

**RESOLUTION NO. 6672**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING, AFTER A CALL FOR REVIEW, SITE PLAN REVIEW #7-23, AND DENSITY BONUS REQUEST FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL HOUSING PROJECT CONSISTING OF 300 APARTMENT UNITS, INCLUDING 17 AFFORDABLE UNITS, IN A SIX-STORY, PODIUM APARTMENT BUILDING AT 1610 W ARTESIA BOULEVARD  
(APN: 6106-013-049)**

**WHEREAS**, on March 21, 2023, The Picerne Group (“Developer”), filed an SB 330 application for the development of 300 units located at 1610 Artesia Boulevard (APN # 6106-013-049) (the “Property”) which requires a site plan review approval;

**WHEREAS**, on September 29, 2023, Developer renewed its SB 330 application;

**WHEREAS**, on November 10, 2023, Developer filed a formal application for the development of 300 units, including 17 affordable units, located on the Property (the “Project”);

**WHEREAS**, the General Plan land use and zoning designation of the Property is Very High Density Residential (R-6) which allows for a base density of 70 dwelling units per acre;

**WHEREAS**, the subject Property is bounded by R-6 zoning to the west, General Commercial (C-3), Gardena Village Specific Plan (GVSP) and Medium Density Multifamily Residential (R-3) zoned properties to the north across West Artesia Boulevard, Artesia Mixed Use (AMU) zoned properties to the east, and a sliver of the adjacent property to the west that is zoned R-6 wraps around the Property and then to the south of that, the property is zoned Official (O);

**WHEREAS**, on May 7, 2024, the Planning Commission of the City of Gardena held a duly, noticed public hearing on the Project at which time it considered all evidence presented, both written and oral;

**WHEREAS**, at the close of the public hearing, the Planning Commission adopted Resolution No. 11-24 recommending that the City Council approve the Sustainable Communities Environmental Assessment (SCEA) and Mitigation Monitoring and Reporting Program (“MMRP”) prepared for the Project and also adopted Resolution No. 12-24, approving the Project subject to the City Council adopting the SCEA and the MMRP;

**WHEREAS**, on May 10, 2024, the Mayor and Councilmember Tanaka each filed a request with the City Clerk’s office calling the Project for review;

**WHEREAS**, on May 28, 2024, the City Council held a duly noticed public hearing on the SCEA and MMRP as well as on the Project, at which time it considered all evidence presented, both oral and written; and

**WHEREAS**, Prior to adopting this Resolution, the City Council adopted Resolution No. 6668, approving the SCEA and adopting the MMRP.

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

**SECTION 1. RECITALS**

The City Council hereby finds that the recitals set forth above in the WHEREAS clauses are true and correct and are incorporated herein as substantive findings of this Resolution.

**SECTION 2. DENSITY BONUS.**

The Property is zoned R-6 and designated as Very High Density Residential in the City's General Plan. The R-6 zone allows for a maximum density of 70 dwelling units per acre. The Property has a total lot size of 3.43 acres, therefore, the allowed base density is 240 dwelling units. The applicant has committed to ensuring that 17 of these units (7%) are allocated to very-low-income households. Accordingly, the City Council finds as follows:

A. Based on providing 17 very-low income units, the project is entitled to a 25 percent density bonus, for a total of 300 units.

B. Based on providing 17 very-low income units, the project is entitled to one concession. The modification to the development standards for windows set forth in Gardena Municipal Code section 18.42.120F.1 will provide a cost savings for the project.

C. The project is entitled to unlimited waivers that would physically preclude the construction of the project. The waivers for this project are to the height (Gardena Municipal Code section 18.18A.040.G), storage space (Gardena Municipal Code section 18.18A.040H), and massing (Gardena Municipal Code section 18.42.120.B.1).

D. Neither the concession or waivers would create a specific adverse impact, have any impact on historical property, or be contrary to law.

E. The project is entitled to utilize the parking standards set forth in the Density Bonus Law which would require a total of 394 parking spaces. The project is providing a total of 507 units.

F. Developer will be required to enter into an affordable housing agreement substantially in the form attached hereto as Exhibit C, with the City thereby ensuring the retention of the 17 units designated for very-low income households.

G. The Mayor is hereby authorized to sign the affordable housing agreement on behalf of the City.

### **SECTION 3. SITE PLAN REVIEW #7-23.**

Site Plan Review (#7-23) to demolish all existing on site commercial and industrial buildings to construct a six-story residential building, with one subterranean level for parking, for 300 apartment units located in the Very High Density Multifamily Residential (R-6) zone, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are dated February 14, 2024, and attached hereto as Exhibit B, as the same may be modified by the conditions of approval.

- A. *The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable standards.*

The Property is located in the R-6 zone. As shown in the staff report, which is incorporated by reference, the Project complies with the development standards of the R-6 zone, except for those development standards the applicant is requesting a concession or waivers for, in accordance with the provisions of the Density Bonus law.

GMC Section 18.42.120 establishes objective design criteria for all new multifamily residential development within the City. The Project will adhere to most of the city's design standards, which include incorporating a minimum of two exterior surface materials on each elevation, ensuring roofline articulation, ensuring that the trellis on the rooftop deck along the street frontage does not extend into the required setback, fulfilling all lighting requirements, and allocating the minimum necessary space for a pet relief area.

- B. *The development is consistent with the intent and general purpose of the general plan and provisions of this code.*

The General Plan land use designation for the Property is Very High Density Multifamily Residential. The Very High Density Multifamily Residential land use designation provides for the highest concentration of residential units in the City. This designation is provided on two industrial lots, the Property and the property

directly to the west of the site. This category is implemented by the Very High Density Multiple-Family Residential (R-6) zone. Allowing the development of the 300-unit apartment building would be consistent with the following goals and policies of the General Plan, as explained in staff's report:

- LU Goal 1: Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.
- LU Policy 1.1: Promote sound housing and attractive and safe residential neighborhoods.
- LU Policy 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.
- LU Policy 1.4: Locate new medium- and high- density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities.
- LU Policy 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multifamily residential developments.
- LU Policy 1.13: Allow for increased density through the use of Specific Plans where the City determines that there would be a benefit to the community, including meeting the City's housing obligations.
- LU Goal 5: Create opportunity for diversity in housing opportunities through the City.
- LU Policy 5.1: Encourage higher density housing near arterials and collector streets for all income levels throughout the City.
- LU Policy 5.3: Require adequate amenities, open space, and landscaping for new housing developments.
- LU Policy 5.4: Provide high-quality housing for current and future residents at all income levels to achieve a balanced community.
- DS Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
- DS Policy 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.
- DS Policy 2.9: Integrate new residential developments with the surrounding built environment, in addition, encourage a strong relationship between the dwelling and the street.

- DS Policy 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener” environment for residents and those viewing from public areas.
- DS Policy 2.11: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.
- CI Goal 1: Promote a safe and efficient circulation system that benefits residents and businesses and integrates with the greater Los Angeles/South Bay transportation system.
- CI Policy 1.1: Prioritize long-term sustainability for the City of Gardena, in alignment with regional and state goals, by promoting infill development, reduced reliance on single-occupancy vehicle trips, and improved multi-modal transportation networks, with the goal of reducing air pollution and greenhouse gas emissions, thereby improving the health and quality of life for residents.
- CI Policy 1.4: Provide streetscape enhancement programs for major highways, to improve the appearance of streets.
- CI Goal 3: Develop Complete Streets to promote alternative modes of transportation that are safe and efficient for commuters, and available to persons of all income levels and disabilities.
- CI Policy 3.3: Maintain and expand sidewalk installation and repair programs, particularly in areas where sidewalks link residential neighborhoods to local schools, parks, and shopping areas.
- CN Goal 2 Conserve and protect groundwater supply and water resources.
- CN Policy 2.2: Comply with the water conservation measures set forth by the California Department of Water Resources.
- CN Goal 3: Reduce the amount of solid waste produced in Gardena.
- CN Policy 3.1: Comply with the requirements set forth in the City’s Source Reduction and Recycling Element.
- CN Goal 4: Conserve energy resources through the use of technology and conservation methods.
- CN Policy 4.1: Encourage innovative building designs that conserve and minimize energy consumption.
- CN Policy 4.2: Require compliance with Title 24 regulations to conserve energy.
- CN Policy 4.3: Encourage the residential and business community to install energy saving features and appliances in existing structures.

- CN Goal 5: Protect the City's cultural resources.
- CN Policy 5.3: Protect and preserve cultural resources of the Gabrielino Native American Tribe found or uncovered during construction.
- PS Goal 2: A City that is adequately prepared for fire emergencies.
- PS Policy 2.2: Building and Fire Codes. Require that all buildings and facilities within Gardena comply with local, state, and federal regulatory standards such as the California Building and Fire Codes as well as other applicable fire safety standards.
- PS Policy 2.7: New Development.
  - Require adequate fire protection services, fire protection plans, and emergency vehicle access for new development.
  - Locate, design, and construct new development to minimize the risk of structural loss from fires.
  - Install visible home and street addressing and signage.
- PS Goal 3: Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards.
- PS Policy 3.2: Geotechnical Studies. Require geotechnical studies for all new development projects in the City, including those located in an Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.
- N Goal 2: Incorporate noise considerations into land use planning decisions.
- N Policy 2.4: Require mitigation of all significant noise impacts as a condition of project approval.
- N Goal 3: Develop measures to control non-transportation noise impacts.
- N Policy 3.1: Require compliance with a quantitative noise ordinance based on the Model Noise Ordinance developed by the (now-defunct) State of California Office of Noise Control.
- N Policy 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.
- 2021-2029 Housing Element Goal 2.0: Provide opportunity for increasing the supply of affordable housing within the City with special emphasis on housing for special needs groups.
- 2021-2029 Housing Element Policy 2.2: Provide incentives for new housing construction, to encourage the production of affordable units. Encourage provision of units of various sizes to accommodate the diverse needs of the community, including seniors, students and young workers, and large households.

- 2021-2029 Housing Element Goal 5.0: Promote equal opportunity for all residents to reside in the housing of their choice.
  - 2021-2029 Housing Element Policy 5.2: Provide a range of housing options, locational choices, and price points to accommodate the diverse needs in Gardena and to allow for housing mobility.
- C. *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. The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development.*

As set forth above, the proposed use is consistent with the General Plan and Gardena Municipal Code. The high density residential use is specifically contemplated for this site.

The Gardena Police Department (Gardena PD) provides police protection services to the City. The Property is approximately 1.2 miles distance from the police station located at 1718 W. 162nd Street. The Gardena PD divides the City into three districts, each with its own District Policing Team. The Property is located within District 3. The Project will include a security system throughout the building and the resident parking lot will be restricted by key fob.

The City contracts with the Los Angeles County Fire Department to provide fire protection and emergency medical services to the City. There are two fire stations located within the City: Fire Station 158 located at 1650 West 162nd Street and Fire Station 159 located at 2030 West 135th Street. Station 158 is the closest station to the Property, located approximately one mile away. The Los Angeles County Fire Department, in coordination with the City of Gardena, would continue to regularly monitor police and fire department resources to ensure that adequate facilities, staffing, and equipment are available to serve existing and future development and population increase.

- D. *The project is compatible with the surrounding sites and neighborhoods.*

The Project involves the construction of a multi-family housing development which will replace a nonconforming auto repair facilities center. The residential use is compatible with the existing residential uses to the east as well as the commercial development in the surrounding areas.

- E. *The project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.*

In accordance with the requirements of the California Environmental Quality Act (CEQA), the City's environmental consultant, Kimley-Horn, prepared a Sustainable Communities Environmental Assessment (SCEA) to identify and analyze the Project's potential impact on the environment.

Prior to adopting this Resolution, the City Council approved the SCEA and adopted the MMRP.

#### **SECTION 4: NO NET LOSS ANALYSIS.**

In accordance with Government Code section 65583, each city's housing element must include an inventory of land suitable and available for residential development to meet the locality's housing need for each of the designated income levels of the assigned regional housing need. Additionally, if the City allows development of a site with less units by income level than identified in the housing element for that site, the City must make written findings supported by substantial evidence as to whether there are remaining sites identified in the housing element to accommodate the City's share of regional housing needs, including a quantification of the remaining unmet need for each income level.

- A. The Property is identified in the 2021-2029 Gardena housing element for the opportunity to consolidate with the property immediately to the west for a housing development that would include a total of 380 dwelling units: 190 lower income units, 57 moderate income units, and 133 above moderate-income units. As this site is 45 percent of the combined site area, proportionally, this site should provide 86 lower income units, 26 moderate income units, and 60 above moderate income units.
- B. The Project involves the development of 17 affordable units at the very-low-income level, while the remaining 283 units would be market rate units, which can count towards the above moderate income level. As shown in Table 4 of the staff report which is incorporated herein by reference, the Project will meet the above moderate housing units that were identified for the consolidated site and provide 17 out of the 86 identified lower income units. The Project does not provide the total lower and moderate-income units assumed.
- C. There are still sufficient sites available within the City's site inventory to meet the City's housing needs in the lower and moderate income categories. The City was allocated a regional housing need of 5,735 units to plan for the 2021-2029 planning



period. However, the housing element plans for a total of 7,399 units, exceeding the City's allocation. While the Project is not providing the number of housing units of each identified income level as assumed in the housing element, there are more than sufficient sites remaining that are identified in the housing element to accommodate the City's share of regional housing for the 2021-2029 planning period.

**SECTION 5. EFFECTIVE DATE.**

This Resolution is effective immediately.

**SECTION 6. RECORD.**

Each and every one of the findings and determinations in this Resolution is 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 7. 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 162<sup>nd</sup> Street, Gardena, California 90247. Mr. Tsujiuchi's email is [gtsujiuchi@cityofgardena.org](mailto:gtsujiuchi@cityofgardena.org) and his phone number is (310) 217-9530.

**SECTION 8. SEVERABILITY.**

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this resolution, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this resolution or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

**SECTION 9. CERTIFICATION.**

The City Clerk shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of May 2024.

*Tasha Cerda, Mayor*  
\_\_\_\_\_  
TASHA CERDA, MAYOR

ATTEST

*Mina Semenza*  
\_\_\_\_\_  
MINA SEMENZA, CITY CLERK

APPROVED AS TO FORM:

*[Signature]*  
\_\_\_\_\_  
CARMEN VASQUEZ, CITY ATTORNEY  
CITY OF GARDENA

- Exhibit A – Conditions of Approval
- Exhibit B – Architectural Plans
- Exhibit C – Affordable Housing Agreement

## EXHIBIT A

### CITY OF GARDENA CONDITIONS OF APPROVAL FOR:

#### Environmental Assessment #21-23; Site Plan Review #7-23; and Density Bonus Request

1610 W. Artesia Blvd. (APN: 6106-013-049)

#### 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 all applicable 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 the submittal of the SB 330 application. 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 dated February 14, 2024, as may be modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Planning Commission based its decision, as modified by such decision. Administrative adjustments to the approved plans may be made in accordance with the provisions of Chapter 18.50 of the Gardena Municipal Code.
- 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 Environmental Assessment #21-23, Site Plan Review #7-24, and Affordable Housing Agreement. 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 and may be entitled to join in the defense of such City approvals, 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. City shall be entitled to retain separate counsel to represent City and the City's defense costs for its separate counsel shall be included in applicant's indemnity obligation, provided that such counsel shall reasonably cooperate with applicant and applicant's counsel in the defense of such claims. In the event City recovers any attorney's fees, expert witness fees, costs, interest, or other amounts from the successful defense of claims indemnified herein, applicant shall be entitled to retain such fees and costs.

### Residential Development

RD 1. Applicant shall pay a multiple-unit residential development impact fee of \$1,000/unit for a total of \$283,000 prior to building permit issuance or at the time of the issuance of any certificate of occupancy, in accordance with Chapter 15.48 of the Gardena Municipal Code for each of the market rate units. California Government Code, Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement. The applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.

### **PLANNING**

PL1. The approvals granted herein shall be utilized within a period not to exceed twelve months from the date of approval unless an extension is granted in accordance with the applicable provisions of the Gardena Municipal Code. Utilization shall involve the issuance of demolition and rough grading permits, the subsequent completion of the work specified within those permits, and attainment of the final clearance from the City.

PL2. These Conditions of Approval, including the mitigation measures, and the signed acknowledgement of acceptance shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.

- PL3. The applicant shall submit for review and approval detailed landscape and irrigation plans prepared by a licensed landscape architect to the Director of Community Development or designee that is consistent with the State's Water Efficient Landscape Guidelines. At a minimum, tree size shall be 24-inch box and shrubs shall be five (5) gallon size. Metal cages, painted green, shall be used to protect irrigation check valves and controllers.
- PL4. The applicant shall submit a site lighting plan, with photometrics, for review and approval to the Community Development Department prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Building Official and the Director of Community Development or designee before building permits are issued. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties.
- PL5. The apartment management shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees on the private property shall be permitted to grow to their maximum height.
- PL6. Colors and materials as shown on the development plans dated February 14, 2024, are approved. Deviation from colors and materials shall not be made unless approved by the Community Development Director.
- PL7. All signage shall comply with the applicable provisions of Chapter 18.58 of the Gardena Municipal Code.
- PL8. The applicant/developer shall place all mailboxes in accordance with U.S. Postal Regulations, as reviewed and approved by the Director of Community Development and the Gardena Postmaster prior to the issuance of a Certificate of Occupancy.
- PL9. The applicant shall be required to enter into an agreement for affordable housing in the form attached hereto as Exhibit C, as may be modified by the City Attorney.
- PL10. The applicant shall be required to comply with all mitigation measures for the SCEA.

**BUILDING & SAFETY**

- BS1. The applicant shall comply with all applicable portions of the most current

- California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The applicant shall obtain separate Building Division including permits for Demolition, Grading, Building, Electrical, Plumbing, Mechanical, and Fences and Walls if required.
- BS3. The applicant shall comply with all conditions set forth by other departments and agencies, including but not limited to: Gardena Planning, Gardena Public Works, and Los Angeles County Fire Department.
- BS4. The applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.
- BS5. The applicant shall demonstrate that coverages has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. Projects subject to this requirement 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.
- BS6. The applicant 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.
- BS7. Prior to demolition activities, an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified inspector shall conduct an Asbestos Survey to determine the presence or absence of asbestos containing-materials (ACMs) pursuant to South Coast Air Quality Management District (SCAQMD) regulations.
- BS8. A grading plan shall be submitted by the applicant/developer to the Building Official for review and approval. Grading shall be in substantial conformance with the proposed grading that is approved by the Planning Commission.
- BS9. The applicant shall provide a complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.
- BS10. The applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with

standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.

- BS11. The applicant shall prepare construction and demolition waste recycling plans for review and approval by the Building Division. The applicant shall enroll in the city's waste diversion program.
- BS12. The applicant shall post procedures and phone numbers at the construction site for notifying the City, local Police Department, and construction contractor (during regular construction hours and off- hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem.

### **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 and the City and State Codes as applicable. This includes supplements thereto and City of Gardena Standard Drawings. All work shall be designed and signed by a registered Civil Engineer or other applicable professional license engineer(s).
- 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. The applicant shall coordinate with City Public Works Park's Superintendent, regarding street tree(s) improvements.
- PW6. The applicant shall grind, overlay, and restripe half of the width (eastbound) of West Artesia Boulevard, directly in front of the project site if there is damage to the asphalt caused by the construction of the project.
- PW7. The applicant shall provide traffic control plans per WATCH (Work Area Traffic Control Handbook) and/or California MUTCD (California Manual on Uniform Traffic Control Devices) per the latest standard pending proposed controls (permanent-overnight or temporary). The temporary/permanent traffic control plans shall be prepared by, or under the direction of, a licensed civil engineer or other authorized to practice traffic engineering.
- PW8. Public right-of-way access during construction will be limited to material deliveries, no staging, and pedestrian access shall be provided at all times. However, the applicant can apply for an encroachment permit for a variation(s) from this condition which may only be approved by the City Engineer.
- PW9. The applicant shall remove and replace all sidewalk, curb & gutter, abandoned driveways, ramps, street and traffic signages along West Artesia Boulevard, directly in front of the project site. All incidental improvements such as traffic markings, re-painting existing curbs, curb drains, etc. shall also be included.
- PW10. The applicant shall provide Street Improvement Plans showing all requirements and submit them to the Public Works Department for review and approval. The Street Improvement Plan shall be stamped and signed by a Civil Engineer Registered in the State of California. An as-built plan signed and stamped by the Engineer of Record shall be submitted to the Public Works Department prior to finalizing and closing permit. Any deviations from the approved plan will require a submittal of plan revision for the Public Works Department's review and approval.

### **CONDITIONS TO REDUCE IMPACTS**

- GMC1. The applicant shall comply with all applicable requirements set forth in Gardena Municipal Code section 18.42.200 relating to pre-permit requirements.
- GMC2. The applicant shall comply with all requirements set forth in Gardena Municipal Code section 18.42.210 relating to post-permit requirements.
- GMC3. If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. A



portable, field X-ray fluorescence (XRF) analyzer shall be used to identify the locations of potential lead paint, and test accessible painted surfaces. The qualified Environmental Professional shall identify the likelihood that lead is present in concentrations greater than 1.0 milligrams per square centimeter (mg/cm<sup>2</sup>) in/on readily accessible painted surfaces of the buildings. If lead-based paint is found, a qualified Lead Specialist shall complete abatement prior to any activities that would create lead dust or fume hazard. Potential methods to reduce lead dust and waste during removal include wet scraping, wet planning, use of electric heat guns, chemical stripping, and use of local High-Efficiency Particulate Air (HEPA) exhaust systems. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, §1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Engineer.

- GMC4. There shall be no outdoor lighting for construction beyond 6:00 p.m.
- GMC5. The applicant shall use Tier 4 Final equipment or better for all engines above 50 horsepower.
- GMC6. Construction hours shall be limited from 7:00 a.m. to 6:00 p.m. Monday through Friday and from 9:00 a.m. to 6:00 p.m. on Saturday. No construction may take place on Sundays or federal holidays..
- GMC7. The applicant shall post procedures and phone numbers at the construction site for notifying the City staff, local Police Department, and construction contractor (during regular construction hours and off-hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem.
- GMC8. The applicant shall notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance. This condition will be satisfied by providing mailed notice at least thirty (30) days prior to the expected start date of demolition. No further notification will be needed during construction of the project.
- GMC9. The applicant shall designate an on-site construction complaint and enforcement manager for the project.

- GMC10. The applicant shall ensure that construction equipment is properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded.
- GMC11. The applicant shall use hydraulically or electrically powered tools (e.g., jack hammers, pavement breakers, and rock drills) for project construction to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust should be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves should be used, if such jackets are commercially available, and this could achieve a further reduction of 5 dBA. Quieter procedures should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- GMC12. The applicant shall use equipment and trucks with the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible) for project construction.
- GMC13. The applicant shall submit an acoustical analysis that shows compliance with the interior noise standards of GMC Section 8.36.050, to the Gardena Building Division for review and approval prior to the issuance of a building permit.
- GMC14. The applicant shall submit a traffic control plan to the City's Public Works's Department for review and approval prior to the issuance of building permits.

#### **GOLDEN STATE WATER COMPANY**

- GS1. The applicant shall contact Golden State Water Company for review of the existing water main once Los Angeles County Fire Department has issued their fire protection requirements on the project to initiate application for new service installation.

#### **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.

**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.

The Picerne Group, certifies that it has read, understood, and agrees to the Project Conditions listed herein.

\_\_\_\_\_  
The Picerne Group, Representative

By\_\_\_\_\_

Dated\_\_\_\_\_

# TPG 1610 ARTESIA

## DEVELOPMENT APPLICATION

FEBRUARY 14, 2024



*\*THIS DESIGN IS CONCEPTUAL IN NATURE. THE INFORMATION AND NUMBERS PROVIDED ARE SUBJECT TO CHANGE, PENDING VERIFICATION BY CLIENT AND AUTHORITIES HAVING JURISDICTION.*



# PROJECT DESCRIPTION

The proposed project site is approximately 3.43 ac, bounded by Artesia Blvd. to the north, Dominguez Channel to the south, adjacent to a single-story commercial building with surface parking to the west, and 3-Story multi-family community to the east. The land is currently occupied by two single-story retail buildings with surface parking.

The proposed project is a 6 story 300 unit luxury apartment building, with 5 levels of residential apartment (type III) over 1 level on-grade parking garage and 1 level of sub-terranean parking (type I). The project will consist of Studios, One-Bedrooms and Two-Bedroom units ranging from 515 s.f. to 1,280 s.f.

The site is accessed via a driveway entrance from Artesia Blvd. which directs residents and guests to the two garage entries. A sales office (leasing center) is easily accessible from the guest parking area and the pedestrian access provided along Artesia Blvd. Located on the ground level are resident storage areas, bike parking, dog spa, and a secured move-in area. The podium level contains a dramatic and generously sized resort style courtyard with multiple pools for relaxation and exercise. The club room, fitness, and business center are located directly off the courtyard to encourage an indoor outdoor experience and provide views out to the lush landscaping. In addition to the courtyard amenities, a golf lounge is located at the podium level with views to the west, where residents can relax, entertain, and enjoy a round of simulated golf.

A roof-deck lounge located on the 5th level of the building provides residents an outdoor experience to relax and enjoy the sunset views of the city and San Gabriel mountains.

The architectural style is responsive to the existing commercial and industrial history of the surrounding neighborhood. Simple contemporary forms, clad in cementitious panels, and brick veneer, create a building with texture and character that is complementary to the neighborhood. A warm color palette of deep reds and warm grays is used to bring importance to the primary façade elements while remaining respectful of the surrounding context.

## VICINITY MAP



1610 ARTESIA  
GARDENA, CALIFORNIA  
TCA # 2021-068

DEVELOPMENT APPLICATION  
FEBRUARY 14, 2024

# PROJECT TEAM

## DEVELOPER:



**The Picerne Group**  
5000 Birch St. East Tower, Suite 600  
Newport Beach, CA 92660  
Contact: Satish Lion

P: 949.267.1504  
P: 949.910.3428  
www.thepicernegroup.com  
slion@picernegroup.com

## ARCHITECT:



**TCA Architects**  
18821 Bardeen Ave  
Irvine, CA 92612  
Contact: Cory Bitting

P: 949.862.0270  
www.tca-arch.com  
cbitting@tca-arch.com

## LANDSCAPE ARCHITECT:



**Lifescapes International Inc**  
4930 Campus Drive  
Newport Beach, CA 92660  
Contact: Mike Meyers

P: 949.476.8888 Ext. 217  
P: 949-351-4389  
www.lifescapesintl.com  
mike@lifescapesintl.com

## CIVIL ENGINEER:



**TAIT & Associates, Inc.**  
801 N Parkcenter Drive  
Santa Ana, CA 92705  
Contact: David Sloan, PE

P: 714.560.8643  
P: 562.547.0705  
www.tait.com  
dsloan@tait.com

## LIGHTING:



**First Circle Design, Inc.**  
3187 Airway Avenue, Building C,  
Costa Mesa, CA 92626  
Contact: David Shema

P: 949.681.0500  
C: 626.399.9676  
www.firstcircledesign.com  
david@firstcircledesign.com

## SECURITY:



**PyroComm Systems, Inc.**  
3187 Airway Avenue, Building C,  
Costa Mesa, CA 92626  
Contact: Robert Herman

P: 949.900.3460  
C: 310.427.0389  
www.pyrocomm.com  
roberth@itredrock.com

# INDEX

COVER PAGE

## GENERAL:

G-0.1	PROJECT INDEX
G-0.2	PROJECT SUMMARIES
G-0.3	PROJECT PERSPECTIVE - VIEW FROM ARTESIA BLVD.

## ARCHITECTURE:

A-0.1	ARCHITECTURAL SITE PLAN
A-1.1	BUILDING PLANS B1 - BASEMENT FLOOR PLAN
A-1.2	BUILDING PLAN LEVEL 1 - GROUND FLOOR PLAN
A-1.3	BUILDING PLAN LEVEL 2 - PODIUM FLOOR PLAN
A-1.4	BUILDING PLAN LEVEL 3 - FLOOR PLAN
A-1.5	BUILDING PLAN LEVEL 4 - FLOOR PLAN
A-1.6	BUILDING PLAN LEVEL 5 - FLOOR PLAN
A-1.7	BUILDING PLAN LEVEL 6 - FLOOR PLAN
A-1.8	BUILDING PLAN - ROOF PLAN
A-2.1	BUILDING ELEVATIONS - NORTH ELEVATION
A-2.2	BUILDING ELEVATIONS - EAST ELEVATION
A-2.3	BUILDING ELEVATIONS - SOUTH ELEVATION
A-2.4	BUILDING ELEVATIONS - WEST ELEVATION
A-3.1	BUILDING SECTIONS - A & B SECTIONS
A-4.1	MATERIALS BOARD

## LANDSCAPE:

1	GROUND + POOL LEVEL - COMPOSITE LANDSCAPE PLAN
2	GROUND LEVEL - CONCEPT PLAN
3	POOL LEVEL - CONCEPT PLAN
4	CHARACTER IMAGES
5	TREE PALETTE
6	SHRUB PALETTE
7	SHRUB PALETTE
8	SHRUB PALETTE
9	SHRUB PALETTE
10	GROUND LEVEL - OVERALL TREE PLAN
11	POOL LEVEL - OVERALL TREE PLAN
12	HYDROZONE PLAN - OVERALL

## CIVIL:

C1.01	TITLE SHEET
C2.01	EXISTING CONDITION
C3.01	CONCEPTUAL GRADING PLAN
C3.02	CONCEPTUAL GRADING PLAN
C4.01	CONCEPTUAL UTILITY PLAN

## LIGHTING:

2	POOL DECK - LIGHTING LAYOUT
3	POOL DECK - CALCULATION SUMMARY
4	SITE PLAN - LIGHTING LAYOUT
5	POOL DECK - CALCULATION SUMMARY
6	BUILDING ELEVATIONS - NORTH & EAST
7	BUILDING ELEVATIONS - SOUTH & WEST

## SECURITY:

SEC -0.0	COVER SHEET
SEC -1.1	BASEMENT GROUND LEVEL
SEC -1.2	SITE PLAN GROUND LEVEL
SEC -1.3	FLOOR PLAN LEVEL 2 - PODIUM LEVEL
SEC -1.4	FLOOR PLAN LEVEL 3
SEC -1.5	FLOOR PLAN LEVEL 4
SEC -1.6	FLOOR PLAN LEVEL 5
SEC -1.7	FLOOR PLAN LEVEL 6

## FIRE:

F-1	COVER SHEET
F-2	OVERALL FIRE MASTER PLAN LAYOUT AT GRADE
F-3	LEVEL 2 PODIUM LAYOUT
F-4	LEVEL 5 LAYOUT
F-5	BUILDING ELEVATIONS & SECTION

# PROJECT INDEX

## PROJECT DATA

### PROJECT ADDRESS:

1610 Artesia Blvd

### APN:

6106-013-049

### ZONING:

R-6, very high density multi-family residential

### EXISTING LAND USE:

Commercial, surface parking

### PROPOSED LAND USE:

Multi-family Residential

### TYPES OF CONSTRUCTION:

Type III-A Residential, Residential Amenities  
Type I Parking Garage  
NFPA-13 fire sprinkler system throughout.

### OCCUPANCY CLASSIFICATION:

R-2 Residential Units  
B Leasing  
A-3 Residential Amenities  
S-2 Garage (Mechanically Ventilated), Storage

### SITE AREA:

149,602 SF  
3.43 ac

### BUILDING AREAS:

Floor Area (per zoning code)\* 357,602 SF  
Gross Building Area 587,933 SF

\*The gross horizontal areas of the several floors of a building, excluding areas used for accessory garage purposes and such basement and cellar areas as are devoted exclusively to uses accessory to the operation of the building. All horizontal dimensions shall be taken from the exterior faces of walls, including walls or other enclosures of enclosed porches.

### ALLOWED DENSITY (PER R-6):

Min Density 51 du/ac, 175 units  
Max Density 70 du/ac, 240 units

### PROPOSED DENSITY:

Proposed Density 87.5 du/ac, 300 units

### BUILDING HEIGHT LIMITATION (PER R-6):

Height Limit 75'-0" (usable)  
80'-0" (architecture projection)

### PROPOSED BUILDING HEIGHT

Proposed Height 84'-6", 6-STORIES  
\*Measured from lowest grade

### REQUIRED SETBACKS:

Front yard (Artesia Blvd): 10'-0"  
Side yard: 5'-0" (first 2 stories)  
10'-0" (above 2nd story)  
Rear yard: 5'-0"

### PROPOSED SETBACKS:

Front yard (Artesia Blvd): 10'-0"  
Side yard: 5'-0" (first two stories)  
10'-0" (above 2nd story)  
Rear yard: 5'-0"

## UNIT SUMMARY

UNIT TYPE	NET S.F.*	BALCONY S.F.*						Total # Units	% of Unit Mix	Total Net Rent.	AVG. S.F.	TOTAL S.F. BALCONIES
			LVL 02	LVL 03	LVL 04	LVL 05	LVL 06					
<b>STUDIO:</b>												
S101	515	-	5	5	5	5	5	25		12,875		
S405	533	38	6	6	6	6	6	30		15,990		1,140
<b>SUBTOTAL</b>			<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>55</b>	<b>18.3%</b>	<b>28,865</b>	<b>525</b>	<b>1,140</b>
<b>1 BR:</b>												
A110	663	55	11	11	12	12	12	58		38,454		3,190
A406	823	62	4	6	6	4	4	24		19,752		1,488
A710	861	128	8	8	8	8	8	40		34,440		5,120
A716	879	78	5	6	6	6	6	29		25,491		2,262
<b>SUBTOTAL</b>			<b>28</b>	<b>31</b>	<b>32</b>	<b>30</b>	<b>30</b>	<b>151</b>	<b>50.3%</b>	<b>118,137</b>	<b>782</b>	<b>12,060</b>
<b>2 BR:</b>												
B103	1,049	67	5	5	5	5	5	25		26,225		1,675
B402	1,194	64	3	3	3	3	3	15		17,910		960
B700	1,251	69	4	5	9	9	9	36		45,036		2,484
B900	1,280	71	4	4	4	3	3	18		23,040		1,278
<b>SUBTOTAL</b>			<b>19</b>	<b>20</b>	<b>24</b>	<b>23</b>	<b>23</b>	<b>94</b>	<b>31.3%</b>	<b>130,121</b>	<b>1,384</b>	<b>6,397</b>
<b>PROJECT TOTAL</b>			<b>58</b>	<b>62</b>	<b>67</b>	<b>64</b>	<b>64</b>	<b>300</b>	<b>100.0%</b>	<b>277,123</b>	<b>924</b>	<b>19,597</b>

\* Square footage is taken from centerline of party walls and outside of exterior walls, excluding decks and balconies.

\*\* Deck square footage is an average as most decks will vary slightly in size and is not included in Net Rentable Square Footage.

## STORAGE

STORAGE SUMMARY			
REQUIRED			
	QTY	CF	TOTAL
	300	80	24,000 SF
PROVIDED			
	QTY	CF	TOTAL
GARAGE (3x4x8' min)	100	96	9,600 SF
A406 (2x5.5x8' min)	24	80	1,920 SF
<b>TOTALS</b>	<b>124</b>		<b>11,520 SF</b>

## PARKING SUMMARY

PARKING SUMMARY			
CITY REQUIRED RESIDENTIAL PARKING			
Unit Type	# Units	Ratio	Total
Studio	55	1.00	55
1-Bedroom	151	1.5	227
2-Bedrooms	94	1.5	141
	<b>300</b>		<b>423</b>
<b>GUEST REQ.</b>	300	0.25	75
<b>TOTAL RESIDENTIAL REQ.</b>		1.66	<b>498</b>

(Including guest stalls)

REQUIRED ACCESSIBLE PARKING			
	# of Stalls	Ratio	# REQ.
Assigned	468	0.02	10
Unassigned	39	0.05	2
<b>TOTAL</b>			<b>12</b>
*1 in every 8 accessible stalls is required to be van accessible.			
**Accessible parking included as part of required parking spaces			

## BUILDING GROSS AREAS

Amenities - Type I (Level 1)	5,644 SF
Residential (Levels 2-6)	346,477 SF
Garage (Level 1)	98,071 SF
Garage (Level B1)	126,616 SF
Amenities - Type III (Levels 2,3,5)	11,125 SF
<b>TOTAL</b>	<b>587,933 SF</b>

## AMENITY AREAS

AMENITIES	
PROVIDED	
Resident Hub/Mail (Level 1)	4,182 SF
Bike Parking (Level 1)	1,163 SF
Dog Spa (Level 1)	299 SF
Leasing (Podium)	1,647 SF
Wellness (Podium)	960
Fitness (Podium)	2,895 SF
Clubroom (Podium)	2,743 SF
Golf (Podium)	701 SF
Pool Restrooms (Podium)	575 SF
Roofing Lounge (Level 5)	1,311 SF
Roof Deck (Level 5)	1,829 SF
<b>TOTAL</b>	<b>16,598 SF</b>

## OPEN SPACE

OPEN SPACE			
REQUIRED			
	150 SF/UNIT	x	300 UNITS
			<b>45,000 SF</b>
PROVIDED			
Podium Courtyard			27,004 SF
California Room			1,100 SF
Outdoor Fitness			2,000 SF
Private Balconies			19,597 SF
<b>TOTAL</b>			<b>49,701 SF</b>

## CODE ANALYSIS

### GARAGE:

CONSTRUCTION TYPE: I-A  
OCCUPANCY TYPE: S-2  
PRIMARY STRUCTURAL FRAME: 2-HOURS  
BEARING WALLS: 2-HOURS  
NON-BEARING WALLS: NON-RATED  
FLOOR CONSTRUCTION: 2-HOURS  
ROOF CONSTRUCTION: 1-HOUR  
EXTERIOR WALL AGAINST APT: 2-HOURS

### APARTMENTS AND RESIDENTIAL AMENITIES

CONSTRUCTION TYPE: III-A  
OCCUPANCY TYPE: R-2  
B (LEASING/AMENITIES)  
A-3 (CLUB ROOM)  
PRIMARY STRUCTURAL FRAME: 1-HOUR  
BEARING WALLS (EXTERIOR): 2-HOURS  
BEARING WALLS (INTERIOR): 1-HOUR  
NON-BEARING WALLS (INTERIOR): NON-RATED  
FLOOR CONSTRUCTION: 1-HOUR  
ROOF CONSTRUCTION: 1-HOUR  
FIRE WALLS: 3-HOURS

PROVIDED RESIDENTIAL PARKING						
	RESIDENTIAL			GUEST		
	STANDARD 9'-0" X 18'-0"	ACCESSIBLE VAN 9'-0" X 18'-0"	ACCESSIBLE 9'-0" X 18'-0"	STANDARD 9'-0" X 18'-0"	ACCESSIBLE VAN 9'-0" X 18'-0"	ACCESSIBLE 9'-0" X 18'-0"
Basement Level B1	319	0	5	0	0	0
Ground Level	138	1	5	37	1	1
<b>SUBTOTAL</b>	<b>457</b>	<b>1</b>	<b>10</b>	<b>37</b>	<b>1</b>	<b>1</b>
<b>TOTAL</b>		<b>468</b>		<b>39</b>		<b>507</b>
		<b>1.56 Ratio</b>		<b>0.13 Ratio</b>		<b>1.69 Ratio</b>

PROVIDED RESIDENTIAL EV PARKING				
	RATIO	RESIDENT	GUEST	TOTAL
		9'-0" X 18'-0"	9'-0" X 18'-0"	
EV Capable	0.1	47	4	51
EV Ready	0.25	117	10	127
EV Chargers	0.05	24	2	26
<b>TOTAL</b>		<b>188</b>	<b>16</b>	<b>204</b>

\*Included in provided residential parking

BICYCLE PARKING REQUIRED		
LONG TERM*		
REQ.	# UNITS	TOTAL
1 / 4DU	300	75
SHORT TERM**		
REQ.	REQ. GUEST PRK'G	TOTAL
5%	75	4
<b>TOTAL PROVIDED BICYCLE PARKING</b>		<b>79</b>

\*Long term bicycle parking is located in the building in a secured room with dero decker bike racks or similar.

\*\*Short term bicycle parking is located along Artesia Blvd.

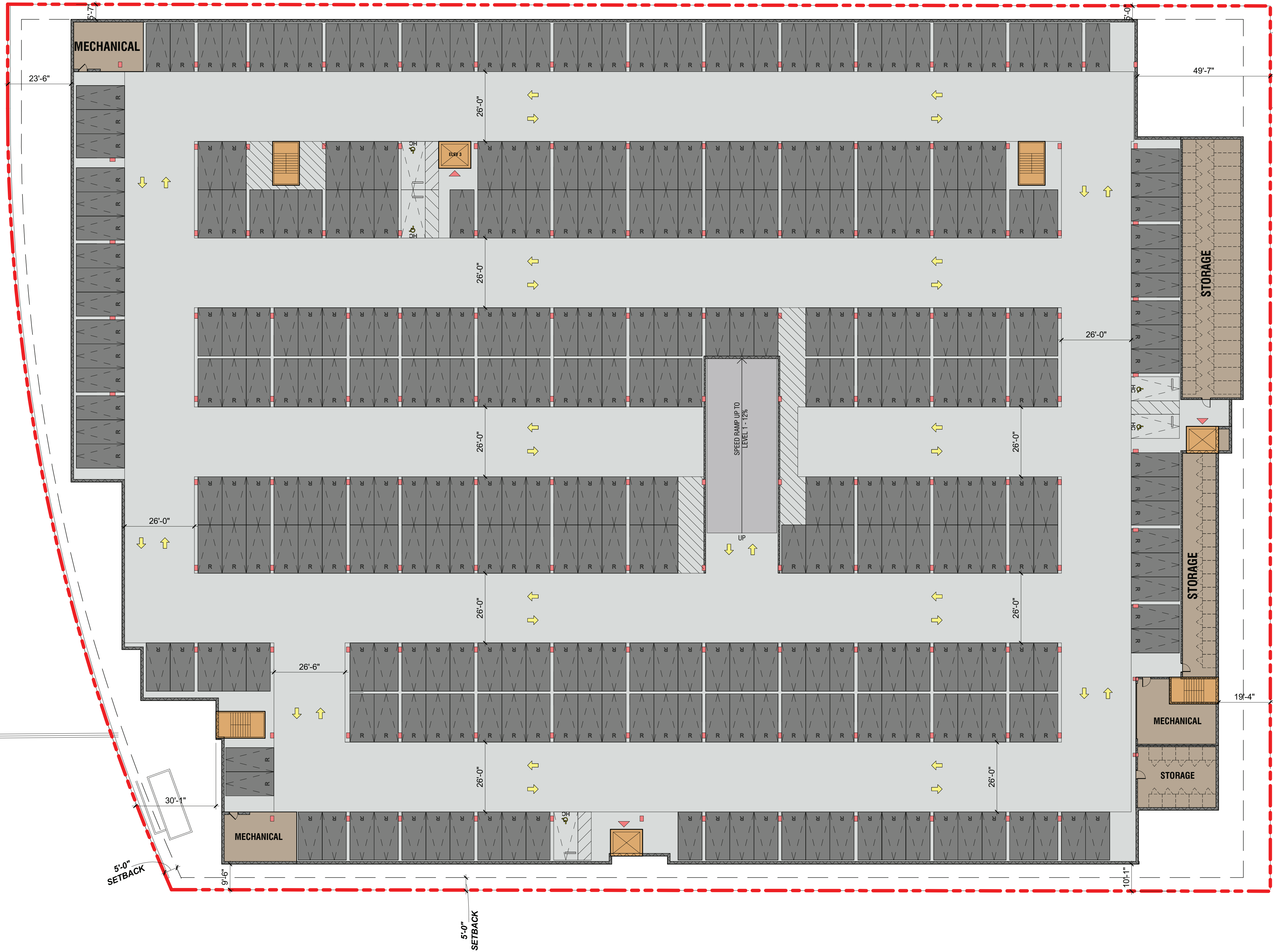
in free standing bicycle racks.



\*LANDSCAPING IN RENDER IS CONCEPTUAL AND MAY NOT REPRESENT THE ACTUAL PLANTING OR LOCATION.

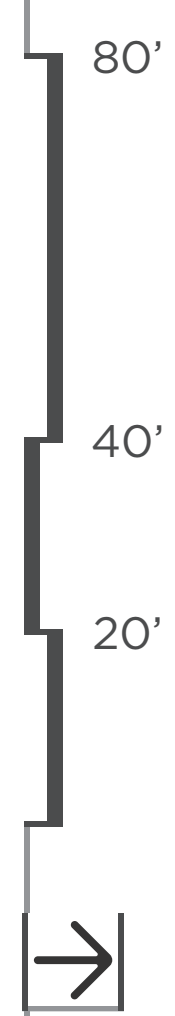






ARTESIA BLVD.

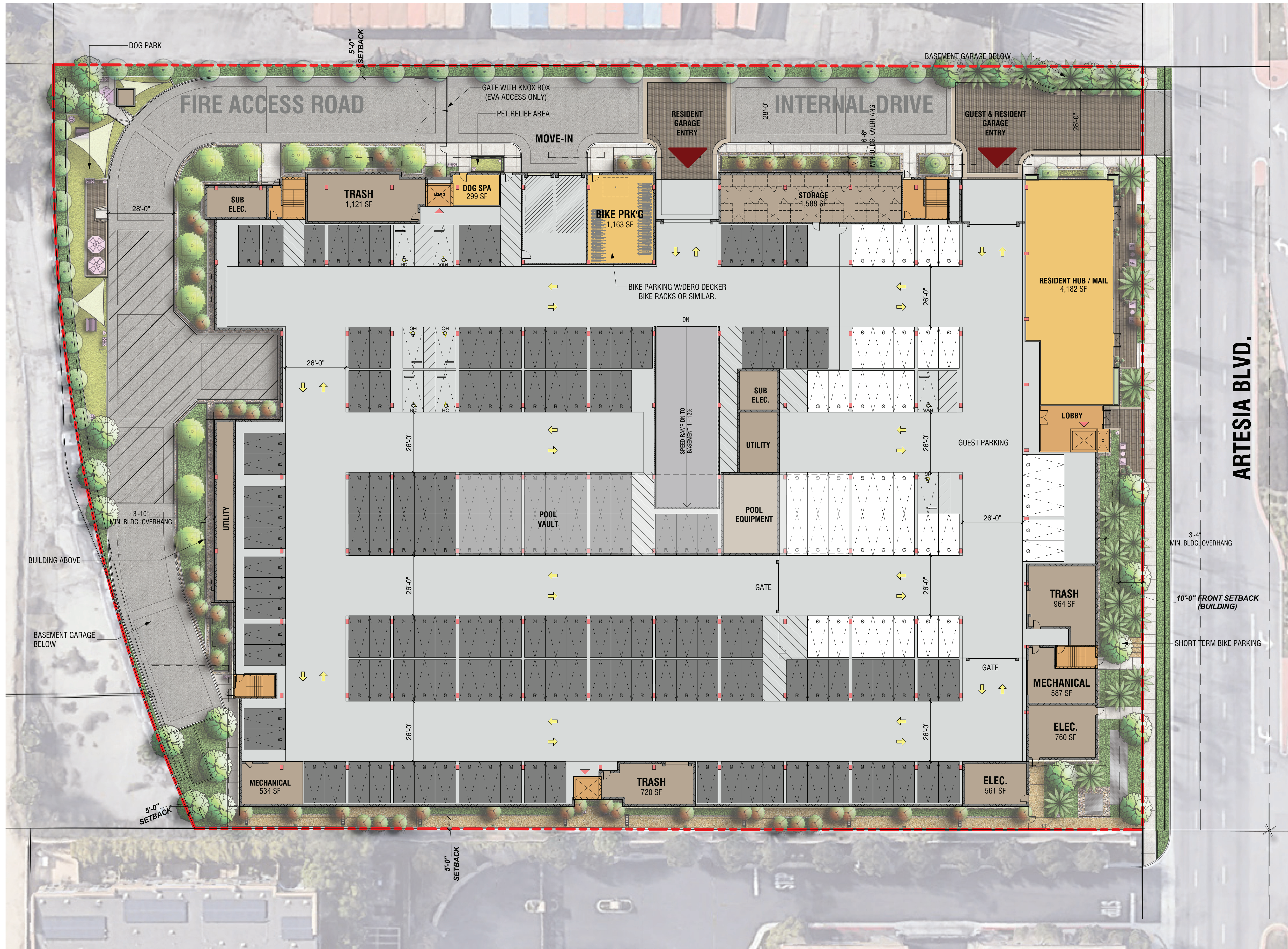
- KEY**
- RESIDENTIAL VERT. CIRC.
  - PARKING
  - BOH



1610 ARTESIA  
GARDENA, CALIFORNIA  
TCA # 2021-068

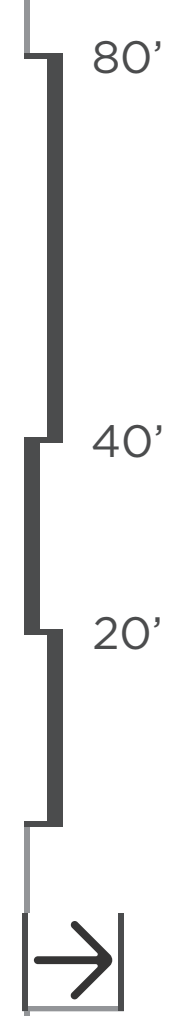
DEVELOPMENT APPLICATION  
FEBRUARY 14, 2024

**BUILDING PLANS**  
BASEMENT LEVEL



ARTESIA BLVD.

