



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, January 7, 2025 – 7:00 PM

Council Chamber at City Hall
1700 W. 162nd Street, Gardena, California

If you would like to participate in this meeting, you can participate via the following options:

1. **VIEW THE MEETING LIVE ONLINE AT** youtube.com/CityofGardena.
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Board/Commission/Committee at publiccomment@cityofgardena.org two (2) hours before the meeting starts on the day of the meeting and write "Public Comment" in the subject line.
3. **ATTEND THE MEETING IN PERSON**

PUBLIC COMMENT: The Gardena Board/Commission/Committee will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:

- Agenda Items: At the time the Board/Commission/Committee considers the item or during Public Comment
- If you wish to address the Gardena Board/Commission/Committee, please complete a "Speaker Request" form and present it to staff. You will be called upon when it is your turn to address the Board/Commission/Committee. The Board/Commission/Committee cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the Board/Commission/Committee will be given three (3) minutes to speak.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

Thank you for your attendance and cooperation.

1. **CALL MEETING TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

1. Steve Sherman
2. Deryl Henderson
3. Stephen Langley
4. Jules Kanhan
5. Ronald Wright-Scherr

4. **APPROVAL OF MINUTES**

5. **ORAL COMMUNICATIONS**

This is the time where the public may address the Planning Commission on items that are not on the agenda, but within the Planning Commission's jurisdiction. Comments should be limited to three minutes.

6. **OTHER ITEMS**

6.A **1818 West Redondo Beach Boulevard, the Tire House Progress Report**

As requested by the Planning Commission at the October 1, 2024, meeting, staff is presenting an update report on the Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

[Staff Report](#)

[Attachment A - PC Resolution 10-24](#)

[Attachment B - November 21, 2024 Property Pictures](#)

[Attachment C - December 17, 2024 Property Owner Pictures](#)

[Attachment D - December 20, 2024, Property Pictures](#)

[Attachment E - Planning Commission Agenda Packet, dated February 20, 2024](#)

[Attachment F - Planning Commission Agenda Packet, dated April 16, 2024](#)

[Attachment G - Planning Commission Agenda Packet, dated July 16, 2024](#)

[Attachment H - Planning Commission Agenda Packet, dated October 1, 2024](#)

7. **PUBLIC HEARING ITEMS**

7.A **CONDITIONAL USE PERMIT #1-24 (MODIFICATION TO CUP #219-68), SITE PLAN REVIEW #1-24, AND ADMINISTRATIVE ADJUSTMENT #1-24**

REQUEST: A request to modify the conditional use permit for a high school located within the Single-Family Residential (R-1) zone, including a site plan review for the demolition of a 9,036 SF building and proposing a new 7,500 SF facility in its place, featuring two classrooms, an administrative area, and a covered canopy, to continue serving the existing school on the property. All other structures on site will remain. Additional site improvements include landscaping upgrades, parking area enhancements, and the implementation of a new vehicle circulation plan.

The Applicant is also requesting an administrative adjustment to the off-street parking requirements, seeking a 12% reduction in the number of required spaces—from 104 to 93 spaces.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project.

APPLICANT: Farnaz Golshani- Flecher, Farnaz Golshan-Flechner, Environmental Charter High School

LOCATION: 2818 Manhattan Beach Blvd; APN: (4067-007-005)

[Staff Report \(ECS\).pdf](#)

[Resolution No. PC 1-25 \(ECS\).pdf](#)

[Exhibit A - Project Plans.pdf](#)

[Exhibit B - Conditions of Approval.pdf](#)

[Attachment B - Parking Study.pdf](#)

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

10. ADJOURNMENT

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00 PM on January 21, 2025.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

Dated this 3rd day of January 2025.

/s/ GREG TSUJIUCHI

GREG TSUJIUCHI, Secretary
Planning and Environmental Quality Commission

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

AGENDA ITEM 6.A

DATE: January 7, 2025

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

FROM: Amanda Acuna, Community Development Manager

PREPARED BY: Kevin La, Planning Assistant

LOCATION: **1818 W. Redondo Beach Blvd**

Consideration: As requested by the Planning Commission at the October 8, 2024, meeting, staff is presenting the resolution to deny the appeal by The Tire House Inc. on the Director's decision to revoke revocation Site Plan Review #4-15 for the property at 1818 W. Redondo Beach Blvd, and finding that the action is categorically exempt from the provisions of CEQA pursuant to Guidelines Section 15321.

BACKGROUND

On August 26, 2015, Site Plan Review #4-15 was administratively approved by the City of Gardena's Community Development Department. Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15 was issued to the property and business owner by the Director. Such revocation would result in discontinuing auto repair facility uses in the General Commercial (C-3) Zone.

On January 23, 2024, John Mardirossian, representing the business, The Tire House, Inc. ("Appellant"), filed with the City Clerk's office a request for an appeal hearing before the Planning Commission.

A noticed public hearing was scheduled and conducted before the Planning Commission on February 20, 2024. Both Appellant and City presented evidence in the form of documents and testimony. After consideration of all the evidence presented at the meeting, the Planning Commission denied the appeal by the Appellant. The Planning Commission further directed staff to draft, and return at a later date with, a resolution reflecting their decision to deny the appeal by the Appellant from the decision of the Director to revoke Site Plan Review #4-15.

On April 16, 2024, at its regularly scheduled meeting the Planning Commission considered the adoption of Resolution No. 10-24, reflecting the Planning Commission's decision to deny the appeal. Prior to the meeting, Appellant submitted a letter to the Commission outlining the efforts recently made to meet the conditions of Site Plan Review #4-15. Additionally, at the meeting, staff noted that property owner had made significant progress and had submitted and paid for plan check review. It was also noted that Appellant cleaned up the property by removing the tires that were stored outside. At the close of the hearing, the Planning Commission voted to continue this item to the July 16, 2024, meeting to review Appellant's progress to conform to the conditions of Site Plan Review #4-15.

On July 16, 2024, at its regularly scheduled meeting, the Planning Commission considered the continued item and received a report regarding the progress that Appellant and the property owner have made to continue to resolve issues initially brought forth to the Planning Commission. Staff also provided Code Enforcement pictures taken on June 5, 2024, and July 9, 2024, of the improvements made on the property. The Planning Commission voted to continue the adoption of Resolution No. PC 10-24 to October 1, 2024.

On October 1, 2024, at its regularly scheduled meeting, the Planning Commission considered the continued item and received a progress report that Appellant has continued to resolve issues initially brought forth to the Planning Commission. Staff also provided Code Enforcement pictures taken on September 5, 2024, and September 26, 2024, of the property. The Planning Commission voted to continue the adoption of Resolution No. PC 10-24 one final time, to monitor the ongoing progress of Appellant and property owner in resolving issues to bring the property into compliance with the City-approved site plan, to see if the conditions of the property continue to improve, and for staff to bring forth a report documenting the progress of improvements on the site on January 7, 2025.

The following is a list of actions that have taken place on the property since last presented to Planning Commission:

- On November 21, 2024, the Code Enforcement Division inspected the property and provided pictures attached hereto as Attachment A. The Code Enforcement Officer observed no construction activity has occurred on the property since the issuance of their building permits. However, the business continues to keep the parking lot clear of tires and conducts business within the garage bays.
- On December 17, 2024, the property owner provided the Community Development Department pictures of the construction progress made to the property. A foundation inspection for the trash enclosure was conducted and passed by a Gardena Building and Safety Inspector on the same day.
- As of December 20, 2024, all permits have been issued by the Building and Safety Division, to improve and comply with the conditions of the approved Site Plan Review #4-15. Construction is still ongoing to install the landscaping and trash

enclosure. There was only one Building and Safety Inspection conducted as stated previously.

The agenda packets for the Planning Commission meetings on February 20, 2024, April 16, 2024, July 16, 2024, and October 1, 2024, are attached hereto as Attachments E, F, G, and H.

CEQA DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), and the CEQA Guidelines, staff has determined that the revocation of the site plan review does not qualify as a project within the definition of Public Resources Code Section 21065 as there is no potential for this action to result in a physical change in the environment and therefore is not subject to CEQA.

Even if the action of revocation were subject to CEQA, it would be categorically exempt under the Class 21 exemption, pursuant to Guidelines section 15321, which exempts actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered by the regulatory agency.

PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to receive this progress report and decide whether to adopt Resolution No. PC 10-24.

Resolution No. PC 10-24 reflects the Planning Commission's decision on February 20, 2024, denying the appeal by The Tire House Inc. from the Director's decision to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd, and finding that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321.

REDOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

- 1) Receive progress report from staff;
- 2) Finding that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321; and
 - (a) Decide whether to adopt Resolution No. PC 10-24 reflecting the Planning Commission's decision of upholding the director's decision to revoke Site Plan Review #4-15.

ATTACHMENTS

- A. Resolution No. PC 10-24
- B. November 21, 2024, Property Pictures (see below)
- C. December 17, 2024, Property Owner Pictures (see below)
- D. December 20, 2024, Property Pictures (see below)
- E. [Planning Commission Agenda Packet, dated February 20, 2024](#)
- F. [Planning Commission Agenda Packet, dated April 16, 2024](#)
- G. [Planning Commission Agenda Packet, dated July 16, 2024](#)
- H. [Planning Commission Agenda Packet, dated October 1, 2024](#)

Attachment B
November 21, 2024, Progress Photos





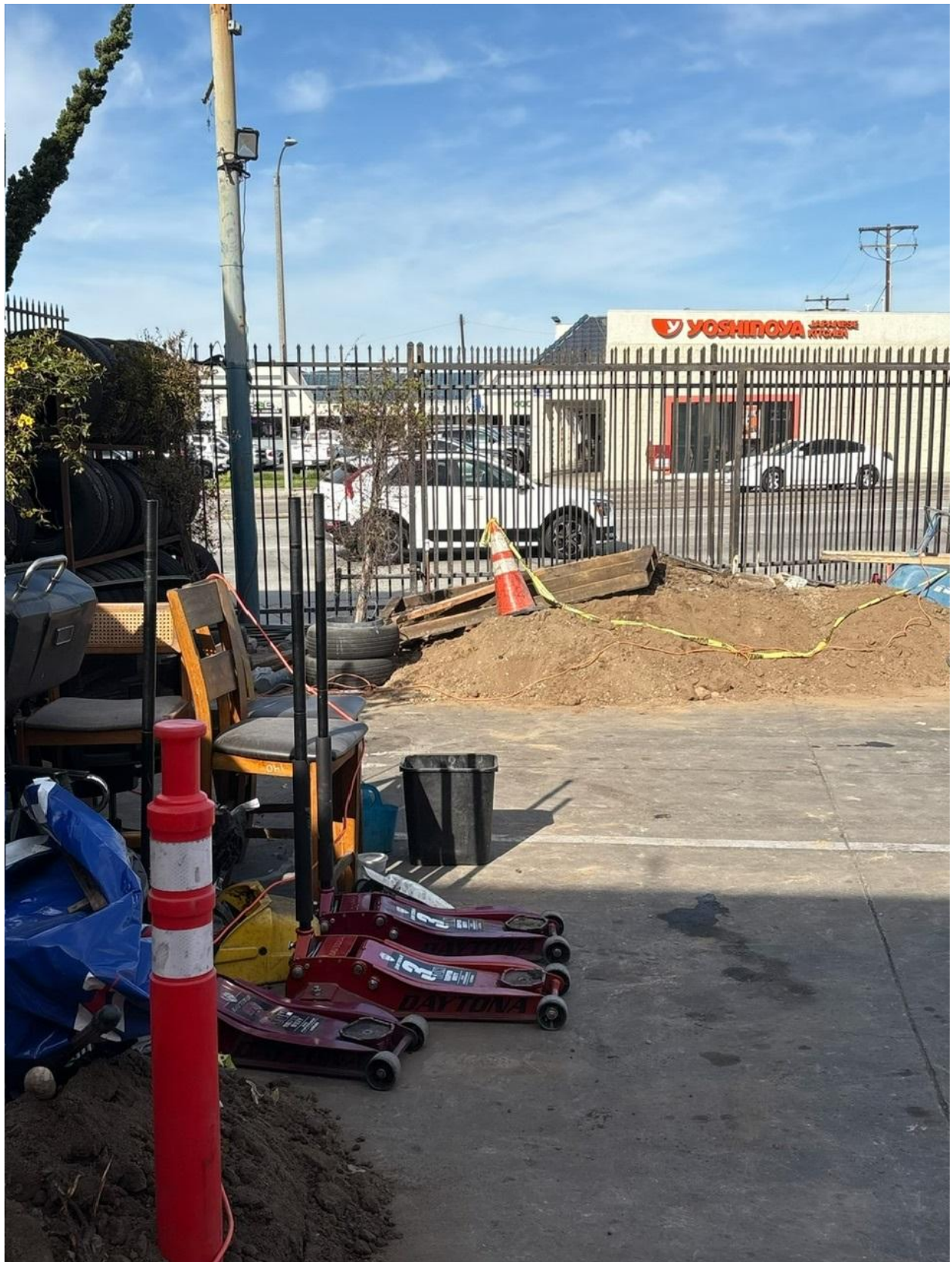






Attachment C
December 17, 2024, Property Owner Pictures











Attachment D
December 20, 2024, Progress Pictures











Attachment E
Planning Commission Agenda Packet, dated
February 20, 2024

Attachment F
Planning Commission Agenda Packet, dated
April 16, 2024

Attachment G
Planning Commission Agenda Packet,
dated July 16, 2024

Attachment G
Planning Commission Agenda Packet,
dated October 1, 2024

RESOLUTION NO. PC 10-24

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DENYING THE APPEAL BY THE TIRE HOUSE INC. FROM THE DIRECTOR'S DECISION TO REVOKE THE APPROVAL OF THE SITE PLAN REVIEW #4-15 OF THE TIRE HOUSE LOCATED AT 1818 WEST REDONDO BEACH BOULEVARD, AND FINDING THAT THE ACTION IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF CEQA PURSUANT TO GUIDELINES SECTION 15321

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

SECTION 1. RECITALS.

A. In 2015 an application for a site plan review was filed with the City's Community Development Department, for the request to improve a 5,236 square foot automotive repair facility located in the General Commercial zone, at 1818 W. Redondo Beach Boulevard.

B. On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department.

C. Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval.

D. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15 was issued to the Tire House, Inc. (Appellant), by the Director, which listed various violations of the conditions set forth in Site Plan Review #4-15.

