

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT
RESOLUTION NO. PC 2-22
SITE PLAN REVIEW #4-21
AGENDA ITEM #5.B

DATE: February 1, 2022
TO: Chair Langley and Members of the Planning and Environmental Quality Commission
FROM: Greg Tsujiuchi, Director of Community Development
PREPARED BY: Amanda Acuna, Senior Planner
APPLICANT: Sarah Withers
LOCATION: 15106 South Western Avenue (APN: 6103-018-027)
REQUEST: The applicant is requesting site plan approval for the construction of a new 3,720 square-foot multi-tenant commercial building with a drive-thru in the Commercial (C-2) and Mixed-Use Overlay zones that qualifies for a categorical exemption from the provisions of the California Environmental Quality Act.

BACKGROUND

On May 17, 2021, the applicant Sarah Withers, submitted an application for a site plan review for the construction of an approximately 4,000 square foot (sf) multi-tenant commercial building with a drive-thru for the property located at 15106 South Western Avenue. The applicant's submittal also included a request for a variance to allow a reduced front yard setback dedicated for landscaping. However, after review of the proposal the Planning staff determined that the project did not meet the findings to allow for a variance. At that time the applicant withdrew the variance request and revised the project to include a 3,720-sf commercial building with a drive-thru.

PROJECT DESCRIPTION/SETTING

The subject property is located within the central area of the City at the southeast corner of Western Avenue and Marine Avenue (Figure 1: Vicinity Map). The property is zoned Commercial (C-2) with a Mixed-Use Overlay (MUO) and is bounded by C-2 and MUO zoning to the south, General Commercial (C-3) and MUO zoning to the north and west, and Parking (P) zoning to the east (Figure 2: Zoning Map). Adjacent land uses include a drive-thru donut shop to the north across Marine Avenue, a residential apartment building to the east, commercial shopping center to the south, and a gasoline station to the west across Western Avenue.

FIGURE 1: VICINITY MAP

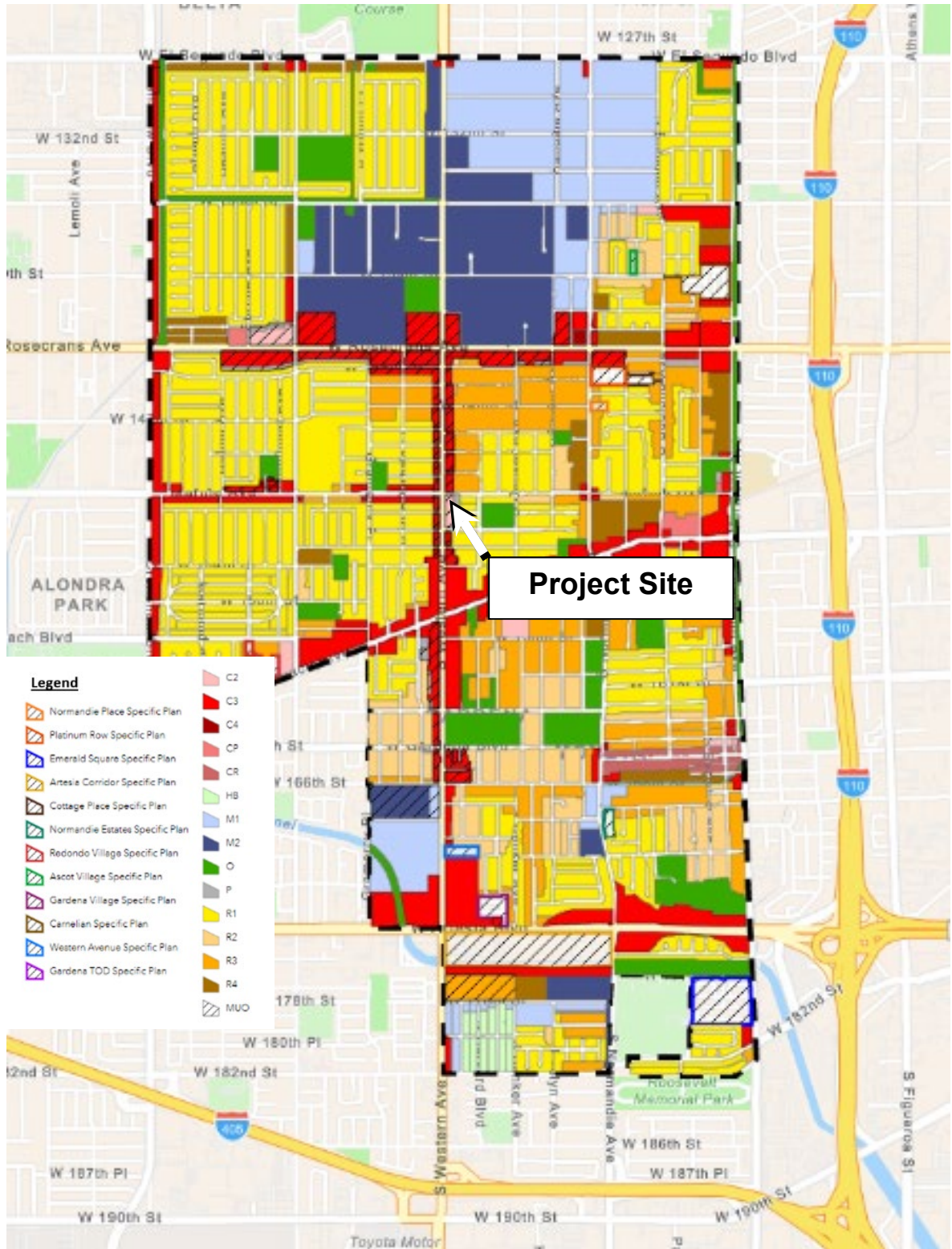
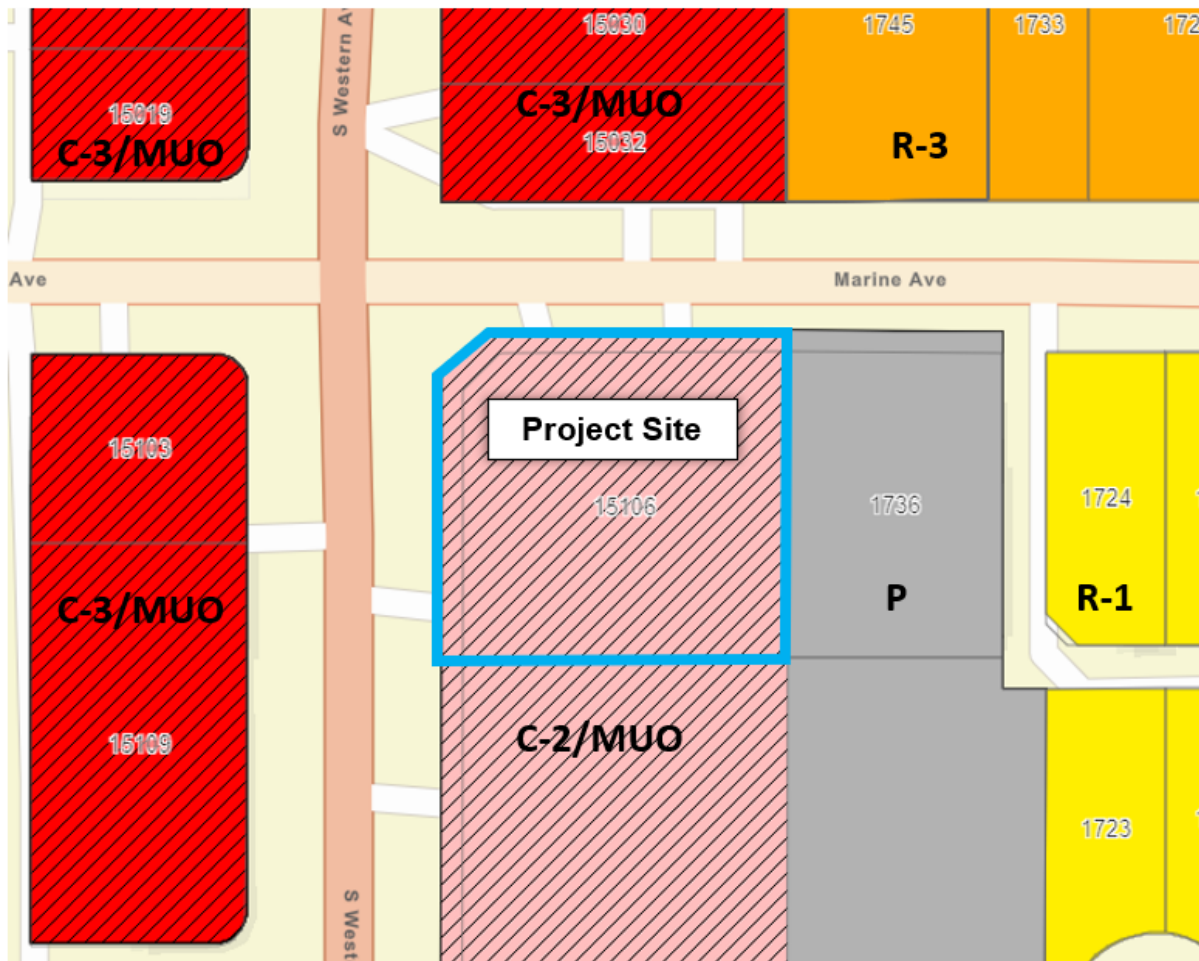


