

**GARDENA VILLAGE
SPECIFIC PLAN**

**PREPARED FOR:
THE CITY OF GARDENA**

EXHIBIT No. _____

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Case No. _____

☐ **Proposed Version** ☒ **Approved Version**

**APPLICANT:
GARDENA MARKETPLACE, LLC**

November 10, 1999

**CITY OF GARDENA
COMM DEVELOPMENT DEPT**

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**GARDENA VILLAGE SPECIFIC
PLAN
EXHIBIT "A"
NOVEMBER 10, 1999**

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CHAPTER I
INTRODUCTION

GARDENA VILLAGE SPECIFIC PLAN

CHAPTER I

INTRODUCTION

A. *Specific Plans - Background and Authority*

1. *Planning and Zoning – State of California Government Code*

A Specific Plan is intended to provide for the orderly and systematic development of property in a manner that may not be possible solely through the interpretation of the zoning and subdivision codes. State authority as specified under Article 8 of the Government Code mandates specific Plans. As stated under Section 65450 "... the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan."

The specific plan shall include text and diagrams as listed in the Government Code but not inclusively limited to the following:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2) and (3).
- (b) The specific Plan shall include a statement of the relationship of the specific plan to the general plan.

State authority allows the local legislative body to develop specific plans to meet local needs suited to specific sites, rather than applying general classifications and standards addressed in the zoning code. An adopted specific plan will combine the benefits of both a general plan and the zoning code particularly as the plan applies to the specifics of approved subdivisions. Additionally, the City of Gardena has its own design criteria as they apply to specific plans.

2. Local Ordinances and Jurisdiction

Regulations established in the City's standards for a specific plan are authorized by the Government Code. As specified in the City of Gardena's municipal code, Section 18.39.010 "...the intent is to provide for the classification and the development of a parcel or parcels of land as a coordinated, comprehensive project that will result in a more desirable development ...". The contents of the specific plan as listed under Section 18.39.040 of the Municipal Code are provided to complement and add to the Government Code.

3. Intent

This Specific Plan is provided to serve as the development standards for the area being covered by the Plan. The intent is to provide a more desirable development, meeting community expectations beyond the conventional application of the local zoning ordinance. The Plan will define the project, establish implementation of development and will show compliance to the City's expectations of development through the requirements of a Specific Plan. The Plan is intended to meet residential objectives of the General Plan by providing creative housing in variety and affordability. The development will help preserve the low-medium residential density that is greatly needed. The project will be an attractive neighborhood, which will be free of blight and deterioration. The project will be conducive to pedestrian use in that residents will have direct pedestrian access to the shopping center immediately to the west of the site. Direct access is available to a major street Artesia Blvd. via local private streets. This project will have the affordability of a multi-family development with the luxury of single family living.

4. Applicant

The initiator and applicant for this project is Gardena Market Place, LLC a California Limited Liability Company. Address: 27520 Hawthorne Blvd. Rolling Hills, CA 90274.

B. Setting

1. Location

The project site is located in the southwesterly corner of the City of Gardena, easterly of Western Avenue approximately 1000 feet. The site is bordered by Artesia Boulevard to the south and 172nd Place to the north. Single-family residential development exists to the north and east. To the west is a commercial project, which is under construction with a Lucky Market and a Sav-On Drugstore proposed. Commercial uses also exist across Artesia Boulevard to the south. This project is lot 6 of the subdivision (Tract No 52273) that created the commercial development to the west.

SITE LOCATION MAP

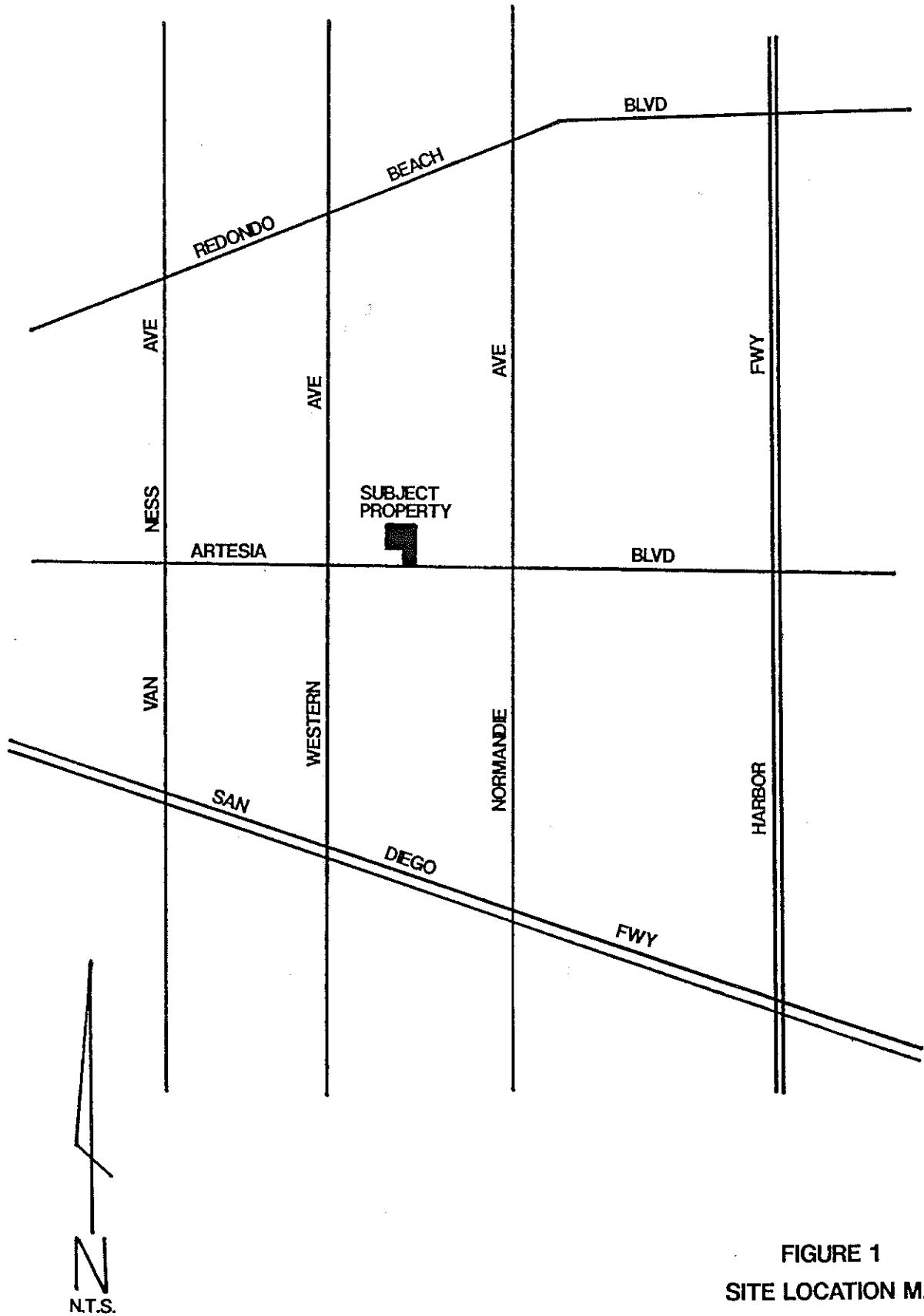


FIGURE 1
SITE LOCATION MAP

In a regional setting, residential communities surround the City of Gardena, the City of Los Angeles to the south and east, County Unincorporated area to the north and the Cities of Hawthorne and Torrance to the west. Other communities in the near proximity to the City of Garden are Lawndale, Carson, Compton and Inglewood. The City of Gardena is situated approximately 7 miles easterly of the coast, 10 miles southerly of Downtown Los Angeles and approximately 6 miles from Los Angeles International Airport.

The site is readily accessible from the west by taking the San Diego Freeway (I-405) or from the east by taking the Harbor Freeway (I-110). Both freeways are accessible via Artesia Boulevard.

2. The Project Site

The project site consists of 5.7 acres. This residential project is part of a larger ownership that has been divided into 6 lots. Five lots are for commercial purposes located to the west. This site is Lot 6 and is the only lot that was divided for residential purposes. Lot 6 will be further divided into 61 detached single-family condominium units. The site is currently vacant and void of any significant vegetation. The site is general flat, varying in topography approximately 6 feet, sloping gently from north to south. The project area has no significant landforms.

C. Related Applications and Documents

1. Development Agreement No. 3-97 and E.I.R.

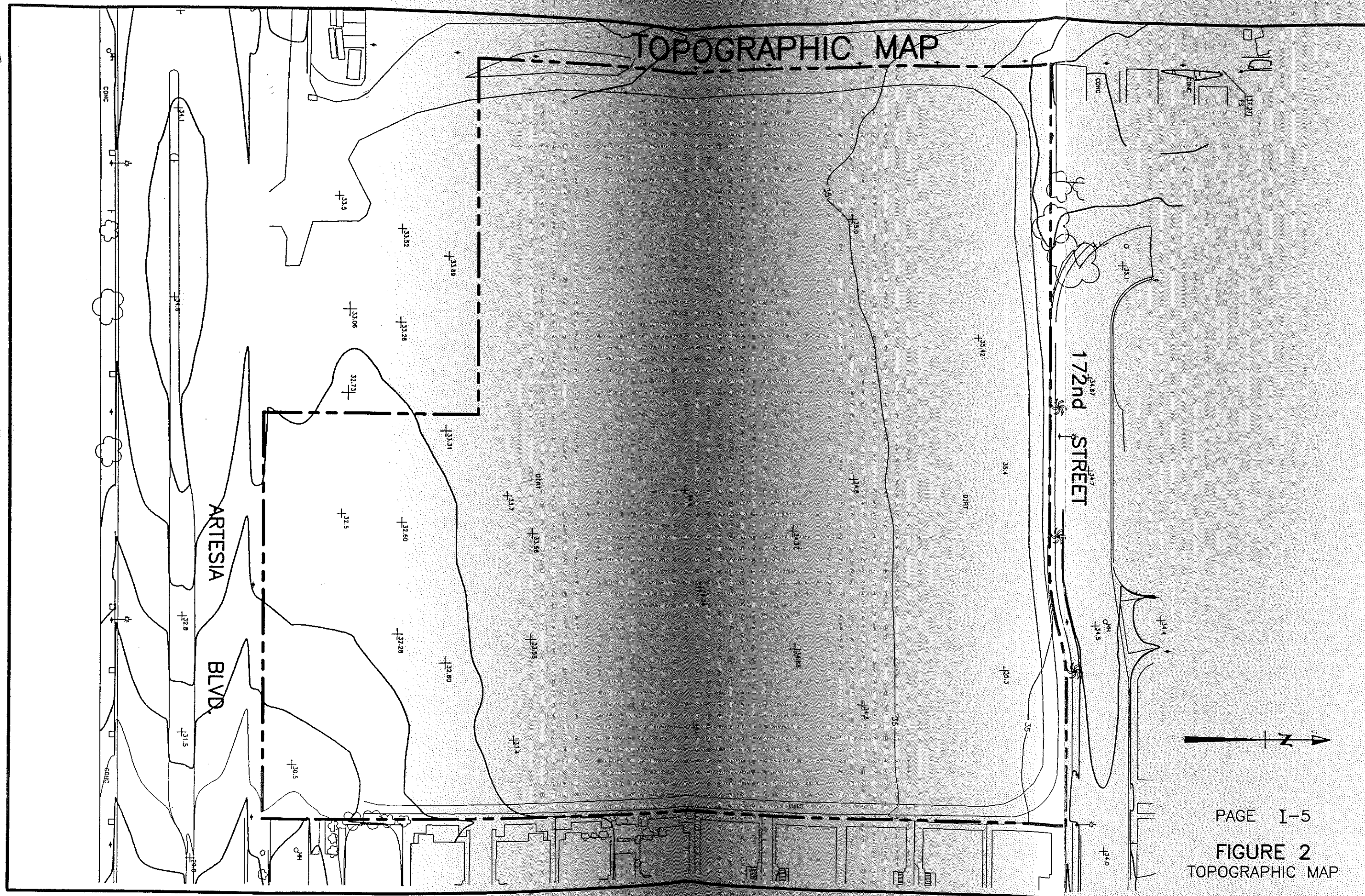
The subject site is covered under Development Agreement No. 3-97, which was entered into by the City of Gardena and California Coast Development Group, Inc. (Cal – Coast) on March 24, 1998. As part of the agreement with the City, Cal-Coast agreed to submit a plan for residential development over this site. The current owner of the site is Gardena Market Place, LLC a California Limited Liability Company. The property was zoned with the approval of the agreement as R-2 with a density not to exceed 12 units per acre. That density is compatible with the land use designation of Medium Residential Density.

