

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

RESOLUTION NO. PC 9-22
CONDITIONAL USE PERMIT #4-22
AGENDA ITEM #5.A

DATE: June 21, 2022

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Amanda Acuna, Senior Planner

APPLICANT: David Kim

LOCATION: 1045 Redondo Beach Blvd, Suites 150-190 (APN: 6114-028-050)

REQUEST: A request for a conditional use permit, per section 18.32.030.C of the Gardena Municipal Code, to operate an adult day care facility within an 11,830 square foot tenant space in an existing medical and professional office building located in the General Commercial (C-3) zone and direction to staff to file a Notice of Exemption as an Existing Facility.

BACKGROUND/SETTING

On March 8, 2022, an application for a conditional use permit was submitted to allow the operation of an adult day care facility at the Gardena Professional Medical Plaza located at the northeast corner of West Redondo Beach Boulevard and Berendo Avenue. Although the application is for “adult day care,” the facility is actually a community care facility as explained below. The terminology does not change the analysis as both are subject to a conditional use permit.

The Gardena Professional Medical Plaza is a 114,364 square foot (-sf), five-story commercial building that includes various medical office uses, a vocational and technical educational institution, retail, and other general office uses. The subject property has two surface parking lots located to the east ends of the property and a four-story parking structure is located north of the commercial building which also provides parking for the businesses.

The subject property is zoned General Commercial (C-3) and is bounded by West Redondo Beach Boulevard to the south, Berendo Avenue to the west, Vermont Avenue

to the east, and private properties to the north and southeast of the site, as shown in Figure 1. The subject property is adjacent to C-3 zoning to the north, east, and south as well as Business and Professional Office (C-P) zoning to the west. Adjacent land uses include a nursing home, parking structure, and single-family residences to the north, retail and commercial services to the east, general office and the Gardena Memorial Hospital to the west across Berendo Avenue, and the Hustler Casino to the south across West Redondo Beach Boulevard (Table 1 – Surrounding Uses).

FIGURE 1 – ZONING MAP

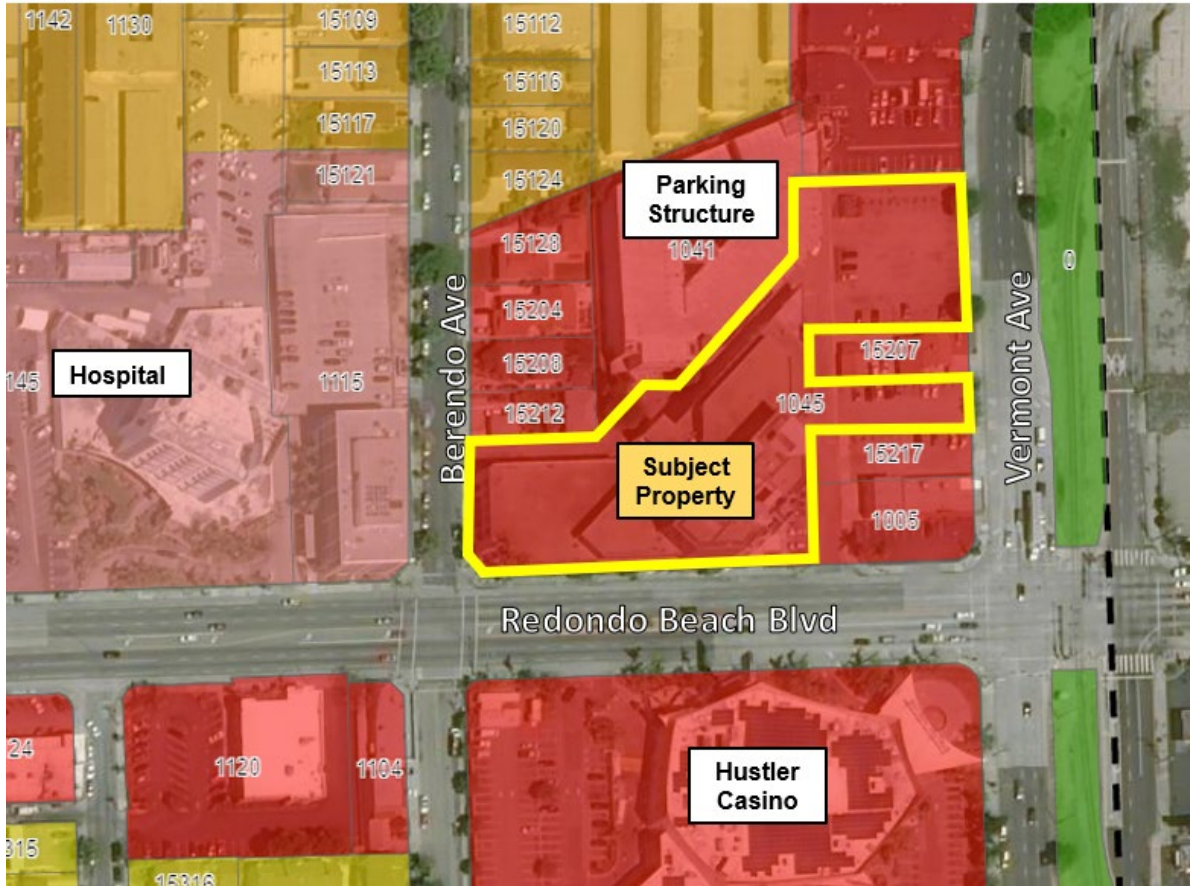


TABLE 1 – SURROUNDING USES

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3	General Commercial	Medical/Professional Offices
North	C-3	General Commercial	Nursing Home Parking Structure Single Family Homes
South	C-3	General Commercial	Hustler Casino
East	C-3	General Commercial	Retail and Commercial Services
West	C-P	General Commercial	Professional Offices Gardena Memorial Hospital

PROJECT DESCRIPTION

The applicant is proposing to occupy a 11,830-sf commercial tenant space within the Gardena Professional Medical Plaza, which will include interior improvements to ground levels Suites 150, 170, 180 and 190 to operate an adult day care facility. The existing tenant spaces are currently occupied by a Veterans Affairs office, children’s learning center and two vacant spaces that were previously used as a cafeteria and professional office space. The applicant is proposing interior improvements to combine all spaces for an adult day care facility that will include an occupational therapy and physical therapy room, multi-purpose rooms, a community hall, an extended kitchen, nursing room, ADA compliant restrooms, and multiple office spaces. The facility will offer daily services to the elderly and adults with chronic medical, cognitive, or mental health conditions and/or disabilities. The proposed adult day care facility will provide the following services to all clients:

- Professional nursing services;
- Social Services assistance that will include case management, counseling and care coordination with a social worker, and caregiver support;
- Therapeutic activities including recreational activities by activity coordinator; physical therapy and occupational therapy with exercise by licensed physical/occupational therapists and program aides;
- Transportation to and from the facility; and
- Breakfast and lunch prepared in the existing full kitchen.

Although the proposed adult day care facility will offer services to adults of all ages, the facility’s target market is senior citizens in need of supplemental care while their primary caretakers are busy during the day. The facility will staff 35 full-time and part-time employees whose hours will range between 6:00 AM and 6:00 PM. The facility will serve at most 240 participants at a time. Standard hours of operation are from 8:00 AM to 2:00

PM, Mondays through Fridays. It should be noted that the facility will not provide licensed medical treatment or procedures on site.