- KEY**
- LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - PARKING
  - BOH

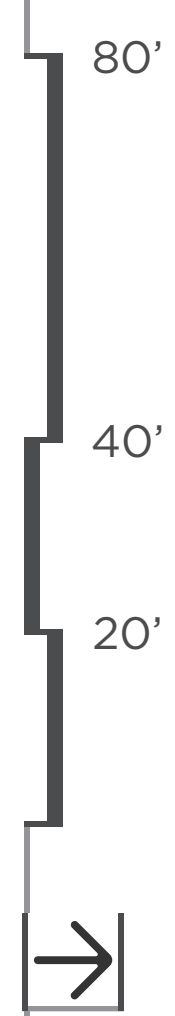




ARTESIA BLVD.

10'-0" FRONT SETBACK (BUILDING)

- KEY**
- LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - PARKING
  - BOH



1610 ARTESIA  
GARDENA, CALIFORNIA  
TCA # 2021-068

DEVELOPMENT APPLICATION  
FEBRUARY 14, 2024

**BUILDING PLANS**  
LEVEL 2 - PODIUM LEVEL



- KEY**
- LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - PARKING
  - BOH



1610 ARTESIA  
 GARDENA, CALIFORNIA  
 TCA # 2021-068

DEVELOPMENT APPLICATION  
 FEBRUARY 14, 2024

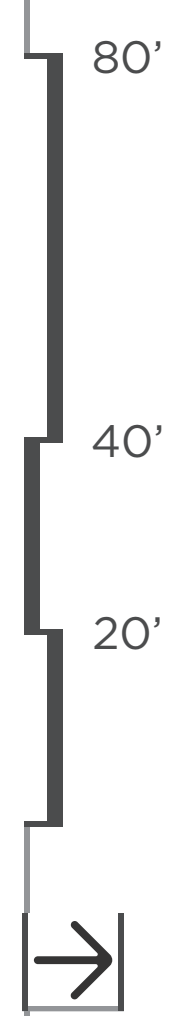
**BUILDING PLANS**  
 LEVEL 3



ARTESIA BLVD.

10'-0" FRONT SETBACK (BUILDING)

- KEY**
- LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - PARKING
  - BOH



1610 ARTESIA  
GARDENA, CALIFORNIA  
TCA # 2021-068

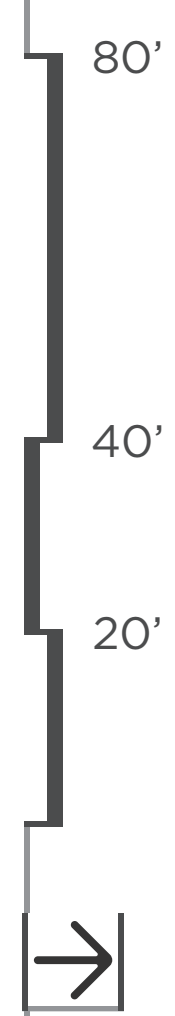
DEVELOPMENT APPLICATION  
FEBRUARY 14, 2024

**BUILDING PLANS**  
LEVEL 4



ARTESIA BLVD.

- KEY**
- LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - PARKING
  - BOH



1610 ARTESIA  
GARDENA, CALIFORNIA  
TCA # 2021-068

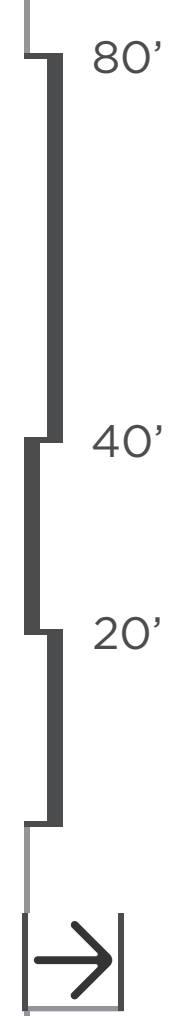
DEVELOPMENT APPLICATION  
FEBRUARY 14, 2024

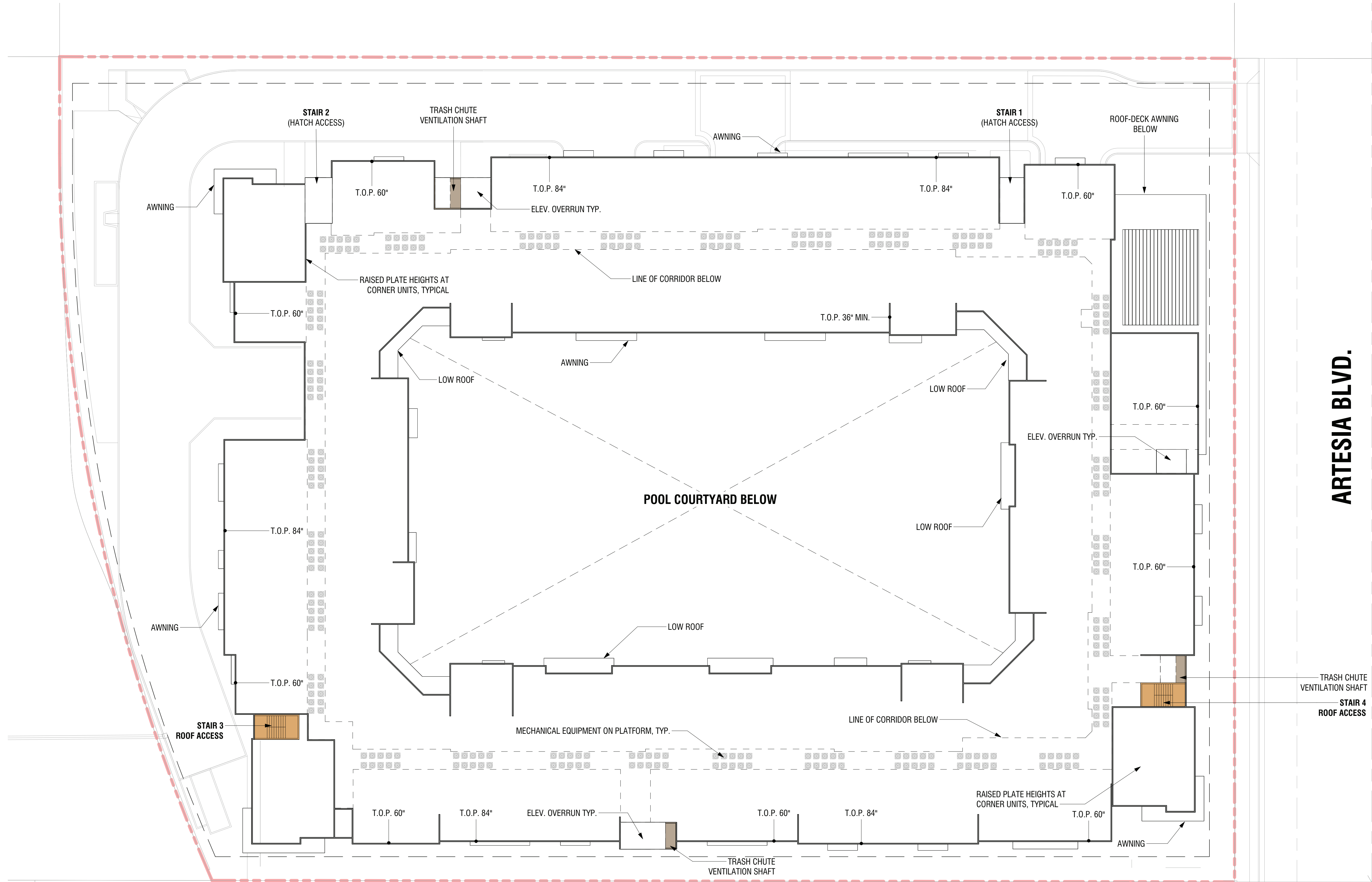
**BUILDING PLANS**  
LEVEL 5



ARTESIA BLVD.

- KEY**
- LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - PARKING
  - BOH

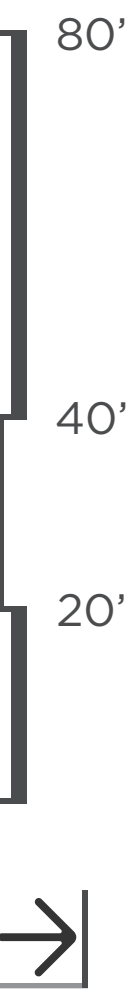




ARTESIA BLVD.

TRASH CHUTE VENTILATION SHAFT  
STAIR 4 ROOF ACCESS

ROOF LEGEND	
	STAIR TO ROOF
	MECHANICAL EQUIPMENT
	UTILITY SHAFT TO ROOF



1610 ARTESIA  
GARDENA, CALIFORNIA  
TCA # 2021-068

DEVELOPMENT APPLICATION  
FEBRUARY 14, 2024

**BUILDING PLANS**  
ROOF PLAN





1) NORTH ELEVATION



2) PERSPECTIVE VIEW FROM MAIN ENTRY  
\*LANDSCAPING IN RENDER IS CONCEPTUAL AND MAY NOT REPRESENT THE ACTUAL PLANTING OR LOCATION.

**MATERIAL LEGEND:**

- CP-1: CEMENTITIOUS PANEL
- FB-1: FACE BRICK VENEER
- P-1: EXTERIOR PLASTER
- SF-1: STORE-FRONT
- W-1: VINYL WINDOWS
- A-1: METAL AWNING
- R-1: METAL RAILING
- GR-1: GLASS RAILING
- G-1: GARAGE SCREENS
- SN-1: PROPOSED SIGN LOCATIONS



KEY PLAN

**BUILDING ELEVATIONS**  
 NORTH ELEVATION



2) PERSPECTIVE VIEW FROM ARTESIA BLVD.

\*LANDSCAPING IN RENDER IS CONCEPTUAL AND MAY NOT REPRESENT THE ACTUAL PLANTING OR LOCATION.

**MATERIAL LEGEND:**

- CP-1: CEMENTITIOUS PANEL
- FB-1: FACE BRICK VENEER
- P-1: EXTERIOR PLASTER
- SF-1: STORE-FRONT
- W-1: VINYL WINDOWS
- A-1: METAL AWNING
- R-1: METAL RAILING
- GR-1: GLASS RAILING
- G-1: GARAGE SCREENS
- SN-1: PROPOSED SIGN LOCATIONS

ARTESIA BLVD. 2



KEY PLAN





1) SOUTH ELEVATION



2) PERSPECTIVE VIEW

\*LANDSCAPING IN RENDER IS CONCEPTUAL AND MAY NOT REPRESENT THE ACTUAL PLANTING OR LOCATION.

**MATERIAL LEGEND:**

- CP-1: CEMENTITIOUS PANEL
- FB-1: FACE BRICK VENEER
- P-1: EXTERIOR PLASTER
- SF-1: STORE-FRONT
- W-1: VINYL WINDOWS
- A-1: METAL AWNING
- R-1: METAL RAILING
- GR-1: GLASS RAILING
- G-1: GARAGE SCREENS
- SN-1: PROPOSED SIGN LOCATIONS

**ARTESIA BLVD.**



KEY PLAN

64'  
32'  
16'  
↑



1) WEST ELEVATION



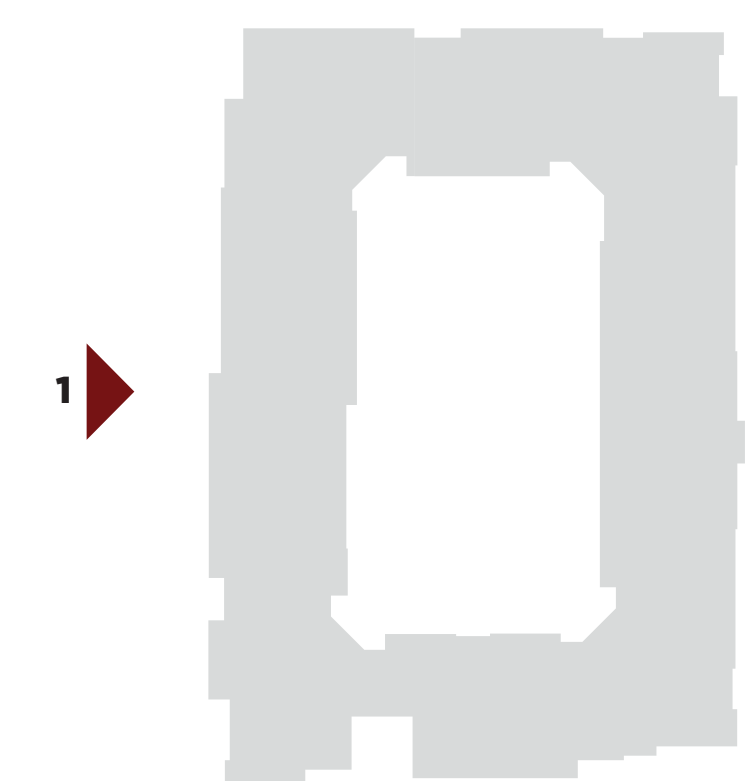
2) PERSPECTIVE VIEW

\*LANDSCAPING IN RENDER IS CONCEPTUAL AND MAY NOT REPRESENT THE ACTUAL PLANTING OR LOCATION.

**MATERIAL LEGEND:**

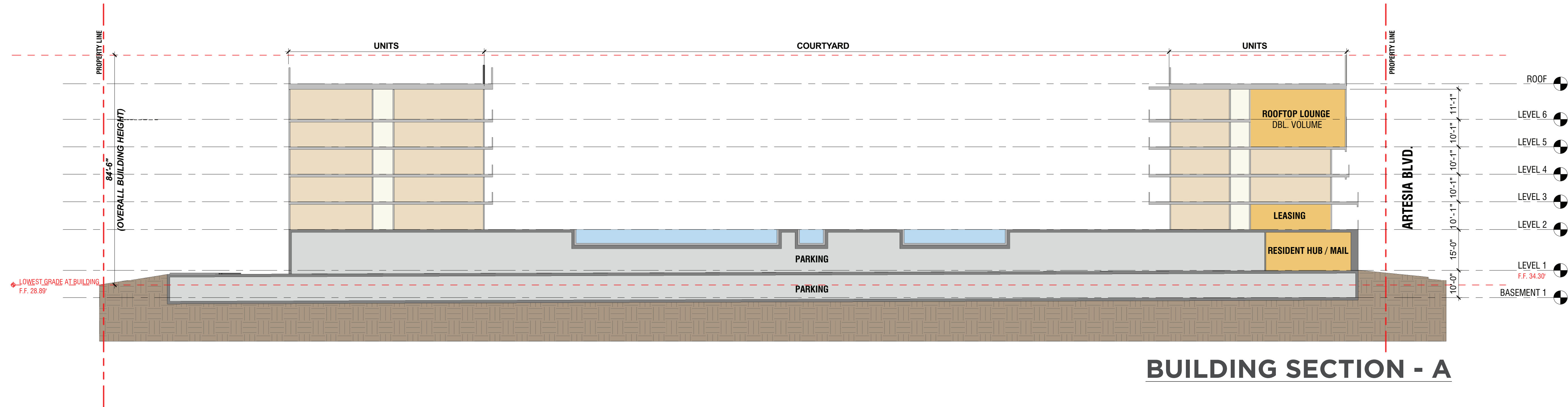
- CP-1: CEMENTITIOUS PANEL
- FB-1: FACE BRICK VENEER
- P-1: EXTERIOR PLASTER
- SF-1: STORE-FRONT
- W-1: VINYL WINDOWS
- A-1: METAL AWNING
- R-1: METAL RAILING
- GR-1: GLASS RAILING
- G-1: GARAGE SCREENS
- SN-1: PROPOSED SIGN LOCATIONS

**ARTESIA BLVD.**

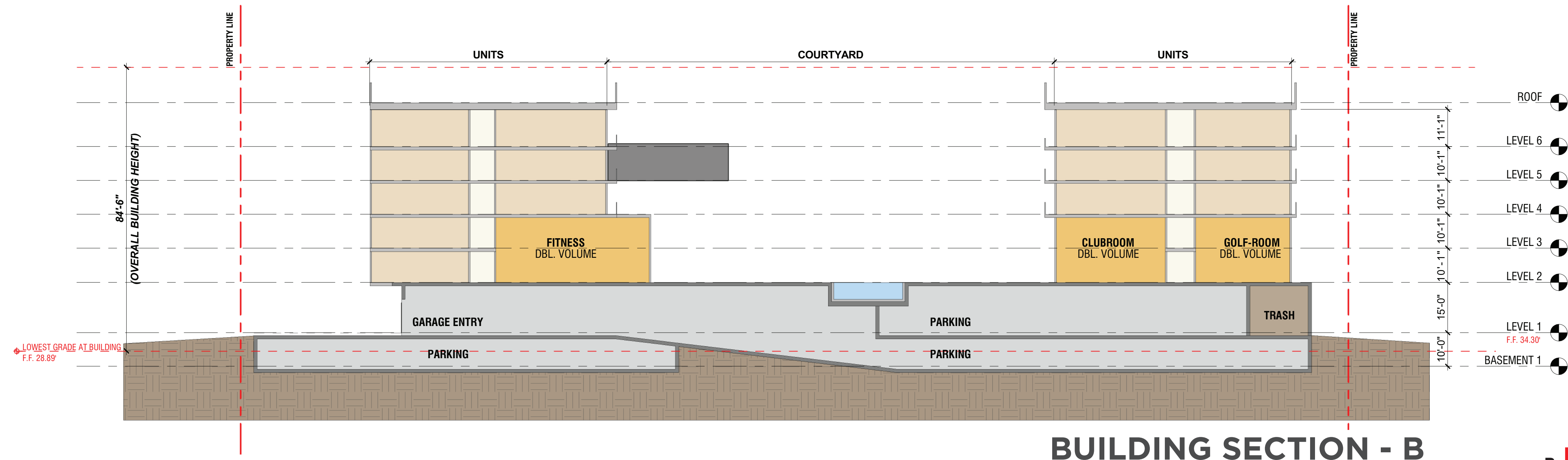


KEY PLAN

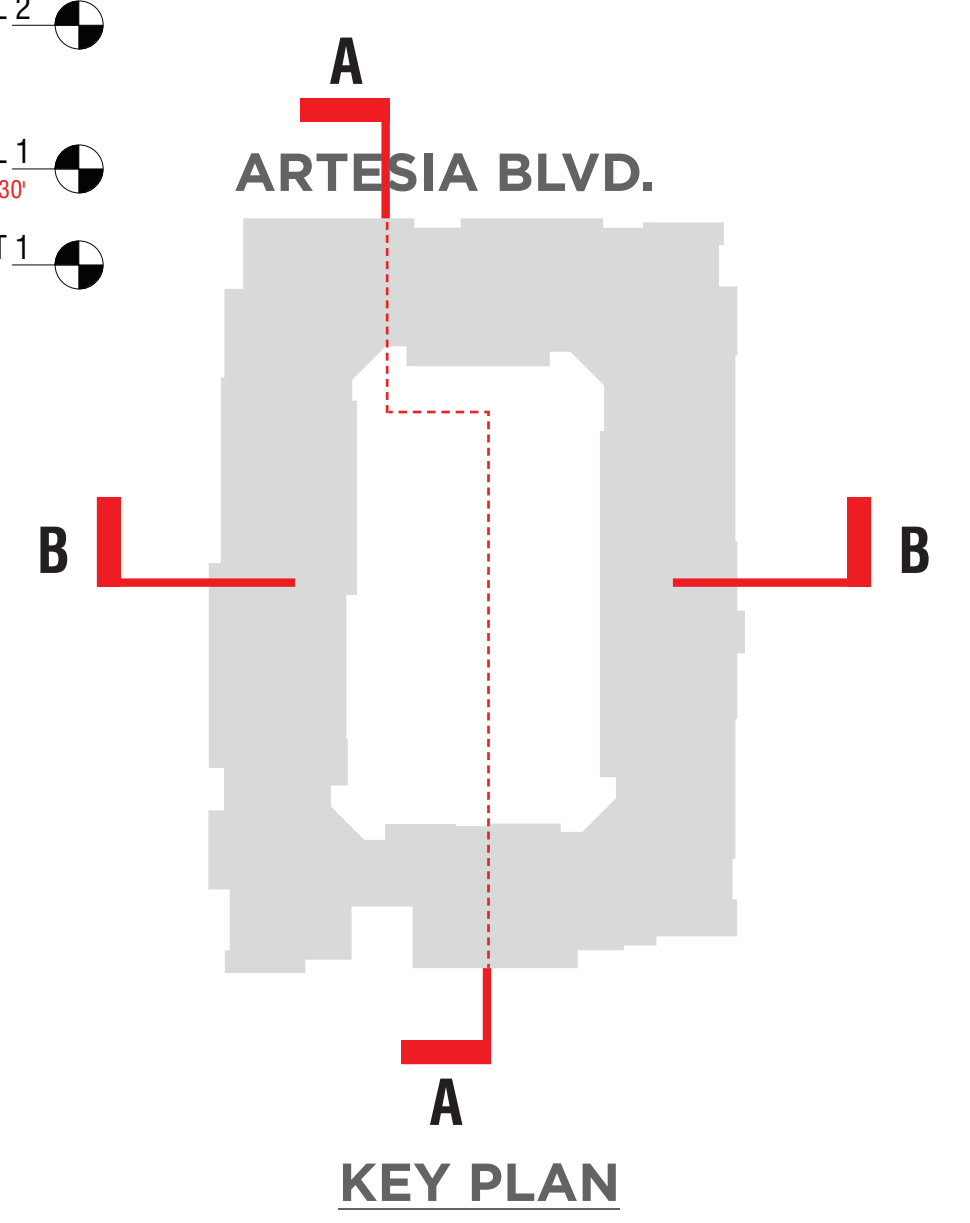
64'  
32'  
16'  
↑



**BUILDING SECTION - A**



**BUILDING SECTION - B**



**BUILDING SECTIONS**  
SECTIONS A & B



1610 ARTESIA  
GARDENA, CALIFORNIA  
TCA # 2021-068

DEVELOPMENT APPLICATION  
FEBRUARY 14, 2024

ACCENT COLORS



SHERWIN-WILLIAMS SW7068 - GRIZZLE GRAY OR SIMILAR.

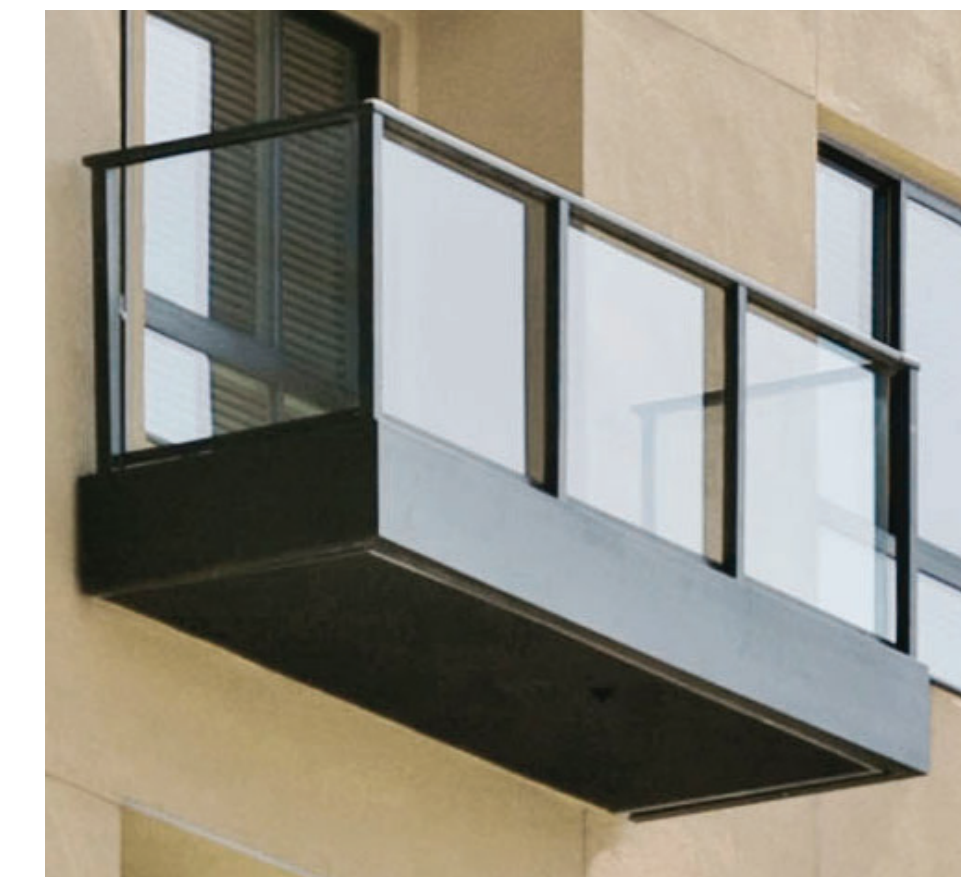


SHERWIN-WILLIAMS SW6258 - TRICORN BLACK OR SIMILAR.

SF-1 STOREFRONT

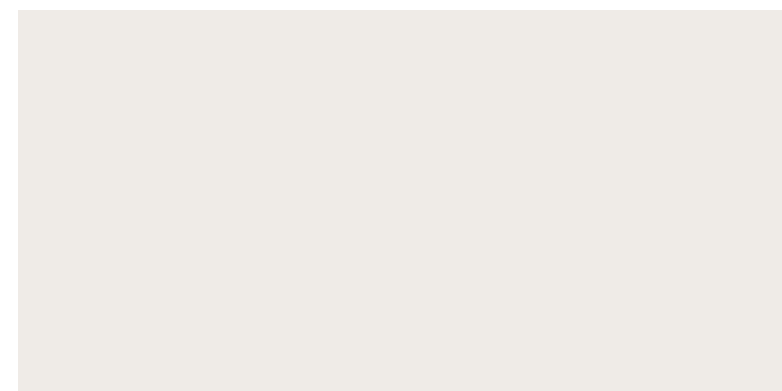


RAILINGS



GR-1 GLASS RAILINGS R-1 METAL RAILINGS

PRIMARY COLORS



SHERWIN-WILLIAMS SW7004 - SNOWBOUND OR SIMILAR.

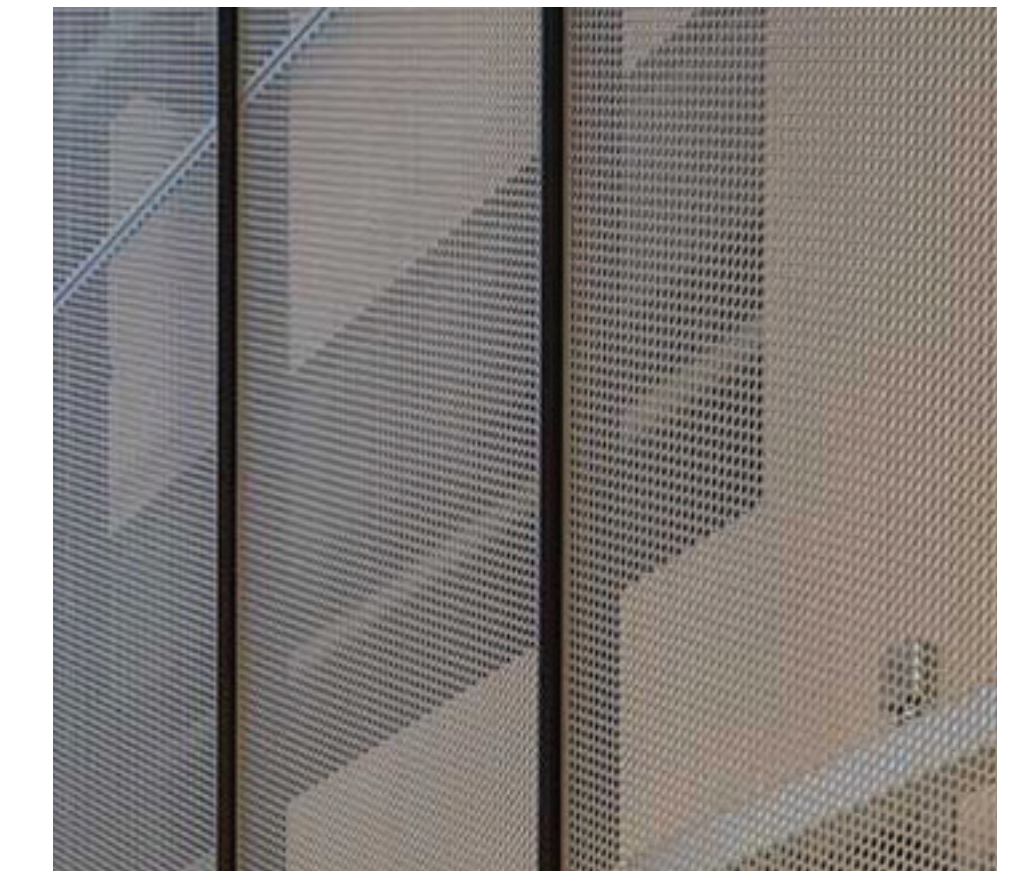


SHERWIN-WILLIAMS SW6254 - LAZY GRAY OR SIMILAR.

METALS (RAILINGS/AWNINGS/TRIM)

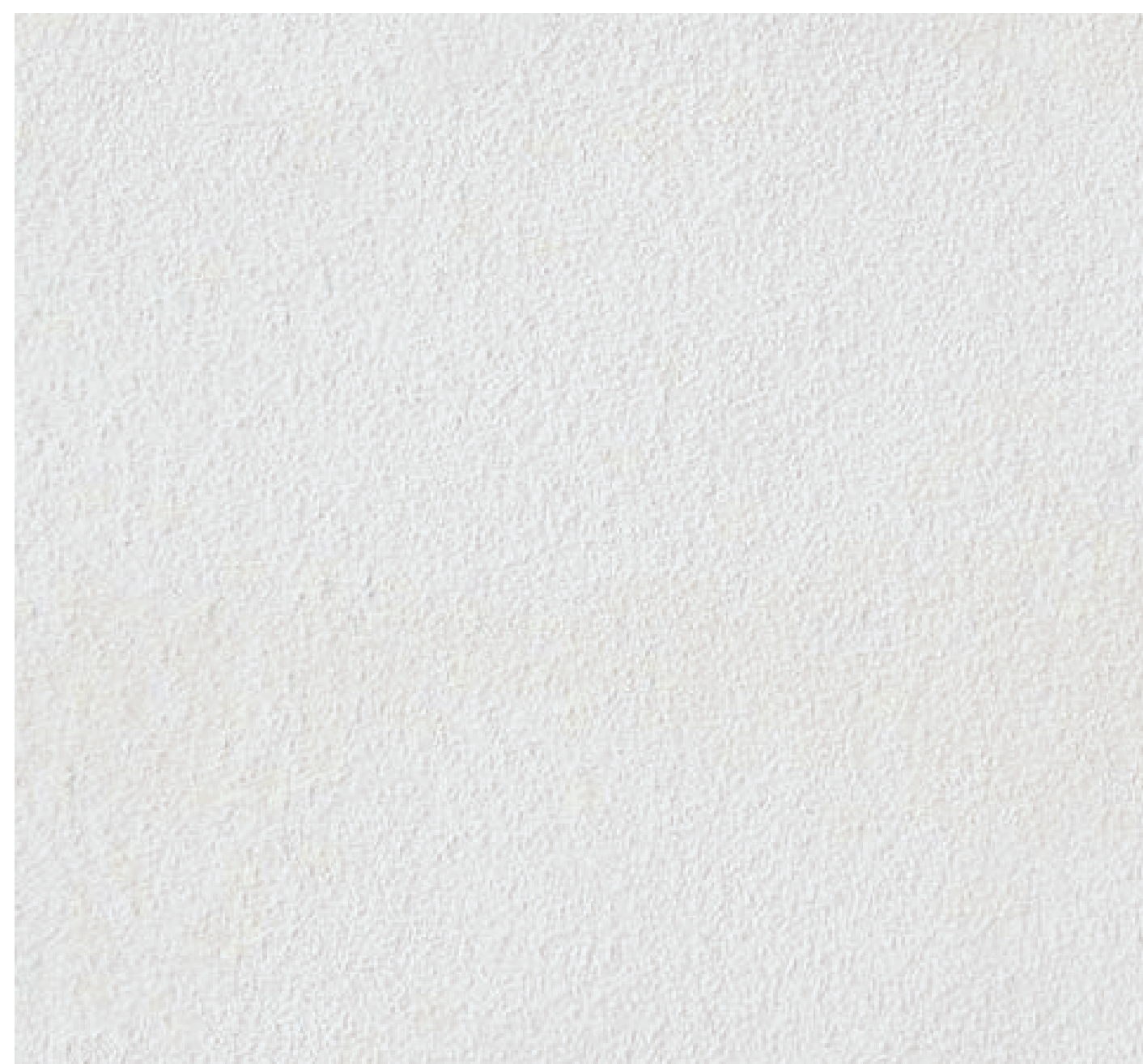


SHERWIN-WILLIAMS SW6989 - DOMINO OR SIMILAR.



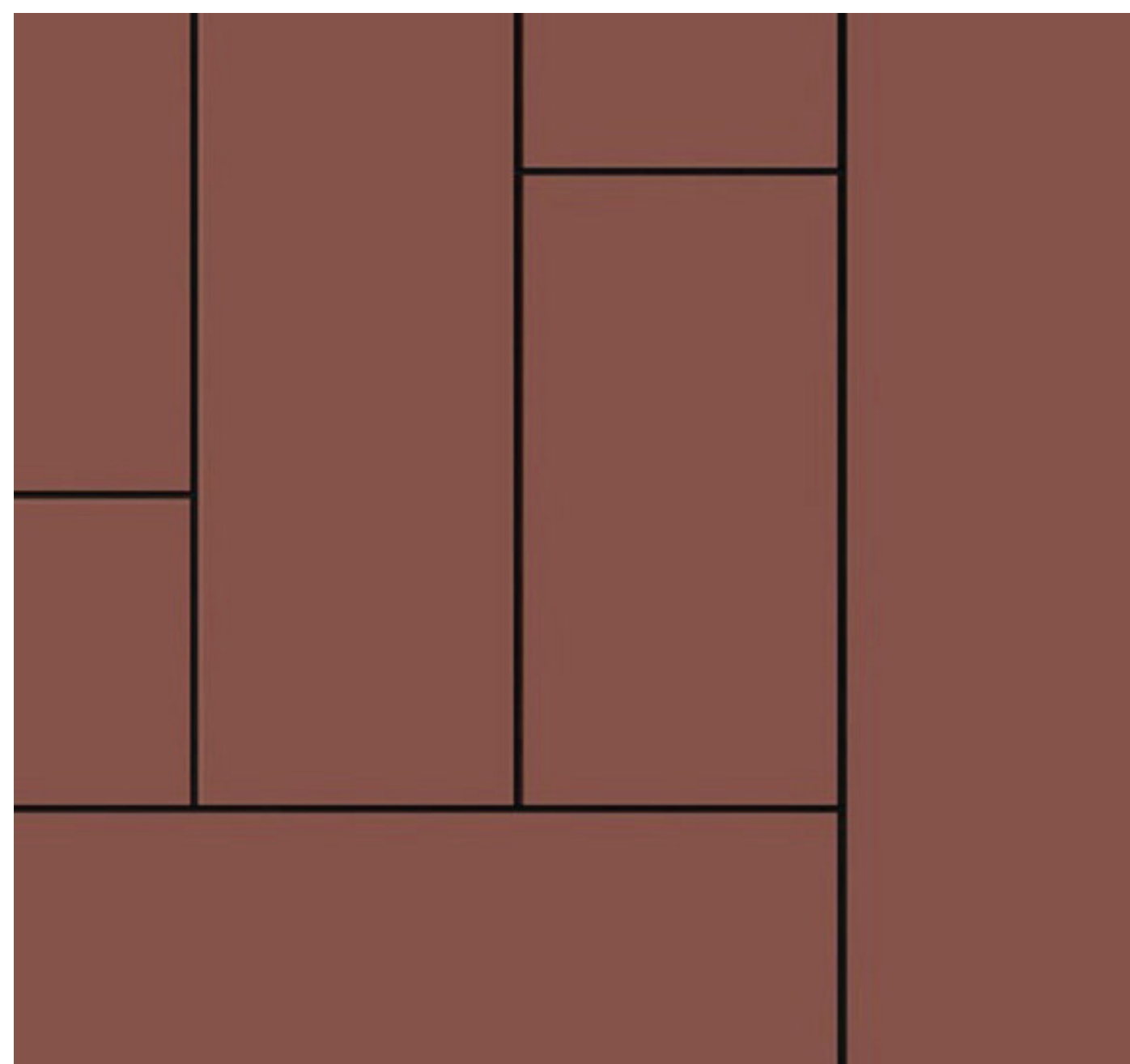
A-1 METAL AWNINGS G-1 GARAGE SCREENS

P-1 EXTERIOR PLASTER



OMEGA PRODUCTS - EXTERIOR PLASTER 20/30 SAND FINISH OR SIMILAR

CP-1 CEMENTITIOUS PANEL



EQUITONE (Natura) Color: N359 Ruby Red or Similar

FB-1 BRICK VENEER



FIRECLAY - FRONT RANGE COLOR - 2.5X11.5 BRICK TILE OR SIMILAR

LINE OF SIGHT  
ALL SHRUBS TO BE  
MAINTAINED AT A 24"  
MAXIMUM HEIGHT WITHIN  
THIS LIMITED USE AREA.  
REFER TO CIVIL PLANS FOR  
AREA LIMITS

GROUND LEVEL  
SEE SHEET 2

PET RELIEF AREA

TOTAL LANDSCAPE AREA BOTH LEVELS	
PLANTING :	23,041 S.F.
ARTIFICIAL TURF :	3,220 S.F.
DECOMPOSED GRANITE :	1,968 S.F.
WATER (POOLS/SPA) :	3,147 S.F.



SHORT TERM BIKE STORAGE

UTILITY AREA

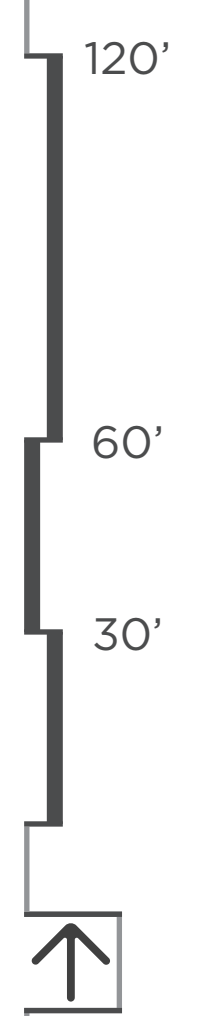
PODIUM LEVEL  
SEE SHEET 3

VINE POCKETS ALONG  
WALL

WATER QUALITY AREA

PET ACTIVITY AREA

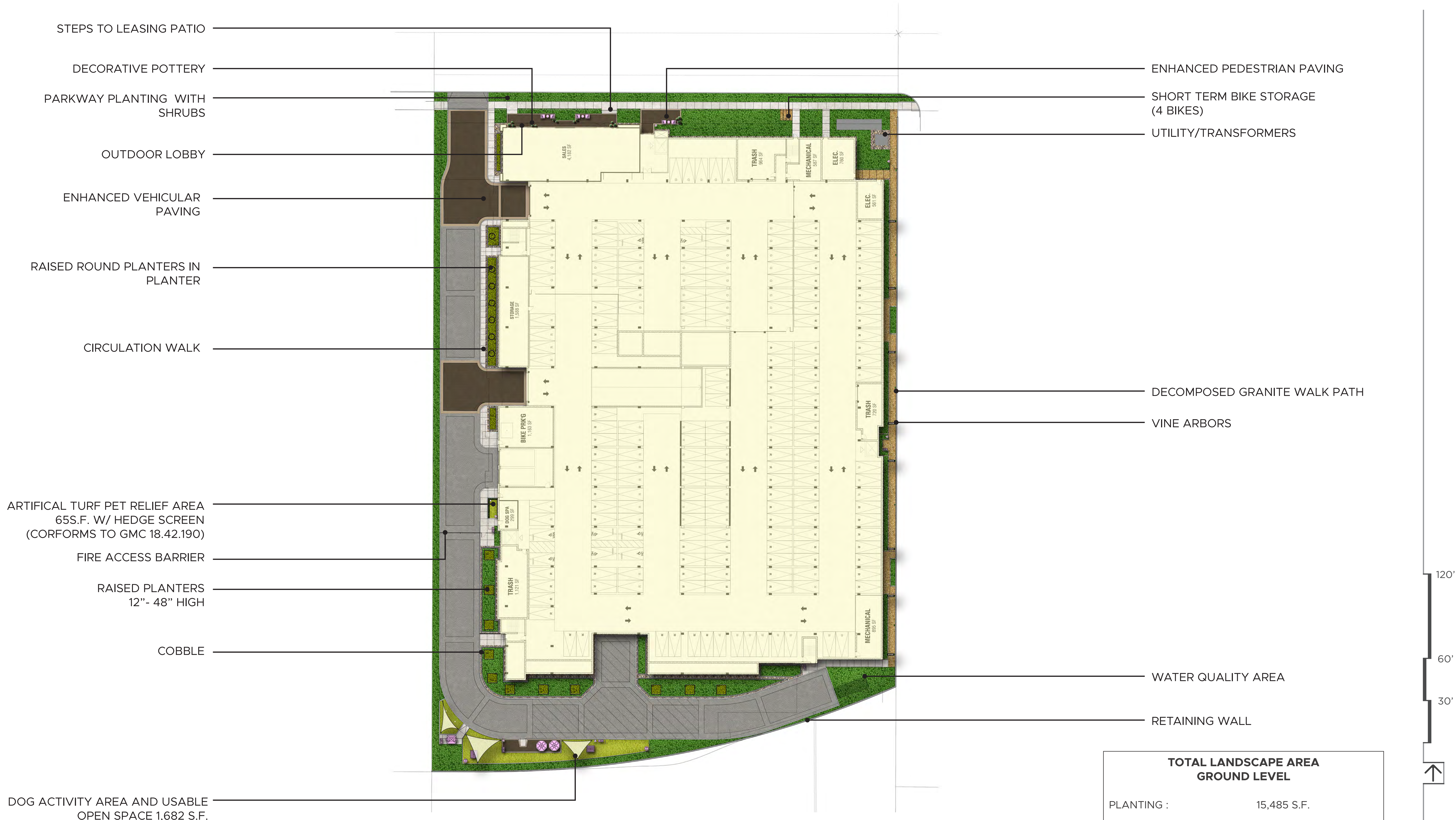
LANDSCAPE TO CONFORM TO CITY LANDSCAPE  
STANDARDS UNDER GMC SECTION 18.42.075



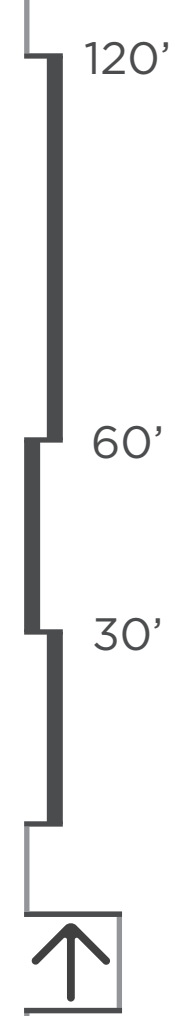
1610 ARTESIA  
GARDENA, CALIFORNIA  
TCA # 2021-068

DEVELOPMENT APPLICATION  
FEBRUARY 9, 2024

**GROUND + POOL LEVEL**  
COMPOSITE LANDSCAPE PLAN



TOTAL LANDSCAPE AREA GROUND LEVEL	
PLANTING :	15,485 S.F.
ARTIFICIAL TURF :	2,040 S.F.
DECOMPOSED GRANITE :	1,968 S.F.



1610 ARTESIA  
GARDENA, CALIFORNIA  
TCA # 2021-068

DEVELOPMENT APPLICATION  
FEBRUARY 9, 2024

**GROUND LEVEL**  
CONCEPT PLAN





POOL BARRIER 5' HIGH WITH SELF CLOSING GATES

LOUNGE POOL  
24' X 40'

SPA POOL  
12' X 22'

OUTDOOR FITNESS AREAS (TYP.)

OUTDOOR FITNESS WITH CONNECTION TO FITNESS ROOM AND POOL

POOL ENTRY AND BARRIER

BBQ AREA

BBQ AREAS (TYP.)

FIRE PIT LOUNGE

DOUBLE SIDED FIRE PLACE

RAISED PLANTERS 30" HIGH

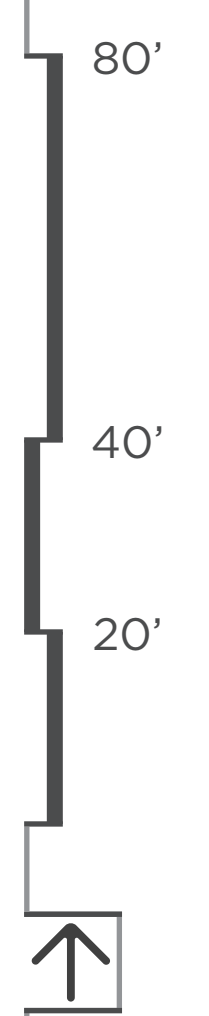
OUTDOOR SITTING AREA

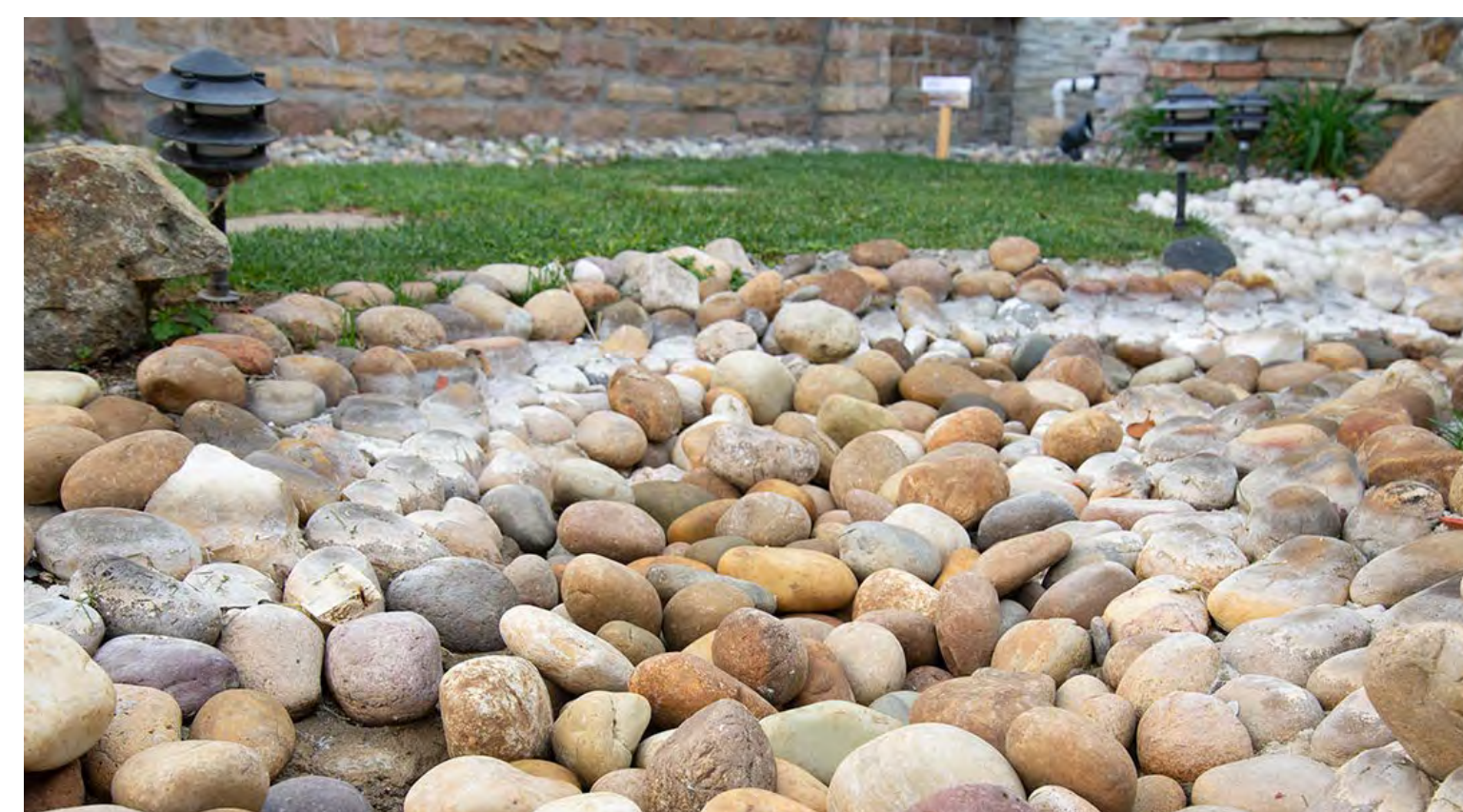
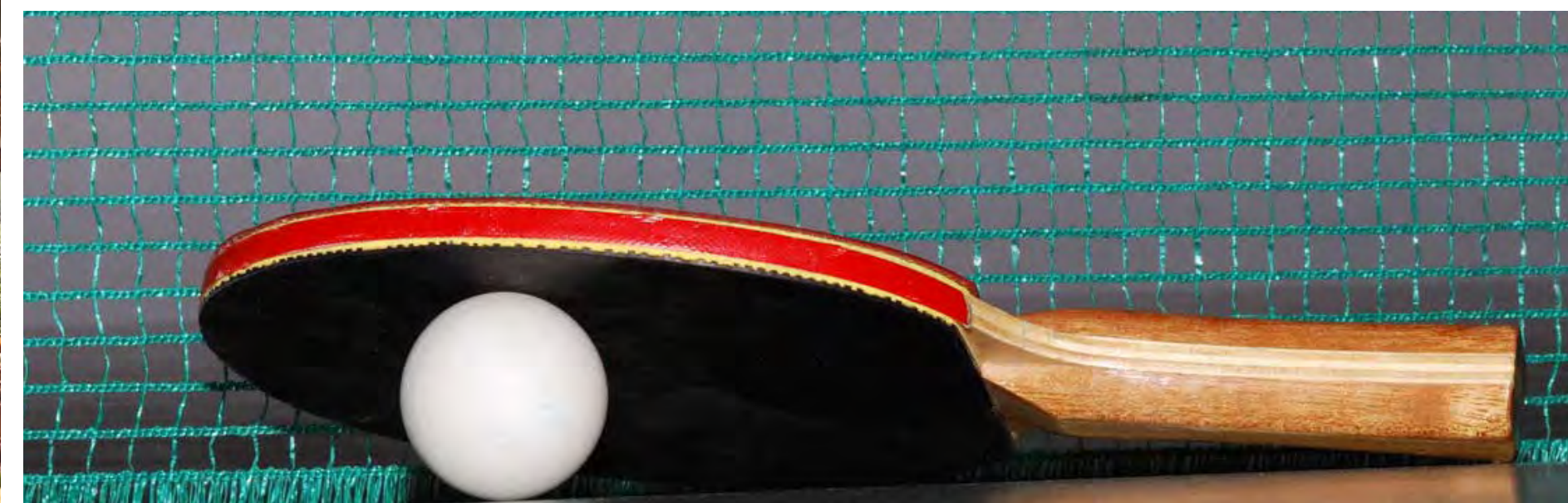
LAP POOL  
24' X 75'

POOL DECK

CONNECTION TO OUTDOOR SPACES

TOTAL LANDSCAPE AREA PODIUM LEVEL	
PLANTING :	7,556 S.F.
ARTIFICIAL TURF :	1,180 S.F.
WATER :	3,147 S.F.