The overall site plan including the residential Lot 6 and the commercial lots to the west were approved with the Environmental Impact Report and Mitigation Monitoring Program (EA #5-97).

D. Detailed Description of the Site

1. Geology and Soils

Based on a report by Treadwell & Rollo, they have stated that there are no active faults on the site. As we all know, Southern California is a seismically active region that may at any given time experience earthquakes. During and after the last major earthquake, the Northridge earthquake of 1994, no ground failures were reported on or near the site. The nearest potentially active fault is the Newport-Inglewood Fault about three miles to the northeast. According to



Treadwell & Rollo it is recommended that a UBC Zone 4 seismic design standard should be met for the site.

Liquefaction is a phenomenon, which may occur in various locations throughout the Los Angeles Metropolitan area. Liquefaction is that action in which loose, saturated cohesionless soil experiences a temporary loss of strength during an action such as that induced by earthquakes in typically sandy type soil, according to Treadwell & Rollo. Their report concluded that the potential for liquefaction of these or any other sand layer encountered at the site is low.

Recommendations made by Treadwell & Rollo for any soil repair and construction will be met for the development of this site.

1. Hydrology

The site drains in a sheet overflow manner from a north to south direction and from a northwest to southeast direction. After construction, water will be collected on the surface over the improved streets then directed to Artesia Boulevard and eventually collected into a storm drain in Western Avenue.

2. Biological Resources

There are no significant biological resources on the site since the site has been previously disturbed. Any natural or native vegetation has been removed.

3. Land Use

The land currently is vacant with the intended use consistent with the R-2 zone and the Medium Density Residential classification of the General Plan. The proposed development will consist of 61 detached single-family condominium units, which will be compatible to the residential development to the north and east. The development will be adequately served by the proposed commercial development directly to the west, including a Lucky Market and Sav-On Drugstore. The provisions of the R-2 zone will cover any development standards not covered by this specific plan.

4. Circulation

The project borders Artesia Boulevard to the south, which serves as the main east/west collector for the area as well as for the project. The project also borders 172nd Place, a local street, to the north. A north /south interior street will intersect both 172nd Place and Artesia Boulevard, serving as the main entrances to the project. The private interior street system will adequately serve all units. Each garage will have its own separate driveway to a private street.

6. Cultural Resources

Since the site has been disturbed, there are no known cultural resources.

7. Public Services

The following public services and utility companies will serve this project:

- a. Electricity – Southern California Edison
- b. Gas – Southern California Gas Company
- c. Water – Southern California Water Company
- d. Sewer – City of Gardena and Los Angeles Sanitation Districts
- e. Telephone – Pacific Bell
- f. Cable Television – Time Warner Communications
- g. Police – City of Gardena
- h. Fire – Currently City of Gardena – The County of Los Angeles in approximately one year

8. Site Summary

This specific plan has been prepared to support a 59 unit single-family detached condominium project over 5.7 acres, yielding a density not to exceed 12 units per acre. The project will be served by a private street system. The homeowners association with easements granted to the City for emergency purposes will maintain the streets. Artesia Boulevard will serve as the main access to the site. Access will also be available from Denker Avenue to the east to 172nd Place.

The dwelling units will be of three basic prototypes that will have 1731 sq. ft., 1933 sq. ft. and 2095 sq. ft. respectfully. They will be two stories with their own yards, driveways and two-car garages. A landscape easement will be maintained in front of each home. The peripheral walls will also be landscaped. All units will have their own yard areas. A ten-foot separation between units will be maintained. The development will have two entry gates - one off of 172nd Place the other off of Artesia Blvd.

E. *Specific Plan Concepts*

1. Project Goals and Objectives

As areas for single family residential development tend to be at a premium within urban areas, projects such as this lessen the pressure to provide affordable housing. Although The City of Gardena has seen only moderate population growth 10 to 15 % over the last 30 years creative housing opportunities are needed to maintain the demand. In-fill projects as this one, provide a supply for the changing character of the population make-up for the City. Since 1970 the

Chapter I – Introduction

demographic make-up changed from a decrease in pre-school and school age population to an increase in the over 60 category. By approving this specific plan the opportunity exists to provide housing that is affordable and maintains the character of single-family development with modifications to permit creative designs.

CHAPTER II
SPECIFIC PLAN ELEMENTS

GARDENA VILLAGE SPECIFIC PLAN

CHAPTER II

SPECIFIC PLAN ELEMENTS

A. Site Plan and Land Use Plan

This project will provide for needed housing in a safe environment with convenient access to shopping and mass transportation.

1. Land Uses

The development will consist of 59 single-family detached condominium units. Each unit will have its own ground area, including yards and building, of approximately 2940 square feet. The three prototype units will have 1731 sq. ft., 1933 sq. ft. and 2095 sq. ft. All units will be two stories. They will have two car garages and a landscaped area in front of each dwelling. The streets will be private and guest parking will be provided. A pedestrian access opening to the commercial development abutting the project to the west will be provided.

The number of units will not exceed the 12 per acre as approved by Development Agreement No. 3-97. Development standards will have consistencies with R-1 standards, however zoning density will be consistent with the R-2 zone and the Medium Density category of the General Plan. Development standards for this project will be specified with this plan. The development standards as specified in this plan shall supercede the provisions of the City of Gardena Municipal Code. For those standards not specified in this plan then the provisions of the City's R-2 zone shall apply.

A Spanish architectural style will be maintained throughout with tile roofs designed with gables and hips. Building material will be stucco.

Any remodeling or alteration to the landscaping must conform to this plan and to the CC&R's of the homeowner's association.

2. Circulation Plan

The internal circulation plan for this development will provide for a compatible system designed to be consistent with the surrounding community in keeping with safety and security standards.

All streets are private and units will have direct access to the private streets. Traffic will be minimal not allowing outside traffic through the development. The main street off of Artesia Boulevard will be 35 feet wide and will also tap into 172nd Place. The remaining private streets will be 28 feet wide. The project is designed not to have sidewalks but will have landscape easements along all the streets, which will provide for an aesthetic friendly environment. Guest parking will be provided at strategic locations.

The main arterial highway to the project is Artesia Boulevard. The other entry to the site is through Denker Avenue then to 172nd Place to the north. Artesia Boulevard will provide easy access to the mass transit system serving the immediate community.

3. Grading and Drainage

Since the property is relatively level and has been previously graded very little grading is necessary. Pad elevations to the north along 172nd Place will vary approximately 3 feet from 41.8 feet to 38.3 feet. These elevations may vary slightly from the original design. Along the southerly boundary of the site, pad elevations will vary approximately 6 feet from 39.8 feet to 33.8 feet. Grading will be minimal since the difference in existing grades and finished grades does not vary extensively.

Drainage will consist primarily of sheet overflow from the pads to the streets. The private streets will carry the water to Artesia Boulevard then to a storm drain in Western Avenue. On-site drainage facilities will be provided. The drainage system will accommodate roof drains as well as water from impervious surfaces.

4. Public Facilities/Utilities

- a. Sewage - The on-sight sewer system will be public and connected to the Los Angeles County wastewater treatment system. All City of Gardena requirements will be satisfied.
- b. Water – The City of Gardena including this site is served by the Southern California Water Company.
- c. Gas and Electrical - Gas service will be provided by the Southern California Gas Company. Electrical service will be provided by the Southern California Edison Company.
- d. Telephone – Telephone service will be provided by Pacific Bell.
- e. Cable Television – Cable Television service will be provided by Time Warner.

All utilities will be underground.

5. Recreation and Open Space Plan

This project will not have a designated open space area or recreation area or facilities. Each unit will have its own yard and landscaping. A landscape easement will be provided along frontages.

SITE PLAN

SHOPPING CENTER TO BE CONSTRUCTED
PROPOSED LOT 2 TRACT 52273
S02°37'37"W 393.76'

EXISTING
SINGLE
FAMILY
RESIDENTIAL

EXISTING SINGLE
FAMILY RESIDENTIAL

172 ND

ARTESIA

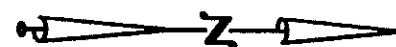
BLVD.

PROPOSED LOT 5 - TRACT 52273
S89°59'35"E 244.00'

S00°00'25"W 145.00'

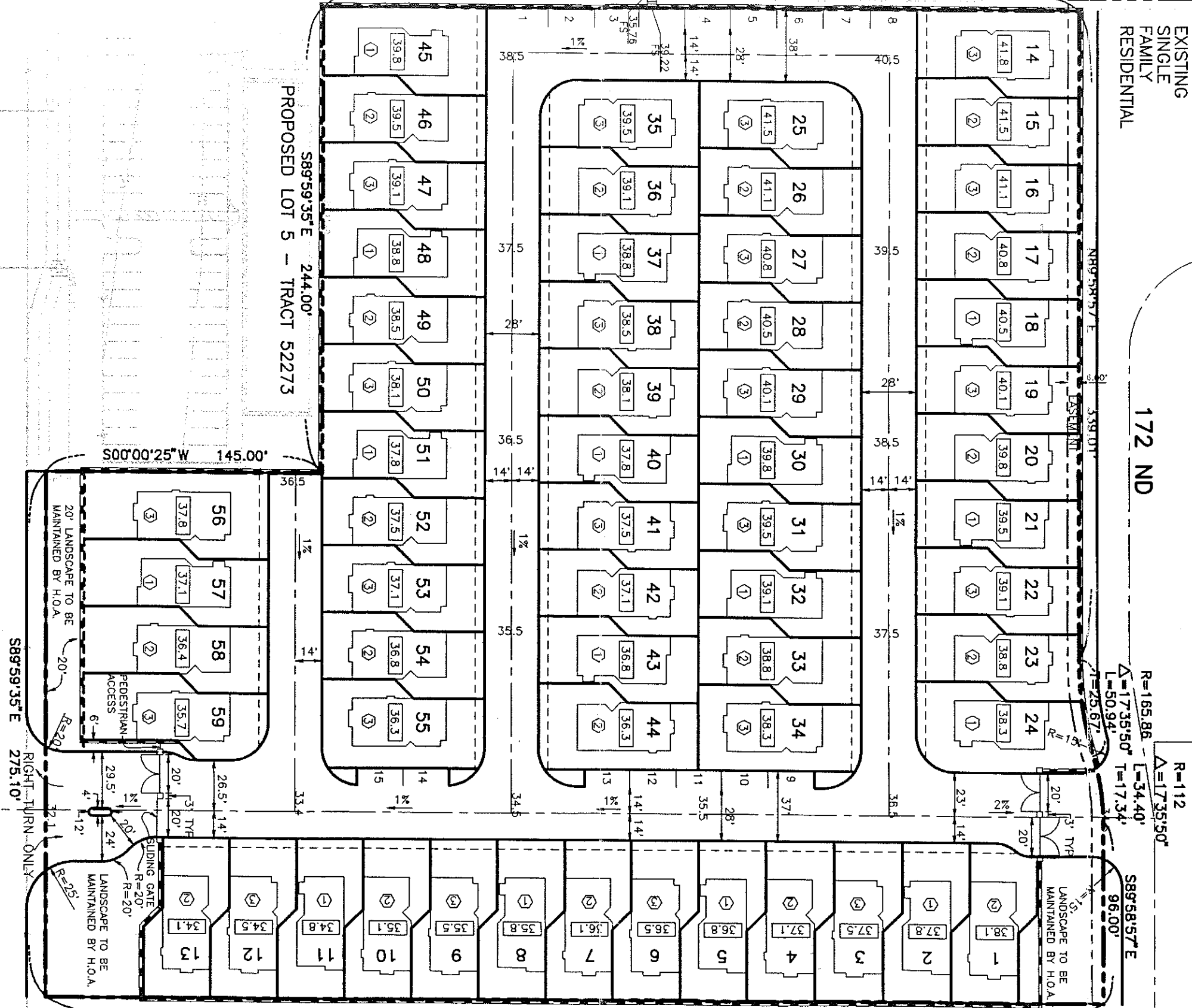
S89°59'35"E 275.10'

N00°01'21"E 551.99'



SCALE: 1"=60'

PAGE II-11
FIGURE 3
SITE PLAN



6. Fire Protection / Fuel Modification Plan

This site is completely within an urbanized area where no natural open space exists. There is no need for a fire protection or fuel modification plan.

