

RESOLUTION NO. 6694

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, APPROVING CONDITIONAL USE PERMIT #1-24 FOR A HIGH SCHOOL LOCATED WITHIN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONE; SITE PLAN REVIEW #1-24 FOR THE DEMOLITION OF A 9,036 SF BUILDING AND PROPOSING A NEW 7,500 SF FACILITY IN ITS PLACE, TO CONTINUE SERVING THE EXISTING SCHOOL ON THE PROPERTY; AND AN ADMINISTRATIVE ADJUSTMENT TO THE OFF-STREET PARKING REQUIREMENTS, FOR A 12% REDUCTION IN THE NUMBER OF REQUIRED SPACES FOR THE EXISTING HIGH SCHOOL LOCATED AT 2818 MANHATTAN BEACH BLVD, WITHIN THE SINGLE-FAMILY RESIDENTIAL ZONE

(CALLED FOR REVIEW)

WHEREAS, in June 2024, Farnaz Golshani-Fletcher, representing Environmental Charter School (the "Applicant"), submitted an application for a modification to the original conditional use permit and a new site plan review to propose improvements to the existing charter high school at 2818 Manhattan Beach Blvd, (the "Property"); and

WHEREAS, the charter high school has been based at this location since 2021, following the operation of a previous high school there since 2013; and

WHEREAS, prior to this use, the property was operated by Calvary Baptist Church, which ran an elementary school, Sunday school, and services in the existing chapel, later expanding to include a middle school; and

WHEREAS, in 1968, the Gardena City Council granted Conditional Use Permit #219-68, authorizing the initial expansion of Calvary Baptist Church to include Sunday school classes and an elementary school with a maximum enrollment of 350 students. Subsequent modifications introduced new school buildings, which supported an increase in enrollment to 540 students, leading to the addition of a middle school; and

WHEREAS, in 2013, the Community Development Director approved a modification to reflect a change in grade levels from elementary and middle school to high school and a reduction in student enrollment to 450; and

WHEREAS, in previous approvals for modifications to Conditional Use Permit #219-68, the requests and analyses consistently focused on the properties located on the Property and the adjacent property at 15916 Crenshaw Blvd, both of which were under the same ownership; and

WHEREAS, in 2022, Environmental Charter School acquired the Property, and the two properties were no longer used together as originally permitted under the previous modifications to CUP #219-68; and

WHEREAS, the Applicant now is looking to demolish the existing chapel structure (9,036 SF) and replace it with a newly constructed multi-purpose building of approximately 7,508 SF for two classrooms, a reception area, administrative offices, and

restroom facilities, and includes an attached covered canopy to lead into the outdoor courtyard; additional site improvements include landscaping upgrades, parking area enhancements, and the implementation of a new vehicle circulation plan (“the Project”); and

WHEREAS, the General Plan Land Use Plan and Zoning designation of the Property is Single-Family Residential (R-1) as are the properties to the north, east, and south of the Property, while the property to the west is designated as General Commercial (C-3); and

WHEREAS, on January 7, 2025, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all the material and evidence presented by staff, the applicant, and the public, whether written or oral and adopted Resolution No. PC 1-25, approving the Project, with an additional condition for collaboration with local church leaders to memorialize the existing chapel; and

WHEREAS, on January 14, 2025, Mayor Cerda called the decision of the Planning Commission for review, which was seconded by Mayor Pro Tem Tanaka; and

WHEREAS, on February 11, 2025 the City Council held a duly noticed public hearing on the Project, at which time it considered all evidence presented, both oral and written.

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

SECTION 1. Conditional Use Permit #1-24 Findings. Conditional Use Permit #1-24 to allow the continuation of a charter high school on the Property located in the Single-Family Residential zone (R-1) zone as shown on Exhibit A, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit B:

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

Pursuant to GMC section 18.12.030.B a conditional use permit is required for public and private schools in the R-1 zone. The Property is located within the R-1 zone and is already operating as a private school, therefore, the Applicant’s request for a conditional use permit is deemed proper, and will authorize the Applicant to continue the operations of the school with the proposed new building.

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

The Property is bordered by Manhattan Beach Blvd to the north, with low-density residential areas across, and similarly to the east and south, with a commercial center to the west. The Property has been operating as a high school since 2013 and previously served as an elementary and middle school since 1968. The proposed improvements to the site will not result in an increase in student enrollment as enrollment will still be limited by condition to 450 students or the number of classrooms at the existing charter high school. The Project includes demolishing the existing chapel and constructing a new multi-purpose building with a covered canopy for classroom and office space. Other site improvements will involve landscaping modifications throughout the property and adjustments to the parking area.

The General Plan designates the property as Single-Family Residential, which encompasses a range of uses such as residential neighborhoods, schools, parks, childcare facilities, and churches. Allowing the continued operation of the school and replacing the chapel with a smaller building aligns with the following goals and policies of the Gardena General Plan:

- Land Use Policy LU 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.
- Design Goal 1: Enhance the visual environment and create a positive image of the City.

The Project includes replacing an existing building with a smaller one for an existing charter high school and it will be compatible with the surrounding residential area, prioritizing pedestrian-friendly design, landscaped buffers, and minimizing impacts on the residential neighborhoods nearby.

The addition of new landscaping will enhance the visual appeal of the area, improving the overall quality of the environment in a way that complements existing residential neighborhoods. In addition, the Applicant is bringing the Property into compliance with landscaping requirements for parking by planting at least one tree for every 10 spaces.

The reconfiguration of the parking area to improve circulation and accessibility will enhance safety and efficiency for both residents and visitors.

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

The Project site consists of an L-shaped lot, approximately 2.05 acres in size, and is zoned R-1. The Property has been used as a school since 1968, including for high school students and has been used exclusively as a high school since 2021 when Environmental Charter School began its operations on site. The existing use shows the Property is of

adequate size. The Project involves demolishing the existing 9,036 SF chapel and replacing it with a new multi-purpose building, which meets all R-1 development standards, except for the off-street parking requirement. The Applicant is requesting a 12% adjustment for the parking, as discussed below. The use of the Property as a charter high school with planned improvements such as enhanced circulation during drop-offs and pickups, will improve overall operations. The Project features, including adjustments to yards, setbacks, walls, fences, and landscaping, will comply with zoning requirements, ensuring the property is adequately configured for this use.

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

Pedestrian access to the Project area is provided by a walkway on the north end of the site leading to the sidewalks along Manhattan Beach Blvd. Vehicle access is provided by way of two (2) driveways, one to the northeast and the other on the northwest of the site. The Circulation Plan of the Gardena General Plan designates Manhattan Beach Blvd as Major Collector roadway. Major Collector roadways are designed to carry moderate levels of traffic. The Project involves demolishing the existing chapel facility to be replaced with a new multi-purpose building. There will be no increase in the enrollment size.

The Project will improve on-site drop-off and pick-up efficiency along Manhattan Beach Blvd by reconfiguring the access drive. The Applicant's parking study, under the staff report, which is incorporated by reference, shows that the current property layout causes vehicle queuing onto the Manhattan Beach Blvd. To address this, the Applicant proposes a redesigned parking area to enhance vehicle circulation, by adding 315 linear feet to the onsite queuing lane, thereby increasing the total onsite lane to 715 feet which will improve operations.

During pick-up and drop-off, vehicles traveling east on Manhattan Beach Blvd will enter the lot at the existing northwest driveway entrance. Parking monitors will guide them 225 feet into the site, directing them to a turnaround at the visitor stalls. School staff will ensure the stalls are clear and accessible before pick-up times. Traffic will continue along a new drive aisle parallel to Manhattan Beach Blvd, where students will load and unload. Vehicles will exit through the eastern lot driveway exit. Outside of pick-up/drop-off hours, traffic will navigate the western lot for visitor and employee parking, with permitted vehicles in the eastern lot. Both lots will be monitored, and unregistered vehicles will be reported to school administrators.

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

The conditions of approval have been drafted and are attached here as Exhibit B. These conditions will help protect the public health, safety, and general welfare of the surrounding uses, residents, and businesses in the area.

SECTION 2. Site Plan Review #1-24 Findings. The approval of the Site Plan Review #1-24 is hereby approved, subject to the conditions attached as Exhibit B and based on the following findings:

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-1 zone. As shown in the staff report, the Project complies with all the development standards of the R-1 zone, except for those standards for which the Applicant is requesting an administrative adjustment.

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

The Project is consistent with several goals and policies specified in the City's General Plan, including, Land Use Policy LU 1.10 and Land Use Plan Goal 4. The Project involves upgrades to an existing high school in the City, which will bring improvements to the school's amenities for the benefit of local students. In addition to enhancing the campus facilities, the Project will also improve site circulation, optimize vehicle flow, and enhance landscaping, all of which will improve the visual appeal of the area.

C. The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development.

The site modification will not increase or change the demand for police, fire, or public infrastructure services in the surrounding area, as the Property's use remains unchanged and will continue to support the operation of a high school with the same allowed enrollment size. Furthermore, the Los Angeles County Fire Department evaluated the project plans and provided comments and conditions to ensure the Property is adequately accommodated. As a result, the existing infrastructure and services should accommodate the site improvements.

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

The Project does not involve any changes to the property's use as a high school or alter the enrollment size. The Project focuses on making improvements that will minimize impact on the surrounding residential and commercial areas. As a result, the Project will remain in harmony with the neighboring sites and communities.

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.

The Project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Guidelines Section 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project. Further information on this matter is explained below.

SECTION 3. Administrative Adjustment #1-24 Findings. The approval of the Administrative Adjustment #1-24 for a 12% reduction in the number of required spaces—from 104 to 93 spaces, is hereby approved, subject to the conditions attached as Exhibit B and based on the following findings:

A. There are special circumstances, practical difficulties, unnecessary hardships, or results inconsistent with the general purpose of the city's zoning provisions through the strict and literal interpretation and enforcement of the above provisions. Special circumstances include, but are not limited to, nonconforming lot sizes and properties previously developed to different development standards where there is no room for modification without substantial alteration or demolition of existing structures.

The Property was previously developed with a three-story classroom and ancillary buildings for an elementary, middle school, and church facility. In 2013, a former high school leased the Property to accommodate their student enrollment. In 2021, the Applicant leased the Property and subsequently acquired it in 2022 to establish a charter high school. However, the current school, which is not religiously affiliated, does not require the chapel building. The Project involves replacing the chapel building and making site improvements that are necessary to optimize the Property for the school's educational needs.

To reduce street queuing, the Applicant has redesigned the vehicle circulation to improve the drop-off and pick-up processes. Additionally, new landscaping, including trees and small plants, will be added to the western parking lot. The Project improvements will result in the loss of 16 parking spaces, leaving a total of 93 spaces, which does not meet the Gardena Municipal Code (GMC) requirement of 104 spaces. Due to the unique circumstances of redesigning the school facility around existing structures and site constraints to comply with other City zoning requirements, a strict interpretation of the parking provisions under GMC Chapter 18.40 would hinder the Project from aligning with the goals and policies of the City's General Plan, which aims to improve circulation, parking, and landscaping for the Property.

B. That the proposed adjustment would not be detrimental to the neighborhood or district in which the property is located.

A parking study conducted by the Applicant's consultant, Kimley-Horn and Associates

(Attachment to the staff report), indicates that the 93 parking spaces will adequately meet the projected demand, confirming that a 12% reduction in parking spaces from the required amount will not negatively impact the surrounding neighborhood or district.

C. That the proposed adjustment is necessary in order that the applicant not be unreasonably deprived the use or enjoyment of his property.

The Property is currently allowed to have an enrollment of 450 students, as permitted under previous entitlement approvals. The Applicant's proposal does not include a request to increase the student enrollment. It is not possible for the Applicant to make the desired improvements while meeting the parking requirements outlined in the City's code. Allowing the Applicant to repurpose the existing developed area of the site will better accommodate the needs of the high school without unreasonably depriving the Applicant of the use or enjoyment of the property.

D. The proposed adjustment is consistent with Title 18 (Zoning).

In accordance with GMC Section 18.50.020.A, an administrative adjustment may be granted for modifications to off-street parking and loading requirements, allowing a variance of up to 15%. The Applicant's request of a 12% adjustment complies with all other relevant provisions of the Municipal Code. Additionally, the Project does not involve any other variances from the code's provisions.

E. The proposed adjustment is consistent with the general plan.

The Project is consistent with several goals and policies specified in the City's General Plan. The Project involves upgrades to an existing high school in the City, which will bring improvements to the school's amenities for the benefit of local students. While the parking is reduced by less than 15%, the Project includes needed improvements to site circulation and enhance landscaping.

SECTION 4. California Environmental Quality Act Findings. The Project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the following exemption:

A. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemptions:

- Guidelines Section 15303(c) New Construction or Conversion of Small Structures. The Project consists of demolishing the existing chapel (9,036 SF) construct a smaller, newly constructed multi-classroom building and administration building with covered outdoor area consisting of 7,500 SF. The Property is located in an urbanized area, with the proposed structure not exceeding 10,000 square feet. Additionally, the construction does not involve significant quantities of hazardous substances.

- Guidelines Section 15302, Replacement or Reconstruction. The Project involves the demolition of an existing chapel building (9,036 SF) and replacing the structure with a smaller, newly constructed multi-classroom building (7,500 SF). The Project involves the replacement of an existing structure where the new structure will be located on the same site as the structure being replaced will not increase student enrollment

B. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the Project not have any significant effects, but there are no unusual circumstances applicable to this Project site. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resource which would be impacted. Staff does not expect any significant impact or unusual circumstances related to the approval of this project.

C. Staff is hereby directed to file a Notice of Exemption as the Project meets the conditions for both the Replacement or Reconstruction and New Construction or Conversion of Structures exemption described in CEQA Guidelines Sections 15302 and 15303(c).

SECTION 5. Custodian of Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at City Hall, 1700 W. 162nd Street, Gardena, California 90247. The Custodian of Records is Greg Tsujiuchi, Community Development Director who can be reached at 310/217-9546 or gtsujiuchi@cityofgardena.org.

SECTION 6. Effective Date. This Resolution shall be effective immediately.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 11th day of February, 2025.

Tasha Cerda, Mayor

TASHA CERDA, Mayor

ATTEST:

Mina Semenza

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez

CARMEN VASQUEZ, City Attorney

Exhibit A – Project Plans
Exhibit B – Conditions of Approval



Gensler

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Email: alastair_stokes@gensler.com

Rick Engineering Company

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San Diego, CA 92110
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Email: kdruse@rickengineering.com

Hongjoo Kim Landscape Architects

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John A. Martin & Associates

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Glumac

MEP Engineer
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Contact: Simon Ubhi
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Email: SUbhi@glumac.com

ECHS GARDENA NEW BUILDING & SITE WORK

MODIFICATION TO CONDITIONAL USE PERMIT - BACKCHECK 1 SEPTEMBER 6, 2024

CODE ANALYSIS

BUILDING ADDRESS
2818 MANHATTAN BEACH BLVD, GARDENA, CA 90249

ASSESSOR PARCEL NUMBER
4067-007-005

ZONE
R-1

CONSTRUCTION TYPE
V-B
FULLY SPRINKLERED

OCCUPANCY TYPES
GROUP E (CLASSROOMS)
GROUP B (ADMINISTRATION OFFICES)
ACCESSORY GROUP A-3 (CONFERENCE AND LOUNGE)
NON-SEPARATED (PER CBC 508.3)

NUMBER OF STORIES
ALLOWABLE: 2-STORY
PROPOSED: 1-STORY

BUILDING HEIGHT
ALLOWABLE PER CBC: 60 FEET
ALLOWABLE PER CITY OF GARDENA MUNICIPAL CODE: 25 FEET
PROPOSED: 16 FEET

BUILDING AREA
ALLOWABLE PER CBC: 36,000 SQUARE FEET (GROUP B MOST RESTRICTIVE)
PROPOSED: 7,500 SQUARE FEET

FIRE PROTECTION
PRIMARY STRUCTURE: 0 HOURS
BEARING WALLS, EXTERIOR AND INTERIOR: 0 HOURS
NONBEARING WALLS, EXTERIOR AND INTERIOR: 0 HOURS
FLOOR: 0 HOURS
ROOF: 0 HOURS

FIRE SEPARATION
ALLOWABLE PER TABLE 705.5 FOR 0 HOUR-RATED EXTERIOR WALLS: 10 FEET OR GREATER

MAXIMUM COMMON PATH OF TRAVEL
MAXIMUM OCCUPANT LOAD OF SPACE: 49
GROUP E: 75 FEET
GROUP B: 100 FEET

PLUMBING ANALYSIS

OCCUPANT LOAD FACTORS
PER CPC TABLE 4-1
EDUCATION THROUGH 12TH GRADE: 30
BUSINESS: 150

OCCUPANT LOAD
AREA (SQUARE FEET) / OCCUPANT LOAD FACTOR
EDUCATION: 1800 / 30 = 60
BUSINESS: 1800 / 150 = 12
TOTAL: 72

REQUIRED FIXTURES
OCCUPANTS/ GENDER: 72 / 2 = 36
BASED ON EDUCATION OCCUPANCY

WOMEN:
WATER CLOSETS = 1 PER 30 = 2
LAVATORIES = 1 PER 40 = 1

MEN:
WATER CLOSETS = 1 PER 50 = 1
URINALS = 1 PER 100 = 1
LAVATORIES = 1 PER 40 = 1

DRINKING FOUNTAINS = 1 PER 150 = 1

SERVICE SINKS = 1

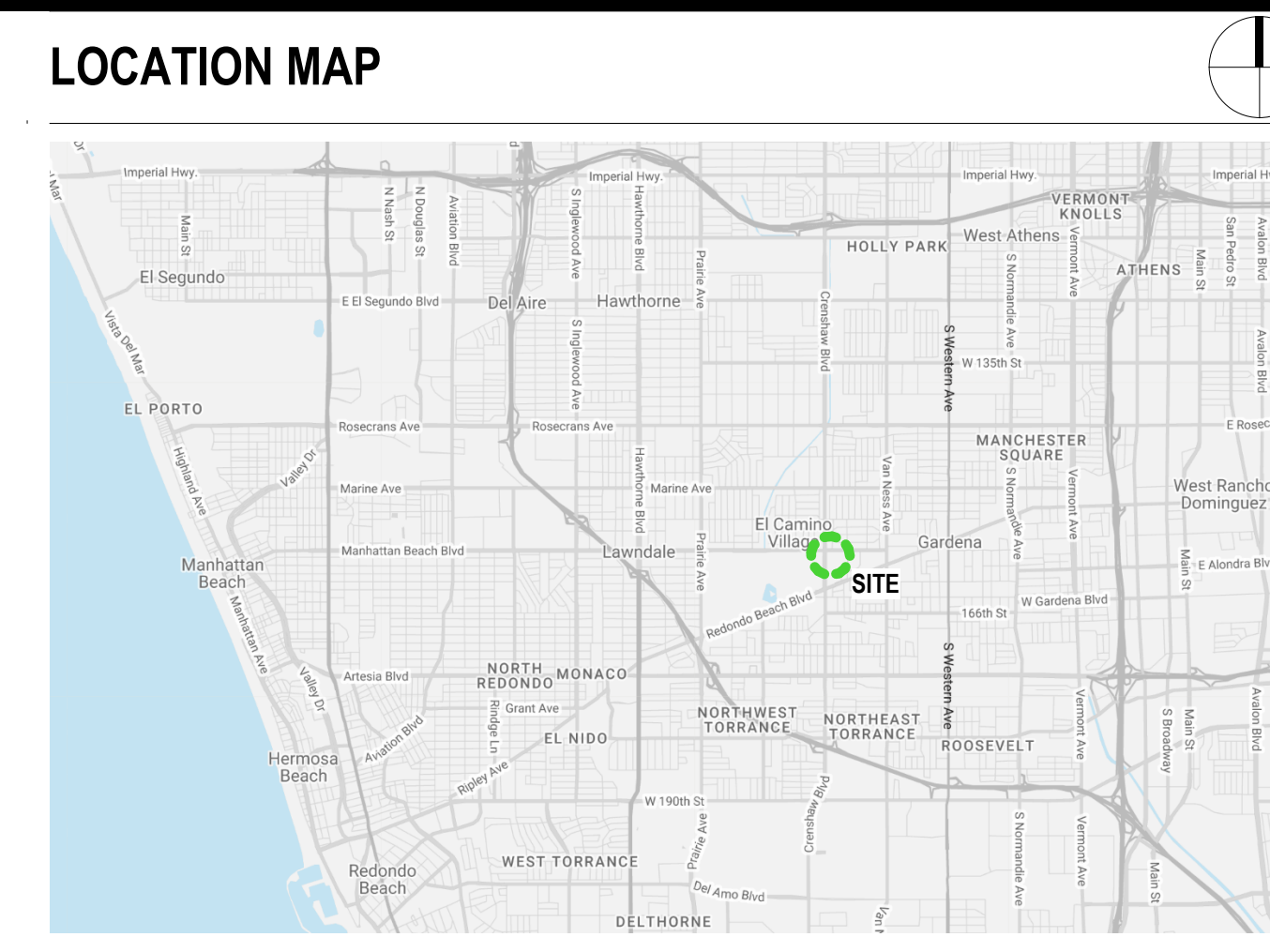
TOTAL REQUIRED:
WATER CLOSETS = 3
URINALS = 1
LAVATORIES = 2
DRINKING FOUNTAINS = 1
SERVICE SINKS = 1

PROVIDED FIXTURES
NOTE: FIXTURES ARE PROVIDED WITHOUT GENDER ASSIGNMENT.