**AGAVE SPECIE**  
AGAVE



**AGONIS FLEXUOSA**  
PEPPERMINT TREE



**ALOE BANSEII**  
TREE ALOE



**ARBUTUS MARINA**  
MARINA STRAWBERRY TREE



**ARCHONTOPHOENIX ALEXANDREA**  
KING PALM



**BUTIAGRUS NABONNANDI**  
MULE PALM



**CASSIA LEPTOPHYLLA**  
GOLD MEDALLION TREE



**CYCAS THOURII**  
MADAGASCAR CYCAD



**DRACENA DRACO**  
DRAGON TREE



**MAGNOLIA GRANDIFLORA 'LITTLE GEM'**  
LITTLE GEM SOUTHERN MAGNOLIA



**METROSIDEROS EXCELSA**  
NEW ZEALAND CHRISTMAS TREE



**MICHELIA CHAMPACA**  
CHAMPACA



**OLEA EUROPEA**  
OLIVE



**PHOENIX DACTYLIFERA 'MEDJOOL'**  
MEDJOOL DATE PALM



**PARKINSONIA X 'DESERT MUSEUM'**  
DESERT MUSEUM PALO VERDE



**QUERCUS ILEX**  
HOLLY OAK



**RHUS LANCEA**  
AFRICAN SUMAC



**SCHINUS MOLLE**  
CALIFORNIA PEPPER TREE



**SOPHORA SECUNDIFLORA**  
TEXAS MOUNTAIN LAUREL



**SYAGRUS ROMANZOFFIANA**  
QUEEN PALM



**TECOMA STANS**  
YELLOW BELLS



**TRISTANIA CONFERTA**  
BRISBANE BOX



**WASHINGTONIA FILIFERA**  
CALIFORNIA FAN PALM



**YUCCA FAXONIANA**  
SPANISH DAGGER



**YUCCA ROSTRATA**  
BEAKED YUCCA



**ABELIA X GRANDIFLORA**  
GLOSSY ABELIA



**ACORUS GRAMINEUS 'OGON'**  
GOLDEN VARIEGATED  
SWEET FLAG



**AGAPANTHUS SPECIE**  
LILY OF THE NILE



**AGAVE ATTENUATA**  
AGAVE



**ALOE BAINSEII**  
ALOE



**AGAVE 'BLUE GLOW'**  
AGAVE



**APTENIA 'RED APPLE'**  
ICE PLANT (RED APPLE)



**ARBUTUS UNEDO**  
STRAWBERRY TREE



**ALOE SPECIES**  
ALOE



**AUCUBA JAPONICA**  
JAPANESE AUCUBA



**BACCHARIS PILULARIS**  
'PIGEON POINT'  
DWARF COYOTE BRUSH



**BAMBUSIA SPP.**  
BAMBOO



**BIGNONIA CAPREOLATA**  
CROSSVINE



**BOUGAINVILLEA SPP.**  
BOUGAINVILLEA



**CALLIANDRA**  
**HAEMATOCEPHALA**  
PINK POWDER PUFF



**CALLISTEMON VIMINALIS**  
'LITTLE JOHN'  
LITTLE JOHN BOTTLEBRUSH



**CAMELLIA JAPONICA**  
CAMELLIA



**CAMELLIA SASANQUA**  
SASANQUA CAMELLIA



**CARISSA GRANDIFLORA**  
'GREEN CARPET'  
GREEN CARPET NATAL PLUM



**CESTRUM NOCTURNUM**  
NIGHT JESSAMINE



**CHAMAEROPS HUMILIS**  
MEDITERRANEAN FAN PALM



**CISTUS 'MICKIE'**  
ROCKROSE



**COPROSMA REPENS**  
MIRROR PLANT



**COPROSMA REPENS**  
'MARBLE QUEEN'  
DWARF VARIEGATED  
MIRROR PLANT



**CORDYLINE AUSTRALIS**  
CABBAGE TREE



**COTYLEDON SPP.**  
COTYLEDON



**CRASSULA SPP.**  
CRASSULA



**CUPHEA AUREA**  
GOLDEN CUPHEA



**CUPHEA HYSSOPIFOLIA**  
FALSE HEATHER



**CUPHEA IGNEA**  
CIGAR PLANT



**CUPHEA LLAVEA**  
BAT FACED CUPHEA



**CYCAS REVOLUTA**  
SAGO PALM



**CYCAS THOUARSII**  
MADAGASCAR SAGO



**DALEA CAPITATA**  
'SIERRA GOLD'  
LEMON DALEA



**DISTICTIS BUCCINATORIA**  
BLOOD RED TRUMPET VINE



**DISTICTIS 'RIVERS'**  
ROYAL TRUMPET VINE



**DODONAEA VISCOSA**  
HOPSEED BUSH



**DODONAEA VISCOSA**  
'PURPUREA'  
PURPLE HOPSEED BUSH



**DOMBEYA SPP.**  
DOMBEYA



**DORYANTHES PALMERI**  
SPEAR LILY



**DRACENA CVS.**  
DRACENA



**ECHIUM CANDICANS**  
PRIDE OF MADEIRA



**ECHEVERIA SPP.**  
HENS AND CHICKENS



**ELAEOGNUS PUNGENS**  
SILVERBERRY



**ERIOBOTRYA 'COPPERTONE'**  
COPPERTONE LOQUAT



**EUONYMUS FORTUNEI**  
PURPLE WINTER CREEPER



**EUPHORBIA INGENS**  
CANDELABRA TREE



**FATSIA JAPONICA**  
JAPANESE ARALIA



**FICUS PUMILA**  
CREEPING FIG



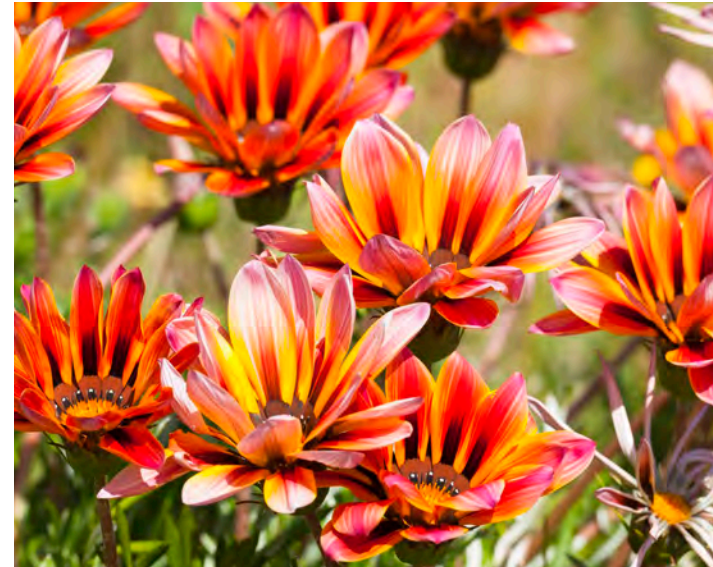
**FRAGARIA SPP.**  
STRAWBERRY



**FURCRAEA SPP.**  
FURCRAEA



**GARDENIA SPP.**  
GARDENIA



**GAZANIA**  
TREASURE FLOWERS



**GERANIUM INACUM**  
CARPET GERANIUM



**GRAPTOPETALUM SPP.**  
GRAPTOPETALUM



**GREVILLEA SPP.**  
GREVILLEA



**HARDENBERGIA VIOLACEA**  
'MINI HAHA'  
MINI HAHA PURPLE VINE LILAC



**HEBE SPP.**  
HEBE



**HEMEROCALLIS**  
'PURPLE DE ORO'  
DAYLILY



**HERNIARIA GLABRA**  
GREEN CARPET



**HESPERALOE PARVIFLORA**  
'BRAKELIGHTS'  
MOUNTAIN STATES RED YUCCA



**HIBISCUS ROSA-SINENSIS**  
CHINESE HIBISCUS



**JASMINUM SAMBAC**  
ARABIAN JASMINE



**JUNIPERUS SPP.**  
JUNIPER



**JUSTICA BRANDEGEANA**  
SHRIMP PLANT



**KALANCHOE SPP.**  
KALANCHOE



**KNIPHOFIA UVARIA**  
RED HOT POKER



**LAGERSTROEMIA SPP.**  
CRAPE MYRTLE



**LANTANA CAMARA**  
LANTANA



**LANTANA HYBRIDS**  
HYBRID LANTANA



**LEUCOPHYLLUM FRUTESCENS**  
PURPLE SAGE



**LIGUSTRUM JAPONICUM**  
JAPANESE PRIVET



**LOROPETALUM CHINESE**  
FRINGE FLOWER



**LOTUS BERTHELOTII**  
PARROT'S BEAK



**MACROZAMIA MOOREI**  
NEW SOUTH WALES  
MACROZAMIA



**MANDEVILLA CVS.**  
ALICE DUPONT ETC.



**MANDEVILLA SPLENDENS**  
MANDEVILLA



**MONSTERA DELICIOSA**  
SPLIT LEAF PHILODENDRON



**MURRAYA EXOTICA**  
ORANGE JESSAMINE



**MYOPORUM PARVIFOLIUM**  
MYOPORUM



**MYOPORUM PARVIFOLIUM**  
YAREENA  
CREEPING MYOPORUM



**NANDINA DOMESTICA**  
'PURPUREA'  
HEAVENLY BAMBOO



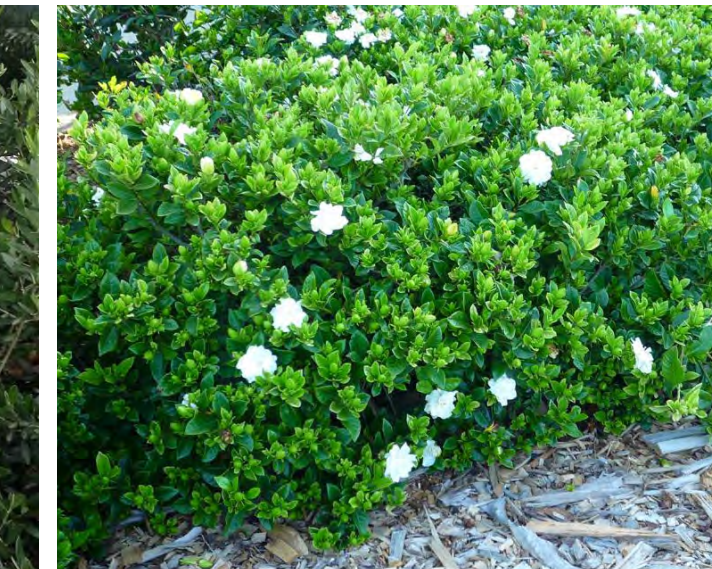
**NANDINA DOMESTICA**  
'FIREPOWER'  
HEAVENLY BAMBOO



**NERIUM OLEANDER**  
OLEANDER



**OLEA 'LITTLE OLLIE'**  
DWARF FRUITLESS OLIVE



**OSMANTHUS SPP.**  
SWEET OLIVE/OSMANTHUS



**PACHYSANDRA TERMINALIS**  
JAPANESE SPURGE



**PANDOREA JASMINOIDES**  
BOWER VINE



**PEDILANTHUS BRACTEATUS**  
TALL SLIPPER PLANT



**PELARGONIUM PELTATUM**  
IVY GERANIUM



**PHYLA NODIFLORA**  
PHYLA NODIFLORA



**PHILODENDRON BIPINNATIFIDUM**  
TREE PHILODENDRON



**PHILODENDRON EVANSII**  
EVAN'S PHILODENDRON



**PHILODENDRON XANADU**  
XANADU PHILODENDRON



**PHOTINIA FRASERI**  
FRASER PHOTINIA



**PHYLLOSTACHYS SPECIES**  
BAMBOO (PHYLLOSTACHYS)



**PITTOSPORUM CRASSIFOLIUM**  
EVERGREEN PITTOSPORUM



**PITTOSPORUM TOBIRA 'CREAM DE MINT'**  
CREAM DE MINT DWARF PITTOSPORUM



**PITTOSPORUM TOBIRA**  
MOCK ORANGE



**PITTOSPORUM TENUIFOLIUM**  
FISH POLE BAMBOO



**PLECOSTACHYS SERPYLLIFOLIA**  
STRAW FLOWER



**PLEIOBLASTUS SPP.**  
DWARF BAMBOO



**PLUMBAGO AURICULATA**  
CAPE PLUMBAGO



**PLUMERIA SPP.**  
FRANGIPANI



**PODOCARPUS MACROPHYLLUS**  
YEW PINE



**POLYGALA FRUTICOSA 'PETITE BUTTERFLY'**  
PETITE BUTTERFLY PEA SHRUB



**PORTULACARIA AFRA 'AUREA'**  
YELLOW RAINBOW BUSH



**PROTEA SPP.**  
PROTEA



**PRUNUS LAUROCERASUS**  
ENGLISH LAUREL



**RAPHIOLEPIS INDICA**  
INDIAN HAWTHORN



**RAPHIOLEPIS UMBELLATA**  
YEDOO HAWTHORN



**RAPHIOLEPIS UMBELLATA 'MINOR'**  
YEDDO HAWTHORNE



**RHAPIS EXCELSA**  
LADY PALM



**RHOICISSUS CAPENSIS**  
EVERGREEN GRAPE



**ROSA BANKSAIE**  
LADY BANKS ROSE



**ROSA HYBRIDS**  
ROSE



**ROSMARINUS CVS.**  
ROSEMARY



**ROSMARINUS OFFICINALIS**  
ROSEMARY



**RUELLIA BRITTONIANA**  
MEXICAN PETUNIA



**RUELLIA 'LITTLE KATIE'**  
DWARF RUELLIA



**RUSSELLIA EQUISETIFORMIS**  
CORAL FOUNTAIN



**SABAL SPP.**  
PALMETTO



**SENECIO SERPENS**  
BLUE CHALKSTICKS



**SEMPERVIVUM TECTORUM**  
HENS AND CHICKS



**SANSIVIERIA SPP.**  
MOTHER-IN-LAW'S TONGUE



**SASA SPP.**  
BAMBOO



**SHEFFLERA ACTINOPHYLLA**  
QUEENSLAND UMBRELLA TREE



**SHEFFLERA ARBORICOLA**  
HAWAIIAN ELF SCHEFFLERA



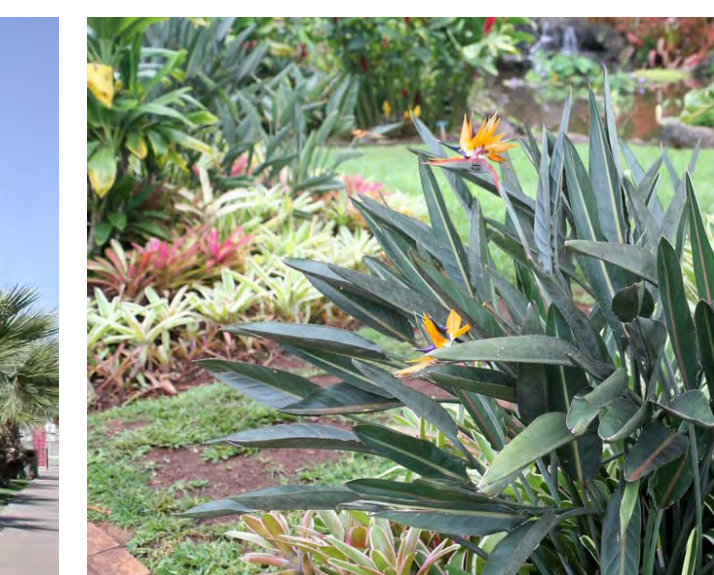
**SEDUM SPP.**  
STONE CROP



**SENECIO JACOBSENI**  
TRAILING JADE



**SOPHORA SECUNDIFLORA**  
TEXAS MOUNTAIN LAUREL



**STRELITZIA REGINA JUNCEA**  
NARROW-LEAF BIRD OF PARADISE



**TECOMA STANS**  
YELLOW BELLS



1610 ARTESIA  
GARDENA, CALIFORNIA  
TCA # 2021-068

DEVELOPMENT APPLICATION  
FEBRUARY 9, 2024

## SHRUB PALETTE



**TECOMARIA CAPENSIS**  
CAPE HONEYSUCKLE



**TEUCRIUM CHAMAEDRYS**  
**'PROSTRATUM'**  
PROSTRATE GERMANDER



**TEUCRIUM FRUTICANS**  
BUSH GERMANDER



**TRACHELOSPERMUM**  
**ASIATICUM**  
ASIAN STAR JASMINE



**TRACHELOSPERMUM**  
**JASMINOIDES**  
STAR JASMINE



**VIBURNUM AWABUKI**  
AWABUKI VIBURNUM



**VIBURNUM JAPONICUM**  
JAPANESE VIBURNUM



**VIBURNUM ODORATISSIMUM**  
SWEET VIBURNUM



**VINCA MAJOR**  
PERIWINKLE



**VINCA MINOR**  
PERIWINKLE



**WESTRINGIA 'WYNYABBIE**  
**GEM'**  
WYBYABBIE GEM WESTRINGIA



**WESTRINGIA FRUTICOSA**  
COAST ROSEMARY



**XYLOSMA CONGETSA**  
SHINY XYLOSMA



**YUCCA FILAMENTOSA**  
**'GOLDEN SWORD'**  
ADAM'S NEEDLE



**YUCCA PENDULA**  
SPANISH DAGGER



**ZAMIA FURACEA**  
CARDBOARD FERN



**ZAMIA PUMILA**  
FLORIDA ARROWROOT

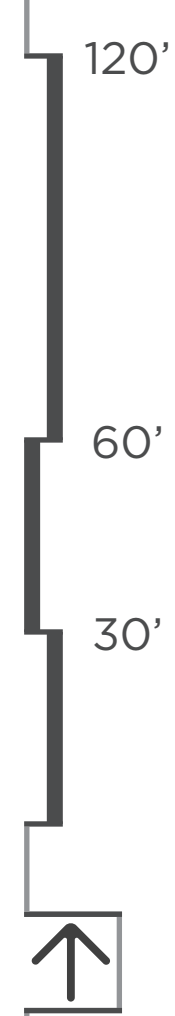


BOTANICAL NAME	COMMON NAME	WUCCOLS	SIZE	QTY	
ARCHONTOPHOENIX ALEXANDREA PHOENIX DACTYLIFERA 'MEDJOOl' SYAGRUS ROMANZOFFIANA	KING PALM	MEDIUM	24	7	
	MEDJOOl DATE PALM	LOW	24		
	QUEEN PALM	MEDIUM	24		
BUTIGRUS NABONNANDI WASHINGTONIA FILIFERA	MULE PALM	MEDIUM	24	10	
	CALIFORNIA FAN PALM	LOW	24		
AGONIS FLEXUOSA CHILOPSIS LINEARIS GEIJERA PARVIFLORA OLEA EUROPEA PARKINSONIA X 'DESERT MUSEUM' QUERCUS ILEX RHUS LANCEA SCHINUS MOLLE	PEPPERMINT TREE	LOW	24	21	
	DESERT WILLOW	VERY LOW	24		
	AUSTRALIAN WILLOW	LOW	24		
	OLIVE	LOW	24		
	DESERT MUSEUM PALO VERDE	LOW	24		
	HOLLY OAK	LOW	24		
	AFRICAN SUMAC WILLOW	VERY LOW	24		
	CALIFORNIA PEPPER TREE	VERY LOW	24		
	AGAVE SPECIE ALOE BANSEII BRAHEA ARMATA CYCAS THOURII DRACENA DRACO YUCCA SPECIES	AGAVE	LOW		24
TREE ALOE		VERY LOW	24		
MEXICAN BLUE PALM		LOW	24		
MADAGASGAR CYCAD		MEDIUM	24		
DRAGON TREE		VERY LOW	24		
YUCCA		VERY LOW	24		
ARBUTUS UNEDO MARINA CERCIS CANADENSIS ERIOBOTRYA DEFLEXA MAGNOLIA GRANDIFLORA 'LITTLE GEM' MICHELIA CHAMPACA RHUS LANCEA TRISTANIA CONFERTA		STRAWBERRY TREE	LOW	24	31
	EASTERN REDBUD	MEDIUM	24		
	BRONZE LOQUAT	MEDIUM	24		
	LITTLE GEM SOUTHERN	MEDIUM	24		
	CHAMPACA	MEDIUM	24		
	AFRICAN SUMAC	LOW	24		
	BRISBANE BOX	MEDIUM	24	11	
		LOW	24		
		MEDIUM	24		
		MEDIUM	24		
ARBUTUS UNEDO MARINA CASSIA LEPTOPHYLLA MICHELIA CHAMPACA SOPHORA SECUNDIFLORA TECOMA STANS TRISTANIA CONFERTA	STRAWBERRY TREE	LOW	24		
	GOLD MEDALLION TREE	MEDIUM	24		
	CHAMPACA	LOW	24		
	TEXAS MOUNTAIN LAUREL	LOW	24		
	YELLOW ELDER	LOW	24		
	BRISBANE BOX	MEDIUM	24		

**SHRUB NOTES:**  
 SHRUBS SHALL BE USED IN ALL PLANTING AREAS. TYPICAL SHRUB SPACING WILL BE A MAXIMUM OF 36" O.C. AND 1 GALLON SIZE  
 NO REAL TURF IS PROPOSED FOR THIS PROJECT





**PLANTING NOTES:**  
 ALL PLANTS ARE CAL-IPC NON-INVASIVE AND WUCCOLS MEDIUM/LOW WATER CONSUMPTION (REGION 3- SOUTH COASTAL) VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING AND USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL AND MINIMIZES EROSION IMPACTS.  
 NO TREES TO BE PLANTED IN THE PUBLIC RIGHT-OF-WAY

**THIS LEGEND IS TO DEMONSTRATE GENERAL DESIGN INTENT. FINAL PLANTING DESIGN WILL BE ESTABLISHED BASED ON MATERIAL AVAILABILITY AND WATER USE REQUIREMENTS. FINAL PLANTING DESIGN & SPECIES SELECTION WILL BE SHOWN ON PERMIT DRAWINGS.**





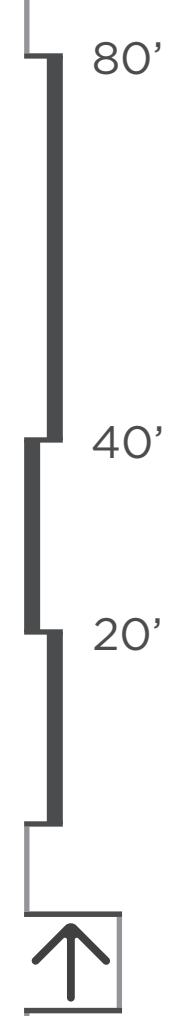


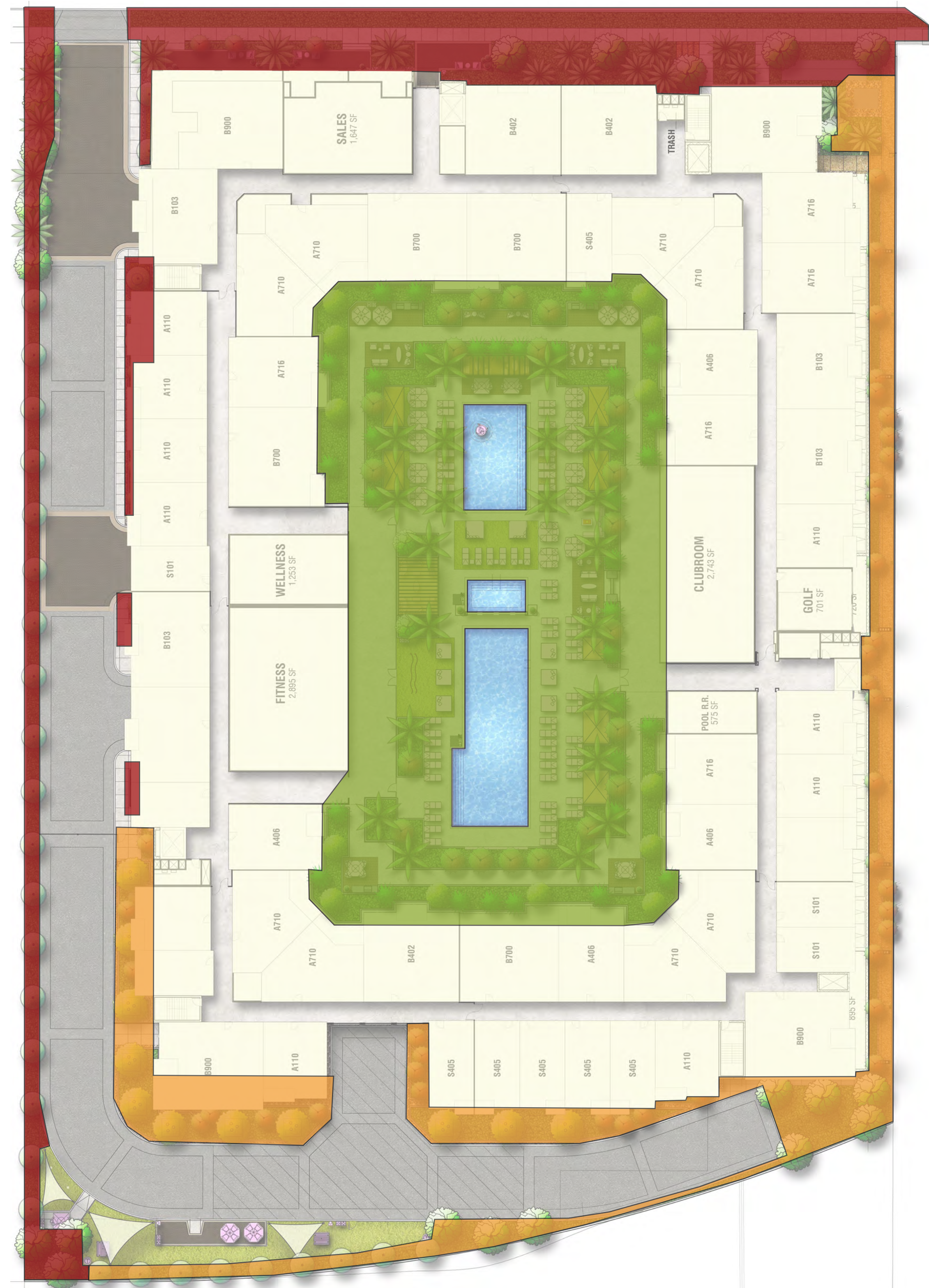
BOTANICAL NAME	COMMON NAME	WUCCOLS	SIZE	QTY	
 AGAVE SPECIE	AGAVE	LOW	24	21	
ALOE BANSEII	TREE ALOE	VERY LOW	24		
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	MEDIUM	24		
RHAPHIOLEPIS MAJESTIC BEAUTY	HAWTHORN	MEDIUM	24		
TECOMA STANS	YELLOW ELDER	LOW	24		
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	MEDIUM	24		
LIRIODENDRON TULIPIFERA	TULIP TREE	MEDIUM	24		
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	MEDIUM	24		
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	MEDIUM	24		
 ARCHONTOPHOENIX ALEXANDREA	KING PALM	MEDIUM	24		16
HOWEA FORSTERIANA	KENTIA PALM	MEDIUM	15 BTH		
SYAGRUS ROMANZOFFIANA	QUEEN PALM	MEDIUM	24		
PHOENIX DACTYLIFERA	MEDJOOOL DATE PALM	LOW	24		
 DRACENA DRACO	DRAGON TREE	VERY LOW	24	15	
CITRUS SPECIES	CITRUS	LOW	24		
CYCAS THOURII	MADAGASGAR CYCAD	MEDIUM	24		
STRELITZIA SPECIES	BIRD OF PARADISE	MEDIUM	24		
YUCCA SPECIES	YUCCA	VERY LOW	24		
 OLEA EUROPEA	OLIVE	LOW	24		4
MAGNOLIA SPECIES	MAGNOLIA	MEDIUM	24		
PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	VERY LOW	24		
 BRACHYCHITON SPECIES	BOTTLE TREE	MEDIUM	24	17	
METROSIDEROS EXCELSUS	NEW ZEALAND TEA TREE	LOW	24		
RHUS LANCEA	AFRICAN SUMAC	LOW	24		
TRISTANIA CONFERTA	BRISBANE BOX	MEDIUM	24		
QUERCUS ILEX	HOLLY OAK	MEDIUM	24		

**SHRUB NOTES:**  
 SHRUBS SHALL BE USED IN ALL PLANTING AREAS. TYPICAL SHRUB SPACING WILL BE A MAXIMUM OF 36" O.C. AND 1 GALLON SIZE  
 NO REAL TURF IS PROPOSED FOR THIS PROJECT

**PLANTING NOTES:**  
 ALL PLANTS ARE CAL-IPC NON-INVASIVE AND WUCCOLS MEDIUM/LOW WATER CONSUMPTION (REGION 3- SOUTH COASTAL) VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING AND USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL AND MINIMIZES EROSION IMPACTS.  
 NO TREES TO BE PLANTED IN THE PUBLIC RIGHT-OF-WAY

**THIS LEGEND IS TO DEMONSTRATE GENERAL DESIGN INTENT. FINAL PLANTING DESIGN WILL BE ESTABLISHED BASED ON MATERIAL AVAILABILITY AND WATER USE REQUIREMENTS. FINAL PLANTING DESIGN & SPECIES SELECTION WILL BE SHOWN ON PERMIT DRAWINGS.**





**IRRIGATION HYDROZONES:**

- HYDRO-ZONE 1 : North West Perimeter - Sub Surface Irrigation - 3,952 S.F.
- HYDRO-ZONE 2 : South East Perimeter - Sub Surface Irrigation - 11,480 S.F.
- HYDRO-ZONE 3 : Podim Level Landscape - Sub Surface Irrigation - 7,556 S.F.
- HYDRO-ZONE 4 : Pool/Spa - 3,147 S.F.

**WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS):**

WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension Publication and is a guide to the water needs of landscape plants.

**CROP FACTOR**                      **PERCENT OF Eto**  
 H – HIGH                              70% - 90%  
 M – MEDIUM                        40% - 60%  
 L – LOW                                10% - 30%  
 VL – VERY LOW                      < 10%

**WATER CONSERVATION FEATURES**

- The following measures will be incorporated into the project to conserve water:
1. Installation of “smart” irrigation controller with rain-sensor.
  2. The use of low precipitation / low angle irrigation spray heads.
  3. The use of low water consuming plants.
  4. Soil amendment to achieve good soil moisture retention.
  5. Mulching to reduce evapotranspiration from the root zone.
  6. Installation of automatic irrigation system to provide deep-root watering to trees is required.

**WATER CONSERVATION STATEMENT**

**Purpose:**  
 To provide the maintenance staff a mechanical device to distribute water and ensure plant survival in the most efficient manner and within a time frame that least interferes with the activities of the community.

The irrigation system for each hydrozone will be automatic and incorporate low volume drip emitters, bubblers and high efficiency low angle spray heads at turf only. Drip irrigation systems may be employed where considered to be effective and feasible. Irrigation valves shall be separated to allow for the systems operation in response to orientation and exposure.

Planting will be designed to enhance the visual character of the site and the architectural elements. Plants shall be grouped with similar water, climatic and soil requirements to conserve water and create a drought responsive landscape.

Each hydrozone consists of moderate to low water consuming plants. In areas of moderate water consuming plants they shall be properly amended to retain moisture for healthy growth and to conserve water.

Plant material with each hydrozone shall be specified in consideration of north, south, east and west exposures.

Soil shall be prepared and amended to provide for maximum moisture retention and percolation. Planted beds shall be mulched to retain soil moisture and reduce evapotranspiration.

To avoid wasted water, the controls will be overseen by a flow monitor that will detect any broken sprinkler heads to stop that station’s operation, advancing to the next workable station. In the event of pressure supply line breakage, it will completely stop the operation of the system. All material will be nonferrous, with the exception of the brass piping into and out of the backflow units. All work will be in the best acceptable manner in accordance with applicable codes and standards prevailing in the industry.

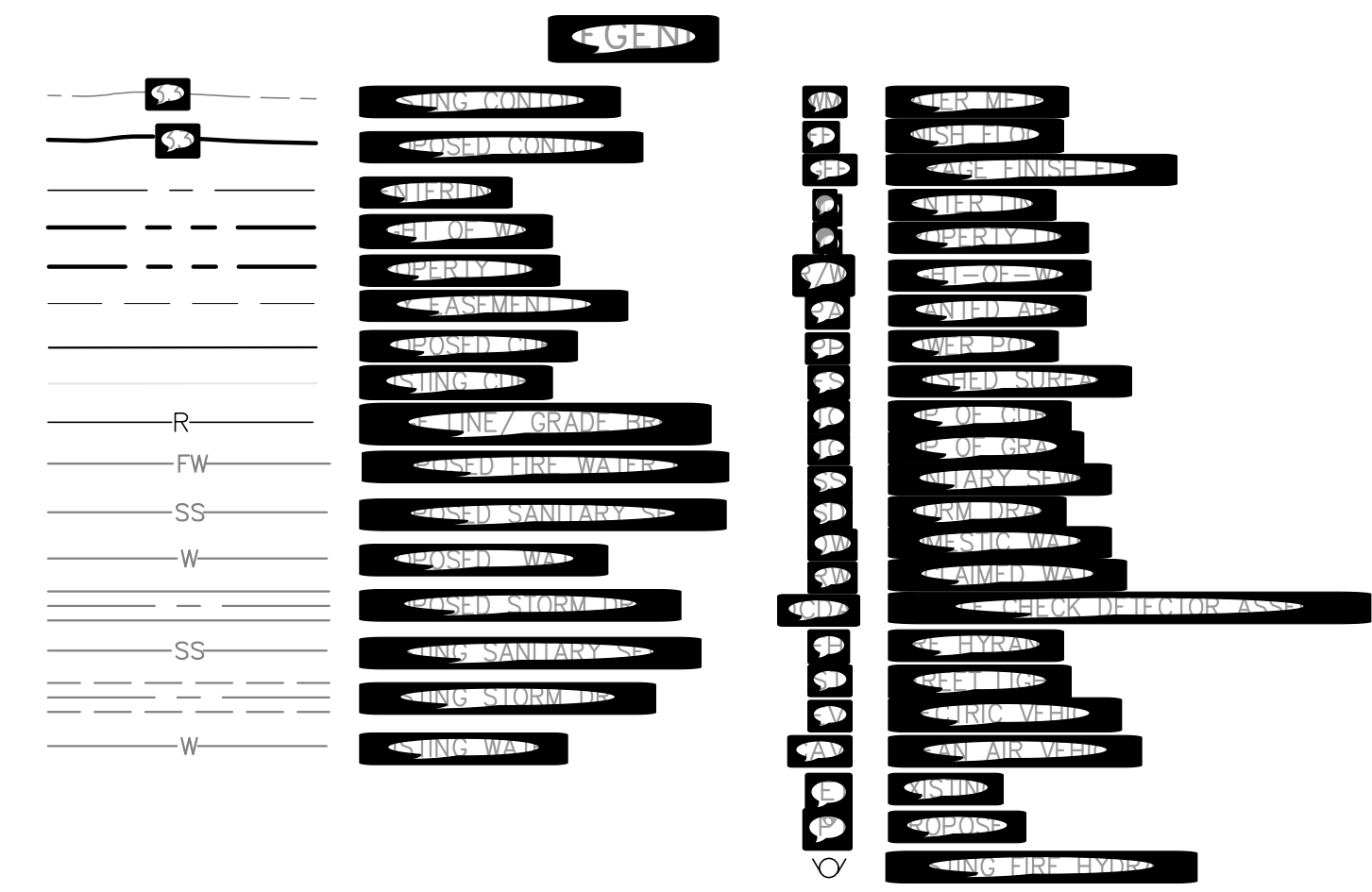
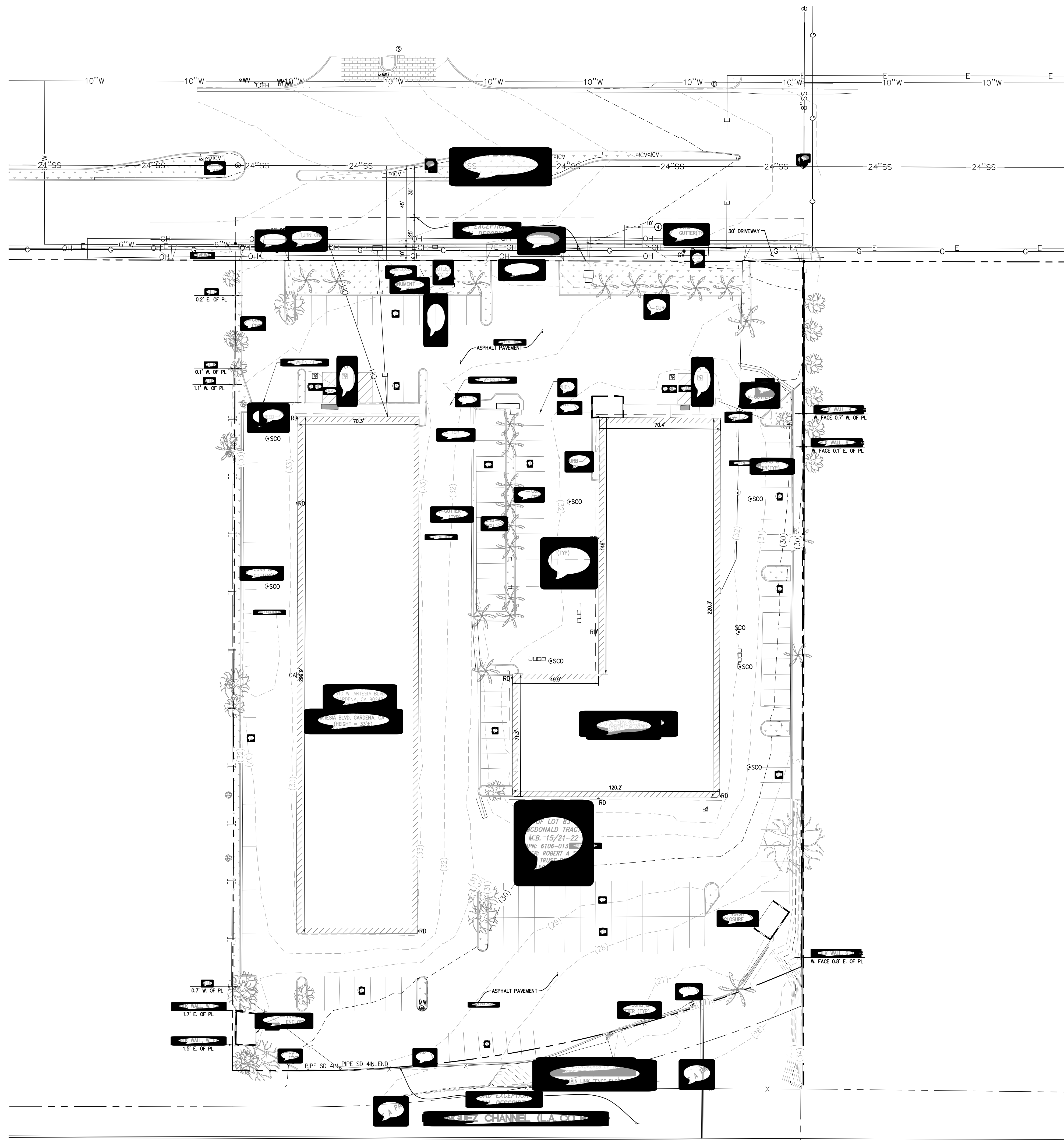
**WATER EFFICIENT WORKSHEET**

Site Information									
Site Name → 1610 Artesia									
Site Type → Residential		Allowed ETAF: 0.55							
Annual Eto (inches/yr) → 49.6									
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)		
<b>Regular Landscape Areas</b>									
<b>Area 1 (GL seast)</b>									
1 - Shrubs	0.2	Low	Drip	0.89	0.2	6,185	1,389	42,739	
<b>Area 2 (GL nwest)</b>									
1 - Shrubs	0.5	Medium	Drip	0.89	0.6	9,247	5,194	159,744	
<b>Area 3 (pool)</b>									
1 - Shrubs	0.5	Medium	Drip	0.89	0.6	7,556	4,244	130,532	
						<b>SUBTOTAL</b>	22,988	13,721	356,158
<b>Special Landscape Areas</b>									
<b>Pool deck</b>									
Pool/Spa	1.00	High	other	1	1.0	3,147	3,147	96,770	
						<b>SUBTOTAL →</b>	3,147	3,147	96,770
						<b>Estimated Total Water Use (ETWU) →</b>	429,411		
						<b>Maximum Allowed Water Allowance (MAWA) →</b>	442,008		

ETAF Calculations			
<b>Regular Landscape Areas</b>			
Total ETAF x Area	13,721		
Total Area	22,988		
Average ETAF			
<b>All Landscape Areas</b>			
Total ETAF x Area	16,968		
Total Area	26,135		
Sitewide ETAF	0.16		

**Notes:**  
 ETWU meets MAWA requirement.  
 Average ETAF meets requirement for this site type.





CONTOUR INTERVAL = 1-FOOT

**AREA SUMMARY:**

149,602± S.F. / 3.43± ACRES

**ASSESSOR'S PARCEL NUMBER:**

COUNTY OF LOS ANGELES  
APN: 6106-013-049

**PARKING SUMMARY:**

REGULAR: 117 STALLS  
HANDICAP: 5 STALL  
TOTAL: 122 STALLS

**BASIS OF BEARINGS:**

THE CENTERLINE OF ARTESIA BOULEVARD BEING NORTH 89°52'42" WEST PER TRACT NO. 97298, M.B. 1353/17-20.

**FLOOD ZONE:**

PER FEMA WEBSITE:  
ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD)  
MAP NUMBER: 06037C1935F  
EFFECTIVE DATE: SEPTEMBER 26, 2008

**ENCROACHMENT TABLE:**

REFER TO MAP.

**UTILITY PURVEYORS:**

<b>WATER:</b>	<b>ELECTRIC:</b>
LADWP TEL NO.: 213-367-6428	SCE TEL NO.: 800-655-8844
GOLDEN STATE WATER TEL NO.: 310-660-0320	<b>GAS:</b>
<b>SEWER:</b>	SO CAL GAS TEL NO.: 800-427-8894
LA COUNTY SANITATION DISTRICT TEL NO.: 310-638-1161	<b>TELEPHONE/CABLE:</b>
<b>STORM DRAINAGE:</b>	AT&T TEL NO.: 510-645-2929
CITY OF GARDENA TEL NO.: 310-217-9644	VERIZON TEL NO.: 800-624-9675
	CROWN CASTLE TEL NO.: 800-654-3110
	CHARTER TEL NO.: 310-216-3545

**TITLE REPORT:**

TITLE COMPANY: CHICAGO TITLE COMPANY  
TITLE ORDER NO.: 00181768-987-OC1-JS9  
COMMITMENT DATE: OCTOBER 24, 2022, AMENDED: NOVEMBER 8, 2022, AMENDMENT NO. 3  
TITLE OFFICER: JASON SILVA  
E-MAIL: JASON.SILVA@CTT.COM

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF LOT 83, MCDONALD TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 21 AND 22 OF THE MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE AREA OF SAID EAST HALF BEING MEASURED TO THE CENTER OF THE STREET ADJOINING SAID LOT 83 ON THE NORTH.

EXCEPT THEREFROM THAT PORTION LYING NORTHERLY OF A LINE PARALLEL WITH AND DISTANT SOUTHERLY 55 FEET, MEASURED AT RIGHT ANGLES FROM CENTER LINE OF 174TH STREET, 60 FEET WIDE, AS SHOWN AS AN UNNAMED STREET BETWEEN LOTS 82 AND 83 OF SAID MAP.

ALSO EXCEPT THEREFROM THAT PORTION CONDEMNED FOR FLOOD CONTROL PURPOSES BY SUPERIOR COURT CASE NO. 491329, A FINAL DECREE WHICH WAS RECORDED DECEMBER 9, 1946 AS INSTRUMENT NO. 1386, OFFICIAL RECORDS.