7. Natural and Manmade Resources Protection

The site has been completely disturbed and void of any natural vegetation. There are no natural or manmade resources that exist.

8. Phasing Program

This project will be developed in one phase. The tentative tract will record as one map with one lot for condominium purposes.

9. Homeowners Association

Since this is condominium project with common areas and private streets a homeowners association will regulate maintenance of the subdivision after construction. A copy of the Condition, Covenants and Restrictions (CC&R's) will be provided to the City to ensure that conformity to this plan is met. The CC&R's shall include provisions for the use and maintenance of all common areas and private streets.

- a. The developer shall prepare and record Conditions, Covenants and Restrictions (CC&R's) prior to the issuance of any occupancy permits. The City of Gardena shall review and approve the CC&R's. The City shall also review any revisions to the CC&R's.
- b. The Homeowners Association will meet no less than once every calendar year as established in the CC&R's.
- c. The Board of Directors shall meet no less than two times each calendar year.
- d. The CC&R's shall include any remedial action if violations occur.
- e. Any gardening or repairs shall be under the review and authorization of the homeowners and regulated by the CC&R's.
- f. Each respective owner shall be responsible for their own maintenance and upkeep of their own individual units. The CC&R's shall ensure that proper maintenance of lawns and other landscaping shall be the responsibility of the homeowners' association as well as maintenance of streets, lighting and other common improvements. The association in compliance with state law shall ensure that enough funds are maintained to support continued upkeep of common areas.

- g. All building additions shall be subject to the CC&R's and the development standards of this Specific Plan.
- h. Building materials involving exterior improvements, including roofs and walls, shall match the constructed architectural style as stipulated in the CC&R's.
- i. The CC&R's shall be created by the developer which will include policies for electing a Board of Directors and amending and updating the CC&R's in accordance with the Department of Real Estate and the City of Gardena.

10. Landscape Plan

The landscape plan is designed to provide guidelines that will establish landscaping that is practical, aesthetic and appropriate to the community.

The landscaping will provide a buffer to the protective walls around the perimeter of the site, will complement the improvements and will add to the aesthetics of the development. All landscaping will conform to the City's landscaping standards, which includes water efficient landscape and irrigation practices.

The purpose of the landscape plan is to provide long term guidelines for continued usage and maintenance of the landscaping.

- a. **Plant Material** – The selection of materials will be based on what is appropriate for conditions related to climate, soil, sun and shade exposure and the level of maintenance that is expected. Also, the selection of plants that will be appropriate for the building materials that are being enhanced will be chosen.
- b. **Ground Cover** – Appropriate ground cover will be chosen to provide protective covering in as short as time possible.
- c. **Turf** – Noninvasive grasses will be used.
- d. **Trees** – Street trees and accent trees will be used appropriately throughout the subdivision.
- e. **Buffering** – Landscape buffering will be utilized along walls to soften visual impact.
- f. **Irrigation** - The common areas, the landscape buffer areas next to walls as an example, will have automatic irrigation systems. These systems will use water efficient irrigation.

B. *DEVELOPMENT REGULATIONS AND GUIDELINES*

This specific plan development regulations and guidelines will establish consistency throughout the evolvement of the subdivision. Uniformity in the style of homes, building materials, setbacks, yards, height of structures, colors, landscaping and other design issues will be established by this specific plan. These guidelines and regulations will ensure development and satisfy community standards by providing consistency but also by providing an esthetically pleasing and safe environment. The development of the 59 single-family detached condominiums with private streets, walls, landscaping and lighting will come under these regulations and guidelines by meeting quality and standards set by the City of Gardena.

1. Development Standards

a. Use

The permitted uses for this site were approved by Development Agreement No. 3-97. That Agreement permitted this development with an R-2 density allowance not to exceed 12 units per acre. The site will consist of 59 single-family detached condominiums that will be regulated by this specific plan and the CC&R's.

b. Unit Size

The three prototype units will vary in size from 1731 sq. ft, 1933 sq.ft. and 2095 sq. ft. They will be two stories high. They will have a Spanish style architectural design with tiled gable and hip roofs.

c. Ownership Space

Each structure will have its own yard area, however since these units will technically be condominiums, they will not occupy their own fee lot. These units are considered airspace units with their own defined yard that will be fenced in. The typical area designated for each home will be approximately 3,000 square feet.

d. Setbacks

Each unit will maintain 15-foot rear and front yard setback area. There will be a 10-foot separation between each structure.

e. Landscaping

A 5-foot landscape strip will be maintained in front of all units along the private streets. Landscape buffer areas will also be provided in front of walls.

f. Yards

Each unit will have its own defined yard area allocated to it. Building footprints will not occupy more than 50% of the yard area. Encroachments into the yards will be restricted to that which is allowed in the zoning code otherwise all yards shall be open and unobstructed.

g. Height

Height of all structures shall not exceed 27 feet from finished grade.

C. *ARCHITECTURAL GUIDELINES*

A uniform design standard will be maintained throughout the development, which will guarantee continuity. The architectural theme will be a Spanish style home, keeping the visual quality consistent with community standards. The Spanish style home is a theme that has evolved with the history of California. It is a style that is consistent with the urban cityscape throughout Southern California while allowing variation to this subdivision to be individualistic. Stucco and tile will be used to enhance the architectural theme.

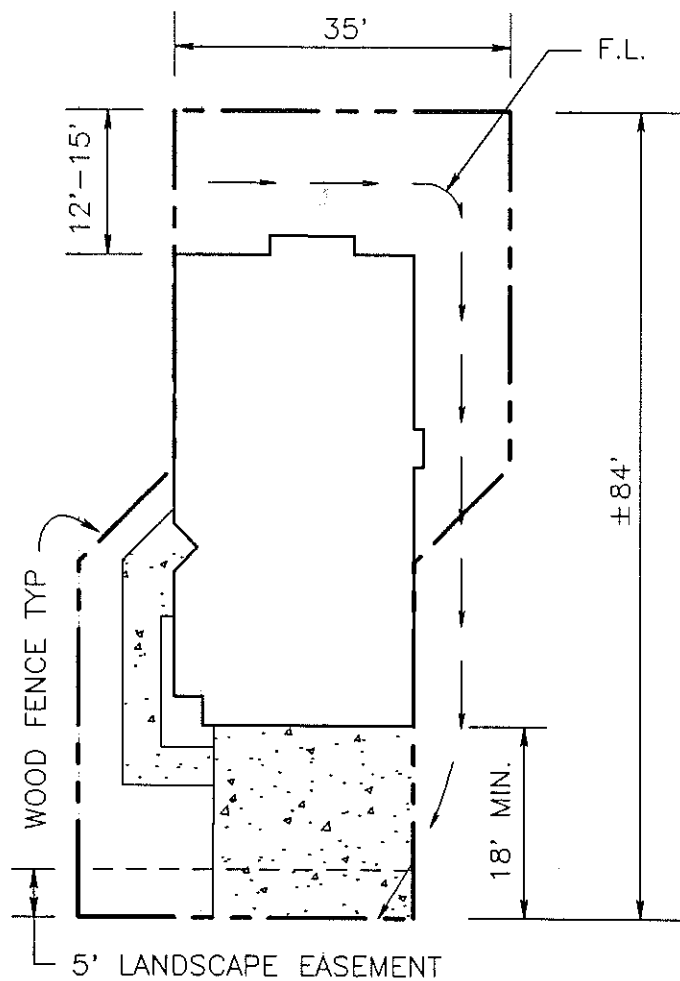
1. Design

- a. There are three basic prototypes that will be used throughout the subdivision. Each will be similar but will maintain the Spanish style theme. The design not complicated but balanced between esthetic value and practicality.
- b. Each prototype will be compatible to the next, varying slightly in area and length. Type 1 will have 1731 square feet, 49 feet long, 25 wide and 26 feet high. Type 2 will have 1933 square feet, 52 feet long, 25 feet wide and 26 feet high. Type 3 will have 2095 square feet, 54 feet long, 25 feet wide and 26.5 feet high.
- c. The unique design and area layout will provide a sense of separate home ownership and yet offer a quality of affordability through a condominium life style.