The applicant is requesting the approval of a conditional use permit to allow for the operations of an adult day care facility in the C-3 zone and direction to staff to file a notice of exemption from the provision of the California Environmental Quality Act as an Existing Facility project.

ANALYSIS

Pursuant to section 18.32.030.C of the Gardena Municipal Code (GMC), a conditional use permit is required for a community care facility the General Commercial (C-3) zone. The Zoning Ordinance defines a community care facility as:

“ Any state-licensed facility, place or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults or children and adults, including, but not limited to, the physically handicapped, mentally disordered, or incompetent persons, and abused or neglected children, and includes those facilities and programs described in Health and Safety Code Section [1502](#) et seq. as the same may be amended from time to time. . .”
(GMC Section 18.04.125)

The applicant is requesting to operate a state licensed adult day care facility, and will not provide licensed medical treatment or procedures on site. Therefore, the requested use falls under the definition for a community care facility. The subject property is zoned General Commercial (C-3); therefore, the application for a conditional use permit is deemed proper and, if approved, will authorize the applicant to operate an adult day care center at the subject location. The findings for the conditional use permit are incorporated in the Resolution by reference.

CONDITIONAL USE PERMIT

In accordance with GMC Section 18.46.040.F, in order to grant a conditional use permit, the Planning Commission must make the following findings:

- 1. That the use if one for which a conditional use permit is authorized;**
Pursuant to GMC Section 18.32.030.C, a community car facility is subject to a conditional use permit in the C-3 zone. Therefore, the application for a conditional use permit is deemed proper and if approved, will allow an adult day care facility at the subject location.
- 2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses; is in harmony with the general plan; is not detrimental to the surrounding properties, existing uses or to uses specifically permitted in the zone in which the proposed use is to be located; and will not be detrimental to the public health, safety or welfare;**

The subject tenant space is located within a commercial building that includes various medical and professional services. Surrounding uses include other

medical and healthcare facilities like the Gardena Memorial Hospital to the west and a nursing home directly north of the subject location. This area is an ideal location for an adult day care facility which will provide recreational and health services for elderly adults.

The General Plan designates the subject property as a General Commercial land use, which is intended to provide for a wide range of larger scale commercial uses to serve both the needs of the City and the region. The proposed project is consistent with the following goals and policies set forth in the Gardena General Plan:

- Economic Development Goal 1: Promote a growing and diverse business community that provides jobs, goods and services for the local and regional market and maintains a sound tax base for the City, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.
- 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.
- Environmental Justice Goal 5: Encourage physical activity and improved physical fitness.
- EJ Policy 5.1: Prioritize increasing opportunities for physical activity within DACs.
- EJ Policy 5.8: Encourage walking, biking, carpooling, use of public transit and other alternative modes of transportation to minimize vehicular use and associated traffic noise.

The facility will bring a different business type to the area, as adult day service programs offer an alternative to nursing home care for those who do not need 24-hour skilled nursing. The new facility will preserve the quality of the existing Gardena Professional Medical Plaza, while creating jobs and contributing to the City's tax base. This facility will encourage physical activity by providing unique amenities to the adult and elderly community such as therapeutic activities including recreational activities by activity coordinator, physical therapy and occupational therapy with exercise by licensed physical therapists. These programs are designed to help people stay mentally and physically active, while reducing their isolation, improving their health, and preventing decline of their abilities.

The subject site is located in a disadvantaged community (DACs), as identified in the Appendix A of the Gardena Environmental Justice Element. The proposed adult day care facility will increase opportunities for physical activity to the adult and elderly community in this area of the City. Lastly, the facility will also provide an alternative mode of transportation by offering shuttle services

to and from the site for all clients, therefore, minimizing vehicular use and associated traffic noise.

3. **That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;**

The proposed use will be making tenant improvements to a 11,830-sf space within an existing five-story commercial building. The applicant’s request to operate an adult day care center does not include any type of exterior improvements that will alter the existing buildings footprint or the exterior façade as previously approved.

There are currently several businesses operating within the commercial building on the subject property. These uses include medical and professional office spaces, retail, and a vocational trade school. With the proposal of an adult day care the subject property is required to provide a total of 517 parking spaces for all uses on-site, as shown in Table 2. The Gardena Medical Plaza offers 475 parking spaces in the four-story parking structure to the north, 40 spaces in the surface parking to the northeast of the site, 12 spaces in the surface parking lot to the southeast of the site, 10 parking spaces abutting the building and four parallel parking spaces. In total there are 541 parking spaces, including 10 accessible spaces, for the commercial building. The applicant is also proposing a dedicated shuttle loading zone along the building entrance.

Traffic impacts are not anticipated as the subject property meets the City’s off-street parking requirements. In addition, the facility will provide shuttle services for its clients. Most of the clients are expected to use such transportation services due to the mental and physical conditions that inhibit their ability to drive, as is the case with the other adult day care centers. This will ultimately reduce the number of clients driving their personal automobiles as well as parking their personal automobiles on-site.

TABLE 2 – PARKING STANDARDS

Use	Standard	Provided	Requirement
Day Care Facility	1/200-sf	11,830	60
	1/Employee	35	35
	1/10 Clients	240	24
	1/Company Vehicle	7	7
Professional Offices	1/300-sf	43,116	144

Medical Office	1/200-sf	31,431	157
Retail	1/200-sf	1,293	6
Vocational School	1/50-sf of gross classroom space	4,188	84
Total Required:			517 Spaces
Total Provided:			541 paces

4. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use; and

Vehicular access to the site is provide by West Redondo Beach Boulevard, Vermont Avenue, and Berendo Avenue. The Circulation Plan of the Gardena General Plan designates West Redondo Beach Boulevard and Vermont Avenue as arterial roadways and Berendo Avenue as a local street. Arterial roadways are designed to connect traffic from smaller roadways to freeway interchanges and regional roadway corridors and are the principal urban thoroughfares of the City. Local streets are designed to provide a vehicular, pedestrian and bicycle access to individual parcels throughout the City. The use of the property for an adult day care facility is not expected to generate more traffic than the existing uses, and therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the proposed use.

5. That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare.

The conditions of approval for Conditional Use Permit #4-22, will ensure that the day care facility will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible expansions of use in existing facilities from the provisions of CEQA. The building in which the proposed project will take place, already exists. The operation of an adult day care facility is seen as a negligible expansion of use.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of the operations of an adult day care is not considered significant. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. The existing building where the adult day care facility is taking place is not considered

a significant historical structure by any governmental body. 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.

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 9-22 approving Conditional Use Permit #4-22 subject to the attached Conditions of Approval and directing staff to file a Notice of Exemption.

ATTACHMENTS

Resolution No. PC -22

Exhibit A: Conditions of Approval

Exhibit B: Project Plans

RESOLUTION NO. PC 9-22

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #4-22 TO OPERATE AN ADULT DAY CARE FACILITY WITHIN AN 11,830 SQUARE FOOT TENANT SPACE IN AN EXISTING MEDICAL AND PROFESSIONAL OFFICE BUILDING LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AND DIRECTION TO STAFF TO FILE A NOTICE OF EXEMPTION AS AN EXISTING FACILITY

1045 REDONDO BEACH BLVD, SUITES 150-190 (APN: 6114-028-050)

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

SECTION 1. RECITALS.