E. On January 23, 2024, John Mardirossian, representing the business, Appellant, filed with the City Clerk's office a request for an appeal hearing before the Planning Commission. The appeal fee was also paid by Appellant to the City Treasury.

F. A hearing was set before the Planning Commission and heard on February 20, 2024, at a regularly noticed and scheduled Planning Commission meeting. Both the Appellant and staff appeared and presented evidence.

G. At the close of the hearing, the Planning Commission directed staff to draft a resolution to deny the appeal, upholding the decision of the Director, to revoke Site Plan Review #4-15 on April 16, 2024.

H. On April 16, 2024, the Planning Commission received a progress report of the Appellant's compliance with the conditions of Site Plan Review #4-15, by submitting

January 7, 2025

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and paying for Building and Safety plan check reviews. The Planning Commission voted to continue this item to July 16, 2024.

I. On July 16, 2024, the Planning Commission received a second progress report of the Appellant's compliance with Site Plan Review #4-15, by receiving permit issuance for the parking, landscaping, and a new trash enclosure. The Planning Commission voted to continue this item to October 1, 2024.

J. On October 1, 2024, the Planning Commission received a third progress report of the Appellant's compliance with Site Plan Review #4-15. No construction for the respective permits were made to comply with the conditions of Site Plan Review #4-15. The Planning Commission voted to continue the item one final time to January 7, 2025.

K. On January 7, 2025, the Planning Commission received the final progress report, at which time it considered all the material and evidence presented by staff, the Appellant, and the public, whether written or oral.

NOW, THEREFORE, THE PLANNING AND ENVIRONMENTAL QUALITY CONTROL COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 2. FINDINGS.

- A. After review of all evidence and oral testimony from the Director on behalf of the City and from the appellant's representatives the Planning Commission hereby denies the appeal from the determination of, and sustaining, the Director's decision, to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd., pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, because the business has repeatedly violated the conditions of approval and has not corrected the problems associated with the violations.

SECTION 3. APPEAL.

This Resolution may be appealed within 10 calendar days from the adoption of this resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same time period.

January 7, 2025

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SECTION 4. EFFECTIVE DATE.

This Resolution shall take effect immediately.

SECTION 5. CERTIFICATION

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of January 2025.

DERYL HENDERSON, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

AMANDA ACUNA, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Amanda Acuna, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held on the 7th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

Attachment B
November 21, 2024, Progress Photos





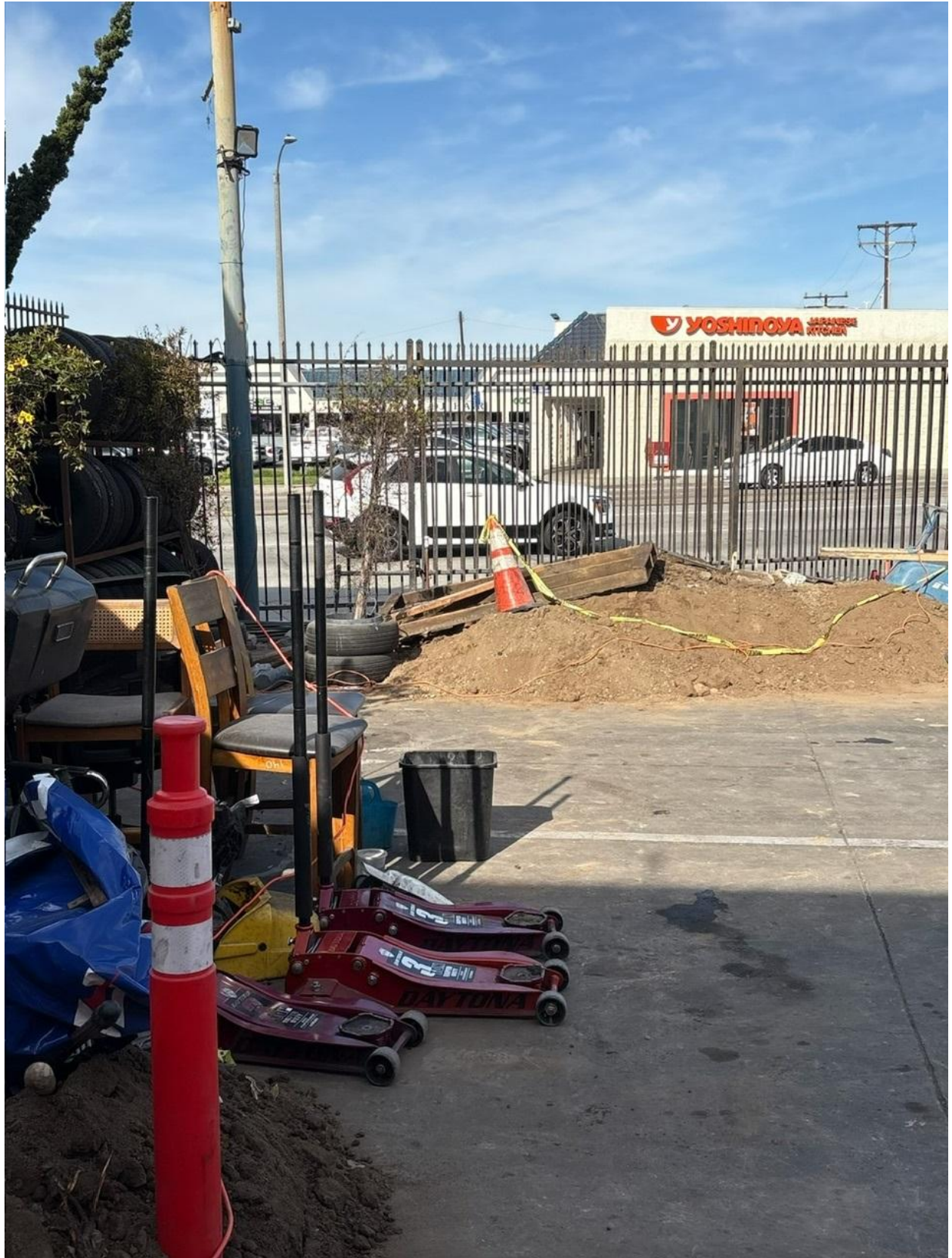






Attachment C
December 17, 2024, Property Owner Pictures











Attachment D
December 20, 2024, Progress Pictures











CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT
An Appeal of
the Community Development Director's Intent of Revocation
AGENDA ITEM 6.A

DATE: February 20, 2023

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

PREPARED BY: Amanda Acuna, Senior Planner

LOCATION: **1818 W. Redondo Beach Blvd**

REQUEST: An appeal by The Tire House from the Community Development Director's Intent to Revoke Approval of Site Plan Review #4-15, pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, due to multiple violations of the conditions of approval imposed by the Planning and Environmental Quality Commission on August 26, 2015.

CASE NAME:	Appeal of Community Development Director's Decision to Revoke Site Plan Review #4-15
APPELLANT NAME:	The Tire House, Inc. (dba "The Tire House")
REPRESENTATIVE:	John Mardirossian
PROPERTY OWNERS:	Mr. Der L. Mu / Mr. John MU

BACKGROUND

In 2015 an application for a site plan review was filed with the City's Community Development Department, for the request to improve a 5,236 square foot automotive repair facility located in the General Commercial zone, at 1818 W. Redondo Beach Boulevard. On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department, and subject to 27 conditions (Attachment A - Letter and Conditions of Approval). As detailed in the Director's Findings below, the conditions of approval were violated repeatedly.

Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15

(which would result in discontinuing auto repair facility uses in the General Commercial (C-3) Zone) was issued to the appellant by the Director. The letter listed the various violations of the conditions set forth in Site Plan Review #4-15 (Attachment B – Notice of Intent to Revoke).

In accordance with GMC Section 18.44.050 the decision of the Director to revoke the approval of a site plan review may be appealed to the Planning Commission. On January 23, 2024, John Mardirossian, representing the business, filed with the City Clerk's office a request for an appeal hearing before the Planning Commission (Attachment C – Appellant's Appeal Letter). The appeal fee was also paid by appellant to the City Treasury.

DIRECTOR'S FINDINGS

On August 26, 2015, the City communicated by letter to the applicant that the city had approved Site Plan Review #4-15 subject to certain conditions, which, if not satisfied, would subject the approval of the site plan to a revocation process. Some of the relevant conditions are outlined below:

General Condition Number 3: Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. No final approval shall be given for the physical improvements to the site and no certificate of occupancy shall be issued until all conditions of approval have been met, and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions, which may be shown on the project development plans.

Planning Condition Number 2: The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside the main building.

Planning Condition Number 7: No outdoor sales or outdoor storage of items will be permitted on site.

At the time of the approval of the Site Plan Review, the applicant signed the conditions of approval, indicating that they have read, understood, and agreed with the project conditions. For years, the operations of the auto repair facility located on the Property, known as The Tire House¹, has been operating an auto repair facility that is consistently violating the conditions of approval cited above, and the ordinances of the City of Gardena, as will be explained below. Despite the efforts of the City, its Planning and Code Enforcement Staff, The Tire House continues to operate in ways that violate the law and violate the conditions of approval. The following is a timeline of those violations:

¹ Referred to as "The Tire Store" in the Director's Letter dated January 19, 2024

- On October 9, 2019, a Notice of Violation was issued to The Tire House regarding numerous on-site stacks of automobile tires in the parking and vehicle maneuvering area outside the building.
- On October 25 and 30, November 5, 7, and 22, and December 3, 2019, the same conditions noted above outside the buildings were still present. Additionally, numerous stacks of automobile tires were noticed inside the buildings.
- The same condition on the outside of the buildings was also present on February 18, 2020.
- On August 20, 2020, The Tire House still had numerous stacks of automobile tires outside the building in the parking and vehicle maneuvering areas on site. These conditions had not changed by September 21, 2020.
- On March 11, 2021, The Tire House had numerous stacks of automobile tires stacked outside of the building in the parking and vehicle maneuvering areas of the site.
- On March 31, 2021, The Tire House had numerous stacks of automobile tires being stored outside of the building in the parking and vehicular maneuvering area of the site. A Notice of Violation was issued to The Tire House.
- On May 27, 2021, Code Enforcement Staff was notified that tires were stacked in a manner that blocked the sidewalk in front of The Tire House. A site inspection revealed tires were not blocking the sidewalk but were stacked outside the building in the parking and vehicle maneuvering areas of the site.
- On June 7, 2021, The Tire House had numerous stacks of automobile tires stored outside of the building in the parking and vehicle maneuvering areas of the site.
- On June 10, 2021, an administrative citation was issued for the violations noted on June 7, 2021.
- On September 29, 2021, The Tire House continued to have a large amount of automobile tires stored outside the building in the parking and vehicle maneuvering areas of the site. Additionally, a large amount of tires were found inside the east building stored in such a way as to limit ingress and egress, the movement of individuals within the building, and created a fire hazard.
- On October 6, 2021, The Tire House still had numerous stacks of tires outside the building in the parking and vehicle maneuvering areas of the site, as well as a large amount of stacked tires inside the building.
- On December 15, 2021, an office conference was held with The Tire House owner Zaven Joseph Asadourian at the Gardena City Hall with Code Enforcement Officer Gabriel Jimenez, and City Prosecutor Gregory P. Palmer. Persistent violations at the site were discussed and a plan to abate the violations was discussed and agreed to by Mr. Asadourian. The plan involved the removal of all the outdoor storage of tires, with the exception of the permitted tire racks, no later than January 31, 2022, and to organize and reduce the amount of tires stored inside the

buildings to comply with the Fire Department and Code Enforcement guidelines no later than February 28, 2022. A letter confirming the terms of that agreement was sent on December 27, 2021.

- On January 9, 2023, The Tire House had numerous automotive tires stored outside the building in the parking vehicle maneuvering areas on the site. Additionally, graffiti was noted on the outside of the building and notice was provided to remove the graffiti by January 30, 2023, and February 16, 2023. By February 16, 2023, neither the graffiti nor the outside storage of tires had been corrected. In fact, on January 27, 2023, City Staff received a complaint about automobile tires being stored, not only outside the building on the site, but also on the sidewalk and on the street in the parking strip in such a way to block the public right of way. An on-site inspection confirmed numerous stacks of automobile tires stacked on the sidewalk and in the street parking strip in front of the buildings.
- On May 25, 2023, the City received a complaint about numerous stacks of automobile tires being stored outside the building in the parking and vehicle maneuvering area of the site. This condition was confirmed by an on-site inspection. In fact, the tire storage was so extensive that they blocked not only access to the parking stalls on site, but the building's main entrance as well. It was also noted that the required landscaping and the required trash enclosure from the site plan conditions of approval had never been installed or constructed. Notice of these violations were provided by October 9, 2023. None of the violations had been abated. In fact, on October 9, 2023, The Tire House business owner Zaven Joseph Asadourian was notified of the persistence of the above violations, and that the City was strongly considering taking this action to revoke Site Plan Number 4-15.

The following are the findings made by the Director regarding each of the violations of the applicable conditions of approval pursuant to Site Plan Review #4-15:

- A. Violation of General Condition Number 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.

FINDING: The Property is in violation of GMC 18.44.060(A) due to the failure to develop the Property in compliance with the approved site plan which requires five (5) available on-site parking spaces.

- B. Violation of General Condition Number 3: "Applicant shall comply with all ... ordinances and applicable laws in effect at the time of approval."

FINDING: The Property is in violation of GMC 8.64.020(A), (J) and (AA) due to the presence of unsafe buildings and structures, graffiti, and property conditions that are detrimental to the public health. Tires are being stored in the parking lot creating a fire hazard and within the public right-of-way. Unpermitted construction at the Property is in violation of Section 105.1 of the California Building Code. Sidewalks and driveways are being blocked by illegal storage of tires in violation of International Property Maintenance Code Section 302.3.

- C. Violation of Planning Condition Number 1: "The Applicant shall permanently landscape the parcel as shown on the submitted site plan dated July 7, 2015. Landscaping should be of a softscape material and be drought-resistant."

FINDING: The Property has not been landscaped as required by this condition.

- D. Violation of Planning Condition Number 2: "The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment ...may be stored outside the main building."

FINDING: Disorderly exterior storage conditions are being maintained at the Property.

- E. Violation of Planning Condition Number 3: "The applicant shall construct one refuse enclosure on-site to be placed in the rear of the open parking area."

FINDING: The required refuse enclosure has not been constructed as required by this condition.

- F. Violation of Planning Condition Number 7: "No outdoor sales or outdoor storage of items will be permitted on site."