TOTAL PROVIDED:

WATER CLOSETS = 7
URINALS = 3
LAVATORIES = 7
DRINKING FOUNTAINS = 1
SERVICE SINKS = 1

LOCATION MAP



VICINITY MAP



PROJECT DESCRIPTION

DEMOLITION OF EXISTING CHURCH STRUCTURE AND SURROUNDING LANDSCAPE. CONSTRUCTION OF NEW SINGLE-STORY CLASSROOM AND ADMINISTRATION BUILDING WITH COVERED OUTDOOR AREA IMMEDIATELY ADJACENT, NEW DRIVE ASLE CONNECTING THE TWO PARKING LOTS, NEW LANDSCAPING IN AREA BETWEEN NEW AND EXISTING BUILDINGS. WEST PARKING LOT, EAST PARKING LOT, ANNEX CLASSROOM BUILDING, MAIN CLASSROOM BUILDING, SHOWN AS 'NOT IN CONTRACT ON SITE PLAN, TO REMAIN.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA FIRE SPRINKLER CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF GARDENA MUNICIPAL CODE

DEFERRED SUBMITTALS

FIRE ALARM AND SMOKE DETECTORS
FIRE SPRINKLERS
CURTAIN WALL SYSTEMS AND GLAZED ASSEMBLIES

SHEET INDEX

COVER
G0.100 - PROJECT INFORMATION
G0.101 - SITE SURVEY
D0.001 - DEMOLITION SITE PLAN
L0.00 - CONSTRUCTION NOTES AND SCHEDULE
L2.01 - LANDSCAPE CONSTRUCTION PLAN & MATERIALS
L8.01 - PLANTING PLAN
L8.02 - PLANTING MATERIALS BOARD
E0.005 - BASIS OF DESIGN, SCHEDULE AND CONTROL INTENT - LIGHTING
E1.002 - SITE LIGHTING PLAN
E1.003 - SITE LIGHTING EGRESS PATH PHOTOMETRIC
E1.004 - SITE BOUNDARY LIGHTING PHOTOMETRIC
A0.001 - SITE PLAN
A0.004 - SITE DETAILS
A0.300 - FINISH SCHEDULE
A1.101 - FLOOR PLAN
A2.101 - BUILDING ELEVATIONS

ECHS GARDENA

2818 Manhattan Beach
Blvd. Gardena CA 90249



Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
9/6/24	CLIP MODIFICATION BACKCHECK 1

**NOT FOR
CONSTRUCTION**

Project Name
NEW BUILDING & SITE WORK
Project Number
005.2785.100
Description
PROJECT INFORMATION

Scale
NOT TO SCALE

G0.100



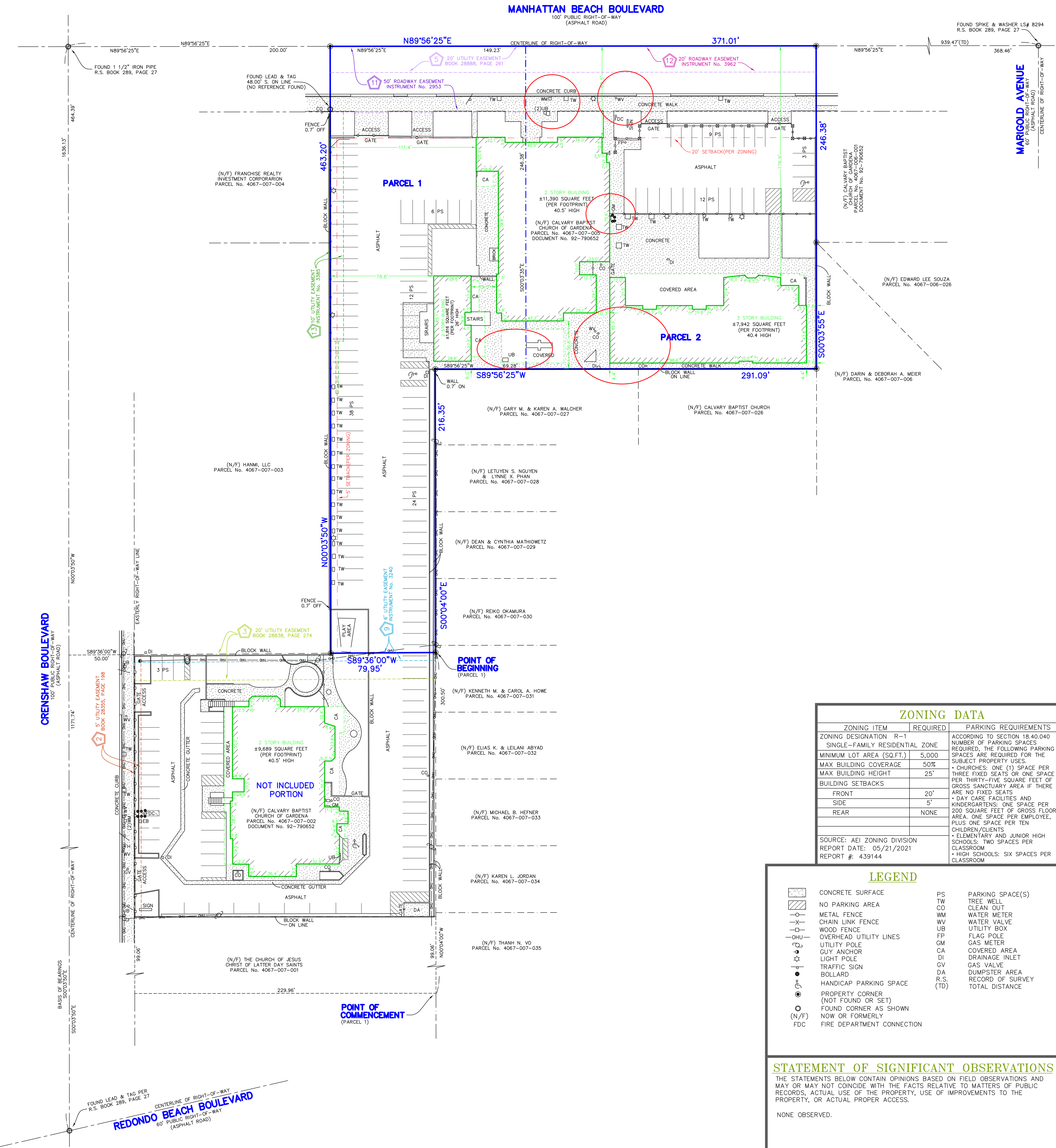
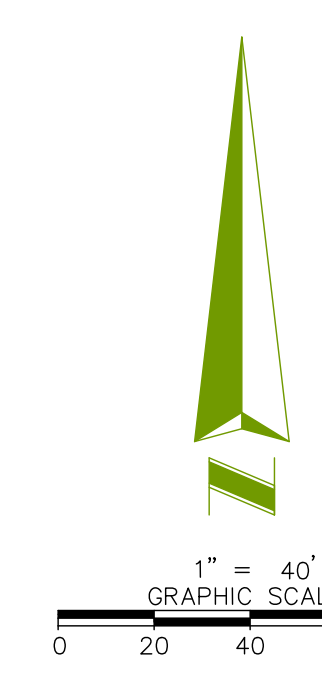
TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN LAWYERS TITLE COMPANY, COMMITMENT FILE NO. 621672953, WITH AN EFFECTIVE DATE OF MAY 5, 2021.

LEGAL DESCRIPTION
(AS DESCRIBED IN THE TITLE COMMITMENT)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1: (APN 4067-007-005)
THAT PORTION OF THE NORTH 10 ACRES OF THE WEST 20 ACRES OF LOT 3 OF MAPS SHOWING LOTS 2 AND 3, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK TO, PAGE 93 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 12 OF TRACT NO. 1899, AS SHOWN ON MAP RECORDED IN BOOK 400, PAGE 9 OF MAPS, IN SAID RECORDER'S OFFICE, SAID POINT BEING DISTANT ALONG SAID PROLONGATION NORTH 0° 04' 00" WEST 300.50 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 12, THENCE SOUTH 89° 30' 00" WEST 79.95 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 150 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF CRENSHAW BOULEVARD, 100 FEET WIDE, THENCE ALONG SAID PARALLEL LINE NORTH 0° 04' 00" WEST 493.20 FEET TO THE NORTHERLY LINE OF SAID LOT 3, THENCE ALONG SAID NORTHERLY LINE NORTH 89° 56' 25" EAST 149.23 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO CALVARY BAPTIST CHURCH OF GARDENA, RECORDED APRIL 24, 1947, AS INSTRUMENT NO. 40, IN BOOK 24517, PAGE 130, OF OFFICIAL RECORDS IN SAID RECORDER'S OFFICE, THENCE ALONG THE WESTERLY LINE OF SAID LAND SOUTH 0° 03' 30" EAST 246.38 FEET TO THE SOUTHWESTERLY CORNER OF SAID LAND, THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LAND SOUTH 89° 56' 25" WEST 89.23 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 12, THENCE ALONG SAID PROLONGATION SOUTH 0° 04' 00" EAST 216.35 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN 4067-007-005)
THE NORTH 1.2545 ACRES OF THAT PORTION OF THE WEST 20 ACRES OF LOT 3 AS SAID LOT 18 SHOWN ON THE MAP OF A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 14 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK TO, PAGE 93 OF MISCELLANEOUS RECORDS, LYING SOUTH OF THE SOUTH LINE OF MANHATTAN BEACH BOULEVARD AND EAST OF A LINE EXTENDING SOUTHERLY AT RIGHT ANGLES FROM THE INTERSECTION OF SAID SOUTHERLY LINE OF MANHATTAN BEACH BOULEVARD, WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF ATINSON AVENUE.



VICINITY MAP
NOT TO SCALE
MAP DATA ©2021 GOOGLE

SHEET 1 OF 1

LAND AREA
108,725 SQUARE FEET
2.496 ACRES

PARKING
REGULAR= 104
HANDICAP= 2
TOTAL= 106

FLOOD INFORMATION
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 980217306 WHICH BEARS AN EFFECTIVE DATE OF 09/28/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BEARING BASIS
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CRENSHAW BOULEVARD AS BEING SOUTH 03°05'00" PER RECORD OF SURVEY BOOK 289, PAGE 27.

GENERAL NOTES
1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. WITHOUT EXCAVATION UTILITY INFORMATION MAY BE INCOMPLETE, INACCURATE AND UNRELIABLE.
2. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THE SUBJECT PROPERTY IS CURRENTLY UTILIZING MANHATTAN BEACH BOULEVARD AND CRENSHAW BOULEVARD FOR DIRECT PHYSICAL ACCESS TO DEDICATED PUBLIC STREETS OR HIGHWAYS AS SHOWN.
4. BASED ON LIMITED AND RUDIMENTARY SURFACE OBSERVATIONS, THERE DO NOT APPEAR TO BE ANY CEMETERIES OR BURIAL GROUNDS ON SITE. HOWEVER, A QUALIFIED PROFESSIONAL IN THIS FIELD WAS NOT CONSULTED FOR ABSOLUTE CONFIRMATION.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. WITHOUT EXPRESSING A LEGAL OPINION THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
8. NO RECENT CHANGES NOR PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES WERE PROVIDED TO THE SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. THIS SURVEY DOCUMENT IS NOT VALID WITHOUT THE AUTHORIZED SEAL AND SIGNATURE OF A PROFESSIONAL SURVEYOR AND MAPPER. IN ADDITION, ANY CHANGES TO THIS SURVEY DOCUMENT BY OTHER THAN THE PROFESSIONAL SURVEYOR AND MAPPER NAMED HEREON INVALIDATES THE SURVEY DOCUMENT.
10. NO WETLAND MARKERS AND/OR FLAGS WERE OBSERVED AT TIME OF SURVEY.
11. TITLE WORK FOR THIS ALTA/SNPS WAS FURNISHED TO AEI CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY AEI CONSULTANTS. AEI CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.
12. ALL DISTANCES ARE HORIZONTAL GROUND (U.S. SURVEY FEET).
13. PURSUANT TO THE RECORD OF SURVEY REQUIREMENTS UNDER SECTION 8762 (B) (4) OF THE ESTATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTIONS 8700 - 8800, ALSO KNOWN AS THE PROFESSIONAL LAND SURVEY ACT, THE CLIENT HAS BEEN MADE AWARE OF THE EXISTENCE OF UN-SURVEYED LINES) COMPRISING THE BOUNDARY OF THE PROPERTY SHOWN HEREON CREATED BY WRITTEN INSTRUMENTS. THUS A RECORD OF SURVEY MUST BE UNDERWAY AND UNDER CONTRACT FOR THIS DOCUMENT TO BE SIGNED AND COMPLIANT WITH SAID SECTION 8762 (B) (4).

ALTA/SNPS LAND TITLE SURVEY
AEI JOB # 439144
2818 MANHATTAN BEACH BOULEVARD &
15916 CRENSHAW BOULEVARD, GARDENA
LOS ANGELES COUNTY, CALIFORNIA

SITE PICTURE

PERFORMED BY:
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

ALTA/SNPS LAND TITLE SURVEY CERTIFICATION
I, THE LAWYERS TITLE, WILMINGTON TRUST NATIONAL ASSOCIATION, ENVIRONMENTAL CHARTER SCHOOLS, MBB & GARDENA LLC, EQUITABLE FACILITIES FUND, INC., AND ITS SUCCESSORS AND ASSIGNS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SNPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND SNPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, AND 17 OF TABLE A, THEREOF. THE FIELDWORK WAS COMPLETED ON 03/14/2022, DATE OF PLAT OR MAP: 03/22/2022.

LEGEND

CONCRETE SURFACE	PS	PARKING SPACE(S)
NO PARKING AREA	TW	TREE WELL
METAL FENCE	CO	CLEAN OUT
CHAIN LINK FENCE	WM	WATER METER
WOOD FENCE	UV	WATER VALVE
OVERHEAD UTILITY LINES	UB	UTILITY BOX
UTILITY POLE	FP	FLAG POLE
GUY ANCHOR	CM	GAS METER
TRAFFIC SIGN	CA	COVERED AREA
BOLLARD	DI	DRAINAGE INLET
HANDICAP PARKING SPACE	CV	GAS VALVE
PROPERTY CORNER (NOT FOUND OR SET)	DA	DUMPSTER AREA
FOUND CORNER AS SHOWN NOW OR FORMERLY	R.S	RECORD OF SURVEY
FIRE DEPARTMENT CONNECTION	(TD)	TOTAL DISTANCE

STATEMENT OF SIGNIFICANT OBSERVATIONS
THE STATEMENTS BELOW CONTAIN OPINIONS BASED ON FIELD OBSERVATIONS AND MAY OR MAY NOT CONCORD WITH THE FACTS RELATIVE TO MATTERS OF PUBLIC RECORDS, ACTUAL USE OF THE PROPERTY, USE OF IMPROVEMENTS TO THE PROPERTY, OR ACTUAL PROPER ACCESS.
NONE OBSERVED.

NOT FOR CONSTRUCTION

REGISTERED SURVEYOR: ERIC S. CANTRELL
PROFESSIONAL LAND SURVEYOR NO.: 7163
STATE OF CALIFORNIA
(FOR THE FIRM AEI CONSULTANTS)

DATE: 03/22/2022
DATED

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER
06/16/21	ADD REVISED TITLE	KQ	439144
07/08/21	CLIENT COMMENTS	KQ	

Project Name
NEW BUILDING & SITE WORK

Project Number
005.2785.100

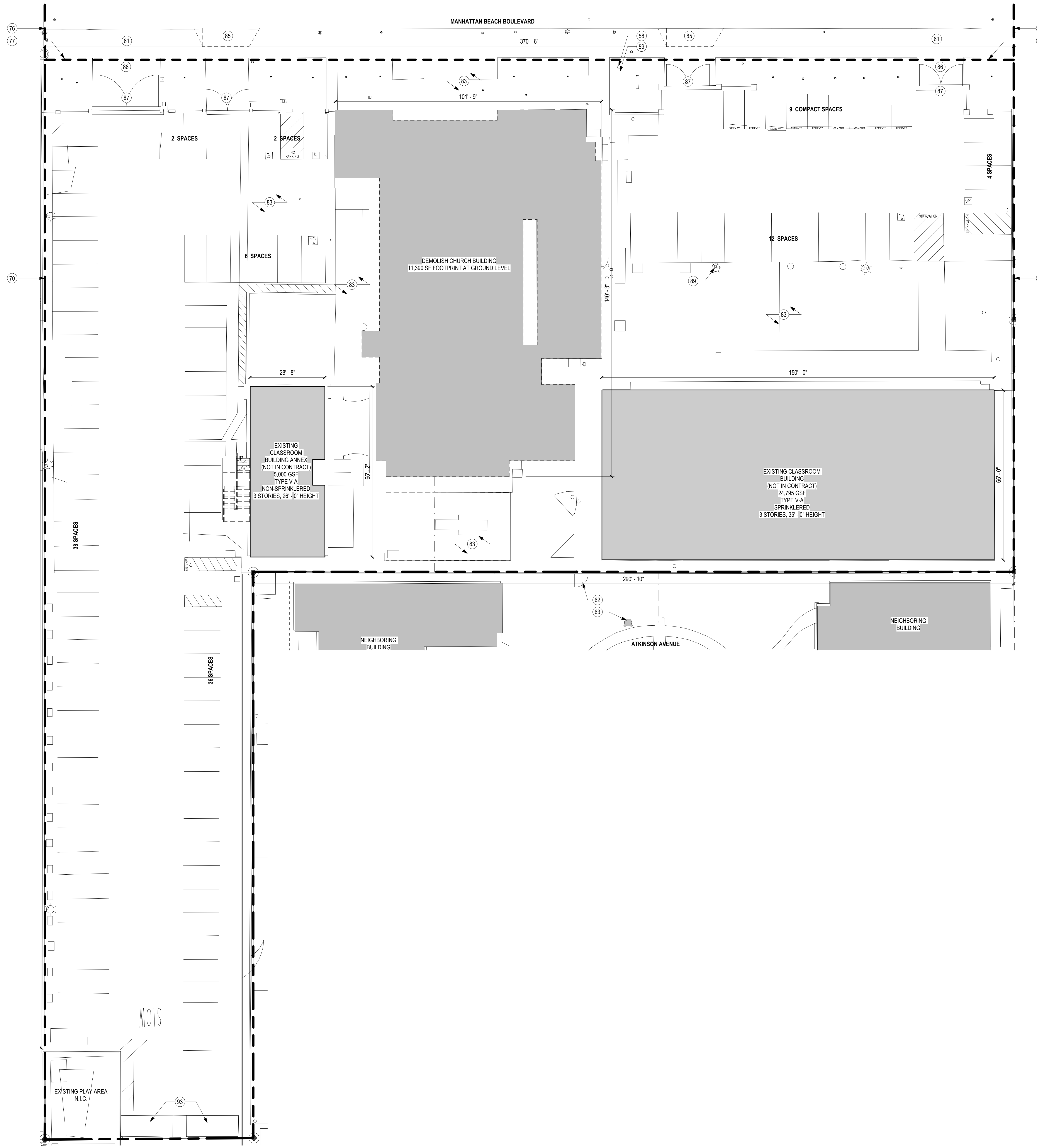
Description
SITE SURVEY

Scale
1" = 40'