APN: 6106-013-049

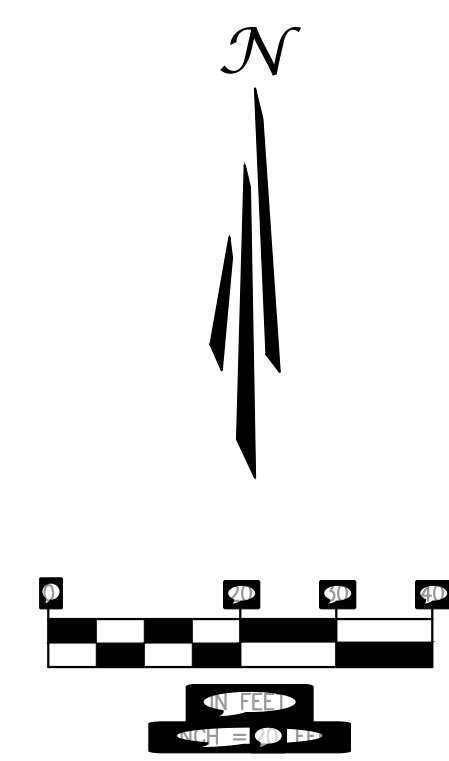
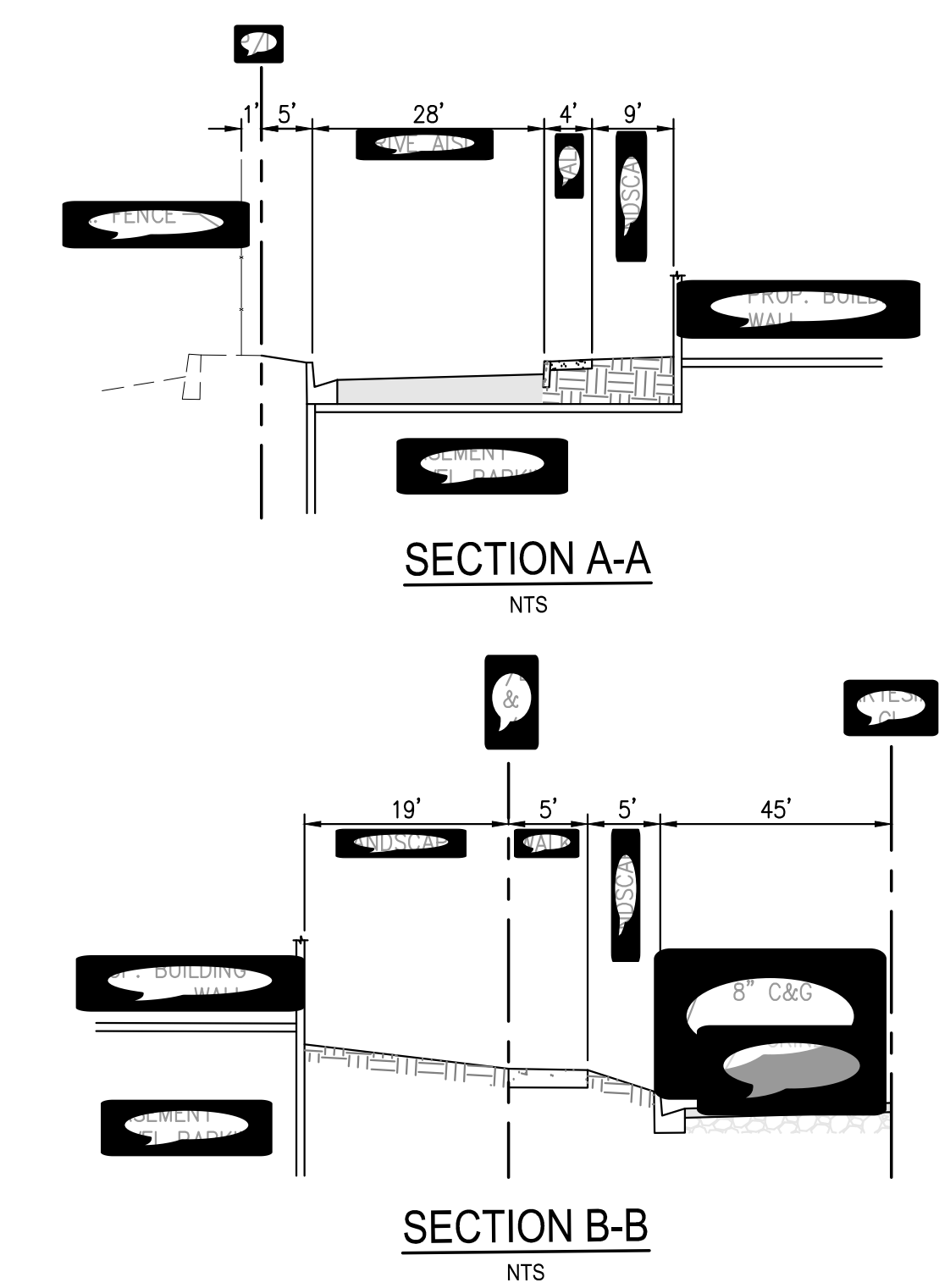
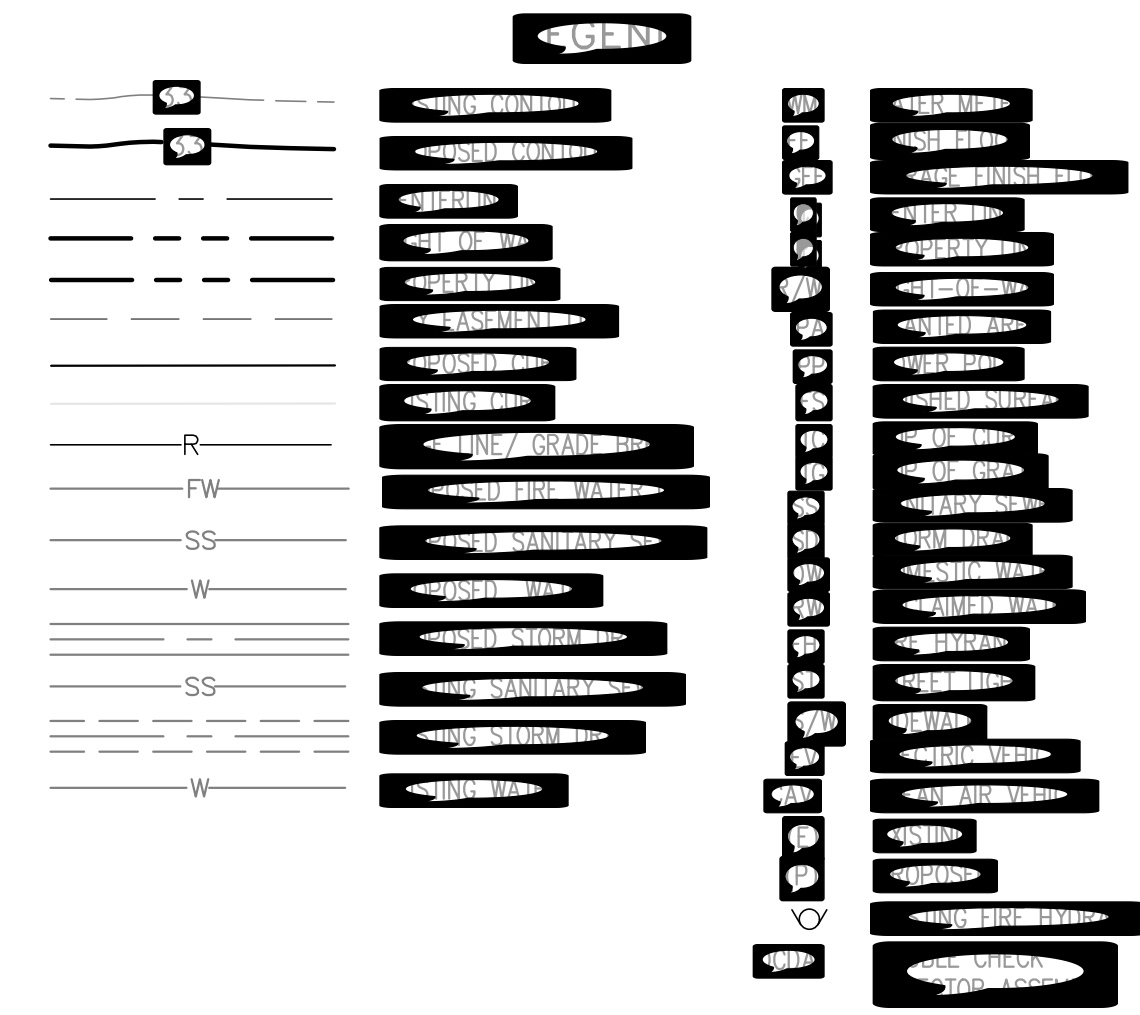
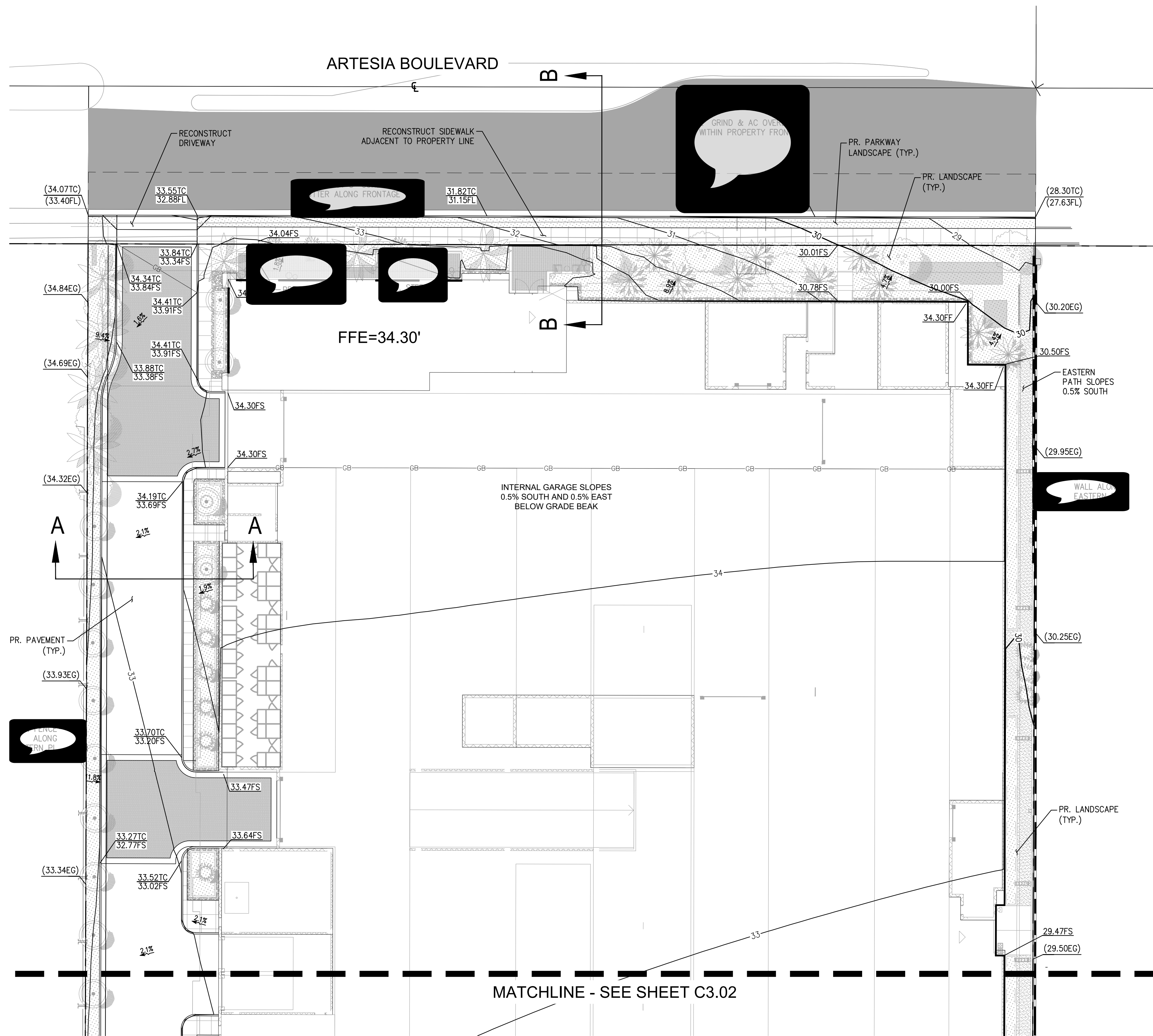
**TITLE EXCEPTIONS:**

- ◻ INDICATES SHOWN HEREON, NUMBERED ACCORDING TO THE ABOVE REFERENCED PRELIMINARY TITLE REPORT.
- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 2 INTENTIONALLY DELETED.
- 3 INTENTIONALLY DELETED.
- 4 AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO RECORDED JANUARY 30, 1980 AS INSTRUMENT NO. 80-109574, OFFICIAL RECORDS.  
*(THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY)*
- 5 MATTERS CONTAINED IN DOCUMENT ENTITLED "ASSIGNMENT OF INTEREST IN GARDENA AUTO CENTER" RECORDED MARCH 29, 1993 AS INSTRUMENT NO. 93-584016, OFFICIAL RECORDS.  
*(THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY)*
- 6 INTENTIONALLY DELETED.
- 7 MATTERS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF TENANCY-IN-COMMON AGREEMENT" RECORDED DECEMBER 14, 2021 AS RECORDING NO. 2021-1856768, OFFICIAL RECORDS.  
*(THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY)*
- 8-11 TITLE REPORT NOTES.

**ENGINEER'S NOTE TO CONTRACTOR:**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS INCLUDED IN THE FOLLOWING DOCUMENTS:  
- GEOTECHNICAL ENGINEERING INVESTIGATION REPORT PREPARED BY MOORE TWining ASSOCIATES, INC. PROJECT NUMBER 56630.01, DATED MAY 9, 2022
2. ON AND OFF-SITE TOPOGRAPHIC BASE IS DEPICTED BASED ON AN AERIAL SURVEY PERFORMED BY AEROTECH MAPPING, INC. ON MARCH 4, 2021 AS WELL AS SUPPLEMENTAL FIELD SURVEY DATA OBTAINED BY TAIT & ASSOCIATES BASED ON THE BENCHMARK AND BASIS OF BEARING STATED HEREON.
3. UTILITY RECORDS FOR MANY ON-SITE IMPROVEMENTS HAVE NOT BEEN MADE AVAILABLE TO THE ENGINEER. AS A RESULT THE FINAL LOCATION OR DEPTH OF ON-SITE UTILITIES ARE UN-KNOWN. LOCATIONS OF ALL UTILITIES SHOWN (ON AND OFF SITE) HAVE BEEN DEPICTED BASED ON AVAILABLE PUBLIC RECORDS FOR WHICH DEPTH AND FINAL FIELD ALIGNMENT HAVE NOT BEEN VERIFIED. PRIOR TO INITIATION OF THE DEMOLITION ACTIVITIES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ON-SITE UTILITIES WHICH ARE IMPACTED AND SHALL REMOVE AND DISPOSE OF SUCH UTILITY FACILITIES PER CITY REQUIREMENTS.

<p>701 N. Parkcenter Drive Santa Ana, CA 92705 p: 714/560/8200 f: 714/560/8211 www.tait.com</p> <p style="text-align: center;"><b>TAIT</b> Since 1944</p> <p>Los Angeles Sacramento San Francisco Dallas Phoenix Ontario San Diego Boise Denver Fort Lauderdale</p>	<p><b>EXISTING CONDITION</b> 1610 ARTESIA BLVD CITY OF GARDENA PICERNE GROUP 1610 W ARTESIA BOULEVARD GARDENA, CA 90248</p>
<p>DRAWN: [Signature] DATE: [Date] CHECKED: [Signature] DATE: [Date] REVISION #: DATE: [Date] JOB NO.:</p>	<p>DESCRIPTION: [Blank] REVISIONS: [Blank]</p> <p>NO. [Blank] BY [Blank] DATE [Blank] CHK [Blank]</p>

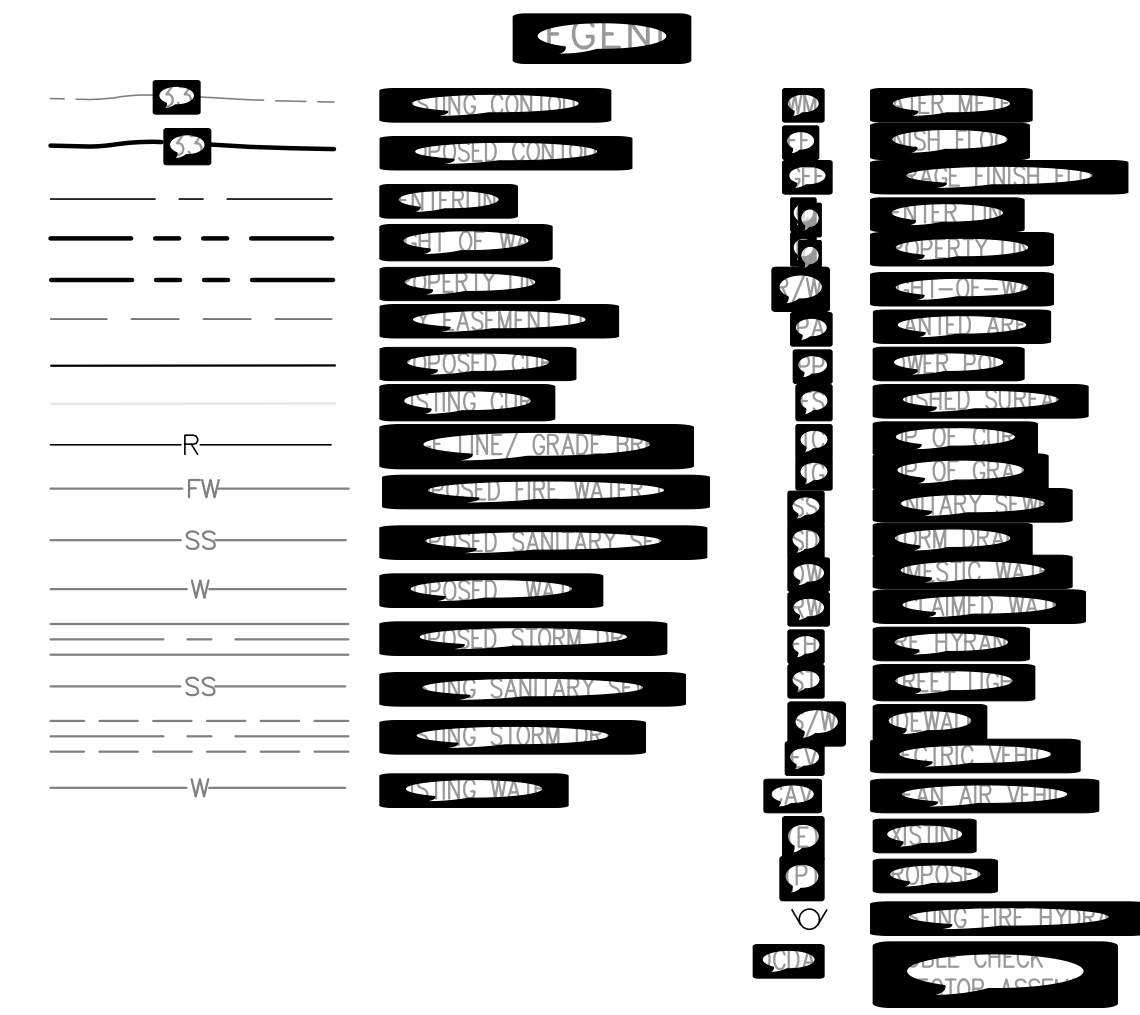
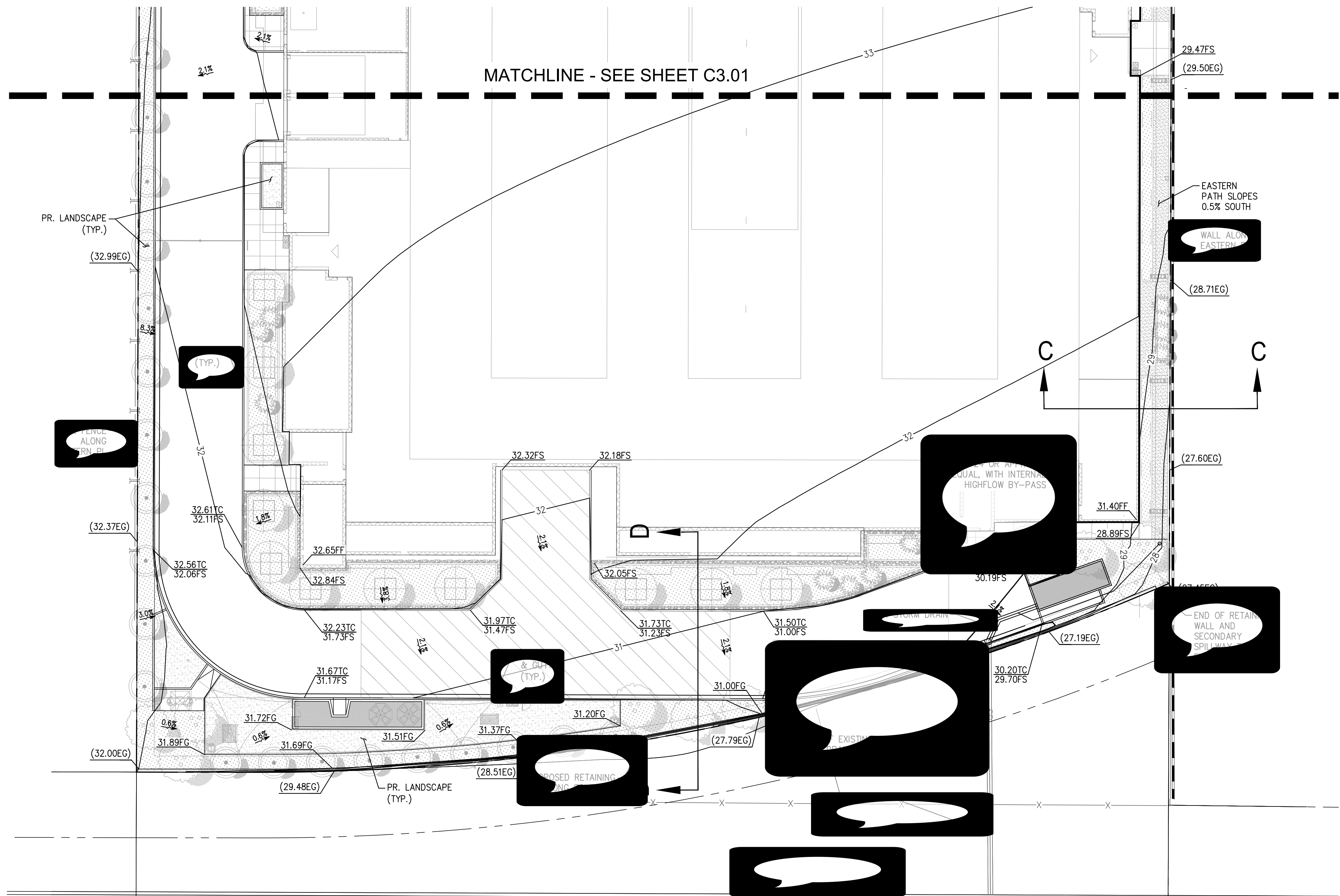


Feb 09, 2024 - 10:23am by thoskin K:\Drawings\SP\SP8994 - Gardena\ENG\Conceptual Plans\SP8994-c03.dwg  
 UNDERGROUND SERVICE ALERT  
**811**  
 Call: TOLL FREE  
 1-800-422-4133  
 KNOW WHAT'S BELOW.  
 CALL BEFORE YOU DIG.  
 TWO WORKING DAYS BEFORE YOU DIG

UNAUTHORIZED CHANGES & USES  
 THESE PLANS ALL CHANGES TO THE PLANS MUST BE MADE BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE TO COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND SHALL BE LIMITED TO GENERAL WORKMANSHIP. THAT THIS REGULATION OR PRIVATE UTILITIES SHALL BE LIMITED TO GENERAL WORKMANSHIP. THAT THIS REGULATION OR PRIVATE UTILITIES SHALL BE LIMITED TO GENERAL WORKMANSHIP.

ENGINEERS NOTE TO CONTRACTOR  
 THESE PLANS WERE OBTAINED FROM THE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL OBTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND DEPTHS OF ALL UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

<b>TAIT</b> Since 1964 701 N. Parkcenter Drive Santa Ana, CA 92705 p: 714/560/8200 f: 714/560/8211 www.tait.com Los Angeles Sacramento San Francisco Dallas Phoenix Ontario San Diego Boise Denver Portland	
<b>CONCEPTUAL GRADING PLAN</b> <b>1610 ARTESIA BLVD</b> CITY OF GARDENA <b>PICERNE GROUP</b> 1610 W ARTESIA BOULEVARD GARDENA, CA 90248	
DRAWN: [Symbol] DATE: [Symbol] CHECKED: [Symbol] DATE: [Symbol] REVISION #: [Symbol] DATE: [Symbol] JOB NO.: [Symbol]	DESCRIPTION: [Symbol] REVISIONS: [Symbol] NO.: [Symbol] BY: [Symbol] DATE: [Symbol] CHK: [Symbol]
<b>C3.01</b>	



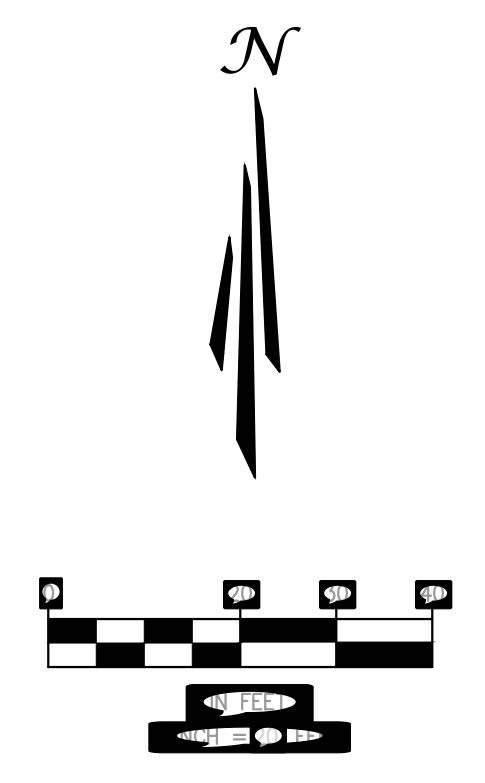
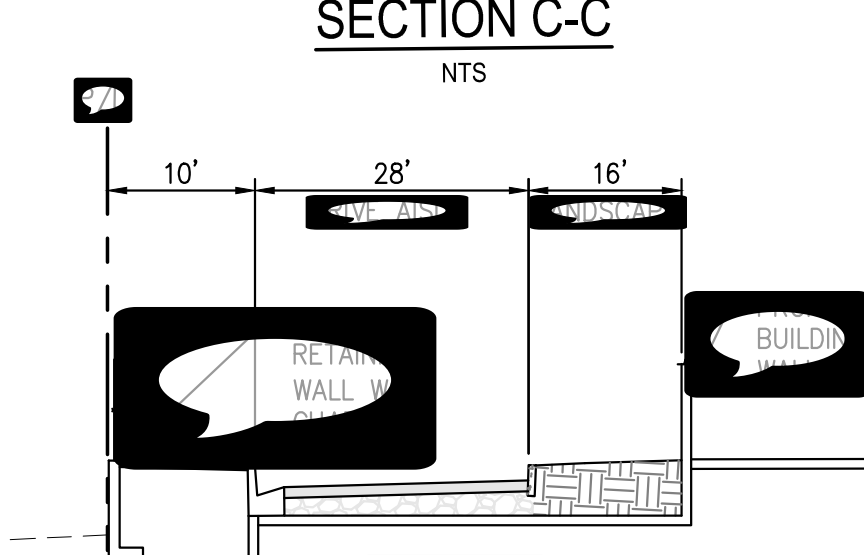
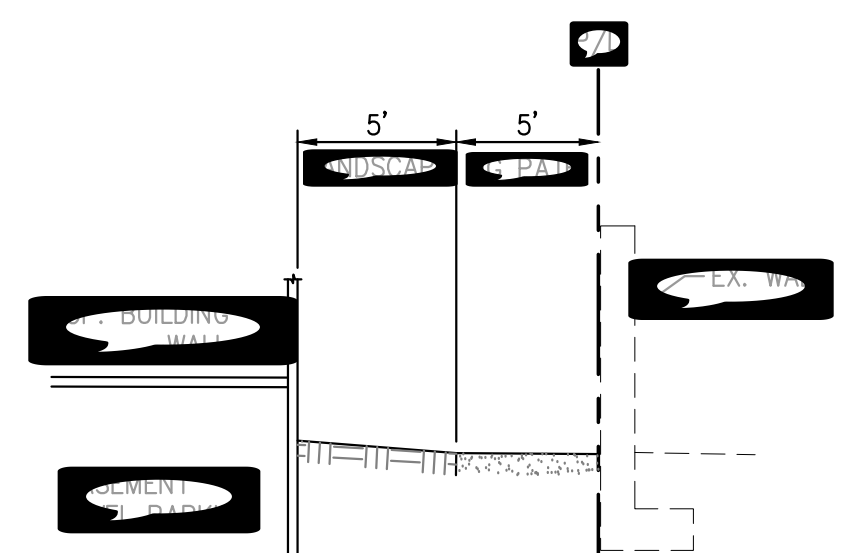
**CONCEPTUAL GRADING NOTES**

PROPOSED GRADING IMPROVEMENTS FOR THIS PROJECT HAVE BEEN DRAFTED PER THE CITY OF GARDENA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS. SEE SHEET C5.01 FOR THE CITY'S STANDARD SPECIFICATIONS. THIS PROJECT HAS BEEN STRUCTURED TO MATCH EXISTING DRAINAGE RUNOFF BEING DISCHARGED AT GRADE.

SIGHT LINE OF SIGHT TRIANGLES HAVE BEEN DRAFTED PER THE CITY OF GARDENA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS. SEE SHEET C5.01 FOR THE CITY'S STANDARD SPECIFICATIONS. THIS PROJECT HAS BEEN STRUCTURED TO MATCH EXISTING DRAINAGE RUNOFF BEING DISCHARGED AT GRADE.

ADDITIONAL COORDINATION AND CONFIRMATION WITH CITY ENGINEERS IS REQUIRED. ASSUMPTIONS ARE AS FOLLOWS:

1. THIS PROJECT ASSUMES PRIMARY STREET FOR DISTRICT OF GARDENA'S STANDARD SPECIFICATIONS. LEFT TURN MOVEMENTS ARE ASSUMED TO BE AS SHOWN.



K:\Drawings\SP\SP8994 - Gardena\ENG\Conceptual Plans\SP8994-C03.dwg  
 by thoskin  
 10:24am  
 08/2024

**UNDERGROUND SERVICE ALERT**

**811** Call: TOLL FREE 1-800-422-4133

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. TWO WORKING DAYS BEFORE YOU DIG.

**UNAUTHORIZED CHANGES & USES**

ALL CHANGES TO THE PLANS MUST BE MADE BY THE PREPARED BY THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE FOR THE TRUE VERTICAL AND HORIZONTAL LOCATION OF UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE LIMITED TO MEREAL WORKMANSHIP. THAT THIS REQUIREMENT IS LIMITED TO MEREAL WORKMANSHIP. THAT THIS REQUIREMENT IS LIMITED TO MEREAL WORKMANSHIP.

**ENGINEERS NOTE TO CONTRACTOR**

THESE PLANS WERE OBTAINED FROM THE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE VERTICAL AND HORIZONTAL LOCATION OF UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR PRIVATE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRIVATE UTILITIES.

**TAIT** Since 1944

701 N. Parkcenter Drive  
Santa Ana, CA 92705  
p: 714/560/8200 f: 714/560/8211  
www.tait.com

Los Angeles Sacramento San Francisco Dallas Phoenix  
Ontario San Diego Boise Denver Portland

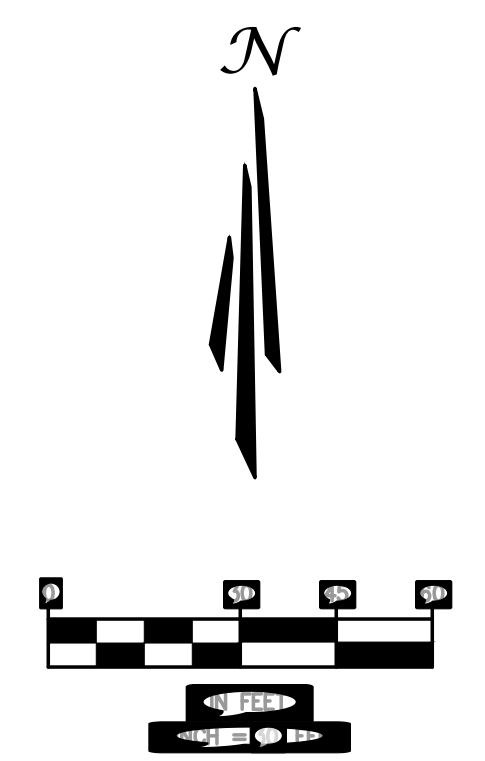
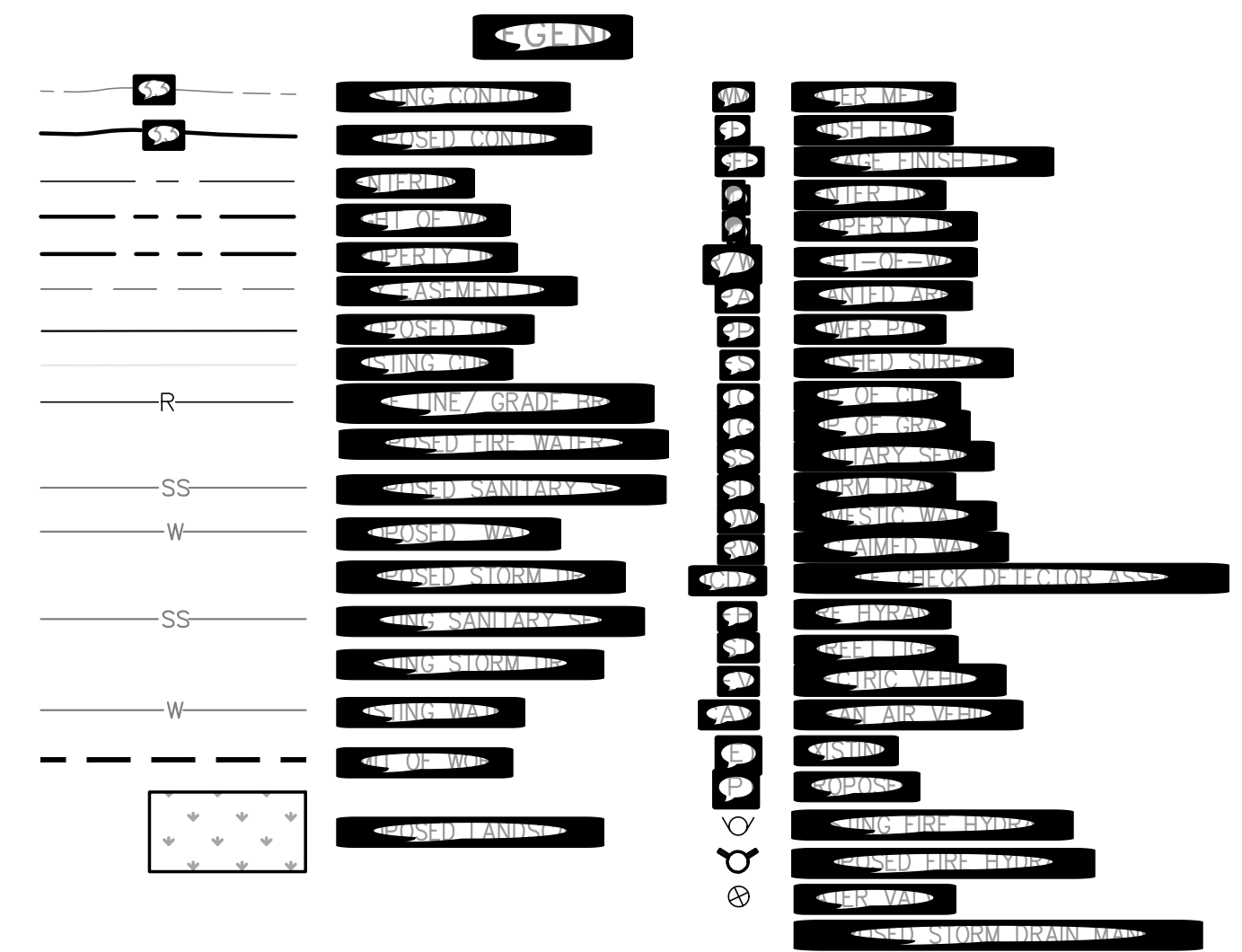
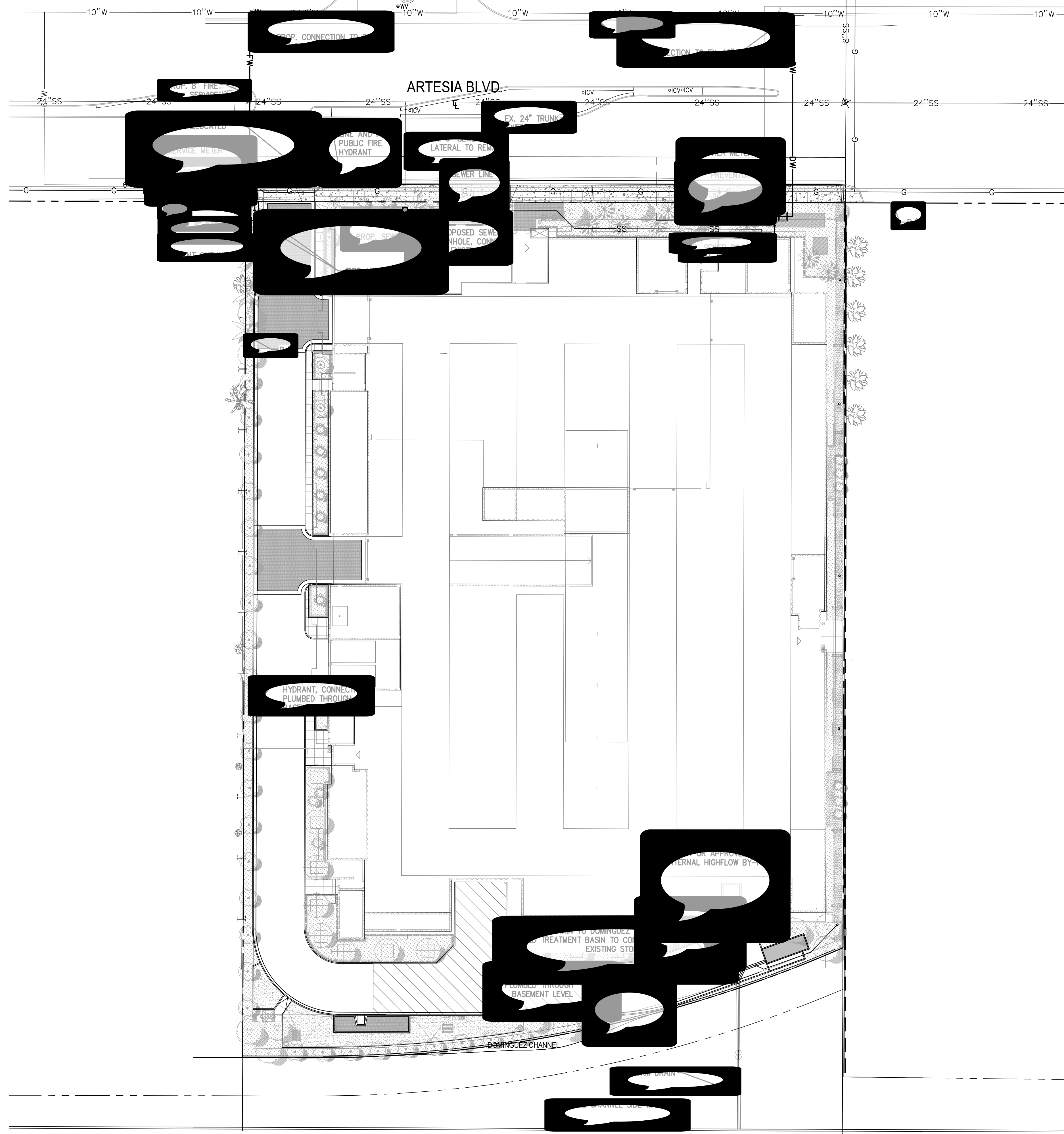
**CONCEPTUAL GRADING PLAN**  
**1610 ARTESIA BLVD**  
CITY OF GARDENA  
**PICERNE GROUP**  
1610 W ARTESIA BOULEVARD  
GARDENA, CA 90248

NO.	DESCRIPTION	BY	DATE	CHK

DRAWN: [Signature]  
DATE: [Date]  
CHECKED: [Signature]  
DATE: [Date]  
REVISION #: [Number]  
DATE: [Date]  
JOB NO.: [Number]

**C3.02**

Feb 09, 2024 - 10:24am by rheskin K:\Drawings\SP\SP8994 - Gardena\ENG\Conceptual Plans\SP8994-CUT.dwg



**811**  
Call: TOLL FREE  
1-800-422-4133  
KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.  
TWO WORKING DAYS BEFORE YOU DIG.

**UNAUTHORIZED CHANGES & USES**  
ALL CHANGES TO THE PLANS MUST BE MADE BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION. THE ENGINEER'S LIABILITY IS LIMITED TO MERCHANDISE LIABILITY. THAT THIS REGULATION APPLIES TO THE CONTRACTOR'S LIABILITY.

**ENGINEERS NOTE TO CONTRACTOR**  
THESE PLANS WERE OBTAINED BY THE ENGINEER FROM THE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UNDISCOVERED UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TRUE VERTICAL AND HORIZONTAL LOCATION OF ALL UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY FOR PRIVATE UTILITIES.

CONCEPTUAL UTILITY PLAN  
1610 ARTESIA BLVD  
CITY OF GARDENA  
PICERNE GROUP  
1610 W ARTESIA BOULEVARD  
GARDENA, CA 90248

701 N. Parkcenter Drive  
Santa Ana, CA 92705  
p: 714/560/8200 f: 714/560/8211  
www.tait.com

Los Angeles Sacramento San Francisco Dallas Phoenix  
Ontario San Diego Boise Denver Portland

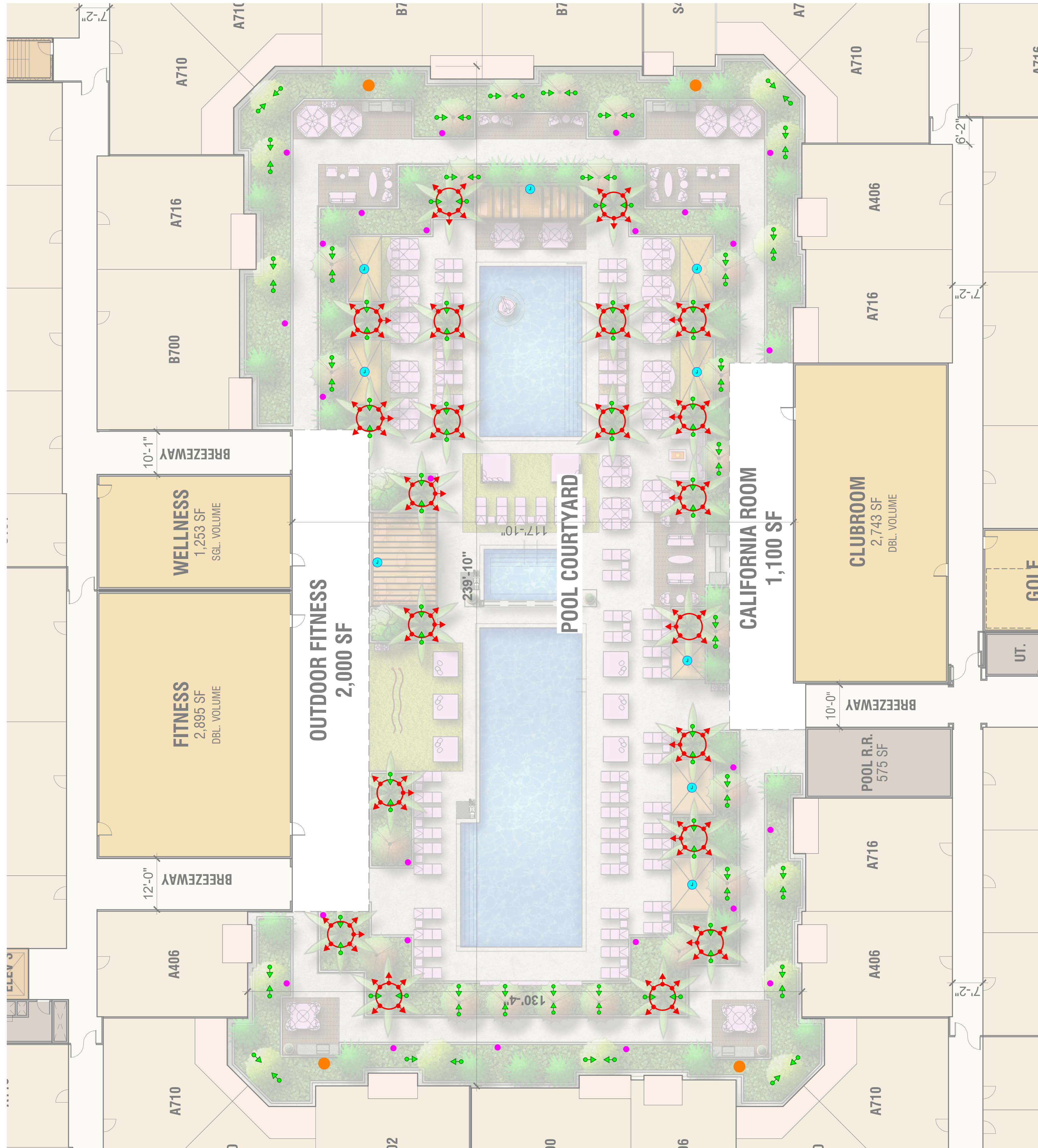
**TAIT**  
Since 1944

NO.	DESCRIPTION	BY	DATE	CHK

DRAWN: [Symbol]  
DATE: [Symbol]  
CHECKED: [Symbol]  
DATE: [Symbol]  
REVISION #: [Symbol]  
DATE: [Symbol]  
JOB NO: [Symbol]

C4.01

1610 ARTESIA BLVD - CONCEPTUAL UTILITY PLAN - PAGE 25 OF 25



**Exterior Lighting Criteria:**

A. Lighting fixture lamp sources used for illuminating Outdoor gathering areas and circulation associated with the project shall be shielded, directed downward, and glare-free when viewed from off the property.

B. Facade lighting shall be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and mounted as flush to a wall as possible.

C. Light Pollution shall be reduced to the greatest extent possible.

D. An Average of 1 Footcandle (fc) shall be provided for all Public and Common Areas.

E. All Entries, Parking Areas, Trash Enclosures, Active Outdoor Areas, and Pedestrian Pathways, shall include dusk to dawn Lighting for safety, security, and an attractive nighttime environment.

F. Security Lighting shall not be directed beyond the Property Lines.

G. All exterior light bulbs and LEDs must be enclosed on the top and sides when mounted to the side of a building, a pole, or other structure. The enclosing material may be glass, plastic, or metal, except that suspended light strings may have exposed bulbs.

H. All exterior lighting fixtures on the same building shall be of the same manufacturer and shall be of the same design, materials, and color. Size may vary if design, materials, and color are consistent.

I. All pole- or bollard-mounted lighting must be of the same manufacturer and of the same size, design, materials, and colors.

J. All light poles, standards, and fixtures shall not exceed a height of sixteen feet measured from finished grade. The maximum sixteen feet in height shall include all elements of the light, such as pole and light fixture combined.