FINDING: The Property has maintained the exterior storage of numerous stacks of tires for many years despite multiple notices from the City.

CONSIDERATION

The Planning Commission is being asked to consider the appeal of The Tire House to the Director's decision to revoke the approval of Site Plan Review #4-15.

The Planning Commission, upon conducting a noticed public hearing on the appeal and receiving evidence from the Director on behalf of the City from the appellant's representative(s), must make findings and decide whether to grant or deny the appeal by The Tire House from the Director's decision to revoke the approval of Site Plan Review #4-15.

CEQA DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), and the CEQA Guidelines, staff has determined that the revocation of the site plan review does not qualify as a project as there is no potential for this action to result in a physical change in the environment and therefore is not subject to CEQA.

Even if the action of revocation were subject to CEQA, it would be categorically exempt under the Class 21 exemption, pursuant to Guidelines section 15321, which exempts actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered by the regulatory agency.

Recommendations FOR PLANNING COMMISSION ACTION

1. FIND that the action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 21 exemption, pursuant to Guidelines Section 15321.
2. ADOPT the findings of the Director as the findings of the Planning Commission.
3. DENY the appeal filed by The Tire House (Representative: John Mardirossian) from the entire determination of the Director and THEREBY SUSTAIN the Director's decision to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd., pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, because the business has repeatedly violated the conditions of approval and has not eliminated the problems associated with the violations.
4. DIRECT STAFF to draft and present at the next meeting of the Planning Commission a RESOLUTION DENYING THE APPEAL filed by The Tire House (Representative: John Mardirossian) from the entire determination of the Director and THEREBY SUSTAIN the Director's decision to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd., pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, because as the business has repeatedly violated the conditions of approval and has not eliminated the problems associated with the violations.

ATTACHMENTS

- A – Letter and Conditions of Approval for Site Plan Review #4-15
- B – Notice of Intent to Revoke from Community Development Director
- C – Appellant's Appeal Letter



CITY of GARDENA

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / PHONE (310) 217-9500
WEB SITE: www.ci.gardena.ca.us

PAUL K. TANAKA, *Mayor*
TERRENCE TERAUCHI, *Mayor Pro Tem*
TASHA CERDA, *Councilmember*
MARK E. HENDERSON, *Councilmember*
DAN MEDINA, *Councilmember*

MINA SEMENZA, *City Clerk*
J. INGRID TSUKIYAMA, *City Treasurer*
MITCHELL G. LANSDALL, *City Manager*
PETER L. WALLIN, *City Attorney*

August 26, 2015

Michael Runcini
4428 W. 182nd Street Suite B
Torrance, CA 90278

Subject: Site Plan Review #4-15
1818 Redondo Beach Boulevard
APN: 4066-011-022
Reference#: SPR #4-15

Dear Mr. Runcini:

This is to inform you that Site Plan Review #4-15, to improve a 5,236 square foot automotive repair facility located in the C-3 zone, has been approved per the attached conditions of approval. Staff has made the determination that the proposed project is exempt from the provisions of the California Environmental Quality Act per Section 15301, Existing Facilities. Please provide a check of \$75.00 made out to Los Angeles County Recorder's Office in order to process the subsequent Notice of Exemption.

Should you have any questions regarding this matter, please call me at (310) 217-9576.

Sincerely,

William Kavadas
Planning Assistant

Encl.: SPR #4-15 Conditions of Approval

CC: Der L. Mu

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #4-15

GENERAL CONDITONS

- GC 1. Applicant accepts all of the conditions of approval set forth in this document, shall sign the acknowledgement and submit it to the Community Development Department prior to issuance of any construction permit. Proof of compliance shall be in the form of a copy of the recorded document, 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), Title 18 (Zoning) of the Gardena Municipal Code.
- GC 3. Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. No final approval shall be given for the physical improvements to the site and no certificate of occupancy shall be issued until all conditions of approval have been met, and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions, which may be shown on the project development plans.
- GC 4. Any 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.
- GC 5. Applicant/developer shall defend, indemnify and hold harmless the City, its agents, officers, and employee from any claim, action or proceeding, damages, cost (including without limitation attorney's fees), injuries or liability against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Site Plan Review. The City shall promptly notify the applicant/developer of any claim, action or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify or hold harmless the City. Although the applicant/developer is the real party in interest in action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the

applicant/developer of any obligation under this condition, including the payment of attorney's fees.

- GC 6. Prior to the issuance of any building permits, the applicant shall print/type the conditions of approval on the final working drawings site plan, or note on the title sheet where the conditions of approval are located for review by the Planning Department.
- GC 7. A business license will be issued following the issuance of a certificate of occupancy by the Building and Safety Department. Business License will be valid pending final compliance with the conditions of approval.

SITE PLAN REVIEW

- SPR1. Site Plan Review #4-15 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 18.44.060 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- SPR2. The site/lease area layout, physical appearance of the proposed 5,236 square feet commercial building, shall be as shown on the submitted plans, dated July 7, 2015, as modified by the conditions of approval. Prior to submittal of plan check, the plans shall be revised to incorporate any changes required by these conditions of approval. Minor modifications/alterations to the design, style, colors, materials, and vegetation shall be subject to the review and approval of the Community Development Director.
- SPR3. No final approval shall be given for physical improvements to the site until all conditions of approval have been met and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notation, specification, and dimension, which may be shown on the project development plans.
- SPR4. In the event that the use authorized by this approval is terminated or discontinued for a period of 180 days or more, the approval shall be deemed null and void. Any future uses must conform to all applicable codes and regulations.

PLANNING

- PL1. The applicant shall permanently landscape the parcel as shown on the submitted site plan dated July 7, 2015. Landscaping should be of a softscape material and be drought-resistant.

- PL2. The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside the main building.
- PL3. The applicant shall construct one refuse enclosure on-site to be placed in the rear of the open parking area. The refuse enclosure shall be screened and include a solid roof. The refuse enclosure shall have a minimum inside, clear dimension of five feet by seven feet and a height of six feet. The enclosure shall be bounded on three sides by walls of concrete block finished in a manner compatible in color, texture, and appearance with the main structure and shall have a solid gated opening of sufficient width to allow for the removal and storage of a refuse bin.
- PL4. A maximum of 13 automotive vehicles may be parked on site at any time. Automotive vehicles must be parked in marked stalls or interior parking bays. No stacked or tandem parking will be permitted. No parking in the drive aisles will be permitted.
- PL5. The exterior parking area shall be used for employee and customer parking and not for the repair, finishing work, or long-term (over one week) storage of automotive vehicles. All repair activities and operations shall be conducted entirely within the enclosed work area as shown on the submitted site plan. The hoods of vehicles awaiting parts or repair shall remain closed at all times while work is not being performed. Preliminary inspection of automobiles to assess a primary issue for repair is allowed in the parking lot as long as it occurs within a marked parking stall and the hood is closed after preliminary inspection is complete.
- PL6. No automotive vehicle may be parked on the premises for the purpose of offering it for sale, lease, or rent.
- PL7. No outdoor sales or outdoor storage of items will be permitted on site.
- PL8. The existing pole on the northwest corner of the proposed site plan and arrow sign on the roof of the building are to be removed. The existing pole sign on the northeast corner of the proposed site plan is permitted pending modification. Pole sign modifications must be submitted to and approved by the Community Development Director.
- PL9. No barbed wire shall be allowed on any fences visible from Redondo Beach Boulevard. Existing barbed wire fencing shall be removed.

PUBLIC WORKS

- PW1. The applicant shall submit industrial waste plans to the Public Works Department for clearance.
- PW2. The applicant shall pay a sewer fee as determined by the current fee schedule of the Public Works Department.
- PW3. The applicant shall plant a new street tree per Public Works requirements.
- PW4. The applicant shall reduce driveway length to match on-site drive-aisle length. A public works permit will be required. Surety \$5,000.

BUILDING AND SAFETY

- BS1. The applicant shall comply with all California CCR – Title 24 Requirements including, but not limited to California Building Code, Electrical Code, Plumbing Code, Mechanical Code, Fire Code, and Energy Code.
- BS2. The applicant shall receive Los Angeles County Fire Department and Public Works Department approvals.

LOS ANGELES COUNTY FIRE DEPARTMENT

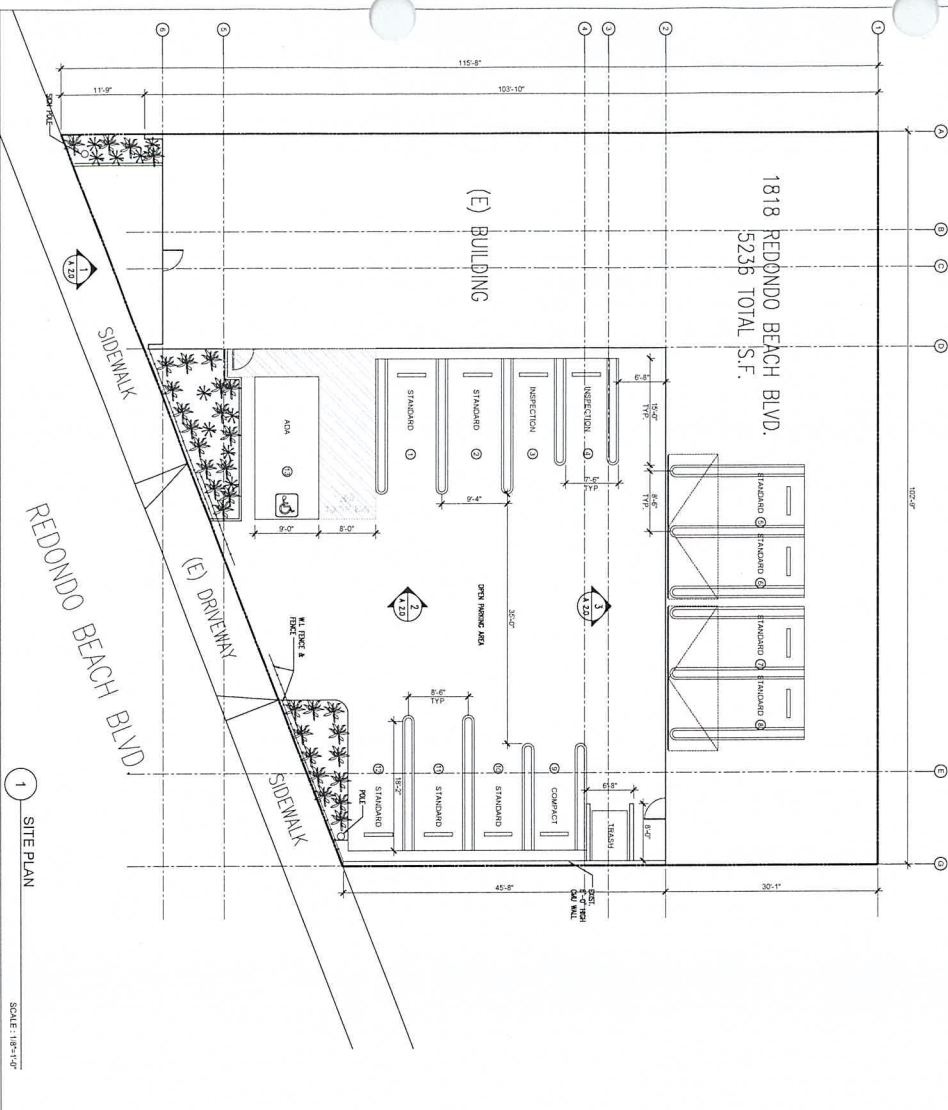
- FD1. The applicant shall submit four copies of the site plan and a completed Fire Flow Availability Form for review and approval by the Los Angeles County Fire Department. The applicant shall include construction type and square footage of the existing structure on the submitted site plan.

I, Der L. Mu, certify that I have read, understood, and agree to the Project Conditions listed herein.

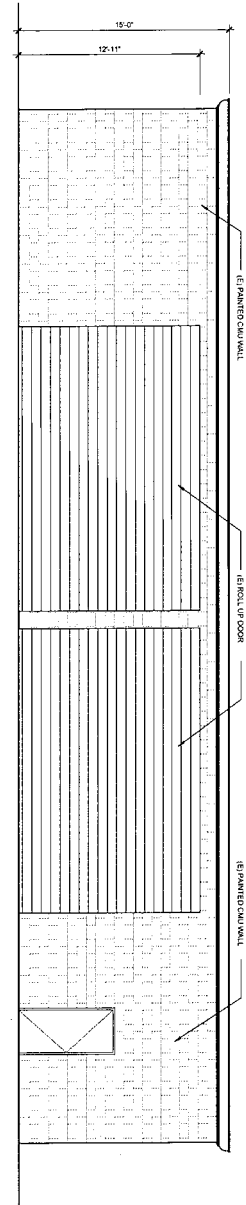
Der L. Mu

P:\Community Development\2013 Community Development\Planning\2015\SPR #4-15 (1818 Redondo Beach)\Site Plan Submittal\Runcini\Documents\Word\SPR #4-15 COA.docx

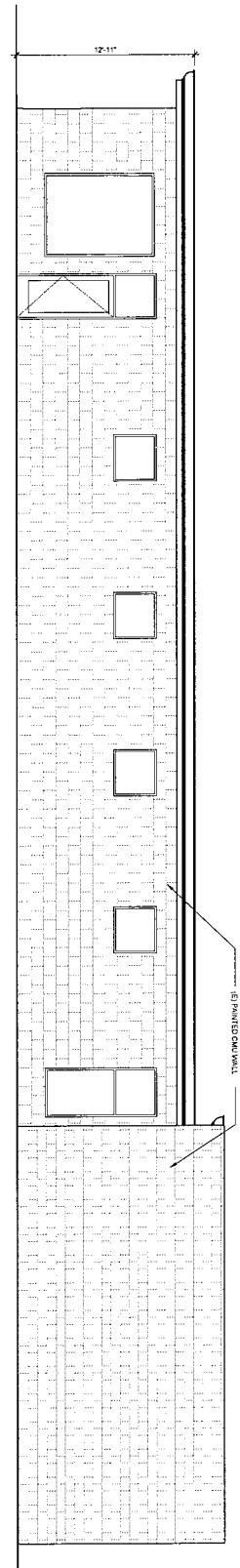
PROJECT DATA		APPLICABLE CODES		VICINITY MAP (N.T.S.)	
PROJECT ADDRESS	1818 REDONDO BEACH BLVD. GARDENA, CA 90247	2013 CALIFORNIA BUILDING CODE (C.B.C.)	2013 CALIFORNIA PLUMBING CODE (C.P.C.)		
OWNER INFORMATION	8000000000000000 746 SOUTH OLYMPIA AVE. LOS ANGELES, CA 90005	2013 CALIFORNIA MECHANICAL CODE (C.M.C.)	2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)		
AFFECTED JURISDICTION	STATE L.C.D. 1713, 1713.02 STATE L.C.D. 1713, 1713.02 LOS ANGELES, CA 90005	2013 CALIFORNIA ENERGY CODE (C.E.C.)	2013 CALIFORNIA GREEN BUILDING STANDARD CODE		
PROJECT DESCRIPTION	APPROXIMATE 100,000 S.F. OF BUILDING OF EXISTING CONSTRUCTION OF 5,235 S.F. OF SPACE	1945 CALIFORNIA GREEN BUILDING STANDARD CODE	1945 CALIFORNIA GREEN BUILDING STANDARD CODE		
DRAWING INDEX		PARKING ANALYSIS			
A1.0	SITE PLAN & PROJECT DATA	5,235 S.F. OF SPACE 100,000 S.F. OF SPACE 5,235 S.F. OF SPACE			
A1.1	ELEVATIONS	REQUIRED SPACES			
A1.2	OPTIONAL FLOOR PLAN AND ELEVATION				



