



## DEPARTMENT of COMMUNITY DEVELOPMENT

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

### Amenity Hotel Summary

Amenity Hotels are subject to a Conditional Use Permit in accordance with Chapter 18.46 of the Gardena Municipal Code. The following is a summary of the development standards for Amenity Hotels and does not include all requirements. For additional information on zoning, please see the Gardena Municipal Code, Title 18.

**Amenity hotels**, as allowed in the C-3, C-4, M-1, or M-2 zone, shall comply with the following requirements:

- a. The hotel contains a minimum of two amenities, including but not limited to:
  - i. An indoor lobby/lounge area with complimentary Wi-Fi designed and equipped as a social space for guests to sit, relax, eat, drink, and work;
  - ii. Day spa facilities;
  - iii. Outside, landscaped, lounge areas designed and equipped for guests to sit, relax, eat, drink, and work, including common area patios and rooftop decks;
  - iv. A pool or other outside improved and landscaped recreation areas;
  - v. A fitness center that is a minimum of four hundred square feet in size with sufficient equipment other than, or in addition to, free weights to allow a minimum of four individuals to work out at the same time;
  - vi. Event space that is a minimum of three hundred seventy-five square feet in size;
  - vii. Other amenities of a similar nature that are for the benefit of guests and located outside of the individual rooms;
- b. The majority of rooms are accessed from an interior lobby, courts, or interior hallway;
- c. Lot size: minimum of three-quarters of an acre;
- d. Location: located on an arterial or major collector street;
- e. Does not contain more than twenty percent of rooms with kitchens or kitchenette facilities;
- f. Meets all other development standards of the applicable zone;
- g. The planning commission may allow a reduction of parking below that set forth in Section [18.40.040](#) based on a parking demand study prepared by a qualified consultant justifying the reduction and paid for by the applicant;
- h. Complies with the mitigation measures and standard conditions of approval that were identified in the environmental assessment for the ordinance allowing amenity hotels or that are found to be equivalent