**Design Adheres to Guideline Using the Following Techniques:**

1. Light Fixture Spill Control Optics
2. Light Fixture Full Cut-off Optics
3. Fully Shielded Light Fixtures
4. Light Fixtures capable of Control via Time Clock and Photocell
5. Light Fixtures with less than 6,200 initial lumen output
6. Centralized Dimming Control System operating via Master Astronomical Time clock

**Pedestrian Pathway Bollard**

**Pedestrian Walkway Bollard:**

- Kelvin Temp: 3000K LED
- 447 Lumens
- Overall Height: 24"
- Material: Aluminum painted

**Post Top Pedestrian Pole**

**Post Top Pedestrian Pole**

- Kelvin Temp: 3000K LED
- 1826 Lumens
- Overall Height: 10'
- Material: Aluminum painted

**Cabana & Umbrella Lighting**

**Stake Mounted Tree Uplight**

**Tree Uplight**

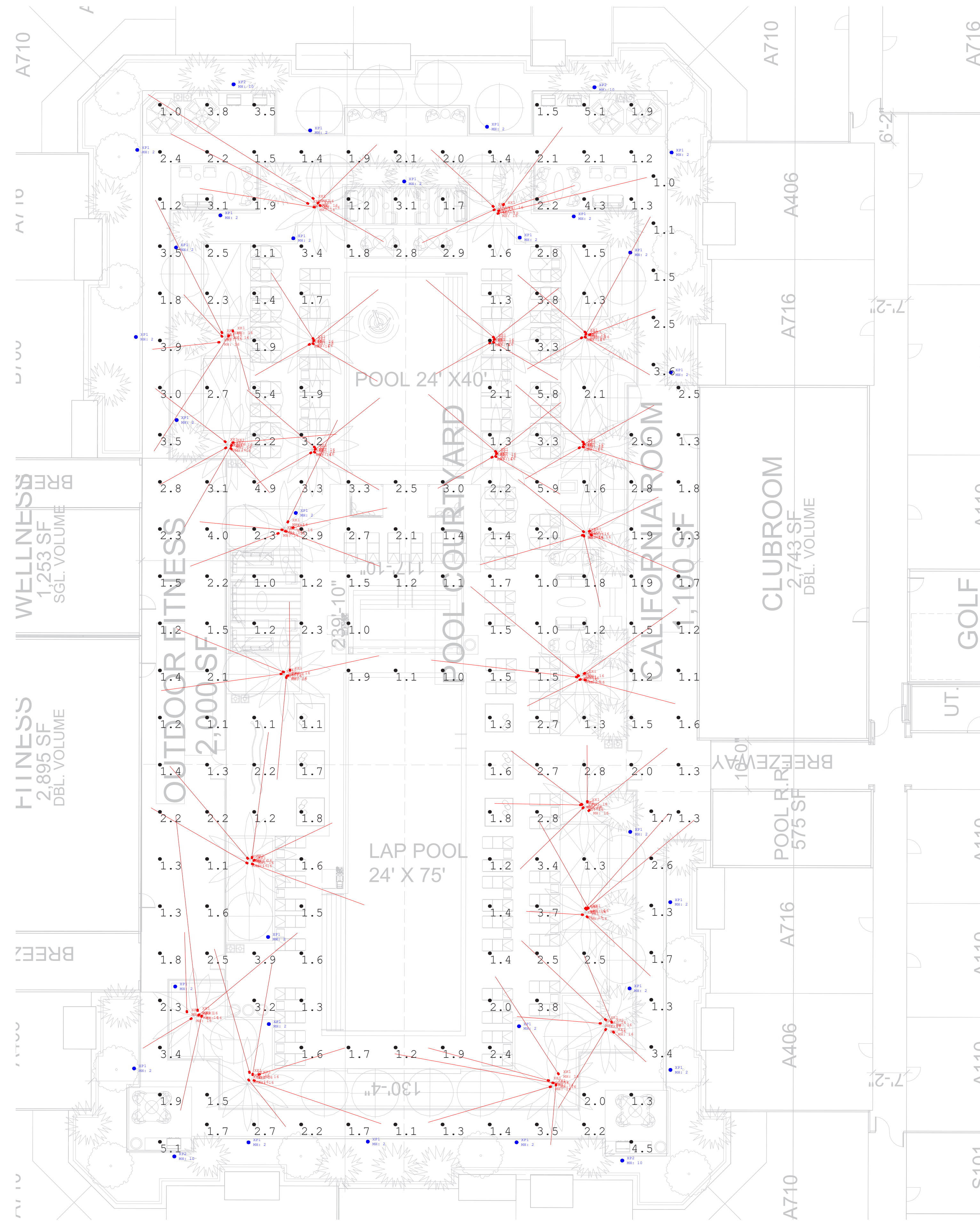
- Kelvin Temp: 3000K
- 540 Lumens

**Tree Ring Mounted Accents**

**Palm Tree Accents**

- Kelvin Temp: 3000K
- 500 Lumens
- Mounted at 16' AFG

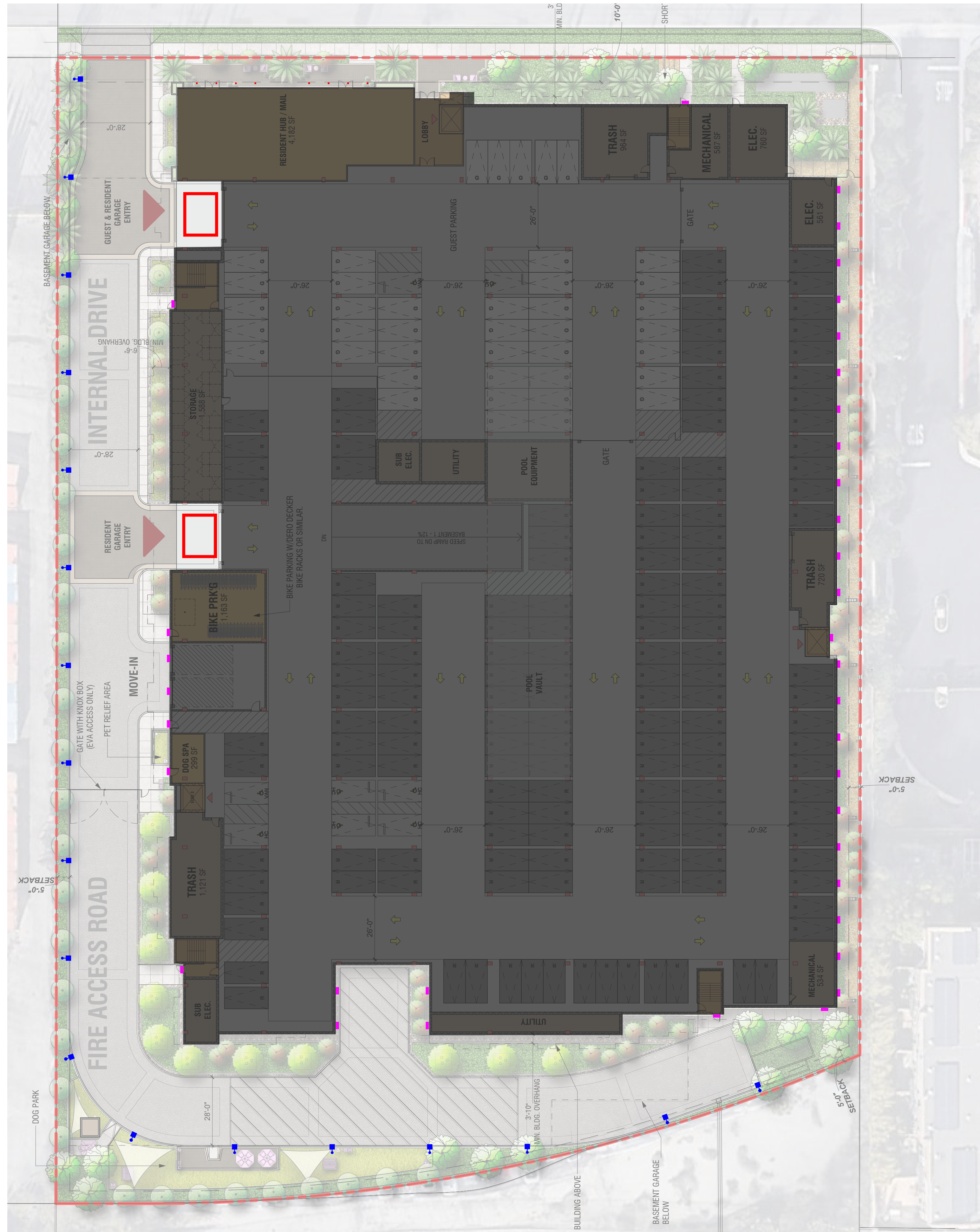




Luminaire Schedule						
Symbol	Qty	Tag	Lum. Watts	Lum. Lumens	LLF	Description
□	100	XK1	7	598	0.800	Palm Tree Accent - 7_5MR16DIM930FL35RC_IESNA2002
○	27	XP1	14.3	425	0.800	Mini Pathway Bollard - LH-10573-W30
○	4	XP2	28.2	1707	0.800	10' Post Top Pole - AR-21012-W30

Pool Deck

Illuminance (Fc)  
 Average = 2.11  
 Maximum = 5.9  
 Minimum = 1.0  
 Avg/Min Ratio = 2.11  
 Max/Min Ratio = 5.90



**Exterior Lighting Criteria:**

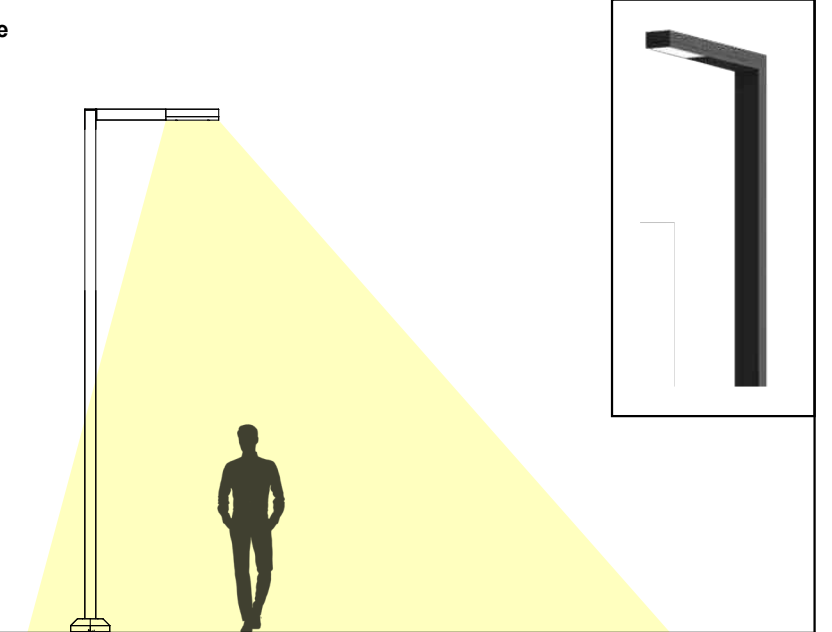
- A. Lighting fixture lamp sources used for illuminating Outdoor gathering areas and circulation associated with the project shall be shielded, directed downward, and glare-free when viewed from off the property.
- B. Facade lighting shall be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and mounted as flush to a wall as possible.
- C. Light Pollution shall be reduced to the greatest extent possible.
- D. An Average of 1 Footcandle (fc) shall be provided for all Public and Common Areas.
- E. All Entries, Parking Areas, Trash Enclosures, Active Outdoor Areas, and Pedestrian Pathways, shall include dusk to dawn Lighting for safety, security, and an attractive nighttime environment.
- F. Security Lighting shall not be directed beyond the Property Lines.
- G. All exterior light bulbs and LEDs must be enclosed on the top and sides when mounted to the side of a building, a pole, or other structure. The enclosing material may be glass, plastic, or metal, except that suspended light strings may have exposed bulbs.
- H. All exterior lighting fixtures on the same building shall be of the same manufacturer and shall be of the same design, materials, and color. Size may vary if design, materials, and color are consistent.
- I. All pole- or bollard-mounted lighting must be of the same manufacturer and of the same size, design, materials, and colors.
- J. All light poles, standards, and fixtures shall not exceed a height of sixteen feet measured from finished grade. The maximum sixteen feet in height shall include all elements of the light, such as pole and light fixture combined.

**Design Adheres to Guideline Using the Following Techniques:**

1. Light Fixture Spill Control Optics
2. Light Fixture Full Cut-off Optics
3. Fully Shielded Light Fixtures
4. Light Fixtures capable of Control via Time Clock and Photocell
5. Light Fixtures with less than 6,200 initial lumen output
6. Centralized Dimming Control System operating via Master Astronomical Time clock

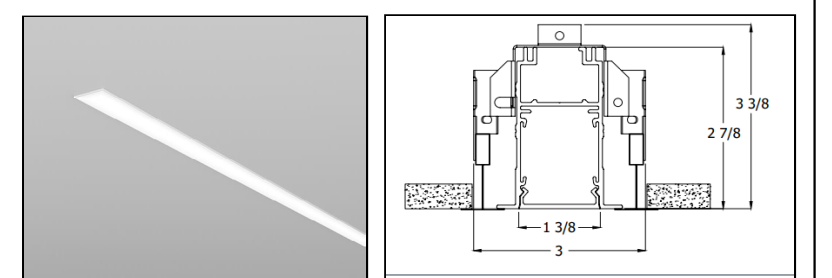
**Roadway Fire Lane**

- 15' Single Head Roadway Pole**
- Kelvin Temp: 3000K LED
  - 6193 Lumens
  - Overall Height: 15'
  - Material: Aluminum painted



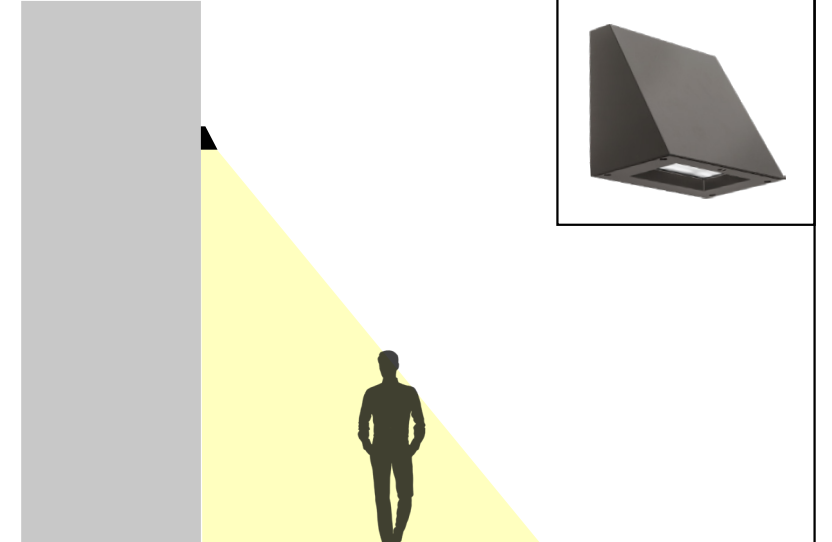
**Parking Garage Entry**

- Recessed Linear Downlight**
- Kelvin Temp: 3000K LED
  - 800 Lumens per foot
  - Size: 14' x 18"



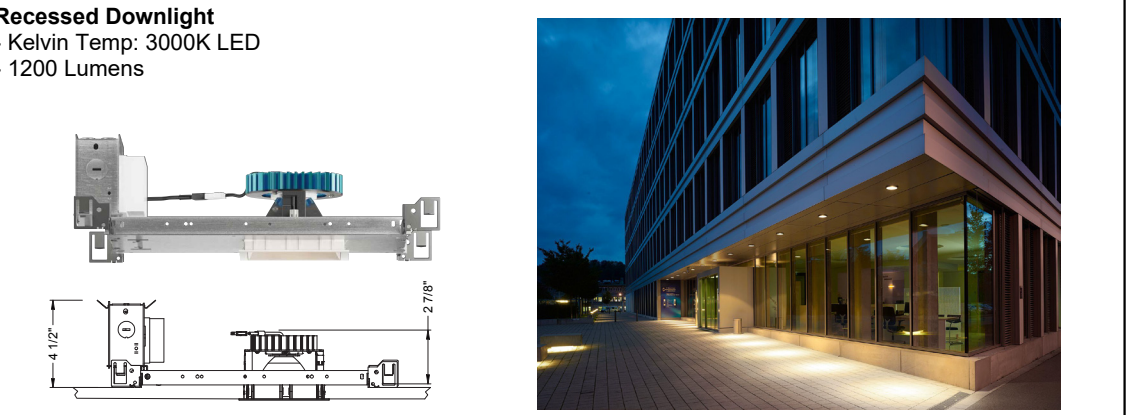
**Pedestrian Fire Lane**

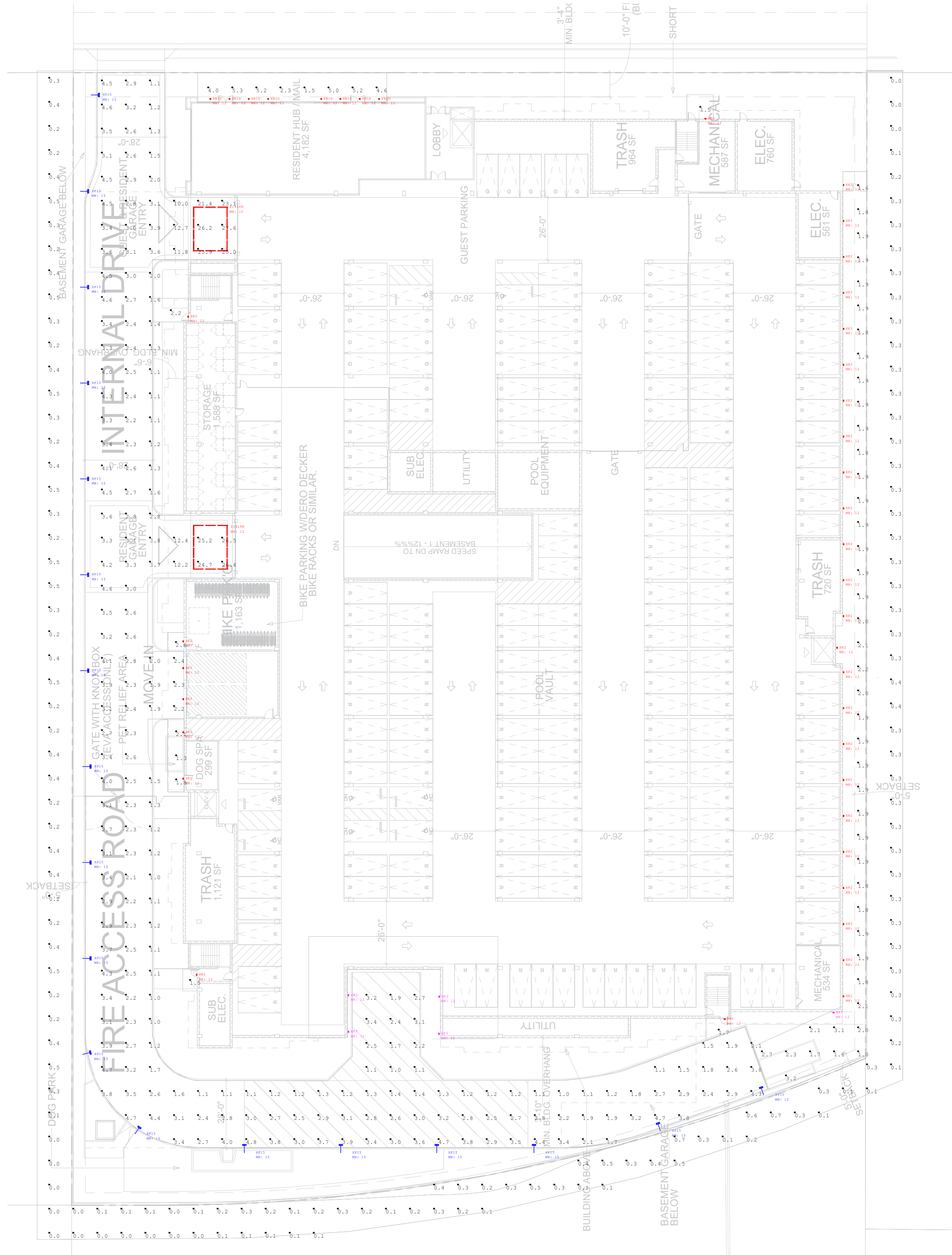
- Wall Pack**
- Kelvin Temp: 3000K LED
  - 638 Lumens
  - Mounting Height: 12'



**Ambient Downlights**

- Recessed Downlight**
- Kelvin Temp: 3000K LED
  - 1200 Lumens





Luminaire Schedule						
Symbol	Qty	Tag	Lum. Watts	Lum. Lumens	LLF	Description
	8	XB1D	9.98	1077	0.800	Square Downlight - NU4-QD-SW-13LM-30K-80-D65-120
	33	XK2	6.7947	638	0.800	Wallpack - WDGE1 LED P0 30K 90CRI VM
	5	XK3	15.0178	1659	0.800	Wallpack - WDGE1 LED P2 30K 90CRI VF
	18	XP15	54	4873	0.800	15' Roadway Pole - LI-21171-T3-W30
	28	Z1418R	29.0936	3004	0.800	Parking Entry Linear - SL1L 4FT 800LMF 35K STD

**Roadway**

Illuminance (Fc)  
 Average = 2.66  
 Maximum = 4.8  
 Minimum = 1.0  
 Avg/Min Ratio = 2.66  
 Max/Min Ratio = 4.80

**Pedestrian Walkway**

Illuminance (Fc)  
 Average = 1.96  
 Maximum = 3.2  
 Minimum = 1.0  
 Avg/Min Ratio = 1.96  
 Max/Min Ratio = 3.20

**Beyond Property Line**

Illuminance (Fc)  
 Average = 0.26  
 Maximum = 0.7  
 Minimum = 0.0  
 Avg/Min Ratio = N.A.  
 Max/Min Ratio = N.A.



**NORTH**



**EAST**

**Ambient Downlights**

**Recessed Downlight**  
 - Kelvin Temp: 3000K LED  
 - 1200 Lumens

**Balcony Downlights - Tenant Controlled**

**Recessed Downlight**  
 - Kelvin Temp: 3000K LED  
 - 1200 Lumens

**Parking Garage Entry**

**Recessed Linear Downlight**  
 - Kelvin Temp: 3000K LED  
 - 800 Lumens per foot  
 - Size: 14' x 18'

**Pedestrian Fire Lane**

**Wall Pack**  
 - Kelvin Temp: 3000K LED  
 - 630 Lumens  
 - Mounting Height: 12'

**DESIGN OPTIONS**

**Balcony Sconce**

**Sconce**  
 - Kelvin Temp: 3000K LED  
 - 63 Lumens

**Linear Trim**

**Linear Trim**  
 - Kelvin Temp: 3000K LED  
 - 250 Lumens per foot



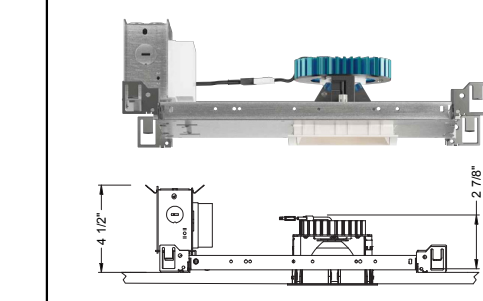
**SOUTH**



**WEST**

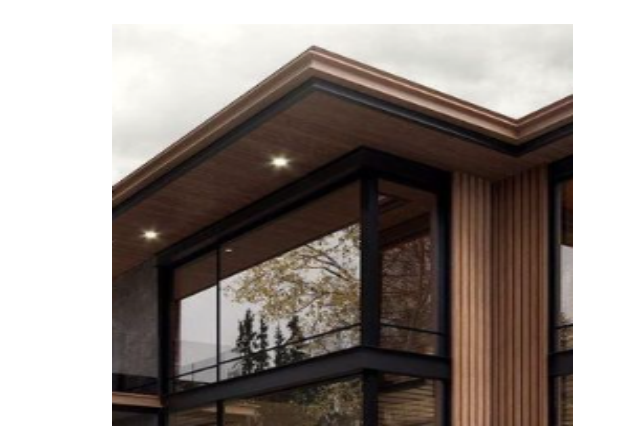
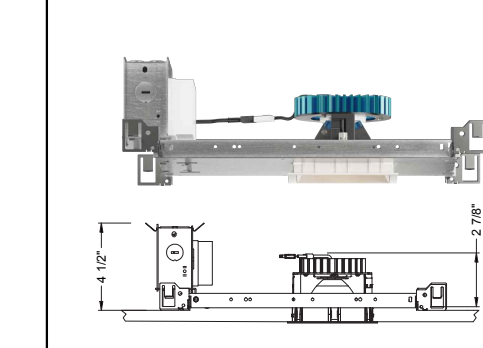
**Ambient Downlights**

**Recessed Downlight**  
 - Kelvin Temp: 3000K LED  
 - 1200 Lumens



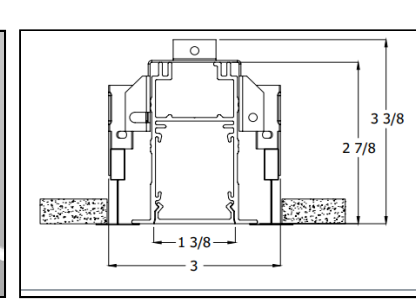
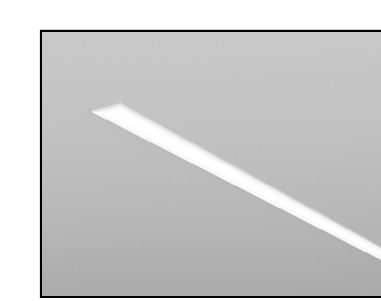
**Balcony Downlights - Tenant Controlled**

**Recessed Downlight**  
 - Kelvin Temp: 3000K LED  
 - 1200 Lumens



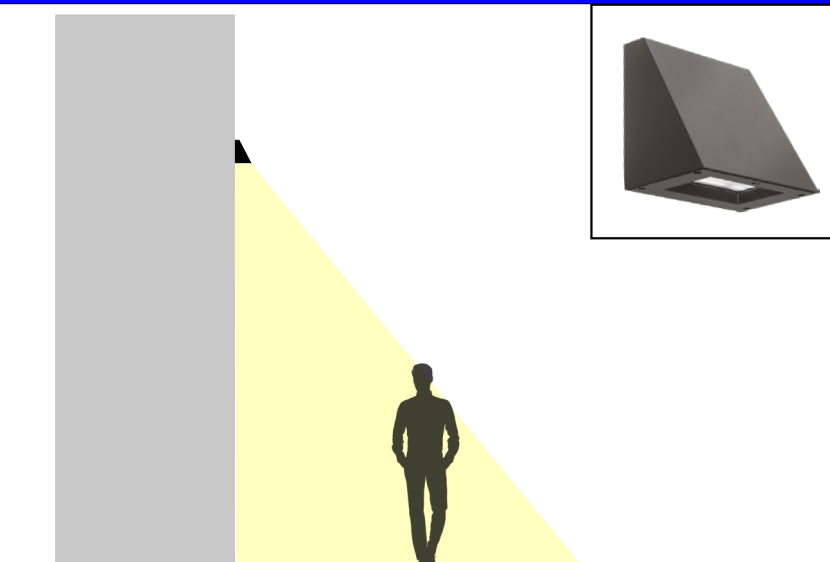
**Parking Garage Entry**

**Recessed Linear Downlight**  
 - Kelvin Temp: 3000K LED  
 - 800 Lumens per foot  
 - Size: 14' x 18'



**Pedestrian Fire Lane**

**Wall Pack**  
 - Kelvin Temp: 3000K LED  
 - 600 Lumens  
 - Mounting Height: 12'



**DESIGN OPTIONS**

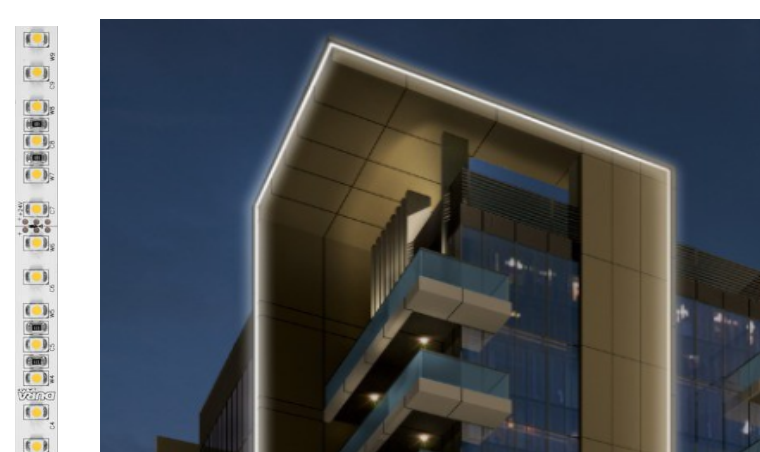
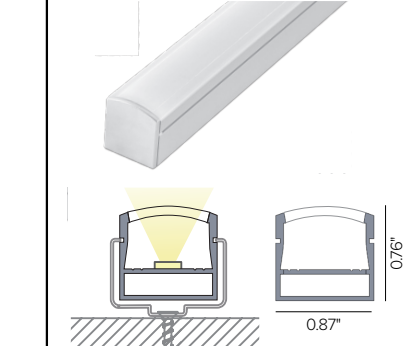
**Balcony Sconce**

**Sconce**  
 - Kelvin Temp: 3000K LED  
 - 60 Lumens



**Linear Trim**

**Linear Trim**  
 - Kelvin Temp: 3000K LED  
 - 250 Lumens per foot



# TPG 1610 ARTESIA ACCESS CONTROL & VIDEO SURVEILLANCE SYSTEM

## GENERAL NOTES

### GENERAL NOTES

- BACK BOXES, PULL BOXES, AND CONDUIT ARE TO BE PROVIDED BY ELECTRICAL CONTRACTOR. CONDUIT ROUTING SHOWN ON "SEC" SERIES DRAWINGS ARE SCHEMATIC AND FOR REFERENCE ONLY. CONDUIT ROUTES MAY REQUIRE MODIFICATION DUE TO CONSTRUCTION FIELD CONDITIONS. CONDUIT SHOULD NOT EXCEED 200' BETWEEN PULL BOXES OR 180 DEGREES OF BENDS. PULL BOXES SHALL NOT BE USED IN LIEU OF A BEND.
- ALL OUTLETS ARE TO BE POSITIONED SECURELY IN UNIFORM WITH ADJACENT OUTLETS.
- ALL FIRE STOPPING AS REQUIRED BY CODE AND INSTALLATION IS RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
- ALL NECESSARY LOW VOLTAGE PERMITS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
- ALL WORK WILL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE STATUTES, ORDINANCES, RULES, CODES, REGULATIONS, DECISIONS, AND ORDERS OF ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION OF TELECOMMUNICATIONS CABLE SYSTEMS, INCLUDING BUT NOT LIMITED TO, APPLICABLE BUILDING CODES, FIRE CODES, AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND FEDERAL COMMUNICATIONS COMMISSION.
- ALL WORK WILL MEET OR EXCEED THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, OTHER NFPA CODES, AND ANY THEN CURRENT AMENDMENTS OR ADDENDA THERETO, INCLUDING BUT NOT LIMITED TO:
  - NFPA 70 NATIONAL ELECTRICAL CODE EDITION, ARTICLE 800- COMMUNICATIONS SYSTEMS
  - NFPA 70 NATIONAL ELECTRICAL CODE EDITION, ARTICLE 200- WIRING AND PROTECTION
- EXCEPT AS OTHERWISE SPECIFIED IN THE SCOPE OF WORK, ALL WORK WILL MEET OR EXCEED THE AMENDMENTS OR ADDENDA THERETO, INCLUDING BUT LIMITED TO:
  - ANSI/TIA/EIA-570-B AND ADDENDA- RESIDENTIAL TELECOMMUNICATIONS INFRASTRUCTURE STANDARD
  - ANSI/TIA/EIA-568-B.1 AND ADDENDA- COMMERCIAL BUILDING TELECOMMUNICATIONS CABLING STANDARD - PART 1: GENERAL REQUIREMENTS
  - ANSI/TIA/EIA-568-B.2 AND ADDENDA- BUILDING TELECOMMUNICATIONS CABLING STANDARD - PART 2: BALANCED TWISTED PAIR
  - ANSI/TIA/EIA-568-B.3 AND ADDENDA- OPTICAL FIBER CABLING COMPONENTS STANDARD
  - ANSI/TIA/EIA-606-A AND ADDENDA- COMMERCIAL BUILDING STANDARD FOR TELECOMMUNICATIONS PATHWAYS AND SPACES
  - ANSI/TIA/EIA-606-A AND ADDENDA- ADMINISTRATION STANDARD FOR COMMERCIAL TELECOMMUNICATIONS INFRASTRUCTURE
  - ANSI/TIA/EIA-607-A AND ADDENDA- COMMERCIAL BUILDING GROUNDING (EARTHING) AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
  - ALL WORK WILL MEET OR EXCEED THE SAFETY REQUIREMENTS AND CERTIFICATIONS OF UNDERWRITERS LABORATORIES INC. (UL).

### PATHWAY NOTES

- GENERAL:
- THE DRAWINGS INDICATE ONE ROUTING METHOD OF THE CABLING PATHWAYS. CHANGES MAY BE MADE TO THE PATHWAY SYSTEM TO ACCOMMODATE SITE CONDITIONS OR SIMPLIFY INSTALLATION AS LONG AS ADEQUATE SIZING IS MAINTAINED AND THE ARCHITECT APPROVES THE COORDINATION DRAWINGS SUBMITTED FOR REVIEW.
  - COORDINATE PATHWAYS WITH OTHER CONDUIT.
  - REGARDLESS OF PATHWAY TYPE, ALL CABLING SHALL BE SUPPORTED AT 5'-0" MAXIMUM INTERVAL.
  - UNLESS OTHERWISE NOTED, CABLE PATHWAY WILL RUN PARALLEL TO WALLS.
  - PROVIDE PROPER BONDING AND GROUNDING OF HORIZONTAL PATHWAYS IN ACCORDANCE WITH APPLICABLE ELECTRICAL CODES AND STANDARDS, AND ANSI/TIA/EIA-607.

### CONDUIT:

- CONDUIT RUNS SHALL NOT CONTAIN LB'S.
- BACKBONE CONDUIT RUNS SHALL NOT EXCEED 200** CONTINUOUS FEET. FOR RUNS IN EXCESS OF 200 FEET, INSERT AN ACCESSIBLE PULL BOX.
- BRANCH CONDUIT RUNS SHALL NOT EXCEED 100** CONTINUOUS FEET. FOR RUNS IN EXCESS OF 200 FEET, INSERT AN ACCESSIBLE PULL BOX.
- IF A CONDUIT REQUIRES MORE THAN TWO 90° BENDS, THEN PROVIDE AN ACCESSIBLE PULL BOX BETWEEN SECTIONS WITH 2 BENDS OR LESS. IF A CONDUIT RUN REQUIRES A REVERSE BEND (BETWEEN 100° AND 180°), THEN INSERT AN ACCESSIBLE PULL BOX AT EACH BEND HAVING AN ANGLE FROM 100° AND 180°. IF A CONDUIT RUN REQUIRES MORE THAN TWO 90° BENDS BETWEEN PULL BOXES, THEN FOR EACH ADDITIONAL BEND EITHER DERATE THE CONDUIT CAPACITY BY 15% OR USE THE NEXT LARGER SIZE CONDUIT.
- REAM ALL CONDUIT ENDS. FIT STUBBED CONDUITS WITH AN INSULATED BUSHING SHARP EDGES THAT MAY DAMAGE CABLE DURING INSTALLATION OR SERVICE. EQUIP ALL CONDUIT WITH PULL CORD A MINIMUM TEST RATING OF 500 LBS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM BEND RADIUS OF 24" FOR ALL 2" CONDUIT RUNS UNLESS NOTED OTHERWISE.

### CABLING NOTES

- OUTLETS
- SINGLE GANG ELECTRICAL BOXES SHALL BE INSTALLED DURING ROUGH-IN FOR EACH FACEPLATE.
  - LOW VOLTAGE BOXES MUST BE LEVEL AND UNOBSTRUCTED.
  - INSTALL WALL PLATES AFTER FINISH PAINT.
- CABLES
- ALL CABLE SHALL BE RISER-RATED AT A MINIMUM AND PLENUM-RATED IN SUCH SPACES THAT REQUIRE IT BY LOCAL, STATE OR NATIONAL CODE. ALL CABLING MUST MEET OR EXCEED ANSI/EIA/TIA-568 REQUIREMENTS.
- GENERAL:
- DO NOT USE METAL STAPLES OR OTHER METHODS THAT KINK OR DEFORM CABLE JACKET. USE PLASTIC STAPLES SUCH AS THE PETER MANGONE RB CLIP GUN SYSTEM.
  - NO SPLICES ARE PERMITTED.
  - ALL EXPOSED CONNECTION HARDWARE SHALL BE PROTECTED FROM PLASTER, PAINT AND OTHER SUCH MATERIALS.
  - ALL CORING AND DRILLING THROUGH CONCRETE, BLOCK, STONE, OR OTHER IMPERVIOUS MATERIALS IS THE RESPONSIBILITY OF GENERAL CONTRACTOR.
  - ALL FIRE STOPPING AS REQUIRED BY CODE AND INSTALLATION IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
  - ALL LOW-VOLTAGE WIRING SHOULD BE RUN AT LEAST ONE STUD BAY APART (12" MINIMUM) FROM ANY PARALLEL HIGH-VOLTAGE WIRING, AND CROSS AT RIGHT ANGLES WHENEVER NECESSARY. WHERE THERE IS SUFFICIENT CLEARANCE TO MEET THAT REQUIREMENT, THE CABLING MUST BE ARRANGED TO PROVIDE THE MAXIMUM POSSIBLE SEPARATION, OVER AS MUCH DISTANCE AS POSSIBLE (UNDER NO CIRCUMSTANCES SHALL THE LATERAL DISTANCE BE LESS THAN 4" WITHOUT SUPPLEMENTAL SHIELDING). THE ONLY EXCEPTION IS WHERE CABLES CROSS AT RIGHT ANGLES, WHERE A 2" MINIMUM SEPARATION MUST BE MAINTAINED.
  - COORDINATE WITH THE ELECTRICAL CONTRACTOR BEFORE THE HIGH-VOLTAGE WIRING COMMENCES.
  - PROTECTING CABLING FROM DAMAGE IS THE RESPONSIBILITY OF THE LOW-VOLTAGE INSTALLING CONTRACTOR. ALL CABLING MUST BE RUN WHERE IT IS UNLIKELY TO BE DAMAGED AFTER INSTALLATION. NAIL PLATES SHOULD BE INSTALLED WHERE CABLING PASSES THROUGH WALL STUDS. WHERE STEEL FRAMING IS USED, PLASTIC BUSHINGS MUST BE INSTALLED WHERE EVER CABLES PASS THROUGH METAL STRUCTURAL MEMBERS. CABLES MUST NOT TOUCH ANY EDGES OF METAL FRAMING.
  - ALL CABLING MUST BE PROPERLY SUPPORTED AND SECURED IN A WAY THAT WILL NOT COMPRESS OR DEFORM THE CABLES.
  - ALL CABLE BENDS MUST MAINTAIN MANUFACTURERS BEND RADIUS REQUIREMENTS.
  - ANY DEFECTIVE OR DAMAGED CABLING, OR ANY CABLE OR CABLE INSTALLATION THAT DOES NOT MEET THESE SPECIFICATIONS, MUST BE REPLACED. THIS WILL BE AT THE INSTALLATION CONTRACTORS EXPENSE, UNLESS IT IS THE RESULT OF GROSS NEGLIGENCE BY ANOTHER TRADE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOW-VOLTAGE INSTALLATION CONTRACTOR OF ANY SUCH CABLE DAMAGE. SPLICING OR REPAIR OF CABLING IS NOT PERMITTED.
  - THE LOW VOLTAGE CONTRACTOR SHALL LABEL ALL LOW VOLTAGE CABLES AT BOTH ENDS IN A CLEAR AND LEGIBLE MANNER. THE LABEL SHALL BE LOCATED WITHIN 1 FOOT OF THE LIKELY TERMINATION POINT AFTER TRIM SO THAT THE LABEL WILL NOT BE CUT OFF. EACH LABEL MUST BE UNIQUE INDICATING ORIGIN AND DESTINATION.

## EQUIPMENT SYMBOL LIST

### ACCESS CONTROL SYMBOLS

- ACAP ACCESS CONTROL MAIN PANEL
- ACP ACCESS CONTROL PANEL
- APS ACCESS CONTROL POWER SUPPLY
- AKR ACCESS CONTROL KEY FOR READER  
REFER TO ARCH ELEVATIONS FOR EXACT MOUNTING LOCATION
- AKR ACCESS CONTROL KEY FOR READER WKEYPAD  
REFER TO ARCH ELEVATIONS FOR EXACT MOUNTING LOCATION
- DC ACCESS CONTROL DOOR CONTACT
- RES REQUEST TO EXIT SENSOR
- EL ELECTRICPED LOCK (SUPPLIED BY OTHERS)
- TEP TELEPHONE ENTRY PANEL, 2000 KING 1920 SERIES NO EQUAL  
REFER TO ARCH ELEVATIONS FOR EXACT MOUNTING LOCATION
- TRSP TRANSPONDER RECEIVER
- GC GATE CONTROL

### CONTROLLED ACCESS SYMBOLS

- KS SUB-KEYED KNOX BOX MOUNTED 4 FEET ABOVE GRADE AND WITHIN 2 FEET OF THE LOCKING DEVICE  
REFER TO EMERGENCY ACCESS PLAN PRIOR TO ORDERING OR INSTALLING
- KS KNOX KEY SWITCH - MODEL 45502  
REFER TO EMERGENCY ACCESS PLAN PRIOR TO ORDERING OR INSTALLING

### VIDEO SURVEILLANCE SYMBOLS

- CCTV WALL MOUNT CABINET FOR EQUIP CPH 1200-723 WITH CP FAH KIT CPH1303-001
- CPS CCTV POE SWITCH
- NVR CCTV NETWORK VIDEO RECORDER
- CVM CCTV VIDEO MONITOR
- 4.0M DOME CAMERA 4.0 MEGAPIXEL
- 5.0M DOME CAMERA 5.0 MEGAPIXEL
- 4.0M DOME CAMERA WALL MOUNT 3.0 MEGAPIXEL
- 5.0M DOME CAMERA WALL MOUNT 5.0 MEGAPIXEL

### MISC. SYMBOLS

- IT COMBINATION CABINET - CPH 1340-772 (OR EQUAL)  
72H x 27.3W x 20D - RU (BY SC CONTRACTOR)
- DEDICATED PHONE LINE (CATS INSTALLED BY SC CONTRACTOR)
- ELEVATOR CONTROL PANEL (BY OTHERS)  
TRAVEL CABLE INSTALLED BY ELEVATOR CONTRACTOR

### PATHWAY SYMBOL LEGEND

- RUN (1) 3/4" C. FOR DEVICES (BY EC)
- RUN (1) 1" C. FOR DEVICES (BY EC)
- RUN (1) 1.25" C. FOR DEVICES (BY EC)
- RUN (1) 2.0" C. FOR BACKBONE/DEVICE PATHWAY (BY EC)
- RUN (1) 3.0" C. FOR BACKBONE/DEVICE PATHWAY (BY EC)
- NUMBER ADJACENT DIAMOND INDICATES QUANTITY OF CONDUIT TO INSTALL (LETTER = SYSTEM)
- RUN (4) CONDUIT - S = ACCESS CONTROL CCTV SYSTEM
- RUN (4) CONDUIT - C = COMBINATION CONDUIT FOR ACCESS CONTROL CCTV-WH/I SYSTEM
- PROVIDE 18" X 18" X 4"D PULL BOX WHERE MORE THAN 180 DEGREES BEND OCCURS, OR AS INDICATED (BY EC)
- PROVIDE 12" X 12" X 4"D PULL BOX WHERE MORE THAN 180 DEGREES BEND OCCURS, OR AS INDICATED (BY EC)
- PROVIDE 4 INSTALL OS BOX WITH COVER (BY EC)

### GENERAL NOTES

- PROVIDE 3/4-INCH FIRE-RATED PLYWOOD (BY GC) ALL ROOMS WITH ACCESS CONTROL PANEL/CCTV CABINETS AND RACKS
- COORDINATE WITH GC & SECURITY CONTRACTOR PRIOR TO CORING (BY EC)
- REFER TO SEC-1 FOR CAMERA AND DOOR DETAILS FOR ADDITIONAL CONDUIT AND BOXES
- MAXIMUM DISTANCE BETWEEN A BOXES IS 200-FEET OR AS INDICATED.
- MAXIMUM DISTANCE FOR POE CAMERA IS 275-FEET FROM CCTV PANEL
- PROVIDE PULL STRING IN ALL CONDUITS (BY EC)
- PROVIDE AND INSTALL ALL COPIES (BY EC)
- PROVIDE AND INSTALL CONDUITS AS NOTED (BY EC). PROVIDE 3/4-INCH CONDUIT IF CONDUIT SIZE IS NOT INDICATED (BY EC)
- PROVIDE OS BOXES & SWITCH RINGS FOR SECURITY DEVICES (BY EC). ALL PULL WIRE REQUIRE BACKBOXES CORRESPONDING HEIGHTS WITH ARCHITECT.

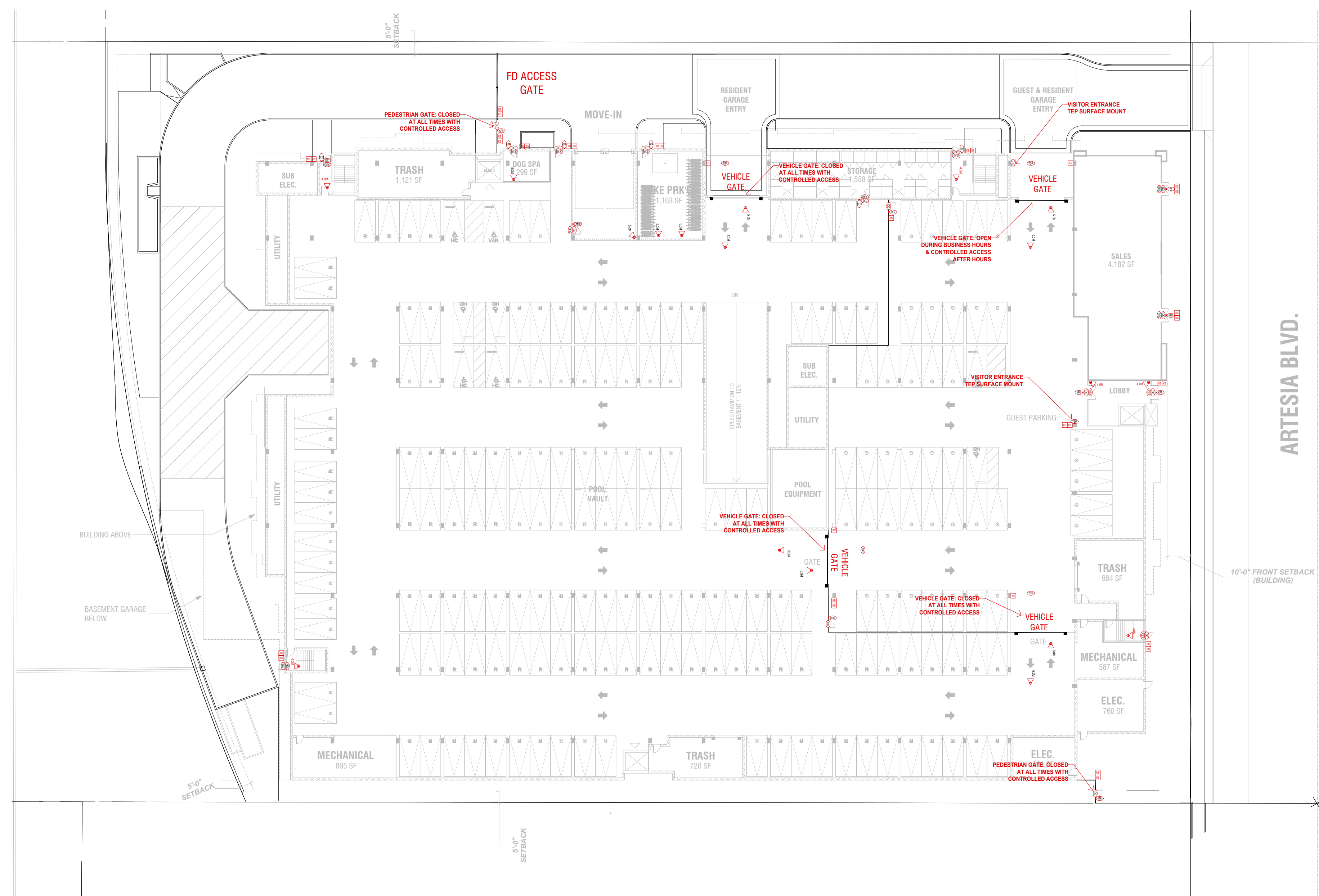
## WIRE SCHEDULE

TYPICAL WIRE SCHEDULE		
SYMBOL	DESCRIPTION	USE
A	COMBINATION ACCESS CONTROL CABLE 24K 222 194 204	COMPOSITE CARD ACCESS CABLE
B	200 COAX	DOOR READER FOR BYPASS/OWNER
C	200 COAX	DOOR CONTACT
D	180 COAX	ELECTRIFER LOCK
E	200 COAX	REQUEST FOR EXIT
F	180 COAX + 200 COAX	VEHICLE GATE READER
G	18A COAX	WIRELESS CABLE CONTROL (WIRELESS KNOX WAFER)
H	200 COAX	ELECTRIFER CONTROL
I	CAT5	PHONE LINE (BY R/O CONTRACTOR)
J	CAT5	CAMERA CABLE BACKBONE
K	180 COAX	TELEPHONE ENTRY PANEL
L	180 TWISTED PAIR	ACCESS CONTROL BACKBONE
P	180 COAX	TEP POWER/GATE
SM	24 FIBER OPTIC BUFFER 8000/100/1000/8 STRAND 1200/10/10/10	CAMERA NETWORK BACKBONE ACCESS CONTROL BACKBONE

## INDEX OF DRAWINGS

SEC-0.0	COVER SHEET
SEC-1.1	BASEMENT GROUND LEVEL
SEC-1.2	SITE PLAN GROUND LEVEL
SEC-1.3	FLOOR PLAN LEVEL 2 - PODIUM LEVEL
SEC-1.4	FLOOR PLAN LEVEL 3
SEC-1.5	FLOOR PLAN LEVEL 4
SEC-1.6	FLOOR PLAN LEVEL 5
SEC-1.7	FLOOR PLAN LEVEL 6





TYPICAL WIRE SCHEDULE		
SYMBOL	DESCRIPTION	USE
A	34-ANCHOR CONDUIT ONLY (3/4\"/>	

**ACCESS CONTROL SYMBOLS**

- ACMP ACCESS CONTROL MAIN PANEL
- ACP ACCESS CONTROL PANEL
- APS ACCESS CONTROL POWER SUPPLY
- AKR ACCESS CONTROL KEY FOR READER
- AKR-REF ACCESS CONTROL KEY FOR READER (REFER TO ARCH ELEVATIONS FOR EXACT MOUNTING LOCATION)
- AKR-WAY ACCESS CONTROL KEY FOR READER (WAYFIND)
- AKR-WAY-REF ACCESS CONTROL KEY FOR READER (WAYFIND) (REFER TO ARCH ELEVATIONS FOR EXACT MOUNTING LOCATION)
- ACC ACCESS CONTROL DOOR CONTACT
- AES REQUEST TO EXIT SENSOR
- EL ELECTRIC LOCK (SUPPLIED BY OTHERS)
- TEP TELEPHONE ENTRY PANEL - DOOR KING 1888 SERIES (NO EQUAL)
- TEP-REF TELEPHONE ENTRY PANEL (REFER TO ARCH ELEVATIONS FOR EXACT MOUNTING LOCATION)
- TRP TRANSPONDER RECEIVER
- GC GATE CONTROL

**CONTROLLED ACCESS SYMBOLS**

- BA SUB-MERGED KNIFE BOX MOUNTED 4 FEET ABOVE GRADE AND WITHIN 2 FEET OF THE LOCKING DEVICE
- BA-REF REFER TO EMERGENCY ACCESS PLAN PRIOR TO ORDERING OR INSTALLING
- BA-KEY KEY SWITCH - MODEL 1800
- BA-KEY-REF REFER TO EMERGENCY ACCESS PLAN PRIOR TO ORDERING OR INSTALLING

**VIDEO SURVEILLANCE SYMBOLS**

- CCTV-WALL WALL MOUNT CABINET FOR EQUIP (C/W 1200-723 WITH CP FAN KIT) (C/W 1200-001)
- CPS CCTV POE SWITCH
- NVR CCTV NETWORK VIDEO RECORDER
- CCTV-CCTV VIDEO MONITOR
- 4.0M DOOME CAMERA 4.0 MEGAPIXEL
- 5.0M DOOME CAMERA 5.0 MEGAPIXEL
- 4.0M DOOME CAMERA WALL MOUNT 3.0 MEGAPIXEL
- 5.0M DOOME CAMERA WALL MOUNT 5.0 MEGAPIXEL

**MISC. SYMBOLS**

- CP COMBINATION CABINET - (C/W 1348-772) (OR EQUAL)
- 72H x 27.3H x 300 - 600 (BY SCS CONTRACTOR)
- PH LINE DEDICATED PHONE LINE (CAT5 INSTALLED BY SCS CONTRACTOR)
- ELEVATOR CONTROL PANEL (BY OTHERS)
- TRAVEL CABLE INSTALLED BY ELEVATOR CONTRACTOR

**PATHWAY SYMBOL LEGEND**

- RUN (1) 3/4" C. FOR DEVICES (BY EC)
- RUN (1) 1" C. FOR DEVICES (BY EC)
- RUN (1) 1 1/2" C. FOR DEVICES (BY EC)
- RUN (1) 2" C. FOR BACKBONE/DEVICE PATHWAY (BY EC)
- RUN (1) 3" C. FOR BACKBONE/DEVICE PATHWAY (BY EC)
- NUMBER ADJACENT DIAMOND INDICATES QUANTITY OF CONDUIT TO INSTALL LETTER & SYSTEM
- RUN (N) CONDUIT - S + ACCESS CONTROL - CCTV SYSTEM
- RUN (N) CONDUIT - C + COMBINATION CONDUIT FOR ACCESS CONTROL - CCTV - MISC. SYSTEM
- PROVIDE 18" X 18" X 4" D PULL BOX WHERE MORE THAN 180 DEGREES BEND OCCURS OR AS INDICATED (BY EC)
- PROVIDE 12" X 12" X 4" D PULL BOX WHERE MORE THAN 180 DEGREES BEND OCCURS OR AS INDICATED (BY EC)
- PROVIDE & INSTALL SS BOX WITH COVER (BY EC)

**GENERAL NOTES**

- A PROVIDE 3/4-ANCH FIRE-RATED PLYWOOD (BY EC). ALL ROOMS WITH ACCESS CONTROL PANELS/CCTV CABINETS AND RACKS
- B COORDINATE WITH GC & SECURITY CONTRACTOR PRIOR TO CORING (BY EC)
- C REFER TO SECT 1 FOR CAMERA AND DOOR DETAILS FOR ADDITIONAL CONDUIT AND BOXES
- D MAXIMUM DISTANCE BETWEEN J-BOXES IS 200 FEET OR AS INDICATED
- E MAXIMUM DISTANCE FOR POE CAMERA IS 275 FEET FROM CCTV PANEL
- F PROVIDE PULL STRING IN ALL CONDUITS (BY EC)
- G PROVIDE AND INSTALL ALL CORES (BY EC)
- H PROVIDE AND INSTALL CONDUITS AS NOTED (BY EC). PROVIDE 3/4-ANCH CONDUIT IF CONDUIT SIZE IS NOT INDICATED (BY EC)
- J PROVIDE J-BOXES & SWITCH RINGS FOR SECURITY DEVICES (BY EC). ALL J-BOXES WILL REQUIRE BACKSIZES CONFORM MOUNTING HEIGHTS WITH ARCHITECT

1 SITE PLAN GROUND LEVEL  
1" = 30'-0"



TYPICAL WIRE SCHEDULE		
SYMBOL	DESCRIPTION	USE
A	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
B	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
C	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
D	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
E	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
F	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
G	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
H	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
I	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
J	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
K	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
L	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
M	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
N	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
O	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
P	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
Q	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
R	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
S	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
T	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
U	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
V	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
W	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
X	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
Y	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET
Z	34"X48" ACCESS CONTROL CABINET - 200-200-200	ACCESS CONTROL CABINET

**ACCESS CONTROL SYMBOLS**

- ACMP ACCESS CONTROL MAIN PANEL
- ACP ACCESS CONTROL PANEL
- APS ACCESS CONTROL POWER SUPPLY
- AKR ACCESS CONTROL KEY FOR READER
- AKR ACCESS CONTROL KEY FOR READER W/KEYPAD
- ACC ACCESS CONTROL DOOR CONTACT
- RES REQUEST TO EXIT SENSOR
- EL ELECTRIC LOCK (SUPPLIED BY OTHERS)
- TELEPHONE ENTRY PANEL - DOOR KING 1888 SERIES NO EQUAL
- TRANSPONDER RECEIVER
- GATE CONTROL

**CONTROLLED ACCESS SYMBOLS**

- EMERGENCY ACCESS PLAN PRIOR TO ORDERING OR INSTALLING
- EMERGENCY ACCESS PLAN PRIOR TO ORDERING OR INSTALLING

**VIDEO SURVEILLANCE SYMBOLS**

- CCV1 WALL MOUNT CABINET FOR EQUIP CPM 1250-723 WITH CP FAN KIT
- CCV2 CCTV POE SWITCH
- NRN CCTV NETWORK VIDEO RECORDER
- CCV3 CCTV VIDEO MONITOR
- 4.0M DOME CAMERA 4.0 MEGAPIXEL
- 5.0M DOME CAMERA 5.0 MEGAPIXEL
- 4.0M DOME CAMERA WALL MOUNT 3.0 MEGAPIXEL
- 5.0M DOME CAMERA WALL MOUNT 5.0 MEGAPIXEL

**MISC. SYMBOLS**

- COMBINATION CABINET - CPM 1250-723 (OR EQUAL)
- 70H x 27.3H x 300 - 600 (BY SCS CONTRACTOR)
- DEDICATED PHONE LINE (CAT5 INSTALLED BY SCS CONTRACTOR)
- ELEVATOR CONTROL PANEL (BY OTHERS)
- TRAVEL CABLE INSTALLED BY ELEVATOR CONTRACTOR

**PATHWAY SYMBOL LEGEND**

- RUN (1) 3/4" C. FOR DEVICES (BY EC)
- RUN (1) 1" C. FOR DEVICES (BY EC)
- RUN (1) 1.25" C. FOR DEVICES (BY EC)
- RUN (1) 2" C. FOR BACKBONE DEVICE PATHWAY (BY EC)
- RUN (1) 3" C. FOR BACKBONE DEVICE PATHWAY (BY EC)
- RUN (N) CONDUIT - S + ACCESS CONTROL CCTV SYSTEM
- RUN (N) CONDUIT - C + COMBINATION CONDUIT FOR ACCESS CONTROL CCTV SYSTEM
- PROVIDE 18" X 18" X 4" D PULL BOX WHERE MORE THAN 180 DEGREES BEND OCCURS OR AS INDICATED (BY EC)
- PROVIDE 12" X 12" X 4" D PULL BOX WHERE MORE THAN 180 DEGREES BEND OCCURS OR AS INDICATED (BY EC)
- PROVIDE & INSTALL SS BOX WITH COVER (BY EC)

**GENERAL NOTES**

- PROVIDE 34"X48" FIRE-RATED PLYWOOD (BY EC). ALL ROOMS WITH ACCESS CONTROL PANELS/CCTV CABINETS AND RACKS
- COORDINATE WITH GC & SECURITY CONTRACTOR PRIOR TO CORING (BY EC)
- REFER TO SECT 1 FOR CAMERA AND DOOR DETAILS FOR ADDITIONAL CONDUIT AND BOXES
- MAXIMUM DISTANCE BETWEEN J-BOXES IS 200 FEET OR AS INDICATED
- MAXIMUM DISTANCE FOR POE CAMERA IS 275 FEET FROM CCTV PANEL
- PROVIDE PULL STRING IN ALL CONDUITS (BY EC)
- PROVIDE AND INSTALL ALL CORES (BY EC)
- PROVIDE AND INSTALL CONDUITS AS NOTED (BY EC). PROVIDE 3/4"X48" CONDUIT IF CONDUIT SIZE IS NOT INDICATED (BY EC)
- PROVIDE J-BOXES & SWITCH RINGS FOR SECURITY DEVICES (BY EC). ALL J-BOXES WILL REQUIRE BACKSIDES CONFORM MOUNTING HEIGHTS WITH ARCHITECT



ARTESIA BLVD.