Scale
G0.101

NOTES CORRESPONDING TO SCHEDULE B

- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PURPOSE: POLE LINES RECORDED SEPTEMBER 28, 1946, IN BOOK 28365, PAGE 188 OF OFFICIAL RECORDS AFFECTS THE WESTERLY 5 FEET OF PARCEL 2 DOES NOT AFFECT AS SHOWN.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, PURPOSE: A LINE OR LINES OF PIPE AND WATER TRANSPORTATION RECORDED DECEMBER 1, 1948, IN BOOK 28838, PAGE 274 OF OFFICIAL RECORDS AFFECTS THE NORTH 20 FEET OF PARCEL 2 DOES NOT AFFECT AS SHOWN.
- RIGHTS AND CONDITIONS AS RESERVED AND PROVIDED IN THE EASEMENT DEED FROM CALVARY BAPTIST CHURCH OF GARDENA, A CORPORATION TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED DECEMBER 1, 1948, IN BOOK 28838, PAGE 274 OF OFFICIAL RECORDS AFFECTS AS SHOWN, NOTHING IS SET FORTH.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, PURPOSE: A LINE OR LINES OF PIPE AND WATER TRANSPORTATION RECORDED DECEMBER 1, 1948, IN BOOK 28838, PAGE 201 OF OFFICIAL RECORDS AFFECTS THE MOST NORTH 20 FEET OF PARCEL 1 AFFECTS AS SHOWN.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PURPOSE: POLES AND WIRES RECORDED SEPTEMBER 7, 1950, IN BOOK 34235, PAGE 336 OF OFFICIAL RECORDS AFFECTS A PORTION OF PARCEL 1 UNABLE TO DETERMINE AFFECTED AREA FROM RECORD, MENTIONED BOOK 34235, PAGE 336, NOT PROVIDED.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PURPOSE: POLES AND WIRES RECORDED MAY 25, 1951, IN BOOK 36001, PAGE 14 OF OFFICIAL RECORDS AFFECTS A STRIP OF LAND 10 FEET IN WIDTH LYING WITHIN PARCEL 1 DOES NOT AFFECT.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PURPOSE: POLE LINES RECORDED JANUARY 1, 1955, AS INSTRUMENT NO. 3386 OF OFFICIAL RECORDS AFFECTS THE NORTHERLY 6 FEET OF THE WESTERLY 150 FEET OF PARCEL 3 DOES NOT AFFECT AS SHOWN.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES, PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES RECORDED MAY 16, 1957 AS INSTRUMENT NO. 3963 OF OFFICIAL RECORDS AFFECTS THE NORTH 20 FEET OF PARCEL 1, TO BE KNOWN AS MANHATTAN BEACH BOULEVARD AFFECTS AS SHOWN.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES, PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES RECORDED MAY 16, 1957 AS INSTRUMENT NO. 3962 OF OFFICIAL RECORDS AFFECTS THE NORTH 20 FEET OF PARCEL 2, TO BE KNOWN AS MANHATTAN BEACH BOULEVARD AFFECTS AS SHOWN.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PURPOSE: POLE LINES RECORDED DECEMBER 1, 1957 AS INSTRUMENT NO. 3385 OF OFFICIAL RECORDS AFFECTS A STRIP OF LAND 10 FEET IN WIDTH LYING WITHIN PARCEL 1 AFFECTS AS SHOWN.



EXISTING PARKING TABULATION

REQUIRED PARKING SPACES:

PER CITY OF GARDENA MUNICIPAL CODE 18.40.040

9TH GRADE CLASSROOMS: 4 @ 2 SPACES/ CLASSROOM
 10TH-12TH GRADE CLASSROOMS: 18 @ 6 SPACES/ CLASSROOM
 (TOTAL CLASSROOMS: 22)

TOTAL SPACES REQUIRED (4*2)+(18*6) = 116

PROVIDED PARKING SPACES:

REGULAR: 100
 COMPACT: 9
TOTAL: 109

EXISTING LOT COVERAGE CALCULATION

GROSS PROPERTY AREA = 108,725 SF

NET PROPERTY AREA = 90,174 SF*

*GROSS PROPERTY AREA LESS 18,551 SF ROADWAY EASEMENT ON MANHATTAN BEACH BOULEVARD

BUILDING FOOTPRINTS:

CHURCH BUILDING: 11,390 SF
 CLASSROOM BUILDING: 7,942 SF
 CLASSROOM BUILDING ANNEX: 1,816 SF
TOTAL: 21,148 SF

EXISTING GROSS LOT COVERAGE: 19.5%
EXISTING NET LOT COVERAGE: 23.5%

SHEET NOTES

- 58 EXISTING PIV
- 59 EXISTING FDC
- 61 EXISTING CURB CUT
- 62 EXISTING FIRE DEPT ACCESS GATE
- 63 EXISTING FIRE HYDRANT
- 70 PROPERTY LINE
- 76 CONTINUATION OF PROPERTY LINE TO CENTERLINE OF RIGHT-OF-WAY PER SURVEY SHEET G0.101
- 77 ROADWAY EASEMENT LINE PER SURVEY SHEET G0.101
- 83 DEMOLISH AREA OF EXISTING HARDSCAPE
- 85 DEMOLISH CURB CUT
- 86 MAINTAIN EXISTING SITE ENTRY
- 87 DEMOLISH GATE
- 89 MAINTAIN EXISTING SITE LIGHTING, TYP.
- 93 EXISTING SHIPPING CONTAINERS

GENERAL NOTES



Gensler
 500 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601

Date	Description
9/6/24	CLIP MODIFICATION BACKCHECK 1

NOT FOR CONSTRUCTION

Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
DEMOLITION SITE PLAN

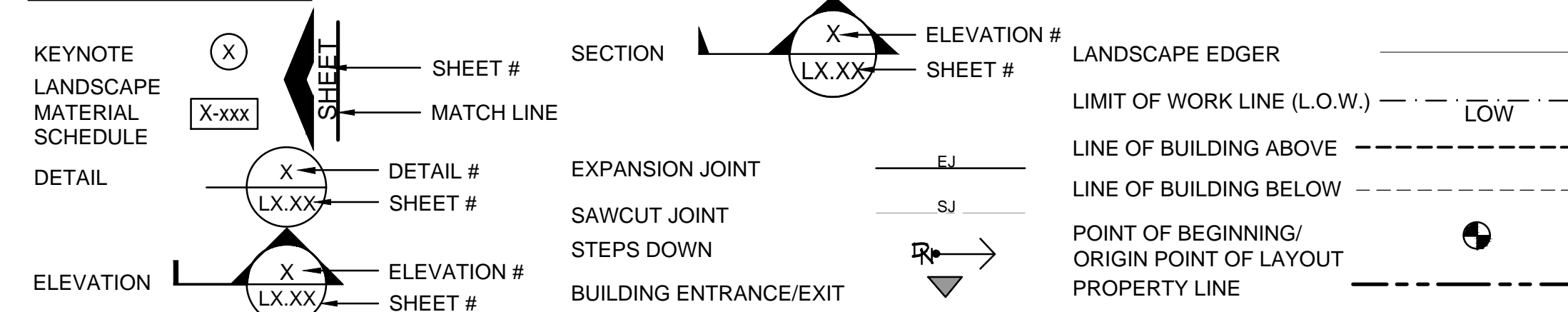
Scale
 1/16" = 1'-0" Ref North

D0.001

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO EXAMINE AND PREPARE THE TOTAL SCOPE OF WORK AND ALL REQUIRED COORDINATION.
2. THE CONTRACTOR SHALL VERIFY THE LIMIT OF THE SCOPE AREA PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION AND INSTALLATION OF PROPOSED LANDSCAPE ITEMS SHALL BE PER LOCAL AND GOVERNING CODES AND ORDINANCES.
4. ALL QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARITY WITH ALL EXISTING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING ALL EXISTING SEWER, UTILITY, AND WATER MAIN LINES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGES AND REPLACEMENT OF SAID UTILITIES.
6. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES, INCLUDING ALL PRIVATE & PUBLIC UTILITY EASEMENTS, SHOWN AND NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND ELECTRICAL LINES, AND UTILITY EASEMENTS. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES, ABOVE AND BELOW GRADE PRIOR TO EXCAVATION AND TRENCHING.
7. CONTRACTOR SHALL REVIEW EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND / OR REGRADING WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
8. SPOT ELEVATIONS AND GRADES SHOWN ON THE DRAWINGS ARE BASED ON SURVEY INFORMATION AND ARE FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR FINISH GRADES AND SPOT ELEVATIONS. CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT DISCREPANCIES TO OWNER'S AUTHORIZED REPRESENTATIVE AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO ANY GRADING AND CONSTRUCTION.
9. ARCHITECTURAL ELEMENTS AND SITE UTILITIES ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND ENGINEERING DRAWINGS FOR ACTUAL ARCHITECTURAL AND UTILITY INFORMATION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN DURING CONSTRUCTION. SEE CIVIL DWGS.
11. OFFSETS, FITTINGS, SLEEVES, ETC.: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL WHICH MAY BE REQUIRED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THIS WORK AND PLAN THIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, SITE STRUCTURAL DESIGN SUCH AS WALLS AND FOOTINGS, WATER FEATURE MECHANICAL SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES.
12. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED SHOULD FIELD VERIFIED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT IN SHOP DRAWINGS.
13. EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. AS WELL, EACH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS MAY BE REQUIRED FOR BUILDING PERMITS.
14. REQUIRED SHOP DRAWINGS SHALL BE BASED ON FIELD MEASUREMENT AND LAYOUT VERIFICATION BY THE CONTRACTOR.
15. ANY AREA DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

CONSTRUCTION SYMBOLS



ABBREVIATIONS

AC.	ASPHALTIC CONCRETE	DIM.	DIMENSION	HORIZ.	HORIZONTAL	REV.	REVISION
ALIGN	ALIGN	D.L.	DRAIN LINE	H.P.	HIGH POINT	RWD.	REDWOOD
ARCH.	ARCHITECTURAL	DN	DOWN	HT.	HEIGHT	S.J.	SAWCUT JOINT
AUTO.	AUTOMATIC	D.S.	DOWN SPOUT	I.D.	INSIDE DIAMETER	SHT.	SHEET
BLDG.	BUILDING	DWG.	DRAWING	INV.	INVERT	SIM.	SIMILAR
ENTRANCE/EXIT	BUILDING ENTRANCE/EXIT	EA.	EACH	INT.	INTERIOR	SPEC.	SPECIFICATION
B.O.C.	BACK OF CURB	E.J.	EXPANSION JOINT	L.A.	LANDSCAPE ARCHITECT	S.L.	SCORE LINE
B.S.	BOTTOM OF STEP	ELEV.	ELEVATION	L.O.W.	LIMIT OF WORK	SQ.	SQUARE
B.R.	BOTTOM OF RAMP	EQ.	EQUAL	M	MULTI-TRUNKED	STD.	STANDARD
B.W.	BOTTOM OF WALL	EXT.	EXTERIOR	MAX.	MAXIMUM	STL. ST.	STAINLESS STEEL
C.B.	CATCH BASIN	(E)	EXISTING	MIN.	MINIMUM	T.	TURF
C.I.	CAST IRON	F.F.	FINISH FLOOR	MED.	MEDIUM	T.C.	TOP OF CURB
C.J.	COLD JOINT	F.G.	FINISH GRADE	MFR.	MANUFACTURER	T.COP.	TOP OF COPING
C.	CENTERLINE	FIN.	FINISH (ED)	MISC.	MISCELLANEOUS	T.F.	TOP OF FENCE
CLR.	CLEAR	F.J.	FOUNTAIN JET	NAT.	NATURAL	T.O.F.	TOP OF FOOTING
COL.	COLUMN	F.L.	FLOW LINE	N.I.C.	NOT IN CONTRACT	T.G.	TOP OF GRATE
CONC.	CONCRETE	F.O.B.	FACE OF BUILDING	N.T.S.	NOT TO SCALE	THK.	THICKNESS
CONT.	CONTINUOUS	F.O.C.	FACE OF CURB	O.C.	ON CENTER	T.P.	TOP OF PILASTER
D.D.	DECK DRAIN	F.O.W.	FACE OF WALL	O.D.	OUTSIDE DIAMETER	T.S.	TOP OF STEP
DET.	DETAIL	F.S.	FINISH SURFACE	P.A.	PLANTING AREA	T.R.	TOP OF RAMP
DIA.	DIAMETER	FT.	FOOT OR FEET	P.L.	PROPERTY LINE	T.W.	TOP OF WALL
DIAG.	DIAGONAL	FTG.	FOOTING	P.O.B.	POINT OF BEGINNING	TYP.	TYPICAL
DIR. OF FLOW (HARDSCAPE)	DIRECTION OF FLOW (HARDSCAPE)	GA.	GAUGE	P.O.C.	POINT OF CURVATURE	W.	WITH
DIR. OF FLOW (SOFTSCAPE)	DIRECTION OF FLOW (SOFTSCAPE)	GAL.	GALLON	P.O.T.	POINT OF TANGENCY	W/O	WITHOUT
DBL.	DOUBLE	GALV.	GALVANIZED	PREFAB.	PREFABRICATED	WD.	WOOD
		G.C.	GROUND COVER	R/RAD.	RADIUS	W.I.	WROUGHT IRON
		GR.	GRADE	REF.	REFERENCE	W.W.M.	WELDED WIRE MESH
						W.S.	WATER SURFACE

SHEET INDEX

L0.00	CONSTRUCTION NOTES AND SCHEDULE
L1.01	TREE PROTECTION AND TREE REMOVAL PLAN
L2.01	LANDSCAPE CONSTRUCTION PLAN & MATERIALS
L4.00	MULCH PLAN
L6.00	CONSTRUCTION DETAILS
L7.00	MASTER IRRIGATION LEGEND AND NOTES
L7.01	IRRIGATION PLAN
L7.20	IRRIGATION DETAILS
L7.21	IRRIGATION DETAILS
L7.51	HYDROZONE PLAN
L8.01	PLANTING PLAN AND NOTES
L8.02	PLANTING MATERIALS BOARD
L8.20	PLANTING DETAILS

CITY OF GARDENA, CA

LANDSCAPE STANDARDS & WATER CONSERVATION COMPLIANCE

LANDSCAPE AREA WATER USE CATEGORY	
HIGH WATER USE AREA	0 SF
MODERATE WATER USE AREA	845 SF
LOW WATER USE AREA	10,718 SF
VERY LOW WATER USE AREA	2,884 SF

TOTAL LANDSCAPE HYDROZONE AREA	14,447 SF
PERCENTAGE OF DROUGHT TOLERANT AREA REQUIRED	75% (MIN. 10,835 SF)
PERCENTAGE OF DROUGHT TOLERANT AREA PROVIDED	94% (13,602 SF)

TREE QUANTITY CALCULATIONS

TOTAL TREE QUANTITY PER CAL GREEN CODE 5.106.12

TOTAL LANDSCAPE AREA	16,429 SF
TOTAL HARDSCAPE AREA	56,318 SF
AVERAGE TREE CANOPY SIZE AT 15 YEARS OF MATURITY	707 SF

TREE QUANTITY REQUIRED (HARDSCAPE & LANDSCAPE AREA x MIN. 20% / 707 SF =)	21
TREE QUANTITY PROVIDED	24 (> 21)

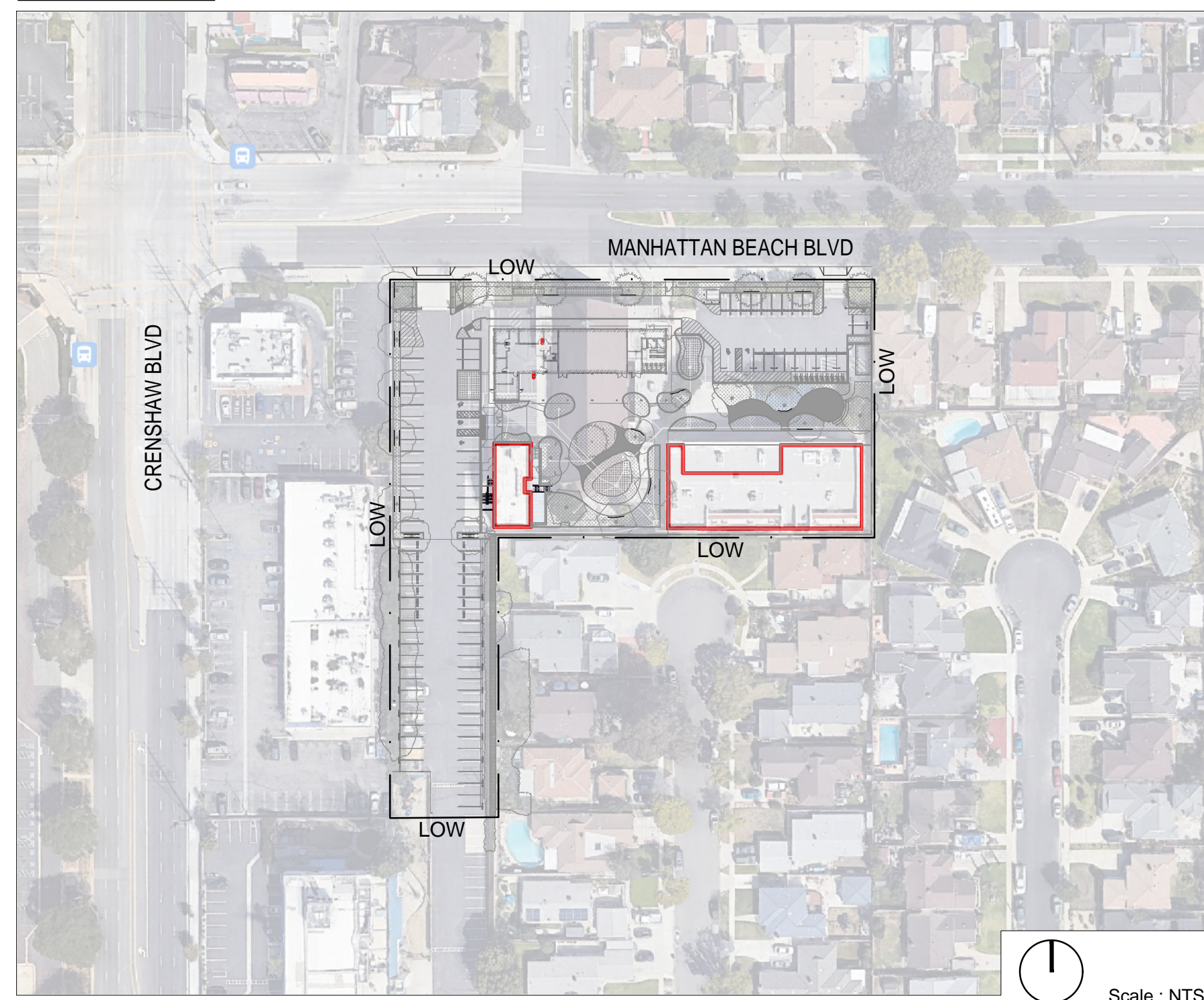
PARKING LOT TREE QUANTITY PER CITY OF GARDENA REQUIREMENT

TOTAL PARKING SPACE	98
TREE QUANTITY REQUIRED (MIN. 1 TREE EVERY 10 SPACES)	10 (24" BOX TREE)
TREE QUANTITY PROVIDED AT PARKING LOT	14 (> 10)