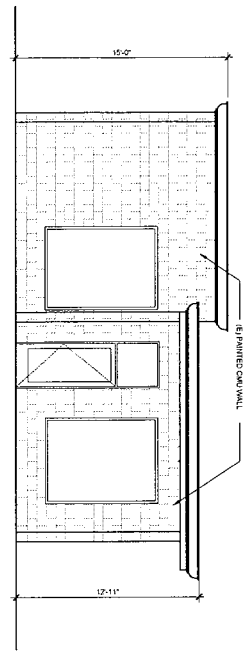
ADA GRAPHICS		INTERNATIONAL ACCESSIBILITY SYMBOL		ACCESSIBLE PARKING STALL SYMBOL	



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



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



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

EWAI

ADVERTISING - INTERIOR



1818 REDONDO BEACH
1818 REDONDO BEACH BLVD. GARDENA, CA 90247

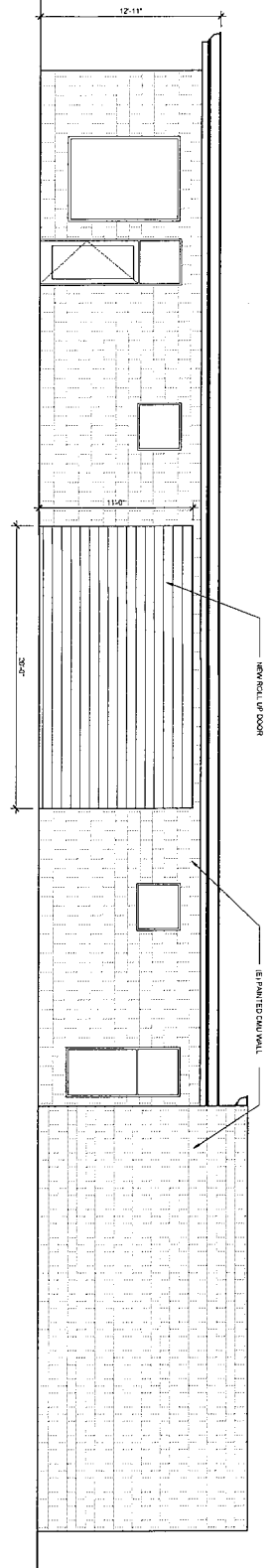
A2.0

ELEVATIONS

1/4" = 1'-0"

2 ELEVATION

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



NEW ROLL UP DOOR

(E) PAINTED CON WALL

KEY NOTES

- ① DEMOLITION WALL
- ② ROLL UP DOOR TO MATCH EXISTING
- ③ (E) PARKING /WORK AREA
- ④ NEW STANDARD PARKING STALLS

- ① DEMOLITION WALL

- ② ROLL UP DOOR TO MATCH
SUBSTRATE

- ③ (E) PARKING / WORK AREA

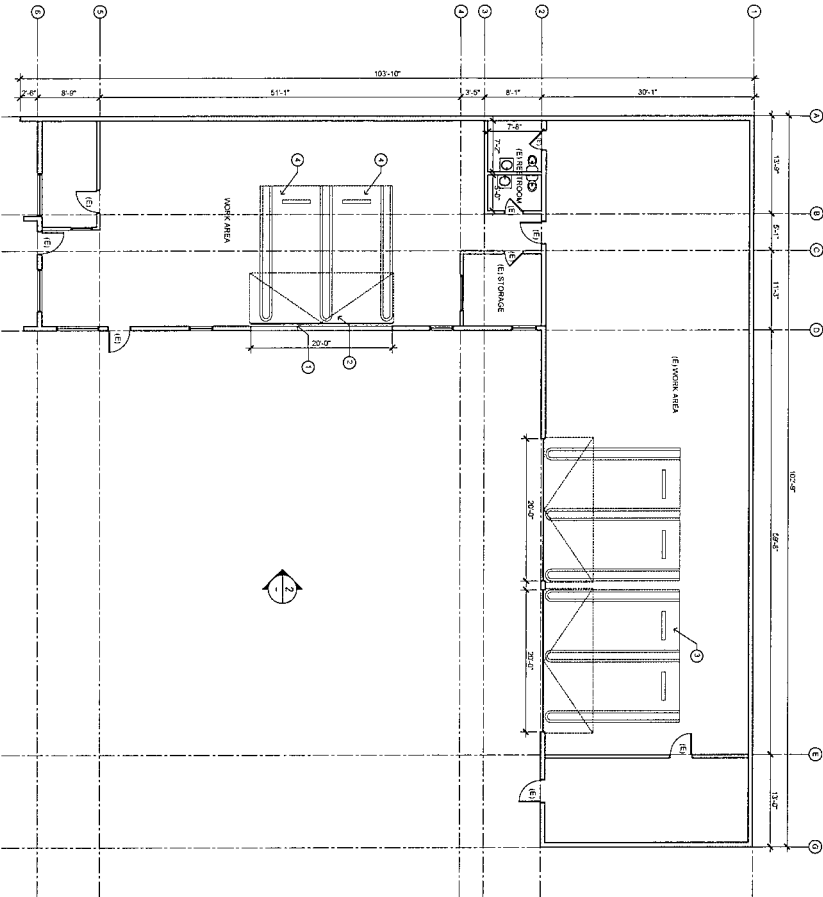
- ④ NEW STANDARD PARKING STALLS

OPTION PARKING

$$\frac{4,600 \text{ SF} - \text{GARAGE SPACE}}{1 \text{ CAR PER } 1,000 \text{ SQ. FT.}} = \frac{\text{AREA}}{4,600 \text{ SF} / 1,000 \text{ SF} = 4.6}$$

1 FLOOR PLAN

SCALE: 1/8"=1'-0"



(E) WORK AREA

(E) STORAGE

WORK AREA

EWAI

ARCHITECTURE • INTERIORS

1992年，上海居民人均消费支出为1000元，其中用于食品方面的支出为400元，用于衣着方面的支出为150元，用于居住方面的支出为100元，用于交通、通信、文化、娱乐、医疗保健、教育等方面的支出为350元。根据恩格尔定律，可以推断出上海居民的人均收入水平在1000元左右。



1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA. CA 90247

**OPTION A
FLOOR PLAN**

FLOOR PLAN

 $3/16" = 1'-0"$

2018年12月12日

$$Z_{\text{eff}} = \frac{1}{N} \sum_i Z_i$$

A3.0



January 19, 2024

Notice of Intent to Revoke Site Plan Review #4-15

Anaheim Investment, LLC
Mr. Der L. Mu / Mr. John Mu
5915 Finecrest Dr.
Rancho Palos Verdes, CA 90275

Zaven Joseph Asadourian
The Tire Store
1818 W. Redondo Beach Blvd.
Gardena, CA 90247

Subject: Revocation of Site Plan Review #4-15 ("SPR #4-15")

Property Address: 1818 W. Redondo Beach Blvd, Gardena, CA 90247

APN: 4066-011-022

Notice is hereby given that I, as the Community Development Director for the City of Gardena, intend to revoke the previous approval of Site Plan Review #4-15 relating to The Tire House currently operating at 1818 W. Redondo Beach Blvd. ("Property"). The decision to propose the revocation of Site Plan Review #4-15 is based upon the authority granted to me pursuant to Gardena Municipal Code ("GMC") Section 18.44.070 and will be based on the following explanation of the violations of the conditions set forth in granting the approval of the site plan:

In 2013, Mr. Der Mu applied to the City of Gardena Community Development Department for a Site Plan Review #4-15 for 1818 W. Redondo Beach Blvd., Gardena allowing the occupancy of a 5,236 square-foot commercial building subject to several conditions of approval. On August 26, 2015, the City communicated by letter to the applicant that the city had approved Site Plan Review #4-15 subject to certain conditions some of which are outlined below.

General Condition Number 3 required the applicant to comply with all written policies, resolutions, ordinances, and all applicable laws. In fact, at the time of approval,

TASHA CERDA, Mayor / MARK E. HENDERSON, Mayor Pro Tem
RODNEY G. TANAKA, Councilmember / PAULETTE C. FRANCIS, Councilmember / WANDA LOVE, Councilmember
MINA SEMENZA, City Clerk / GUY MATO, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

Planning Condition Number 2 required the applicant to keep the premises in a neat and orderly condition at all times, and to maintain the improvements in a condition of reasonable repair and appearance. In addition, Planning Condition Number 2 prohibited any used or discarded automotive parts or equipment or permanently disabled, junked or wrecked vehicles outside the main building. Planning Condition Number 7 prohibited any outdoor sales or outdoor storage of items on site. The applicant signed the Site Plan Review, indicating that the conditions of approval had been read, understood, and that the applicant agreed with the project conditions.

Since the site plan was approved, the site has been used as an automotive repair shop, apparently specializing in new and used tires. For years, The Tire Store has been consistently violating the conditions of approval sided above, and the ordinances of the City of Gardena, as will be explained below. Despite efforts of the City, its Planning and Code Enforcement Staff, The Tire Store continues to operate in ways that violate the law and violate the conditions of approval.

On October 9, 2019, a Notice of Violation was issued to The Tire Store regarding numerous stacks of automobile tires in the parking and vehicle maneuvering area outside the building, on site.

On October 25 and 30, November 5, 7 and 22, and December 3, 2019, the same conditions noted above outside the buildings were still present. Additionally, numerous stacks of automobile tires were noticed inside the buildings.

The same condition on the outside o the buildings was also present on February 18, 2020.

On August 20, 2020, The Tire Store still had numerous stacks of automobile tires outside the building in the parking and vehicle maneuvering areas on site. These conditions had not changed by September 21, 2020.

On March 11, 2021, The Tire Store had numerous stacks of automobile tires stacked outside of the building in the parking and vehicle maneuvering areas of the site.

On March 31, 2021, The Tire Store had numerous stacks of automobile tires being stored outside of the building in the parking and vehicular maneuvering area of the site. A Notice of Violation was issued to The Tire Store.

On May 27, 2021, Code Enforcement Staff was notified that tires were stacked in a manner that blocked the sidewalk in front of The Tire Store. A site inspection revealed tires were not blocking the sidewalk, but were stacked outside the building in the parking and vehicle maneuvering areas of the site.

On June 7, 2021, The Tire Store had numerous stacks of automobile tires stored outside of the building in the parking and vehicle maneuvering areas of the site.

On June 10, 2021, an administrative citation was issued for the violations noted on June 7, 2021.

On September 29, 2021, The Tire Store continued to have a large amount of automobile tires stored outside the building in the parking and vehicle maneuvering areas of the site. Additionally, a large amount of tires were found inside the east building stored in such a way as to limit ingress and egress, the movement of individuals within the building, and created a fire hazard.

On October 6, 2021, The Tire Store still had numerous stacks of tires outside the building in the parking and vehicle maneuvering areas of the site, as well as a large amount of stacked tires inside the building.

On December 15, 2021, an office conference was held with The Tire Store owner Zaven Joseph Asadourian at the Gardena City Hall with Code Enforcement Officer Gabriel Jimenez, and City Prosecutor Gregory P. Palmer. Persistent violations at the site were discussed and a plan to abate the violations was discussed and agreed to by Mr. Asadourian. The plan involved the removal of all the outdoor storage of tires, with the exception of the permitted tire racks, no later than January 31, 2022, and to organize and reduce the amount of tires stored inside the buildings to comply with the Fire Department and Code Enforcement guidelines no later than February 28, 2022. A letter confirming the terms of that agreement was sent on December 27, 2021.

On January 9, 2023, The Tire Store had numerous automotive tires stored outside the building in the parking vehicle maneuvering areas on the site. Additionally, graffiti was noted on the outside of the building and notice was provided to remove the graffiti by January 30, 2023, and February 16, 2023. By February 16, 2023, neither the graffiti nor the outside storage of tires had been corrected. In fact, on January 27, 2023, City Staff received a complaint about automobile tires being stored, not only outside the building on the site, but also on the sidewalk and on the street in the parking strip in such a way to block the public right of way. An on-site inspection confirmed numerous stacks of automobile tires stacked on the sidewalk and in the street parking strip in front of the buildings.

On May 25, 2023, the City received a complaint about numerous stacks of automobile tires being stored outside the building in the parking and vehicle maneuvering area of the site. This condition was confirmed by an on-site inspection. In fact, the tire storage was so extensive that they blocked not only access to the parking stalls on site, but the building's main entrance as well. It was also noted that the required landscaping and the required trash enclosure from the site plan conditions of approval had never been installed or constructed. Notice of these violations were provided by October 9, 2023. None of the violations had been abated. In fact, on October 9, 2023, The Tire Store business owner Zaven Joseph Asadourian was notified of the persistence of the above violations, and that the City was strongly considering taking this action to revoke Site Plan Number 4-15.

- Violation of General Condition #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.

The Property is in violation of GMC 18.44.060(A) due to the failure to develop the Property in compliance with the approved site plan which requires five (5) available on-site parking spaces.

- Violation of General Condition #3: "Applicant shall comply with all ... ordinances and applicable laws in effect at the time of approval."

The Property is in violation of GMC 8.64.020(A), (J) and (AA) due to the presence of unsafe buildings and structures, graffiti, and property conditions that are detrimental to the public health. Tires are being stored in the parking lot creating a fire hazard and within the public right-of-way. Unpermitted construction at the Property is in violation of Section 105.1 of the California Building Code. Sidewalks and driveways are being blocked by illegal storage of tires in violation of International Property Maintenance Code Section 302.3.