1 FLOOR PLAN - LEVEL 2 PODIUM LEVEL  
1" = 30'-0"







TYPICAL WIRE SCHEDULE		
SYMBOL	DESCRIPTION	USE
A	TERMINATOR RESISTOR CABLE ONLY 28K 50T 184 30T	TERMINATOR CABLE RESISTOR CABLE
B	34" WOOD	34" WOOD
C	34" WOOD	34" WOOD
D	34" WOOD	34" WOOD
E	34" WOOD	34" WOOD
F	34" WOOD	34" WOOD
G	34" WOOD	34" WOOD
H	34" WOOD	34" WOOD
I	34" WOOD	34" WOOD
J	34" WOOD	34" WOOD
K	34" WOOD	34" WOOD
L	34" WOOD	34" WOOD
M	34" WOOD	34" WOOD
SM	34" WOOD	34" WOOD

**ACCESS CONTROL SYMBOLS**

- [ACMP] ACCESS CONTROL MAIN PANEL
- [ACP] ACCESS CONTROL PANEL
- [APS] ACCESS CONTROL POWER SUPPLY
- [RFR] ACCESS CONTROL KEY FOR READER  
REFER TO ARCH ELEVATIONS FOR EXACT MOUNTING LOCATION
- [RFRW] ACCESS CONTROL KEY FOR READER WAVEPAD  
REFER TO ARCH ELEVATIONS FOR EXACT MOUNTING LOCATION
- [DC] ACCESS CONTROL DOOR CONTACT
- [RFS] REQUEST TO EXIT SENSOR
- [EL] ELECTRICED LOCK (SUPPLIED BY OTHERS)
- [TEP] TELEPHONE ENTRY PANEL - DOOR KING 1833 SERIES NO EQUAL  
REFER TO ARCH ELEVATIONS FOR EXACT MOUNTING LOCATION
- [TRR] TRANSPONDER RECEIVER
- [GC] GATE CONTROL

**CONTROLLED ACCESS SYMBOLS**

- [SMB] SUB-MERGED INDOOR BOX MOUNTED 4 FEET ABOVE GRADE AND WITHIN 2 FEET OF THE LOCKING DEVICE  
REFER TO EMERGENCY ACCESS PLAN PRIOR TO ORDERING OR INSTALLING
- [RKY] REMOTE KEY SWITCH - MODEL 4832  
REFER TO EMERGENCY ACCESS PLAN PRIOR TO ORDERING OR INSTALLING

**VIDEO SURVEILLANCE SYMBOLS**

- [CCTV] WALL MOUNT CABINET FOR EQUIP CPM 1050-723 WITH C/P FAN KIT CPM1051-001
- [CPS] CCTV POE SWITCH
- [NWR] CCTV NETWORK VIDEO RECORDER
- [CVM] CCTV VIDEO MONITOR
- 4.0M [DCM] DOME CAMERA 4.0 MEGAPIXEL
- 5.0M [DCM] DOME CAMERA 5.0 MEGAPIXEL
- 4.0M [DWM] DOME CAMERA WALL MOUNT 3.0 MEGAPIXEL
- 5.0M [DWM] DOME CAMERA WALL MOUNT 5.0 MEGAPIXEL

**MISC. SYMBOLS**

- [CC] COMBINATION CABINET - CPM 1343-772 (OR EQUAL)  
70H x 27.3W x 30D - 60U (BY SCS CONTRACTOR)
- [P] DEDICATED PHONE LINE (CAT5 INSTALLED BY SCS CONTRACTOR)
- [ECP] ELEVATOR CONTROL PANEL (BY OTHERS)  
TRAVEL CABLE INSTALLED BY ELEVATOR CONTRACTOR

**PATHWAY SYMBOL LEGEND**

- [R34] RUN (1) 3/4" C. FOR DEVICES (BY EC)
- [R12] RUN (1) 1" C. FOR DEVICES (BY EC)
- [R125] RUN (1) 1.25" C. FOR DEVICES (BY EC)
- [R27] RUN (1) 2.0" C. FOR BACKBONE/DEVICE PATHWAY (BY EC)
- [R32] RUN (1) 3.0" C. FOR BACKBONE/DEVICE PATHWAY (BY EC)
- [DA] NUMBER ADJACENT DIAMOND INDICATES QUANTITY OF CONDUIT TO INSTALL LETTER = SYSTEM
- [R] RUN (N) CONDUIT - S = ACCESS CONTROL CCTV SYSTEM
- [R] RUN (N) CONDUIT - C = COMBINATION CONDUIT FOR ACCESS CONTROL CCTV SYSTEM
- [R] PROVIDE 18" X 18" X 8" PULL BOX WHERE MORE THAN 180 DEGREES BEND OCCURS OR AS INDICATED (BY EC)
- [R] PROVIDE 12" X 12" X 8" PULL BOX WHERE MORE THAN 180 DEGREES BEND OCCURS OR AS INDICATED (BY EC)
- [R] PROVIDE & INSTALL SS BOX WITH COVER (BY EC)

**GENERAL NOTES**

- [A] PROVIDE 3/4" WOOD FIRE-RATED PLYWOOD (BY GC). ALL ROOMS WITH ACCESS CONTROL PANELS/CCTV CABINETS AND RACKS
- [B] COORDINATE WITH GC & SECURITY CONTRACTOR PRIOR TO CORING (BY EC)
- [C] REFER TO SECT 1 FOR CAMERA AND DOOR DETAILS FOR ADDITIONAL CONDUIT AND BOXES
- [D] MAXIMUM DISTANCE BETWEEN J-BOXES IS 200 FEET OR AS INDICATED
- [E] MAXIMUM DISTANCE FOR POE CAMERA IS 275 FEET FROM CCTV PANEL
- [F] PROVIDE PULL STRING IN ALL CONDUITS (BY EC)
- [G] PROVIDE AND INSTALL ALL CORES (BY EC)
- [H] PROVIDE AND INSTALL CONDUITS AS NOTED (BY EC). PROVIDE 3/4" WOOD CONDUIT IF CONDUIT SIZE IS NOT INDICATED (BY EC)
- [J] PROVIDE J-BOXES & SWITCH RINGS FOR SECURITY DEVICES (BY EC). ALL RFR WALL REQUIRE BACKSIDES CONFORM MOUNTING HEIGHTS WITH ARCHITECT



ARTESIA BLVD.

1 FLOOR PLAN - LEVEL 6  
1" = 30'-0"

# 1610 ARTESIA BLVD. FIRE MASTER PLAN CITY OF GARDENA, CA



## FIRE FLOW

**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Fire Prevention Engineering  
5823 Rickenbacker Road  
Los Angeles, CA 90040  
Telephone (323) 890-4125 Fax (323) 890-4129

**Information on Fire Flow Availability for Building Permit**  
For All Buildings Other Than One and Two Family Dwellings (R-3), Townhomes, and Accessory Dwelling Units

**INSTRUCTIONS:**  
Complete parts I & II.  
Verify fire flow, fire hydrant location and fire hydrant size.

**PROJECT INFORMATION**  
(To be completed by applicant)

**PART I**

Building Address: 1610 Artesia Boulevard, Gardena, CA  
City or Area: Gardena APN: 6106-013-049  
Nearest Cross Street: Denker Ave.  
Distance of Nearest Cross Street to Property Line: 50 feet  
Applicant: Ryan Haskin Telephone: (714) 560-8627  
Address: 701 N Parkcenter Dr, Santa Ana, CA 92705  
City: Santa Ana  
Occupancy (Use of Building): residential apartment Fire Sprinklered: Yes  No   
Type of Construction: 5 levels type IIIA residential over 2 levels type-I podium parking structure  
Square Footage: 354,334 residential, 234,667 garage Number of Stories: 6 + 1 basement

Applicant's Signature: *Ryan Haskin* Date: 7/28/2023

**PART II INFORMATION ON FIRE FLOW AVAILABILITY**  
(Part I to be completed by Water Purveyor)

Location of hydrant: On W. Artesia Blvd - 647' E/o S. Western Ave Hydrant Number: 422

Distance from Nearest Property Line: 375' Size of Hydrant: 6" Size of Water main: 8"  
Static PSI: 72 Residual PSI: 66 Orifice size: 4 Pico: 37psi  
Fire Flow at 20 PSI: 8378 gpm Duration: 4 Hours  Flow Test Date / Time: 9/7/23 11:29PM  
 Hydraulic model

Location of hydrant: \_\_\_\_\_ Hydrant Number: \_\_\_\_\_

Distance from Nearest Property Line: \_\_\_\_\_ Size of Hydrant: \_\_\_\_\_ Size of Water main: \_\_\_\_\_  
Static PSI: \_\_\_\_\_ Residual PSI: \_\_\_\_\_ Orifice size: \_\_\_\_\_ Pico: \_\_\_\_\_  
Fire Flow at 20 PSI: \_\_\_\_\_ Duration: \_\_\_\_\_  Flow Test Date / Time: \_\_\_\_\_  
 Hydraulic model

(Check box if Simultaneous/ Dual flow test was performed) Combined flow at 20 psi: \_\_\_\_\_

Location of hydrant: \_\_\_\_\_ Hydrant Number: \_\_\_\_\_

Distance from Nearest Property Line: \_\_\_\_\_ Size of Hydrant: \_\_\_\_\_ Size of Water main: \_\_\_\_\_  
Static PSI: \_\_\_\_\_ Residual PSI: \_\_\_\_\_ Orifice size: \_\_\_\_\_ Pico: \_\_\_\_\_  
Fire Flow at 20 PSI: \_\_\_\_\_ Duration: \_\_\_\_\_  Flow Test Date / Time: \_\_\_\_\_  
 Hydraulic model

(Check box if Simultaneous/ Triple flow test was performed) Combined flow at 20 psi: \_\_\_\_\_

**Golden State Water Company** Michael Carbajal  
Water Purveyor Signature  
310-767-8200 8/9/2023 Operations Engineering Assistant  
Phone Number Date Title

This information is Considered Valid for Twenty Four Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division (222) prior to the department's approval of building plans.

1610 W. Artesia Blvd.

**Golden State Water Company**  
A Division of Southern California Gas Company

**FIRE FLOW TEST APPLICATION FF-1**

Golden State Water Company (GSWC) charges \$300.00 for each fire flow test that is performed by GSWC personnel. Discounts for multiple tests being requested are not available. The \$300.00 fee is due in advance of GSWC performing the fire flow test.

**This section is to be completed by the Applicant (One fire flow test request per Application Form)**

Print Applicant or Contact First and Last Name: Include Company Name if Applicable  
Ryan Haskin, Tait & Associates  
Print Applicant or Contact Mailing Address: Street or PO Box  
701 N Parkcenter Dr  
Santa Ana, CA 92705  
Print Applicant or Contact City, State, Zip  
Santa Ana, CA 92705  
Print Applicant or Contact Phone Number and E-mail Address  
(714) 560-8627 & rhaskin@tait.com  
Print Address/Location where Fire Flow Test is Requested (Use back of page section for additional location information)  
1610 Artesia Boulevard, Gardena, CA

Check the appropriate box below and provide the information needed to indicate how the test results are to be sent by GSWC. Please note that some local fire agencies require original signed forms, in which case the test results will be returned by mail.

One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units total building size more than 3600 ft<sup>2</sup>  
 One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units total building size less than 3600 ft<sup>2</sup>

Mailing Address: 701 N Parkcenter Dr, Santa Ana, CA 92705  
E-Mail: rhaskin@tait.com

Signature: \_\_\_\_\_ Date: 7/28/2023

(See the Reverse Side of this Page for More Information) Page 1

## BUILDING DATA

NOTE: BUILDING DATA AND AREAS PROVIDED BY ARCHITECT FOR REFERENCE ONLY.

**PROJECT ADDRESS:**  
1610 Artesia Blvd

**AIN:**  
6106-013-049

**ZONING:**  
R-6, very high density multi-family residential

**EXISTING LAND USE:**  
Commercial, surface parking

**PROPOSED LAND USE:**  
Multi-story Residential

**TYPES OF CONSTRUCTION:**  
Type III-A Residential, Residential Amenities  
Type I Parking Garage  
NFPA-13 fire sprinkler system throughout.

**OCCUPANCY CLASSIFICATION:**  
R-2 Residential Units  
B Leasing  
A-3 Residential Amenities  
S-2 Garage (Mechanically Ventilated), Storage

**SITE AREA:**  
149,686 SF  
3.43 ac

**BUILDING AREAS:**  
Floor Area (per zoning code)\*  
332,980 SF  
Area of Construction  
574,285 SF

**ALLOWED DENSITY (PER R-6):**  
Min Density 51 du/ac, 176 units  
Max Density 70 du/ac, 240 units

**PROPOSED DENSITY:**  
Proposed Density 87.5 du/ac, 300 units

**BUILDING HEIGHT LIMITATION (PER R-6):**  
Height Limit 75'-0" (usable) / 80'-0" (architecture projection)

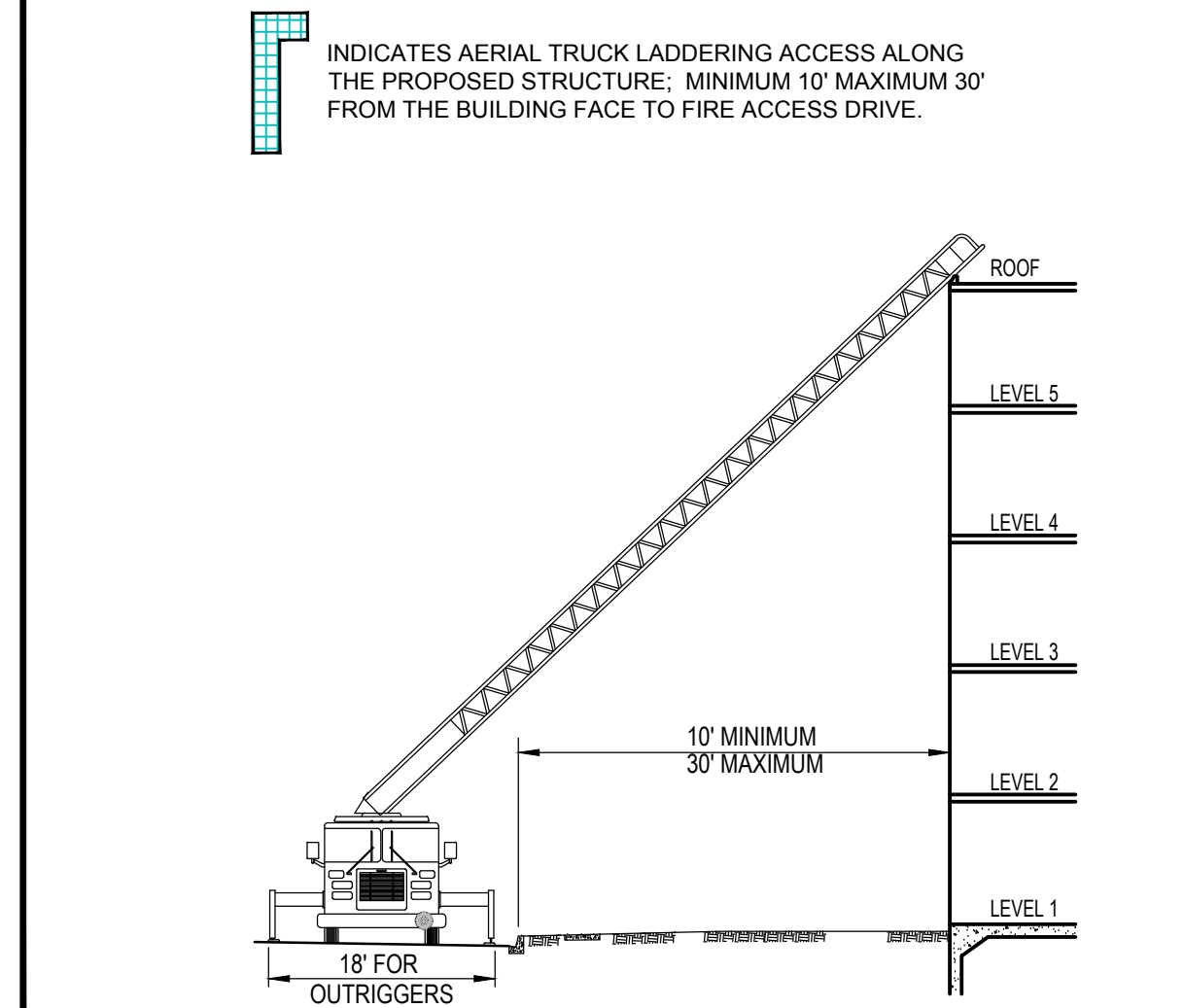
**PROPOSED BUILDING HEIGHT**  
Proposed Height 80'-0", 6-STORIES

**REQUIRED SETBACKS:**  
Front yard (Artesia Blvd): 10'-0" (building) / 20'-0" (garage)  
Side yard: 5'-0" (first 2 stories)/10'-0" (above 2nd story)  
Rear yard: 5'-0"

**PROPOSED SETBACKS:**  
Front yard (Artesia Blvd): 10'-0" (building) / 20'-0" (garage)  
Side yard: 10'-0"  
Rear yard: 5'-0"

BUILDING GROSS AREA	
Amenity - Type I (Level 1)	4,594 SF
Residential (Levels 2-6)	354,616 SF
Garage (Level 1)	98,599 SF
Garage (Level B1)	127,761 SF
Amenity - Type III (Level II)	8,347 SF
Amenity - Type III (Level III)	1,557 SF
Amenity - Type III (Level V)	3,117 SF
<b>TOTAL</b>	<b>598,591 SF</b>

## AERIAL TRUCK LADDERING DETAIL



## VICINITY MAP



## FIRE MASTER PLAN NOTES

- THIS PROJECT CONSISTS OF 1 APARTMENT BUILDING WITH A TOTAL OF 300 UNITS.
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR.
  - FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PAVED ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE ACCESS ROAD SHALL BE VEHICULAR RATED CONCRETE.
  - FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
  - APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.
  - MULTIPLE RESIDENTIAL BUILDINGS HAVING ENTRANCES TO INDIVIDUAL UNITS NOT VISIBLE FROM THE STREET OR LOCATED IN GROUPS FOR ALL UNITS WITHIN EACH STRUCTURE. SUCH NUMBERS MAY BE GROUPED ON THE WALL OF THE STRUCTURE OR MOUNTED ON A POST INDEPENDENT OF THE STRUCTURE AND SHALL BE POSITIONED TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD.
  - PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE AND FIRE CODE. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS.
  - FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
  - MAINTAIN A MINIMUM 5 FEET WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL OPENINGS IN THE BUILDING EXTERIOR WALLS. VERIFICATION FOR COMPLIANCE WILL BE PERFORMED DURING THE FIRE DEPARTMENT REVIEW OF THE ARCHITECTURAL PLAN PRIOR TO BUILDING PERMIT ISSUANCE.
  - ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO CONSTRUCTION. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION TO ALL REQUIRED FIRE HYDRANTS.
  - PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE AND FIRE CODE. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

## PARKING ENFORCEMENT LETTER

JANUARY 22, 2023  
GARDENA POLICE DEPARTMENT  
1718 WEST 162ND STREET  
GARDENA, CA 90247

RE: PARKING ENFORCEMENT PLAN FOR: 1610 ARTESIA  
CITY OF GARDENA POLICE DEPARTMENT

THE FIRE LANE PARKING ENFORCEMENT PLAN FOR THE ABOVE REFERENCED PROJECT IS STATED AS FOLLOWS:  
ALL FIRE LINES WITHIN PROJECT SHALL BE MAINTAINED AND IN NO EVENT SHALL PARKING BE PERMITTED ALONG ANY PORTION OF A STREET OR DRIVE THAT REQUIRED FIRE LINES OR ANY AREA DESIGNATED AS A FIRE LANE FOR TURN-AROUND OR DRIVE THROUGH PURPOSES.  
THE PROJECT SITE MANAGEMENT SHALL ADOPT REASONABLE RULES AND REGULATIONS REGARDING THE PARKING OF VEHICLES ALONG THE STREETS, ROADS AND OR DRIVES WITHIN THE PROJECT THAT ARE NOT IN CONFLICT WITH APPLICABLE LAW.  
IN FURTHERANCE THEREOF, PROJECT SITE MANAGEMENT, THROUGH ITS OFFICERS, COMMITTEES AND AGENTS WILL ESTABLISH THE "PARKING" AND "NO PARKING" AREAS WITHIN THE PROPERTY IN ACCORDANCE WITH SECTION 22658.2 OF THE CALIFORNIA VEHICLE CODE. THE LAW SHALL BE ENFORCED THROUGH SUCH RULES AND REGULATIONS BY ALL LAWFUL MEANS, INCLUDING, WRITTEN WARNINGS, CITING, LEVYING FINES AND TOWING VEHICLES IN VIOLATION.  
THE PROJECT SITE MANAGEMENT WILL CONTRACT WITH A CERTIFIED PATROL AND TOWING COMPANY TO REMOVE VEHICLES THAT VIOLATE PARKING RESTRICTIONS. FIRST TIME VIOLATIONS WILL BE TOWED WITH WRITINGS AND WITH SUBSEQUENT VIOLATIONS, THE VEHICLE SHALL BE SUBJECT TO TOWING. THE VEHICLE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN REMEDIATING SUCH VIOLATION, INCLUDING WITHOUT LIMITATION TOWING COST, CITATIONS AND LEGAL FEES.

## COMBUSTIBLE CONSTRUCTION LETTER

JANUARY 22, 2023  
FIRE PREVENTION HEADQUARTERS  
5823 RICKENBACKER ROAD  
COMMERCIE, CA 90040

RE: COMBUSTIBLE CONSTRUCTION LETTER FOR: 1610 ARTESIA  
CITY OF GARDENA - LOS ANGELES COUNTY FIRE DEPARTMENT

THE PURPOSE OF THIS LETTER IS TO NOTIFY YOU THAT PROJECT SHALL INSTALL ALL REQUIRED PAVED FIRE ACCESS ROADS THAT MEET ALL REQUIREMENTS PER THE APPROVED PLANS. ALL FIRE HYDRANTS AND WATER SUPPLY FOR FIRE FIGHTING PURPOSES SHALL BE INSTALLED PER THE APPROVED PLANS AND SHALL MEET ALL FIRE FLOW REQUIREMENTS, PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING DELIVERED FOR CONSTRUCTION.

## BUILDING INFORMATION AND DATA

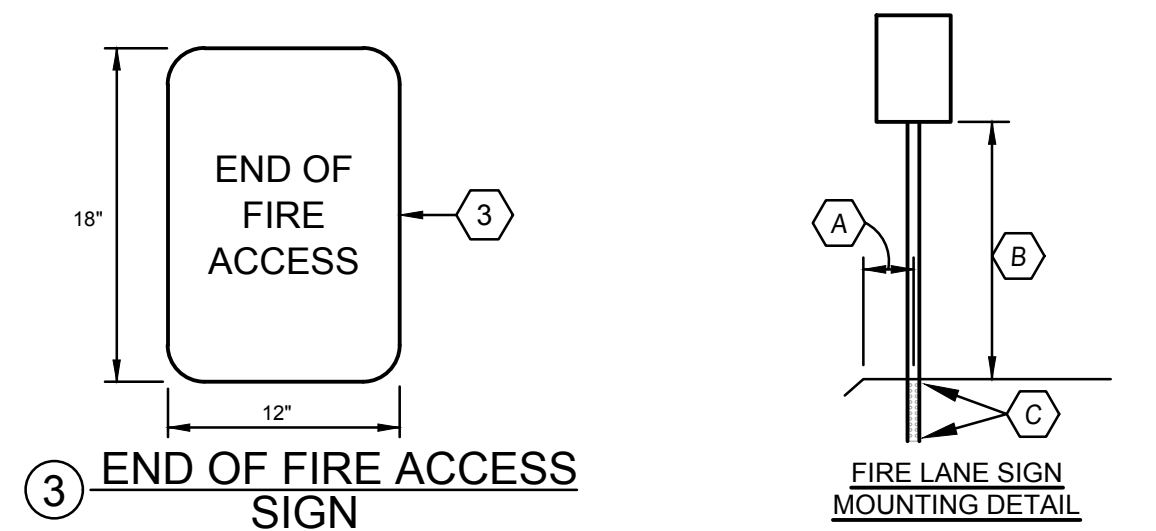
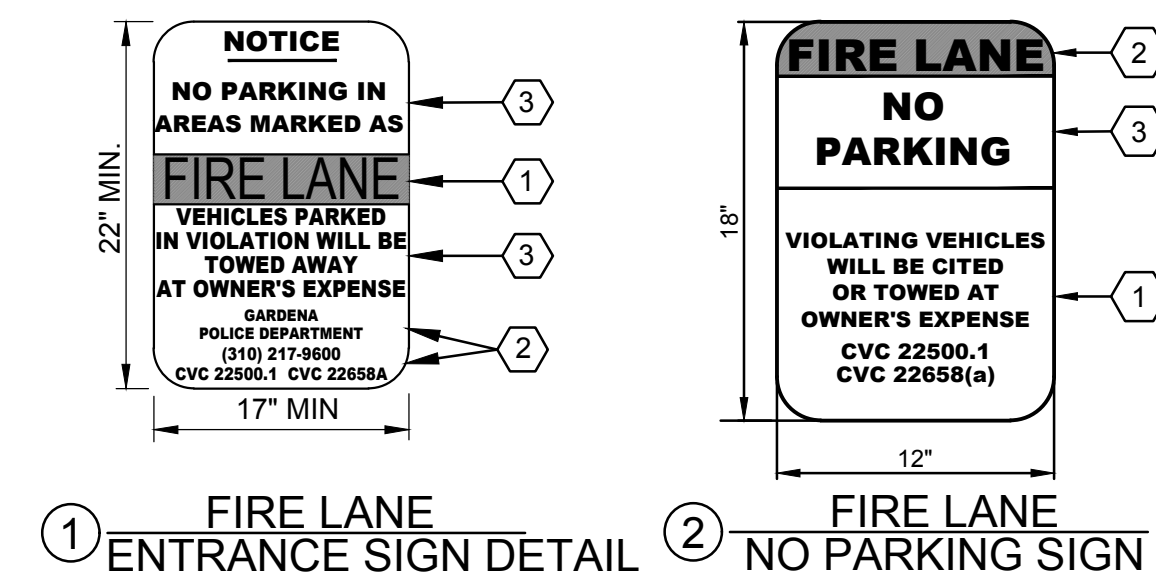
BUILDING	LEVELS	HIGHEST OCCUPIED FLOOR	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE
RESIDENTIAL	2 THRU 6	±55'	III-A	NFPA 13	354,616
PARKING GARAGE	1 & B1	N/A	I	NFPA 13	226,360

## FIRE FLOW INFORMATION & HYDRANT SPACING REQUIREMENTS PER THE COUNTY OF LOS ANGELES FIRE CODE APPENDIX B

FIRE FLOW OF 3000 GPM / 4 HOURS FOR THE RESIDENTIAL BUILDING WITH 574,285 SQUARE FEET AND AVERAGE SPACING OF 350' BETWEEN HYDRANTS SHALL BE PROVIDED BY THE PROPOSED WATER SYSTEM.

## FIRE LANE SIGN DETAILS

NO PARKING - FIRE LANE SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR.

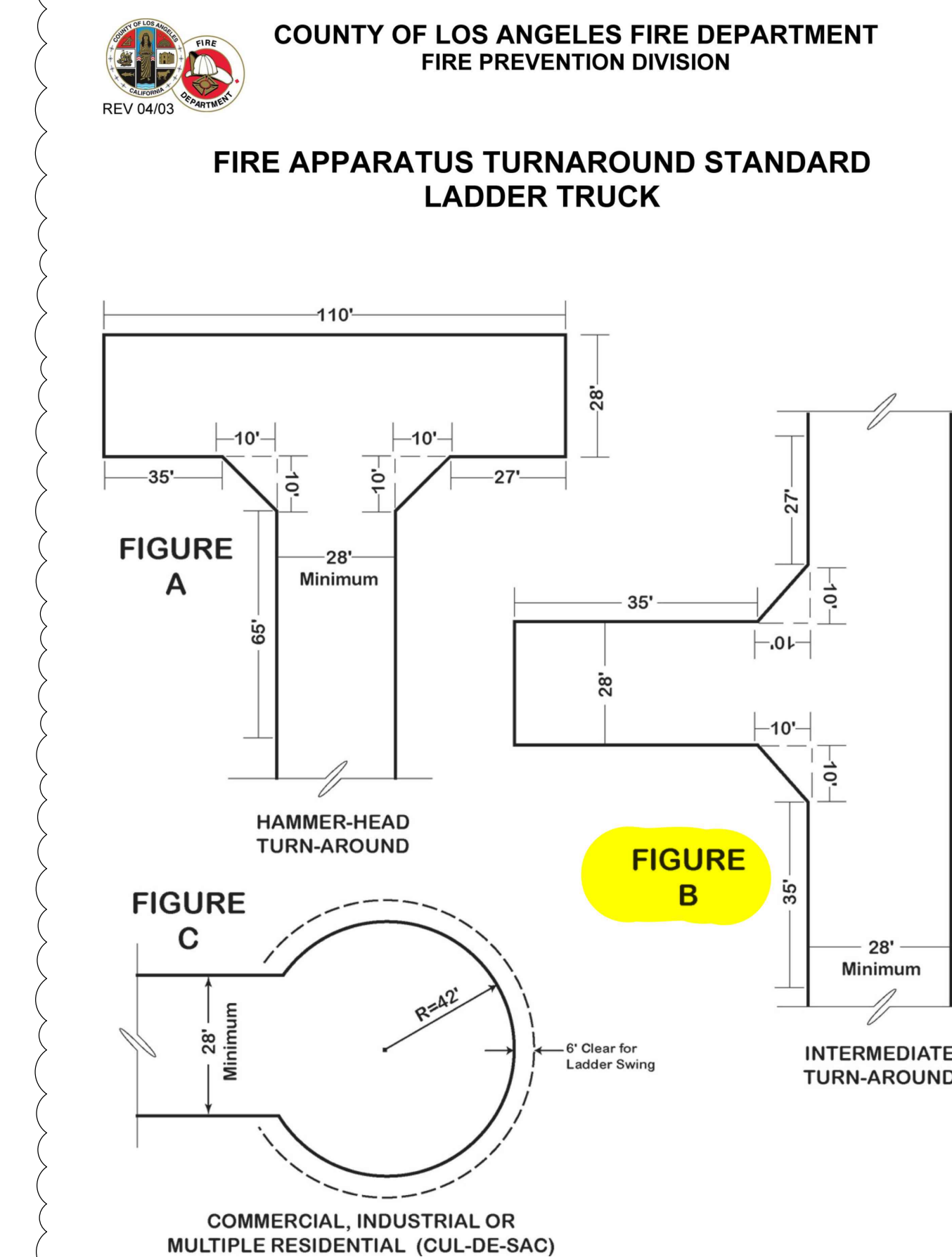


## FIRE LANE SIGN LEGEND

- THE WORDS "FIRE LANE" SHALL BE BOLD WHITE REFLECTIVE ON RED BACKGROUND, (2-3/4) INCHES IN HEIGHT.
- LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, (1) INCHES IN HEIGHT.
- LETTERING SHALL BE BOLD RED ON WHITE REFLECTIVE BACKGROUND, (1-3/8) INCHES IN HEIGHT.
- DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLLED CURB TO CENTER OF POST.
- HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREA SHALL BE 7'-0", AND 5'-0" IN ALL OTHER AREAS.
- BURY DEPTH SHALL PROVIDE A SECURE METHOD FOR TEMPORARY SIGNAGE PLACEMENT

NOTE: HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREA SHALL BE 7'-0", AND 6'-0" IN ALL OTHER AREAS. DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLLED CURB TO CENTER OF POST. BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES.

## COUNTY OF LA FIRE DEPARTMENT TURNAROUND



## SHEET INDEX

- F-1 COVER SHEET
- F-2 OVERALL FIRE MASTER PLAN LAYOUT AT GRADE
- F-3 LEVEL 2 PODIUM LAYOUT
- F-4 LEVEL 5 LAYOUT
- F-5 BUILDING ELEVATIONS & SECTION

## CIVIL ENGINEER

**LIFESCAPES International Inc**  
19782 MACARTHUR DRIVE  
NEWPORT BEACH, CA 92660  
P: 949.476.8888

## CIVIL ENGINEER

**TAIT**  
801 N PARKCENTER DRIVE  
SANTA ANA, CA 92705  
P: 714.560.8643

## ARCHITECTURE/PLANNING

**TGA ARCHITECTS**  
19782 MACARTHUR BLVD. SUITE 300  
IRVINE, CA 92612  
P: 949.862.0270

## PREPARED BY:

**firesafe PLANNING SOLUTIONS**  
28506 AIROSO STREET  
RANCHO MISSION VIEJO, CA 92694  
OFFICE: (949) 240-8811

## PREPARED FOR:

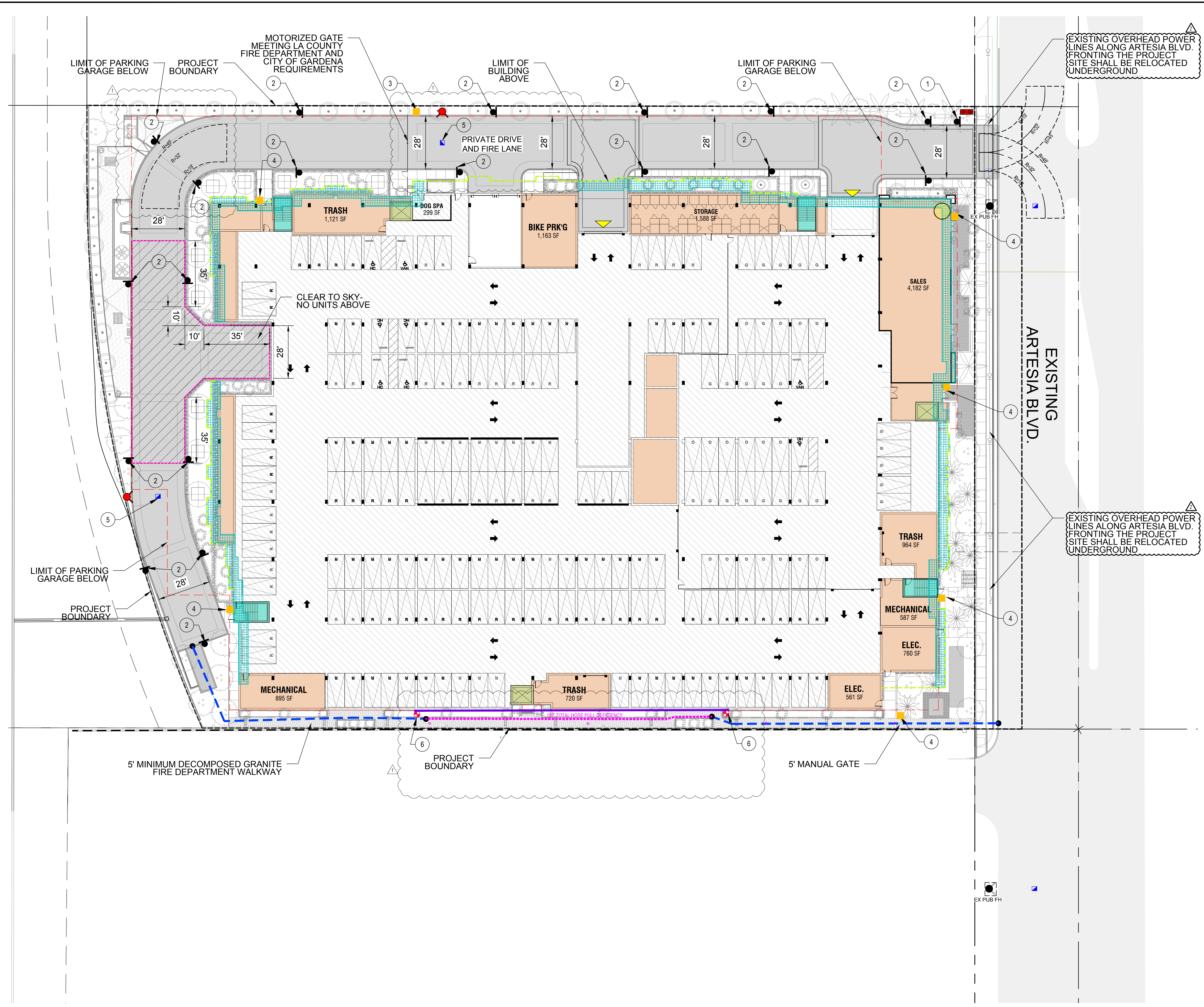
**PICERNEGROUP**  
5000 BIRCH ST. EAST TOWER, SUITE 600  
NEWPORT BEACH, CA 92660  
P: 949.267.1573

## TITLE

**FIRE MASTER PLAN COVER SHEET**  
1610 ARTESIA BLVD.  
GARDENA, CA  
ASSESSOR'S IDENTIFICATION NO. 6016-013-049  
LOS ANGELES COUNTY FIRE DEPARTMENT

## DATE

02/08/2024  
SHEET: **F-1**  
OF 5



### LEGEND

- INDICATES FIRE LANE NO PARKING AND FIRE LANE ENTRY SIGNS
- INDICATES EXISTING PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE MARKER
- INDICATES PROPOSED PRIVATE FIRE HYDRANT (6"x4"x2-1/2" CONFORMING TO THE AMERICAN WATER WORLD ASSOCIATION STANDARD 503 AND REQUIRED FIRE FLOW OF 2,500 GPM @ 20PSI FOR 2 HOURS) WITH BLUE REFLECTIVE FIRE HYDRANT MARKER PLACED 6" FROM CENTERLINE OF HYDRANT SIDE OF STREET
- INDICATES PROPOSED DOUBLE DETECTOR CHECK FOR PRIVATE FIRE HYDRANTS
- INDICATES GATE ENTRY TO PARKING GARAGE
- INDICATES APPROXIMATE LOCATION OF KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS OR KNOX KEY SWITCH. SEE CONSTRUCTION NOTES FOR DESIGNATION.
- WALL MOUNTED OR FREE STANDING 2-1/2" EXTERIOR WET STANDPIPE BY OTHERS AS A DEFERRED SUBMITTAL. FINAL LOCATION AND TYPE OF WET STANDPIPE AS APPROVED BY LA COUNTY FIRE ENGINEERING DIVISION
- INDICATES APPROXIMATE LOCATION OF THE BUILDING ADDRESS. MINIMUM 6" IN HEIGHT MEETING LA COUNTY FIRE DEPARTMENT REQUIREMENTS PROVIDED ON SHEET F-1. FINAL DESIGN AND LOCATION BY OTHERS
- AERIAL TRUCK LADDER ACCESS TO BUILDING (BETWEEN 10' - 30' FROM ACCESS ROAD)
- INDICATES STAIR LOCATIONS
- INDICATES ELEVATOR LOCATIONS
- INDICATES PROPOSED BUILDING (RESIDENTIAL AND INTERIOR COMMON USE)
- INDICATES PROPOSED PARKING GARAGE
- INDICATES LIMITS OF BUILDING ROOFLINE
- INDICATES FIRE DEPARTMENT HOSE PULL WALKABLE ACCESS - 150' MAXIMUM
- INDICATES HOSE PULL DEFICIENCY - SEE PLAN FOR LENGTH
- INDICATES PROPOSED FIRE ACCESS LANE WITH AN ALL WEATHER PAVED SURFACE CAPABLE OF SUPPORTING 75,000 LBS FOR FIRE APPARATUS.
- INDICATES NOT A PART OF FIRE ACCESS
- INDICATES 5' MINIMUM DECOMPOSED GRANITE FIRE DEPARTMENT WALKWAY
- INDICATES EXISTING OVERHEAD TRANSMISSION LINES. NOTE THAT ALL EXISTING OVERHEAD TRANSMISSION LINES ON THIS PROJECT SITE SHALL BE RELOCATED UNDERGROUND PER AGREEMENT BETWEEN THE DEVELOPER AND THE CITY OF GARDENA.
- INDICATES A SOLID 3HR. RATED-TYPE 1, 15' HIGH WALL WITH NO OPENINGS AND SHALL HAVE EXTERIOR WET STANDPIPES AT THE OUT OF ACCESS HOSE PULL LOCATIONS AS INDICATED ON PLAN. THIS WALL SHALL BE PROVIDED IN ORDER MITIGATE ACCESS REQUIREMENTS SET FORTH BY THE COUNTY OF LOS ANGELES FIRE DEPARTMENT ALONG THE 152' OUT ACCESS HOSE PULL DEFICIENCY INDICATED ON THIS PLAN.

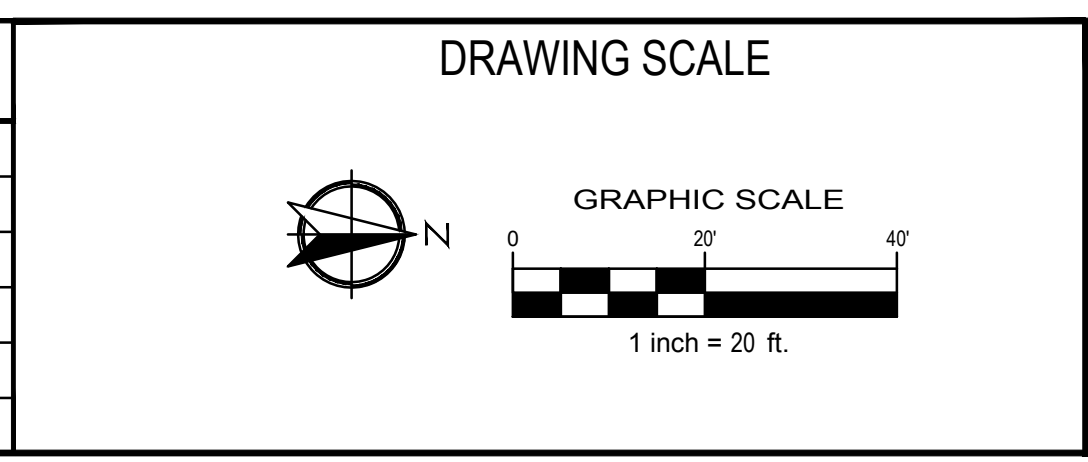
INDICATES FIRE APPARATUS PATH OF TRAVEL SHALL NOT BE LESS THAN 32 FEET MEASURED AT THE CENTERLINE OF THE REQUIRED ACCESS ROADWAY

FIRE DEPARTMENT INTERMEDIATE TURNAROUND PER LOS ANGELES COUNTY ADOPTED CODE. NOTE THAT MINIMUM DIMENSIONS REQUIRED PER LA COUNTY FIRE DEPARTMENT STANDARDS ARE SHOWN ON THIS DETAIL.

\*35' PROVIDED ON THIS PROJECT FOR ADDITIONAL CLEARANCE. SEE PLAN FOR LOCATION.

- ### CONSTRUCTION NOTES
- 1 FIRE LANE ENTRANCE SIGN PER CITY OF GARDENA POLICE DEPT. SEE DETAILS SHT. F-1
  - 2 FIRE LANE NO STOPPING SIGN PER CITY OF GARDENA POLICE DEPT. SEE DETAIL SHT. F-1.
  - 3 INSTALL KNOX KEY SWITCH.
  - 4 INSTALL KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS.
  - 5 INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6" FROM CENTERLINE.
  - 6 INSTALL WALL MOUNTED OR FREE STANDING 2-1/2" EXTERIOR WET STANDPIPE.