VICINITY MAP



LOCATION MAP



CONSTRUCTION SCHEDULE

EDGING		DETAIL	MANUFACTURER	MATERIALS	FINISH	COLOR	REMARKS
[E-101]	6" HT CONCRETE CURB	4/L6.00	TRADEMARK 805-642-2441 OR EQUAL	CIP CONCRETE	SMOOTH	NATURAL GRAY	-
PAVING		DETAIL	MANUFACTURER	MATERIAL	FINISH	COLOR	REMARKS
[P-101]	CONCRETE PAVING	1/L6.00	TRADEMARK 805-642-2441 OR EQUAL	CIP CONCRETE	BROOM	NATURAL GRAY	GC TO PREPARE 4' X 4' MOCKUPS FOR REVIEW & APPROVAL
[P-102]	MULCH PAVING	3/L6.00	SEQUOIA HORTICULTURAL PRODUCTS 559-591-1177 OR EQUAL	WALK ON BARK	-	-	PROVIDE MULCH SAMPLES PRIOR TO CONSTRUCTION FOR REVIEW & APPROVAL
SITE FURNISHINGS		DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	REMARKS
[S-101]	BIKE RACK	5/L6.00	COLUMBIA CASCADE 800-547-1940 OR EQUAL	ORIGINAL CYCLOOPS 2170-3	POWDER COATING	EVERGREEN	DIRECT EMBEDDED
WALL		DETAIL	MANUFACTURER	MATERIALS	FINISH	COLOR	REMARKS
[W-101]	AMPHITHEATER SEAT WALL	7/L6.00	TRADEMARK 805-642-2441 OR EQUAL	CIP CONCRETE	LIGHT SAND FINISH	NATURAL GRAY	GC TO SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL

EXPANSION JOINT (EJ), SEE DETAIL 2/L6.00
SAWCUT JOINT (SJ), SEE DETAIL 2/L6.00

ECHS GARDENA

2818 Manhattan Beach Blvd, Gardena CA 90249



Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601



714 W. Olympic Blvd., STE 730, Los Angeles, CA 90015
213.293.2474 | INFO@HKVALINC.COM

Date Description
9/6/24 CLIP MODIFICATION BACKCHECK 1

Seal / Signature



Project Name

ECS PHASE 2

Project Number

005.2785.100

Description

CONSTRUCTION NOTES AND SCHEDULE

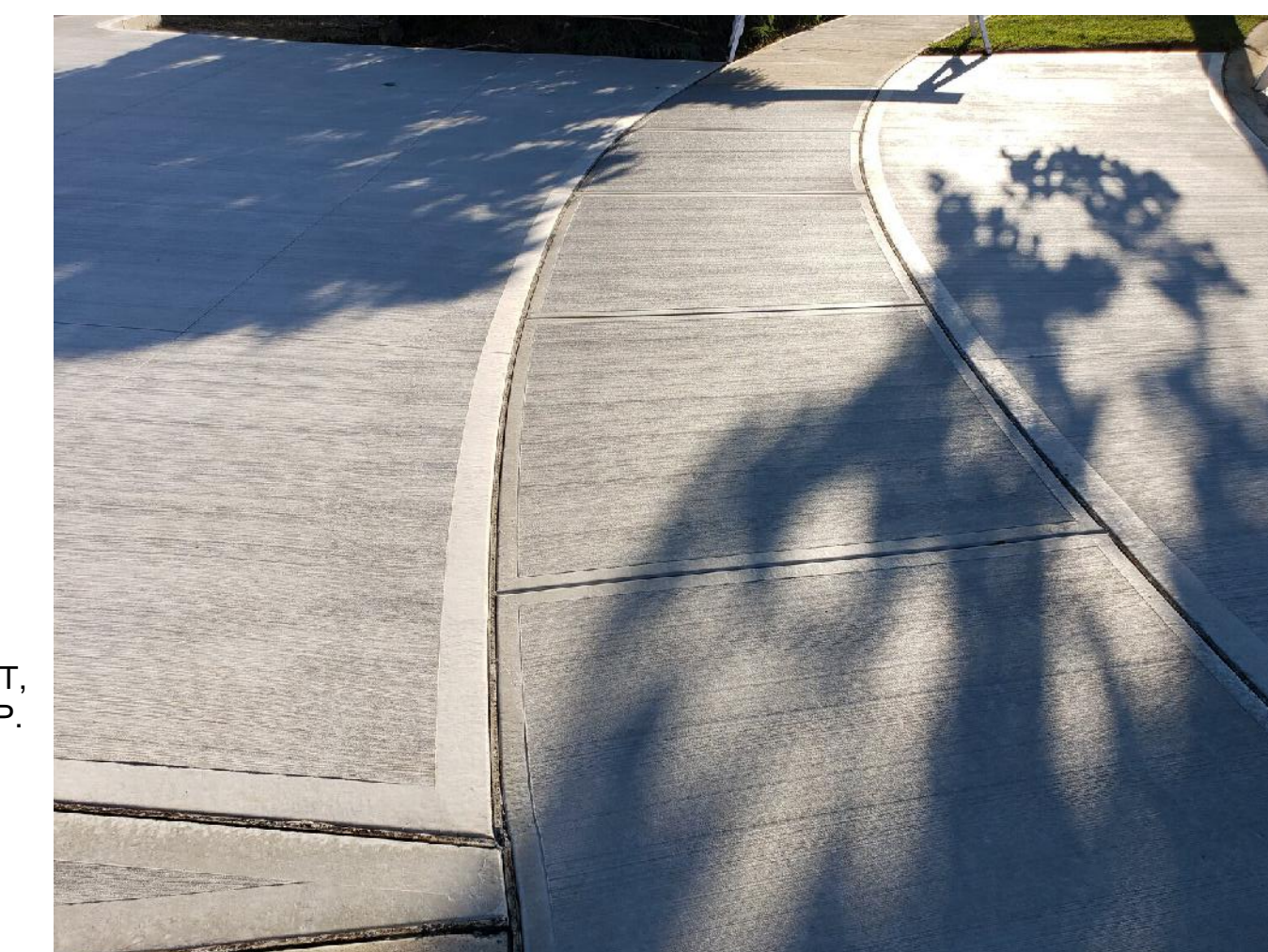
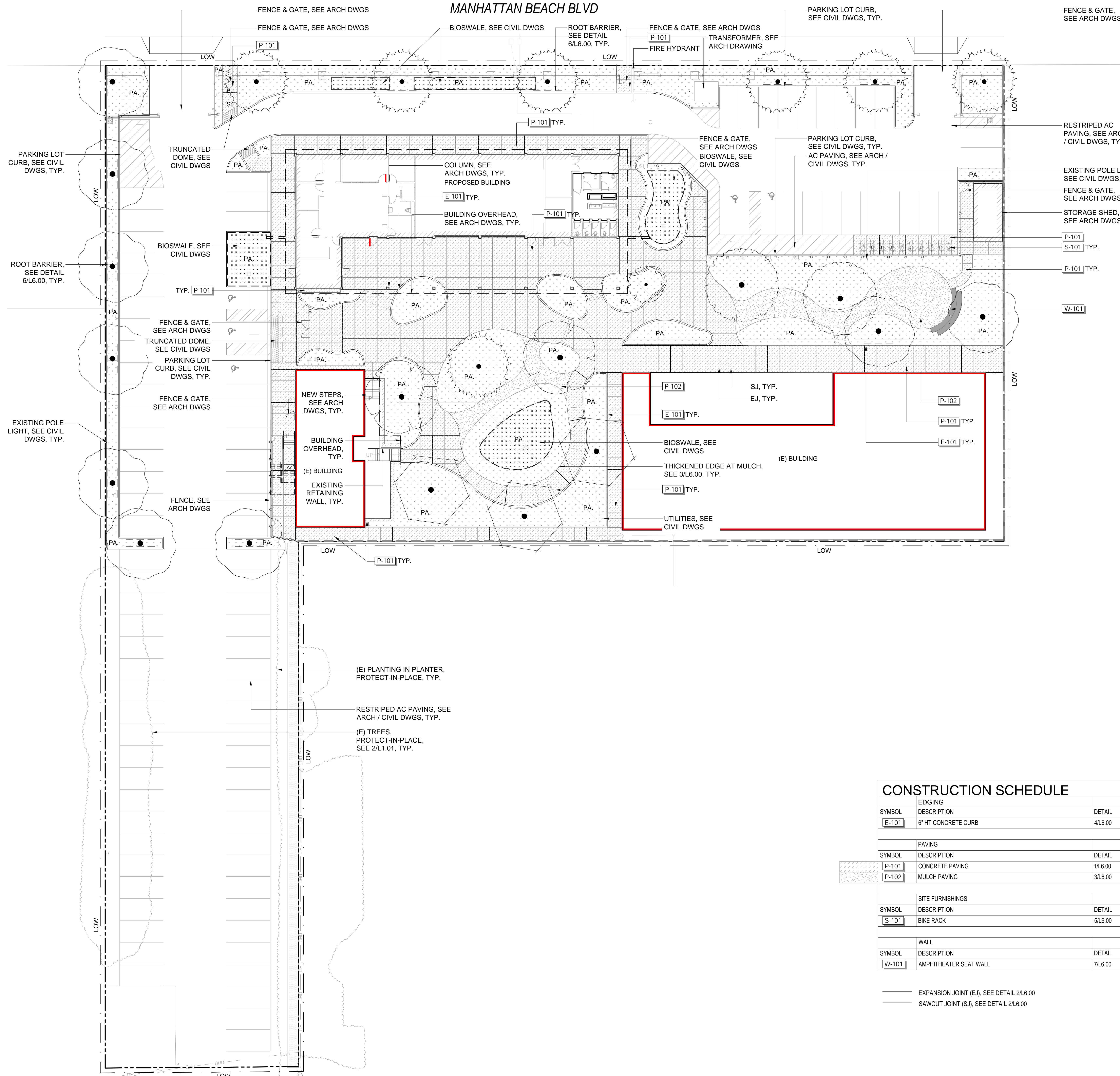
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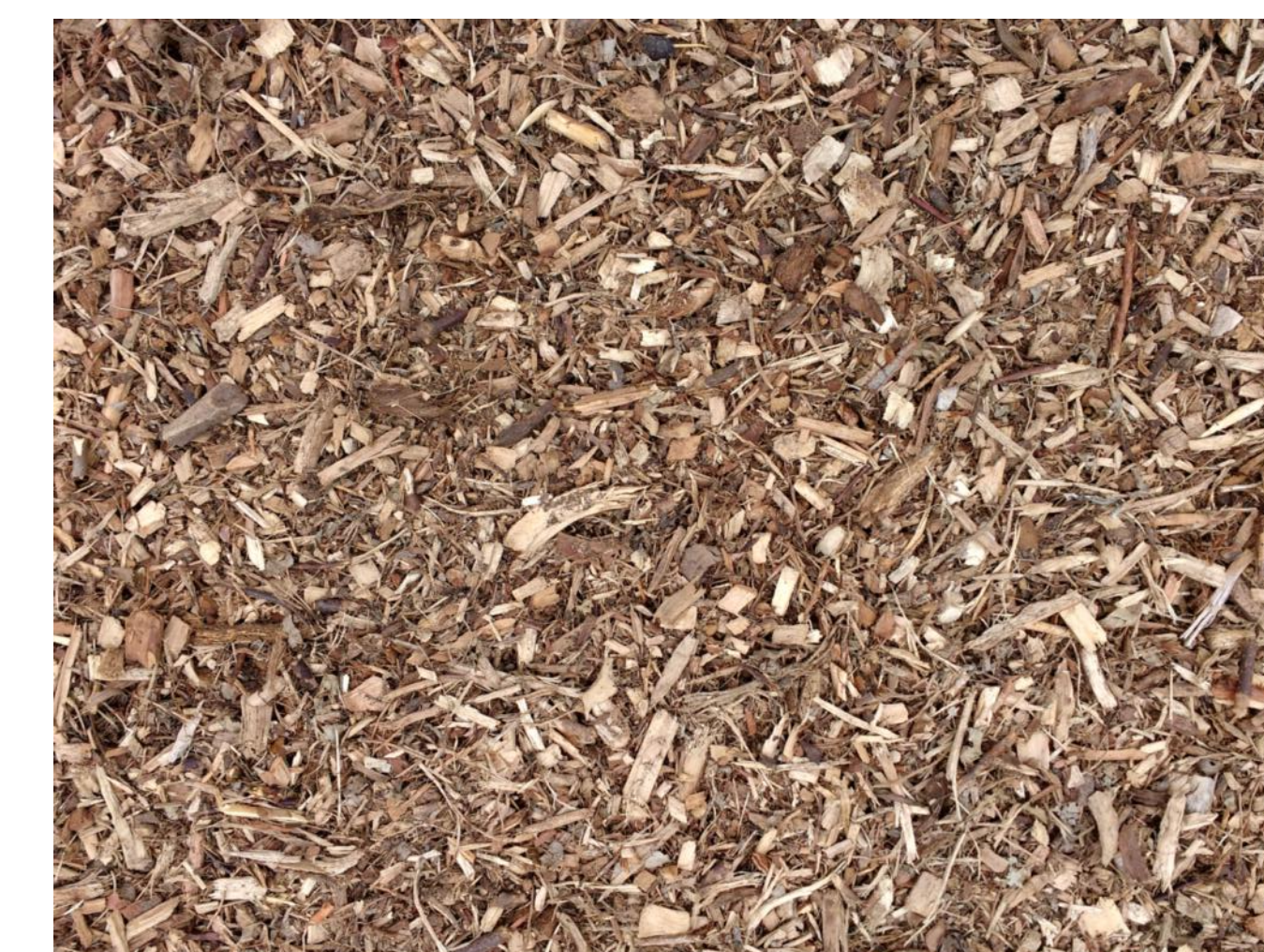


811

MANHATTAN BEACH BLVD



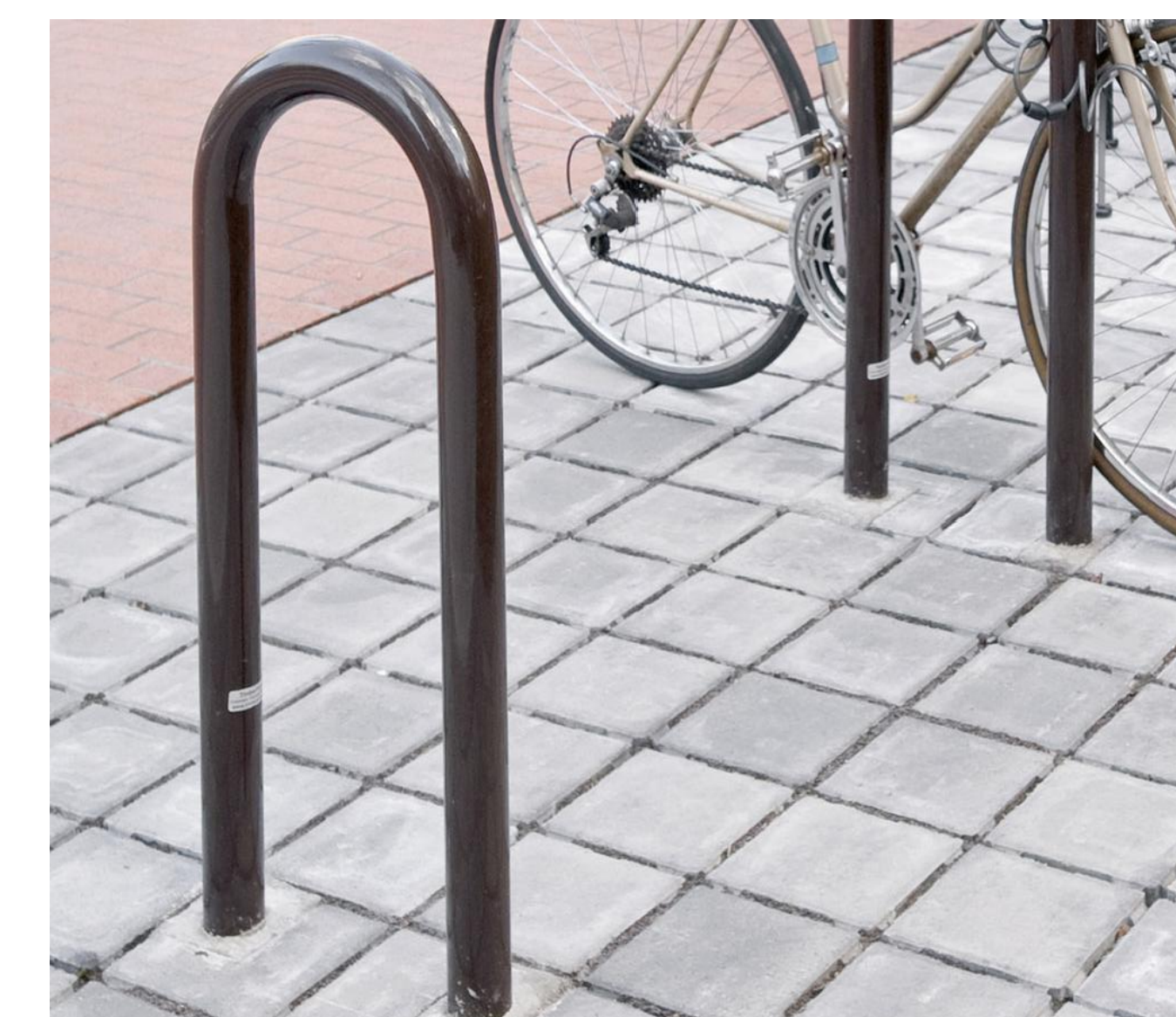
P-101: CONCRETE PAVING
CIP CONCRETE | BROOM FINISH | NATURAL GRAY



P-102: MULCH PAVING
WALK ON BARK PER MANUFACTURER



W-101: AMPHITHEATER SEAT WALL
CIP CONCRETE | LIGHT SAND FINISH | NATURAL GRAY

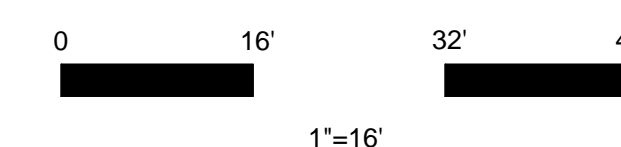


S-101: BIKE RACK
MODEL 2170-3 | POWDER COATING | EVERGREEN | DIRECT EMBEDDED

CONSTRUCTION SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
EDGING		
E-101	6' HT CONCRETE CURB	4/L6.00
PAVING		
P-101	CONCRETE PAVING	1/L6.00
P-102	MULCH PAVING	3/L6.00
SITE FURNISHINGS		
S-101	BIKE RACK	5/L6.00
WALL		
W-101	AMPHITHEATER SEAT WALL	7/L6.00

