

**EXHIBIT A  
CITY OF GARDENA**

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #5-24, SITE PLAN  
REVIEW #3-24, AND TENTATIVE PARCEL MAP #1-24**

**CONDITIONAL USE PERMIT (CUP #5-24)**

- CUP1. Conditional Use Permit #5-24 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code (GMC). Utilization shall involve the issuance of demolition permit(s) and continuance of construction.
- CUP2. Businesses that utilize cold/refrigerated storage shall be prohibited on the property, no cold/refrigerated commercial truck delivery shall be conducted on-site, and no tenant improvement permits shall be approved for cold/refrigerated storage.
- CUP3. Barbed wire fencing shall be prohibited in locations visible to the public right-of-way in accordance with Section 18.42.070.E.2 of the GMC.
- CUP4. The Applicant shall keep the driveway gates and fences located on Saint Andrews Place and West 137<sup>th</sup> Street closed and only accessible by the business tenants during operating hours. Public and customer access shall be through the other entrances located on South Western Avenue and West 139<sup>th</sup> Street.
- CUP5. Commercial vehicles shall be prohibited from using the driveway located on South Western Avenue and signage that prohibits commercial vehicle entrance shall be required to be posted at the South Western Avenue driveway entrance.

**SITE PLAN REVIEW (SPR #3-24)**

- SPR1. 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.
- SPR2. These 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.
- SPR3. Colors and materials as shown on the development plans presented at the July 15, 2025, Planning Commission are approved. Deviation from colors and materials shall not be made unless approved by the Community Development Director.
- SPR4. The Applicant shall install a stop sign for egress traffic on all project driveways.
- SPR5. All signage shall comply with the applicable provisions of Chapter 18.58 of the GMC.
- SPR6. The property owner/developer shall maintain landscaping in accordance with the approved plans and provisions of the GMC Section 18.42.075 and Section 18.40.090 in a healthy and well-kept manner and shall maintain the landscape irrigation system in an operating manner at all times.
- SPR7. Manufacturing uses shall be limited to 45,225 square feet of the development in accordance with the off-street parking calculations of the approved plans.
- SPR8. The property shall comply with all interior and exterior noise requirements as described in Chapter 8.36 of the GMC.
- SPR9. Construction shall not take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, 6:00 p.m. and 9:00 a.m. on Saturdays, or any time on Sunday or a Federal holiday in accordance with Section 8.36.080.G of the GMC
- SPR10. In accordance with Section 18.42.140 of the GMC, all utilities that service the site shall be located underground from the point of connection to the utility to the structures or meters for the units and all mechanical equipment shall be incorporated into the building envelope or shall be screened from public view on all sides with solid materials.
- SPR11. The Applicant shall comply with all applicable requirements set forth in Section 18.42.200 of the GMC relating to pre-permit requirements.
- SPR12. The Applicant shall comply with all requirements set forth in Section 18.42.210 of the GMC relating to post-permit requirements.

**TENTATIVE PARCEL MAP NO. 84649 (TPM #1-24)**

- TPM1. The final parcel map shall be recorded with the Los Angeles County Recorder's office no later than twenty-four (24) months from the date of

granting said approval. If said map is not recorded within the 24-month period, the life of the map shall be deemed expired in accordance with Section 66463.5(a) of the State Government Code, and said approval shall be considered null and void. The Applicant, with a showing of good cause, can request prior to the expiration of the 24-month period, an extension of time for a period not to exceed a total of six (6) years, in accordance with Section 66463.5(c) of the State Government Code.

- TPM2. The tentative parcel map shall conform to the provisions of the State Subdivision Map Act and Title 17 of the GMC ("Subdivisions").
- TPM3. In accordance with Section 17.08.170 of the GMC, the Applicant shall dedicate and maintain all necessary rights-of-way for public improvements and shall construct such improvements at no cost to the City. Such improvements may include, but not limited to, site grading and drainage, new sidewalk, curb and gutter, driveways, street trees, roadway paving, streetlights, traffic control devices, gas mains, electric power lines, telephone and cable lines, all of which shall be installed in accordance with the specifications of the Public Works Department. All utilities shall be installed underground.
- TPM4. Pursuant to Government Code § 66495, at least one exterior boundary line of the land being subdivided must be adequately monumented or referenced before the map is recorded.
- TPM5. Prior to the initial phase associated with building construction, all underground infrastructure shall be installed.

**THE FOLLOWING CONDITIONS SHALL APPLY TO ALL THREE ENTITLEMENTS  
OF THIS PROJECT.**

**GENERAL CONDITIONS**

- GC 1. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the 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 3. The architectural plans shall be in accordance with the plans approved by the Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision on July 15, 2025, as modified by such decision.