2. Materials

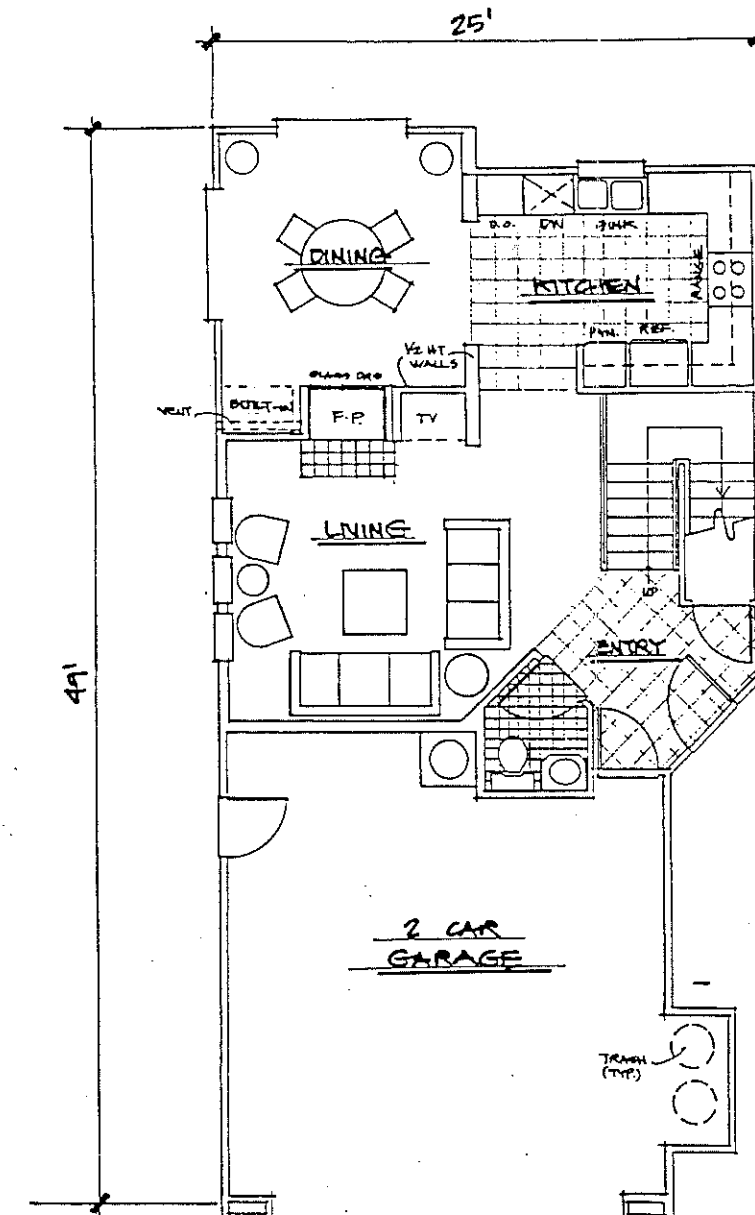
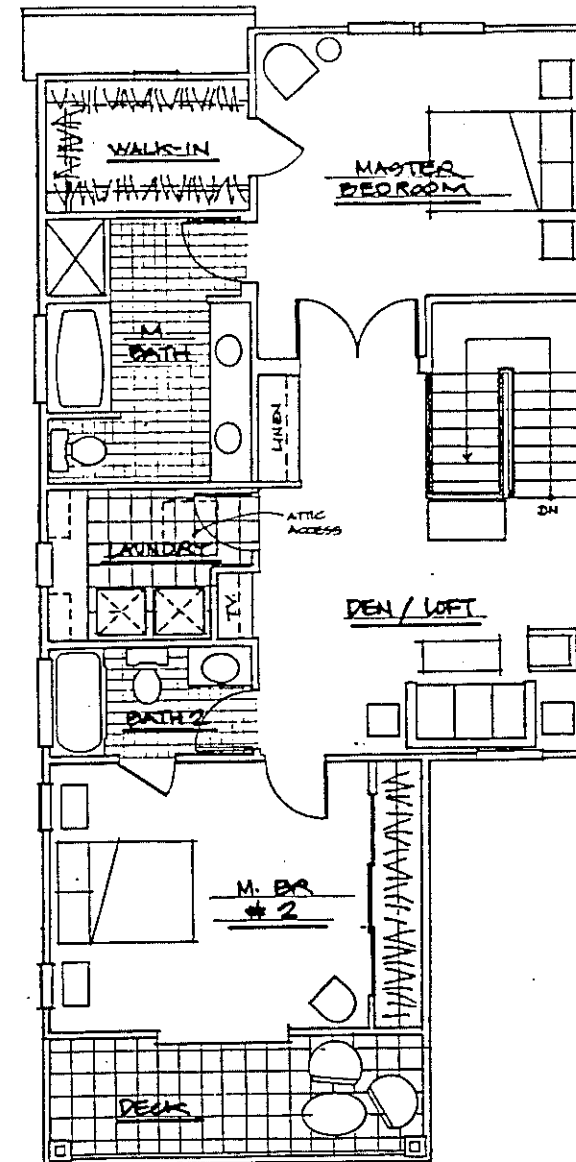
- a. The exterior building material will be stucco and textured to compliment the Spanish architectural style.
- b. Other acceptable building material typically will be wood, concrete, masonry and drywall.
- c. Roofs will be made of tile.

TYPICAL AIRSPACE UNIT COMMON AREA



TYP. CONDOMINIUM PARCEL
SCALE: 1" = 20'

TYPICAL FLOOR PLAN 1



SQ. FOOTAGE	
1 ST FL.	695 SF
2 ND FL.	1036 SF
TOTAL	1731 SF
GARAGE	418 SF

FIGURE 6
FLOOR PLAN 1 PAGE II-18



REVISION

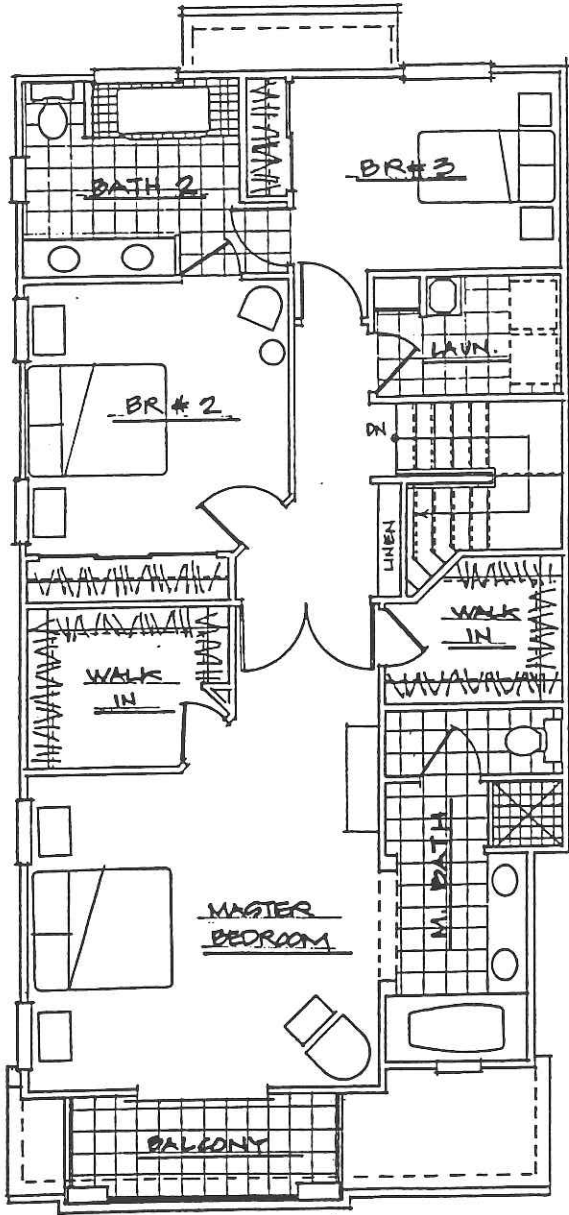
PETER SCHECHTER
ARCHITECT
1119 COLORADO AVENUE, SUITE 10,
SANTA MONICA, CA 90401 (310) 593-0136

GARDENA
PLAN 1

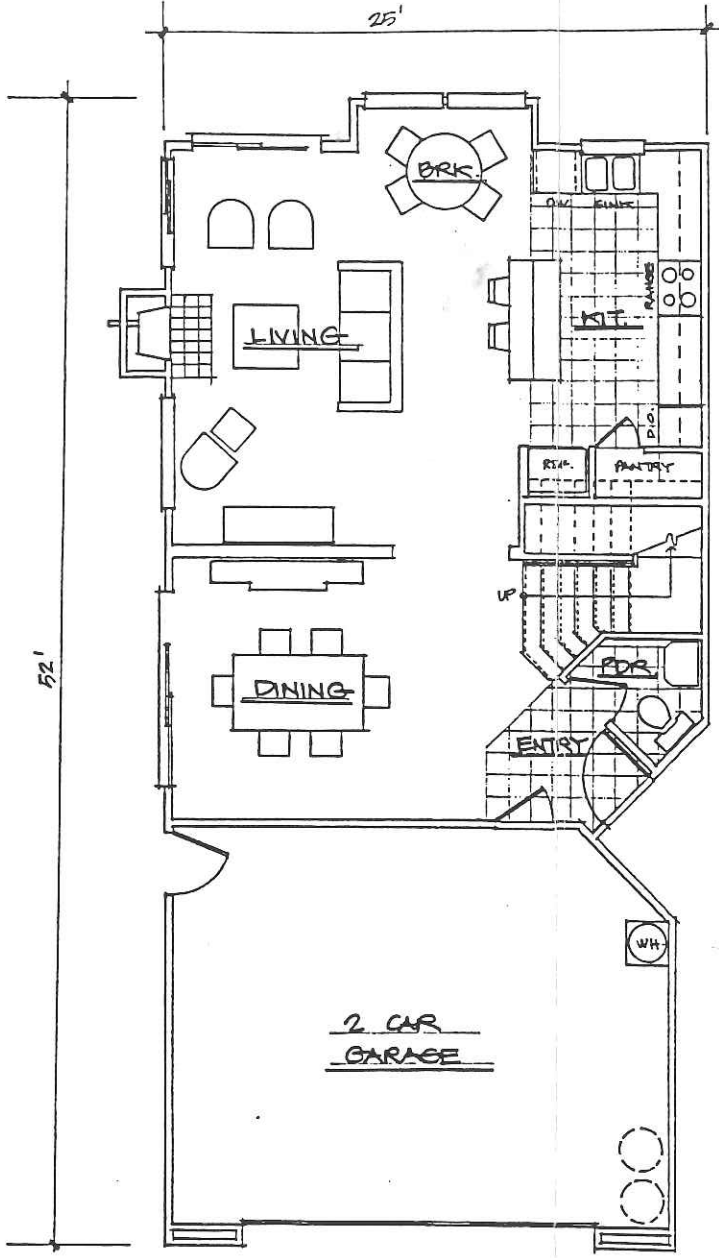
CAL-COAST HOMES
23530 HAWTHORNE BLVD., STE. 250
ROLLING HILLS, CALIF. 90274

SHEET

TYPICAL FLOOR PLAN 2



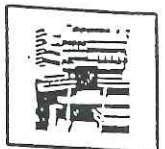
SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQ. FOOTAGE	
1 ST FL.	794 SF
2 ND FL.	1139 SF
TOTAL	1933 SF
GARAGE	430 SF