NO.	DATE	REVISION
1	12/15/2023	ADDRESS PLAN CHECK COMMENTS
2	01/22/2024	ADJUSTMENTS PER MEETING WITH LA COUNTY FIRE DEPARTMENT ON 01/16/2024



**SHEET INDEX**

F-1	COVER SHEET
F-2	OVERALL FIRE MASTER PLAN LAYOUT AT GRADE
F-3	LEVEL 2 PODIUM LAYOUT
F-4	LEVEL 5 LAYOUT
F-5	BUILDING ELEVATIONS & SECTION

CIVIL ENGINEER:

4930 CAMPUS DRIVE  
NEWPORT BEACH, CA 92660  
P: 949.476.8888

CIVIL ENGINEER:

801 N PARKCENTER DRIVE  
SANTA ANA, CA 92705  
P: 714.560.8643

ARCHITECTURE/PLANNING:

19782 MACARTHUR BLVD. SUITE 300  
IRVINE, CA 92612  
P: 949.862.0270

PREPARED BY:

28506 AIROSO STREET  
RANCHO MISSION VIEJO, CA 92694  
OFFICE: (949) 240-5811

PREPARED FOR:

5000 BIRCH ST. EAST TOWER, SUITE 600  
NEWPORT BEACH, CA 92660  
P: 949.267.1573

TITLE: **FIRE MASTER PLAN OVERALL FIRE MASTER PLAN LAYOUT AT GRADE**

1610 ARTESIA BLVD.  
GARDENA, CA  
ASSESSOR'S IDENTIFICATION NO. 6016-013-049

LOS ANGELES COUNTY FIRE DEPARTMENT

DATE: 02/08/2024

SHEET: **F-2**

OF 5

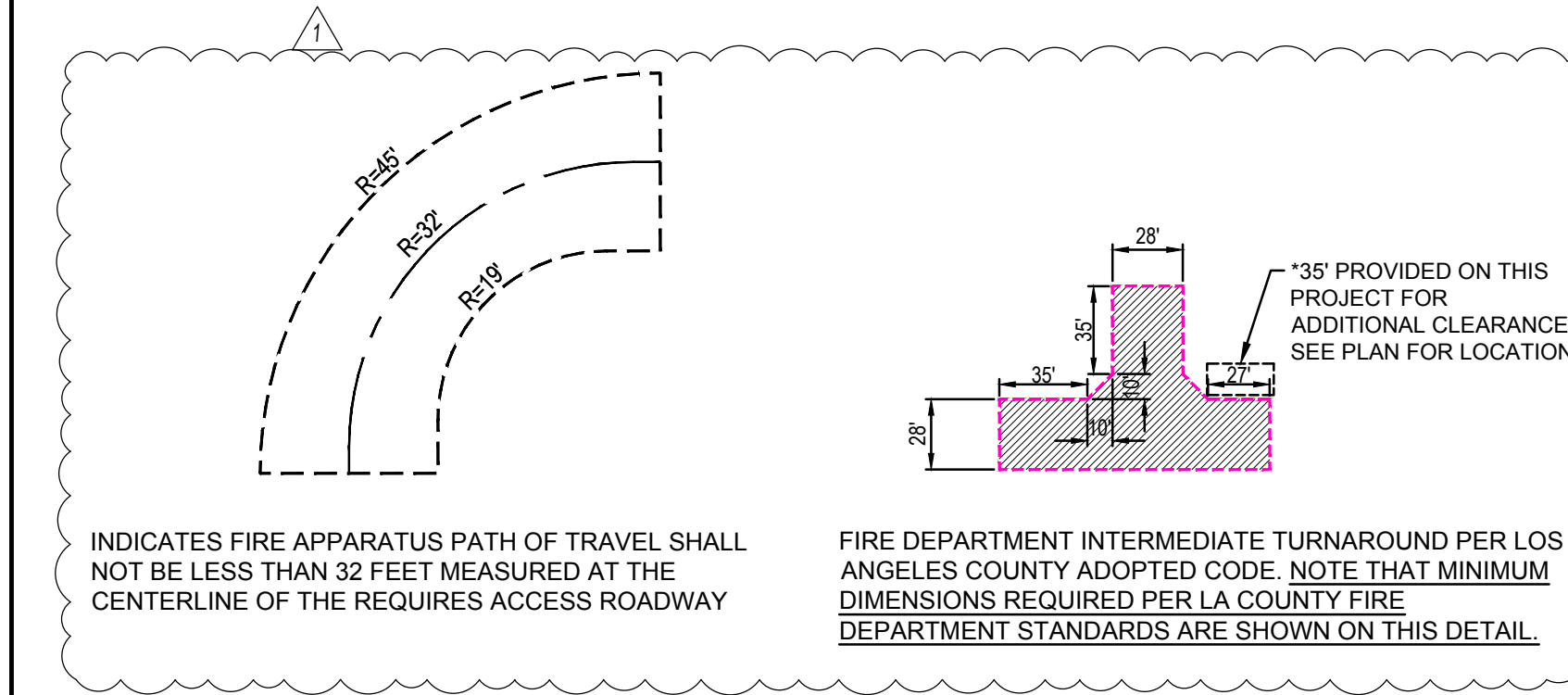
The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING SOLUTIONS is prohibited.



EXISTING  
ARTESIA BLVD.

**LEGEND**

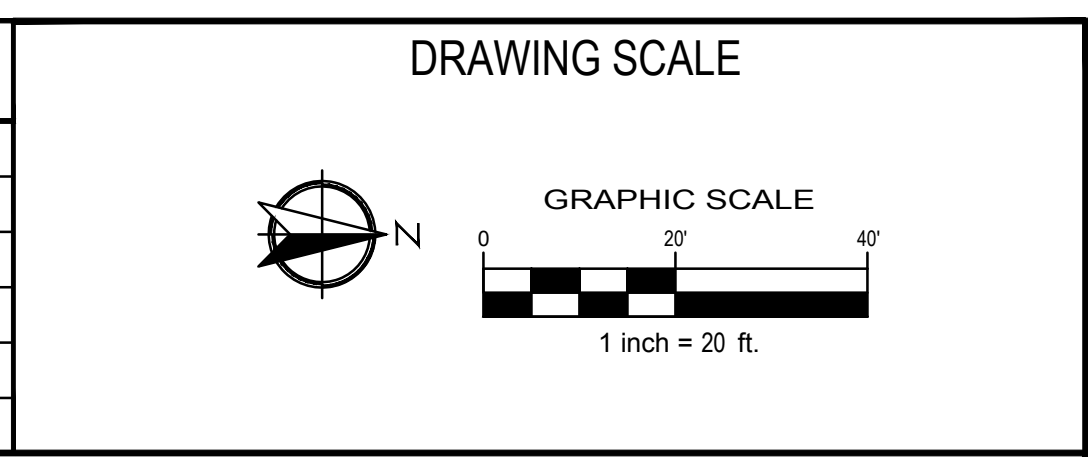
- INDICATES FIRE LANE NO PARKING AND FIRE LANE ENTRY SIGNS
- INDICATES EXISTING PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE MARKER
- INDICATES PROPOSED PRIVATE FIRE HYDRANT (6"X4"X2-1/2" CONFORMING TO THE AMERICAN WATER WORLD ASSOCIATION STANDARD 503 AND REQUIRED FIRE FLOW OF 2,500 GPM @ 20PSI FOR 2 HOURS) WITH BLUE REFLECTIVE FIRE HYDRANT MARKER PLACED 6" FROM CENTERLINE OF HYDRANT SIDE OF STREET
- INDICATES PROPOSED DOUBLE DETECTOR CHECK FOR PRIVATE FIRE HYDRANTS
- INDICATES GATE ENTRY TO PARKING GARAGE
- INDICATES APPROXIMATE LOCATION OF KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS OR KNOX KEY SWITCH. SEE CONSTRUCTION NOTES FOR DESIGNATION.
- WALL MOUNTED OR FREE STANDING 2-1/2" EXTERIOR WET STANDPIPE BY OTHERS AS A DEFERRED SUBMITTAL. FINAL LOCATION AND TYPE OF WET STANDPIPE AS APPROVED BY LA COUNTY FIRE ENGINEERING DIVISION
- INDICATES APPROXIMATE LOCATION OF THE BUILDING ADDRESS, MINIMUM 6" IN HEIGHT MEETING LA COUNTY FIRE DEPARTMENT REQUIREMENTS PROVIDED ON SHEET F-1. FINAL DESIGN AND LOCATION BY OTHERS
- AERIAL TRUCK LADDER ACCESS TO BUILDING (BETWEEN 10' - 30' FROM ACCESS ROAD)
- INDICATES STAIR LOCATIONS
- INDICATES ELEVATOR LOCATIONS
- INDICATES PROPOSED BUILDING (RESIDENTIAL AND INTERIOR COMMON USE)
- INDICATES PROPOSED PARKING GARAGE
- INDICATES LIMITS OF BUILDING ROOFLINE
- INDICATES FIRE DEPARTMENT HOSE PULL WALKABLE ACCESS - 150' MAXIMUM
- INDICATES HOSE PULL DEFICIENCY - SEE PLAN FOR LENGTH
- INDICATES PROPOSED FIRE ACCESS LANE WITH AN ALL WEATHER PAVED SURFACE CAPABLE OF SUPPORTING 75,000 LBS FOR FIRE APPARATUS.
- INDICATES NOT A PART OF FIRE ACCESS
- INDICATES 5' MINIMUM DECOMPOSED GRANITE FIRE DEPARTMENT WALKWAY
- INDICATES EXISTING OVERHEAD TRANSMISSION LINES. NOTE THAT ALL EXISTING OVERHEAD TRANSMISSION LINES ON THIS PROJECT SITE SHALL BE RELOCATED UNDERGROUND PER AGREEMENT BETWEEN THE DEVELOPER AND THE CITY OF GARDENIA.
- INDICATES A SOLID 3HR. RATED-TYPE 1, 15' HIGH WALL WITH NO OPENINGS AND SHALL HAVE EXTERIOR WET STANDPIPES AT THE OUT OF ACCESS HOSE PULL LOCATIONS AS INDICATED ON PLAN. THIS WALL SHALL BE PROVIDED IN ORDER MITIGATE ACCESS REQUIREMENTS SET FORTH BY THE COUNTY OF LOS ANGELES FIRE DEPARTMENT ALONG THE 152' OUT ACCESS HOSE PULL DEFICIENCY INDICATED ON THIS PLAN.



**CONSTRUCTION NOTES**

- ① FIRE LANE ENTRANCE SIGN PER CITY OF GARDENIA POLICE DEPT. SEE DETAILS SHT. F-1
- ② FIRE LANE NO STOPPING SIGN PER CITY OF GARDENIA POLICE DEPT. SEE DETAIL SHT. F-1.
- ③ INSTALL KNOX KEY SWITCH.
- ④ INSTALL KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS.
- ⑤ INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6" FROM CENTERLINE.
- ⑥ INSTALL WALL MOUNTED OR FREE STANDING 2-1/2" EXTERIOR WET STANDPIPE.

NO.	DATE	REVISION
1	12/15/2023	ADDRESS PLAN CHECK COMMENTS
2	01/22/2024	ADJUSTMENTS PER MEETING WITH LA COUNTY FIRE DEPARTMENT ON 01/16/2024



**CIVIL ENGINEER:**

**LIFESCAPES International Inc**

4930 CAMPUS DRIVE  
NEWPORT BEACH, CA 92660  
P: 949.476.8888

**CIVIL ENGINEER:**

**TAIT**

801 N PARKCENTER DRIVE  
SANTA ANA, CA 92612  
P: 714.560.8643

**ARCHITECTURE/PLANNING:**

**TCA ARCHITECTS**

19782 MACARTHUR BLVD. SUITE 300  
IRVINE, CA 92612  
P: 949.862.0270

**PREPARED BY:**

**firesafe PLANNING SOLUTIONS**

25506 AIROSO STREET  
RANCHO MISSION VIEJO, CA 92694  
OFFICE: (949) 240-5811

**PREPARED FOR:**

**PICERNEGROUP**

5000 BIRCH ST. EAST TOWER, SUITE 600  
NEWPORT BEACH, CA 92660  
P: 949.267.1573

**TITLE:**

**FIRE MASTER PLAN  
LEVEL 2 PODIUM LAYOUT**

1610 ARTESIA BLVD.  
GARDENIA, CA  
ASSESSOR'S IDENTIFICATION NO. 6016-013-049

**LOS ANGELES COUNTY FIRE DEPARTMENT**

**DATE:** 02/08/2024







**SHEET:** F-3

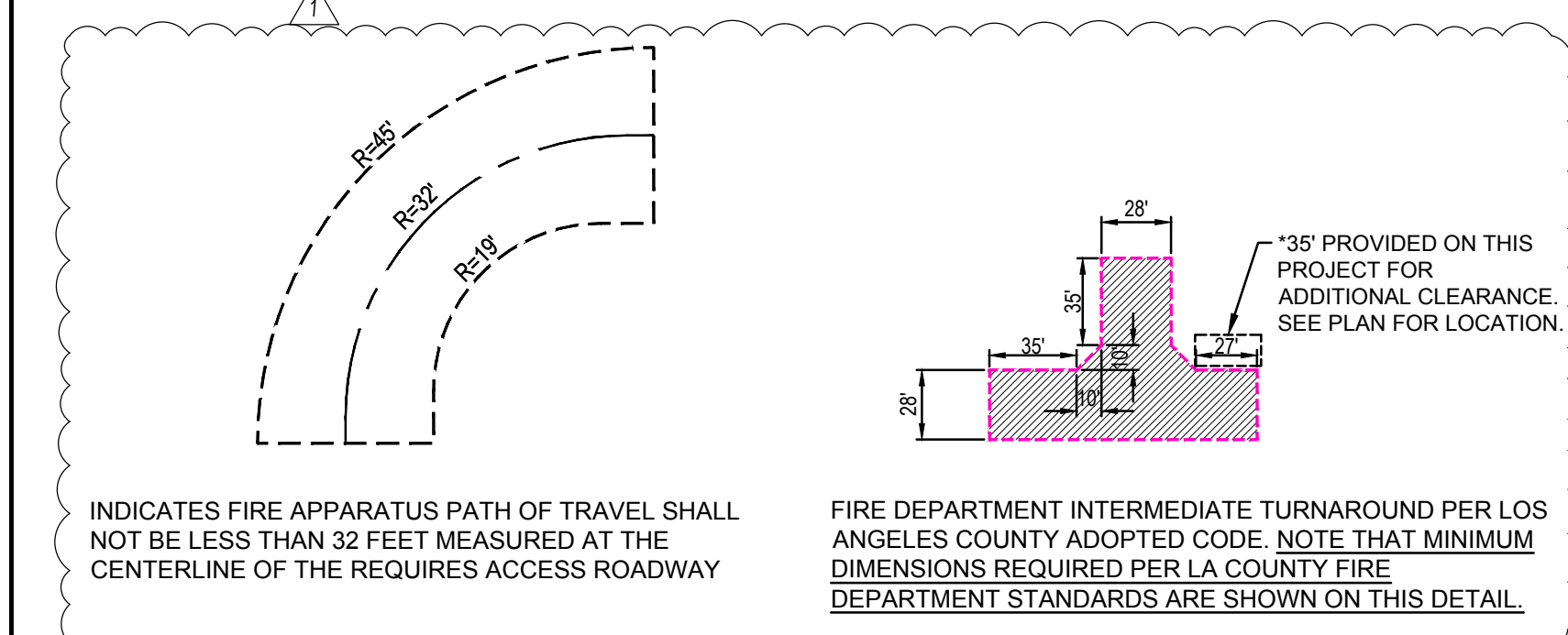
OF 5

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING SOLUTIONS is prohibited.



LEGEND

-  INDICATES FIRE LANE NO PARKING AND FIRE LANE ENTRY SIGNS
-  INDICATES EXISTING PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE MARKER
-  INDICATES PROPOSED PRIVATE FIRE HYDRANT (6"X4"X2-1/2" CONFORMING TO THE AMERICAN WATER WORLD ASSOCIATION STANDARD 503 AND REQUIRED FIRE FLOW OF 2,500 GPM @ 20PSI FOR 2 HOURS) WITH BLUE REFLECTIVE FIRE HYDRANT MARKER PLACED 6" FROM CENTERLINE OF HYDRANT SIDE OF STREET
-  INDICATES PROPOSED DOUBLE DETECTOR CHECK FOR PRIVATE FIRE HYDRANTS
-  INDICATES GATE ENTRY TO PARKING GARAGE
-  INDICATES APPROXIMATE LOCATION OF KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS OR KNOX KEY SWITCH. SEE CONSTRUCTION NOTES FOR DESIGNATION.
-  WALL MOUNTED OR FREE STANDING 2-1/2" EXTERIOR WET STANDPIPE BY OTHERS AS A DEFERRED SUBMITTAL. FINAL LOCATION AND TYPE OF WET STANDPIPE AS APPROVED BY LA COUNTY FIRE ENGINEERING DIVISION
-  INDICATES APPROXIMATE LOCATION OF THE BUILDING ADDRESS, MINIMUM 6' IN HEIGHT MEETING LA COUNTY FIRE DEPARTMENT REQUIREMENTS PROVIDED ON SHEET F-1. FINAL DESIGN AND LOCATION BY OTHERS
-  AERIAL TRUCK LADDER ACCESS TO BUILDING (BETWEEN 10' - 30' FROM ACCESS ROAD)
-  INDICATES STAIR LOCATIONS
-  INDICATES ELEVATOR LOCATIONS
-  INDICATES PROPOSED BUILDING (RESIDENTIAL AND INTERIOR COMMON USE)
-  INDICATES PROPOSED PARKING GARAGE
-  INDICATES LIMITS OF BUILDING ROOFLINE
-  INDICATES FIRE DEPARTMENT HOSE PULL WALKABLE ACCESS - 150' MAXIMUM
-  INDICATES HOSE PULL DEFICIENCY - SEE PLAN FOR LENGTH
-  INDICATES PROPOSED FIRE ACCESS LANE WITH AN ALL WEATHER PAVED SURFACE CAPABLE OF SUPPORTING 75,000 LBS FOR FIRE APPARATUS.
-  INDICATES NOT A PART OF FIRE ACCESS
-  INDICATES 5' MINIMUM DECOMPOSED GRANITE FIRE DEPARTMENT WALKWAY
-  INDICATES EXISTING OVERHEAD TRANSMISSION LINES  
NOTE THAT ALL EXISTING OVERHEAD TRANSMISSION LINES ON THIS PROJECT SITE SHALL BE RELOCATED UNDERGROUND PER AGREEMENT BETWEEN THE DEVELOPER AND THE CITY OF GARDENIA.
-  INDICATES A SOLID 3HR. RATED-TYPE 1, 15' HIGH WALL WITH NO OPENINGS AND SHALL HAVE EXTERIOR WET STANDPIPES AT THE OUT OF ACCESS HOSE PULL LOCATIONS AS INDICATED ON PLAN. THIS WALL SHALL BE PROVIDED IN ORDER MITIGATE ACCESS REQUIREMENTS SET FORTH BY THE COUNTY OF LOS ANGELES FIRE DEPARTMENT ALONG THE 152' OUT ACCESS HOSE PULL DEFICIENCY INDICATED ON THIS PLAN.

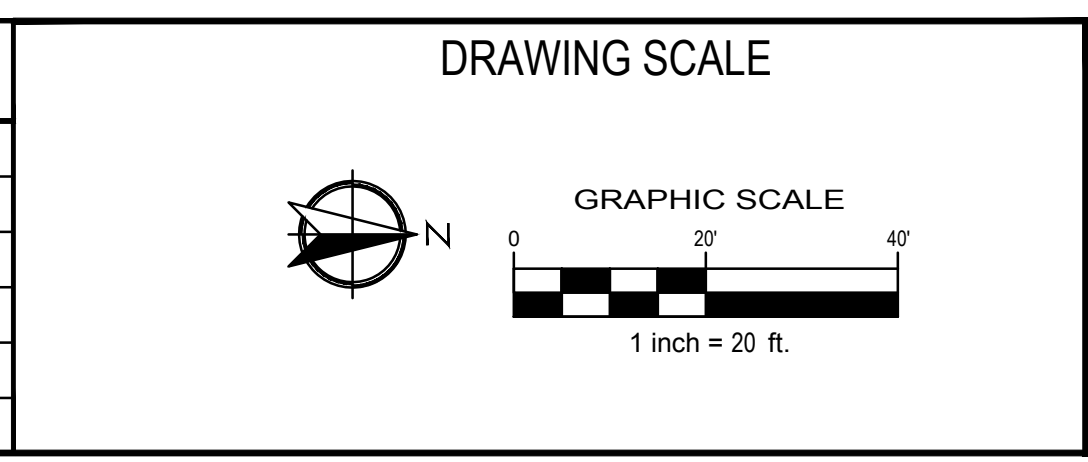


CONSTRUCTION NOTES

- ① FIRE LANE ENTRANCE SIGN PER CITY OF GARDENIA POLICE DEPT. SEE DETAILS SHT. F-1
- ② FIRE LANE NO STOPPING SIGN PER CITY OF GARDENIA POLICE DEPT. SEE DETAIL SHT. F-1.
- ③ INSTALL KNOX KEY SWITCH.
- ④ INSTALL KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS.
- ⑤ INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6" FROM CENTERLINE.
- ⑥ INSTALL WALL MOUNTED OR FREE STANDING 2-1/2" EXTERIOR WET STANDPIPE.



NO.	DATE	REVISION
1	12/15/2023	ADDRESS PLAN CHECK COMMENTS
2	01/22/2024	ADJUSTMENTS PER MEETING WITH LA COUNTY FIRE DEPARTMENT ON 01/16/2024



SHEET INDEX

F-1	COVER SHEET
F-2	OVERALL FIRE MASTER PLAN LAYOUT AT GRADE
F-3	LEVEL 2 PODIUM LAYOUT
F-4	LEVEL 5 LAYOUT
F-5	BUILDING ELEVATIONS & SECTION

CIVIL ENGINEER

4930 CAMPUS DRIVE  
NEWPORT BEACH, CA 92660  
P: 949.476.8888

CIVIL ENGINEER

801 N PARKCENTER DRIVE  
SANTA ANA, CA 92705  
P: 714.560.8643

ARCHITECTURE/PLANNING

19782 MACARTHUR BLVD. SUITE 300  
IRVINE, CA 92612  
P: 949.862.0270

PREPARED BY

25506 AIROSO STREET  
RANCHO MISSION VIEJO, CA 92694  
OFFICE: (949) 240-5811

PREPARED FOR

5000 BIRCH ST. EAST TOWER, SUITE 600  
NEWPORT BEACH, CA 92660  
P: 949.267.1573

TITLE: FIRE MASTER PLAN  
LEVEL 5 LAYOUT  
1610 ARTESIA BLVD.  
GARDENIA, CA  
ASSESSOR'S IDENTIFICATION NO. 6016-013-049  
LOS ANGELES COUNTY FIRE DEPARTMENT

DATE: 02/08/2024  
SHEET: F-4  
OF 5

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING SOLUTIONS is prohibited.



NORTH ELEVATION



EAST ELEVATION

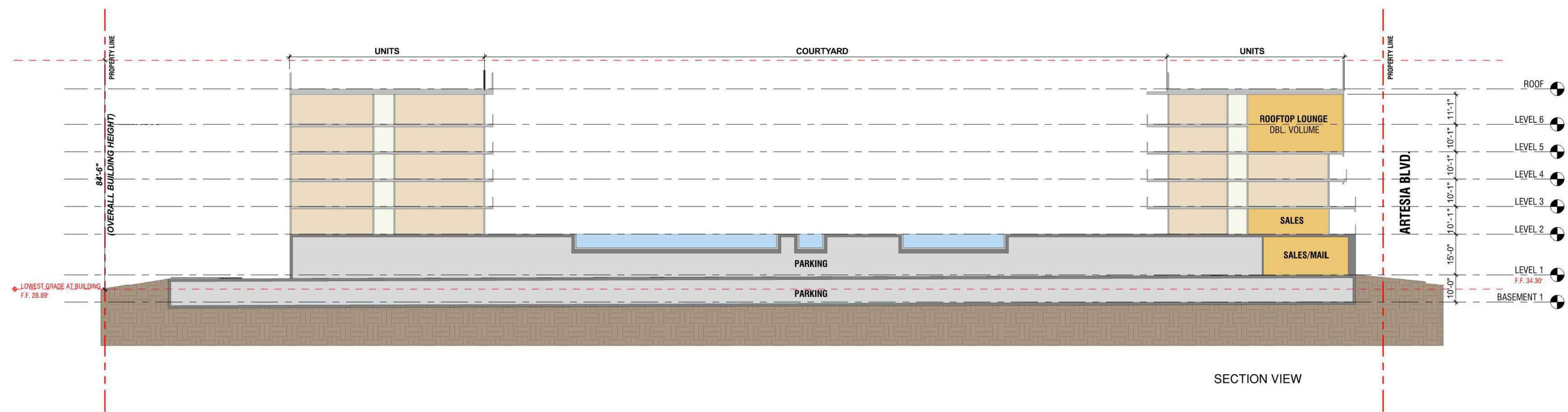
SOLID 3HR. RATED-TYPE 1, 15' HIGH WALL WITH NO OPENINGS AND SHALL HAVE EXTERIOR WET STANDPIPES AT THE OUT OF ACCESS HOSE PULL LOCATIONS AS INDICATED ON SHEET F-2. THIS WALL SHALL BE PROVIDED IN ORDER MITIGATE ACCESS REQUIREMENTS SET FORTH BY THE COUNTY OF LOS ANGELES FIRE DEPARTMENT ALONG THE 152' OUT ACCESS HOSE PULL DEFICIENCY INDICATED ON SHEET F-2.



SOUTH ELEVATION



WEST ELEVATION



SECTION VIEW

NO.	DATE	REVISION
1	12/15/2023	ADDRESS PLAN CHECK COMMENTS
2	01/22/2024	ADJUSTMENTS PER MEETING WITH LA COUNTY FIRE DEPARTMENT ON 01/16/2024

SHEET INDEX	
F-1	COVER SHEET
F-2	OVERALL FIRE MASTER PLAN LAYOUT AT GRADE
F-3	LEVEL 2 PODIUM LAYOUT
F-4	LEVEL 5 LAYOUT
F-5	BUILDING ELEVATIONS & SECTION

CIVIL ENGINEER

4930 CAMPUS DRIVE  
NEWPORT BEACH, CA 92660  
P. 949.476.8888

CIVIL ENGINEER

801 N PARKCENTER DRIVE  
SANTA ANA, CA 92705  
P. 714.560.8643

ARCHITECTURE/PLANNING

19782 MACARTHUR BLVD. SUITE 300  
IRVINE, CA 92612  
P. 949.862.0270

PREPARED BY

2506 AIROSO STREET  
RANCHO MISSION VIEJO, CA 92694  
OFFICE: (949) 240-5811

PREPARED FOR

5000 BIRCH ST. EAST TOWER, SUITE 600  
NEWPORT BEACH, CA 92660  
P. 949.267.1573

TITLE

**FIRE MASTER PLAN  
BUILDING ELEVATIONS AND  
SECTION**

1610 ARTESIA BLVD.  
GARDENA, CA  
ASSESSOR'S IDENTIFICATION NO. 6016-013-049

LOS ANGELES COUNTY FIRE DEPARTMENT

DATE

02/08/2024

SHEET

**F-5**

OF 5

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING SOLUTIONS is prohibited.



# **1610 ARTESIA**

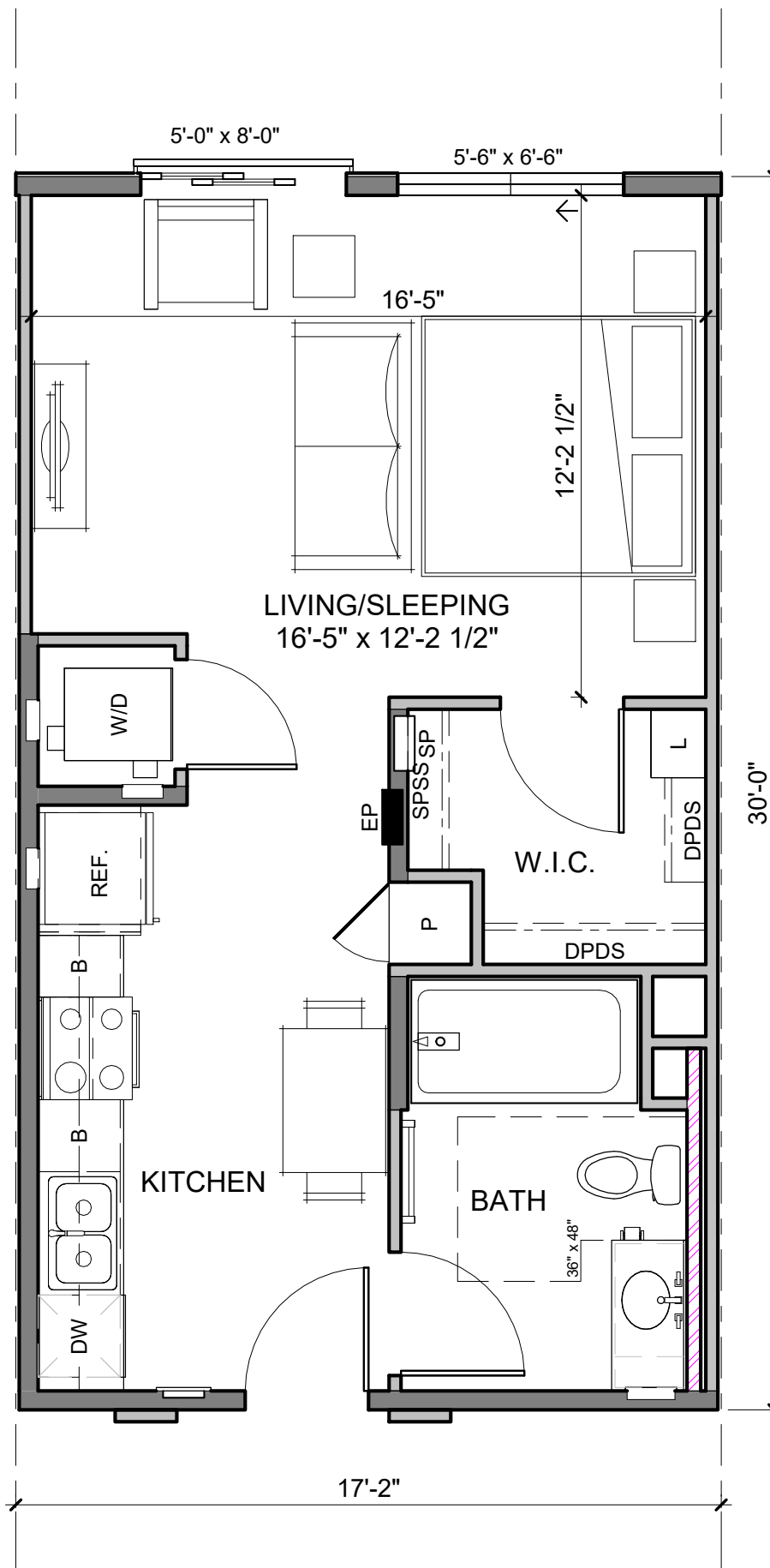
## **UNIT PLAN BOOK**

DECEMBER 12, 2023

- S101 (ES101)
- S405
- A110 (EA110)
- A406
- A710
- A716
- B103 (EB103)
- B402
- B700
- B900



# TPG - STANDARD FLOOR PLANS

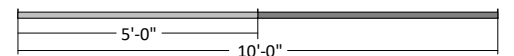


## Plan S101 (ES101)



Updated Date **06/26/2023 TCA**

Scale - 1/4" = 1 Foot (11x17)



- ENTRY INLINE STUDIO

- TEIR I, II, III MARKETS

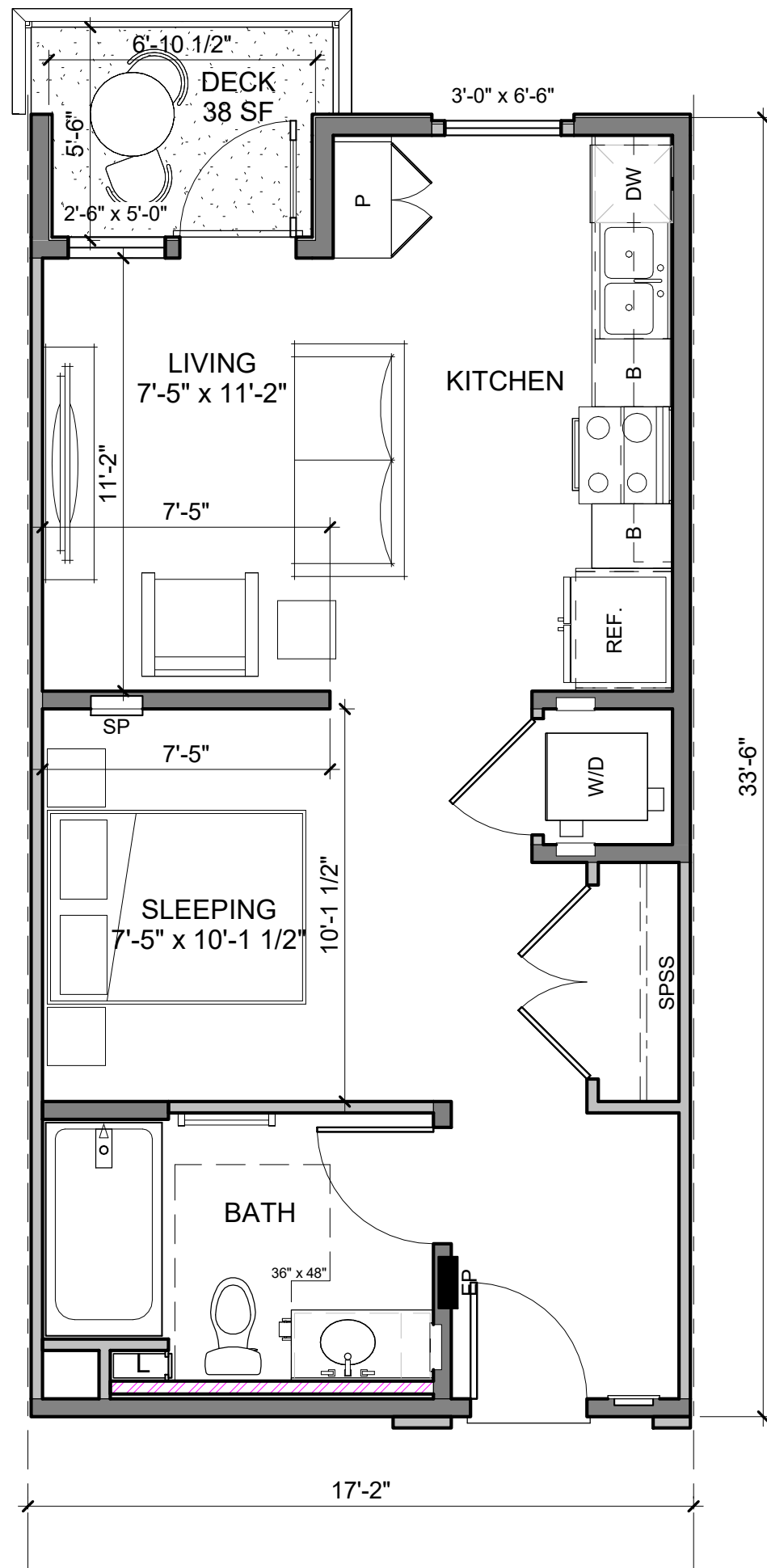
Approved by \_\_\_\_\_

Date Approved \_\_\_\_\_

TPGNRSF:  
TCA NRSF: **515 SF**

\*\* DIMENSIONS ARE MEASURED STUD TO STUD.  
\*\* SUBTRACT 2" TO GET PAINT DIMENSION.

# TPG - STANDARD FLOOR PLANS

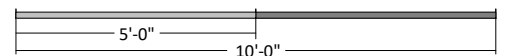


## Plan S405



Updated Date **07/12/2023 TCA**

Scale - 1/4" = 1 Foot (11x17)



- ENTRY INLINE STUDIO

- TEIR I, II, III MARKETS

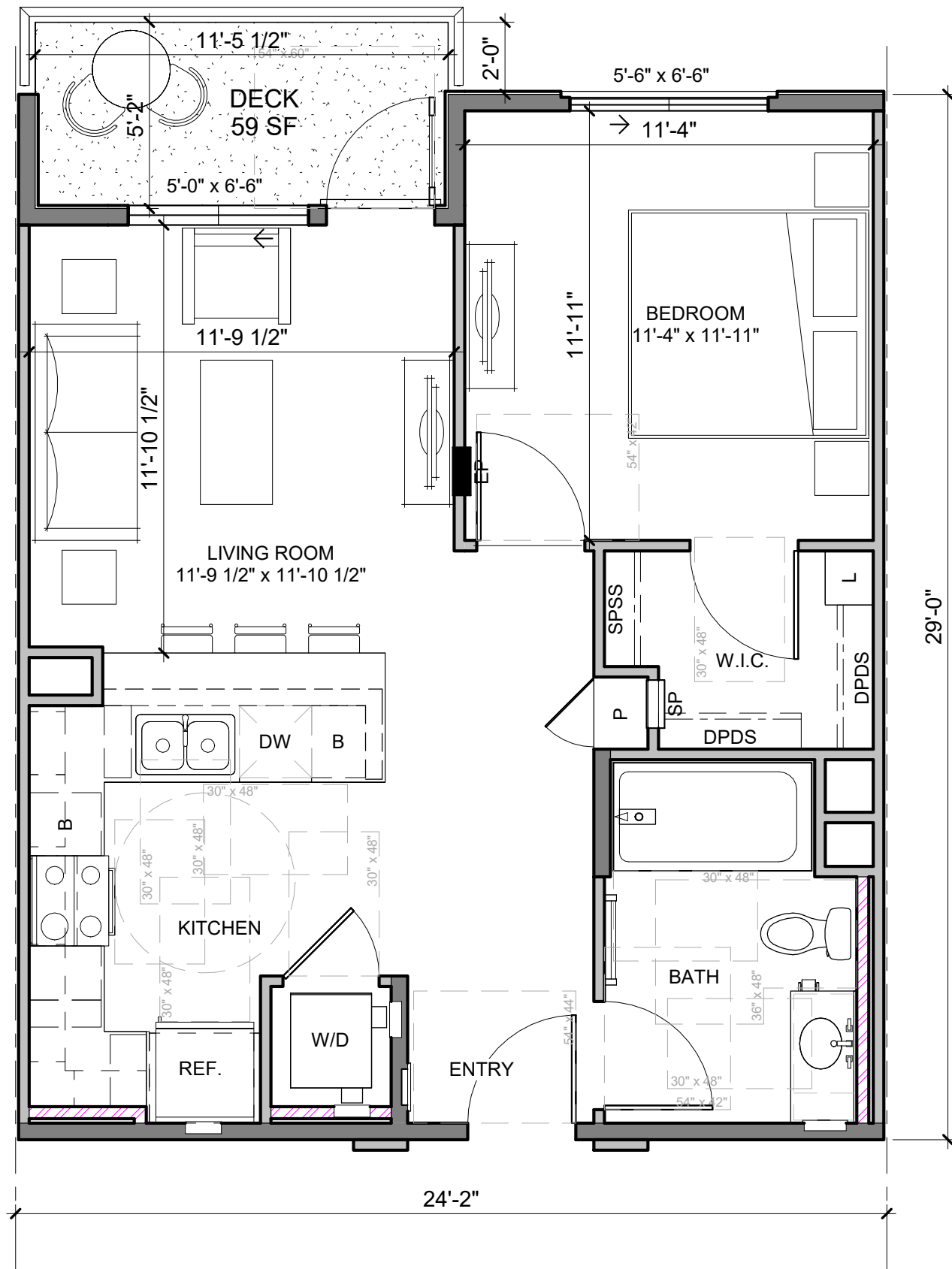
Approved by \_\_\_\_\_

Date Approved \_\_\_\_\_

TPGNRSF:  
TCA NRSF: **551 SF**

\*\* DIMENSIONS ARE MEASURED STUD TO STUD.  
\*\* SUBTRACT 2" TO GET PAINT DIMENSION.

# TPG - STANDARD FLOOR PLANS

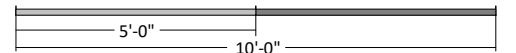


## Plan A110



Updated Date **06/26/2023 TCA**

Scale - 1/4" = 1 Foot (11x17)



- ENTRY INLINE 1-BDRM
- TIER I, II, III MARKETS

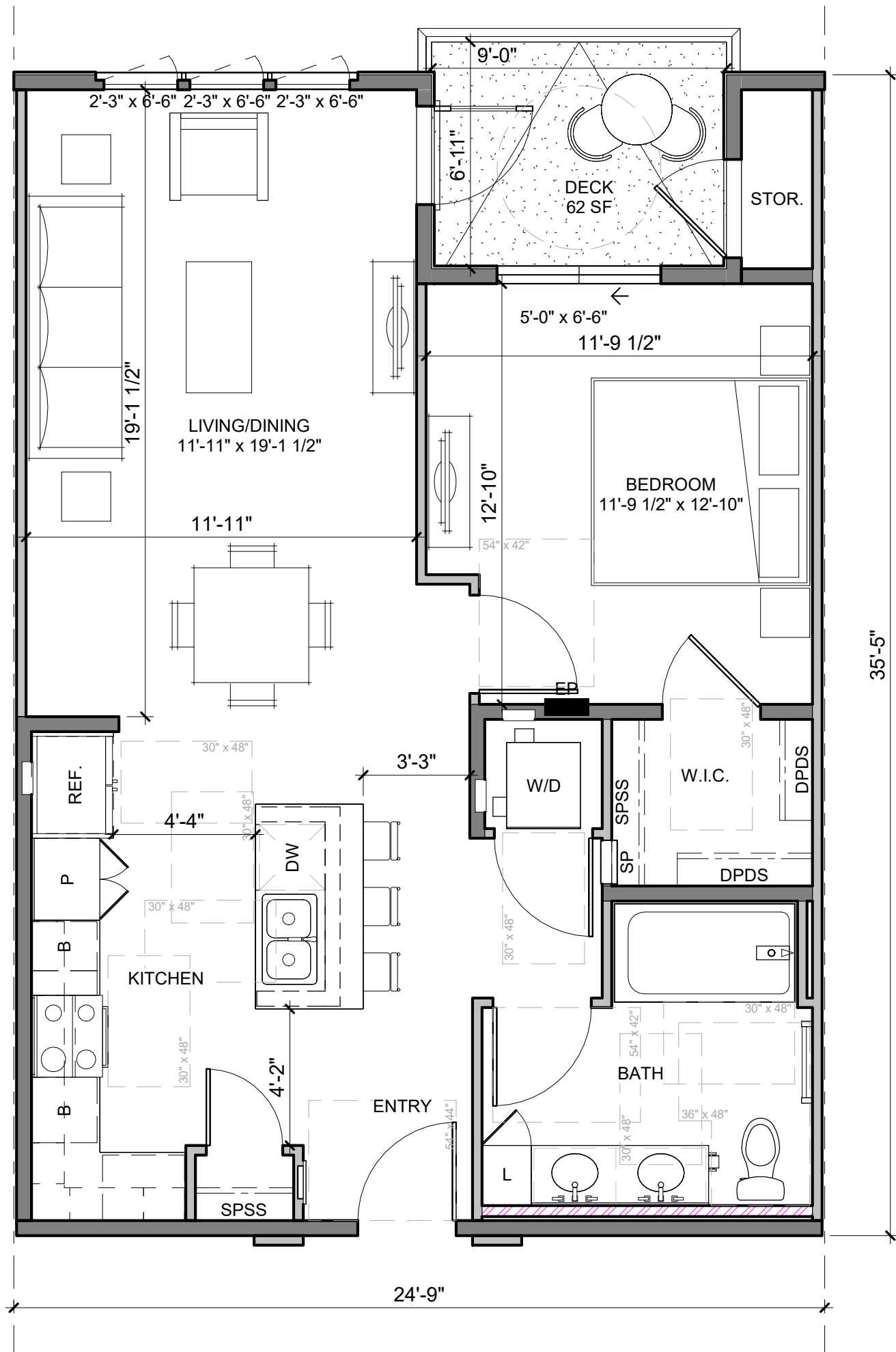
Approved by \_\_\_\_\_

Date Approved \_\_\_\_\_

TPGNRSF:  
TCA NRSF: **663 SF**

\*\* DIMENSIONS ARE MEASURED STUD TO STUD.  
\*\* SUBTRACT 2" TO GET PAINT DIMENSION.

# TPG - STANDARD FLOOR PLANS

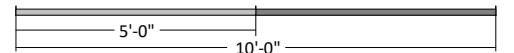


## Plan A406



Updated Date **07/25/2023 TCA**

Scale - 1/4" = 1 Foot (11x17)



- CORE INLINE 1-BDRM
- TIER I, II, III MARKETS

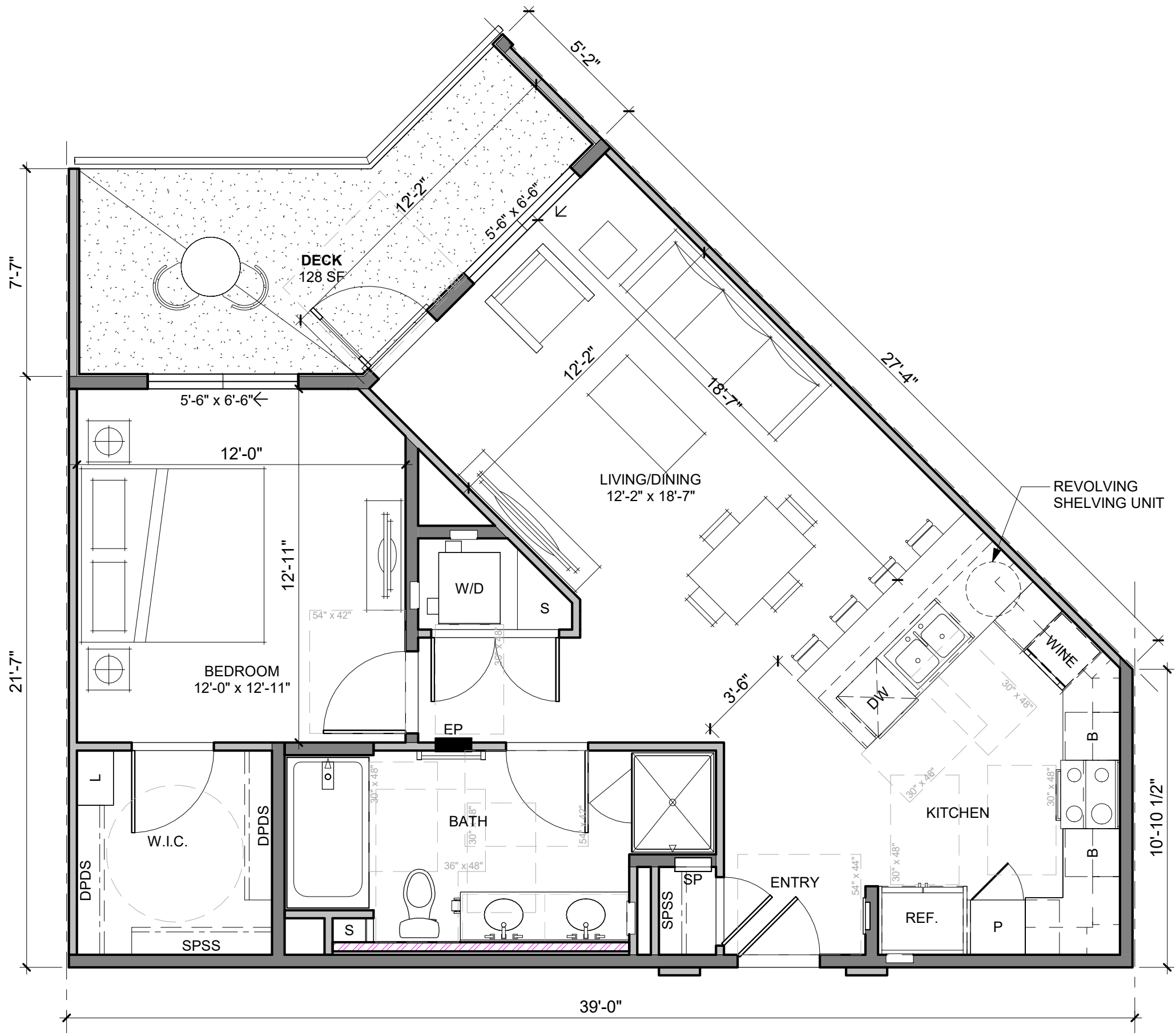
Approved by \_\_\_\_\_

Date Approved \_\_\_\_\_

TPGNRSF:  
TCA NRSF: **823 SF**

\*\* DIMENSIONS ARE MEASURED STUD TO STUD.  
\*\* SUBTRACT 2" TO GET PAINT DIMENSION.