- Violation of Planning Condition #1: "The Applicant shall permanently landscape the parcel as shown on the submitted site plan dated July 7, 2015. Landscaping should be of a softscape material and be drought-resistant."

The Property has not been landscaped as required by this condition.

- Violation of Planning Condition #2: "The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment ...may be stored outside the main building."

Disorderly exterior storage conditions are being maintained at the Property.

- Violation of Planning Condition #3: "The applicant shall construct one refuse enclosure on-site to be placed in the rear of the open parking area."

The required refuse enclosure has not been constructed as required by this condition.

- Violation of Planning Condition #7: "No outdoor sales or outdoor storage of items will be permitted on site."

The Property has maintained the exterior storage of numerous stacks of tires for many years despite multiple notices from the City.

Pursuant to GMC Section 18.44.050 you have the right to appeal this decision to the Planning Commission. Such appeal shall be filed in writing with the Commission within ten days after the date this decision is communicated to you. You will also be required to pay the filing fee established by the City Council for such an appeal. If you file a timely appeal and pay the required fee for that appeal, the matter will be placed for consideration on the Commission agenda at the first regular meeting of the commission following the ten days written notice to the appellant. Failure to file a timely appeal and/or pay the required appeal fee, will render this decision revoking the Site Plan approval forever final.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg S. Tsujiuchi", is written over a horizontal line.

Greg S. Tsujiuchi
Community Development Director
City of Gardena

'24 JAN 26 PM 3:18



OFFICE of the CITY CLERK

Email: cityclerk@cityofgardena.org

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565

CITY OF GARDENA APPEAL FORM

Case Name: Notice of Intent to Revoke Site Plan Review #4-15	DBA: THE TIREHOUSE (Zaven Joseph Asadurian)	Address/Location of Subject Property: 1818 W Redondo Beach Blvd. Gardena CA 90247
--	--	---

DECISION OF:

- ☒ Community Development Director (\$1,353.00)
☐ City Manager/Staff to City Council (\$1,344.00)
☐ Other: _____

- ☐ PEQC to City Council (\$2,243.00)
☐ Staff to City Manager (\$937.00)

DATE OF DECISION: 1/19/24APPEALING: APPROVAL ☐ DENIAL ☒

Reason for Appeal: Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.

New owners of The Tire House would like the opportunity to show their willingness to clean the premises and operate efficiently moving forward. Please see attached letter for additional information.

Name of Appellant: John Mardirossian on behalf of THE TIRE HOUSE	Phone Number: 310-993-2008
Address: 1818 W Redondo Beach Blvd. Gardena CA 90247	Email: JOHN.MARDIROSSIAN@GMAIL.COM
Signature: 	Date: 1/26/24

FOR OFFICE USE ONLY:

Appeal Fee Paid: \$ 1,353.00 Date: 01/26/2024 Received by: G. Placido

Copies to: Community Development Department: ☒ Planning ☐ Building & Safety ☐ City Council
☒ City Manager ☒ City Attorney ☐ Other Department(s) _____

'24 JAN 26 PM 3:18

01/23/2024

City of Gardena
1700 W 162nd Street
Gardena, CA 90247

Letter of Appeal

To the City of Gardena and Community Development Director, Greg Tsujiuchi:

This letter is written on behalf of Zaven Asadourian and The Tire House, Inc, the business operating at 1818 W Redondo Beach Blvd. The purpose of this letter is to request an appeal in response to the recent notice received indicating an intent to revoke site plan review #4-15.

We understand there has been concern over the last few years regarding the use and condition of the premises, primarily the presence of tires in the outside front area of the property. Over the years, efforts have been made to improve the condition of the premises by reducing the outdoor tire presence, organize the tires in a safe manner, and achieve acceptable standing with the city. We understand that throughout this period we've made improvements and occasionally even faced drawbacks but we've always made an active effort to work with city officials and never once ignored any concerns. We're a small business and a small team, and sometimes weeks or even months of hard work can be offset by unexpected health concerns or employee absences. We appreciate your patience and willingness to work with us over these years, and we'd like to request you continue to do so moving forward. In light of the aforementioned health concerns, there is a change of ownership and management currently taking place. Zaven Asadourian is stepping down as President of The Tire House, Inc and Gardena locals, Frank and Sunghwa Yi, are presently taking over operations. We'd like you to give the new owners the opportunity to comply with the city request and make the desired changes a reality. They are motivated, efficient, and ready to improve on Zaven's efforts.

In regards to the property improvements involving a trash enclosure and landscaping, this responsibility falls to the property owner who is aware of this obligation and who we expect will make the necessary improvements.

We believe open communication between Gardena's Community Development Department and the new business owners, as well as the existing property owner, can lead to the resolution of all mentioned concerns. The Tire House has been serving the Gardena community for nearly 9 years now and is well known for its honesty, professionalism, and affordability. Your consideration regarding this appeal is greatly appreciated and we look forward to your response.

Best,



Zaven Asadourian & The Tire House, Inc

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT
AGENDA ITEM 6.B

DATE: April 16, 2024
TO: Chair Henderson and Members of the Planning and Environmental Quality Commission
PREPARED BY: Amanda Acuna, Senior Planner
LOCATION: **1818 W. Redondo Beach Blvd**

Resolution No. PC 10-24: Denying the appeal by The Tire House Inc. from the Director's decision to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd, and finding that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321

BACKGROUND

On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department.

Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15 (which would result in discontinuing auto repair facility uses in the General Commercial (C-3) Zone) was issued to the appellant by the Director.

On January 23, 2024, John Mardirossian, representing the business, The Tire House, Inc. (appellant), filed with the City Clerk's office a request for an appeal hearing before the Planning Commission. The appeal fee was also paid by appellant to the City Treasury.

A hearing was set before the Planning Commission and heard on February 20, 2024, at a regular City Council meeting. Both the appellant and staff presented evidence.

At the close of the hearing the Planning Commission directed staff to draft a resolution to deny the appeal, upholding the decision of the Director to revoke Site Plan Review #4-15.

Attached hereto, is Resolutions No. PC 10-24, ratifying the Planning Commissions decision on February 20, 2024.

On April 10, 2024, staff received a letter from Eduardo SantaCruz, the architect representing the appellant, regarding current status on the work being done for the property. This letter is attached hereto as Attachment A.

CEQA DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), and the CEQA Guidelines, staff has determined that the revocation of the site plan review does not qualify as a project as there is no potential for this action to result in a physical change in the environment and therefore is not subject to CEQA.

Even if the action of revocation were subject to CEQA, it would be categorically exempt under the Class 21 exemption, pursuant to Guidelines section 15321, which exempts actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered by the regulatory agency.

ATTACHMENTS

A – Resolution No. PC 10-24

B – Letter from Architect Representing Appellant, dated April 10, 2024

RESOLUTION NO. PC 10-24

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DENYING THE APPEAL BY THE TIRE HOUSE INC. FROM THE DIRECTOR'S DECISION TO REVOKE THE APPROVAL OF THE SITE PLAN REVIEW #4-15 OF THE TIRE HOUSE LOCATED AT 1818 W. REDONDO BEACH BLVD, AND FINDING THAT THE ACTION IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF CEQA PURSUANT TO GUIDELINES SECTION 15321

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

SECTION 1. RECITALS.

A. In 2015 an application for a site plan review was filed with the City's Community Development Department, for the request to improve a 5,236 square foot automotive repair facility located in the General Commercial zone, at 1818 W. Redondo Beach Boulevard.

B. On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department.

C. Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval.

D. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15 was issued to the appellant by the Director, which listed various violations of the conditions set forth in Site Plan Review #4-15.

E. On January 23, 2024, John Mardirossian, representing the business, The Tire House, Inc. (appellant), filed with the City Clerk's office a request for an appeal hearing before the Planning Commission. The appeal fee was also paid by appellant to the City Treasury.

F. A hearing was set before the Planning Commission and heard on February 20, 2024, at a regularly noticed and scheduled Planning Commission meeting. Both the appellant and staff appeared and presented evidence.

G. At the close of the hearing, the Planning Commission directed staff to draft a resolution to deny the appeal, upholding the decision of the Director, to revoke Site Plan Review #4-15.

April 16, 2024

Page 2 of 2

NOW, THEREFORE, THE PLANNING AND ENVIRONMENTAL QUALITY CONTROL COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 2. Findings.

- A. After review of all evidence and oral testimony from the Director on behalf of the City and from the appellant's representatives the Planning Commission hereby denies the appeal from the determination of, and sustaining, the Director's decision, to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd., pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, because the business has repeatedly violated the conditions of approval and has not corrected the problems associated with the violations.

PASSED, APPROVED, AND ADOPTED this 16th day of April 2024.

DERYL HENDERSON, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

AMANDA ACUNA, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Amanda Acuna, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held on the 16th day of April 2024, by the following vote:

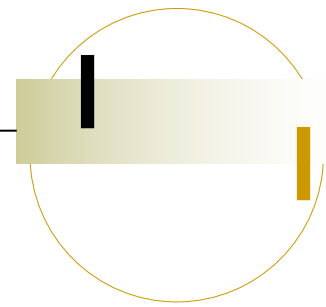
AYES:

NOES:

ABSENT:

SCDS Consulting design

Eduardo SantaCruz, architect A.I.A. C-33103
Certified Access Specialist CAsp-729
2518 West 157th St, Gardena, CA 90249
310.612.4574 310.868.2708 fx
edward@santacruzcad.net



April 10, 2024

City of Gardena

Department of Community Development
Attn: Greg Tsujiuchi, Community Development Director

RE: Planning Commission Meeting – Notice of Decision for Resolution No. 09-24 – Deny the Appeal to Revoke Site Plan Review #4-15 – 1818 W Redondo Beach Blvd. – Progress on Coming into Compliance

Director Tsujiuchi,

We are providing this letter to provide you an update on bringing the plans into compliance with Site Plan Review #4-15.

We have submitted plans to the Community Development Manager, Amanda Acuna. She proceeded to make comments on the plans on April 26, 2024 and we updated the plans as noted in the review.

SCDS then proceeded to submit the plans to the Building Safety Division for Architectural components showing how the parking, landscaping, fence and trash enclosure meet the requirements of SPR #4-15. These were submitted on April 3, 2024 and fees were paid and case number 50024-0256 was assigned and the plans are currently under review.

Landscaping plans will be submitted separately in the next week.

If you would be so kind as to share this letter with the Planning Commission during the April 16th meeting, we would truly appreciate it.

Thank you

If you have any questions please feel free to call me at the numbers listed above

Regards

A handwritten signature in black ink, appearing to read 'Eduardo SantaCruz', is located below the 'Regards' text.

Eduardo SantaCruz, Principal Architect A.I.A.

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT
AGENDA ITEM 6.A

DATE: July 16, 2024

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Kevin La, Planning Assistant
Amanda Acuna, Community Development Manager

LOCATION: **1818 W. Redondo Beach Blvd**

Consideration: As requested by the Planning Commission at the April 16, 2024, meeting, staff is presenting an update report on the Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

BACKGROUND

On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department. Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15 (which would result in discontinuing auto repair facility uses in the General Commercial (C-3) Zone) was issued to the property and business owner by the Director.

On January 23, 2024, John Mardirossian, representing the business, The Tire House, Inc. (appellant), filed with the City Clerk's office a request for an appeal hearing before the Planning Commission. The appeal fee was also paid by appellant to the City Treasury.

A hearing was scheduled and conducted before the Planning Commission on February 20, 2024, during a regular meeting. Both the appellant and staff presented evidence, and testimony was given by certain individuals.

After consideration of all the evidence and testimony presented at the meeting, the Planning Commission directed staff to draft a resolution to deny the appeal, upholding the decision of the Director to revoke Site Plan Review #4-15.

On April 16, 2024, at its regularly scheduled meeting the Planning Commission considered the adoption of Resolution No. 10-24, to deny the appellant's appeal. Prior to

the meeting, the appellant submitted a letter to the Commission outlining the efforts recently made to meet the conditions of Site Plan Review #4-15. Additionally, at the meeting, staff noted that the appellant had made significant progress in moving forward with making improvements and had submitted and paid for plan check review. It was also noted that the business owner had made progress in cleaning up the property by removing all the tires that were stored outside.

At the close of the hearing, the Planning Commission motioned to continue this item to the July 16, 2024, meeting and review the appellant's progress made to conform to the conditions of Site Plan Review #4-15.

The following is a list of actions that have taken place since the April 16th meeting:

- On April 3, 2024, the appellant's architect submitted an application for a plan check review for the parking. Building permits were issued for this work on June 25, 2024. As of now, no inspections have been scheduled for this work.
- On May 23, 2024, the appellant's architect submitted an application for a plan check review for the landscaping and irrigation as conditioned by Site Plan Review #4-15. The plans were approved by the Community Development department on June 17, 2024. Building permits have not been pulled for this work as of the date of publication of this report.
- On June 5, 2024, the Code Enforcement Division inspected the property and provided progress photos, attached hereto as Attachment A. The Code Enforcement Officer observed that the tires impeding vehicular circulation and parking spaces were relocated inside the building or within the designated tire storage racks west of the property.
- On June 18, 2024, an application for plan check review was submitted by the appellant's architect for the construction of the trash enclosure as conditioned under Site Plan Review #4-15. A building permit for this work was issued on June 25, 2024. As of now, no inspections have been scheduled for this work.
- On July 9, 2024, Code Enforcement inspected the property again and provided pictures of the site's existing conditions attached hereto as Attachment B. The business continued to maintain open vehicle circulation and removed additional tires.

The agenda packets for this item that came before the Planning Commission on February 20, 2024, and April 16, 2024, are attached hereto as Attachments C and D.

PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review this report on the progress the appellant has made and continue discussion on the decision to uphold the Director's decision to revoke Site Plan Review #4-15.

Due to the ongoing progress by the business and property owner in resolving issues and complying with the City-approved site plan, staff recommends that the Planning Commission postpone the adoption of the resolution for denial. This will allow the Planning Commission to monitor whether progress continues and if the conditions of the property continue to improve.