FIGURE 2: ZONING MAP



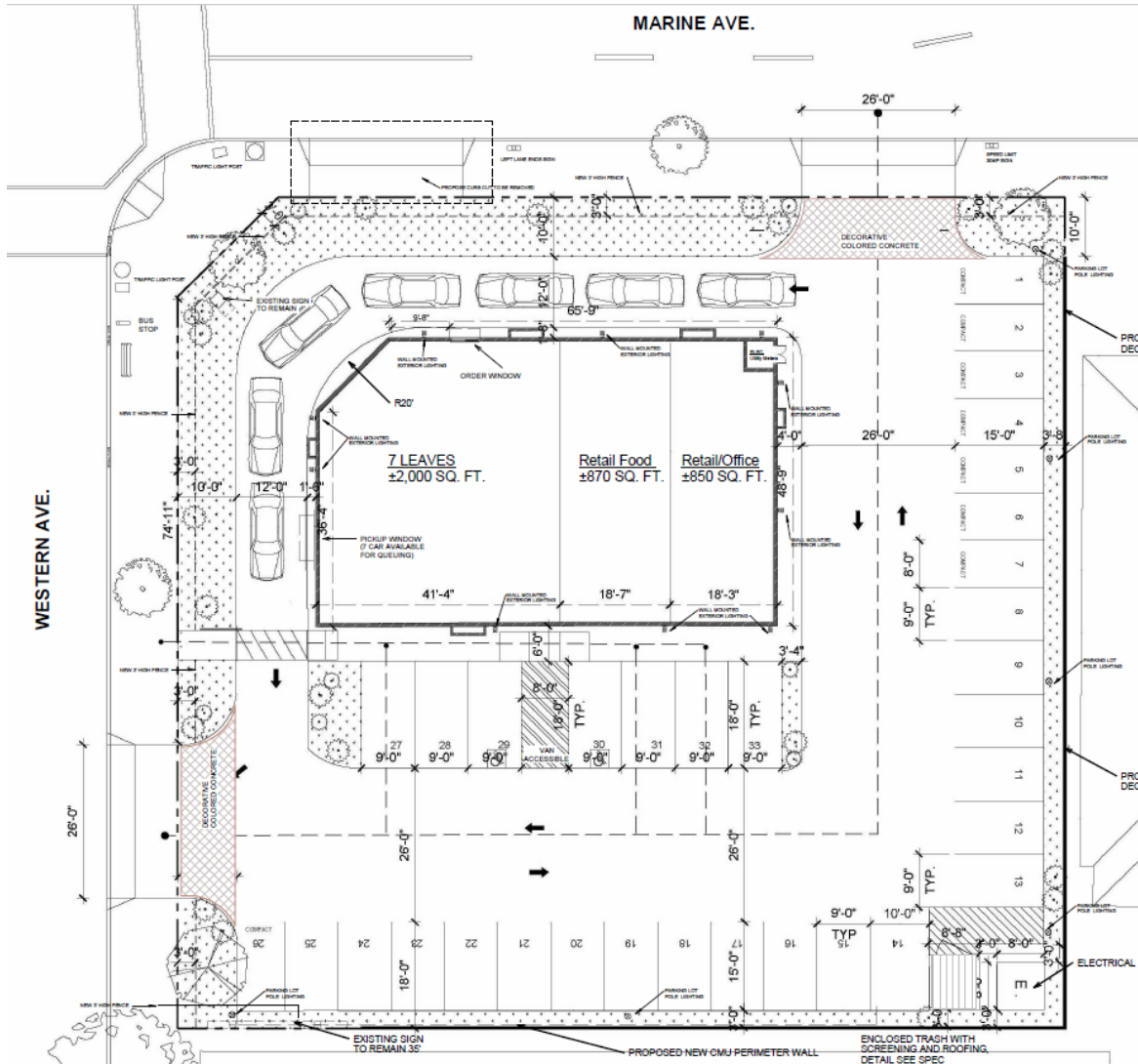
The site is approximately 0.48 gross acres and contains an L-shaped building that was previously occupied by an automotive repair facility. The property has been vacant since 2017. Several code enforcement violations for graffiti, overgrown vegetation, dangerous and unsecured building, have been issued to the owner.

The applicant is proposing to demolish the blighted building, repave the area for 33 parking spaces and construct a 3,720-sf commercial building for three tenant spaces and a drive thru (Figure 3 – Site Plan). 7 Leaves Café, a coffee and tea café, plans to operate out of the largest tenant space with the drive-thru windows. The other two tenant spaces do not have specific tenants at this time but are designed for either restaurant, retail or office uses.

The project will introduce new landscaping along both street frontages and throughout the parking areas, and a new trash enclosure that will be treated to match the colors and material of the proposed building. The building is of contemporary design and includes a neutral color palette as more fully described below.

The applicant seeks site plan review approval to allow the demolition of the existing building and the construction of the proposed multitenant commercial building in the C-2 zone. Staff recommends the Planning and Environmental Quality Commission approve the site plan review per the findings of the following analysis.

FIGURE 3: SITE PLAN



ANALYSIS

In accordance with Gardena Municipal Code (GMC) Section 18.44.010.B, site plan review is required for all development projects that front Western Avenue. Site plan review approval requires the following findings to be made: (1) the development is consistent with the intent and purpose of the general plan and provisions of the municipal code, and (2) the development will not adversely affect the orderly and harmonious development of the area and the general welfare of the City. Therefore, the

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

SITE PLAN REVIEW

The subject property is located in the C-2 and MUO zones. The applicant is not proposing a mixed-use development and therefore is subject to the provisions of the underlying zoning district of C-2.

Parking for the proposed restaurant, retail, and office spaces is consistent with the GMC Chapter 18.40. The 3,720-sf structure requires a total of 33 parking spaces. The applicant is proposing 33 parking spaces, including two accessible spaces and eight compact spaces. The majority of the parking spaces will be located along the east and south property lines, which will provide a buffer to adjacent land uses.

Commercial or industrial zoned properties that have street frontage are required to provide a ten-foot setback dedicated to landscaping. As shown in the project plans the frontages along Marine Avenue and Western Avenue will include a ten-foot landscaped setback with a variety of trees and shrubbery. In accordance with GMC Section 18.40.090.B, five percent of the total paved area utilized for driveways and open parking areas shall also be landscaped. The applicant is proposing to provide a total of 1,389-sf of landscaping throughout the parking areas including a three-foot planter in front of the parking spaces along the east and south property lines.

As shown in Table 1 below, the project meets or exceeds all of the minimum development standards of the C-2 zone, therefore, the development will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.

TABLE 1: DEVELOPMENT STANDARDS FOR C-2 ZONE

Standard	Requirement	Proposed	Compliant?
Lot Area (Min.)	7,500-sf	20,900-sf	Yes
Lot Dimensions (Min.)			
<i>Width</i>	50 feet	139 feet	Yes
<i>Depth</i>	150	150	Yes
FAR (Max.)	0.5	0.18	Yes
Building Setback (Min.)			
<i>Front</i>	10 feet	22 feet	Yes
<i>Side (north)</i>	10	22	Yes
<i>Side (south)</i>	0	68	Yes
<i>Rear</i>	0	48	Yes
Parking (Minimum)			
<i>Drive thru: One space per 100-sf</i>	20 spaces		
<i>Food and beverage establishment: One space per 100-sf</i>	9		
<i>Retail: One space per 200-sf</i>	4		
<i>Total</i>	33	33	Yes
Parking, Compact			
<i>25 percent</i>	8 spaces	8 spaces	Yes
Building Height (Max.)	45 feet	23 feet	Yes
Landscaping			
<i>Street Frontage</i>	First 10 feet	First 10 feet	Yes
<i>Minimum (5% of paving)</i>	257-sf	1,389-sf	Yes

Development Aesthetics

The proposed commercial building is of contemporary design. The roofline incorporates parapet walls that alternate in height to help screen rooftop mechanical equipment from view at ground level while creating visual interest. The building also has changes in planes and materials throughout the elevations that assist in preventing a single massing and box-like structure. The building materials includes a light brown stucco finish, wood like planks and brick veneer. Metal awnings hang over the doorways and sconce light fixtures are located around the building. The quality design of the building will bring a much-needed interest to the built environment of this neighborhood.

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

1. *The dimensions, shape and orientation of the parcel;*
 - *The site is a 20,900-sf rectangular parcel and measures approximately 139 feet by 150 feet. The parcel is located on the southeast corner of Western Avenue and Marine Avenue. The dimension and orientation of the project site sets the stage for a development to meet all of the minimum development standards of the C-2 zone.*
2. *The placement of buildings and structures on the parcel;*
 - *The project consists of one commercial building containing three tenant spaces with a drive-thru aisle that wraps around the north and west side of the building. The building is located towards the northwest corner of the property. Vehicular access is provided by two driveways: one off of Western Avenue and the other off Marine Avenue.*
3. *The height, setbacks, bulk and building materials;*
 - *The C-2 zone allows for a maximum building height of 45 feet when the property is within 100-feet of the R-3 zone. The proposed commercial building is one-story with a maximum height of 23 feet. The design of the building uses changes in planes and materials to prevent a single massing and box-like structure. Building materials include stucco finish, wood like planks brick veneer, metal awnings and sconce light fixtures.*
4. *The distance between buildings or structures;*
 - *The project consists of one commercial structure. The only other structure proposed is the new trash enclosure that is located on the southeast corner of the site and has a distance of approximately 70 feet from the new commercial building.*
5. *The location, number and layout of off-street parking and loading spaces;*
 - *Per GMC Chapter 18.40, fast food drive-throughs and other food and drinking establishments requires one off-street parking space for every 100-sf of gross floor area. Retail uses have a parking requirement of one space per 200-sf. In total the project is required to provide 33 off-street parking spaces. The project is providing 33 spaces with the majority located along the east and south property lines, and seven spaces, including two accessible spaces, directly in front of the tenants' entrances.*
6. *The internal vehicular patterns and pedestrian safety features;*
 - *Vehicular access is provided by two driveways: one off of Western Avenue and the other off Marine Avenue with a 26-foot-wide drive aisle that connects the two entrances. The proposed building includes a drive-thru that will be able to queue seven vehicles without spilling over into the parking area.*