EXPANSION JOINT (EJ), SEE DETAIL 2/L6.00
SAWCUT JOINT (SJ), SEE DETAIL 2/L6.00



Date	Description
9/6/24	CIP MODIFICATION BACKCHECK 1



Project Name
ECS PHASE 2

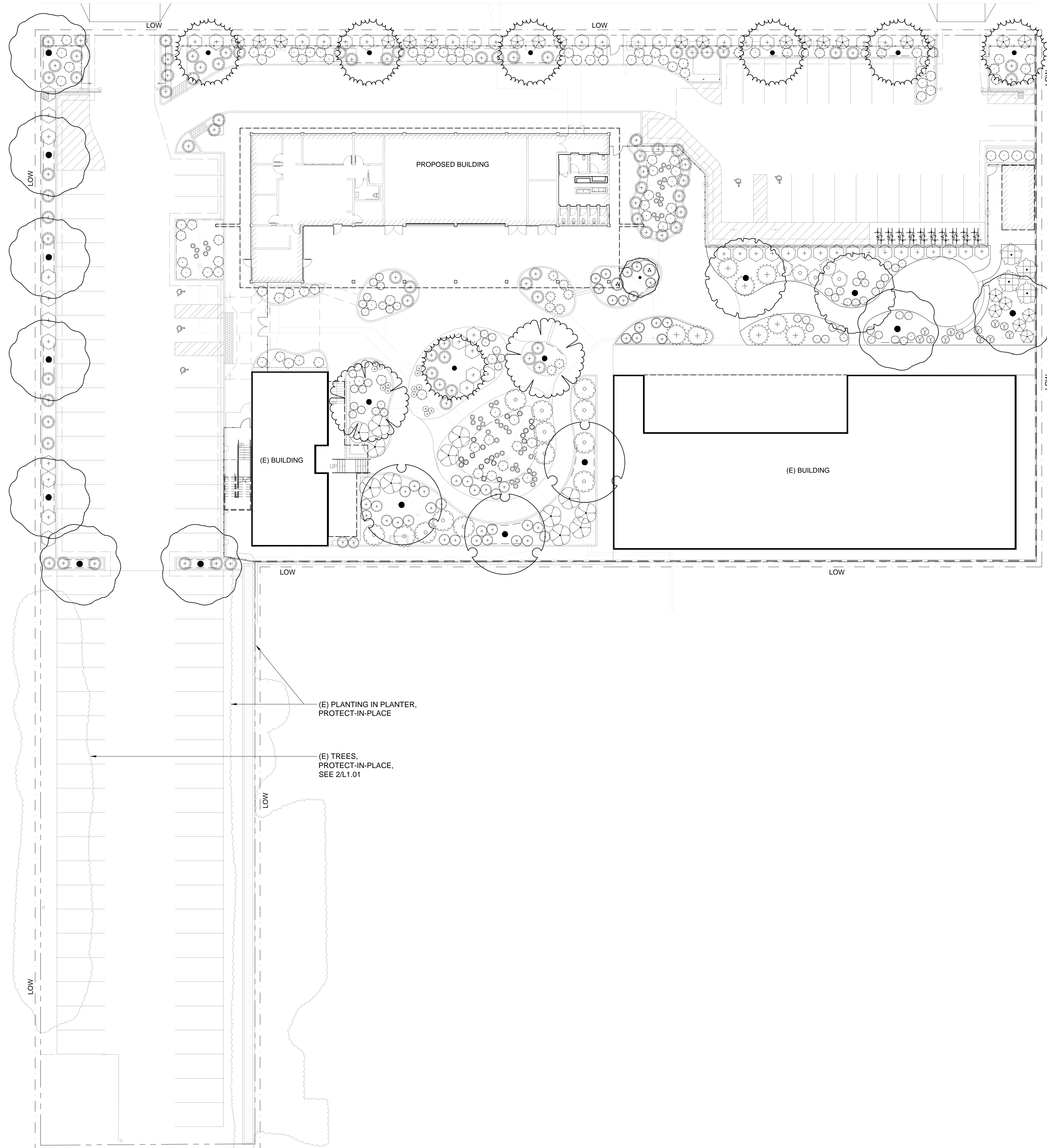
Project Number
005.2785.100

Description
LANDSCAPE CONSTRUCTION PLAN & MATERIALS

Scale



10/25/2024 10:08:56 AM \\msdsk\docs\1005-2785-100 ECS Gardena\Architecture - 05-2785-100 - ECS Phase 2.rvt



PLANTING NOTES

1. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND BE FULLY OPERATIONAL. ALL PLANTING AREAS SHALL BE FULLY SOAKED.
2. MULCH ALL PLANTING AREAS (EXCEPT TURF, SLOPES 2:1 AND GREATER, AND AS NOTED ON PLANS) WITH THREE INCH LAYER OF SPECIFIED MATERIAL.
3. TREE LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES ONLY AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT IN WRITING. PLANTING LAYOUT MUST BE APPROVED IN THE FIELD PRIOR TO EXCAVATION FOR PLANTING.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. A ROOT BARRIER IS REQUIRED WHEN THE CENTER OF THE TRUNK OF THE TREE IS WITHIN SIX FEET OF ADJACENT PAVEMENT, WALLS, CURBS, BUILDING OR OTHER STRUCTURE.
6. REMOVE ALL NURSERY PLANT IDENTIFICATION TAGS AND RIBBONS AS PER LANDSCAPE ARCHITECT INSTRUCTIONS. THE LANDSCAPE ARCHITECT'S SEALS ARE TO REMAIN ON PLANTS UNTIL THE END OF THE WARRANTY PERIOD.
7. THE CONTRACTOR AGREES TO REPLACE POOR, INADEQUATE, DEFECTIVE MATERIALS AND DEFECTIVE PLANTS. THE LANDSCAPE ARCHITECT SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THESE SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS WARRANTY SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND CONTINUE FOR THE FOLLOWING PERIODS, CLASSIFIED BY PLANT TYPE: TREES - ONE YEAR, PALM TREES - TWO YEARS, SHRUBS - ONE YEAR, GROUND COVER AND PERENNIAL FLOWER PLANTS - ONE YEAR AND BULBS, ANNUAL FLOWER AND SEASONAL COLOR PLANTS - FOR THE PERIOD OF EXPECTED BLOOM OR PRIMARY DISPLAY.
8. CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION AND ACCEPTANCE BY LANDSCAPE ARCHITECT. ALL AREAS SHOULD BE KEPT CLEAN, WATERED, AND WEED-FREE.
9. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE A FINAL WALK-THROUGH INSPECTION BY LANDSCAPE ARCHITECT. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD. OWNER SHALL BE RESPONSIBLE FOR FUTURE MAINTENANCE AFTER MAINTENANCE PERIOD AND FINAL WALK THROUGH.

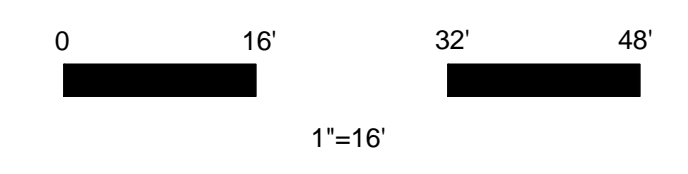
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
TREES					
	7	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	AS SHOWN	LOW
	1	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	AS SHOWN	LOW
	3	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" BOX	AS SHOWN	MODERATE
	2	POPULUS FREMONTII FREMONT COTTONWOOD	24" BOX	AS SHOWN	MODERATE
	9	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	AS SHOWN	VERY LOW
	2	QUERCUS LOBATA VALLEY OAK	24" BOX	AS SHOWN	MODERATE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
SHRUBS				
	ARCTOSTAPHYLOS STANFORDIANA 'SONOMA' STANFORD'S MANZANITA	5 GAL.	AS SHOWN	LOW
	BACCHARIS PILLULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	5 GAL.	AS SHOWN	LOW
	CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL.	AS SHOWN	LOW
	CAREX PANSA MEADOW SEDGE	1 GAL.	AS SHOWN	MODERATE
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' YANKEE POINT CARMEL CREEPER	5 GAL.	AS SHOWN	LOW
	CISTUS X SKANBERGII CORAL ROCKROSE	5 GAL.	AS SHOWN	LOW
	ENCELIA CALIFORNICA CALIFORNIA ENCELIA	5 GAL.	AS SHOWN	VERY LOW
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	5 GAL.	AS SHOWN	LOW
	FRANGULA CALIFORNICA CALIFORNIA COFFEEBERRY	5 GAL.	AS SHOWN	LOW
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL.	AS SHOWN	LOW
	MIMULUS AURANTIACUS STICKY MONKEYFLOWER	5 GAL.	AS SHOWN	VERY LOW
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL.	AS SHOWN	LOW
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL.	AS SHOWN	LOW
	RHUS OVATA SUGAR BUSH	5 GAL.	AS SHOWN	LOW
	ROSA CALIFORNICA CALIFORNIA WILD ROSE	5 GAL.	AS SHOWN	LOW
	SALVIA APIANA WHITE SAGE	5 GAL.	AS SHOWN	VERY LOW
	SALVIA CLEVELANDII CLEVELAND SAGE	5 GAL.	AS SHOWN	VERY LOW
	SALVIA MELLIFERA BLACK SAGE	5 GAL.	AS SHOWN	VERY LOW