A. On March 8, 2022, an application for a conditional use permit was submitted to allow the operation of an adult day care facility at the Gardena Professional Medical Plaza located (the "Project") at 1045 Redondo Beach Blvd, Suites 150-190 (the "Property");

B. The General Plan Land Use Plan designation of the Property is General Commercial, and the zoning is C-3 (General Commercial);

C. The Property is bounded by West Redondo Beach Boulevard to the south, Berendo Avenue to the west, Vermont Avenue to the east, and private properties to the north and southeast of the site;

D. On June 9, 2022, a public hearing was duly noticed for a virtual Planning and Environmental Quality Commission meeting for June 21, 2022, at 7 PM;

E. On June 21, 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

F. 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. CONDITIONAL USE PERMIT #4-22

Conditional Use Permit #4-22 to allow an adult day care facility located in the General Commercial zone as shown on the plans presented to the Planning Commission on June 21, 2022, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

A. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter;

The request to operate a state licensed adult day care facility, will not include providing licensed medical treatment or procedures on site. Therefore, the requested use falls under the definition for a community care facility. The subject property is zoned General Commercial (C-3); therefore, the application for a conditional use permit is deemed proper and, if approved, will authorize the applicant to operate an adult day care center at the subject location.

B. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare;

The Property is located within a commercial building that includes various medical and professional services. Surrounding uses include other medical and healthcare facilities like the Gardena Memorial Hospital to the west and a nursing home directly north of the subject location. This area is an ideal location for an adult day care facility which will provide recreational and health services for elderly adults. As shown in the staff report, which is incorporated by reference, the Project is consistent with various goals and policies set forth in the Gardena General Plan.

C. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;

The Project includes improvements to a 11,830-sf space within an existing five-story commercial building and does not include any type of exterior improvements that will alter the existing buildings footprint or the exterior façade as previously approved.

There are currently several businesses operating within the commercial building on the Property. These uses include medical and professional office spaces, retail, and a vocational trade school. The Property is required to provide a total of 517 parking spaces for all uses on-site. The Property offers 475 parking spaces in the four-story parking structure to the north, 40 spaces in the surface parking to the northeast of the site, 12 spaces in the surface parking lot to the southeast of the site, 10 parking spaces abutting the building and four parallel parking spaces. In total there are 541 parking spaces, including 10 accessible spaces, for the

commercial building. Dedicated shuttle loading zone will be provided along the building entrance.

Traffic impacts are not anticipated as the subject property meets the City's off-street parking requirements. In addition, the facility will provide shuttle services for its clients. Most of the clients are expected to use such transportation services due to the mental and physical conditions that inhibit their ability to drive, as is the case with the other adult day care centers. This will ultimately reduce the number of clients driving their personal automobiles as well as parking their personal automobiles on-site.

D. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;

Vehicular access to the site is provide by West Redondo Beach Boulevard, Vermont Avenue, and Berendo Avenue. The Circulation Plan of the Gardena General Plan designates West Redondo Beach Boulevard and Vermont Avenue as arterial roadways and Berendo Avenue as a local street. Arterial roadways are designed to connect traffic from smaller roadways to freeway interchanges and regional roadway corridors and are the principal urban thoroughfares of the City. Local streets are designed to provide a vehicular, pedestrian and bicycle access to individual parcels throughout the City. The use of the property for an adult day care facility is not expected to generate more traffic than the existing uses, and therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the Project.

E. That the conditions stated in the decisions are deemed necessary to protect the public health, safety, and general welfare.

The conditions of approval for Conditional Use Permit #4-22, will ensure that the day care facility will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

SECTION 3. CALIFORNIA ENVIROMENTAL QUALITY ACT FINDINGS.

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

- A. Class 1—Section 15301 - Existing Facilities - the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible expansions of use in existing facilities from the provisions of CEQA. The building in which the proposed project will take place, already exists. The operation of an

adult day care facility is seen as a negligible expansion of use.

B. The Project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of the adult day care is not considered significant. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. The building on the Property is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of the Project.

C. Staff is hereby directed to file a Notice of 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 21st day of June 2022.

STEPHEN LANGLEY, 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 21st day of June 2022, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

Attachments:

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

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4-22

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) 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 floor plan layout shall be in accordance with the plans approved by the Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision.
- GC 5. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant is the real party in interest in action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.

CONDITIONAL USE PERMIT

- CUP1. Conditional Use Permit #4-22 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of a business license.

PLANNING

- PL1. The applicant shall ensure that the maximum number of clients at any given time is 240. This number may be increased upon approval of a parking study by the Community Development Director.
- PL2. The applicant shall ensure that clients are not allowed to stay overnight nor live at the facility.
- PL3. The applicant shall not deviate from the approved floor plan without approval from the Planning and Environmental Quality Commission.

BUILDING & SAFETY

- BS1. The applicant shall comply with all applicable portions of the City adopted version of the California Building Standards Code (Title 24, California Code of Regulations)
- BS2. The applicant shall comply with the State and Federal Accessibility code.
- BS3. The applicant shall comply with the Los Angeles County Fire code.
- BS4. The applicant shall obtain separate permits for electrical, plumbing, and mechanical work.
- BS5. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, or State law.
- BS6. The applicant shall obtain licensure from the California Department of Social Services and/or the California Department of Health Services.
- BS7. The applicant shall ensure that that the facility be maintained in a clean, litter-free, odor-free and pest-free condition, per daily basis.
- BS8. The applicant shall submit plans and specifications to the Building Division for review.
- BS9. The applicant shall ensure that the Conditions of Approval be printed on the working drawings.

LOS ANGELES COUNTY FIRE DEPARTMENT

- FD1. The applicant shall submit plans and specifications to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit for review prior to building permit issuance.

David Kim, certifies that she has read, understood, and agrees to the Project Conditions listed herein.

David Kim

Date

CHANGE OF USE FROM EXISTING OFFICE (B) TO ADULT DAY CARE (I-4)

1045 W. REDONDO BEACH BLVD.,

ADULT DAY CARE FACILITIES

1045 WEST REDONDO BEACH BLVD., GARDENA, CALIFORNIA 90247

CORBEL
architects

www.corbelarchitects.com
3450 Wilshire Blvd Suite 1000
Los Angeles, California 90010
T: 1 213 739-9902
F: 1 213 739-9906

Project:

1045 W. REDONDO
BEACH BLVD.
ADHC
1045 W. Redondo Beach Blvd.,
Gardena, CA 90247

Project Owner:

**GARDENA
PROFESSIONAL
MEDICAL PLAZA, LP.**
1045 W. Redondo Beach Blvd.,
Gardena, CA 90247

Engineer:

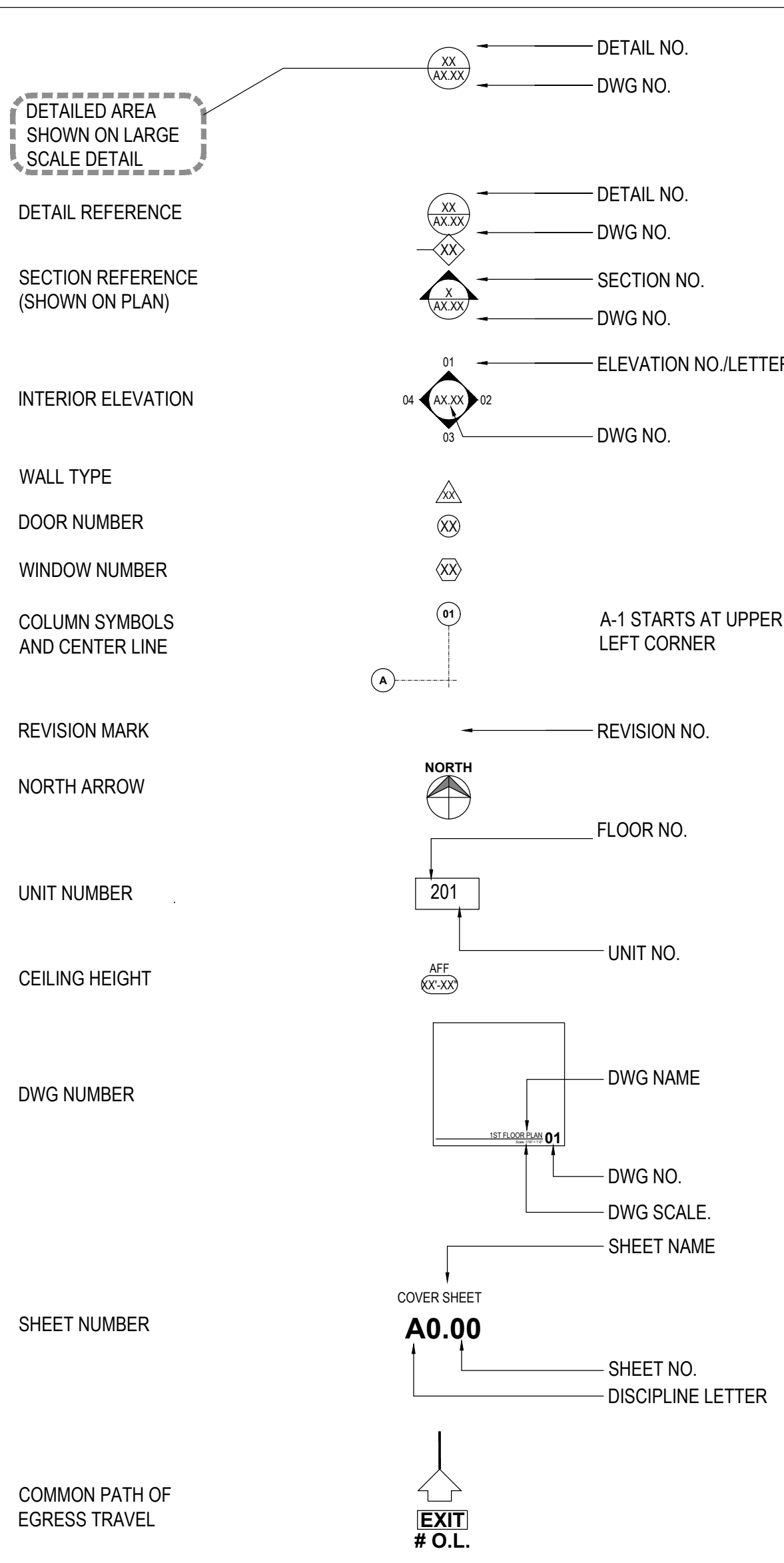
CITY OF GARDENA PLAN CHECK NOTES

- PLAN CHECK APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE.
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS A SUCCESSFUL INSPECTION WORK IS OBTAINED WITHIN 365 DAYS OF THE PERMIT ISSUANCE.
- A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO SIX (6) MONTHS.
- WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE.