7. *The location, amount and nature of landscaping;*
 - *The project exceeds the landscape requirements throughout the new parking area and provides ten-foot planters along both street frontages of the property that includes various trees and shrubberies.*
8. *The placement, height and direction of illumination of light standards;*
 - *The applicant is proposing to light all entrances into the buildings and throughout the parking lot area. Additionally, as conditioned, the applicant shall provide a lighting plan that demonstrates an average of two footcandles with no single point less than one footcandle for all public/common areas. The applicant will also be conditioned to ensure that all light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties*
9. *The location, number, size and height of signs;*
 - *The site has an existing freestanding pylon sign on the northwest corner of the property. The applicant's proposal does not include any new signs. A condition of approval will require that the applicant comply with the City's sign regulations.*
10. *The location, height and materials of walls, fences or hedges;*
 - *The applicant is proposing a new 8-foot-high decorative block wall along the south and east property lines. A three-foot decorating fencing three-foot back along the street frontages.*
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;*
 - *The applicant is proposing to construct a trash enclosure that will match the colors and materials of the proposed buildings. A condition of approval is included to require any equipment, whether on the roof, side of building, or ground to be concealed from public view.*
12. *Such other information which the community development director may require to make the necessary findings that the provisions of this code are being complied with.*
 - *None.*

GENERAL PLAN CONSISTENCY

The General Plan Land Use Plan designates the subject property as Neighborhood Commercial. The Neighborhood Commercial Land Use category is designed to serve the surrounding residential neighborhoods with uses such as smaller scale food markets, drug stores, restaurants, and other neighborhood-oriented retail and professional uses. Allowing the development of a 3,720-sf commercial center with a

drive-thru would be consistent with various goals and policies of the General Plan including the following:

- Land Use Goal 2 – Develop and preserve high quality commercial centers and clean industrial uses that benefit the City’s tax base, create jobs and provide a full range of services to the residents and businesses.
- Land Use Policy 2.1 – Require ample landscaping and high-level maintenance in all new and existing commercial and industrial developments.
- Land Use Policy 2.1 – Provide neighborhood commercial centers with convenient and safe pedestrian access.
- Land Use Goal 3 – Provide high quality, attractive, and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.
- Land Use Policy 3.5 – Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking, and the full range of customer amenities.
- Economic Development Goal 3 – Attract desirable businesses to locate in the City.
- Community Design Goal 4 – Achieve high quality design for commercial areas.
- Community Design Goal 7 – Utilize extensive landscaping to beautify Gardena’s streets and sidewalks.

The development of a multi-tenant commercial building with a drive-thru will enhance the appearance and image of the neighborhood by removing a blighted building and constructing a new high quality commercial center. The project includes an abundant amount of landscaping throughout the parking area and along Western Avenue and Marine Avenue, thus making Gardena streets more aesthetically pleasing.

The proposed building includes contemporary architecture that features a combination of stucco finish, wood like planks brick veneer, and metal awnings standing. The high-quality design of the proposed building will contribute to enhancing the image and vitality of the City.

The well-designed commercial center will help attract desirable businesses to locate in the City which will also contribute to the City’s tax base while creating jobs.

Subject to the approval of the site plan review and the issuance of the conditions of approval, the proposed use will be consistent with the General Plan and Gardena Municipal Code, compatible with the surrounding area, and will not be detrimental to the public health, safety, or welfare

ENVIRONMENTAL CONSIDERATIONS

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(c), New Construction Projects. Per CEQA Guidelines, the subject property is in an urbanized area where all necessary public services and facilities are available, and the proposed structure does not exceed 10,000 square feet in floor area. As well, the use of a restaurant, retail and office does not involve the use of hazardous substances and the surrounding area is not environmentally sensitive. These findings qualify the subject project for inclusion under Section 15303(c) 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 proposed project is categorically exempt from CEQA.

NOTICING

The public hearing notice for Site Plan Review #4-21 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on January 20, 2022. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department, Room 101, City Hall, and are considered part of the administrative record.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

- 1) Open the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution PC 2-22 approving Site Plan Review #4-21 subject to the attached conditions of approval and directing staff to file a Notice of Exemption.

ATTACHMENTS

Resolution No. PC 2-22

Exhibit A –Conditions of Approval for SPR #4-21

Exhibit B – Project Plans

RESOLUTION NO. PC 2-22

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING SITE PLAN REVIEW #4-21 FOR THE CONSTRUCTION OF A NEW 3,720 SQUARE-FOOT MULTI-TENANT COMMERCIAL BUILDING WITH A DRIVE-THRU IN THE COMMERCIAL (C-2) AND MIXED-USE OVERLAY ZONES AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION FOR NEW CONSTRUCTION OF SMALL STRUCTURES

**15106 SOUTH WESTERN AVENUE
(APN: 6103-018-027)**

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

SECTION 1. RECITALS.

A. On May 17, 2021, the applicant Sarah Withers, submitted an application for a site plan review for the construction of an approximately 4,000 square foot multi-tenant commercial building with a drive-thru and a variance to allow a reduced front yard setback dedicated for landscaping, for the property located at 15106 South Western Avenue (the "Property");

B. The Planning staff determined that the project did not meet the requirements to allow for the requested variance, at which time the applicant withdrew the variance request and revised the project to include a 3,720 square foot commercial building with a drive-thru (the "Project");

C. The General Plan Land Use Plan designation of the Property is Neighborhood Commercial, and the zoning is C-2 (Commercial) and MUO (Mixed-Use Overlay);

D. The Property is bounded by a drive-thru donut shop to the north across Marine Avenue, a residential apartment building to the east, a commercial shopping center to the south, and a gasoline station to the west across Western Avenue;

E. On January 20, 2022, a public hearing was duly noticed for a virtual Planning and Environmental Quality Commission meeting for February 1, 2022, at 7 PM;

F. On February 1, 2022, the Planning and Environmental Quality Commission held a public hearing at which time it considered all material and evidence, whether written or oral; and

G. In making the various findings set forth herein, the Planning and Environmental Quality Commission has considered all of the evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code.

SECTION 2. SITE PLAN REVIEW #4-21

Site Plan Review (#4-21) for the construction of an approximately 3,720 square foot multi-tenant commercial building with a drive-thru, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are those presented to the Planning and Environmental Quality Commission on February 1, 2022, attached hereto as Exhibit B, as the same may be modified by the conditions of approval.

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

The Project meets or exceeds all applicable provisions of the Gardena Municipal Code and is consistent with various goals and policies of the Gardena General Plan including the following:

- Land Use Goal 2 – Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
- Land Use Policy 2.1 – Require ample landscaping and high-level maintenance in all new and existing commercial and industrial developments.
- Land Use Policy 2.1 – Provide neighborhood commercial centers with convenient and safe pedestrian access.
- Land Use Goal 3 – Provide high quality, attractive, and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.
- Land Use Policy 3.5 – Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking, and the full range of customer amenities.
- Economic Development Goal 3 – Attract desirable businesses to locate in the City.
- Community Design Goal 4 – Achieve high quality design for commercial areas.
- Community Design Goal 7 – Utilize extensive landscaping to beautify Gardena's streets and sidewalks.

The Project will enhance the appearance and image of the neighborhood by removing a blighted building and constructing a new high quality commercial center. The Project includes an abundant amount of landscape that will be provided throughout the new parking area and along Western Avenue and Marine Avenue, thus making Gardena streets more aesthetically pleasing.

The Project includes contemporary architecture that features a combination of stucco finish, wood like planks brick veneer, and metal awnings standing. The high-quality design of the commercial building will not only contribute to enhancing the image and vitality of the City but also attract desirable businesses to locate in the City that will ultimately contribute to the City's tax base and create new jobs.

B. 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 project as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.

The project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the following exemption:

- A. Class 3—Section 15303(c) - New Construction or Conversion of Small Structures. The Property is in an urbanized area where all necessary public services and facilities are available, and the structures do not exceed 10,000 square feet in floor area. The restaurant, retail and office uses, do not involve the use of hazardous substances and the surrounding area is not environmentally sensitive. These findings qualify the subject project for exemption under Section 15303(c) of the CEQA Guidelines.
- 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 the 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 the Property. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.
- C. Staff is hereby directed to file a Notice of Exemption for a Class 3 categorical exemption.

SECTION 4. 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. The City Council may also call this matter for review within the same time period.

SECTION 5. 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 6. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162nd Street, Gardena, California 90247. Mr. Tsujiuchi's email is gtsujiuchi@cityofgardena.org and his phone number is (310) 217-9530.

SECTION 7. EFFECTIVE DATE.

This Resolution shall take effect immediately.

SECTION 8. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 1st day of February 2022.

LANGLEY STEPHEN, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Greg Tsujiuchi, 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 Conditions of Approval (Exhibit A) will be sent to the applicant and to the City Council as a report of the findings and action of the Planning and Environmental Quality Commission; and
2. That the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 1st day of February 2022, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Development Plans

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #4-21

GENERAL CONDITIONS

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement.
- GC 2. Applicant shall comply with all applicable written policies, resolutions, ordinances, and laws in effect at time of approval, or at time of permit applications. These conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The approved resolution, including these conditions 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 plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.
- GC 4. The site layout and physical appearance of the courts and existing structure shall be in accordance with the plans presented to and approved by the Planning and Environmental Quality Commission on February 1, 2022 and modified by these conditions of approval. 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 5. 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 prior to issuance of a final building permit.
- GC 6. Applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of Site Plan Review #4-21. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorney's fees.

SITE PLAN REVIEW

PL1. Site Plan Review #4-21 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.

PLANNING

PL2. The Applicant/developer shall stripe the parking spaces in accordance with the size and dimension specifications in GMC Section 18.40.050. Locations shall be in accordance with the approved site plan.

PL3. The Applicant/developer shall maintain landscaping in a healthy and well-kept manner at all times. All landscape areas shall be provided with automatic irrigation. Dead or damaged landscape material and vegetation shall be replaced immediately. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.

PL4. The Applicant/developer shall obtain sign permits per Chapter 18.58 of the Gardena Municipal Code for all proposed signage.

PL5. The Applicant/developer shall maintain the property in a clean and orderly condition at all times and remove any graffiti from the site within 48 hours of its discovery in matching colors to the underlying surfaces.

PL6. A refuse enclosure shall be provided and shall have minimum inside dimensions as specific in GMC Section 18.42.130 and Chapter 8.20. The trash enclosure shall be made of concrete block walls with solid doors and in a location that is not visible from the public right of way. A refuse bin shall be stored in the enclosure at all times, and the bin cover closed at all times, except when the bin is being used. A decorative roof or trellis shall be provided over the enclosure. The trash enclosure shall be architecturally compatible to match the colors and material of the building.