FIGURE 7
FLOOR PLAN 2
PAGE II-19



REVISION

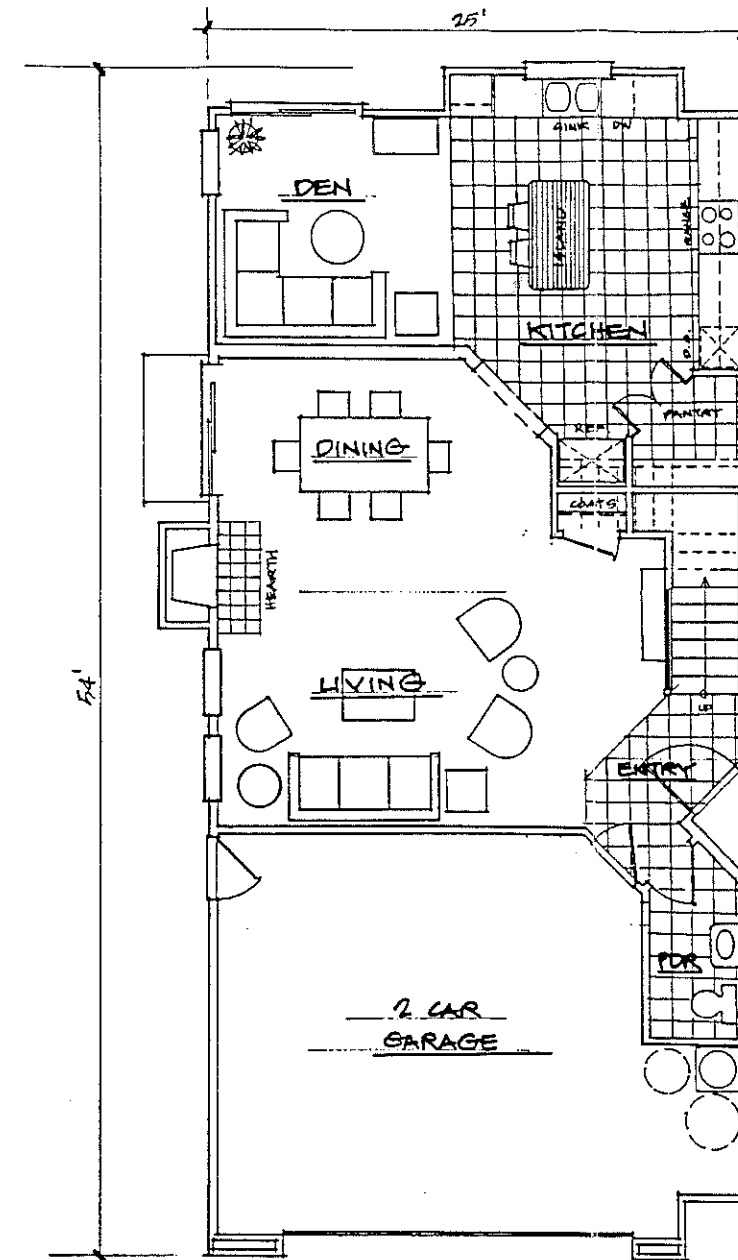
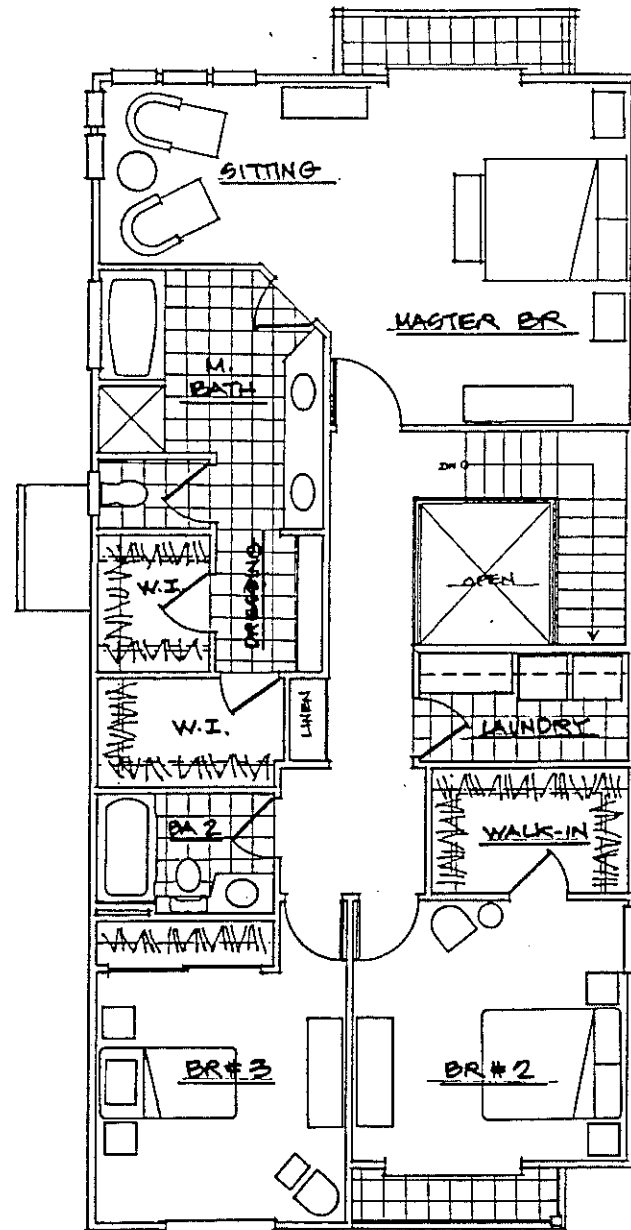
PETER SCHECHTER
ARCHITECT
1119 COLORADO AVENUE, SUITE 10,
SANTA MONICA, CA 90401 (310) 393-0138

GARDENA
PLAN 2

CAL-COAST HOMES/
27520 PALMVIEW BLVD., JTE 250
ROLLING HILLS ESTATES, CA 90274

SHEET

TYPICAL FLOOR PLAN 3



SQ. FOOTAGE	
1 ST FL.	810 SF
2 ND FL.	1277 SF
TOTAL	2087 SF
GARAGE	415 SF

FIGURE 8
FLOOR PLAN 3 PAGE II-20

PETER SCHECHTER
ARCHITECT
1119 COLORADO AVENUE, SUITE 100
SANTA MONICA, CA 90401 (310) 393-0138

GARDENA
PLAN 3

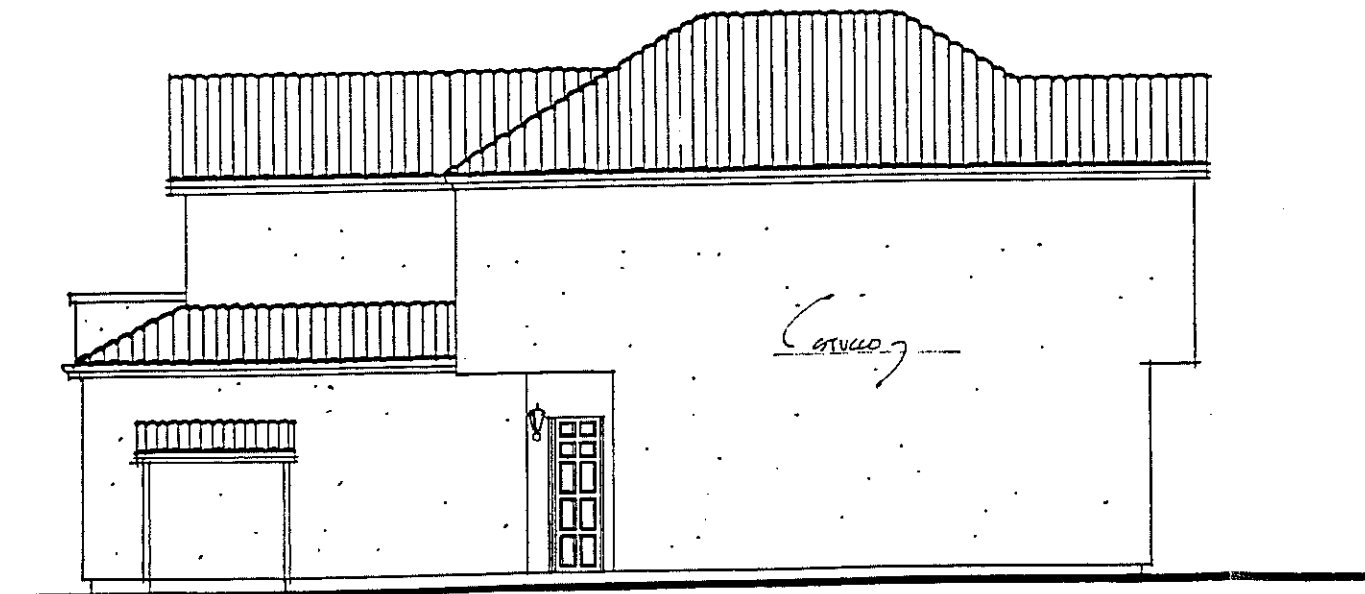
CAL-COAST HOMES/
21520 HAVTHORNE BLVD., JTE 250
ROLLING HILLS, CA 90274