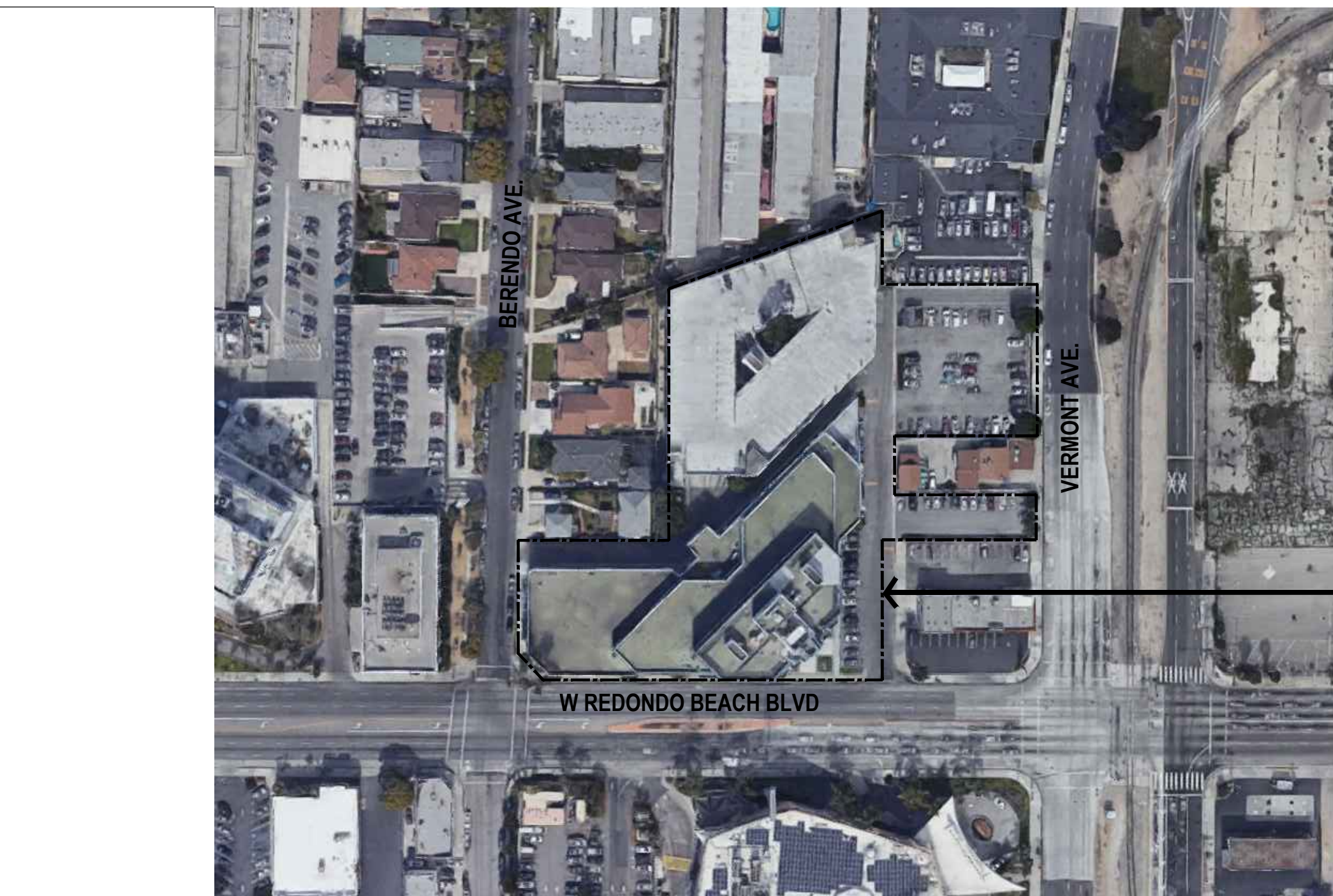
ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	LAV.	LAVATORY
A/C	AIR CONDITIONING	L.B.	POUND
A.F.F.	ABOVE FINISHED FLOOR	L.V.L.	LEVEL
A.F.T.	ACUSTIC TILE	L.F.	LINEAR FOOT/FEET
ADMN.	ADMINISTRATION	L.V.R.	LOUVER
ALUM.	ALUMINUM	L.T.WT.	LIGHTWEIGHT
ALT.	ALTERNATE	MAS.	MASONRY
AMT.	AMOUNT	MATL.	MATERIAL
AMOD.	APPROXIMATELY	MAX.	MAXIMUM
APPR.	ASPHALT	MCH.	MACHINE SOLT
ASPH.		MECH.	MECHANICAL
		MEMBR.	MEMBRANE
BD.	BOARD	MFR.	MANUFACTURER
BIT.	BITUMINOUS	MIN.	MINIMUM
BLDG	BUILDING	MISC.	MISCELLANEOUS
BLKG	BLOCKING	MT. (D.V.)	MOUNTING (ING)
BM	BEAM	MTL.	METAL
		(N)	NEW
C.B.	CATCH BASIN	(NI)	NOT APPLICABLE
CEM.	CEMENT	N/C.	NOT IN CONTRACT
C.F.	CUBIC FEET	NO.	NUMBER
C.J.	CONTROL JOINT	N.R.C.	NOISE REDUCTION COEFFICIENT
C.L.G.	CEILING	N.T.S.	NOT TO SCALE
CLR.	CLEAR	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNITS	O.D.	OUTSIDE DIAMETER
COL.	COLUMN	O.F.D.	OVERFLOW DRAIN
CONC.	CONCRETE	O.L.	OCCUPANT LOAD
CONT.	CONTINUOUS	OPENG	OPENING
CORR.	CORRIDOR	O.P.C.I.	OWNER PROVIDED CONTRACTOR INSTALLED
C.T.	CERAMIC TILE	OPP.	OPPOSITE
DEMO.	DEMOLITION	PAV.	PAVING, PAVEMENT
DET.	DETAIL	P.H.	PLANK HARDWARE
D.F.	DRINKING FOUNTAIN	PL.	PLATE
DIA.	DIAMETER	P.LAM.	PLASTIC LAMINATE
DIM.	DIMENSION	PLAS.	PLASTER
DISP.	DISPENSER, DISPOSAL	PLBG.	PLUMBING
DN.	DOWN	PLYWD.	PLYWOOD
D.S.	DOWNSPOUT	PNT.	PAIN
D.TL.	DETAIL	PREFAB.	PREFABRICATED(D)
DWG.	DRAWINGS	PREFIN.	PREFINISHED
(E)	EXISTING	P.S.F.	POUNDS PER SQUARE FOOT
EA.	EACH	P.S.I.	POUNDS PER SQUARE INCH
E.J.	EXPANSION JOINT	PTD.	PAINTED
ELEV.	ELEVATION, ELEVATOR	QUAL.	QUALITY
E.P.	ELECTRICAL PANEL	QUAN.	QUANTITY
EQ.	EQUAL	R.B.	RUBBER BASE
EQUIP.	EQUIPMENT	R.C.P.	REINFORCED CONCRETE PIPE
EXH.	EXHAUST	R.D.	ROOF DRAIN
EXIS.	EXISTING	REF.	REFERENCE
EXP.	EXPANSION, EXPOSED	REFRIG.	REFRIGERATOR
F.A.	FIRE ALARM	REG.	REGISTER
F.D.	FLOOR DRAIN, FIRE DAMPER	REIN.	REINFORCEMENT
F.E.	FIRE EXTINGUISHER	REQ.	REQUIRED
F.E.C.	FIRE EXTINGUISHER CABINET	RET.	RETAINING
F.F.	FINISH FLOOR	R.L.	ROOF LEADER, RAIN LEADER
F.G.	FINISH GRADE	RM.	ROOM
F.H.C.	FIRE HOSE CABINET	RT.	RIGHT
F.H.R.	FIRE HOSE RACK	S.C.	SOLID CORE
FIN.	FINISH	SCHED.	SCHEDULE
FLASH.	FLASHING	S.D.	STORM DRAIN, SOAP DISPENSER
FND.	FOUNDATION	SQ.FT.	SQUARE FOOT/FEET
F.O.C.	FACE OF CONCRETE	SHT.	SHEET
F.O.M.	FACE OF FINISH	SHTG.	SHEATING
F.O.M.	FACE OF MASONRY	SIM.	SIMILAR
F.O.S.	FACE OF STUDS	SPEC.	SPECIFICATION
F.F.T.	FOOT, FEET	STD.	STANDARD
FTG.	FOOTING	STL.	STEEL
GA.	GALVE	STOR.	STORAGE
GALV.	GALVANIZED	STSL.	STAINLESS STEEL
G.C.	GENERAL CONTRACTOR	STRUC.	STRUCTURAL
GL.	GLASS, GLAZING	SUSP.	SUSPENDED
GR.	GRADE	T.	TREAD, TILE, TOILET
GRD.	GRADE	TEL.	TELEPHONE
GYP.	GYP	TEMP.	TEMPORARY
GYP.BD.	GYP	T.O.C.	TOP OF CURB
H.B.	HOSE BIBB	T.O.C.C.	TOP OF CONC.
H.C.	HOLLOW CORE	T.O.M.	TOP OF MASONRY
HD.	HEAD	T.O.P.	TOP OF PARAPET
HWID.	HARDWOOD	T.O.S.	TOP OF SLAB
HWRE.	HARDWARE	T.O.W.	TOP OF WALL
HM.	HOLLOW METAL	TRENCH	TRENCH
HORIZ.	HORIZONTAL	TYP.	TYPICAL
HEIGHT.	HEIGHT	UN.O.	UNLESS NOTED OTHERWISE
HWAC.	HEATING, VENTILATION AND AIR CONDITIONING	V.B.	VAPOR BARRIER, VINYL BASE
HYD.	HYDRANT	V.C.T.	VINYL COMPOSITION FLOOR TILE
I.C.	INTERCOM	VERT.	VERTICAL
I.D.	INSIDE DIAMETER	VEST.	VESTIBULE
INFO.	INFORMATION	V.I.F.	VERIFY IN FIELD
INSUL.	INSULATION	V.T.	VINYL TILE
INT.	INTERIOR	W.	WITH
INV.	INVERT	WO.	WITHOUT
J.B.	JUNCTION BOX	WD.	WOOD
J.T.	JOINT	WI.	WIRE
K.D.	KNOCK DOWN	W.I.F.	WROUGHT IRON
KIT.	KITCHEN, KITCHENETTE	W.W.F.	WELDED WIRE FABRIC
K.O.(P)	KNOCK OUT (PANEL)	W.W.M.	WELDED WIRE MESH

GRAPHIC SYMBOLS



VICINITY MAP



PROJECT LOCATION
1045 W Redondo Beach Blvd.,
Gardena, CA 90247



SHEET INDEX

ARCHITECTURAL	
A0.01	COVER SHEET, PROJECT DATA
A1.01	EXISTING SITE PLAN
A1.02	PROPOSED PARKING PLAN & ACCESSIBLE PATH OF TRAVEL