PL7. 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 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. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties.

BUILDING & SAFETY

- BS1. The applicant shall comply with all applicable portions of the California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The applicant shall comply with all conditions set forth by other departments and agencies, including but not limited to: Gardena Planning, Gardena Public Works, Los Angeles County Public Works, and Los Angeles County Fire Department.
- BS3. The applicant shall pay all required fees including but not limited to plan check fees, permit fees, and school fees.
- BS4. The applicant shall install a properly sized grease interceptor, per the California Plumbing Code.
- BS5. If applicant will use existing sewer line to street, a video scoping shall be completed by the applicant prior to foundation inspection. Applicant shall provide the Building Inspector with the video.
- BS6. The Applicant/developer shall provide storm water management plan study prepared by a qualified engineer acceptable to the Building Official and the Engineering Division.
- BS7. The Applicant/developer shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.
- BS8. The Applicant/developer shall submit a Final Priority WQMP to the Building Division for review and approval. This plan shall be in conformance with all current NPDES requirements. The WQMP must implement Low Impact Development (LID) principles such that projects infiltrate, harvest, re-use, evaporation, or bio-treat storm water runoff. Sheet flowing storm-water, without filtering, is no longer acceptable.
- BS9. The Applicant/developer shall maintain a 26-foot minimum backup distance from the parking stalls. Driveway shall be maintained as a no parking zone and be marked with Fire Lane-No Parking signs.
- BS10. Address shall be posted on the building and on the curbs per CA Building and Fire codes.

PUBLIC WORKS – ENGINEERING DIVISION

- PW1. All work in the public right of way shall be constructed in accordance with the Standard Plans and Standard Specifications for Public Works Construction, latest edition. This includes supplements thereto and City of Gardena Standard Drawings.

- PW2. Before undertaking any Encroachment/Excavation within the public right of way, the owner must first obtain the applicable permit from the Public Works Engineering Division.
- PW3. The project shall utilize the County's benchmarks and any controlling survey monumentation (property lines, tract lines, street centerline, etc.) which are at risk of being destroyed or disturbed during the course of the project must be preserved in accordance with Section 8771(b) of the California Business and Professions Code (Professional Land Surveyors Act). Preconstruction field ties, along with the preparation and filling of the required Corner Records or Record of Survey with the County of Los Angeles, shall be accomplished by, or under the direction of, a licensed surveyor or civil engineer authorized to practice land surveying.
- Copies of said records shall be furnished to the City Engineering for review and approval prior to issuance of any onsite or offsite construction permit. In addition, any monuments disturbed or destroyed by this project must be reset and post-construction Corner Records or Record of Survey filed with the County of Los Angeles. A copy of the recorded documents shall be submitted to the Engineering office for review and approval prior to issuance and/or finalizing any permits within the public right of way
- PW4. Prior to issuance of permits, all public improvements (if any) shall be guaranteed to be installed by the execution of an Agreement for Public Improvements secured by sufficient bond sureties or cash, complete indemnification form, Certification of Insurance (General Liability, Auto & Workers Compensation) naming City of Gardena as additional insured, contractor State License and City Business License.
- PW5. All public improvements, studies, designs, plans, calculations and other requirements shall be installed, provided and supplied by the developer in accordance with City and State codes, policies and requirements at no cost to the City.
- All work shall comply with City Standards and specifications and with the City of Gardena Municipal Codes and to be designed and signed by a registered Civil Engineer or other applicable professional license engineer(s).
- PW6. The applicant shall remove and replace all damaged sidewalk, curb, gutter, curb ramps, driveway, traffic signs, painted curbs, etc. fronting the property.
- PW7. Applicant shall obtain Public Works Encroachment/Excavation permit for any work done in the public right-of-way.
- PW8. The applicant shall protect the bus stop sign and bench along Western Avenue during construction.
- PW9. The applicant shall protect in place the two monitoring wells on Marine Avenue during construction.

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

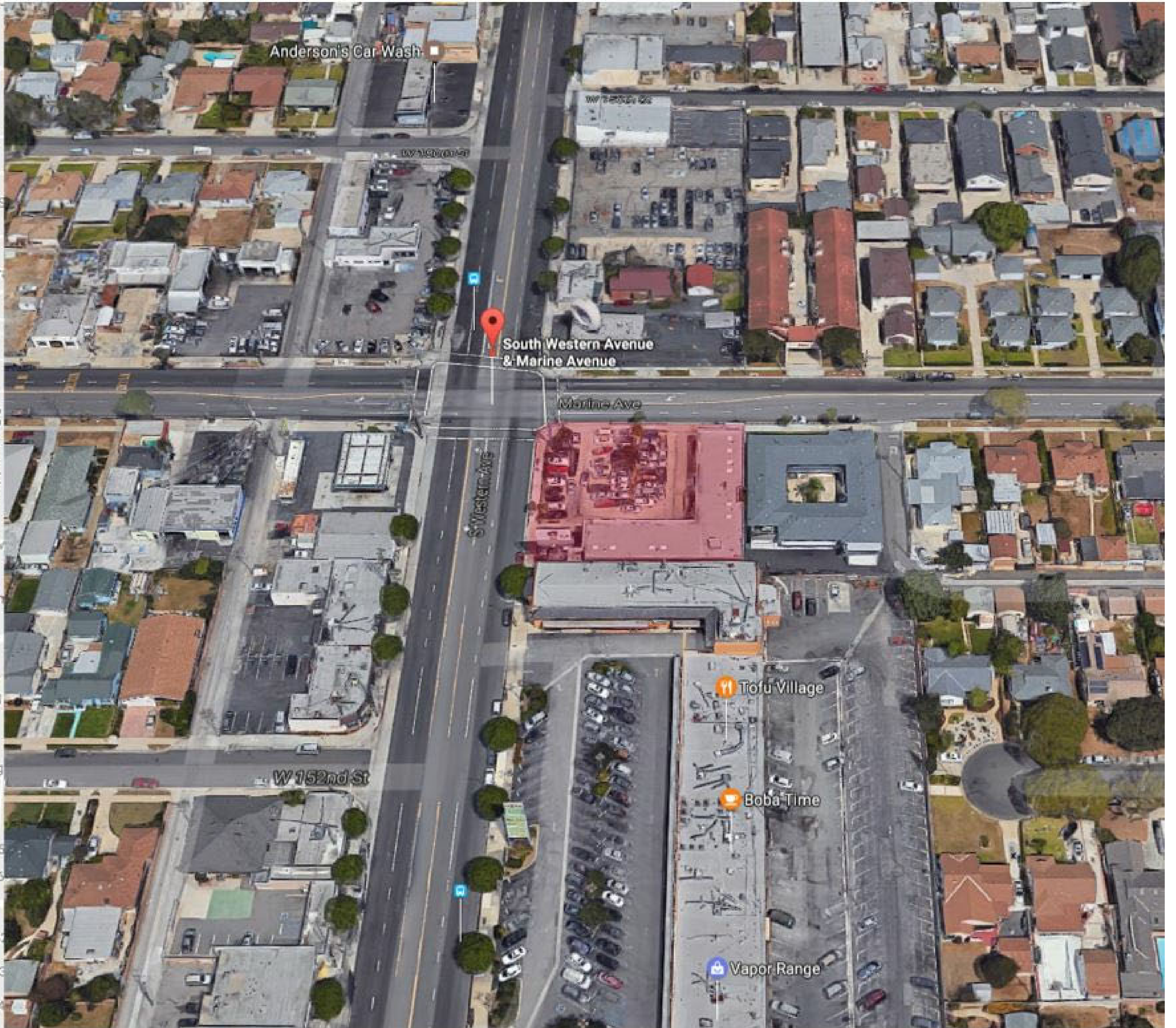
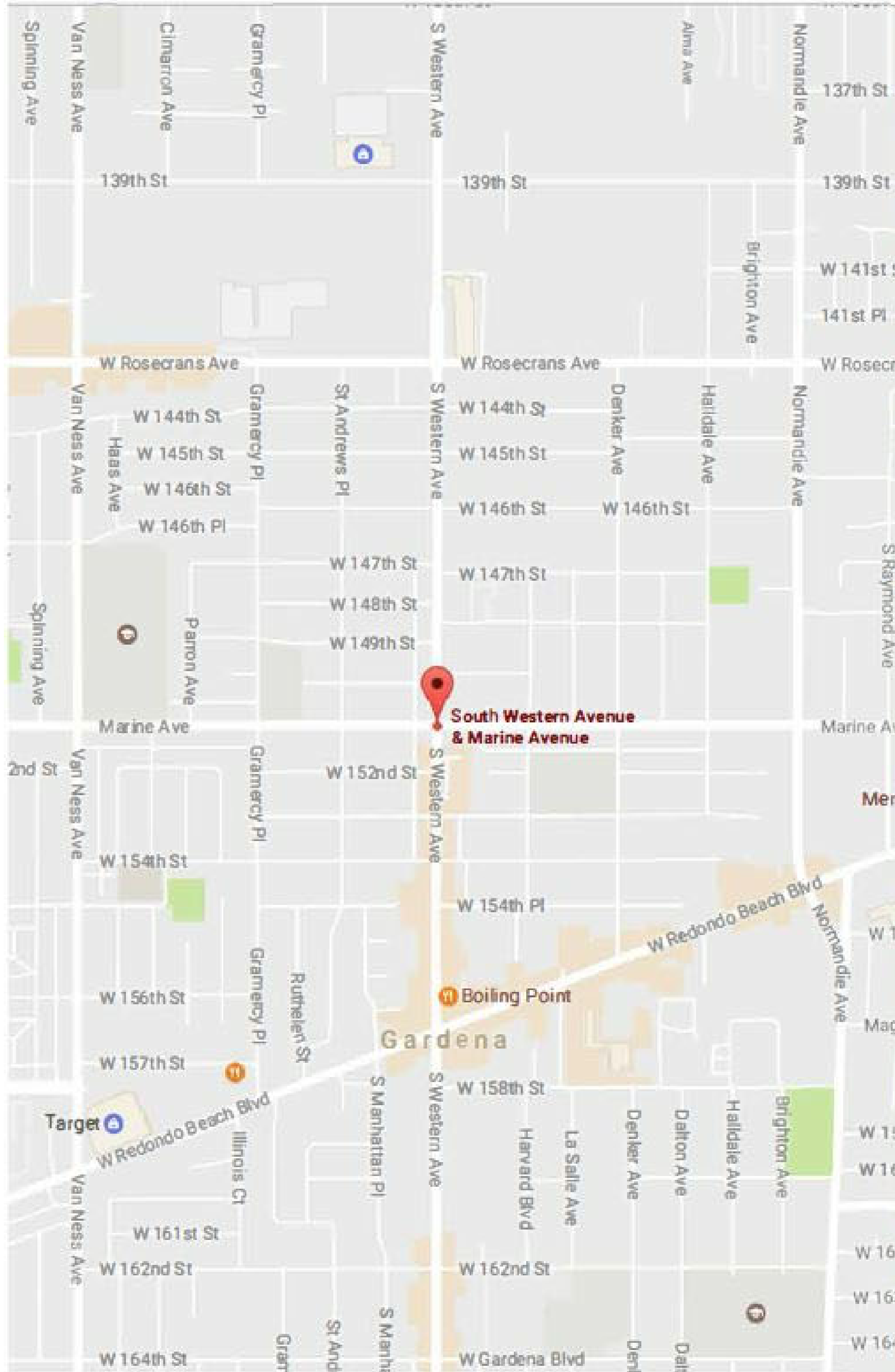
FD1. The applicant shall submit the plans to the Los Angeles County Fire Department for approval and shall comply with all applicable Los Angeles County Fire Department requirements.

