page when looking at the plans) and directly east from building C, and between what is shown as Ex. 1-story single family residence and Ex. Covered carport, is an area described as “adjacent driveway”. This is not correct. It is not an adjacent driveway, it is my backyard.

I do not want the project reviewers to be of the mind that people living in units 5 and 4 would be looking from the second floor balcony into an empty driveway. They will have direct views into the rear of my house and the entirety of my backyard. There will be absolutely no privacy for any activities at all.

Please make the wording change to all current and future plans and consider this another reason to deny the request to change the zoning from R1 to R3.

Sincerely,

Neal Natsumeda

February 25, 2021

Neal Natsumeda and the four other property owners adjacent to the proposed project,
Nestor Pigao, Laura Marquez, Michael Lee and Michelle Davies
15517 S. New Hampshire
Gardena, CA 90247

City of Gardena
Attention: Planning Commission
1700 W. 162nd St., Room 101
Gardena, CA 90247

Re: Proposed Development of Property at 1031 Magnolia

Dear Chair and Members of the Planning Commission,

I am one of the homeowners who resides next to the proposed development at 15517 S. New Hampshire and we are severely impacted by it. We have significant concerns regarding the impacts of the proposed townhomes on our single-family home and our neighbors' homes. Our hope is that the developer will adhere to the existing zoning of the lot and only build a single-family home on the R1-zoned land. Additionally, we believe the findings required through the Site Plan Review and Variance processes cannot be made to approve the development on this same R1-zoned portion.

We had previously received plans for the project so some of our exhibits are based on the previous submission. It would seem appropriate that the applicant would have had to some sort of outreach with the neighbors prior to this meeting with the final proposal.

Something odd has happened with the zoning and subdivision of the land in this area. It is not typical that a parcel has multiple zones. In this case the northern third of the property is zoned R1, while the southern two thirds is R3 (Exhibit A). The northern one third is surrounded by existing single-family homes (Exhibit B), which seems to be the intent of the zoning of the northern one third. The zoning of the north portion should remain as-is and not be changed to allow the development.

The findings per the required Site Plan approval process cannot be made. Per the Gardena Municipal Code:

"A. A site plan shall be approved, or conditionally approved, only after finding that the proposed development, including the uses and the physical design of the development, is consistent with the intent and general purpose of the general plan and provisions of the

municipal code, and will not adversely affect the orderly and harmonious development of the area and the general welfare of the city; otherwise such plans shall be disapproved."

It is clear that the development of two and a half townhomes on this parcel is not "orderly" or "harmonious". The square footage of the buildings on the north portion is approximately 4,500 square feet (Exhibit C) while the adjacent homes are approximately 1,900 square feet. The three stories of structures (Exhibit D) will tower over the existing one-story homes and will eliminate any privacy in their rear yards.

Additionally, as mentioned before the development of the north portion of the lot as R3 is not consistent with provisions of the Code which dictate this area is zoned R1. This is an additional finding per the Site Plan findings that cannot be made. We anticipate the Zone Change listed in the public notice proposes to change the R1 zoning to R3. This is entirely inappropriate.

Finally, the notice indicates that a Variance is being sought for reduced setbacks. There is absolutely no way the findings can be made per the Code:

18.48.020 Conditions necessary to granting a variance.

The commission, in granting a variance, shall make a finding that in the evidence presented all four of the following conditions exist in reference to the property being considered:

A. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this title would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications;

B. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated;

C. That the granting of the variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvements in the same vicinity and zone in which the subject property is situated; and

Finding "A" cannot be made as the width of the lot at 49 feet is essentially the standard in the neighborhood. There is absolutely nothing different about the width of this property.

Finding "C" cannot be made as the decreased setback is very detrimental to the single family residential properties in the area.

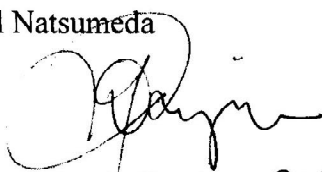
The combination of heights, improper rezoning, and an un-approvable Variance make this a project that is not needed in our City. As such the project needs to be redesigned or denied as proposed.

It is understandable that it is troublesome to need to subdivide the land to match the existing zoning, but a subdivision is already being proposed. The applicant should be required to subdivide the property so that the R1 portion at the rear will become its own parcel and can be developed consistent with the zoning.

Sincerely,

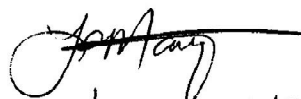


Neal Natsumeda



NESTOR PIBARO

15513 S. New Hampshire Ave
GARDENA, CA. 90247



Laura Marquez

15606 S. Berendo Ave.
Gardena, CA 90247

Michelle

15610 S. Berendo Ave.
Gardena, CA 90247

Michelle Davies

15602 S. Berendo Ave
Gardena, CA 90247