SHEET

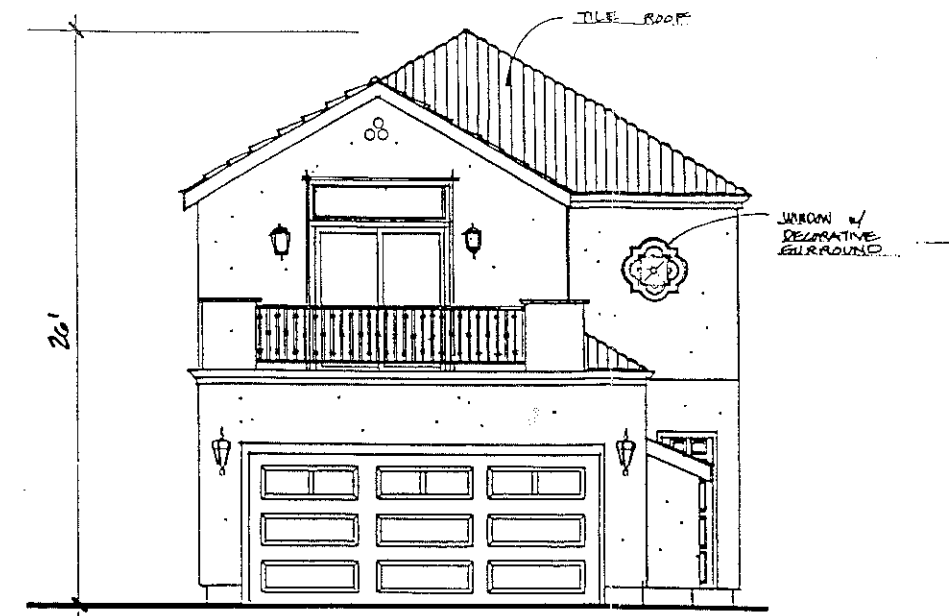
ELEVATION PLAN 1



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



REVISION

PETER SCHECHTER
ARCHITECT
1113 COLORADO AVENUE, SUITE 100
SANTA MONICA, CA 90401 (310) 595-0158

GARDENA
PLAN 1

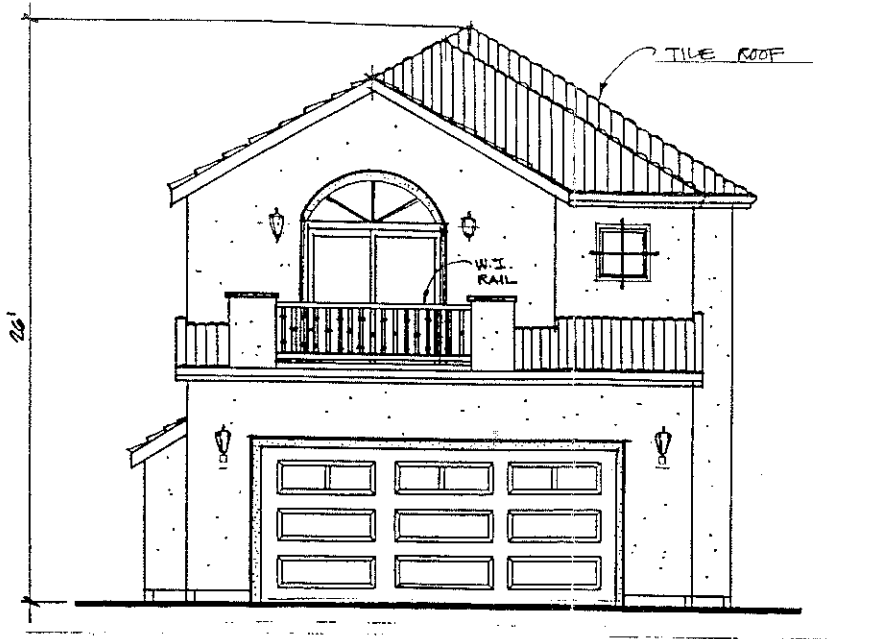
CAL-COAST HOMES
21520 RIVINGTON BLVD., JTC-250
POLLACK HILL, LUTATE, CA 90274

SHEET

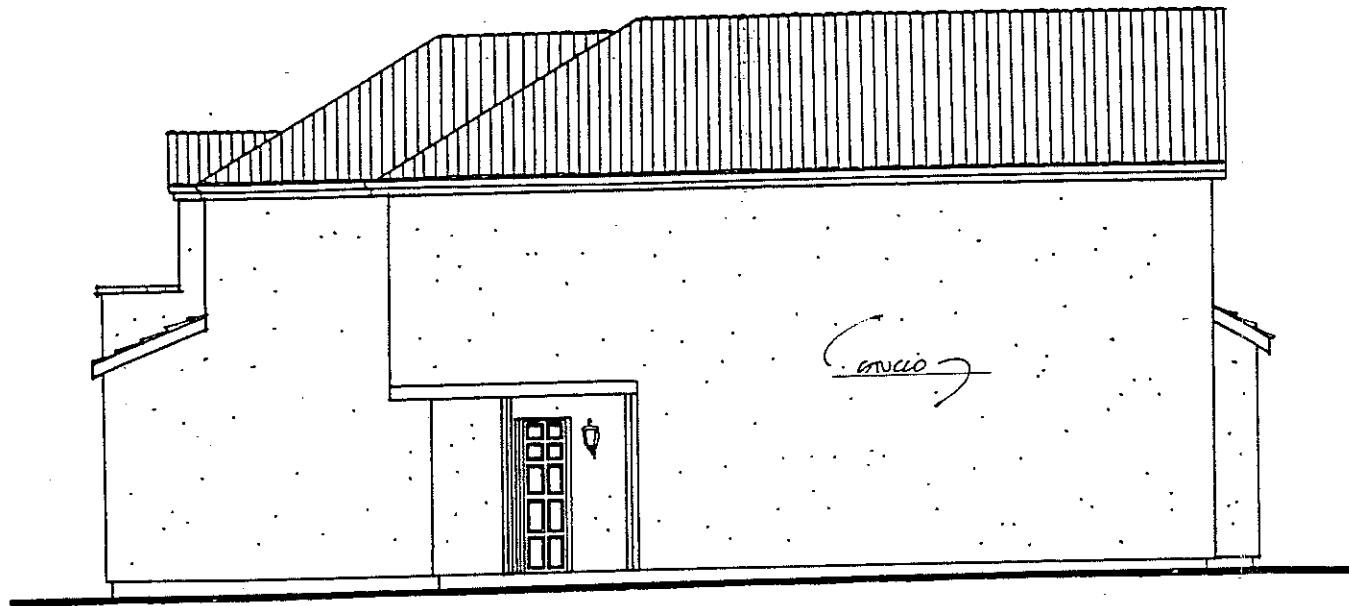
ELEVATION PLAN 2



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



REVISED

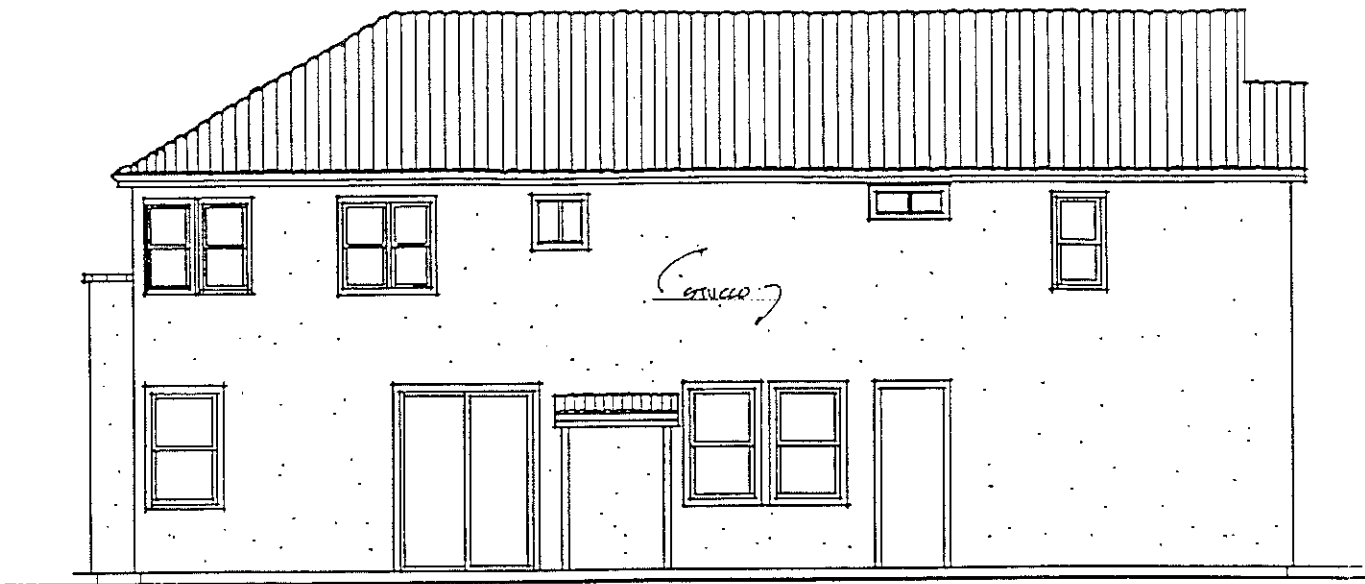
PETER SCHECHTER
ARCHITECT
1119 COLORADO AVENUE, SUITE 100
SANTA MONICA, CA 90401 (310) 393-0138