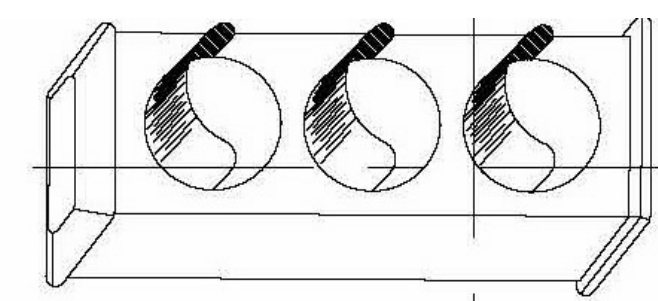
Sarah Withers, certifies that he has read, understood, and agrees to the project conditions listed herein.

Sarah Withers

Date

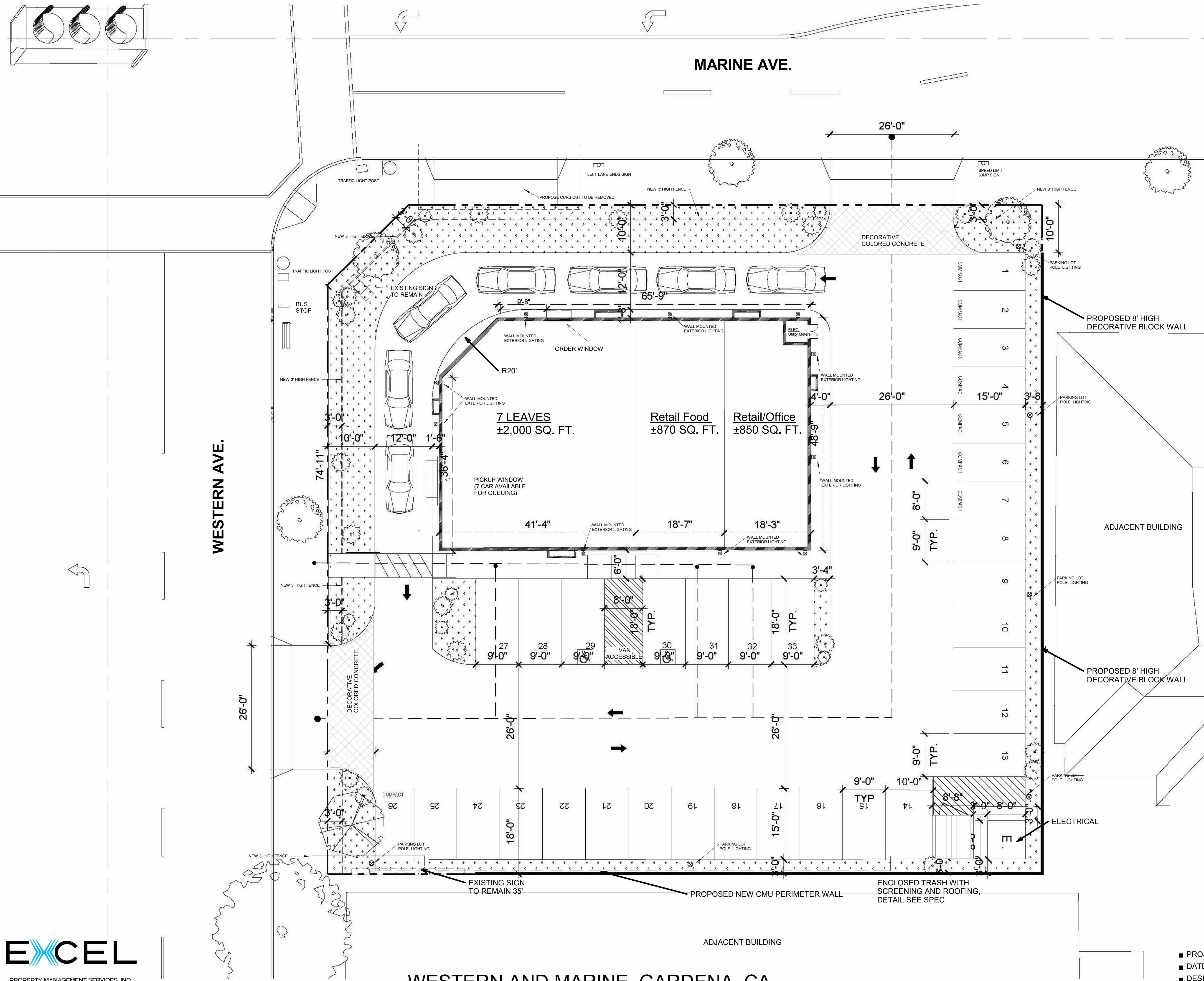






MARINE AVE.

WESTERN AVE.



PROJECT DATA

OWNER: M&A GABAE, A CALIFORNIA LIMITED PARTNERSHIP
9034 W. SUNSET BLVD, WEST HOLLYWOOD
CALIFORNIA 90069 P 310 247-0900

PROJECT ADDRESS: 15106 S. WESTERN AVE. GARDENA, CA 90249

LOT SIZE : 20,917.76 SF

ZONING : C2/MUO

BUILDING AREA : 3720.00 SF

LANDSCAPING : 3295.00 SF (16% = 3295.00 / 20,917.76 SF)

DRIVEWAY : 26'-0" MINIMUM

PARKING PROVIDED : 33 SPACES PROVIDED

- 2 HANDICAP 9' X 18'
- 8 COMPACT 8' X 17' < 25% OF REQ.PKG
- 23 STANDARD 9' X 18' (NOT NEXT TO THE WALL)

AISLE WIDTH = 26' FOR 90 DEGREE STALL

USING FRONT 3' OF SPACES TO OVERHANG THE GREEN SPACE

TENANT 1(7 LEAVES) = RESTAURANT = 20 SPS (1: 100)

TENANT 2 RETAIL FOOD = 9 SPS (1: 100)

TENANT 3 RETAIL = 4 SPS (1: 200)
OR OFFICE = 3 SPS(1: 300)



9034 W. SUNSET BLVD., WEST HOLLYWOOD, CALIFORNIA 90069 P 310 247-0900 | F 310 247-1525

WESTERN AND MARINE, GARDENA, CA

15106 S WESTERN GARDENA, CA 90247

PROJECT NUMBER
DATE
DESIGNER
SCALE

Project Number
Issue Date
Author
3/32" = 1'-0"