# TPG - STANDARD FLOOR PLANS

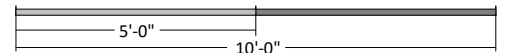


## Plan A710



Updated Date **07/20/2023 TCA**

Scale - 1/4" = 1 Foot (11x17)



- CORE/LUX INSIDE CORNER 1-BRDM

- TIER I, II, III MARKETS

- TRANSITIONAL UNIT USE IN BETTER SITE LOCATIONS (i.e. POOLSIDE)

TPGNRSF:  
TCA NRSF: **861 SF**

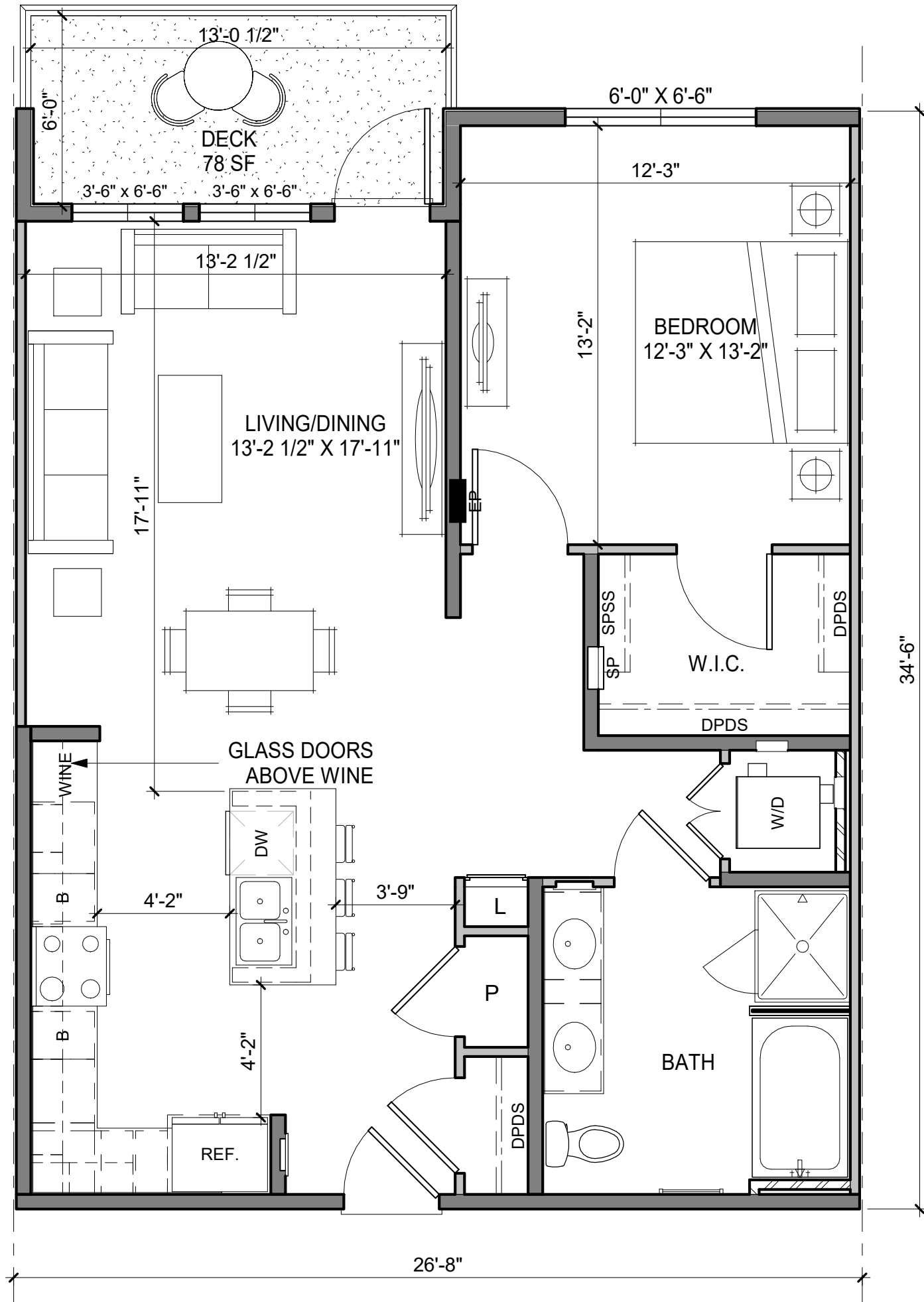
Approved by

Date Approved

\*\* DIMENSIONS ARE MEASURED STUD TO STUD.  
\*\* SUBTRACT 2" TO GET PAINT DIMENSION.



# TPG - STANDARD FLOOR PLANS

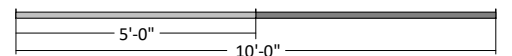


## Plan A716



Updated Date **07/12/2023 (TCA)**

Scale - 1/4" = 1 Foot (11x17)



- LUXURY INLINE 1-BRDM
- TIER I, II, MARKETS
- INFERIOR LOCATIONS IN TIER I MKT
- PRIME LOCATIONS IN TEIR II MARKETS

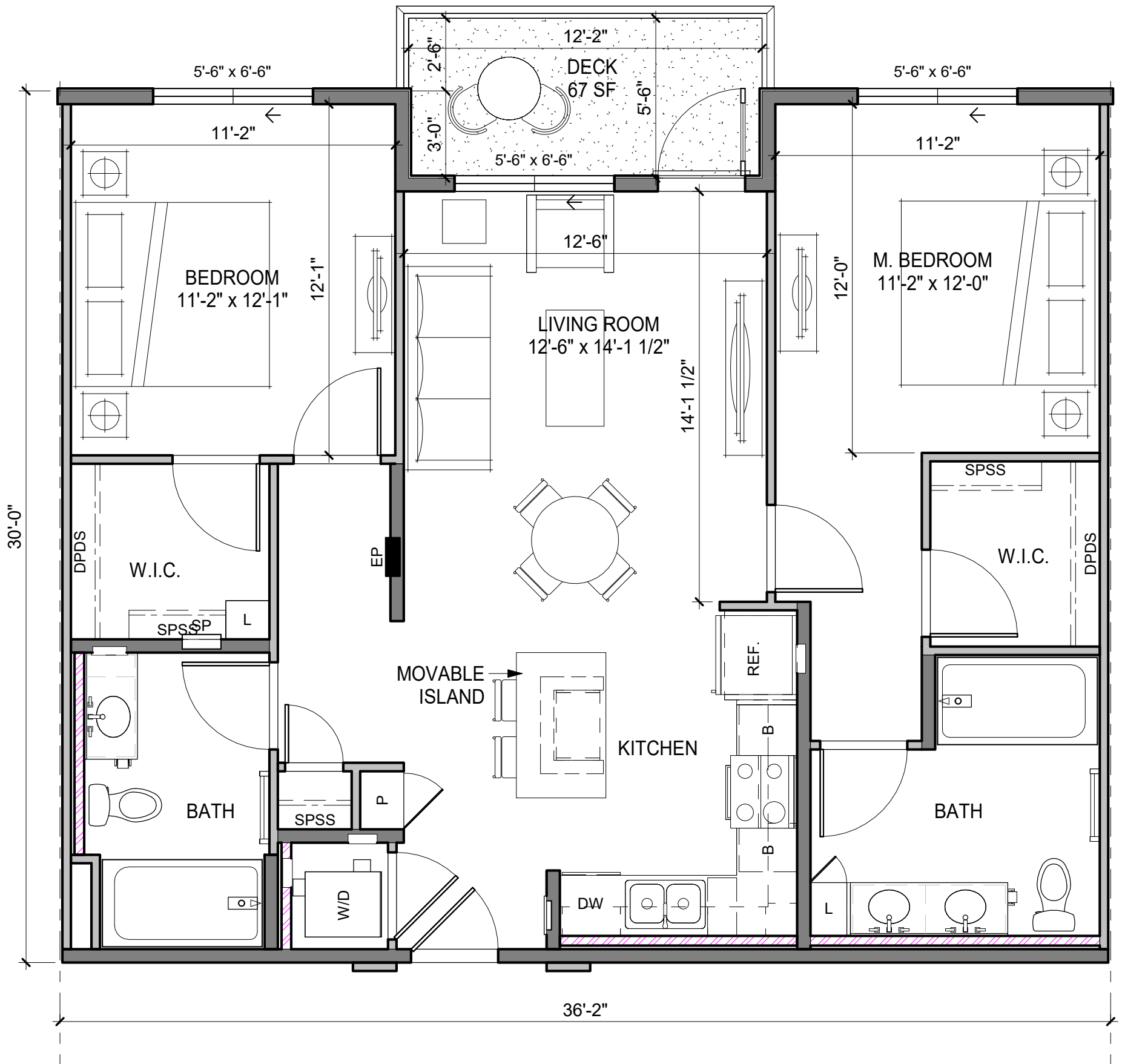
TPGNRSF:  
TCA NRSF: **879 SF**

Approved by \_\_\_\_\_

Date Approved \_\_\_\_\_

\*\* DIMENSIONS ARE MEASURED STUD TO STUD.  
\*\* SUBTRACT 2" TO GET PAINT DIMENSION.

# TPG - STANDARD FLOOR PLANS

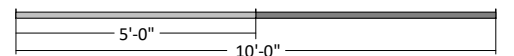


## Plan B103 (EB103)



Updated Date **07/05/2023 (TCA)**

Scale - 1/4" = 1 Foot (11x17)



- ENTRY INLINE 2-BDRM

- TIER I, II, III MARKETS

Approved by \_\_\_\_\_

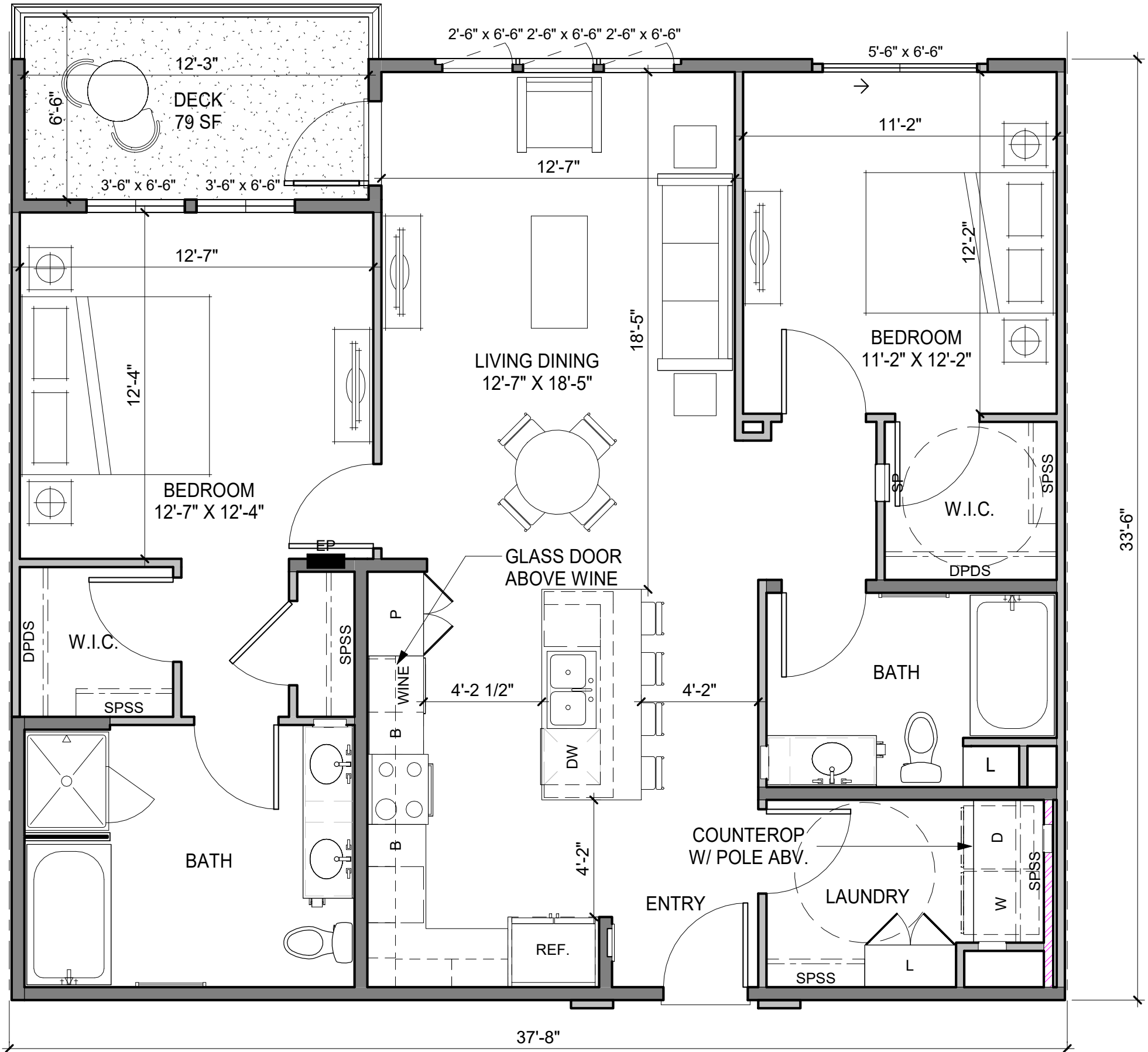
Date Approved \_\_\_\_\_

TPGNRSF:  
TCA NRSF: **1,049 SF**

\*\* DIMENSIONS ARE MEASURED STUD TO STUD.  
\*\* SUBTRACT 2" TO GET PAINT DIMENSION.



# TPG - STANDARD FLOOR PLANS

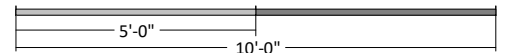


## Plan B700



Updated Date **08/31/2022 (TCA)**

Scale - 1/4" = 1 Foot (11x17)



- LUXURY INLINE 2-BDRM
- INFERIOR LOCATIONS IN TIER I MKT
- LUXURY LOCATIONS IN TIER II/III MKTS

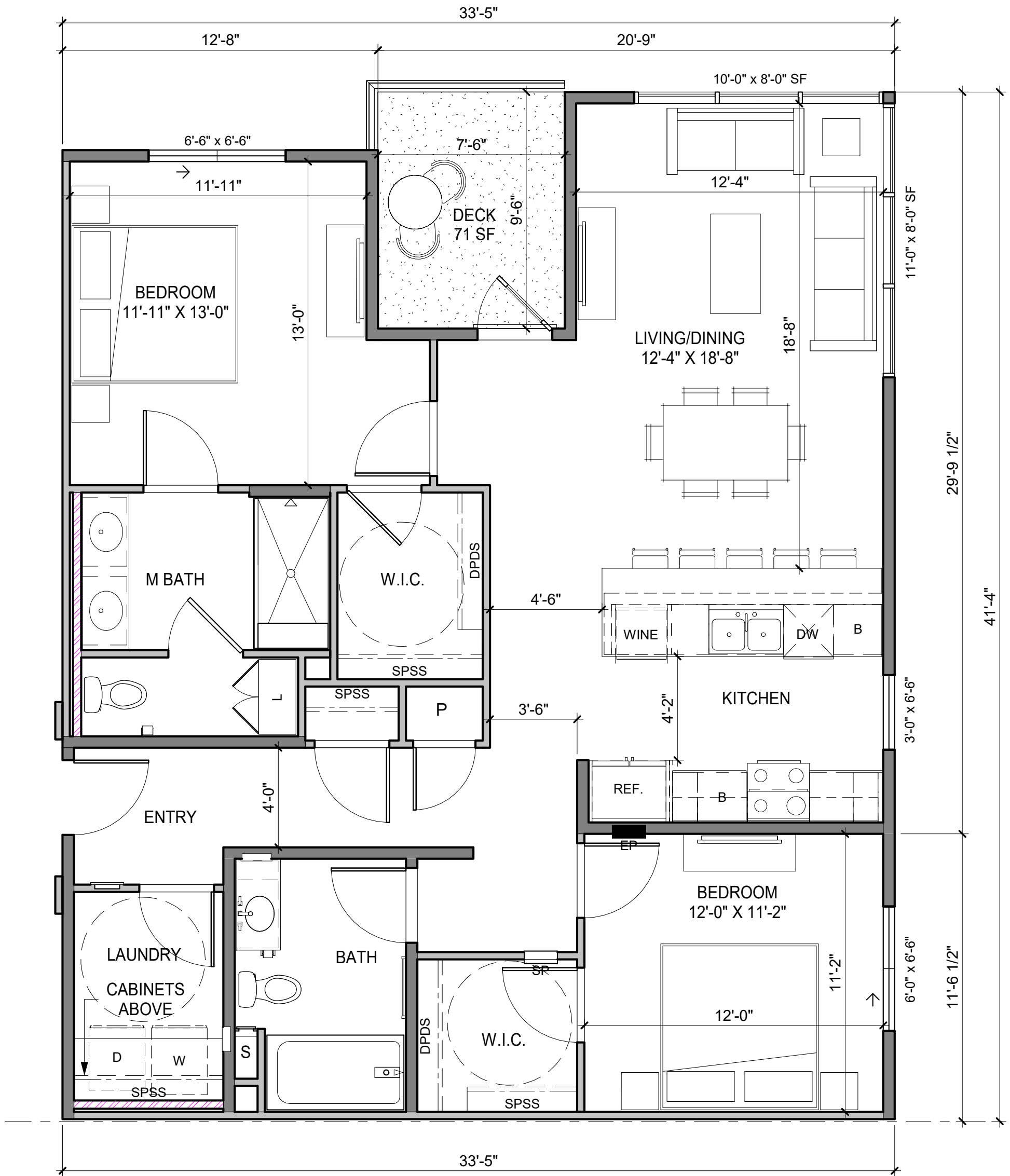
TPGNRSF:  
TCA NRSF: **1,198 SF**

\*\* DIMENSIONS ARE MEASURED STUD TO STUD.  
\*\* SUBTRACT 2" TO GET PAINT DIMENSION.

Approved by \_\_\_\_\_

Date Approved \_\_\_\_\_

# TPG - STANDARD FLOOR PLANS

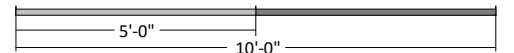


## Plan B900



Updated Date **07/12/2023 (TCA)**

Scale - 1/4" = 1 Foot (11x17)



- LUXURY OUTSIDE CORNER 2-BDRM
- TIER I, II, MARKETS
- INFERIOR LOCATIONS IN TIER I MKT
- PRIME LOCATIONS IN TEIR II MARKETS

TPGNRSF:  
TCA NRSF: **1,280 SF**

\*\* DIMENSIONS ARE MEASURED STUD TO STUD.  
\*\* SUBTRACT 2" TO GET PAINT DIMENSION.

Approved by \_\_\_\_\_

Date Approved \_\_\_\_\_

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City of Gardena  
1700 West 162nd Street,  
Gardena, CA 90247  
Attention: City Manager

No fee for recording pursuant to  
Government Code Sections 27383 and 27388.1

---

*(Space above for Recorder's Use)*

**DENSITY BONUS AGREEMENT  
AND DECLARATION OF RESTRICTIVE COVENANTS**  
(1610 W. Artesia Boulevard)

This Density Bonus Agreement and Declaration of Restrictive Covenants (the "Agreement") is dated as of \_\_\_\_\_, 2024, and is by and between the City of Gardena, a municipal corporation (the "City"), and [Developer Name], a [Entity], (the "Developer"), with reference to the following facts:

A. The City has adopted a Density Bonus Ordinance, Gardena Municipal Code Chapter 18.43, to conform with State Density Bonus Law (Government Code Section 65915 – 65918) (collectively, the "Density Bonus Law"). Density Bonus Law allows a density bonus and concessions and waivers when a developer proposes to provide affordable housing at a housing development.

B. Developer is the owner of certain real property located at 1610 W. Artesia Boulevard (APN # 6106-013-049), in the City of Gardena, County of Los Angeles, California, as more particularly described in the attached Exhibit A, which is incorporated herein by this reference (the "Property").

C. On [Approval Date], Developer received discretionary site plan review approval from the City (the "Project Approval") for the construction of a 300 residential unit (each, a "Unit") housing development located on the Property and appurtenant landscaping and on-site improvements on the Property (the "Project").

D. As part of the Project, Developer has agreed to construct and dedicate 17 Units (seven percent (7%) of the Project's 240 base density Units) to be affordable and rented to Very-Low Income Households (as defined below) (the "Affordable Units") for a fifty-five (55) year period from the date that a certificate of occupancy is issued for the Project (the "Density Bonus Term").

E. As a result of dedicating 7% of the Project's base units to Very-Low Income Households, under Density Bonus Law, the Project is entitled to a 25% density bonus, one (1) concession or incentive; and an unlimited number of waivers from development standards that would physically preclude construction of the Project at the density sought.

F. Under Density Bonus Law, Developer has applied for, and the City has granted the following regulatory concession and waivers in exchange for Developer's provision of the Affordable Units, in addition to providing a 25 percent density bonus allowing a total of 300 units:

1. The height of the Project shall be increased from 75 feet to 84.5 feet;
2. The storage space requirements shall be reduced so that only 124 Units shall be required to provide storage space instead of 300 Units.
3. Allowing massing and articulation only along Artesia Boulevard instead of along all facades of the first and second stories; and
4. Allowing windows to be recessed only 2 inches at prominent façade locations rather than requiring all windows to be recessed by a minimum of four inches or be surrounded by molding of at least 3 ½ inches wide and projecting at least three-quarters of an inch.

Developer also requested, and the City granted, to apply the vehicular parking ratios set forth in Density Bonus Law to the Project as a minimum requirement (i.e., one (1) parking space per 1-bedroom Unit, and one and one half (1.5) parking spaces per 2- or 3-bedroom Unit). The Project exceeds these requirements.

G. Density Bonus Law requires the City to ensure, and Developer to agree to, continued affordability of the Affordable Units for the Density Bonus Term. To ensure their continued affordability for the Density Bonus Term, this Agreement shall be executed and recorded against the Property prior to the City's issuance of a Certificate of Occupancy for the Project.

H. Developer acknowledges and agrees that the Project Approvals, concessions and waivers provided adequate and proper notice pursuant to Government Code Section 66020 of Developer's right to protest any requirements for fees, dedications, reservations, and other exactions as may be included in this Agreement, that no protest in compliance with Section 66020 was made within ninety (90) days of the date that notice was given, and that the period has expired in which Developer may protest any and all fees, dedications, reservations, and other exactions as may be included in this Agreement.

WITH REFERENCE TO THE FACTS RECITED ABOVE, and for good and valuable consideration, the receipt of which is hereby acknowledged, the City and Developer (collectively the "Parties") agree as follows:

## **AGREEMENT**

The Parties agree and acknowledge that the above recitals are true and accurate and are incorporated into this Agreement by this reference.

### **ARTICLE 1. DEFINITIONS AND EXHIBITS**

Section 1.1. Definitions. When used in this Agreement, the following terms shall have the respective meanings assigned to them in this Article 1.

(a) "Actual Household Size" means the actual number of persons in the applicable household.

(b) "Adult" means a person 18 years of age or older.

(c) "Affordable Rent" means the maximum allowable Rent for an Affordable Unit as provided in Section 3.1(b) below.

(d) "Affordable Units" is defined in Recital D.

(e) "Agreement" is defined in the preamble on page 1.

(f) "Area Median Income" or "AMI" means the median gross yearly income in the County of Los Angeles, California (adjusted for Actual Household Size or Assumed Household Size as specified herein) as published from time to time by HCD. In the event that such income determinations are no longer published or are not updated for a period of at least eighteen (18) months, the City shall provide other income determinations that are reasonably similar with respect to methods of calculation to those previously published by HCD.

(g) "Assumed Household Size" means the household size "adjusted for family size appropriate to the unit" as such term is defined in California Health & Safety Code Section 50052.5(h), used to calculate Rent.

(h) "City" is defined in the preamble on page 1 of this Agreement.

(i) "Density Bonus Law" is defined in Recital A.

(j) "Density Bonus Term" means a fifty-five (55) year period that commences when the certificate of occupancy is issued for the Project.

(k) "Developer" is defined in the preamble on page 1 of this Agreement.

(l) "Director" is the Community Development Director of the City.

(m) "Eligible Household" means a household which has been determined to be eligible to rent an Affordable Unit in compliance with Density Bonus Law and this Agreement.



(n) "Floor Plan" means the plan for the Project attached as Exhibit C specifying the location of the Affordable Units.

(o) "HCD" means the California Department of Housing and Community Development.

(p) "Household Income" means the combined gross pre-tax income of all adult occupants of the applicant household. The applicable sources of income are defined in California Code of Regulations Title 25 Housing and Community Development section 6914.

(q) "Indemnitees" are defined in Section 5.5.

(r) "Other Units" means Units which are not Affordable Units.

(s) "Parties" means the City and the Developer.

(t) "Preferred Renter" means a household where at least one member lives or works in the City.

(u) "Project" is defined in Recital C.

(v) "Project Approval" is defined in Recital C.

(w) "Property" is defined in Recital B.

(x) "Rent" is the total of monthly payments by the Tenant of an Affordable Unit for all of the following: (1) use and occupancy of the Affordable Unit and land and all facilities associated with the Affordable Unit; (2) any separately charged fees or service charges assessed by Developer which are customarily charged in rental housing and required of all Tenants other than security deposits; (3) an allowance for the cost of an adequate level of service for utilities paid by the Tenant as established by the Los Angeles County Development Authority or its successor, including the following: garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuel, but not telephone service, electrical vehicle charging, or cable TV; and (4) any other interest, taxes, fees or charges for use of the land or associated facilities that are assessed by a public or private entity other than Developer and paid by the Tenant.

(y) "Tenant" is a household occupying one of the Affordable Units pursuant to a valid lease or rental agreement with Developer.

(z) "Tenant Lease" is defined in Section 3.2.

(aa) "Units" are defined in Recital C.

(bb) "Very-Low Income Household" is a household whose Household Income does not exceed the very-low income limits pursuant to California Health and Safety Code Section 50105.

Section 1.2. Exhibits. The following exhibits are attached to and incorporated into this Agreement:

Exhibit A. Legal Description of the Property.

Exhibit B. Income Verification Form.

Exhibit C. Floor Plan showing Affordable Units.

## ARTICLE 2.

### CONSTRUCTION OF PROJECT AND AFFORDABLE RENTAL UNITS

Section 2.1. Construction of Affordable Units. The Affordable Units shall be constructed concurrently with, or earlier than, the Other Units. No building permit shall be issued for any Other Unit unless a building permit has been issued, or will be issued concurrently, for the Affordable Units, and no certificates of occupancy or final inspections shall be issued for any Other Units unless a certificate of occupancy or final inspection has been issued, or will be issued concurrently, for the Affordable Units.

Section 2.2. Affordable Units. To satisfy Developer's affordable housing requirements for the Project pursuant to Density Bonus Law, Developer shall rent 17 Affordable Units to Very-Low Income Households at an Affordable Rent for the Density Bonus Term, as specified in Article 3 below.

Section 2.3. Appearance, Size and Bedroom Count of Affordable Units.

(a) Appearance and Maintenance of Affordable Units. The design, appearance, and general quality of the Affordable Units shall be generally comparable with the majority of the Other Units and consistent with the designs provided for the Project Approvals. Developer shall allocate and assign, or otherwise make available, parking spaces, bicycle storage, and other spaces reserved for use by individual Units to the Affordable Units on the same basis as for the Other Units, and Tenants of the Affordable Units shall have equal access to the Project's common areas as is given to the residents of the Other Units, but any fee charged for use of common areas or for storage spaces reserved for individual Units shall be included in the Tenant's Rent.

(b) Location and Characteristics of Affordable Units. Affordable Units shall be equitably distributed throughout the Project and shall have a consistent design, appearance, and general quality as the majority of the Other Units. Developer shall initially provide Affordable Units in the Project at the location shown on the Floor Plan. These locations may be changed prior to or after the initial occupancy, provided that they are replaced with a similarly sized Unit and the change does not result in the Affordable Units being segregated from the Other Units or clustered together.

(c) Type of Affordable Units. The breakdown of Affordable Units shall be ten (10) studio units, six (6) one-bedroom units, and one (1) two-bedroom unit.

**ARTICLE 3.**  
**RENT REGULATORY PROVISIONS**

Section 3.1. Affordability and Occupancy Covenants.

(a) Occupancy Requirements. Subject to the provisions of subsection (e) of this Section 3.1, the Affordable Units shall be rented to and occupied by or, if vacant, available for occupancy by Very-Low Income Households. The Affordable Units shall not be kept vacant when there is an Eligible Household available to rent the Affordable Unit, or used for any purpose except for residential use and shall be offered for rent to Eligible Households at Affordable Rents.

(b) Allowable Rent. Subject to the provisions of subsection (e) of this Section below, for Very Low Income Households the maximum Rent charged to Tenants of the Affordable Units shall not exceed one-twelfth (1/12<sup>th</sup>) of thirty percent (30%) of fifty percent (50%) of Area Median Income, as published by HCD and adjusted for the Assumed Household Size. The calculation of Rent shall be made pursuant to Health and Safety Code Section 50053, and the calculations above shall be adjusted based on any modifications made thereto.

(c) City Approval of Rents. Initial Rents for all Affordable Units shall be approved by the City prior to occupancy at the time Developer submits to the City the marketing plan required by Section 3.3 below and shall provide Developer with a schedule for Affordable Units. The City shall review all proposed Rent increases to determine whether the proposed increases are consistent with the provisions of this Agreement. The City annually determines Affordable Rents (including utility allowances) based on changes in Area Median Income. Developer shall certify to the City that Developer is not charging any fee other than Affordable Rent to Tenants of the Affordable Units for all of the components of Rent defined in Section 1.1(x) above.

(d) Increased Income of Tenants. If, upon recertification of a Tenant's Household Income, Developer determines that the Tenant's Household Income has increased and exceeds the qualifying income for a Very-Low Income Household, then the Tenant shall be given written notice that: (i) Tenant's Rent shall be increased sixty (60) days after the date in the notice to an amount to be determined by Developer but not to exceed Rent for a comparable Unit; and (ii) Tenant shall vacate the Affordable Unit six (6) months from the date of the notice or upon expiration of the Tenant's lease, whichever is earlier. If, prior to the date by which the Tenant must vacate the Affordable Unit, another Unit is vacated which is not designated as an Affordable Unit and is of appropriate bedroom size, the Developer may change the location of the Affordable Units; allow the over-income Tenant to remain in the original Unit; and designate the newly vacated Unit as an Affordable Unit.

(e) Agreement to Limitation on Rents. The Project has received waivers from the City under the Density Bonus Law, which is a form of assistance specified in Chapter 4.3 (commencing with Section 65915) of Division 1 of Title 7 of the Government Code. Sections 1954.52(b) and 1954.53(a)(2) of the Costa-Hawkins Rental Housing Act provide that, where a developer has received such assistance, certain provisions of the Costa-Hawkins Rental Housing Act do not apply if a developer has so agreed by contract. Developer hereby agrees to limit Rents as provided in this Agreement in consideration of Developer's receipt of the concession and

waivers described in this Agreement and further agrees that any limitations on Rents imposed on the Affordable Unit are in conformance with the Costa-Hawkins Rental Housing Act. Developer further covenants that the terms of this Agreement are fully enforceable.

Section 3.2. Lease Provisions. Developer shall use a form of Tenant lease (the "Tenant Lease") approved by the City for the Affordable Units. The Tenant Lease shall, among other matters:

(a) provide for termination of the lease for failure: (i) to provide any information required under this Agreement or reasonably requested by Developer to establish or recertify the Tenant's qualification, or the qualification of the Tenant's household, for occupancy in the Development in accordance with the standards set forth in this Agreement, or (ii) to qualify as an Eligible Household as a result of any material misrepresentation made by such Tenant with respect to the income computation or certification;

(b) provide that if the household's income increases above the applicable limits, such household's Rent will be subject to increase and Tenant will be required to vacate the Affordable Unit in accordance with the term of this Agreement, if no comparable alternate Unit is available to become an Affordable Unit;

(c) provide that the Rent may not be raised more often than once every twelve (12) months. Developer will provide each Tenant with at least ninety (90) days written notice of any increase in Rent applicable to such Tenant;

(d) be for an initial term of not less than one (1) year. After the initial year of tenancy, the lease may be month to month by mutual agreement of Developer and the Tenant;

(e) require that the Affordable Unit be the principal residence of the Tenant and prohibit subleasing of the Affordable Unit or any portion of the Affordable Unit or any spaces reserved for the use of the Tenant;

(f) contain nondiscrimination provisions;

(g) include the Tenant's obligation to inform Developer of any need for maintenance or repair; and

(h) include reasonable rules of conduct consistent with California law.

Section 3.3. Marketing, Income Certification, and Reporting.

(a) Required City Approvals. At least ninety (90) days prior to the projected start date of accepting rental applications for the lease-up of the Affordable Unit, Developer shall notify City of the availability of the Affordable Units and provide to the City its proposed marketing plan for the Affordable Units as described below;; the proposed form of Tenant Lease to confirm conformance with the provisions of Section 3.2 above; and proposed Affordable Rents for the Affordable Units, all for City review and approval.

(b) Marketing Plan. Developer's marketing plan shall be consistent with the provisions of this subsection (b). Upon receipt of the marketing plan, the City shall promptly review the marketing plan and shall approve or disapprove it within thirty (30) days after submission. If the marketing plan is disapproved, Developer shall submit a revised marketing plan within thirty (30) days. If the City has not approved or disapproved the Marketing Plan within thirty (30) days, the Marketing Plan shall be deemed approved. The marketing plan submitted to the City shall include the following: means to be used to advertise Affordable Units to the public upon initial occupancy and as vacancies occur and maintenance of a waiting list; the amount of any application screening fee to be imposed by Developer, and information to be provided to applicants, including conditions and restrictions applicable to occupancy of the Affordable Unit, current Affordable Rent, permitted Rent increases, maximum qualifying income for a Very-Low Income Household, requirement for annual Household Income recertification, preferences, and requirement to vacate the Affordable Unit if the Tenant's Household Income exceeds the maximum qualifying income as permitted by project funding sources and regulatory requirements.

(i) Preferred Renter. To the extent permitted by law and consistent with the program regulations for funding sources used for the development of the Affordable Unit, Developer shall give a preference in the rental of any Affordable Unit to eligible households in which at least one member lives or works in the City. The preference stated in this section applies to the rentals of Affordable Units throughout the Term.

(ii) Section 8 Vouchers and Certificate Holders. Developer will review applications from prospective tenants of Affordable Units, on the same basis as all other prospective tenants [of Other Units, and] of persons who are recipients of federal certificates for rent subsidies pursuant to the existing housing program under Section 8 of the United States Housing Act or any successor. Developer shall not apply selection criteria to Section 8 certificate or voucher holders that are more burdensome than criteria applied to all other prospective tenants for an Affordable Unit or Other Unit, nor shall Developer apply or permit the application of management policies or lease provisions with respect to the Project which have the effect of precluding occupancy of an Affordable Unit by such prospective tenants. Developer shall not set aside, reserve, or hold out any Affordable Units for Very-Low Income Households that receive Section 8 assistance. Units shall be filled by eligible households on a first-come, first serve basis. If there are more applicants than units available, tenants will be selected through a lottery system.

(c) Application. Developer may not charge more than the current industry standard per Adult Household member for application fees including credit check and screening background checks and in no event, more than the fee being charged for applicants of Other Units.

(d) Income Certification.

(i) Developer shall require Households interested in renting Affordable Units to fill out applications to demonstrate they meet the Very Low-Income requirements. Households will be verified for eligibility using a Verification Form in substantially the form attached hereto as Exhibit B. Prior to Developer's entering into a lease with a prospective tenant of an Affordable Unit, the prospective tenant household shall be certified as a Very-Low Income Household in accordance with this Agreement.

(ii) Once an applicant has submitted a complete application and Verification Form and has been determined by Developer to be qualified as a Very Low Income Household, Developer will forward the file to Community Development Director for final approval.

(iii) The City will approve applications from households that it determines qualify as Very Low Income Households. City shall notify Developer of its approval or disapproval in writing within 10 business days from receipt of a complete application and Verification Form. Failure of the City to approve or disapprove within that period shall be deemed an approval.

(iv) Applications received during the initial advertising period from Preferred Renters will be given preference over non-Preferred Renters to the extent legally possible. If the Affordable Units are over-subscribed during the initial advertising period, renters of the Affordable Units shall be selected by lottery by the City. Applications received after the initial advertising period will be considered based on completeness and timeliness of their applications without regard to whether they are Preferred or non-Preferred Renters.

(v) Application packets will be made available online and provided to the City of Gardena for distribution at the Planning Counter.

(vi) Annually thereafter, Developer shall conduct recertifications and shall obtain, complete, and maintain on file Household Income recertifications for each Tenant renting any of the Affordable Units. To verify the information, two (2) or more of the following steps shall be taken: (A) obtain pay stubs for the most recent two (2) months of pay for all adults within the household age eighteen (18) or older; (B) obtain an income tax return for the most recent tax year for all adults within the household age eighteen (18) or older; (C) conduct a credit agency or similar search for all adults age eighteen (18) or older; (D) obtain an income verification form from the current employer of applicant and each adult in the applicant's household verifying employment for the last two (2) months; (E) obtain an income verification form from the Social Security Administration and/or the California Department of Social Services if the applicant receives assistance from either of such agencies; or (F) if the applicant is unemployed and does not have a tax return, obtain another form of independent verification.

(vii) Copies of annual Tenant Household Income certifications shall be provided to the City upon request, and provide such additional information reasonably requested by the City in order to verify such certifications. A request by the City to provide any of the items set forth in Subsection (d)(vi)(A) – (F) above will be considered a reasonable request.

(viii) Developer shall pay for all of City's reasonable costs relating to the certification of households, provided however, that City shall provide estimates of such costs to be incurred by City upon Developer's request.

(e) Waiting List. Developer shall continuously maintain a waiting list of prospective tenants for the Affordable Units that may become available in the future.

(f) Annual Report to City. Developer shall submit to the City not later than the ninetieth (90) day after the close of each calendar year, or such other date as may be requested by the City, a statistical report, in a format acceptable to the City, which will include a cover sheet that details the following:

(i) For each Affordable Unit: tenant name, unit number, number of bedrooms, household size, last rent increase date, current rent paid by tenant including other charges, any additional rent paid by any entity other than tenant, any proposed rent increase, percentage of increase, resultant rent, rent increase effective date, gross household income of the residents upon commencing occupancy of the Affordable Unit and the source of such information, and the dates of vacancies.

(ii) Other Information: the waiting list for the Affordable Units and the number of current vacancies.

(g) Third Party Verification/Reporting. Developer and City may mutually agree to hire a third party at Developer's cost to perform the income verification and reporting requirements set forth above.

#### Section 3.4. Management of Property and Property Maintenance.

(a) Management Responsibilities. Developer or its designee is responsible for all management functions with respect to the Project, including, without limitation, the annual recertification of household size and Household Income (subject to review by the City or its assignee), selection of Tenants, maintenance of a waiting list for the Affordable Unit, evictions, collection of Developer's share of Rent and deposits thereof, maintenance, landscaping, routine and extraordinary repairs, replacement of capital items, and security. The City shall have no responsibility for the management of the Project. Developer may enter into a separate agreement with a company relating to the leasing, income verification, and reporting obligations of the Affordable Units. Nothing herein prevents Developer from hiring a property management company for the property maintenance, operations, or repairs of the Project.

(b) Property Maintenance. The City places prime importance on quality maintenance to ensure that all developments within the City which include affordable housing units are not allowed to deteriorate due to below-average maintenance. Developer shall provide the Affordable Units with the same level and quality of maintenance, including performance of repairs and periodic replacement of fixtures, as the Other Units. Developer agrees to maintain all interior and exterior improvements, including landscaping, on the Property in good condition and repair (and, as to landscaping, in a healthy condition) and in accordance with all applicable laws, rules, ordinances, orders and regulations of all federal, state, county, municipal, and other governmental agencies and bodies having or claiming jurisdiction and all their respective departments, bureaus, and officials.

(c) Taxes and Assessments. Developer shall pay all real and personal property taxes, assessments, if any, and charges and all franchise, income, employment, old age benefit, withholding, sales, and other taxes assessed against it, or payable by it, at such times and in such manner as to prevent any penalty from accruing, or any lien or charge from attaching to the Property; provided, however, that Developer shall have the right to contest in good faith, any such taxes, assessments, or charges. In the event Developer exercises its right to contest any tax, assessment, or charge against it, Developer, on final determination of the proceeding or contest, shall immediately pay or discharge any decision or judgment rendered against it, together with all costs, charges and interest.

(d) Damage or Destruction of Project. If all of the Units on the Property are demolished and Developer elects not to rebuild the Project, the concessions and waivers granted to Developer under Density Bonus Law shall terminate and the terms of this Agreement shall terminate and be of no further force and effect.

#### **ARTICLE 4. ENFORCEMENT**

Section 4.1. Covenants Running with the Land. The City and Developer hereby declare their express intent that the covenants and restrictions set forth in this Agreement shall apply to and bind Developer and its heirs, executors, administrators, successors, transferees, and assignees having or acquiring any right, title or interest in or to any part of the Property and shall run with and burden such portions of the Property until terminated in accordance with Section 4.2. Until all or portions of the Property are expressly released from the burdens of this Agreement, each and every contract, deed or other instrument hereafter executed covering or conveying the Property or any portion thereof shall be held conclusively to have been executed, delivered, and accepted subject to such covenants and restrictions, regardless of whether such covenants or restrictions are set forth in such contract, deed or other instrument. In the event of foreclosure or transfer by deed-in-lieu of all or any portion of the Property prior to completion of the Affordable Units, title to all or any portion of the Property shall be taken subject to this Agreement. Developer acknowledges that compliance with this Agreement is a requirement of the Density Bonus Law and the Project Approvals, and that no event of foreclosure or trustee's sale may remove these requirements from the Property. Any person who acquires title to all or any portion of the Property by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise shall succeed to all of the rights and obligations of Developer under this Agreement.

Section 4.2. Monitoring. The City shall have the right, but not the obligation, to monitor and enforce the covenants contained in this Agreement. The Developer shall comply with any monitoring program set up by the City to enforce this Agreement. The Developer shall reimburse the City for all third-party costs incurred by the City pursuant to such monitoring program.

Section 4.3. Release of Property from Agreement.

(a) Prior to the expiration of the Density Bonus Term, Developer shall provide all notifications required by Government Code Sections 65863.10 and 65863.11 or successor provisions or any other notification required by any state, federal, or local law.



(b) Upon the expiration of the Density Bonus Term, the City shall execute and record a release of the Project, the Property, and each Unit in the Project from the burdens of this Agreement within thirty (30) days following written notice from Developer, if at the time Developer is in compliance with all terms of this Agreement.

Section 4.4. Default. In the event of any material default, breach, or violation of the terms of this Agreement (a “Default”), the Party alleging a Default shall deliver a written notice (“Notice of Default”) to the defaulting Party. The Notice of Default shall specify the nature of the Default and a reasonable manner and sufficient period of in which the default must be cured the (“Cure Period”). During the Cure Period, the Party charged shall not be considered in Default for the purposes of termination of this Agreement or institution of legal proceedings. If the alleged Default is cured within the Cure Period, then the Default thereafter shall be deemed not to exist. If a Default cannot be cured during the Cure Period with the exercise of commercially reasonable diligence, the defaulting Party must promptly commence to cure as quickly as possible, and in no event later than thirty (30) calendar days after it receives the Notice of Default, and thereafter diligently pursue said cure to completion. If Developer fails to cure or diligently pursue a cure during the Cure Period, City may exercise any and all remedies available to it under the Density Bonus Law, or otherwise, including but not limited to:

(a) withholding, conditioning, suspending or revoking any permit, license, or other entitlement for the Project, including without limitation final inspections for occupancy and/or certificates of occupancy;

(b) instituting against Developer, or other parties, a civil action for declaratory relief, injunction or any other equitable relief, or relief at law, including without limitation an action to rescind a transaction and/or to require repayment of any funds received in connection with such a violation;

(c) any other means authorized under the City of Gardena Municipal Code, Density Bonus Law, or any other federal or state statute; and

(d) entry upon the Property and to perform all acts and work necessary to protect, maintain, and preserve the improvements and landscaped areas on the Property, and to attach a lien on the Property, or to assess the Property, in the amount of the expenditures arising from such acts and work of protection, maintenance, and preservation by the City and/or costs of such cure, which amount Developer shall promptly pay to the City upon demand.

Neither Party shall be deemed to be in Default where failure or delay in performance of any of its obligations under this Agreement is caused, through no fault of the Party whose performance is prevented or delayed, by floods, earthquakes, other acts of God, fires, wars, riots or similar hostilities, strikes, labor stoppages or slowdowns or other industrial disturbances, or court actions (a “Force Majeure Event”).

Section 4.5. Remedies Cumulative. No right, power, or remedy given to the City by the terms of this Agreement or Density Bonus Law is intended to be exclusive of any other right, power, or remedy; and each and every such right, power, or remedy shall be cumulative and in addition to every other right, power, or remedy given to the City by the terms of this Agreement,

Density Bonus Law, or by any statute or ordinance or otherwise against Developer and any other person. Neither the failure nor any delay on the part of the City to exercise any such rights and remedies shall operate as a waiver thereof, nor shall any single or partial exercise by the City of any such right or remedy preclude any other or further exercise of such right or remedy, or any other right or remedy. City is not required to comply with any provision of state or local law relating to exercising its remedies.

## **ARTICLE 5. GENERAL PROVISIONS**

Section 5.1. Appointment of Other Agencies. At its sole discretion, the City may designate, appoint or contract with any other public agency, for-profit or non-profit organization to perform some or all of the City's obligations under this Agreement.

Section 5.2. Records. Developer shall retain all records related to compliance with obligations under this Agreement for a period not less than five (5) years from the date of origination of such records, and make them available to City employees or others designated by the City for inspection and copying on five (5) business days' written notice. The City shall be entitled to monitor compliance with this Agreement and Density Bonus Law, and Developer shall cooperate with City monitoring, including obtaining Tenant Rent and Household Income verification upon request of the City.

Section 5.3. Fair Housing Covenants. Developer covenants that it will comply with all applicable state and federal fair housing laws in the marketing and rental of the Affordable Units. Developer agrees to accept as tenants, on the same basis as all other prospective tenants, persons who are recipients of federal certificates or vouchers for rent subsidies under the Section 8 program or any successor program. The total amount of rent that may be charged and received by the Developer for an Affordable Unit is limited to the Affordable Rent.

Section 5.4. Hold Harmless. Developer will indemnify and hold harmless City and its elected officials, officers, employees and agents in their official capacity (hereinafter collectively referred to as "Indemnitees"), and any of them, from and against all loss, all risk of loss and all damage (including expense) sustained or incurred because of or by reason of any and all claims, demands, suits, actions, judgments and executions for damages of any and every kind and by whomever and whenever made or obtained, allegedly caused by, arising out of or relating in any manner to the Project, the Affordable Unit, or Developer's performance or non-performance under this Agreement, and shall protect and defend Indemnitees, and any of them with respect thereto, except to the extent arising from the gross negligence or willful misconduct of the Indemnitees. The provisions of this Section shall survive expiration or other termination of this Agreement or any release of part or all of the Property from the burdens of this Agreement, and the provisions of this Section shall remain in full force and effect.

Section 5.5. Notices. All notices required pursuant to this Agreement shall be in writing and may be given by personal delivery or by registered or certified mail, return receipt requested, to the Party to receive such notice at the addressed set forth below:

TO THE CITY:

City of Gardena  
1700 West 162nd Street,  
Gardena, CA 90247  
Attention: Community Development Director

TO DEVELOPER:

[Developer Name]

Any Party may change the address to which notices are to be sent by notifying the other Parties of the new address, in the manner set forth above.

Section 5.6. Integrated Agreement. This Agreement constitutes the entire Agreement between the Parties and no modification hereof shall be binding unless reduced to writing and signed by the Parties hereto.

Section 5.7. Each Party's Role in Drafting the Agreement. Each Party to this Agreement has had an opportunity to review the Agreement, confer with legal counsel regarding the meaning of the Agreement, and negotiate revisions to the Agreement. Accordingly, neither Party shall rely upon Civil Code Section 1654 in order to interpret any uncertainty in the meaning of the Agreement.

Section 5.8. Amendment of Agreement; Approvals and Consents.

(a) Amendments to this Agreement, including any proposal to change any condition of the Project Approvals, shall be subject to the review and approval of the decision-making body which approved the Project. No amendment may be approved that is inconsistent with State law, the Gardena Municipal Code, or any adopted affordable housing guidelines. Upon approval, a new Agreement or amendments to this Agreement, as appropriate, shall be executed and recorded.

(b) The Mayor is authorized to execute this Agreement and has authorized the Director to deliver such approvals or consents as are required by this Agreement. Any consents or approvals required under this Agreement shall not be unreasonably withheld or made, unless it is specifically provided that a sole discretion standard applies.

Section 5.9. No Third Party Beneficiaries or Claims. Nothing contained in this Agreement shall convey any rights upon any person or entity which is not a party or a successor or permitted assignee of a party to this Agreement, including but not limited to any person that Developer may have employed or with whom Developer may have contracted relative to the purchase of materials, supplies or equipment, or the furnishing or the performance of any work or

services with respect to the Property or the construction of the Project or construction of the Affordable Units.

Section 5.10. Applicable Law. This Agreement shall be governed by California law. Venue shall be the County of Los Angeles.

Section 5.11. Waivers. Any waiver by the City of any obligation or condition in this Agreement must be in writing. No waiver will be implied from any delay or failure by the City to take action on any breach or default of Developer or to pursue any remedy allowed under this Agreement or applicable law. Any extension of time granted to Developer to perform any obligation under this Agreement shall not operate as a waiver or release from any of its obligations under this Agreement. Consent by the City to any act or omission by Developer shall not be construed to be a consent to any other or subsequent act or omission or to waive the requirement for the City's written consent to future waivers.

Section 5.12. Title of Parts and Sections. Any titles of the sections, subsections, or subparagraphs of this Agreement are inserted for convenience of reference only and shall be disregarded in interpreting any part of the Agreement's provisions.

Section 5.13. Multiple Originals; Counterpart. This Agreement may be executed in multiple originals, each of which is deemed to be an original, and may be signed in counterparts.

Section 5.14. Recording of Agreement. Prior to the issuance of a certificate of occupancy, but no sooner than issuance of building permits for the Project, this Agreement shall be recorded against the Property in the Official Records of the County of Los Angeles Recorder's Office.

Section 5.15. Severability. In the event any limitation, condition, restriction, covenant, or provision contained in this Agreement is to be held invalid, void or unenforceable by any court of competent jurisdiction, the remaining portions of this Agreement shall nevertheless be and remain in full force and effect.

**[Signatures on following page.]**

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day and year first above written.

**DEVELOPER:**

[Developer Name, and Company Type]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

APPROVED AS TO FORM

**CITY:**

CITY OF GARDENA, a municipal corporation

By: \_\_\_\_\_  
Carmen Vasquez, City Attorney

By: \_\_\_\_\_  
Tasha Cerda, Mayor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**



**EXHIBIT B**

INCOME VERIFICATION FORM

*[To be inserted]*

EXHIBIT C  
FLOOR PLAN

*[To be inserted]*

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) SS:  
CITY OF GARDENA                )

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6672** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **28<sup>th</sup> day of May 2024**, and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS TANAKA AND LOVE, MAYOR PRO TEM  
HENDERSON, COUNCIL MEMBER FRANCIS, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

*Becky Romero*  
*for* \_\_\_\_\_  
City Clerk of the City of Gardena, California

(SEAL)