ATTACHMENTS

- A – June 5, 2024, Progress Photos (see below)
- B – July 9, 2024, Property Pictures (see Below)
- C – [Planning Commission Agenda Packet, dated February 20, 2024](#)
- D – [Planning Commission Agenda Packet, dated April 16, 2024](#)

Attachment A
June 5, 2024, Progress Photos











Attachment B
July 9, 2024, Progress Photos











Attachment A
June 5, 2024, Progress Photos











Attachment B
July 9, 2024, Progress Photos











CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT
An Appeal of
the Community Development Director's Intent of Revocation
AGENDA ITEM 6.A

DATE: February 20, 2023

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

PREPARED BY: Amanda Acuna, Senior Planner

LOCATION: **1818 W. Redondo Beach Blvd**

REQUEST: An appeal by The Tire House from the Community Development Director's Intent to Revoke Approval of Site Plan Review #4-15, pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, due to multiple violations of the conditions of approval imposed by the Planning and Environmental Quality Commission on August 26, 2015.

CASE NAME:	Appeal of Community Development Director's Decision to Revoke Site Plan Review #4-15
APPELLANT NAME:	The Tire House, Inc. (dba "The Tire House")
REPRESENTATIVE:	John Mardirossian
PROPERTY OWNERS:	Mr. Der L. Mu / Mr. John MU

BACKGROUND

In 2015 an application for a site plan review was filed with the City's Community Development Department, for the request to improve a 5,236 square foot automotive repair facility located in the General Commercial zone, at 1818 W. Redondo Beach Boulevard. On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department, and subject to 27 conditions (Attachment A - Letter and Conditions of Approval). As detailed in the Director's Findings below, the conditions of approval were violated repeatedly.

Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15

(which would result in discontinuing auto repair facility uses in the General Commercial (C-3) Zone) was issued to the appellant by the Director. The letter listed the various violations of the conditions set forth in Site Plan Review #4-15 (Attachment B – Notice of Intent to Revoke).

In accordance with GMC Section 18.44.050 the decision of the Director to revoke the approval of a site plan review may be appealed to the Planning Commission. On January 23, 2024, John Mardirossian, representing the business, filed with the City Clerk's office a request for an appeal hearing before the Planning Commission (Attachment C – Appellant's Appeal Letter). The appeal fee was also paid by appellant to the City Treasury.

DIRECTOR'S FINDINGS

On August 26, 2015, the City communicated by letter to the applicant that the city had approved Site Plan Review #4-15 subject to certain conditions, which, if not satisfied, would subject the approval of the site plan to a revocation process. Some of the relevant conditions are outlined below:

General Condition Number 3: Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. No final approval shall be given for the physical improvements to the site and no certificate of occupancy shall be issued until all conditions of approval have been met, and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions, which may be shown on the project development plans.

Planning Condition Number 2: The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside the main building.

Planning Condition Number 7: No outdoor sales or outdoor storage of items will be permitted on site.

At the time of the approval of the Site Plan Review, the applicant signed the conditions of approval, indicating that they have read, understood, and agreed with the project conditions. For years, the operations of the auto repair facility located on the Property, known as The Tire House¹, has been operating an auto repair facility that is consistently violating the conditions of approval cited above, and the ordinances of the City of Gardena, as will be explained below. Despite the efforts of the City, its Planning and Code Enforcement Staff, The Tire House continues to operate in ways that violate the law and violate the conditions of approval. The following is a timeline of those violations:

¹ Referred to as "The Tire Store" in the Director's Letter dated January 19, 2024

- On October 9, 2019, a Notice of Violation was issued to The Tire House regarding numerous on-site stacks of automobile tires in the parking and vehicle maneuvering area outside the building.
- On October 25 and 30, November 5, 7, and 22, and December 3, 2019, the same conditions noted above outside the buildings were still present. Additionally, numerous stacks of automobile tires were noticed inside the buildings.
- The same condition on the outside of the buildings was also present on February 18, 2020.
- On August 20, 2020, The Tire House still had numerous stacks of automobile tires outside the building in the parking and vehicle maneuvering areas on site. These conditions had not changed by September 21, 2020.
- On March 11, 2021, The Tire House had numerous stacks of automobile tires stacked outside of the building in the parking and vehicle maneuvering areas of the site.
- On March 31, 2021, The Tire House had numerous stacks of automobile tires being stored outside of the building in the parking and vehicular maneuvering area of the site. A Notice of Violation was issued to The Tire House.
- On May 27, 2021, Code Enforcement Staff was notified that tires were stacked in a manner that blocked the sidewalk in front of The Tire House. A site inspection revealed tires were not blocking the sidewalk but were stacked outside the building in the parking and vehicle maneuvering areas of the site.
- On June 7, 2021, The Tire House had numerous stacks of automobile tires stored outside of the building in the parking and vehicle maneuvering areas of the site.
- On June 10, 2021, an administrative citation was issued for the violations noted on June 7, 2021.
- On September 29, 2021, The Tire House continued to have a large amount of automobile tires stored outside the building in the parking and vehicle maneuvering areas of the site. Additionally, a large amount of tires were found inside the east building stored in such a way as to limit ingress and egress, the movement of individuals within the building, and created a fire hazard.
- On October 6, 2021, The Tire House still had numerous stacks of tires outside the building in the parking and vehicle maneuvering areas of the site, as well as a large amount of stacked tires inside the building.
- On December 15, 2021, an office conference was held with The Tire House owner Zaven Joseph Asadourian at the Gardena City Hall with Code Enforcement Officer Gabriel Jimenez, and City Prosecutor Gregory P. Palmer. Persistent violations at the site were discussed and a plan to abate the violations was discussed and agreed to by Mr. Asadourian. The plan involved the removal of all the outdoor storage of tires, with the exception of the permitted tire racks, no later than January 31, 2022, and to organize and reduce the amount of tires stored inside the

buildings to comply with the Fire Department and Code Enforcement guidelines no later than February 28, 2022. A letter confirming the terms of that agreement was sent on December 27, 2021.

- On January 9, 2023, The Tire House had numerous automotive tires stored outside the building in the parking vehicle maneuvering areas on the site. Additionally, graffiti was noted on the outside of the building and notice was provided to remove the graffiti by January 30, 2023, and February 16, 2023. By February 16, 2023, neither the graffiti nor the outside storage of tires had been corrected. In fact, on January 27, 2023, City Staff received a complaint about automobile tires being stored, not only outside the building on the site, but also on the sidewalk and on the street in the parking strip in such a way to block the public right of way. An on-site inspection confirmed numerous stacks of automobile tires stacked on the sidewalk and in the street parking strip in front of the buildings.
- On May 25, 2023, the City received a complaint about numerous stacks of automobile tires being stored outside the building in the parking and vehicle maneuvering area of the site. This condition was confirmed by an on-site inspection. In fact, the tire storage was so extensive that they blocked not only access to the parking stalls on site, but the building's main entrance as well. It was also noted that the required landscaping and the required trash enclosure from the site plan conditions of approval had never been installed or constructed. Notice of these violations were provided by October 9, 2023. None of the violations had been abated. In fact, on October 9, 2023, The Tire House business owner Zaven Joseph Asadourian was notified of the persistence of the above violations, and that the City was strongly considering taking this action to revoke Site Plan Number 4-15.

The following are the findings made by the Director regarding each of the violations of the applicable conditions of approval pursuant to Site Plan Review #4-15:

- A. Violation of General Condition Number 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.

FINDING: The Property is in violation of GMC 18.44.060(A) due to the failure to develop the Property in compliance with the approved site plan which requires five (5) available on-site parking spaces.

- B. Violation of General Condition Number 3: "Applicant shall comply with all ... ordinances and applicable laws in effect at the time of approval."

FINDING: The Property is in violation of GMC 8.64.020(A), (J) and (AA) due to the presence of unsafe buildings and structures, graffiti, and property conditions that are detrimental to the public health. Tires are being stored in the parking lot creating a fire hazard and within the public right-of-way. Unpermitted construction at the Property is in violation of Section 105.1 of the California Building Code. Sidewalks and driveways are being blocked by illegal storage of tires in violation of International Property Maintenance Code Section 302.3.

- C. Violation of Planning Condition Number 1: "The Applicant shall permanently landscape the parcel as shown on the submitted site plan dated July 7, 2015. Landscaping should be of a softscape material and be drought-resistant."

FINDING: The Property has not been landscaped as required by this condition.

- D. Violation of Planning Condition Number 2: "The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment ...may be stored outside the main building."

FINDING: Disorderly exterior storage conditions are being maintained at the Property.

- E. Violation of Planning Condition Number 3: "The applicant shall construct one refuse enclosure on-site to be placed in the rear of the open parking area."

FINDING: The required refuse enclosure has not been constructed as required by this condition.

- F. Violation of Planning Condition Number 7: "No outdoor sales or outdoor storage of items will be permitted on site."

FINDING: The Property has maintained the exterior storage of numerous stacks of tires for many years despite multiple notices from the City.

CONSIDERATION

The Planning Commission is being asked to consider the appeal of The Tire House to the Director's decision to revoke the approval of Site Plan Review #4-15.

The Planning Commission, upon conducting a noticed public hearing on the appeal and receiving evidence from the Director on behalf of the City from the appellant's representative(s), must make findings and decide whether to grant or deny the appeal by The Tire House from the Director's decision to revoke the approval of Site Plan Review #4-15.

CEQA DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), and the CEQA Guidelines, staff has determined that the revocation of the site plan review does not qualify as a project as there is no potential for this action to result in a physical change in the environment and therefore is not subject to CEQA.

Even if the action of revocation were subject to CEQA, it would be categorically exempt under the Class 21 exemption, pursuant to Guidelines section 15321, which exempts actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered by the regulatory agency.

Recommendations FOR PLANNING COMMISSION ACTION

1. FIND that the action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 21 exemption, pursuant to Guidelines Section 15321.
2. ADOPT the findings of the Director as the findings of the Planning Commission.
3. DENY the appeal filed by The Tire House (Representative: John Mardirossian) from the entire determination of the Director and THEREBY SUSTAIN the Director's decision to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd., pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, because the business has repeatedly violated the conditions of approval and has not eliminated the problems associated with the violations.
4. DIRECT STAFF to draft and present at the next meeting of the Planning Commission a RESOLUTION DENYING THE APPEAL filed by The Tire House (Representative: John Mardirossian) from the entire determination of the Director and THEREBY SUSTAIN the Director's decision to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd., pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, because as the business has repeatedly violated the conditions of approval and has not eliminated the problems associated with the violations.

ATTACHMENTS

- A – Letter and Conditions of Approval for Site Plan Review #4-15
- B – Notice of Intent to Revoke from Community Development Director
- C – Appellant's Appeal Letter



CITY of GARDENA

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / PHONE (310) 217-9500
WEB SITE: www.ci.gardena.ca.us

PAUL K. TANAKA, *Mayor*
TERRENCE TERAUCHI, *Mayor Pro Tem*
TASHA CERDA, *Councilmember*
MARK E. HENDERSON, *Councilmember*
DAN MEDINA, *Councilmember*

MINA SEMENZA, *City Clerk*
J. INGRID TSUKIYAMA, *City Treasurer*
MITCHELL G. LANSEDELL, *City Manager*
PETER L. WALLIN, *City Attorney*

August 26, 2015

Michael Runcini
4428 W. 182nd Street Suite B
Torrance, CA 90278

Subject: Site Plan Review #4-15
1818 Redondo Beach Boulevard
APN: 4066-011-022
Reference#: SPR #4-15

Dear Mr. Runcini:

This is to inform you that Site Plan Review #4-15, to improve a 5,236 square foot automotive repair facility located in the C-3 zone, has been approved per the attached conditions of approval. Staff has made the determination that the proposed project is exempt from the provisions of the California Environmental Quality Act per Section 15301, Existing Facilities. Please provide a check of \$75.00 made out to Los Angeles County Recorder's Office in order to process the subsequent Notice of Exemption.

Should you have any questions regarding this matter, please call me at (310) 217-9576.

Sincerely,

William Kavadas
Planning Assistant

Encl.: SPR #4-15 Conditions of Approval

CC: Der L. Mu

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #4-15

GENERAL CONDITONS

- GC 1. Applicant accepts all of the conditions of approval set forth in this document, shall sign the acknowledgement and submit it to the Community Development Department prior to issuance of any construction permit. Proof of compliance shall be in the form of a copy of the recorded document, 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), Title 18 (Zoning) of the Gardena Municipal Code.
- GC 3. Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. No final approval shall be given for the physical improvements to the site and no certificate of occupancy shall be issued until all conditions of approval have been met, and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions, which may be shown on the project development plans.
- GC 4. Any 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.
- GC 5. Applicant/developer shall defend, indemnify and hold harmless the City, its agents, officers, and employee from any claim, action or proceeding, damages, cost (including without limitation attorney's fees), injuries or liability against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Site Plan Review. The City shall promptly notify the applicant/developer of any claim, action or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify or hold harmless the City. Although the applicant/developer is the real party in interest in action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the

applicant/developer of any obligation under this condition, including the payment of attorney's fees.

- GC 6. Prior to the issuance of any building permits, the applicant shall print/type the conditions of approval on the final working drawings site plan, or note on the title sheet where the conditions of approval are located for review by the Planning Department.
- GC 7. A business license will be issued following the issuance of a certificate of occupancy by the Building and Safety Department. Business License will be valid pending final compliance with the conditions of approval.

SITE PLAN REVIEW

- SPR1. Site Plan Review #4-15 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 18.44.060 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- SPR2. The site/lease area layout, physical appearance of the proposed 5,236 square feet commercial building, shall be as shown on the submitted plans, dated July 7, 2015, as modified by the conditions of approval. Prior to submittal of plan check, the plans shall be revised to incorporate any changes required by these conditions of approval. Minor modifications/alterations to the design, style, colors, materials, and vegetation shall be subject to the review and approval of the Community Development Director.
- SPR3. No final approval shall be given for physical improvements to the site until all conditions of approval have been met and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notation, specification, and dimension, which may be shown on the project development plans.
- SPR4. In the event that the use authorized by this approval is terminated or discontinued for a period of 180 days or more, the approval shall be deemed null and void. Any future uses must conform to all applicable codes and regulations.

PLANNING

- PL1. The applicant shall permanently landscape the parcel as shown on the submitted site plan dated July 7, 2015. Landscaping should be of a softscape material and be drought-resistant.