A102

SITE PLAN

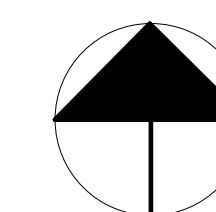
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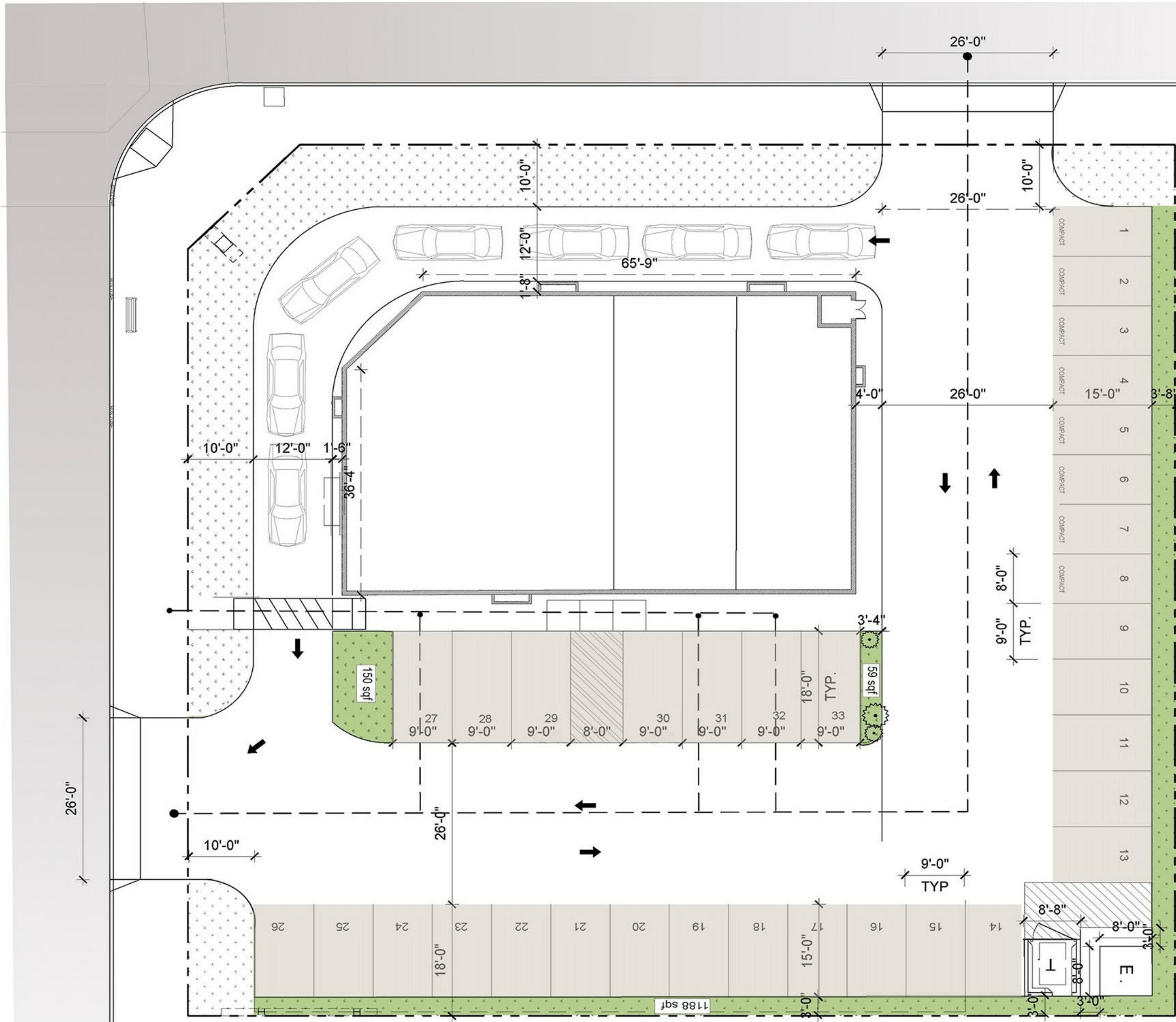


PLANTING LEGEND

	PROPOSED NUMBER	SIZE
ARBUTUS X 'MARINA' / ARBUTUS MULTI- TRUCK MAGNOIA GRANDIFLORA / SOUTHERN MAGNOLIA	x 3	6'
WESTRINGIA FRUTICOSA / COASTAL ROSEMARY	x 20	24"
TEUCRIUM FRUTICANS / AZURE BUSH GERMANDER	x 14	5 Gallon Size
GROUND COVERING WITH SLIVER CARPET		3295 SF

AUTOMATIC IRRIGATION IS PROVIDED
 LANDSCAPING IS MAINTAINED REGULARLY
 LANDSCAPING : 3295.00 SF (16% = 3295.00 / 20,917.76 SF PROVIDED)



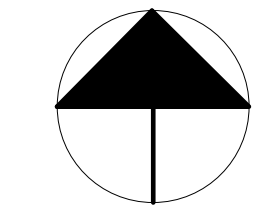
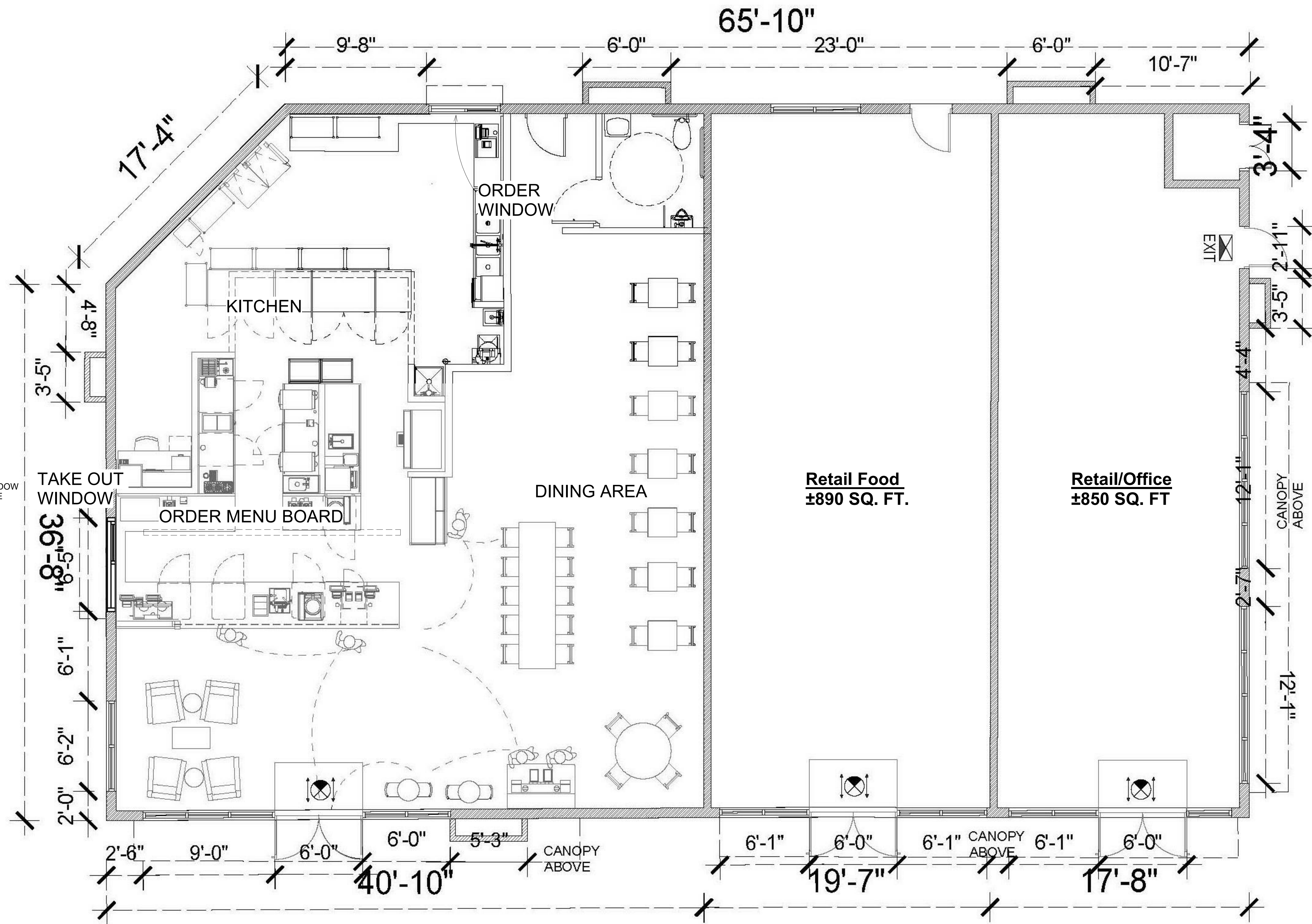


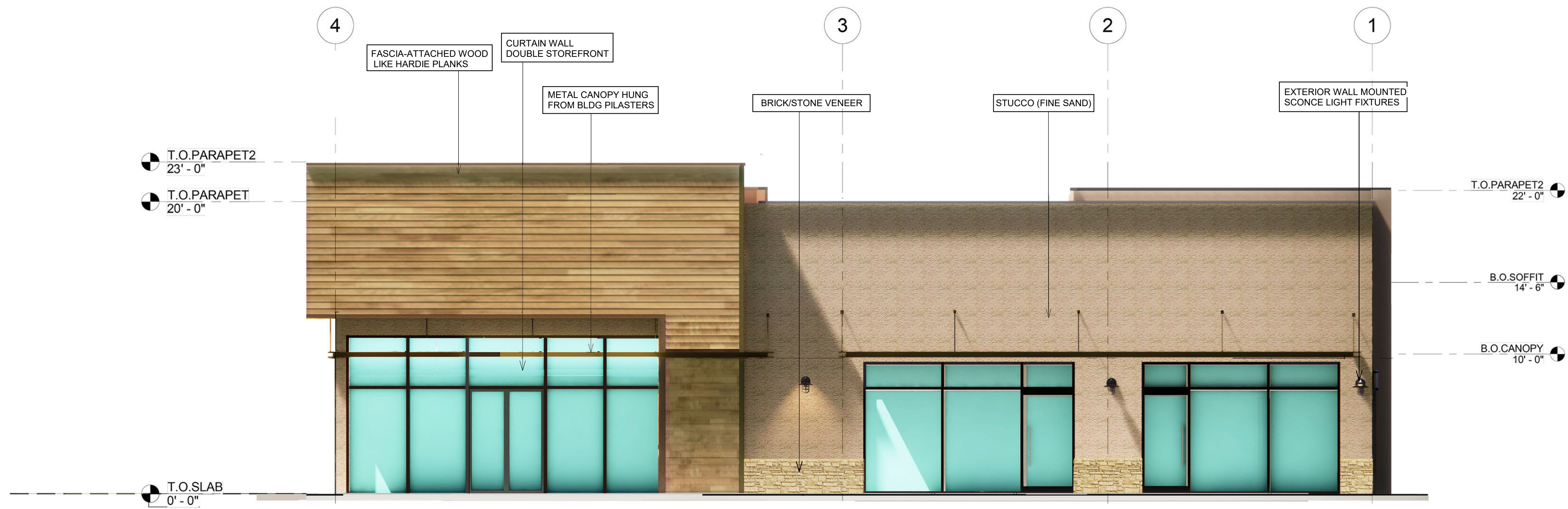
LANDSCAPING FOR PARKING : 789 sqf + 150 sqf + 59sqf = 998 sqf
 (NOT INCLUDED FRONT YARD)