GARDENA
PLAN 2

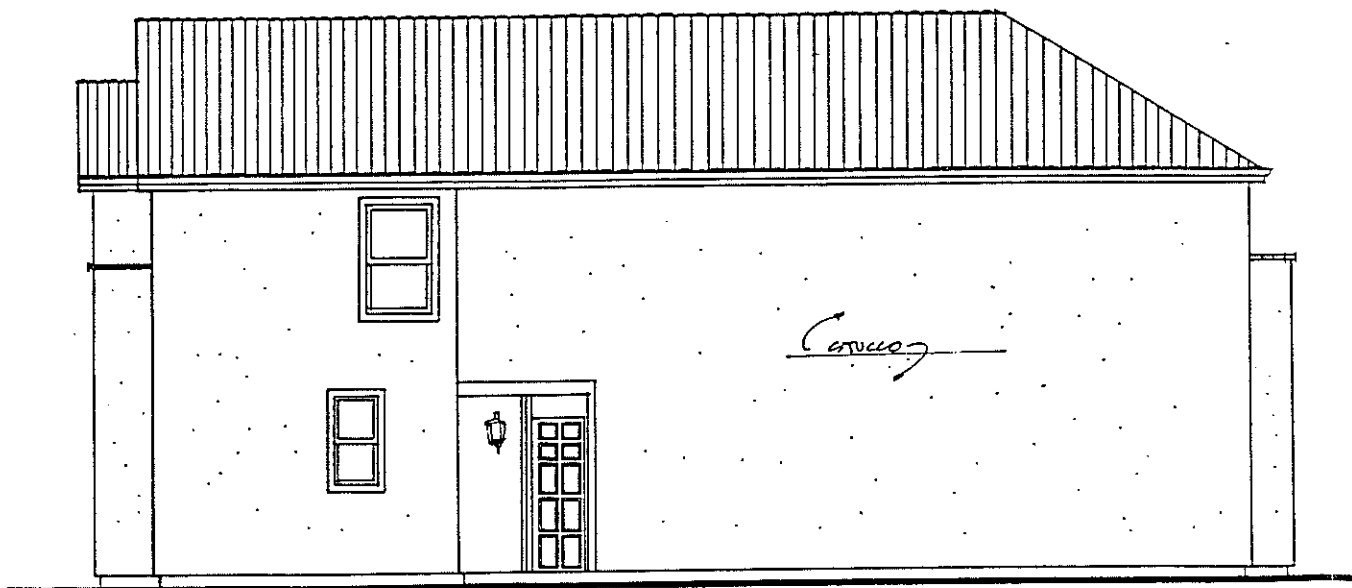
CAL-COAST HOMES/
27550 HAVTHORNE BLVD., STE 250
ROLLING HILLS, CALIFORNIA 90274

SHEET

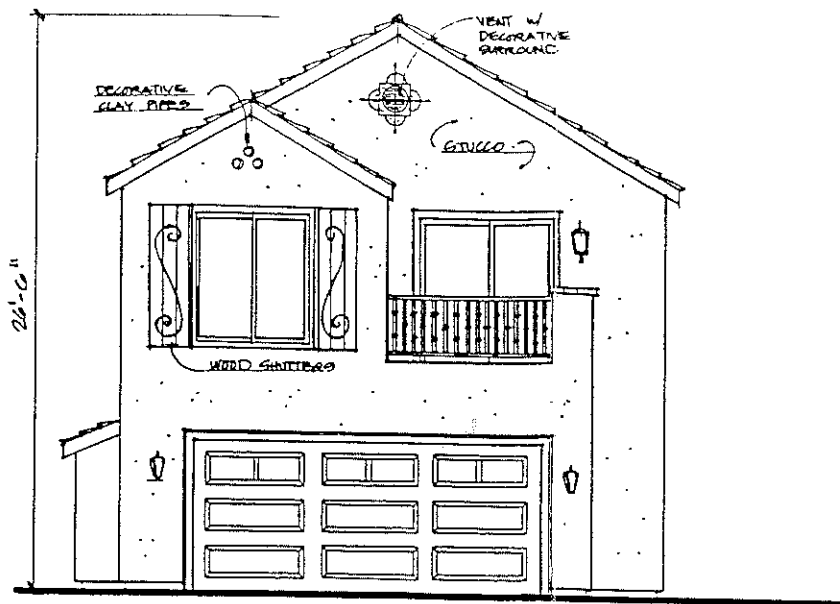
ELEVATION PLAN 3



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



REVISION

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GARDENA
PLAN 3

CAL-COAST HOMES
21520 HAYTHORNE BLVD., STE 250
ROLLING HILLS, CALIF. CA 90274

SHEET

LANDSCAPE PLANTING PLAN

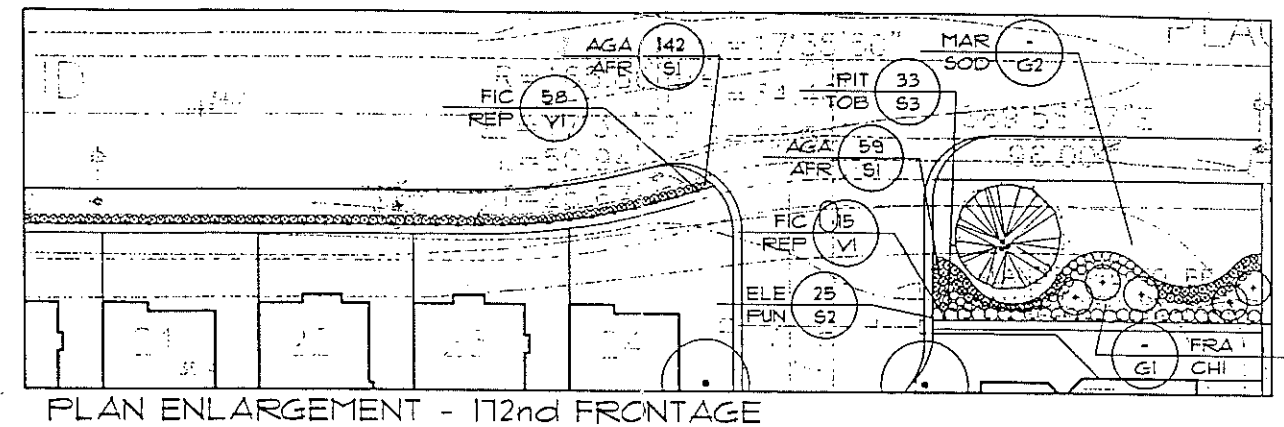
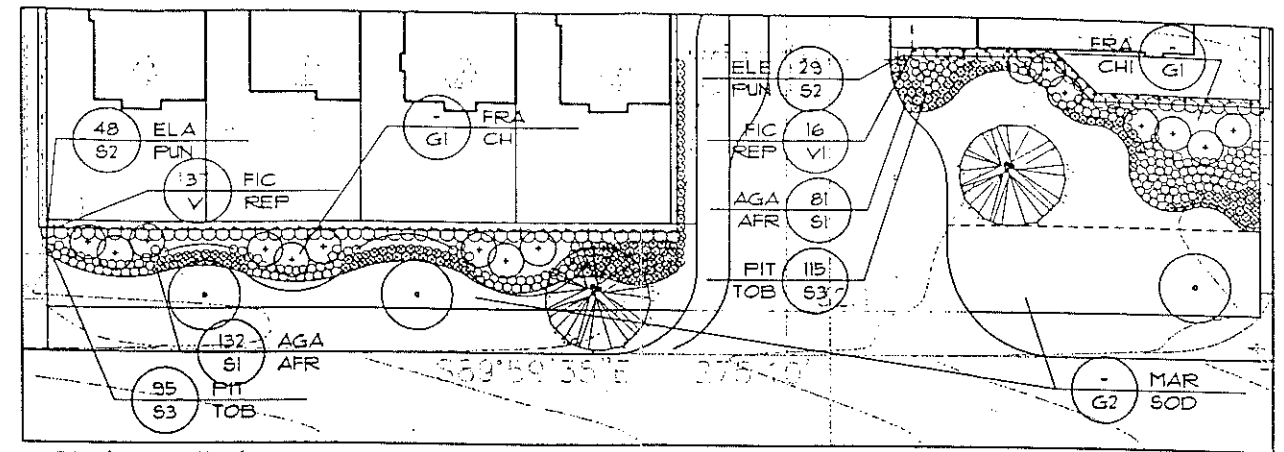
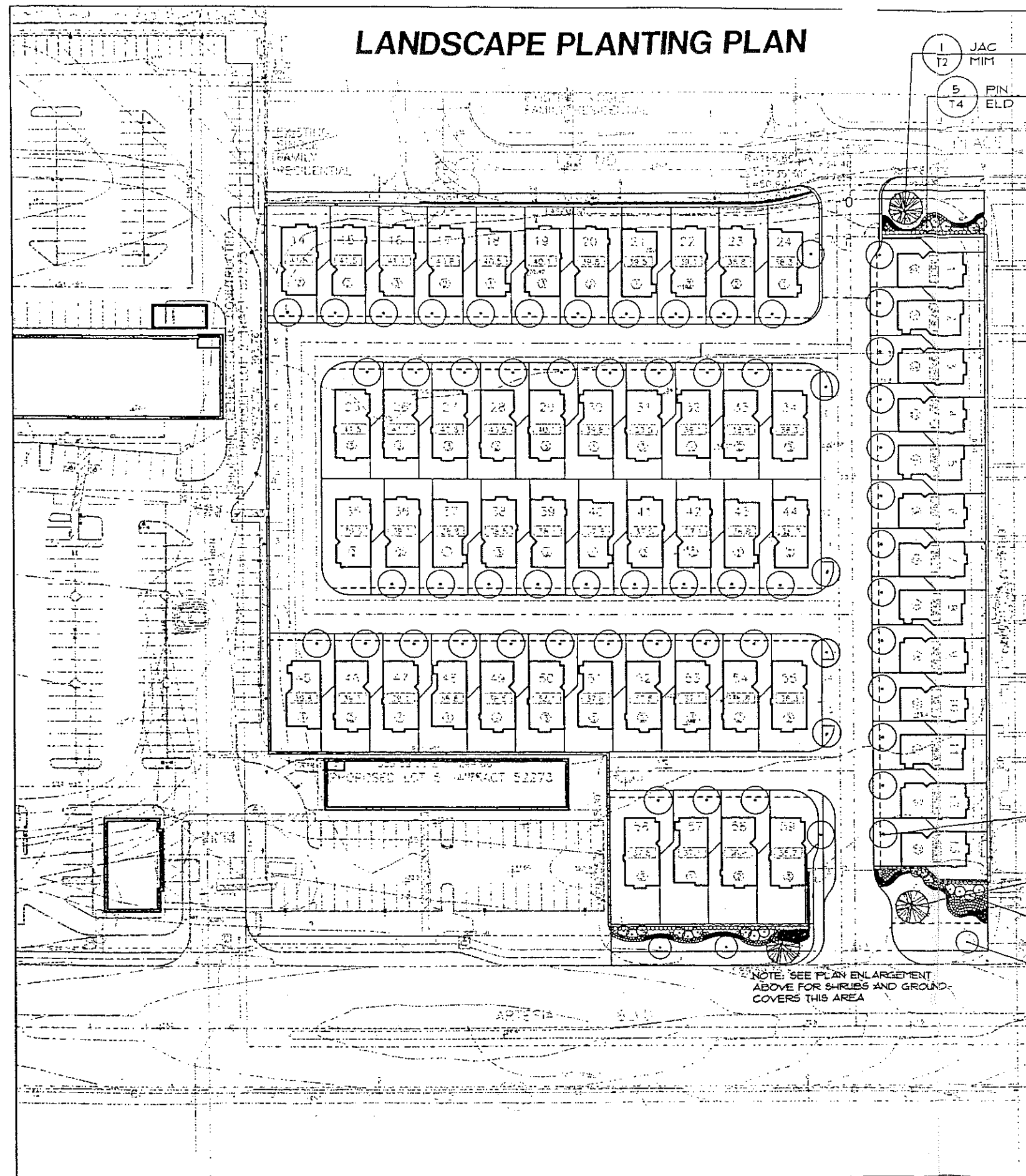


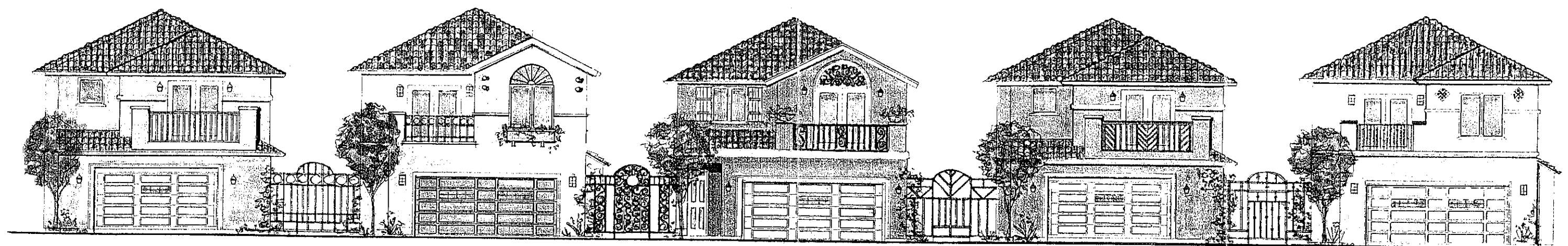
FIGURE 4
LANDSCAPE PLAN
PAGE II-15

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES				
T1	CURATILLA ANACARDIODES	CARROT WOOD	24" BOX	STANDARD FORM
T2	JACARANDA MIMOSIFOLIA	JACARANDA	48" BOX	MULTITRUNK
T3	LAGERSTROEMIA INDICA	CRABE MYRTLE	36" BOX	STANDARD FORM
T4	PINUS ELDERICA	NCN	24" BOX	-
SHRUBS & GROUNDCOVERS				
S1	AGAPANTHUS AFRICANUS 'QUEEN ANNE'	LILY-OF-THE-NILE	5 GAL	FULL
S2	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	LOW BRANCH/ FULL
S3	FIITOSPORRUM TOBIRA 'WHEELERII'	DWARF MOCK ORANGE	5 GAL	-
G1	FRAGRARIA CHILCENSIS 'QUEEN ANNE'	WILD STRAWBERRY	FLATS	8" O.D.
G2	MARATHON II SOD	TURF SOD	-	-
VINES				
VI	FICUS REPENS	CREeping FIG	1 GAL	TRAIN TO WALLS

PREPARED BY:
PACE
ENGINEERING INC.
ESTABLISHED 1967
9310 Topanga Canyon Blvd. #220A
Chatsworth, CA 91311
Ph: (818) 407-9407 Fax: (818) 407-9400

Drawing Title:
LANDSCAPE PLANTING PLAN
Prepared For:
CAL COAST DEVELOPMENT
27520 HAWTHORNE BLVD., #250
ROLLING HILLS ESTATES, CA 90274
Work Order:
2703A
Date:
7-10-99
Scale:
1" = 40'
Designed:
TB
Drawn:
KH
Checked:
WV
Sheet 1 of
1 Sheets