PROJECT DATA

PROJECT DESCRIPTION	CHANGE OF USE FROM EXISTING OFFICE (B OCC.) TO ADULT DAY CARE FACILITY (I-4 OCC.)
SCOPE OF WORK	NEW NON-STRUCTURAL PARTITIONS AND NEW FINISHES IN THE EXISTING BUILDING ON THE GROUND FLOOR. NO CHANGES OF AREA. PROVIDING NON-MEDICAL CARE TO PERSONS 18 YEARS OF AGE OR OLDER IN NEED OF PERSONAL SERVICES, SUPERVISION, OR ASSISTANCE ESSENTIAL FOR SUSTAINING THE ACTIVITIES OF DAILY LIVING OR FOR THE PROTECTION OF THE INDIVIDUAL ON LESS THAN A 24-HOUR BASIS.
BUILDING AREA	EXISTING BUILDING TOTAL FLOOR AREA: 114,364 SQ.FT. (NO CHANGE)
OCCUPANCY	GROUP I-4 (ADULT DAY CARE) - CHANGE OF USE FROM OFFICE
TYPE OF CONSTRUCTION	TYPE I - FULLY SPRINKLERED
NO. OF STORIES	EXISTING 5-STORY W/ DETACHED PARKING STRUCTURE & SURFACE PARKING
ZONING:	GAC3
LOT NO.	4
LEGAL DESCRIPTION	GARDENA TRACT FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 4
ASSESSOR PARCEL NO. (APN)	6114-028-050
TRACT	GARDENA TRACT
CODE COMPLIANCE	PROJECT DIRECTORY
2019 CALIFORNIA BUILDING CODE (CBC)	LANDLORD: GARDENA PROFESSIONAL MEDICAL PLAZA, LP.
2020 LOS ANGELES COUNTY FIRE CODE (CFC)	ARCHITECT: CORBEL ARCHITECTS
2021 GARDENA MUNICIPAL CODE (GMC)	CARE OF JAMISON SERVICES, INC. 500 E. SPRING ST., SUITE 320 LONG BEACH, CA 90815 T. 562.429.4672
W/ CITY OF GARDENA AMENDMENTS	3450 Wilshire Blvd, Suite 1000 LOS ANGELES, CA 90010 T. 213 739 9902 F. 213 739 9906
	CONTACT: Juliette Kim E-mail: juliettekim@jamisonservices.com
	CONTACT: David S. Kim E-mail: dkim@corbelarchitects.com

NOTICE TO CONTRACTORS

THE WRITTEN AGREEMENT, DRAWINGS, SPECIFICATIONS AND ANY ADDENDA COMPRISE THE CONTRACT FOR THIS PROJECT. THEY SHALL BE TREATED AS ONE ENTITY. THEREFORE, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO READ AND COMPREHEND ALL THESE DOCUMENTS IN ORDER TO PROPERLY COMPLETE THE CONSTRUCTION. ANY RELATED CONNECTIONS OR PROCEDURES THAT ARE PERTINENT TO COMPLETE THE WORK IN THIS CONTRACT, BUT OCCUR OUTSIDE THE AREAS DETAILED IN THIS SET OF DRAWINGS SHALL BE INCLUDED AS PART OF THE CONTRACT.

PARKING SUMMARY

	TOTAL NO. OF PARKING STALL	ACCESSIBLE PARKING STALL
EXISTING	541 (PARKING STRUCTURE: 474 NORTH-EAST PARKING LOT: 34 EAST PARKING LOT - 1: 20 EAST PARKING LOT - 2: 13)	11 (2 VAN ACCESSIBLE)
REQUIRED	531	11 (2 VAN ACCESSIBLE)
PROPOSED	541	11 (2 VAN ACCESSIBLE)

TABLE 11B-208.2 PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

VAN PARKING SPACES

FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 TO COMPLY WITH SECTION 11B-502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH SECTION 11B-502.

Architect / Engineer Seal:

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ISSUED	DATE
REVIEW	1/4/2022

Project No: 21042

Drawn By:

Checked By:

Sheet Name:

COVER SHEET

Sheet No: **A0.00**

REVIEW SET

Project:

**1045 W. REDONDO
BEACH BLVD.
ADHC**
1045 W. Redondo Beach Blvd.,
Gardena, CA 90247

Project Owner:

**GARDENA
PROFESSIONAL
MEDICAL PLAZA, LP.**
1045 W. Redondo Beach Blvd.,
Gardena, CA 90247

Engineer:

Architect / Engineer Seal:

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ISSUED	DATE
REVIEW	1/4/2022

Project No: 21042

Drawn By:

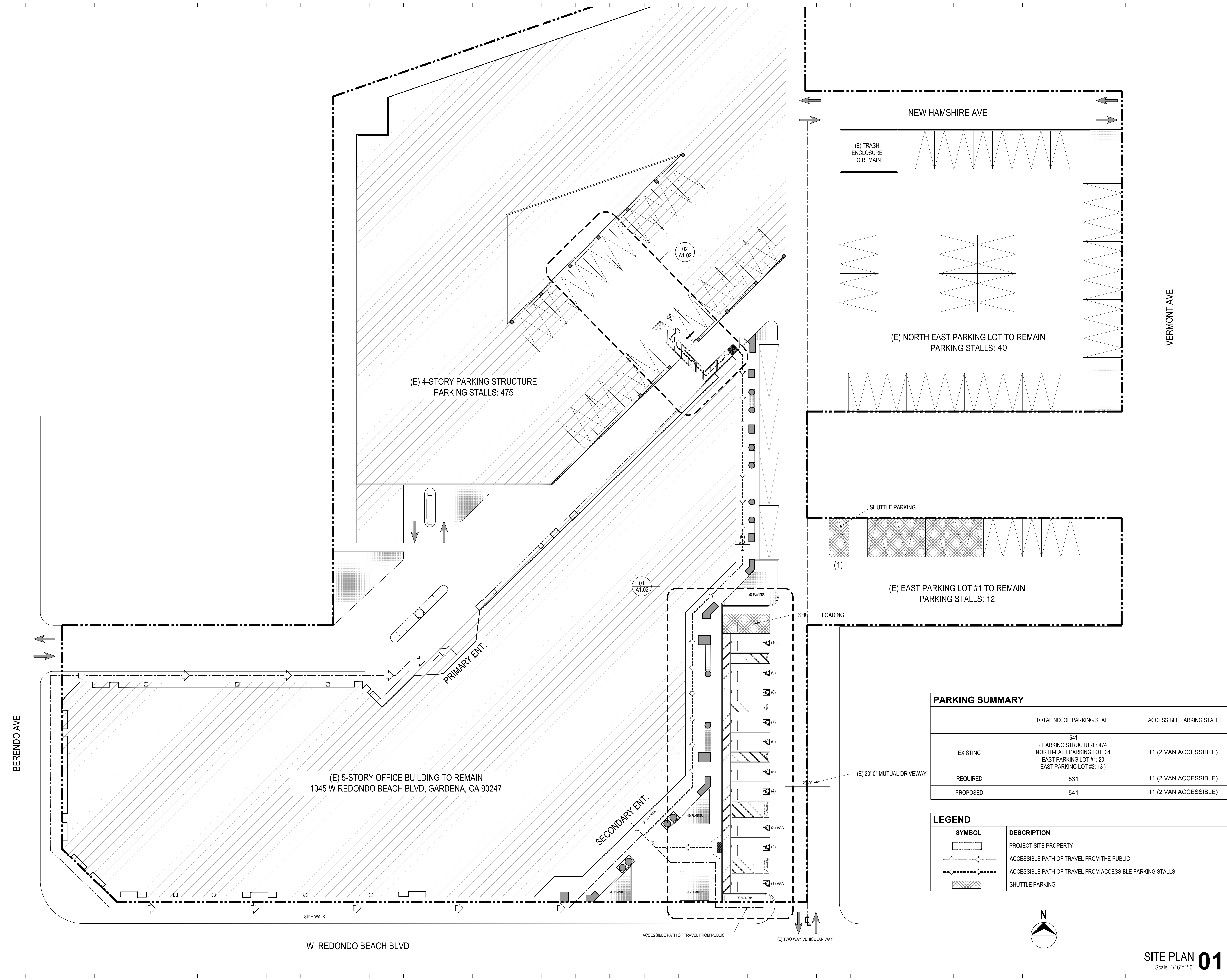
Checked By:

Sheet Name:

**PROPOSED
PARKING PLAN**

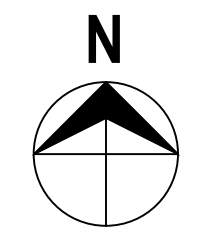
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REVIEW SET

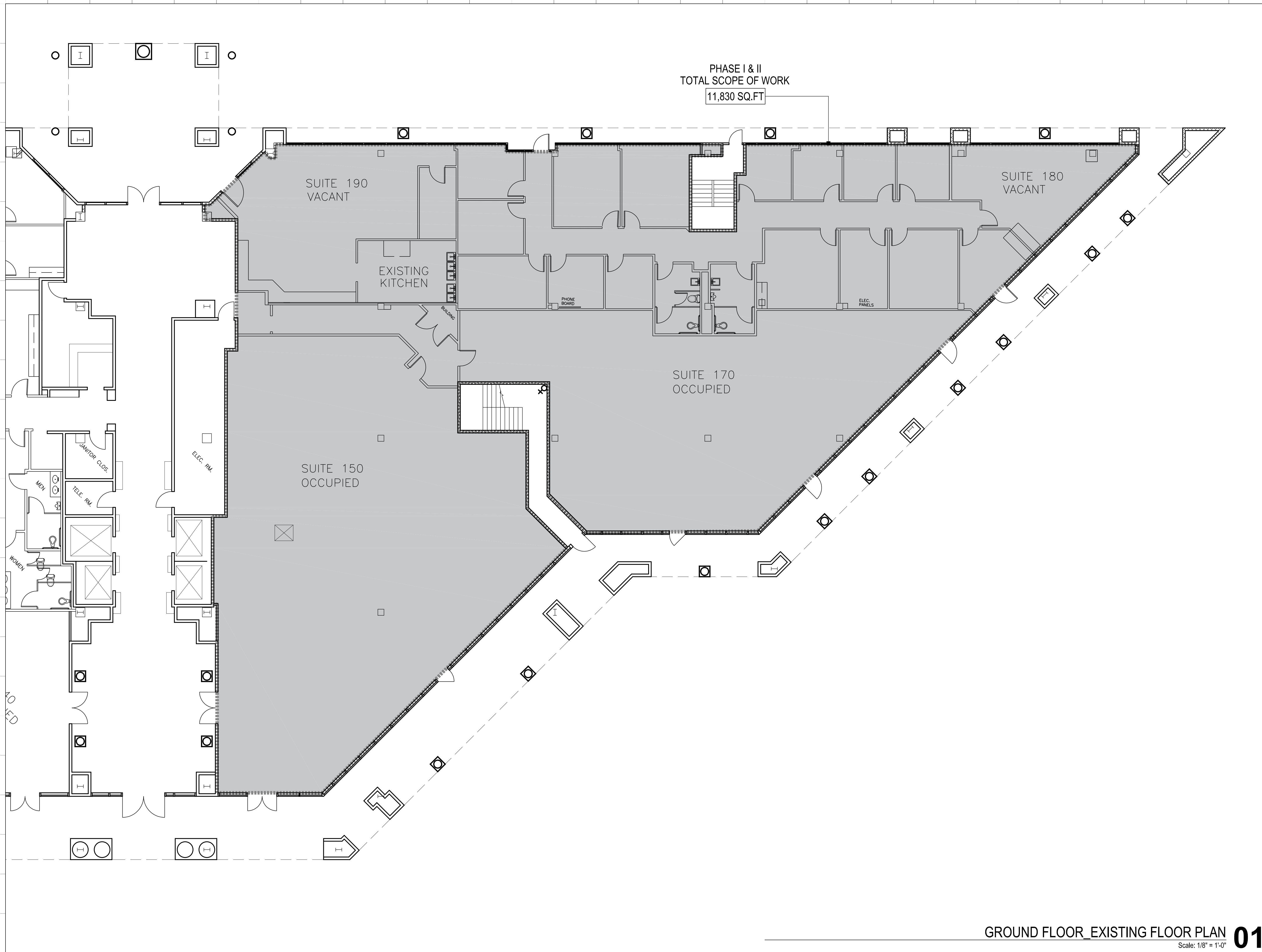


	TOTAL NO. OF PARKING STALL	ACCESSIBLE PARKING STALL
EXISTING	541 (PARKING STRUCTURE: 474 NORTH-EAST PARKING LOT: 34 EAST PARKING LOT #1: 20 EAST PARKING LOT #2: 13)	11 (2 VAN ACCESSIBLE)
REQUIRED	531	11 (2 VAN ACCESSIBLE)
PROPOSED	541	11 (2 VAN ACCESSIBLE)

SYMBOL	DESCRIPTION
	PROJECT SITE PROPERTY
	ACCESSIBLE PATH OF TRAVEL FROM THE PUBLIC
	ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING STALLS
	SHUTTLE PARKING



SITE PLAN 01
Scale: 1/16"=1'-0"



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Project: **1045 W. REDONDO BEACH ADHC**

1045 W. REDONDO BEACH BLVD.,
GARDENA, CA 90247

Project Owner:

1045 W. REDONDO BEACH BLVD.,
GARDENA, CA 90247

Engineer:

Architect / Engineer Seal:

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GROUND FLOOR EXISTING PLAN

A01

GROUND FLOOR EXISTING FLOOR PLAN 01
Scale: 1/8" = 1'-0"

DESIGN REVIEW SET



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Project:

**1045
W. REDONDO
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Architect / Engineer Seal:

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Project No: **21042**

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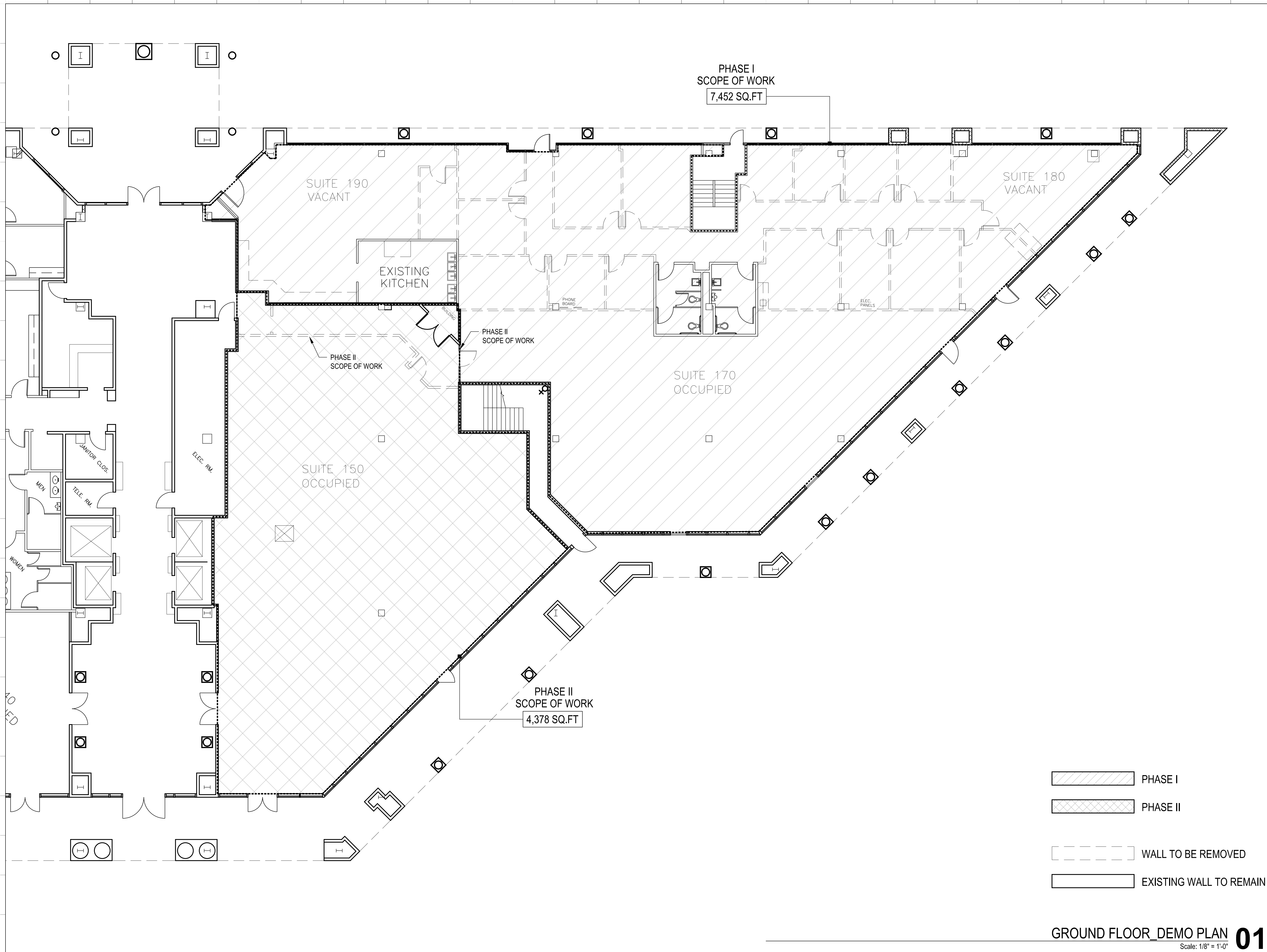
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**GROUND FLOOR
DEMOLITION PLAN**

Sheet No:

A02

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ISSUED	DATE
-	1/21/2022

Project No: 21042

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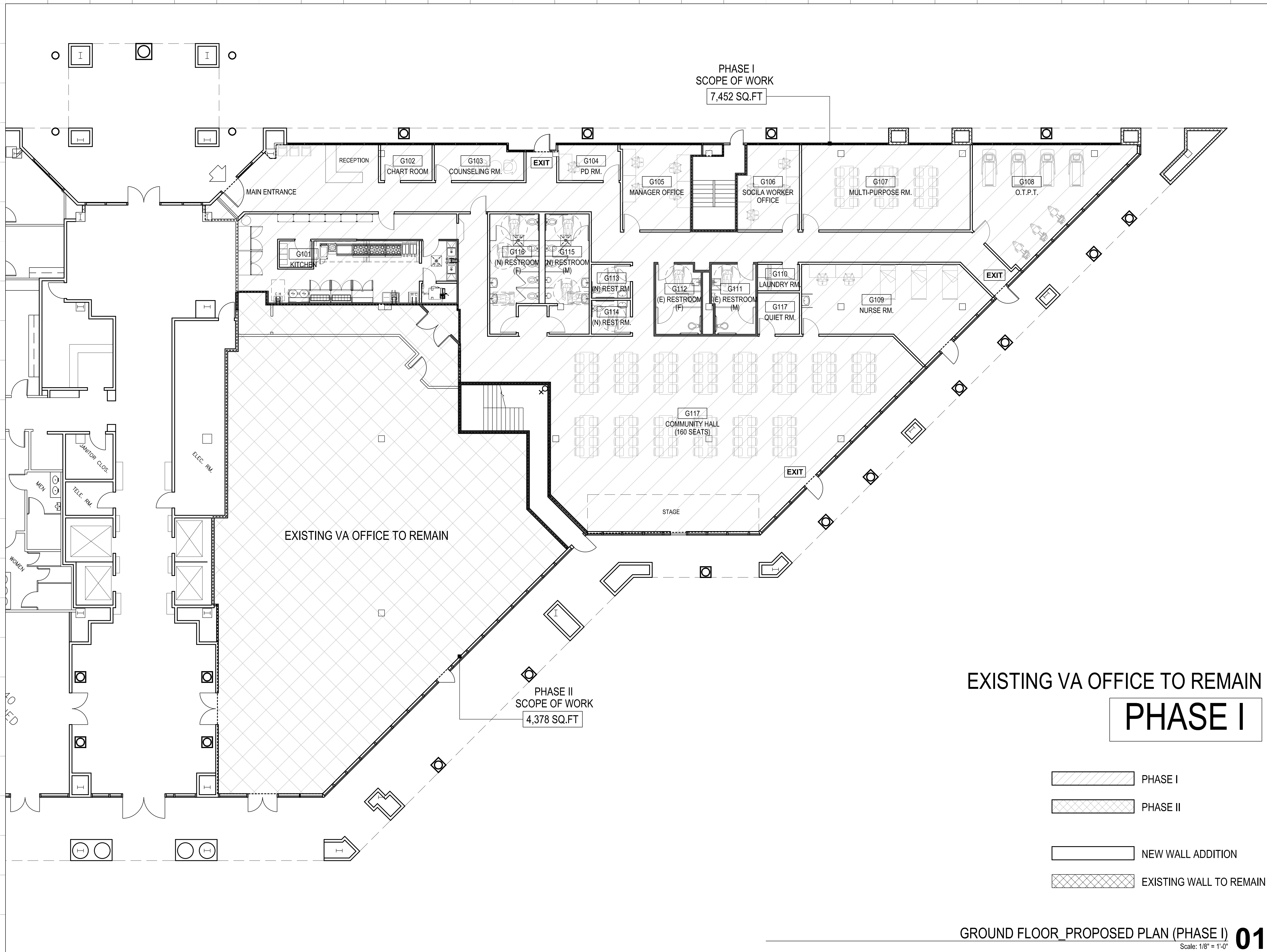
Sheet Name:

PHASE I
GROUND FLOOR
PROPOSED PLAN



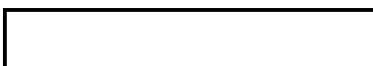

Sheet No:

A03

DESIGN REVIEW SET



EXISTING VA OFFICE TO REMAIN
PHASE I

-  PHASE I
-  PHASE II
-  NEW WALL ADDITION
-  EXISTING WALL TO REMAIN

GROUND FLOOR PROPOSED PLAN (PHASE I) **01**
Scale: 1/8" = 1'-0"



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Project:

1045
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1045 W.REDONDO BEACH BLVD.,
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Project Owner:

1045 W.REDONDO BEACH BLVD.,
GARDENA, CA 90247

Engineer:

Architect / Engineer Seal:

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Project No: 21042

Drawn By:

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Sheet Name:

PHASE II
GROUND FLOOR
PROPOSED PLAN

Sheet No:

A04

DESIGN REVIEW SET