PARKING AREA: 5138 sqf

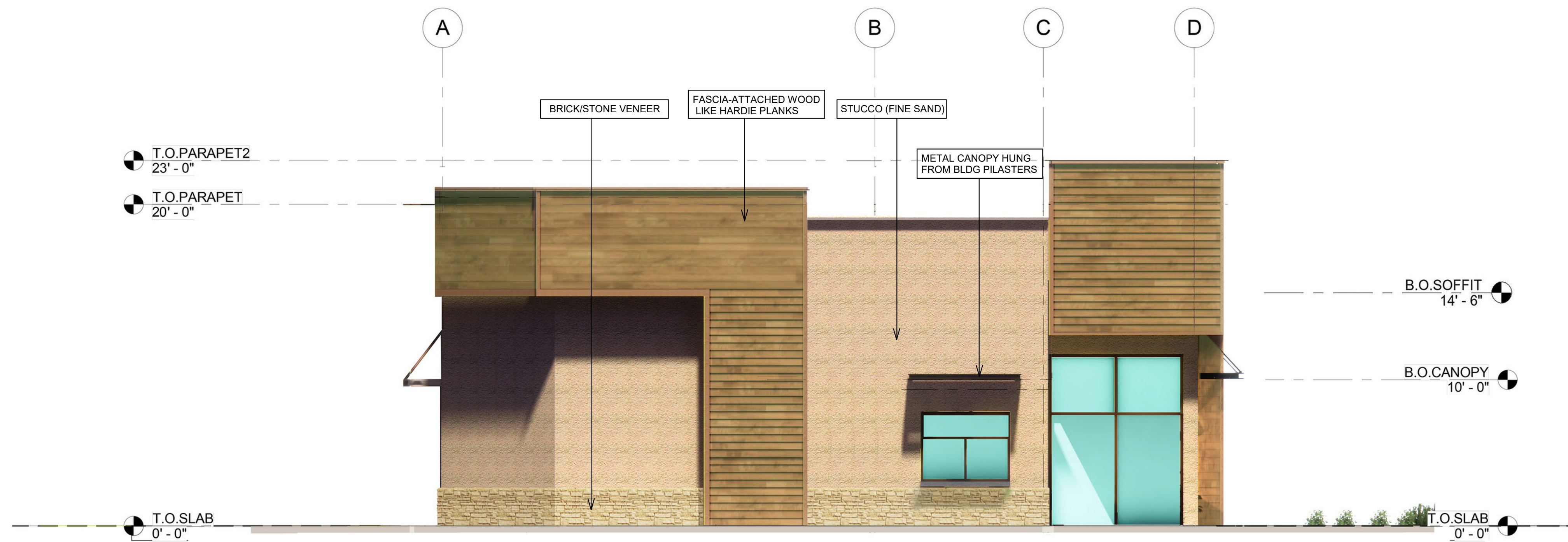
- 324 sqf 2 x HANDICAP 9' X 18'
- 1088 sqf 8 x COMPACT 8' X 17' < 25% OF REQ.PKG
- 3726 sqf 23 x STANDARD 9' X 18' (NOT NEXT TO THE WALL)

RATIO : 1389 sqf / 5138 sqf = 19.4% LANDSCAPING FOR PARKING AREA

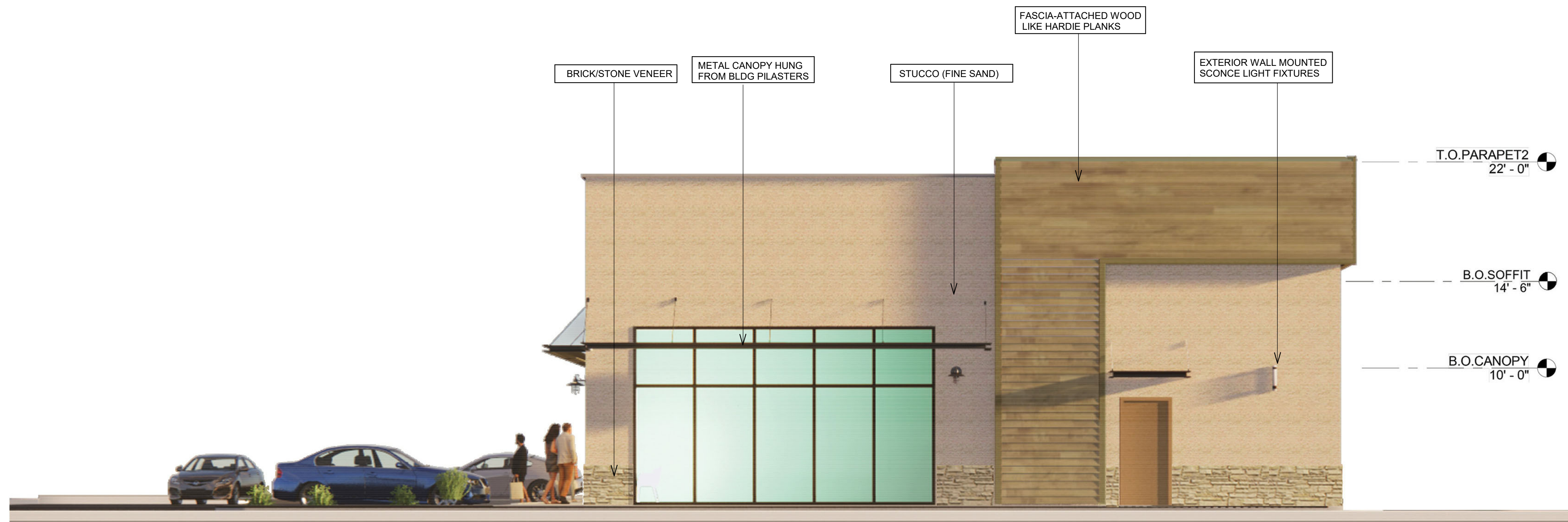




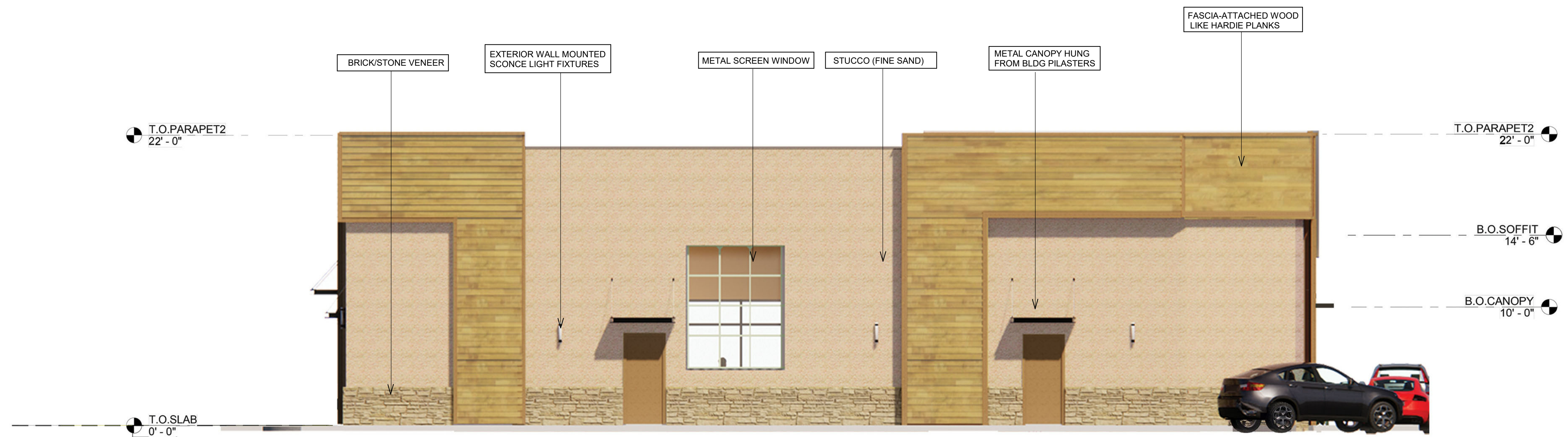
1 SOUTH ELEVATION
3/16" = 1'-0"



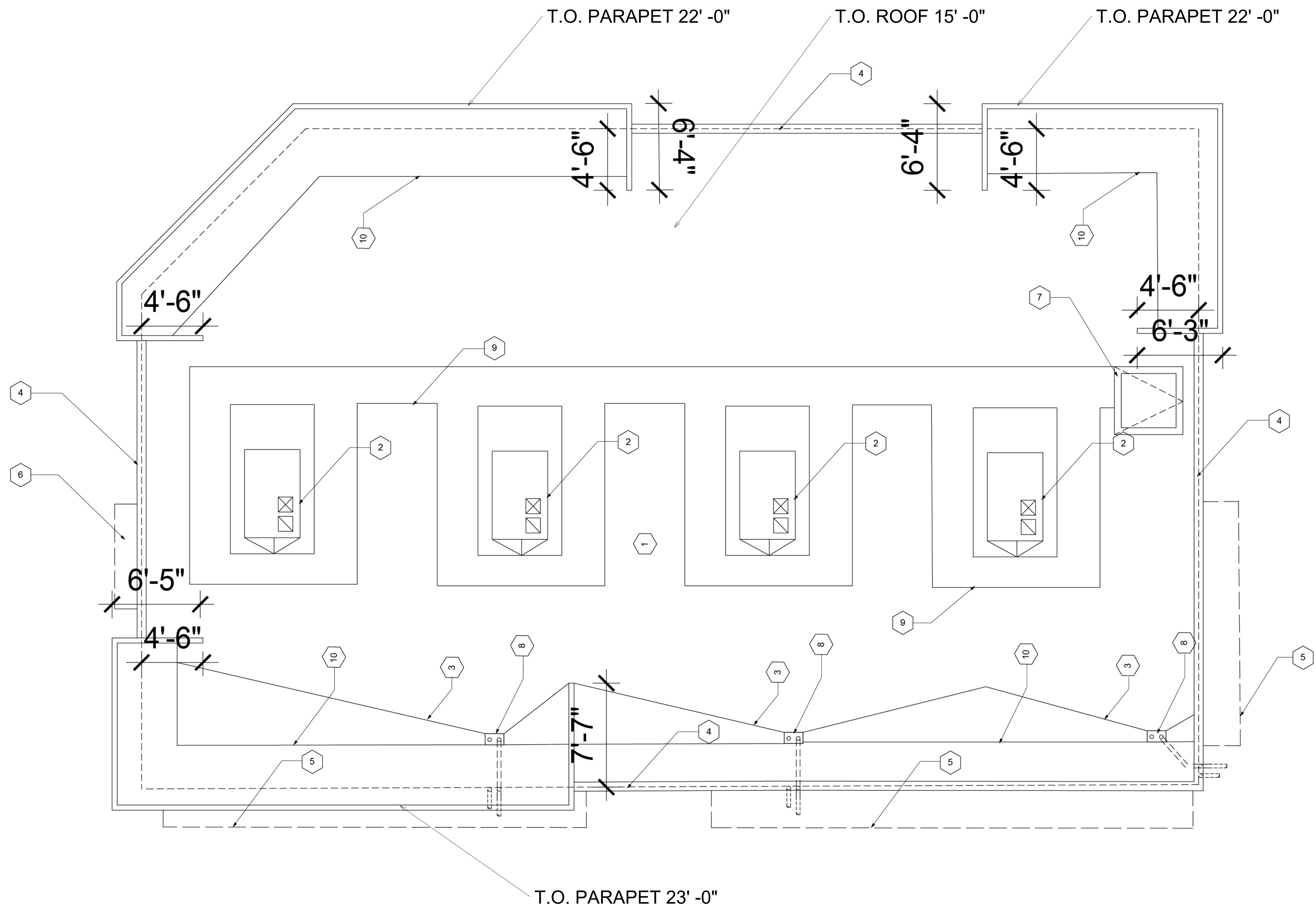
2 WEST ELEVATION
3/16" = 1'-0"