ROOT BARRIER, SEE DETAIL 6/L6.00

1 PLANTING PLAN
SCALE: 1" = 16'-0"



Date Description
9/6/24 CLIP MODIFICATION BACKCHECK 1

Seal / Signature



Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
PLANTING PLAN AND NOTES

Scale





Cercidium x 'Desert Museum'
Desert Museum Palo Verde



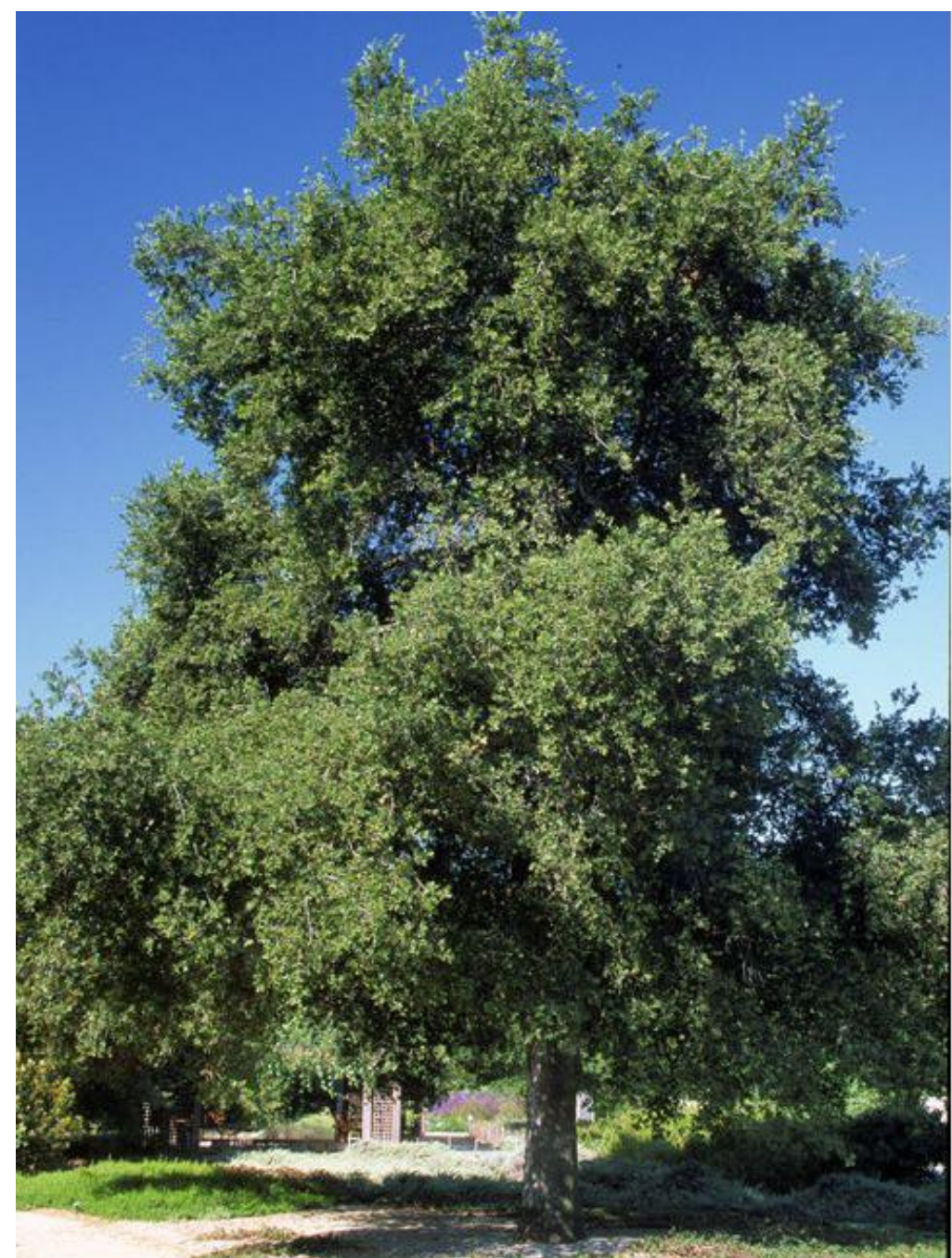
Cercis occidentalis
Western Redbud



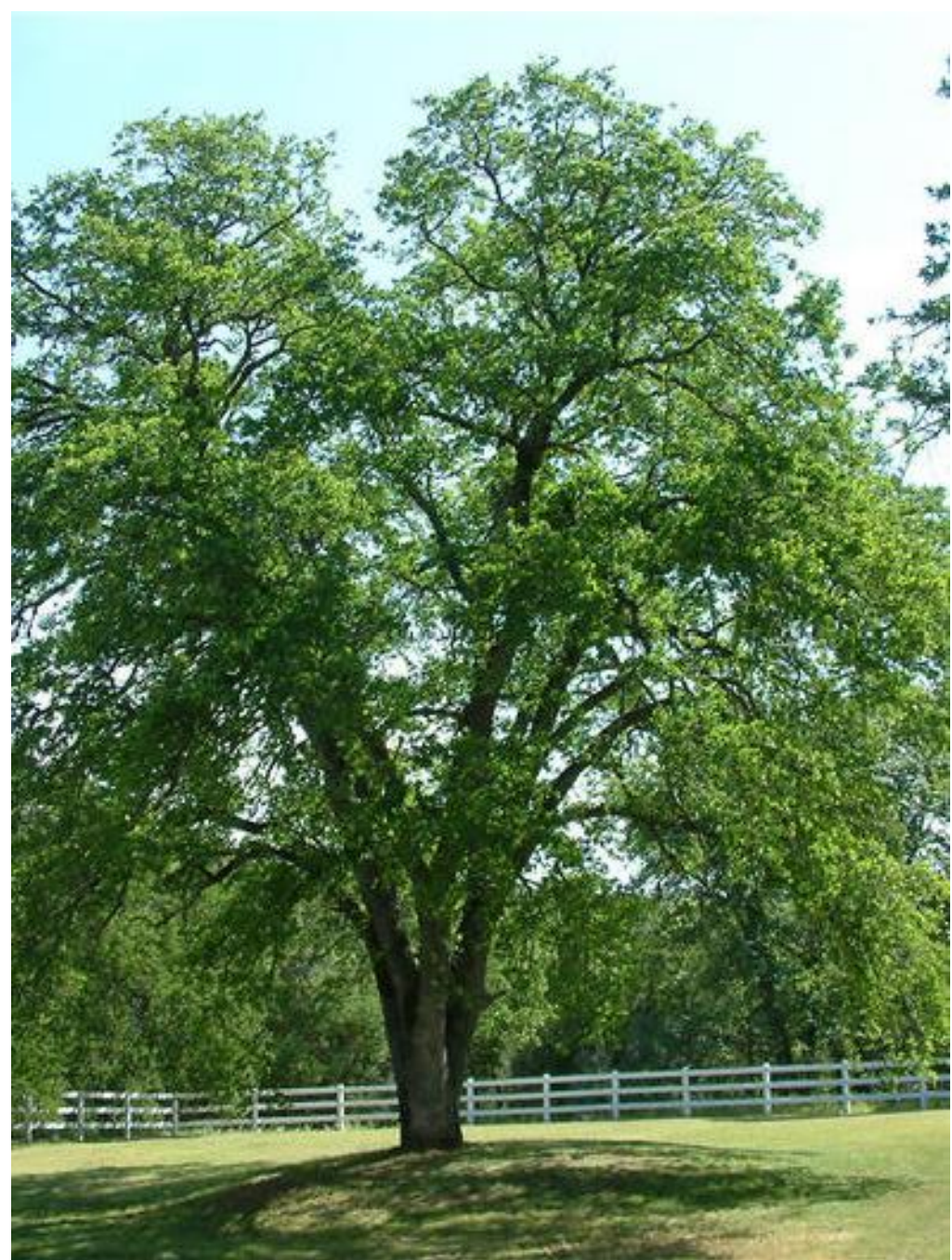
Platanus racemosa
California Sycamore



Populus fremontii
Fremont Cottonwood



Quercus agrifolia
Coast Live Oak



Quercus lobata
Valley Oak



Arctostaphylos stanfordiana 'Sonoma'
Stanford's Manzanita



Baccharis pilularis 'Pigeon Point'
Pigeon Point Coyote Brush



Carex divulsa
European Grey Sedge



Carex pansa
Meadow Sedge



Ceanothus griseus horiz. 'Yankee Point'
Yankee Point Carmel Creeper



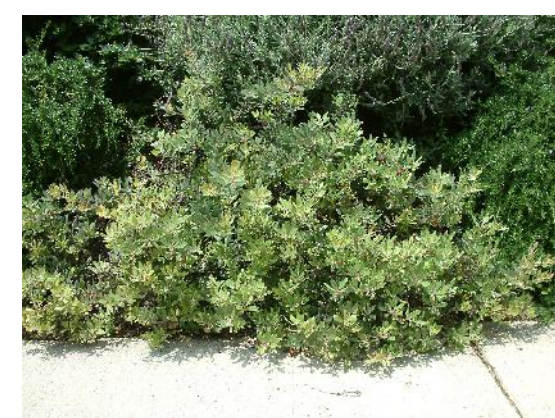
Cistus x skanbergii
Coral Rockrose



Encelia californica
California Encelia



Epilobium canum
California Fuchsia



Frangula californica
California Coffeeberry



Juncus patens
California Gray Rush



Mimulus aurantiacus
Sticky Monkeyflower



Muhlenbergia rigens
Deer Grass



Myrica californica
Pacific Wax Myrtle



Rhus ovata
Sugar Bush



Rosa californica
California Wild Rose



Salvia Apiana
White Sage



Salvia clevelandii
Cleveland Sage



Salvia mellifera
Black Sage



Date	Description
9/6/24	CLIP MODIFICATION BACKCHECK 1

Seal / Signature

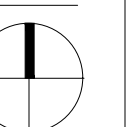


Project Name
ECS PHASE 2

Project Number
005.2785.100

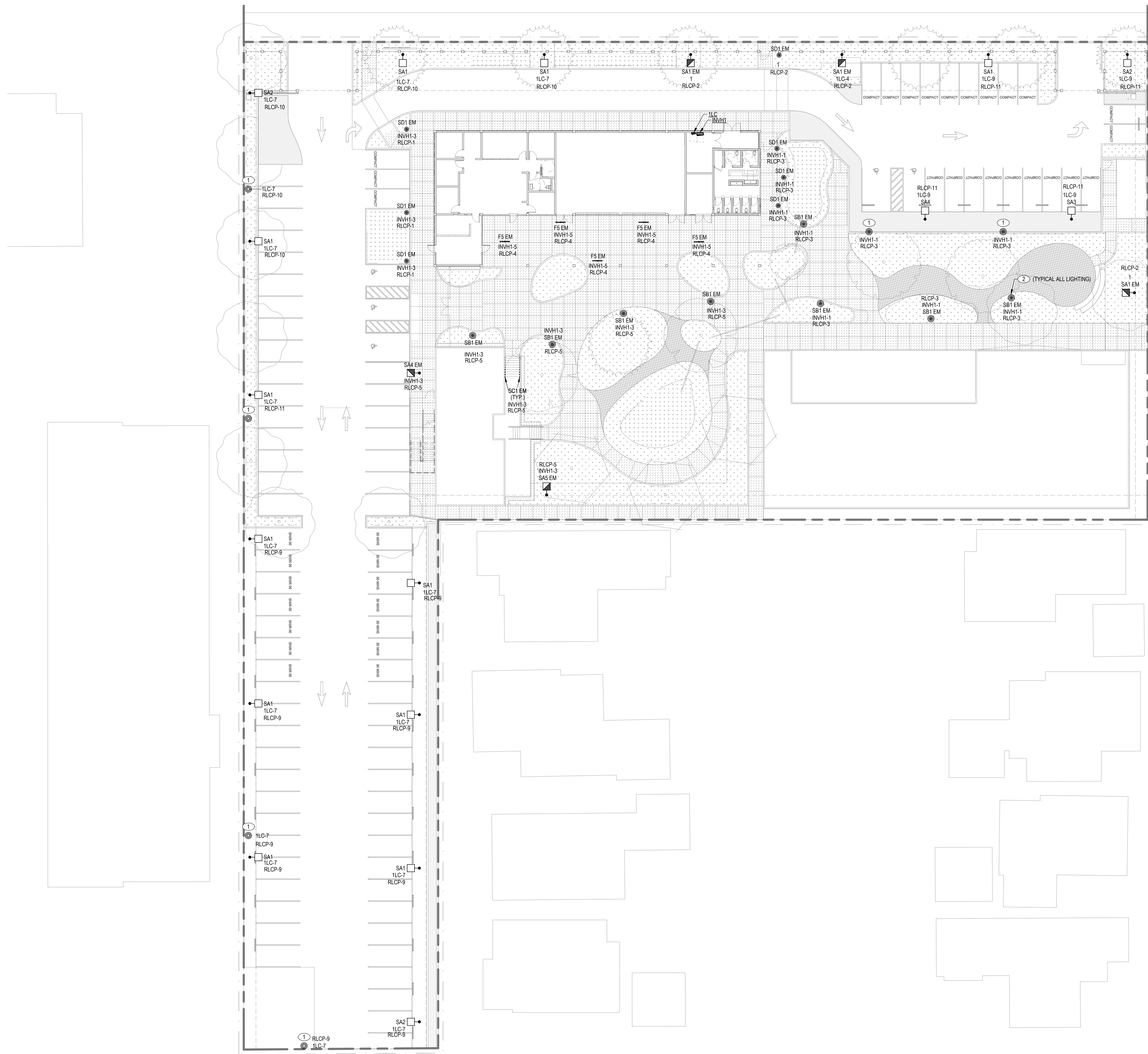
Description
PLANTING
MATERIALS
BOARD

Scale



L8.02





SHEET NOTES

- A. ALL UNDERGROUND CONDUIT SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISHED GRADE, UNLESS REQUIRED OTHERWISE.
- B. PROVIDE PULL BOXES AS NECESSARY FOR ROUTING OF POWER TO SITE LIGHTING FIXTURES.
- C. REFER TO THE CIVIL DRAWINGS, AVAILABLE UNDERGROUND MAPPING DRAWINGS, AND ELECTRICAL DEMOLITION SINGLE LINE DIAGRAMS FOR ADDITIONAL INFORMATION.
- D. ALL UNDERGROUND SITE CONDUITS SHALL BE IN 3" CONCRETE ENCASUREMENT BURIED MINIMUM 24" BELOW FINISHED GRADE.
- E. CONTRACTOR SHALL EXERCISE CAUTION IN TRENCHING, EXCAVATING, ETC., ON THIS SITE TO AVOID EXISTING PIPING UTILITIES, CONDUITS, DUCTS, STRUCTURES, BOXES, ETC. AND SHALL PREVENT HAZARD TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES.
- F. VISIT SITE TO REVIEW THE EXISTING LANDSCAPE, SITE TOPOGRAPHY, HARD-SCAPING, BUILDING LOCATIONS, STRUCTURES AND EXISTING CONDITIONS TO BECOME FAMILIAR WITH SITE CONSTRAINTS. IT IS ACCEPTABLE TO ADJUST CONDUIT AND UTILITY ROUTING INDICATED TO AVOID TREES, LANDSCAPE, RETENTION BASINS, STORM DRAIN, DISTURBING EXISTING CONSTRUCTION, ETC. SAW-CUT EXISTING CONDUIT AND STRUCTURE INSTALLATION, BREAK, REMOVE, AND PATCH-BACK AREA TO MATCH EXISTING. ELECTRICAL CONTRACTOR SHALL REPAIR, REINSTALL, REPLACE, ETC. EXISTING SYSTEMS DAMAGED AS A RESULT OF THE PROJECT. RECONNECT ANY EXISTING SYSTEMS TO ASSURE EXISTING SYSTEMS ARE COMPLETE AND OPERABLE.
- G. ALL SITE LIGHTING CIRCUITS SHALL INCLUDE 2#8, 1#8 GND IN A 1" UNLESS NOTED OTHERWISE. EXTERIOR BUILDING MOUNTED LIGHTING AND SIGNAGES SHALL BE 2#8, 1#8 GND IN A 3/4" UNLESS NOTED OTHERWISE.
- H. ALL LIGHTING CIRCUITS TO BE ROUTED TO PANEL INDICATED VIA CONTRACTOR. REFER TO CONTRACTOR SCHEDULE FOR CONTROLS INFORMATION.
- I. ALL LIGHTING FIXTURES POLES MOUNTED 24 FEET OR LOWER MUST BE CONTROLLED VIA MOTION SENSORS.
- J. EMERGENCY LIGHTS SHALL TURN TO FULL BRIGHTNESS DURING LOSS OF NORMAL POWER.

KEYED NOTES

- 1. EXISTING LIGHT POLE LOCATION. INTERCEPT EXISTING CONDUIT UNDERGROUND AND PROVIDE NEW CIRCUIT.
- 2. EXTERIOR LIGHTS CONTROLLED VIA LIGHTING CONTROL PANEL. CONTROL SHALL COMPLY WITH CALIFORNIA ENERGY CODE.



Date	Description
09/16/2024	100% CD

Seal / Signature

Project Name
ECS PHASE 2

Project Number
23US00398

Description
SITE LIGHTING PLAN

Scale
1/16" = 1'-0"

Ref North

E1.002



Date	Description
09/16/2024	100% CD

Seal / Signature

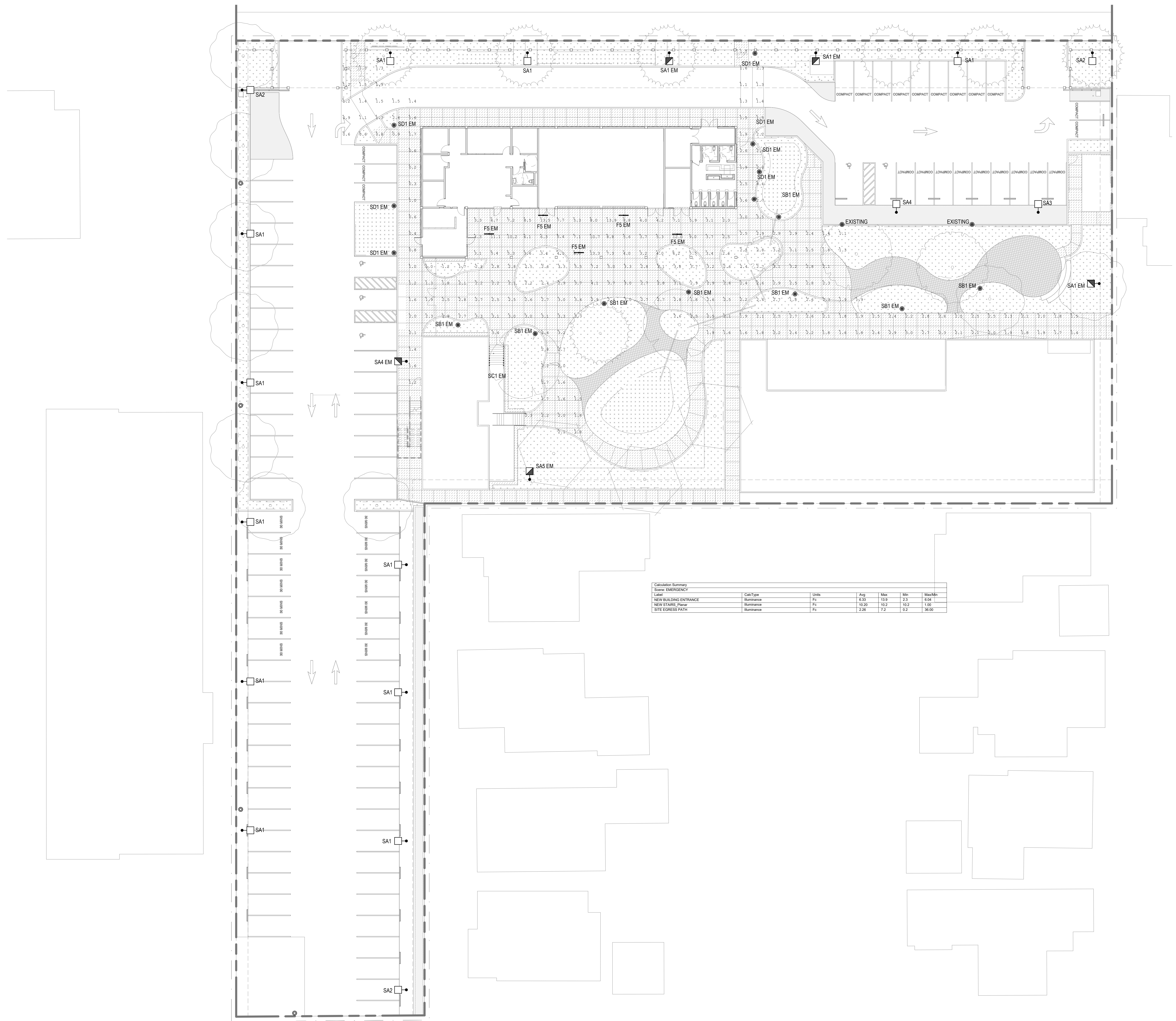
Project Name
ECS PHASE 2

Project Number
23US00398

Description
**SITE LIGHTING EGRESS PATH
PHOTOMETRIC**

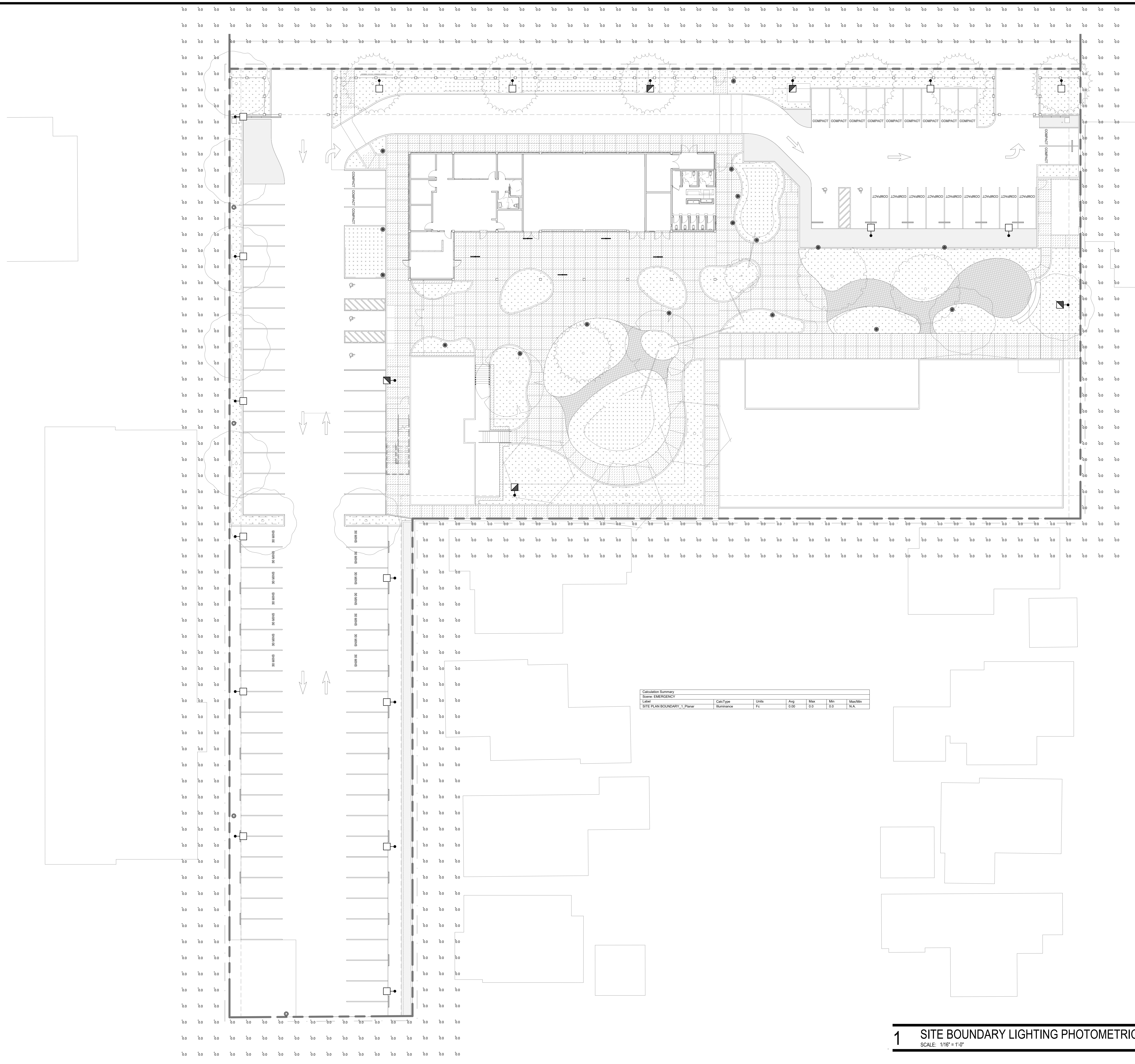
Scale
1/16" = 1'-0" Ref North

E1.003



Calculation Summary						
Room: EMERGENCY						
Label	Calc Type	Units	Avg	Max	Min	Max/Min
NEW BUILDING ENTRANCE	Humance	Fc	6.33	13.9	2.3	6.06
NEW STAIRS, PLANS	Humance	Fc	10.20	10.2	10.2	1.00
SITE EGRESS PATH	Humance	Fc	2.26	7.2	0.2	36.00

1 SITE LIGHTING PHOTOMETRICS
SCALE: 1/16" = 1'-0"



Calculation Summary						
Scene	EMERGENCY					
Level		CalcType	Units	Avg	Max	Min
SITE PLAN BOUNDARY - 1, Planar		Illuminance	Fc	0.00	0.0	0.0
						N/A

1 SITE BOUNDARY LIGHTING PHOTOMETRICS
SCALE: 1/16" = 1'-0"



Date	Description
09/16/2024	100% CD

Seal / Signature

Project Name
ECS PHASE 2

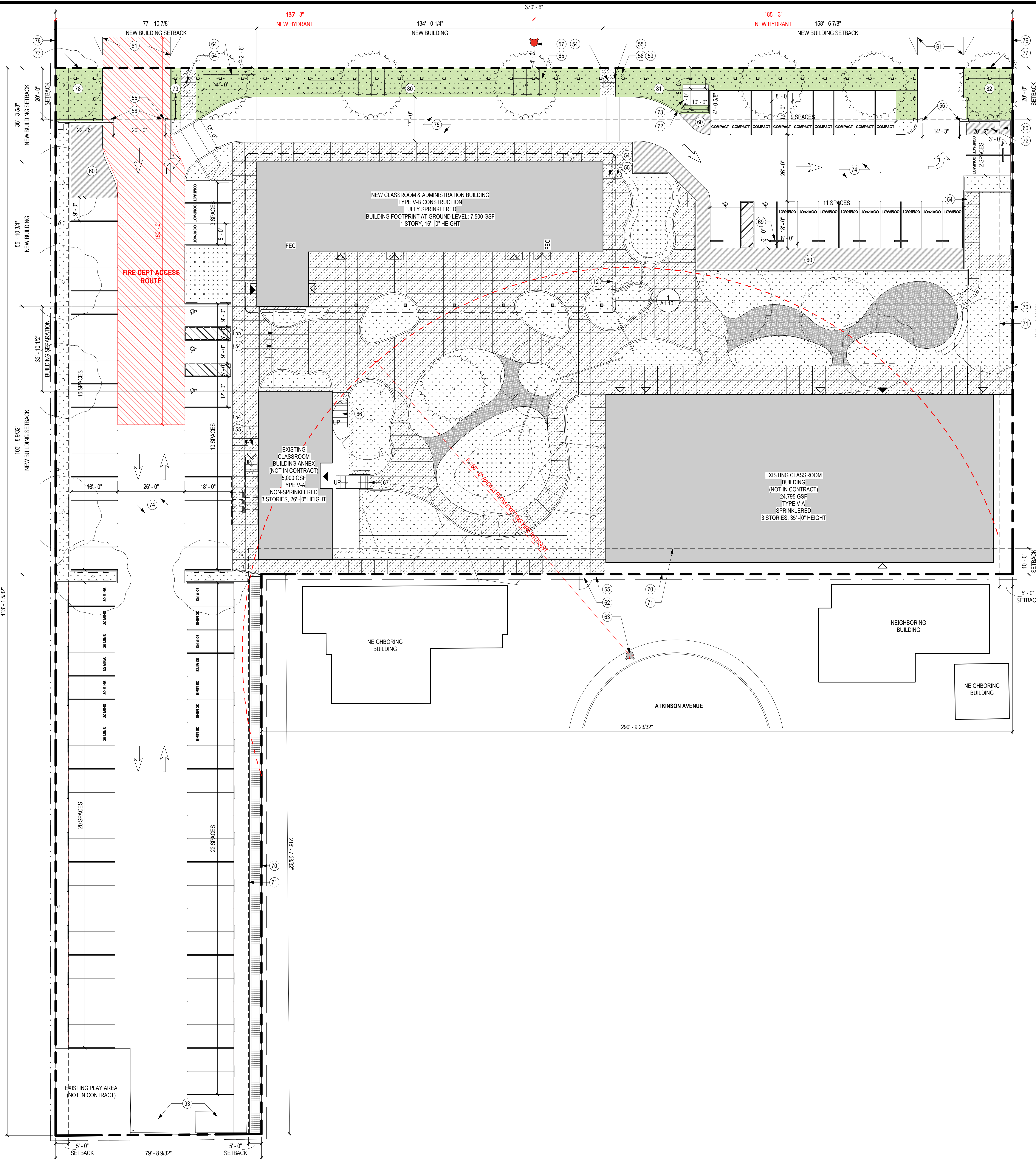
Project Number
23US00398

Description
**SITE BOUNDARY LIGHTING
PHOTOMETRIC**

Scale
1/16" = 1'-0"

Ref North

E1.004



PROPOSED PARKING TABULATION

REQUIRED PARKING SPACES:
 PER CITY OF GARDENA MUNICIPAL CODE 18.40.040
 9TH GRADE CLASSROOMS: 4 @ 2 SPACES/ CLASSROOM
 10TH-12TH GRADE CLASSROOMS: 16 @ 6 SPACES/ CLASSROOM
 (TOTAL CLASSROOMS: 20)

TOTAL SPACES REQUIRED (4'2"X16'6") = 104

PROVIDED PARKING SPACES:

REGULAR: 71
 COMPACT: 23*
TOTAL: 93

*COMPACT SPACES <25% TOTAL. 25% OF 94 = 23.5

TOTAL PROPOSED BICYCLE PARKING STALLS: 20

PROPOSED LOT COVERAGE CALCULATION

GROSS PROPERTY AREA = 108,725 SF
 NET PROPERTY AREA = 90,174 SF*

*GROSS PROPERTY AREA LESS 18,551 SF
 ROADWAY EASEMENT ON MANHATTAN BEACH BOULEVARD

BUILDING FOOTPRINTS:

EXISTING CLASSROOM BUILDING: 7,942 SF
 EXISTING CLASSROOM BUILDING ANNEX: 1,816 SF
 NEW CLASSROOM BUILDING: 7,500 SF
TOTAL: 17,258 SF

EXISTING GROSS LOT COVERAGE: 15.9%
EXISTING NET LOT COVERAGE: 19.1%

PROPOSED QUANTITY OF LANDSCAPE IN FRONT SETBACK

OVERALL AREA OF FRONT SETBACK = (20'X370.5') = 7,410 SF
 AREA OF LANDSCAPE IN FRONT SETBACK (SEE SHEETNOTES AND PLAN FOR LOCATIONS):
 LANDSCAPE AREA 1: 373 SF
 LANDSCAPE AREA 2: 80 SF
 LANDSCAPE AREA 3: 1,835 SF
 LANDSCAPE AREA 4: 1,234 SF
 LANDSCAPE AREA 5: 371 SF

TOTAL LANDSCAPE AREA IN FRONT SETBACK = 3,893 SF - 52% OF OVERALL SETBACK AREA

SHEET NOTES

- 12 LINE OF ROOF OVERHANG ABOVE
- 54 NEW PEDESTRIAN GATE - SEE 05/A0.004
- 55 PROVIDE KNOX BOX FOR FIRE DEPT ACCESS TO ADJACENT GATE
- 56 NEW ELECTRICALLY OPERATED SLIDING GATE
- 57 NEW FIRE HYDRANT
- 58 EXISTING PIV
- 59 EXISTING FDC
- 60 NEW STRIPING
- 61 EXISTING CURB CUT
- 62 EXISTING FIRE DEPT ACCESS GATE
- 63 EXISTING FIRE HYDRANT
- 64 NEW FREESTANDING SIGN - SEE 05/A0.004
- 65 NEW PERIMETER FENCE - SEE 01/A0.004
- 66 NEW SITE STEPS
- 67 EXISTING SITE STEPS
- 69 NEW WHEEL STOP
- 70 PROPERTY LINE
- 71 SETBACK LINE
- 72 NEW 4IN DIAMETER BOLLARD
- 73 NEW TRANSFORMER PAD
- 74 RETAIN AND RESTRIPE AREA OF EXISTING ASPHALT
- 75 NEW ASPHALT DRIVE AISLE
- 76 CONTINUATION OF PROPERTY LINE TO CENTERLINE OF RIGHT-OF-WAY PER SURVEY SHEET G0.101
- 77 ROADWAY EASEMENT LINE PER SURVEY SHEET G0.101
- 78 FRONT SETBACK LANDSCAPE AREA 1: 373 SF
- 79 FRONT SETBACK LANDSCAPE AREA 2: 80 SF
- 80 FRONT SETBACK LANDSCAPE AREA 3: 1,835 SF
- 81 FRONT SETBACK LANDSCAPE AREA 4: 1,234 SF
- 82 FRONT SETBACK LANDSCAPE AREA 5: 371 SF
- 93 EXISTING SHIPPING CONTAINERS