- GC 4. The Applicant shall reimburse the City for all attorneys' and consultants' fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.
- GC 5. The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the Applicant is the real party in interest in the 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.

#### **BUILDING AND SAFETY DIVISION**

- 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, Landscaping, Site Lighting, Trash Enclosure 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 submit an asbestos report to the Building Division as part of the permit application.
- BS5. The Applicant shall submit a soils report to the Building Division as part of the permit application. If the permit application is more than one (1) year from the date of the report, a refresher letter from the geotechnical engineer of record will be required, to ensure that the report is still current.
- BS6. The Applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.
- BS7. The Applicant shall demonstrate that coverages have 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.
- BS8. 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 stormwater, without filtering, is no longer acceptable.
- BS9. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified inspector to determine the presence or absence of asbestos containing materials (ACMs).
- BS10. 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 project plans.
- BS11. The Applicant shall provide 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.
- BS12. 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.
- BS13. The Applicant shall prepare construction and demolition (C&D) waste recycling plans for review and approval by the Building Division. The Applicant shall enroll in the city's waste diversion program.
- BS14. The Applicant shall post procedures and phone numbers at the construction site to notify 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.

- BS15. 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.
- BS16. The Applicant shall designate an on-site construction complaint and enforcement manager for the project.
- BS17. The Applicant shall ensure that all 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.
- BS18. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.
- BS19. Grading and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and Federal holidays are strictly prohibited.

#### **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 remove and replace all curb, gutter, and sidewalk fronting the property on St. Andrews Place cul-de-sac.
- PW6. The Applicant shall install new curb, gutter, sidewalk, and pavement fronting the property on 137th Street cul-de-sac.
- PW7. The Applicant shall remove and replace approximately 700 sf of sidewalk, 15 LF of curb/gutter on 139th Street and Western Avenue.
- PW8. In addition to PW5, 6, and 7, the Applicant shall replace any other curb, gutter, or sidewalk that was damaged during construction.
- PW9. Sewer capacity analysis may be required upon application of each tenant proposing to occupy the units. Sewer fee to be determined.
- PW10. Street Easement required: 40' radii on 137th Street cul-de-sac and 5' on 137th Street.
- PW11. As-built plan (PDF and DWG format) signed and stamped by the Engineer of Record shall be submitted to Public Works Department prior to finalizing and closing permit. Any deviations from the approved plan will require a submittal of plan revision for the City review and approval.
- PW12. Contractor/Applicant is responsible for all applicable permit, plan check surety, and other incidental fees pertaining to the proposed project.
- PW13. Grind and overlay pavement 1.5 inches fronting development, or as field marked by the City.

PW14. Additional requirements may be required upon subsequent plan submittal and review.

**GTRANS**

GT1. The Applicant shall submit detailed construction and project plans, along with estimated timelines, for GTrans approval at least two to three months prior to the start of the project construction.

GT2. The Applicant shall not block West 139<sup>th</sup> Street from the east or west directions.

**GARDENA POLICE DEPARTMENT**

GPD1. The Applicant shall add a line-of-site red curb just north of the proposed driveway that leads onto Western Ave and with review and approval by the Gardena Public Works Engineering Division.

**GOLDEN STATE WATER COMPANY**

GSW1. The Applicant shall contact GSWC for review of the existing water main once LA County Fire Department has issued their fire protection requirements on the aforementioned project.

GSW2. The Applicant shall contact GSWC to initiate application for new service installation. Below are general guidelines for water service application.

- a. For new service installation with meter size larger than 2-inch and/or system upgrade, the Applicant is to request a cost estimate and project review prior to construction. A cost estimate is needed to evaluate system modifications to provide adequate supply to the project. To set up new service or for a cost estimate please contact Ms. Spearman, New Business Administrator. A \$1,500 deposit will be required to determine what modifications are needed to the system. A copy of New Service Installation Application form is included for the Applicant to use. Ms. Spearman is located at our Via Verde office located at:

Golden State Water Company  
160 E. Via Verde  
San Dimas, CA 91773  
(909) 305-5427 x349

**LOS ANGELES COUNTY SANITATION DISTRICT**

SD1. Prior to the issuance of building permits, the Applicant shall be directed to contact the Wastewater Fee Public Counter at [connectionfee@lacs.org](mailto:connectionfee@lacs.org) or (562) 908-4288, extension 2727, to pay any wastewater fees that may be due.

**END LIST OF THE CONDITIONS OF APPROVAL**



Terreno 139<sup>th</sup> LLC, representative, certifies that he/she/they/it has read, understood, and agrees to the Project Conditions listed herein.

Terreno 139<sup>th</sup> LLC, Representative

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By

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Date