- PL2. The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside the main building.
- PL3. The applicant shall construct one refuse enclosure on-site to be placed in the rear of the open parking area. The refuse enclosure shall be screened and include a solid roof. The refuse enclosure shall have a minimum inside, clear dimension of five feet by seven feet and a height of six feet. The enclosure shall be bounded on three sides by walls of concrete block finished in a manner compatible in color, texture, and appearance with the main structure and shall have a solid gated opening of sufficient width to allow for the removal and storage of a refuse bin.
- PL4. A maximum of 13 automotive vehicles may be parked on site at any time. Automotive vehicles must be parked in marked stalls or interior parking bays. No stacked or tandem parking will be permitted. No parking in the drive aisles will be permitted.
- PL5. The exterior parking area shall be used for employee and customer parking and not for the repair, finishing work, or long-term (over one week) storage of automotive vehicles. All repair activities and operations shall be conducted entirely within the enclosed work area as shown on the submitted site plan. The hoods of vehicles awaiting parts or repair shall remain closed at all times while work is not being performed. Preliminary inspection of automobiles to assess a primary issue for repair is allowed in the parking lot as long as it occurs within a marked parking stall and the hood is closed after preliminary inspection is complete.
- PL6. No automotive vehicle may be parked on the premises for the purpose of offering it for sale, lease, or rent.
- PL7. No outdoor sales or outdoor storage of items will be permitted on site.
- PL8. The existing pole on the northwest corner of the proposed site plan and arrow sign on the roof of the building are to be removed. The existing pole sign on the northeast corner of the proposed site plan is permitted pending modification. Pole sign modifications must be submitted to and approved by the Community Development Director.
- PL9. No barbed wire shall be allowed on any fences visible from Redondo Beach Boulevard. Existing barbed wire fencing shall be removed.

PUBLIC WORKS

- PW1. The applicant shall submit industrial waste plans to the Public Works Department for clearance.
- PW2. The applicant shall pay a sewer fee as determined by the current fee schedule of the Public Works Department.
- PW3. The applicant shall plant a new street tree per Public Works requirements.
- PW4. The applicant shall reduce driveway length to match on-site drive-aisle length. A public works permit will be required. Surety \$5,000.

BUILDING AND SAFETY

- BS1. The applicant shall comply with all California CCR – Title 24 Requirements including, but not limited to California Building Code, Electrical Code, Plumbing Code, Mechanical Code, Fire Code, and Energy Code.
- BS2. The applicant shall receive Los Angeles County Fire Department and Public Works Department approvals.

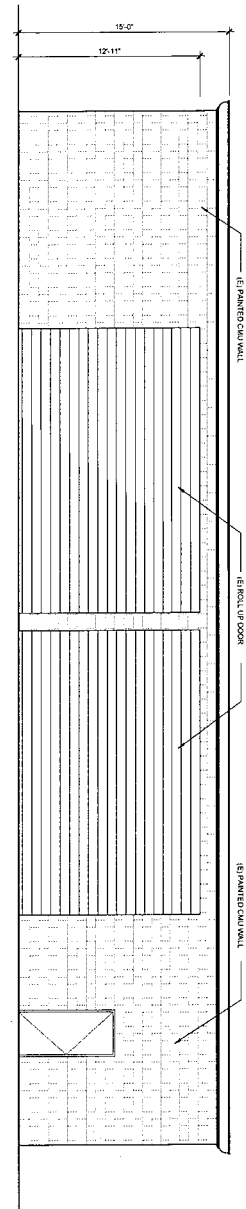
LOS ANGELES COUNTY FIRE DEPARTMENT

- FD1. The applicant shall submit four copies of the site plan and a completed Fire Flow Availability Form for review and approval by the Los Angeles County Fire Department. The applicant shall include construction type and square footage of the existing structure on the submitted site plan.

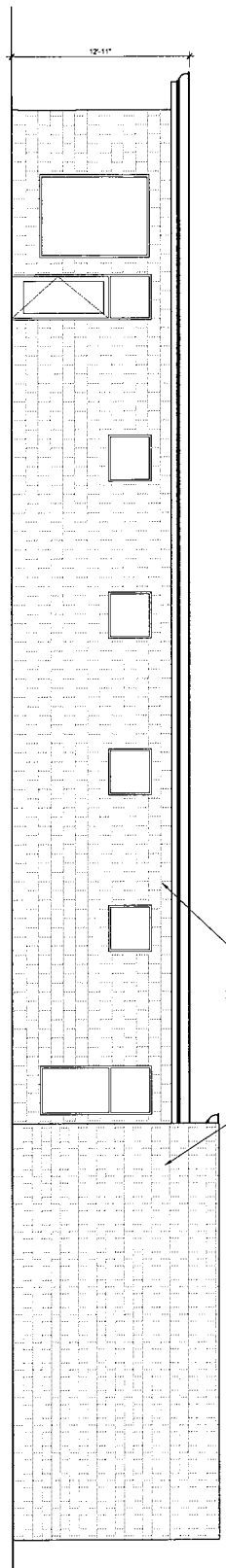
I, Der L. Mu, certify that I have read, understood, and agree to the Project Conditions listed herein.

Der L. Mu

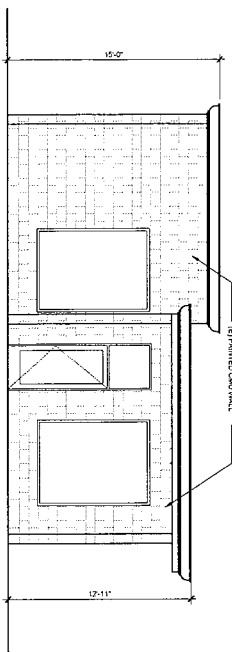
P:\Community Development\2013 Community Development\Planning\2015\SPR #4-15 (1818 Redondo Beach)\Site Plan Submittal\Runcini\Documents\Word\SPR #4-15 COA.docx



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



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



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

EWAI

ADDITIONAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



10/11

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

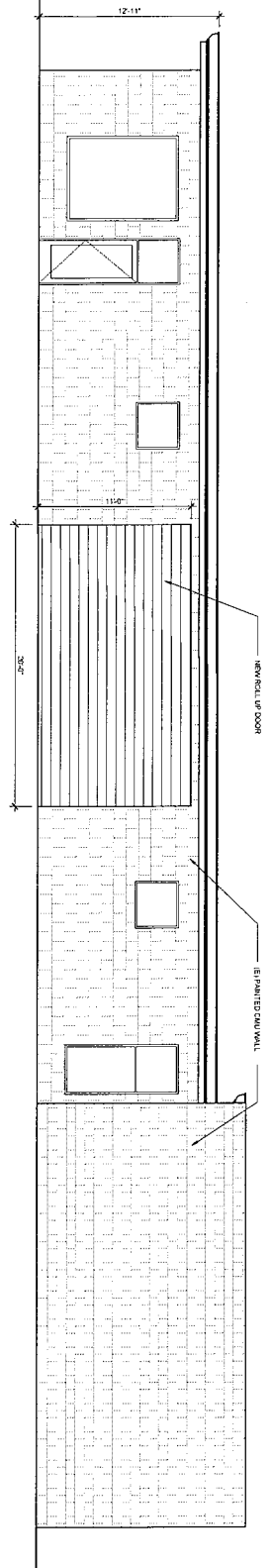
A2.0

ELEVATIONS

1/4" = 1'-0"

10/11/11

10/11/11



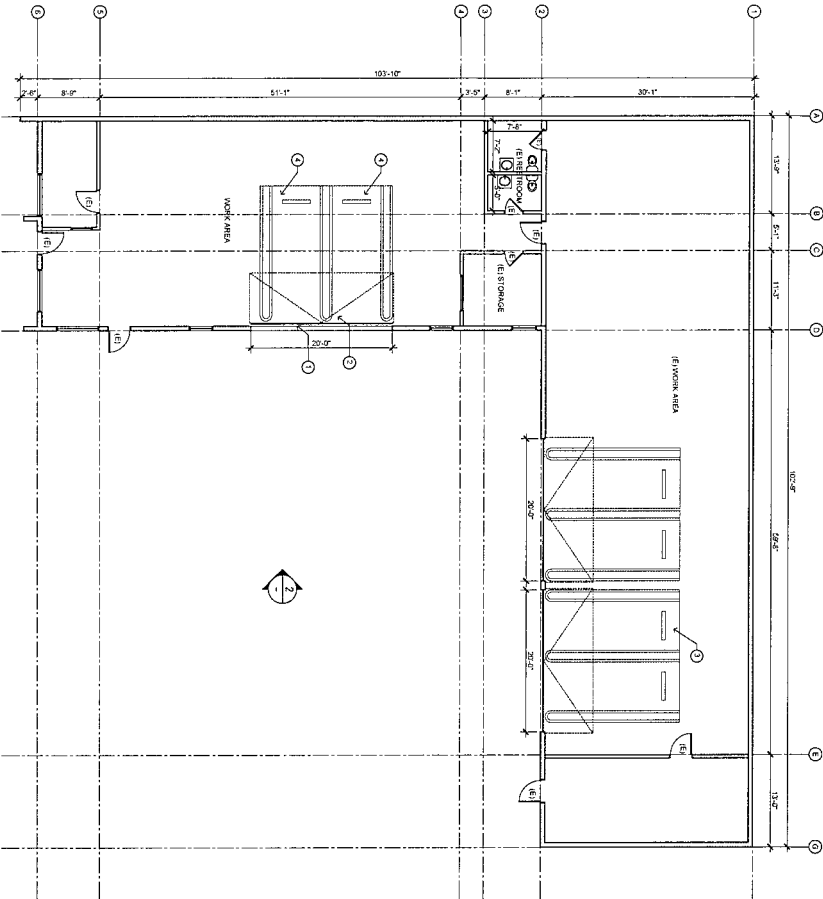
2 ELEVATION

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

- KEY NOTES**
- ① DEMOLITION WALL
 - ② ROLL UP DOOR TO MATCH
 - ③ EXIST'ING
 - ④ NEW PAINTED CMU WALL
 - ⑤ NEW STANDING PANELING STALLS

OPTION PARKING ANALYSIS

4,000 SF - GARAGE SPACE
FOUR BAY 1,000 SF
1,000 SF - 1,000 SF
REQUIRED SPACES



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

EWAI

ARCHITECT - INTERIORS

101 THE SHORELINE DRIVE
DOWNTOWN, GARDENA, CA 90247
TEL: 310.321.1111
WWW.EWAIARCHITECTS.COM



1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

OPTION A
FLOOR PLAN

A3.0



January 19, 2024

Notice of Intent to Revoke Site Plan Review #4-15

Anaheim Investment, LLC
Mr. Der L. Mu / Mr. John Mu
5915 Finecrest Dr.
Rancho Palos Verdes, CA 90275

Zaven Joseph Asadourian
The Tire Store
1818 W. Redondo Beach Blvd.
Gardena, CA 90247

Subject: Revocation of Site Plan Review #4-15 ("SPR #4-15")

Property Address: 1818 W. Redondo Beach Blvd, Gardena, CA 90247

APN: 4066-011-022

Notice is hereby given that I, as the Community Development Director for the City of Gardena, intend to revoke the previous approval of Site Plan Review #4-15 relating to The Tire House currently operating at 1818 W. Redondo Beach Blvd. ("Property"). The decision to propose the revocation of Site Plan Review #4-15 is based upon the authority granted to me pursuant to Gardena Municipal Code ("GMC") Section 18.44.070 and will be based on the following explanation of the violations of the conditions set forth in granting the approval of the site plan:

In 2013, Mr. Der Mu applied to the City of Gardena Community Development Department for a Site Plan Review #4-15 for 1818 W. Redondo Beach Blvd., Gardena allowing the occupancy of a 5,236 square-foot commercial building subject to several conditions of approval. On August 26, 2015, the City communicated by letter to the applicant that the city had approved Site Plan Review #4-15 subject to certain conditions some of which are outlined below.

General Condition Number 3 required the applicant to comply with all written policies, resolutions, ordinances, and all applicable laws. In fact, at the time of approval,

TASHA CERDA, Mayor / MARK E. HENDERSON, Mayor Pro Tem
RODNEY G. TANAKA, Councilmember / PAULETTE C. FRANCIS, Councilmember / WANDA LOVE, Councilmember
MINA SEMENZA, City Clerk / GUY MATO, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

Planning Condition Number 2 required the applicant to keep the premises in a neat and orderly condition at all times, and to maintain the improvements in a condition of reasonable repair and appearance. In addition, Planning Condition Number 2 prohibited any used or discarded automotive parts or equipment or permanently disabled, junked or wrecked vehicles outside the main building. Planning Condition Number 7 prohibited any outdoor sales or outdoor storage of items on site. The applicant signed the Site Plan Review, indicating that the conditions of approval had been read, understood, and that the applicant agreed with the project conditions.

Since the site plan was approved, the site has been used as an automotive repair shop, apparently specializing in new and used tires. For years, The Tire Store has been consistently violating the conditions of approval sided above, and the ordinances of the City of Gardena, as will be explained below. Despite efforts of the City, its Planning and Code Enforcement Staff, The Tire Store continues to operate in ways that violate the law and violate the conditions of approval.

On October 9, 2019, a Notice of Violation was issued to The Tire Store regarding numerous stacks of automobile tires in the parking and vehicle maneuvering area outside the building, on site.

On October 25 and 30, November 5, 7 and 22, and December 3, 2019, the same conditions noted above outside the buildings were still present. Additionally, numerous stacks of automobile tires were noticed inside the buildings.

The same condition on the outside o the buildings was also present on February 18, 2020.

On August 20, 2020, The Tire Store still had numerous stacks of automobile tires outside the building in the parking and vehicle maneuvering areas on site. These conditions had not changed by September 21, 2020.

On March 11, 2021, The Tire Store had numerous stacks of automobile tires stacked outside of the building in the parking and vehicle maneuvering areas of the site.

On March 31, 2021, The Tire Store had numerous stacks of automobile tires being stored outside of the building in the parking and vehicular maneuvering area of the site. A Notice of Violation was issued to The Tire Store.

On May 27, 2021, Code Enforcement Staff was notified that tires were stacked in a manner that blocked the sidewalk in front of The Tire Store. A site inspection revealed tires were not blocking the sidewalk, but were stacked outside the building in the parking and vehicle maneuvering areas of the site.

On June 7, 2021, The Tire Store had numerous stacks of automobile tires stored outside of the building in the parking and vehicle maneuvering areas of the site.

On June 10, 2021, an administrative citation was issued for the violations noted on June 7, 2021.

On September 29, 2021, The Tire Store continued to have a large amount of automobile tires stored outside the building in the parking and vehicle maneuvering areas of the site. Additionally, a large amount of tires were found inside the east building stored in such a way as to limit ingress and egress, the movement of individuals within the building, and created a fire hazard.