① 3/16" = 1'-0"

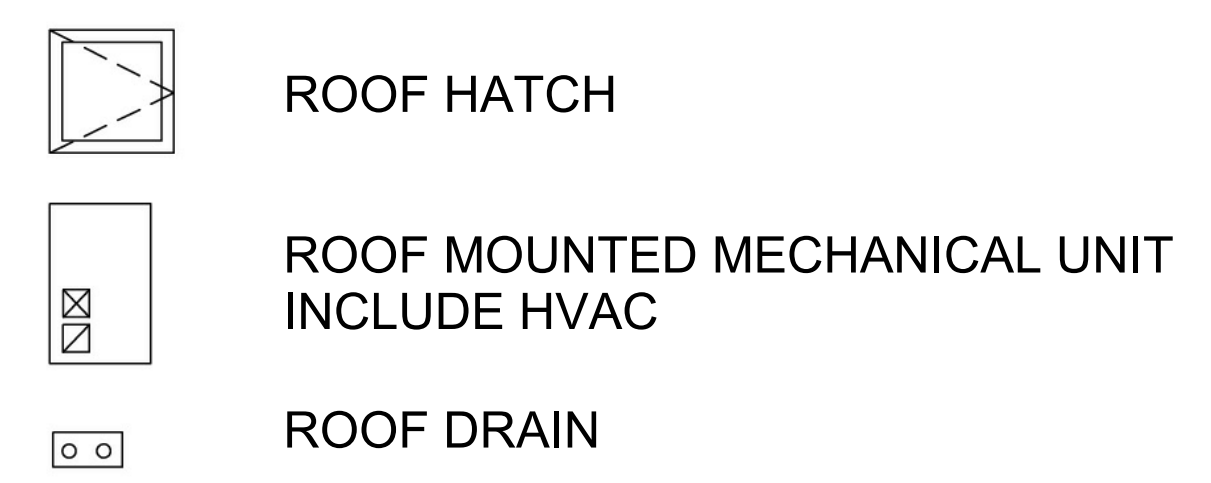


① 3/16" = 1'-0"



#	DESCRIPTION
1	ROOF MEMBRANE APPLIED OVER PLYWOOD ROOF DECK INSTALL PER MFG'S SPECS OVER OPEN WEB WOOD JOISRS.
2	FUTURE PACKAGE MECHANICAL UNITS INCLUDING HVAC
3	PLYWOOD CRICKET MIN. 2% SLOPE TO DRAIN.
4	PARAPET WITH METAL COPING, PAINT TO MATCH THE WOOD SIDING BELOW.
5	LINE OF CANOPY BELOW. REFER TO ELEVATION.
6	LINE OF AWNING BELOW. REFER TO ELEVATION.
7	ROOF ACCESS HATCH.
8	ROOF DRAIN AND OVERFLOW DRAIN.
9	PROVIDE HEAVY DUTY ROOF PROTECTIVE WALK PAD MATERIAL.
10	LINE OF DIAGONAL BRACING AT PARAPET PER STRUCTURAL.

- ROOF KEYNOTES**
- ALL ROOF AND OVERFLOW DRAIN LINES SHALL BE KEPT BEHIND THE EXTERIOR MEMBRANE OF THE EXTERIOR WALL WHETHER WITHIN THE STUD BAY OR A SEPARATE CHASE. ALL GUTTER OR WATER COLLECTION SYSTEMS SHALL BE KEPT BEHIND PARAPET WALLS SO THAT THEY ARE NOT VISIBLE.
 - NEW HAVC UNITS RETAIL SPACE.
 - THE T.O. PARAPET IS 22' - 0", THE T.O. ROOF IS 15' - 0", IT IS TALL ENOUGH TO SCREEN THE ROOFTOP EQUIPMENT.

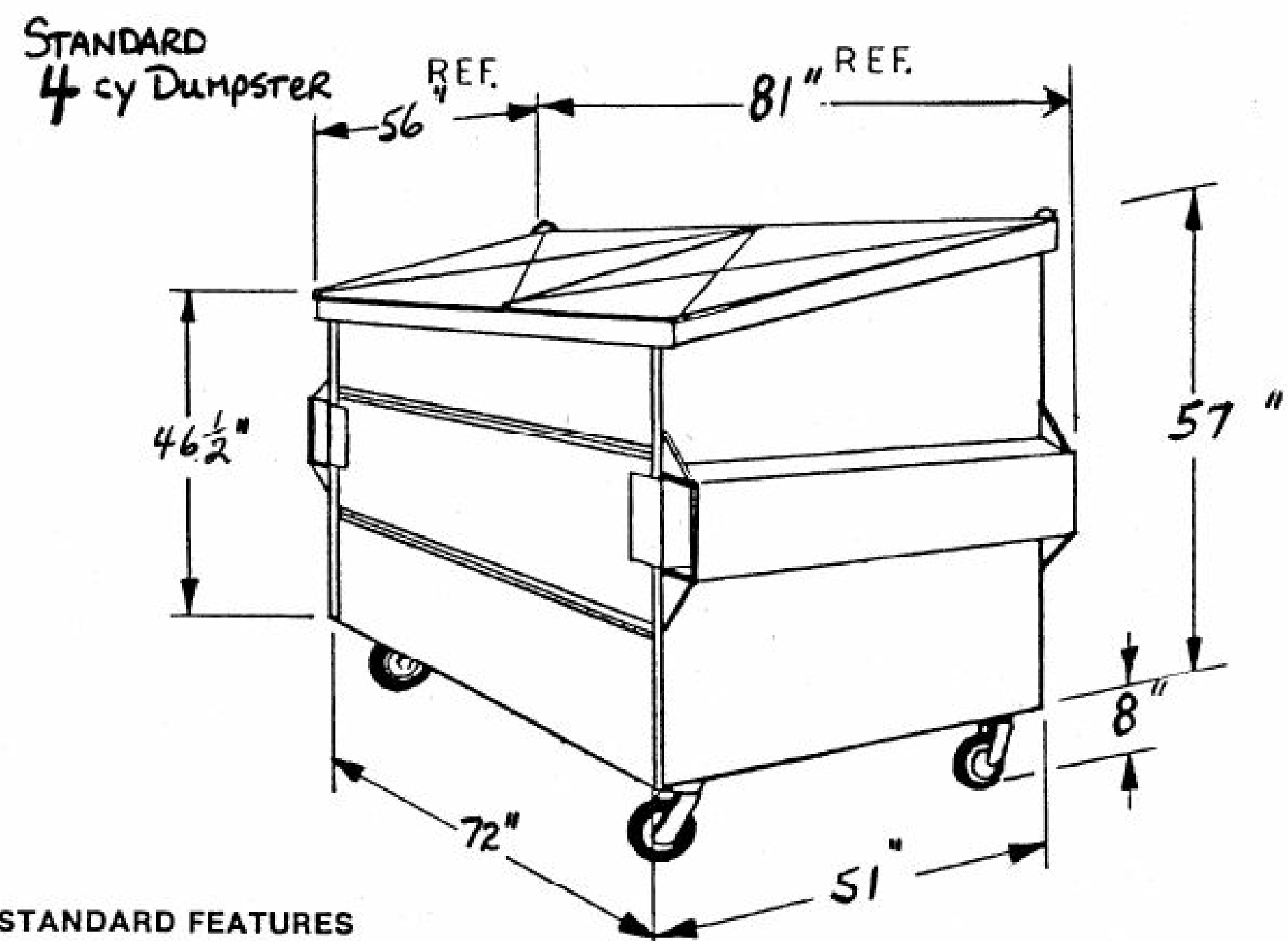


1 Roof Plan
1/4" = 1'-0"

Sample Trash Enclosure



STONE VENEER TO MATCH BUILDING



STANDARD FEATURES

- MATERIAL: 14 Gauge Prime Hot Rolled Steel
- FABRICATION: Double Rib Front, Bottom and Back Panels with Flanged Corners
12 Gauge Heavy Duty Banding Free of Sharp Edges
11 Gauge Gusset Reinforced Side or Bottom Fork Channels
- WELDING: Container Fabricated Joints Mig Welded
- LIDS: Lightweight Cross Paneled and Channel Reinforced for added strength
- CASTERS: Durable Industrial Roller Bearing Type – 10 Gauge Caster Plates
- FINISH: Interior – Rust Inhibitive Primer or Automotive Underseal Coated
Exterior – Automotive Enamel Paint