FIRE DEPT LEGEND

- FIRE DEPARTMENT ACCESS ROUTE
- BUILDING MAIN ENTRY
- BUILDING SECONDARY ENTRY
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT

GENERAL NOTES

ECHS GARDENA
 2818 Manhattan Beach Blvd, Gardena CA 90249

Genster
 500 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601

Date	Description
9/6/24	CLIP MODIFICATION BACKCHECK 1

NOT FOR CONSTRUCTION

Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
SITE PLAN

Scale
1/16" = 1'-0"

A0.001

SHEET NOTES

- 94 ILLUMINATED METAL SIGNAGE LETTERING
- 95 TIMBER CLADDING
- 96 RED BRICK PILLAR WITH METAL COPING, MC-01
- 97 DOUBLE-WIRE FENCE PANEL IN FINISH MATCHING MC-01
- 98 METAL CHANNEL, MC-01

ECHS GARDENA
 2818 Manhattan Beach Blvd. Gardena CA 90249

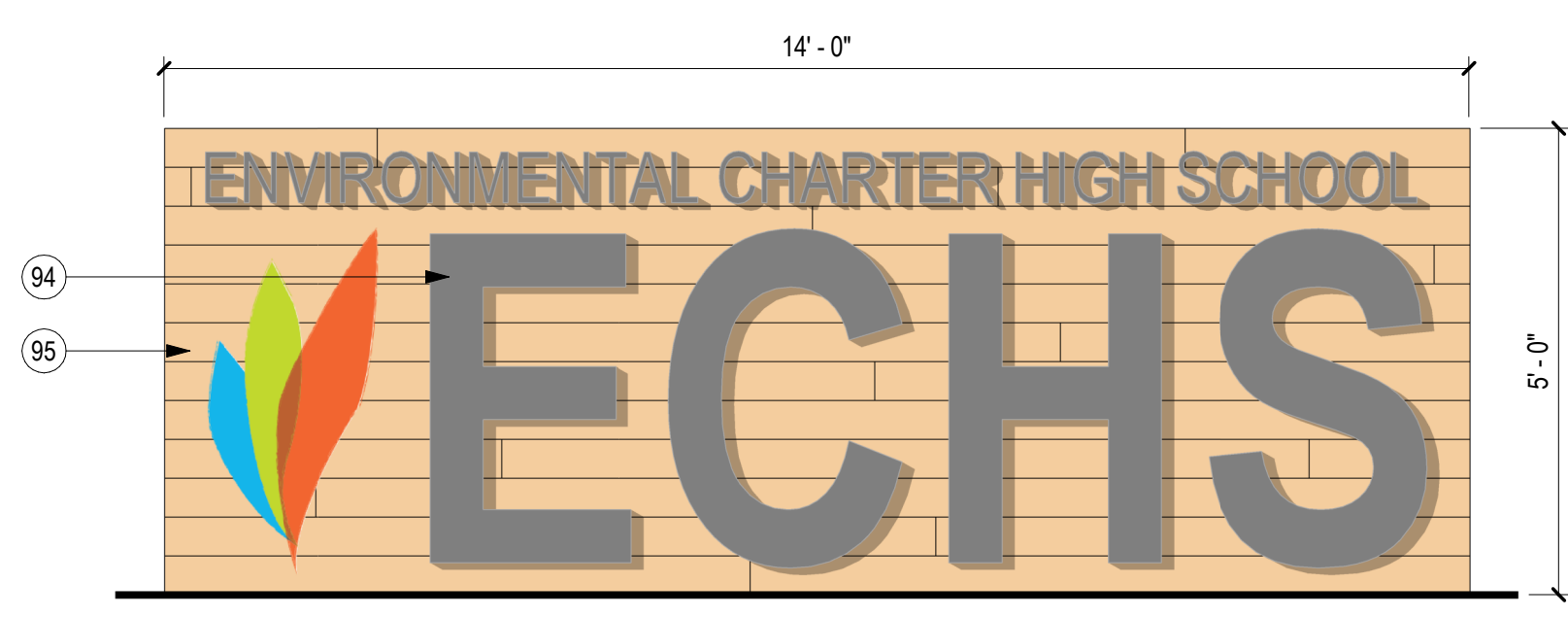


Environmental Charter Schools

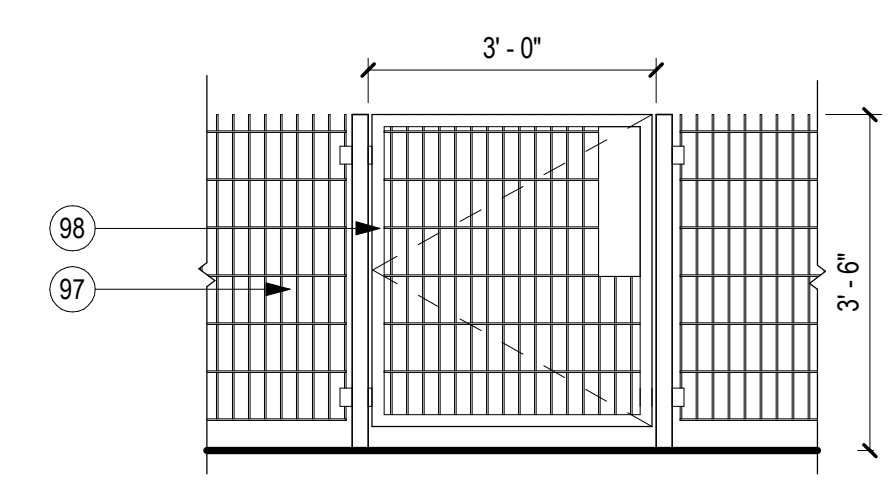
Gensler
 500 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601

GENERAL NOTES

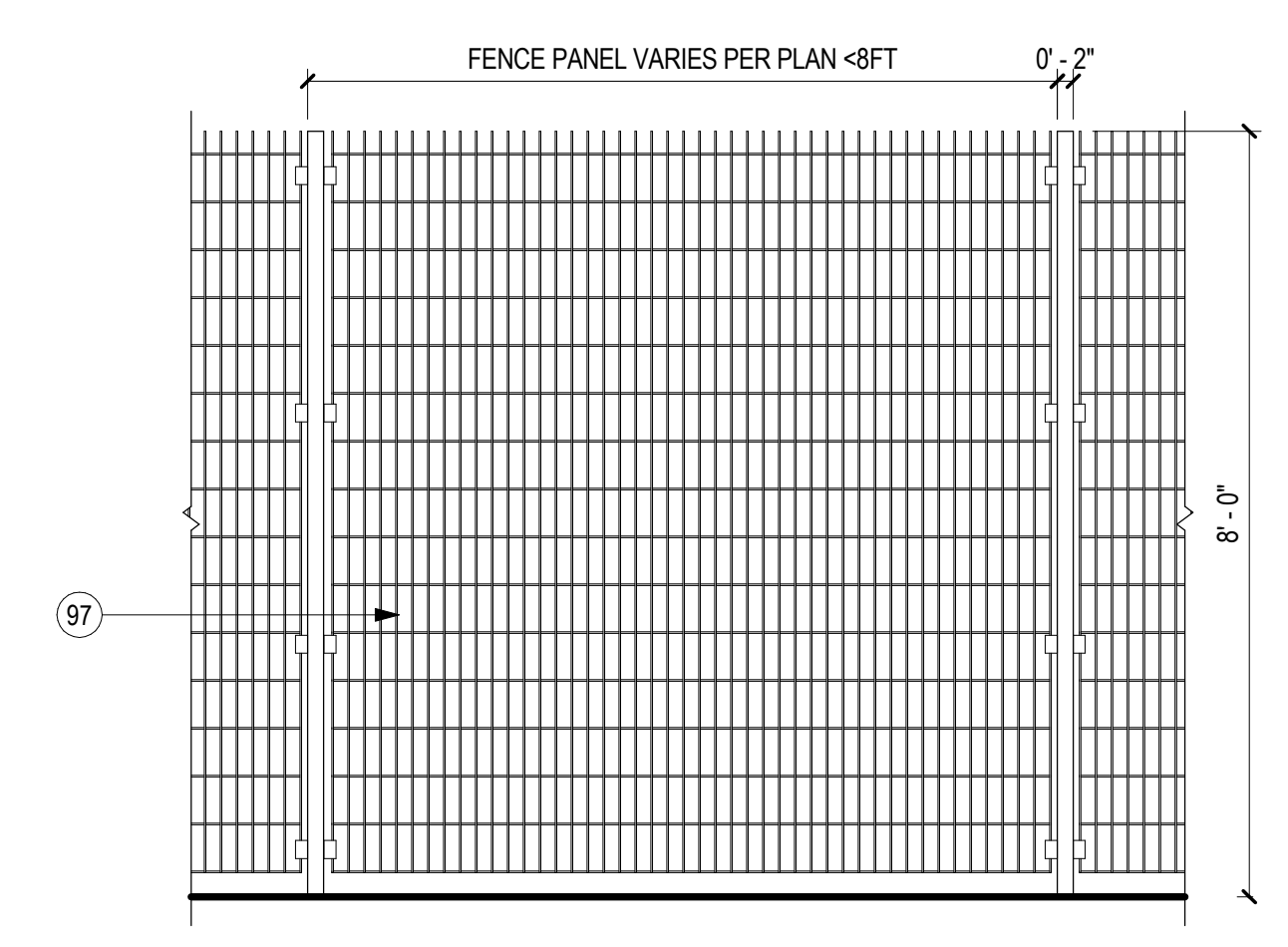
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9/6/24	CLIP MODIFICATION BACKCHECK 1



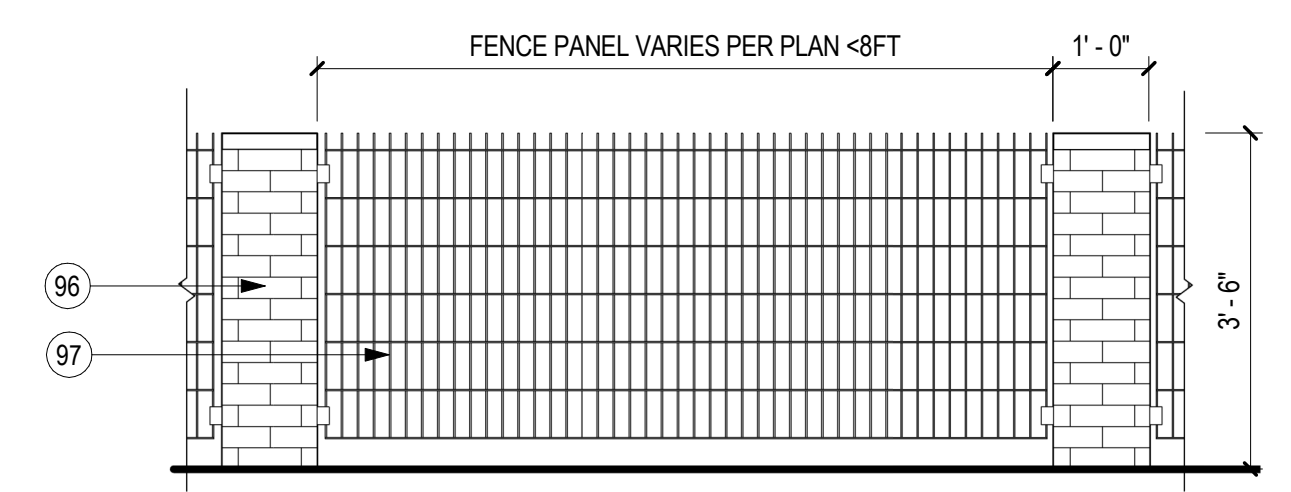
09 FREESTANDING STREET SIGNAGE
 SCALE: 1/2" = 1'-0"



05 FENCE PEDESTRIAN GATE AT STREET
 SCALE: 1/2" = 1'-0"



02 TYPICAL FENCE PANEL AT CAMPUS INTERIOR
 SCALE: 1/2" = 1'-0"



01 TYPICAL FENCE PANEL AT STREET
 SCALE: 1/2" = 1'-0"

NOT FOR CONSTRUCTION

Project Name	ECS PHASE 2
Project Number	005.2785.100
Description	SITE DETAILS

Scale
 1/2" = 1'-0"

A0.004

GLAZING

GL-01	<p>DIVISION: 088000 DESCRIPTION: CLEAR TEMPERED GLAZING THICKNESS: 1/4" THICK LOCATION: INTERIOR GLAZING PARTITION UNO. REFER TO DRAWINGS FOR MORE INFORMATION</p>
GL-02	<p>DIVISION: 088000 DESCRIPTION: 1" IGU QB: 1/4" AS: 1/2" AIR FILL IB: 1/4" LOCATION: EXTERIOR ALUMINUM STOREFRONT SYSTEM</p>

EXTERIOR SHADES

WT-01	<p>DIVISION: 088700 DESCRIPTION: MOTORIZED EXTERIOR SHADE MANUFACTURER (BASIS OF DESIGN): INSOROLL SHADES STYLE: OASIS COLOR: TBD LOCATION: SEE REFLECTED CEILING PLAN</p>
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CONCRETE FLOOR FINISH

CF-01	<p>DIVISION: 033543 DESCRIPTION: POLISHED CONCRETE FINISH: POLISHED LOCATION: SEE FINISH PLANS</p>
CF-02	<p>DIVISION: 033500 DESCRIPTION: SEALED CONCRETE FINISH: SEALED LOCATION: SEE FINISH PLAN</p>

STOREFRONT

SF-01	<p>DIVISION: 084313 DESCRIPTION: ALUMINUM STOREFRONT ASSEMBLY MANUFACTURER (BASIS OF DESIGN): ARCADIA TYPE: AF601T FINISH: CLEAR ANODIZED ALUMINUM LOCATION: REFER TO ELEVATIONS</p>
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EXTERIOR METAL COATING

MC-01	<p>DIVISION: 093013 DESCRIPTION: EXTERIOR METAL COATING MANUFACTURER (BASIS OF DESIGN): KYNAR TYPE: 70% COLOR: CHARCOAL SMUDGE LOCATION: STOREFRONT, EXTERIOR OPERABLE WALLS, FLASHING</p>
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WALL TILE

TL-01	<p>DIVISION: 093013 DESCRIPTION: PORCELAIN TILE MANUFACTURER (BASIS OF DESIGN): DALTILE STYLE: KEYSTONES COLOR: D617 ARCTIC WHITE FINISH: UNPOLISHED TILE SIZE: 2"X2" MOSAIC LOCATION: RESTROOMS</p>
TL-02	<p>DIVISION: 093013 DESCRIPTION: CERAMIC GLAZED WALL TILE MANUFACTURER (BASIS OF DESIGN): DALTILE STYLE: COLOR WHEEL COLLECTION COLOR: ARCTIC WHITE 0790 MATTE GROUT: 1/16" TILE SIZE: 6"X6" NOTE: 2" OFFSET RUNNING BOND LOCATION: RESTROOMS, BACKSPASHES</p>

WALL BASE FINISH

RB-01	<p>DIVISION: 096513 DESCRIPTION: CONTINUOUS RUBBER BASE MANUFACTURER (BASIS OF DESIGN): JOHNSONITE BY TARKETT STYLE: BASEWORKS THERMOSET RUBBER SIZE: 4" HIGH TOELESS COLOR: VAPOR GRAY 23 LOCATION: SEE FINISH PLAN</p>
TB-01	<p>DIVISION: 093013 DESCRIPTION: CERAMIC GLAZED TILE COVE BASE MANUFACTURER (BASIS OF DESIGN): DALTILE STYLE: COLOR WHEEL COLLECTION - SLIM FOOT COVE 3/8" RADIUS COLOR: ARCTIC WHITE 0790 MATTE GROUT: 1/16" TILE SIZE: 6"X6" LOCATION: RESTROOMS</p>

PLASTIC LAMINATE FINISH

PL-01	<p>DIVISION: 123000 DESCRIPTION: PLASTIC LAMINATE MANUFACTURER (BASIS OF DESIGN): FORMICA STYLE: FORMICA INFINITI COLOR CORE COLOR: NATURAL MAPLE FINISH: MATTE LOCATION: CABINETS</p>
PL-02	<p>DIVISION: 123000 DESCRIPTION: PLASTIC LAMINATE MANUFACTURER (BASIS OF DESIGN): WILSONART STYLE: TRACELESS COLOR: BLACK VELVET 15505-31 FINISH: 31 TRACELESS LOCATION: COUNTERTOPS</p>

EXTERIOR PAINT FINISH

EP-01	<p>DIVISION: 099113 DESCRIPTION: EXTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: CHARCOAL SMUDGE</p>
EP-02	<p>DIVISION: 099113 DESCRIPTION: ECHS BLUE ACCENT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: TO MATCH PANTONE 298, CMYK 69-7-0-0 FINISH: SATIN AT DOORS LOCATION: SCHEDULED DOORS</p>
EP-03	<p>DIVISION: 099113 DESCRIPTION: ECHS GREEN ACCENT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: TO MATCH PANTONE 392, CMYK 29-0-100-0 FINISH: SATIN AT DOORS LOCATION: SCHEDULED DOORS</p>
EP-04	<p>DIVISION: 099113 DESCRIPTION: ECHS ORANGE ACCENT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: TO MATCH PANTONE WARM RED, CMYK 0-75-90-0 FINISH: SATIN AT DOORS LOCATION: SCHEDULED DOORS</p>
EP-05	<p>DIVISION: 099113 DESCRIPTION: EXTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: DEW340 WHISPER</p>
EP-06	<p>DIVISION: 099113 DESCRIPTION: EXTERIOR GRADE CLEAR COAT WOOD FINISH MANUFACTURER (BASIS OF DESIGN): RUBIO MONOCOAT TYPE: DUROGRIT COLOR: GRASSLAND BEIGE LOCATION: EXTERIOR EXPOSED WOOD STRUCTURE</p>
EP-07	<p>DIVISION: 099113 DESCRIPTION: EXTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: MATCH PANTONE 7523C NOTE: LIGHT BRICK COLOR LOCATION: EXTERIOR SIDING</p>
EP-08	<p>DIVISION: 099113 DESCRIPTION: EXTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: MATCH PANTONE 876C NOTE: MID BRICK COLOR LOCATION: EXTERIOR SIDING</p>
EP-09	<p>DIVISION: 099113 DESCRIPTION: EXTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: MATCH PANTONE 175C NOTE: DARK BRICK COLOR LOCATION: EXTERIOR SIDING</p>

INTERIOR PAINT FINISH

IP-01	<p>DIVISION: 099123 DESCRIPTION: INTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): BENJAMIN MOORE SCUFF-X COLOR: TO MATCH DUNN EDWARDS DEW340 WHISPER FINISH: SEE NOTES BELOW NOTE: EGGSHELL FINISH AT GYP. BD. WALLS / SEMI-GLOSS AT DOORS, TRIM & RESTROOMS, CEILINGS TO BE FLAT FINISH LOCATION: GENERAL</p>
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**ECHS
GARDENA**