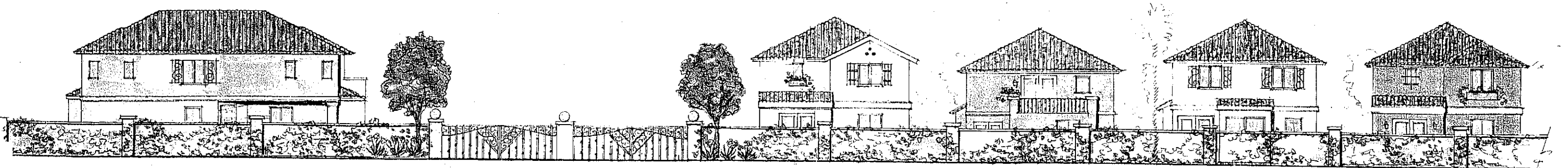
GARDENA

TYPICAL INTERIOR STREETSCAPE

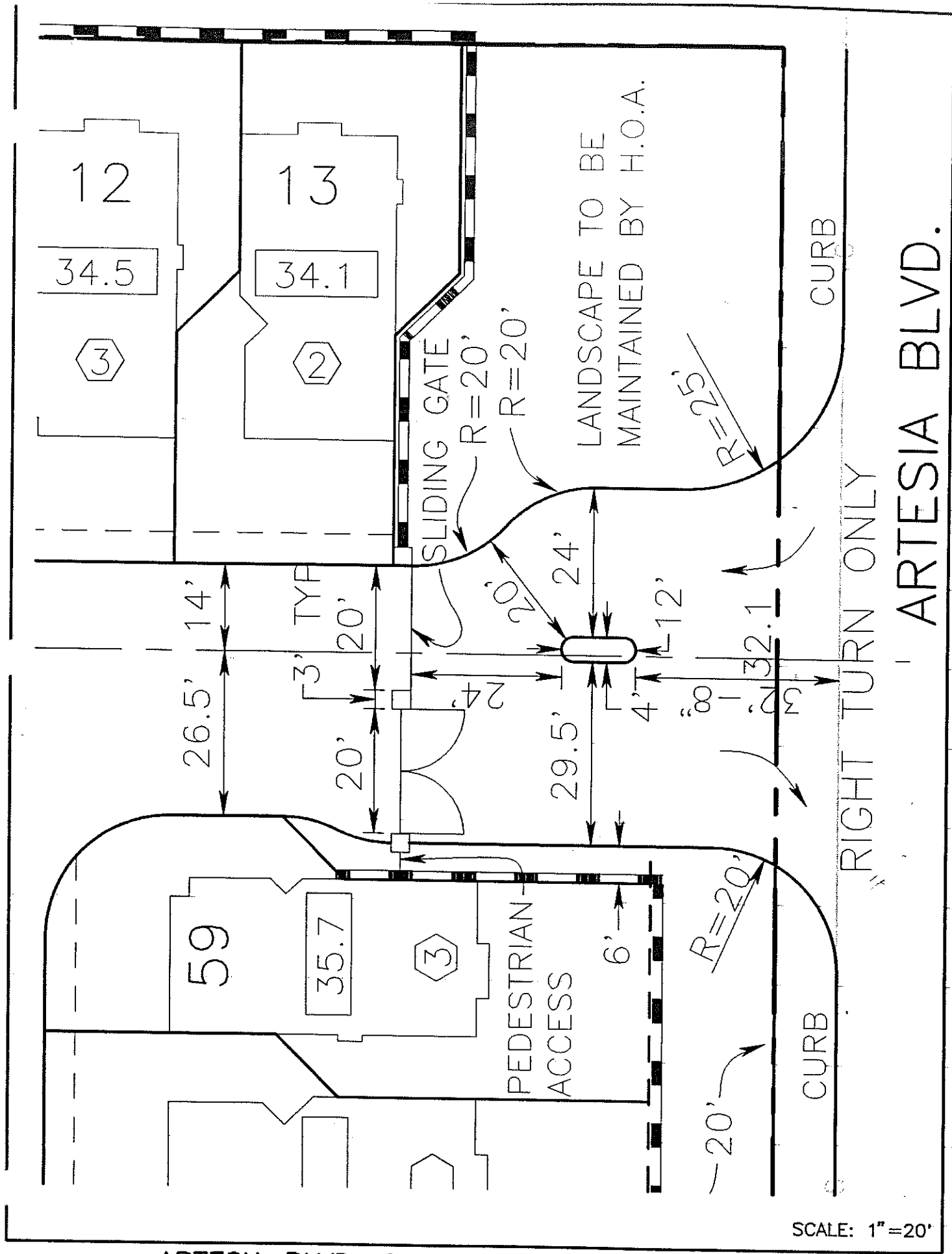


ARTESIA BLVD. - STREETSCAPE

GARDENA

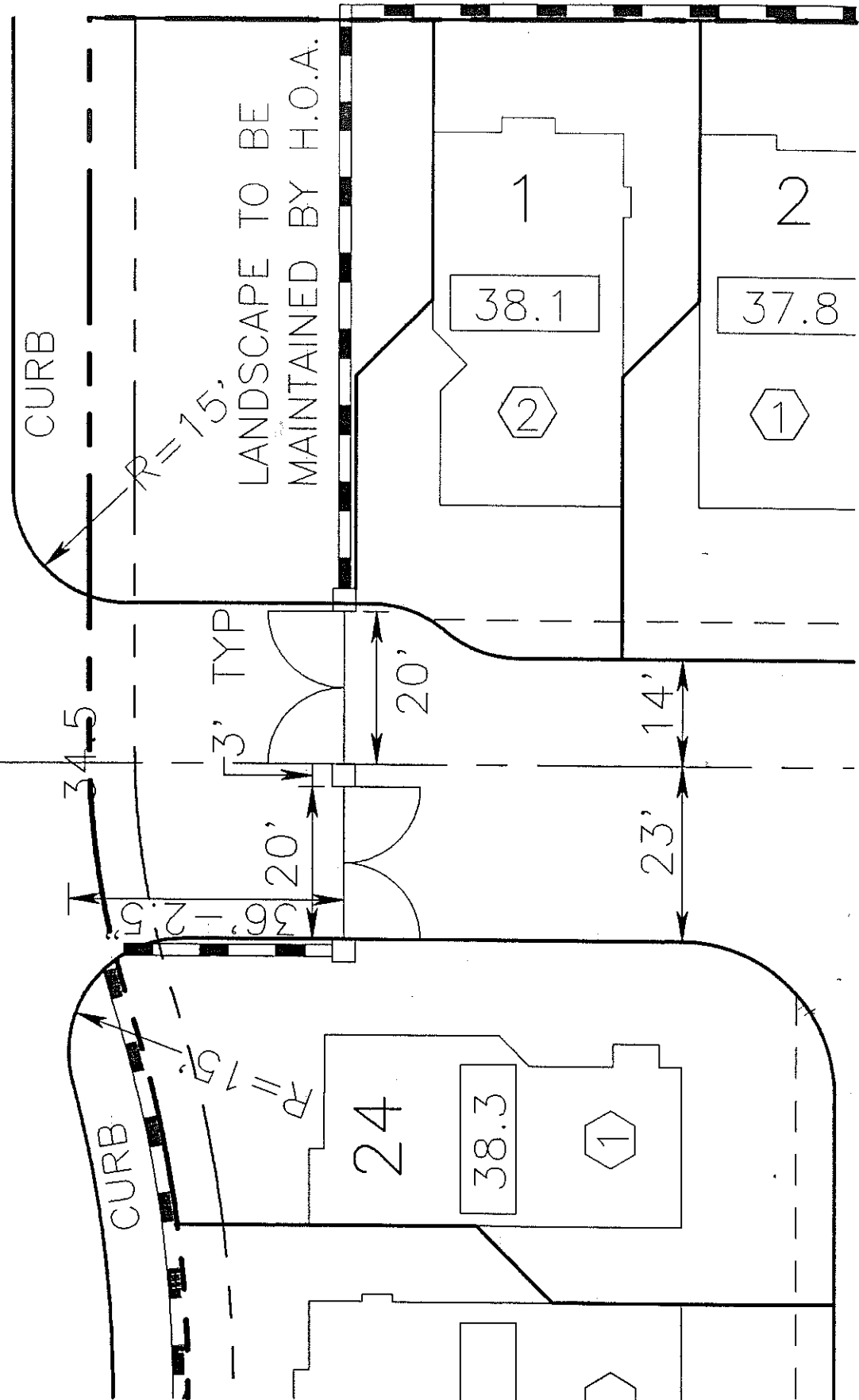


172 ND. PLACE - STREETSCAPE



SCALE: 1"=20'

172 ND PLACE



SCALE: 1"=20'

8. Storage and Refuse Collection Areas

- a. Storage areas shall not be permitted in front yard areas. Storage areas will be contained in individual structures not visible from public view.
- b. Rubbish containers shall be stored in garages or in side yards out of view from public view. Rubbish will be taken out to curbside pickup and returned in accordance with City requirements.

9. Equipment Installation and Screening

Electrical equipment such as satellite dishes and television antennae shall not be visible from adjacent properties or streets. Antennas and other similar equipment shall be reviewed and approved at the discretion of the homeowners association

**CHAPTER III
IMPLEMENTATION
AND
GENERAL PLAN CONSISTENCY**

GARDENA VILLAGE SPECIFIC PLAN

CHAPTER III IMPLEMENTATION AND GENERAL PLAN CONSISTENCY

A. Implementation

This plan shall comply and remain consistent to the City of Gardena's General Plan, Zoning Code and any other applicable codes and ordinances as modified by this plan

B. Review

All building and development designs established in this Specific Plan shall be subject to review by the City of Gardena. Building plans and site plans will then be designed in accordance with this Specific Plan and applicable City ordinances, codes and policies.

C. Adoption

This Specific Plan shall be reviewed by the Community Development Department and adopted and amended by ordinance by City Council of the City of Gardena.

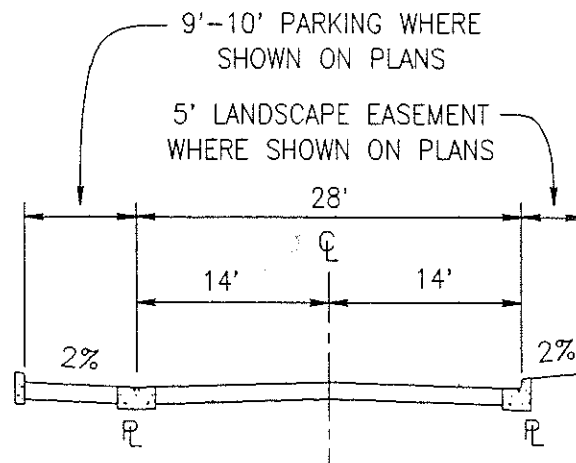
D. The Specific Plan and the City of Gardena General Plan

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with general plan as stated in the government Code (Section 65454). A General Plan is created to help the City establish a framework for future development in anticipated growth. A General Plan will also help the administrative and legislative bodies of the City in determining desired development. This specific plan has been created not only to establish policies and design criteria but also has been developed to help implement the objectives and elements of the general plan.

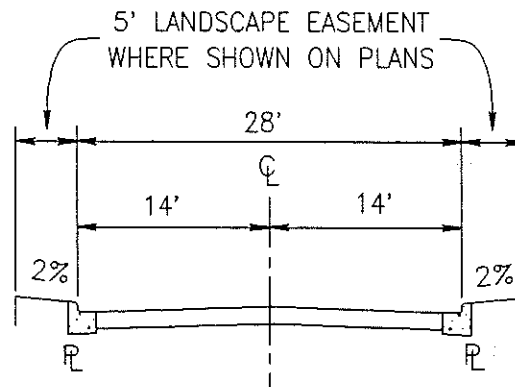
1. Land Use Element

As defined in the City of Gardena's General Plan "The Land Use Element provides a policy framework for the utilization or non-utilization of land for the any human activity or defined purposes." As recent trends have dictated, an increase in multi-family residences has occurred threatening the single-family character of Gardena. As older deteriorating neighborhoods are being demolished for apartment living the need for alternative housing has increased to replicate single-family housing. As stated in the General Plan "Alternative housing types such as cluster or townhouses have not developed in this area." This project provides a balance between single-family living and affordable housing that will reverse the trend.

STREET SECTIONS (PRIVATE STREETS)



TYP. PRIVATE STREET SECTION
NO SCALE



TYP. PRIVATE STREET SECTION
NO SCALE

2. Housing

Similar concerns and goals occur in the Housing Element as in the Land Use Element of the General Plan. The housing element of the City's General Plan encourages a wide range of housing types and ownership forms in new development. As the City's stock of single family residential uses tends to yield way to multifamily uses, this project offers a welcomed housing alternative. Single family living with the affordability of condominium ownership. This project helps satisfy the general plan goal of a balanced residential use with a creative development.

3. Circulation

This subdivision is adjacent to a state highway and a major cross-town thoroughfare, which offers easy access to both the San Diego Freeway (I-405) and the Harbor Freeway (I-110). The private street design within the subdivision will provide for a safe and efficient system by providing access to each unit away from heavily traveled highways and roads. Bus transportation is easily accessible on Artesia Boulevard.

4. Open Space and Conservation

This Specific Plan addresses the issue of open space and conservation by providing well designed landscaping scheme throughout the development. A 5-foot landscape easement will be provided in front of all units to enhance the esthetics of the development.

5. Noise

Development and construction standards will comply with adopted noise standards and policies. Walls around the development will help buffer outside noises. Use of noise insulation materials will be utilized for construction.

6. Seismic Safety

All safety codes will be observed in the construction of the homes. There are no known active faults on the site. The nearest active fault is the Newport-Inglewood Fault approximately 3 miles to the north. The consultant geologist has recommended that the UBC Zone 4 code requirements be used for construction. The potential for liquefaction on the site is considered low.

7. Safety

Fire and geologic hazards are the City's biggest safety concerns. Appropriate measures will be taken to ensure the latest safety issues will be addressed not only in fire and geology but also in other areas. The homes will be constructed under the appropriate building and safety codes. All amenities will be provided to ensure public health and safety such as water, solid waste disposal, gas, power, and sewage disposal. Police and fire services are available for adequate protection.

The General Plan serves as a valuable tool in helping the City effectuate a balance between need and development. The elements of the General Plan are at times overlapping but the relationship is inseparable. It is the goal of this Specific Plan to help the City of Gardena meet the goals of the General Plan and its demand on growth. As stated this development provides a balance between affordability and creative living and it is a good transitional development between the commercial to the west and the residential to the north and east.

CHAPTER IV
ACKNOWLEDGEMENTS

GARDENA VILLAGE SPECIFIC PLAN

CHAPTER IV
ACKNOWLEDGEMENTS

A. Applicant

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C. Local Agency

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Community Development Department
Kathy Ikari
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Gardena, CA 90247
(310) 217-9526