2818 Manhattan Beach
Blvd. Gardena CA 90249



Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

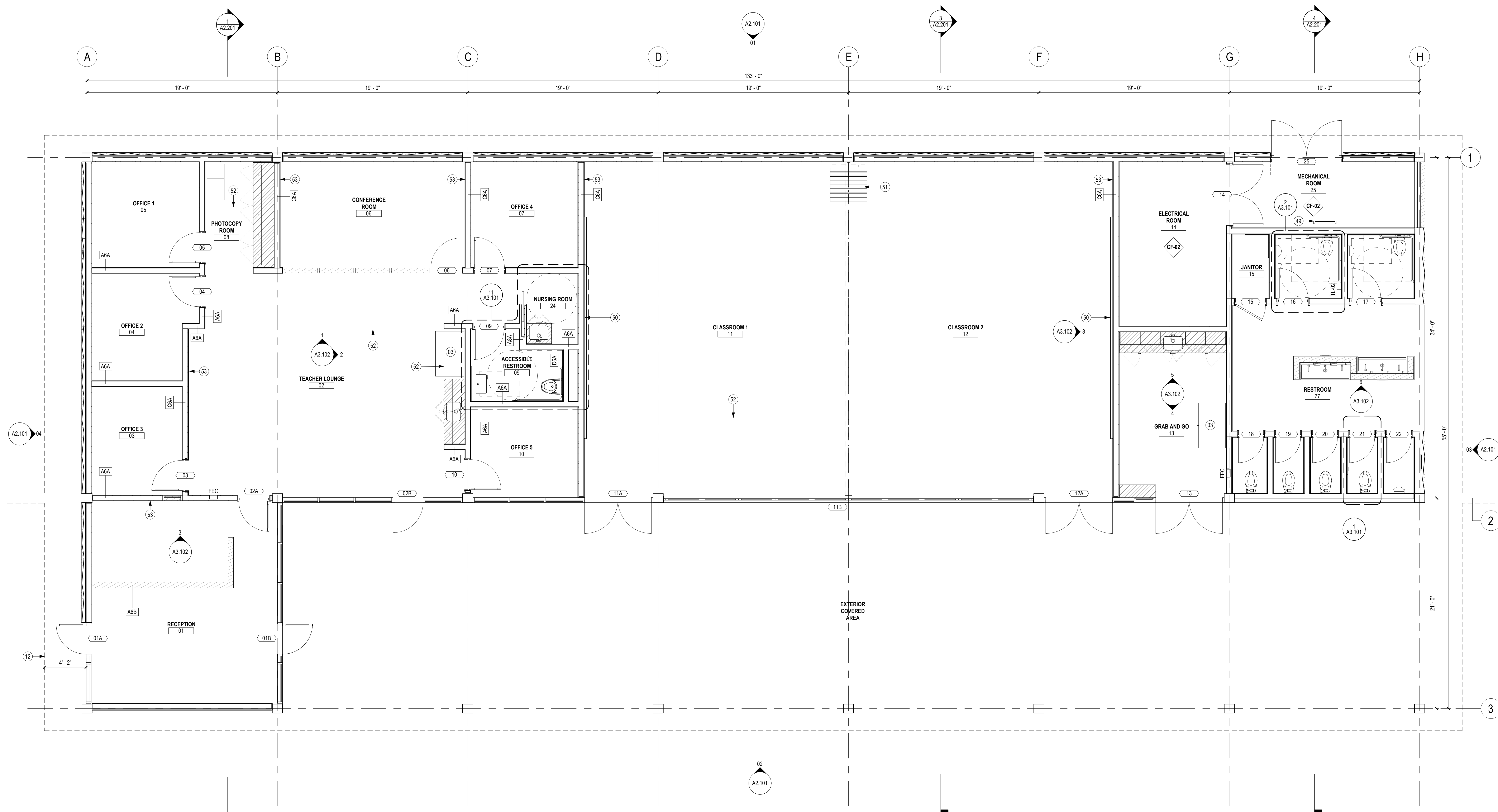
Date	Description
9/6/24	CLIP MODIFICATION BACKCHECK 1

**NOT FOR
CONSTRUCTION**

Project Name	NEW BUILDING & SITE WORK
Project Number	005.2785.100
Description	FINISH SCHEDULE

Scale

A0.300



01 FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES

- 03 REFRIGERATOR
- 12 LINE OF ROOF OVERHANG ABOVE
- 49 ROOF ACCESS LADDER
- 50 WHITE BOARD, SEE INTERIOR ELEVATIONS
- 51 OPERABLE PARTITION
- 52 LINE OF SOFFIT ABOVE
- 53 EXPOSED PLYWOOD FACE OF SHEAR WALL THIS SIDE. COORDINATE LOCATION WITH STRUCTURAL PLANS

GENERAL NOTES

- A. REFER TO 00 DRAWING SERIES FOR GENERAL NOTES, ACCESSIBILITY REQUIREMENTS AND DETAILS, CLEARANCES AND MOUNTING HEIGHTS.
- B. ALL INTERIOR PARTITIONS TO BE TYPE 'ABA' UNLESS NOTED OTHERWISE. FURRED OUT PARTITIONS TO BE TYPE 'DBA' UNLESS NOTED OTHERWISE. REFER TO SHEET A5.201 FOR INTERIOR PARTITION TYPES.
- C. COORDINATE AND PROVIDE BLOCKING AS REQUIRED AT ALL LOCATIONS INCLUDING BUT NOT LIMITED TO: GRAB BARS, OVERHEAD CABINETS, SHELVEING, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, ETC.
- D. PARTITIONS ARE DIMENSIONED TO FACE OF GYP UNLESS NOTED OTHERWISE. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". CONTRACTOR TO VERIFY THICKNESS AND MOUNTING OF FINISHES.
- E. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- F. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIED DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- G. PREPARE SLAB AS REQUIRED FOR SPECIFIED FINISH.
- H. DOOR JAMB LOCATIONS SHALL BE 4 INCHES TYPICALLY FROM ADJACENT WALL UNLESS NOTED OTHERWISE. REFER TO 00 DRAWING SERIES FOR REQUIRED ACCESSIBILITY CLEARANCES.
- I. PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT.
- J. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL CONSTRUCTION AND LOCATIONS.
- K. FLOOR FINISH TO BE CF-01 UNLESS NOTED OTHERWISE. REFER TO SHEET A0.300 FOR FINISHES.

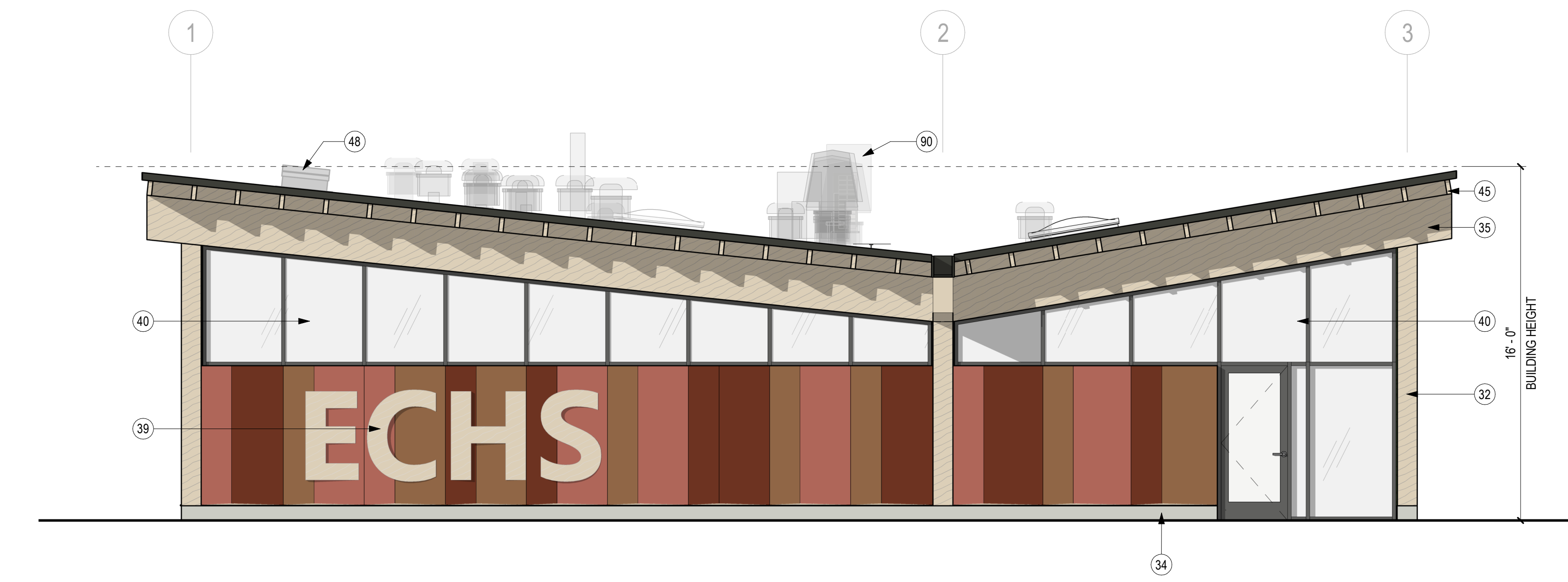
Date	Description
9/6/24	CLIP MODIFICATION BACKCHECK 1

**NOT FOR
CONSTRUCTION**

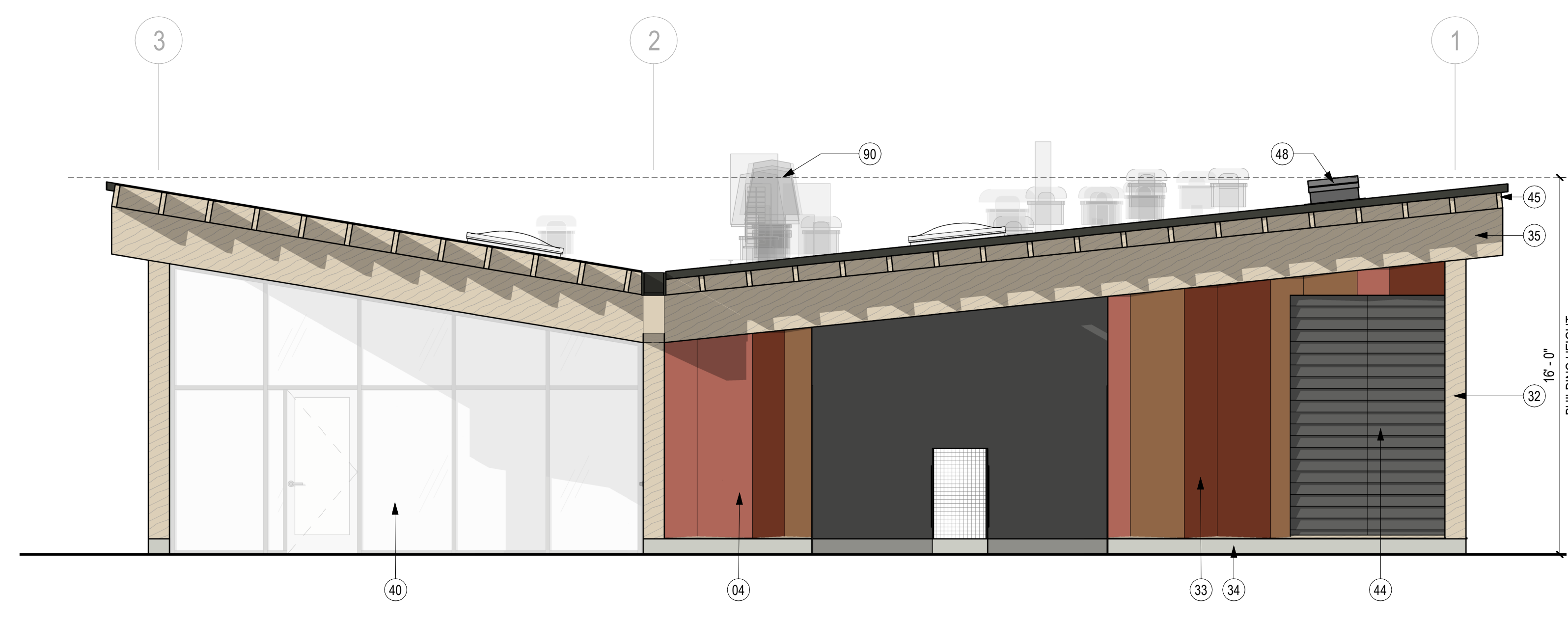
Project Name	NEW BUILDING & SITE WORK
Project Number	005.2785.100
Description	FLOOR PLAN

Scale
As indicated Ref North

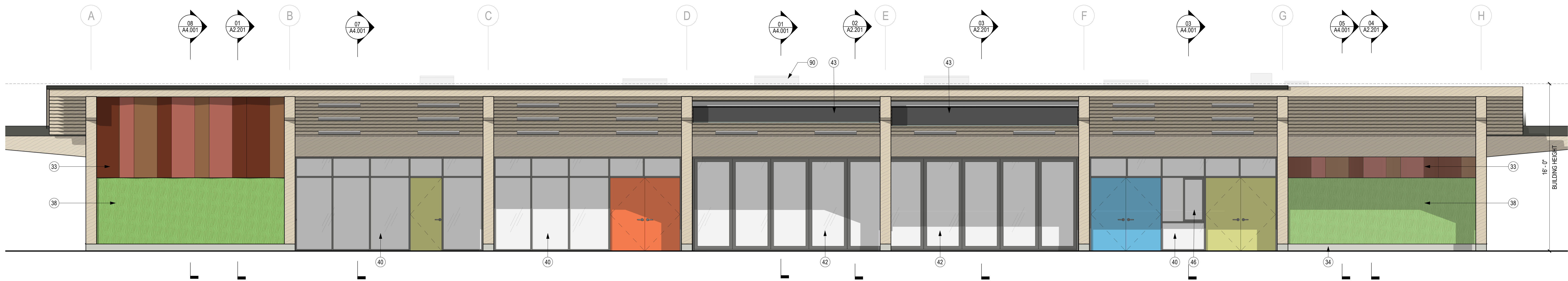
A1.101



04 WEST ELEVATION
SCALE: 1/4" = 1'-0"



03 EAST ELEVATION
SCALE: 1/4" = 1'-0"



02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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- SHEET NOTES**
- 04 BOTTLE FILLER
 - 32 GLULAM COLUMN PER STRUCTURAL - CLEAR COAT EXTERIOR GRADE TREATMENT EP-06
 - 33 CEMENTITIOUS SIDING, PAINTED EP-07, EP-08, EP-09
 - 34 CONCRETE CURB
 - 35 GLULAM BEAM PER STRUCTURAL - CLEAR COAT EXTERIOR GRADE TREATMENT EP-06
 - 38 MODULAR LIVING GREEN WALL SYSTEM
 - 39 'ECHS' SIGNAGE - MATERIAL TO MATCH STRUCTURE EP-06
 - 40 ALUMINUM STOREFRONT SYSTEM MC-01 WITH GLAZING GL-02
 - 42 ALUMINUM GLAZED FOLDING-SLIDING OPERABLE WALL SYSTEM - MC-01
 - 43 MOTORIZED EXTERIOR SOLAR SHADE (5% OPEN) MOUNTED TO UNDERSIDE OF BEAM
 - 44 ALUMINUM LOUVERS MC-01
 - 45 EXPOSED JOISTS PER STRUCTURAL WITH CLEAR COAT EXTERIOR GRADE TREATMENT EP-06
 - 46 AUTO-CLOSING SLIDING SERVING WINDOW WITH INSECT SCREEN - COLOR TO MATCH STOREFRONT
 - 47 REMOTE ACTUATED OPERABLE WINDOW FINISH TO MATCH STOREFRONT
 - 48 ROOF ACCESS HATCH
 - 90 MECHANICAL EQUIPMENT

GENERAL NOTES

Date	Description
9/6/24	CLIP MODIFICATION BACKCHECK 1

**NOT FOR
CONSTRUCTION**

Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
BUILDING ELEVATIONS

Scale
1/4" = 1'-0"

A2.101

EXHIBIT B

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #1-24, SITE PLAN REVIEW #1-24, AND ADMINISTRATIVE ADJUSTMENT #1-24

GENERAL CONDITIONS

- GC 1. The Applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. A copy of the signed document shall be submitted to the Community Development Department prior to issuance of any construction permit.
- GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction) and Title 18 (Zoning) of the Gardena Municipal Code.
- GC 3. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 4. The floor plan layout shall be in accordance with the plans approved by the City Council and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the City Council based its decision, as modified by such decision.
- GC 5. The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Conditional Use Permit, Site Plan Review, Administrative Adjustment and the Notice of Exemption. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the Applicant is the real party in interest in action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.

Previous Conditions of Approval from Conditional Use Permit #219-68

- CUP 1. The entire site, all masonry block walls, building walls and signage shall be maintained at all times free and clear of litter, rubbish, debris, weeds and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall.

- CUP 2. Parking lot sweeping, trash pick-up, and other exterior cleaning activities shall be restricted to the hours of 7 a.m. to 10 p.m., seven days a week, in accordance with Chapter 8.36 of the Gardena Municipal Code.
- CUP 3. All parking spaces shall comply with the parking design standards of Section 18.40.050 of the Gardena Municipal Code.

PLANNING

- PL1. The approvals granted herein shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with the applicable provisions of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- PL2. The approved Resolution, including the Conditions of Approval 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 must construct and install a permanent fence and or wall along the southern property line, adjacent to the property located at 15916 Crenshaw Blvd. The fence or wall shall be made of decorative materials that are compatible with the surrounding fencing and block walls on the property, to the satisfaction of the Director. Additionally, the Applicant must ensure the fence or wall allows for adequate fire access in compliance with the Los Angeles County Fire Department's requirements.
- PL4. The plans and the physical appearance of the proposed project shall be as shown on plans dated September 6, 2024, and as revised by these conditions of approval. The final completed project shall be in compliance with the plans and elevations upon which the City Council based their decision. Minor modifications or alterations to the design, style, colors, materials, and vegetation shall be subject to the review and approval of the Community Development Director.
- PL5. In the event noise/traffic circulation nuisances or public safety issues are brought to the attention of the City, the Community Development Director can impose further conditions or restrictions on the operation activities on the site to ensure land use compatibility.
- PL6. During pick-up and drop-off hours, the applicant must ensure through parking management that drive aisles are not obstructed and no vehicles are queued along Manhattan Beach Blvd. At a minimum, there shall be 4 monitors stationed at key Locations: the entrance and exit along Manhattan Beach Blvd, the parking lot turnaround area, and at the drop off/pick-up stop along interior drive aisle parallel to Manhattan Beach Blvd.

- PL7. All parking spaces shall comply with the parking design standards of Section 18.40.050 of the Gardena Municipal Code.
- PL8. The proposed project shall comply with American Disability Act (ADA) requirement.
- PL9. Enrollment shall be limited to high-school students. The total number of student enrollment should not exceed 450 students and approximately one-quarter of the students shall be enrolled in ninth grade.
- PL10. Any outdoor activities shall not generate noise greater than the allowed limits state on the section 8.36.040 as measured from any site perimeter lines. If the city receives any valid complaints regarding excessive noise from the property, it will conduct the necessary noise studies to assess the noise levels. The cost of these studies shall be reimbursed by the Applicant.
- PL11. The Applicant shall ensure that any proposed signage shall meet the necessary requirements put forth by the Chapter 18.58 of the Gardena Municipal Code.
- PL12. The Applicant shall collaborate with local church leaders to develop a plan for memorializing the existing chapel on the Property. This plan must be submitted to the Planning Commission for review and approval prior to the issuance of a permit for the demolition.

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 comply with all applicable State and Federal Accessibility code.
- BS3. The Applicant shall comply with the Los Angeles County Fire code.
- BS4. The Applicant shall obtain separate permits for electrical, plumbing, and mechanical work.
- BS5. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, or State law.
- BS6. The Applicant shall submit plans and specifications to the Building Division for review.

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.
- FD2. The Applicant is responsible for installing one (1) public fire hydrant at a location approved by the Los Angeles County Fire Department. All fire hydrants shall measure 6"x4"2-1/2" brass or bronze, conforming to current AWWA

standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4 Plans must be submitted for review and approval.

CITY COUNCIL – FEBRUARY 11, 2025

- CC 1. If the property hosts events, the Applicant must demonstrate that adequate parking is available. If an agreement exists with another property owner, it must be submitted to the City prior to any event.

Farnaz Golshani-Flecher, certifies that she has read, understood, and agrees to the Project Conditions listed herein.

Farnaz Golshani-Flecher

Date

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. 6694** 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 **11th day of February 2025**, and that the same was so passed and adopted by the following roll call vote:

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

NOES: COUNCIL MEMBER FRANCIS

ABSENT: NONE

for Becky Romero
City Clerk of the City of Gardena, California

(SEAL)