On October 6, 2021, The Tire Store still had numerous stacks of tires outside the building in the parking and vehicle maneuvering areas of the site, as well as a large amount of stacked tires inside the building.

On December 15, 2021, an office conference was held with The Tire Store owner Zaven Joseph Asadourian at the Gardena City Hall with Code Enforcement Officer Gabriel Jimenez, and City Prosecutor Gregory P. Palmer. Persistent violations at the site were discussed and a plan to abate the violations was discussed and agreed to by Mr. Asadourian. The plan involved the removal of all the outdoor storage of tires, with the exception of the permitted tire racks, no later than January 31, 2022, and to organize and reduce the amount of tires stored inside the buildings to comply with the Fire Department and Code Enforcement guidelines no later than February 28, 2022. A letter confirming the terms of that agreement was sent on December 27, 2021.

On January 9, 2023, The Tire Store had numerous automotive tires stored outside the building in the parking vehicle maneuvering areas on the site. Additionally, graffiti was noted on the outside of the building and notice was provided to remove the graffiti by January 30, 2023, and February 16, 2023. By February 16, 2023, neither the graffiti nor the outside storage of tires had been corrected. In fact, on January 27, 2023, City Staff received a complaint about automobile tires being stored, not only outside the building on the site, but also on the sidewalk and on the street in the parking strip in such a way to block the public right of way. An on-site inspection confirmed numerous stacks of automobile tires stacked on the sidewalk and in the street parking strip in front of the buildings.

On May 25, 2023, the City received a complaint about numerous stacks of automobile tires being stored outside the building in the parking and vehicle maneuvering area of the site. This condition was confirmed by an on-site inspection. In fact, the tire storage was so extensive that they blocked not only access to the parking stalls on site, but the building's main entrance as well. It was also noted that the required landscaping and the required trash enclosure from the site plan conditions of approval had never been installed or constructed. Notice of these violations were provided by October 9, 2023. None of the violations had been abated. In fact, on October 9, 2023, The Tire Store business owner Zaven Joseph Asadourian was notified of the persistence of the above violations, and that the City was strongly considering taking this action to revoke Site Plan Number 4-15.

- Violation of General Condition #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.

The Property is in violation of GMC 18.44.060(A) due to the failure to develop the Property in compliance with the approved site plan which requires five (5) available on-site parking spaces.

- Violation of General Condition #3: "Applicant shall comply with all ... ordinances and applicable laws in effect at the time of approval."

The Property is in violation of GMC 8.64.020(A), (J) and (AA) due to the presence of unsafe buildings and structures, graffiti, and property conditions that are detrimental to the public health. Tires are being stored in the parking lot creating a fire hazard and within the public right-of-way. Unpermitted construction at the Property is in violation of Section 105.1 of the California Building Code. Sidewalks and driveways are being blocked by illegal storage of tires in violation of International Property Maintenance Code Section 302.3.

- Violation of Planning Condition #1: "The Applicant shall permanently landscape the parcel as shown on the submitted site plan dated July 7, 2015. Landscaping should be of a softscape material and be drought-resistant."

The Property has not been landscaped as required by this condition.

- Violation of Planning Condition #2: "The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment ...may be stored outside the main building."

Disorderly exterior storage conditions are being maintained at the Property.

- Violation of Planning Condition #3: "The applicant shall construct one refuse enclosure on-site to be placed in the rear of the open parking area."

The required refuse enclosure has not been constructed as required by this condition.

- Violation of Planning Condition #7: "No outdoor sales or outdoor storage of items will be permitted on site."

The Property has maintained the exterior storage of numerous stacks of tires for many years despite multiple notices from the City.

Pursuant to GMC Section 18.44.050 you have the right to appeal this decision to the Planning Commission. Such appeal shall be filed in writing with the Commission within ten days after the date this decision is communicated to you. You will also be required to pay the filing fee established by the City Council for such an appeal. If you file a timely appeal and pay the required fee for that appeal, the matter will be placed for consideration on the Commission agenda at the first regular meeting of the commission following the ten days written notice to the appellant. Failure to file a timely appeal and/or pay the required appeal fee, will render this decision revoking the Site Plan approval forever final.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg S. Tsujiuchi", is written over a horizontal line.

Greg S. Tsujiuchi
Community Development Director
City of Gardena

'24 JAN 26 PM 3:18



OFFICE of the CITY CLERK

Email: cityclerk@cityofgardena.org

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565

CITY OF GARDENA APPEAL FORM

Case Name: Notice of Intent to Revoke Site Plan Review #4-15	DBA: THE TIREHOUSE (Zaven Joseph Asadourian)	Address/Location of Subject Property: 1818 W Redondo Beach Blvd. Gardena CA 90247
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DECISION OF:

- ☒ Community Development Director (\$1,353.00)
☐ City Manager/Staff to City Council (\$1,344.00)
☐ Other: _____

- ☐ PEQC to City Council (\$2,243.00)
☐ Staff to City Manager (\$937.00)

DATE OF DECISION: 1/19/24APPEALING: APPROVAL ☐ DENIAL ☒

Reason for Appeal: Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.

New owners of The Tire House would like the opportunity to show their willingness to clean the premises and operate efficiently moving forward. Please see attached letter for additional information.

Name of Appellant: John Mardirossian on behalf of THE TIRE HOUSE	Phone Number: 310-993-2008
Address: 1818 W Redondo Beach Blvd. Gardena CA 90247	Email: JOHN.MARDIROSSIAN@GMAIL.COM
Signature: 	Date: 1/26/24

FOR OFFICE USE ONLY:

Appeal Fee Paid: \$ 1,353.00 Date: 01/26/2024 Received by: G. Placido

Copies to: Community Development Department: ☒ Planning ☐ Building & Safety ☐ City Council
☒ City Manager ☒ City Attorney ☐ Other Department(s) _____

'24 JAN 26 PM 3:18

01/23/2024

City of Gardena
1700 W 162nd Street
Gardena, CA 90247

Letter of Appeal

To the City of Gardena and Community Development Director, Greg Tsujiuchi:

This letter is written on behalf of Zaven Asadourian and The Tire House, Inc, the business operating at 1818 W Redondo Beach Blvd. The purpose of this letter is to request an appeal in response to the recent notice received indicating an intent to revoke site plan review #4-15.

We understand there has been concern over the last few years regarding the use and condition of the premises, primarily the presence of tires in the outside front area of the property. Over the years, efforts have been made to improve the condition of the premises by reducing the outdoor tire presence, organize the tires in a safe manner, and achieve acceptable standing with the city. We understand that throughout this period we've made improvements and occasionally even faced drawbacks but we've always made an active effort to work with city officials and never once ignored any concerns. We're a small business and a small team, and sometimes weeks or even months of hard work can be offset by unexpected health concerns or employee absences. We appreciate your patience and willingness to work with us over these years, and we'd like to request you continue to do so moving forward. In light of the aforementioned health concerns, there is a change of ownership and management currently taking place. Zaven Asadourian is stepping down as President of The Tire House, Inc and Gardena locals, Frank and Sunghwa Yi, are presently taking over operations. We'd like you to give the new owners the opportunity to comply with the city request and make the desired changes a reality. They are motivated, efficient, and ready to improve on Zaven's efforts.

In regards to the property improvements involving a trash enclosure and landscaping, this responsibility falls to the property owner who is aware of this obligation and who we expect will make the necessary improvements.

We believe open communication between Gardena's Community Development Department and the new business owners, as well as the existing property owner, can lead to the resolution of all mentioned concerns. The Tire House has been serving the Gardena community for nearly 9 years now and is well known for its honesty, professionalism, and affordability. Your consideration regarding this appeal is greatly appreciated and we look forward to your response.

Best,



Zaven Asadourian & The Tire House, Inc

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT
AGENDA ITEM 6.B

DATE: April 16, 2024
TO: Chair Henderson and Members of the Planning and Environmental Quality Commission
PREPARED BY: Amanda Acuna, Senior Planner
LOCATION: **1818 W. Redondo Beach Blvd**

Resolution No. PC 10-24: Denying the appeal by The Tire House Inc. from the Director's decision to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd, and finding that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321

BACKGROUND

On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department.

Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15 (which would result in discontinuing auto repair facility uses in the General Commercial (C-3) Zone) was issued to the appellant by the Director.

On January 23, 2024, John Mardirossian, representing the business, The Tire House, Inc. (appellant), filed with the City Clerk's office a request for an appeal hearing before the Planning Commission. The appeal fee was also paid by appellant to the City Treasury.

A hearing was set before the Planning Commission and heard on February 20, 2024, at a regular City Council meeting. Both the appellant and staff presented evidence.

At the close of the hearing the Planning Commission directed staff to draft a resolution to deny the appeal, upholding the decision of the Director to revoke Site Plan Review #4-15.

Attached hereto, is Resolutions No. PC 10-24, ratifying the Planning Commissions decision on February 20, 2024.

On April 10, 2024, staff received a letter from Eduardo SantaCruz, the architect representing the appellant, regarding current status on the work being done for the property. This letter is attached hereto as Attachment A.

CEQA DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), and the CEQA Guidelines, staff has determined that the revocation of the site plan review does not qualify as a project as there is no potential for this action to result in a physical change in the environment and therefore is not subject to CEQA.

Even if the action of revocation were subject to CEQA, it would be categorically exempt under the Class 21 exemption, pursuant to Guidelines section 15321, which exempts actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered by the regulatory agency.

ATTACHMENTS

A – Resolution No. PC 10-24

B – Letter from Architect Representing Appellant, dated April 10, 2024

RESOLUTION NO. PC 10-24

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DENYING THE APPEAL BY THE TIRE HOUSE INC. FROM THE DIRECTOR'S DECISION TO REVOKE THE APPROVAL OF THE SITE PLAN REVIEW #4-15 OF THE TIRE HOUSE LOCATED AT 1818 W. REDONDO BEACH BLVD, AND FINDING THAT THE ACTION IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF CEQA PURSUANT TO GUIDELINES SECTION 15321

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

SECTION 1. RECITALS.

A. In 2015 an application for a site plan review was filed with the City's Community Development Department, for the request to improve a 5,236 square foot automotive repair facility located in the General Commercial zone, at 1818 W. Redondo Beach Boulevard.

B. On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department.

C. Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval.

D. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15 was issued to the appellant by the Director, which listed various violations of the conditions set forth in Site Plan Review #4-15.

E. On January 23, 2024, John Mardirossian, representing the business, The Tire House, Inc. (appellant), filed with the City Clerk's office a request for an appeal hearing before the Planning Commission. The appeal fee was also paid by appellant to the City Treasury.

F. A hearing was set before the Planning Commission and heard on February 20, 2024, at a regularly noticed and scheduled Planning Commission meeting. Both the appellant and staff appeared and presented evidence.

G. At the close of the hearing, the Planning Commission directed staff to draft a resolution to deny the appeal, upholding the decision of the Director, to revoke Site Plan Review #4-15.

April 16, 2024

Page 2 of 2

NOW, THEREFORE, THE PLANNING AND ENVIRONMENTAL QUALITY CONTROL COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 2. Findings.

- A. After review of all evidence and oral testimony from the Director on behalf of the City and from the appellant's representatives the Planning Commission hereby denies the appeal from the determination of, and sustaining, the Director's decision, to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd., pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, because the business has repeatedly violated the conditions of approval and has not corrected the problems associated with the violations.

PASSED, APPROVED, AND ADOPTED this 16th day of April 2024.

DERYL HENDERSON, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

AMANDA ACUNA, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Amanda Acuna, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held on the 16th day of April 2024, by the following vote:

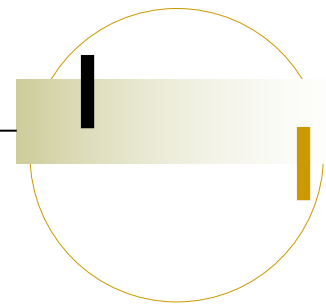
AYES:

NOES:

ABSENT:

SCDS Consulting design

Eduardo SantaCruz, architect A.I.A. C-33103
Certified Access Specialist CAsp-729
2518 West 157th St, Gardena, CA 90249
310.612.4574 310.868.2708 fx
edward@santacruzcad.net



April 10, 2024

City of Gardena

Department of Community Development
Attn: Greg Tsujiuchi, Community Development Director

RE: Planning Commission Meeting – Notice of Decision for Resolution No. 09-24 – Deny the Appeal to Revoke Site Plan Review #4-15 – 1818 W Redondo Beach Blvd. – Progress on Coming into Compliance

Director Tsujiuchi,

We are providing this letter to provide you an update on bringing the plans into compliance with Site Plan Review #4-15.

We have submitted plans to the Community Development Manager, Amanda Acuna. She proceeded to make comments on the plans on April 26, 2024 and we updated the plans as noted in the review.

SCDS then proceeded to submit the plans to the Building Safety Division for Architectural components showing how the parking, landscaping, fence and trash enclosure meet the requirements of SPR #4-15. These were submitted on April 3, 2024 and fees were paid and case number 50024-0256 was assigned and the plans are currently under review.

Landscaping plans will be submitted separately in the next week.

If you would be so kind as to share this letter with the Planning Commission during the April 16th meeting, we would truly appreciate it.

Thank you

If you have any questions please feel free to call me at the numbers listed above

Regards

A handwritten signature in black ink, appearing to read 'Eduardo SantaCruz', is located below the 'Regards' text.

Eduardo SantaCruz, Principal Architect A.I.A.

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

AGENDA ITEM 6.B

DATE: October 1, 2024

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Kevin La, Planning Assistant
Amanda Acuna, Community Development Manager

LOCATION: **1818 W. Redondo Beach Blvd**

Consideration: As requested by the Planning Commission at the July 16, 2024, meeting, staff is presenting an update report on the Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

BACKGROUND

On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department. Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15 (which would result in discontinuing auto repair facility uses in the General Commercial (C-3) Zone) was issued to the property and business owner by the Director.

On January 23, 2024, John Mardirossian, representing the business, The Tire House, Inc. (appellant), filed with the City Clerk's office a request for an appeal hearing before the Planning Commission.

A hearing was scheduled and conducted before the Planning Commission on February 20, 2024. Both the appellant and staff presented evidence, and testimony was given by certain individuals.

After consideration of all the evidence and testimony presented at the meeting, the Planning Commission directed staff to draft a resolution to deny the appeal, upholding the decision of the Director to revoke Site Plan Review #4-15.

On April 16, 2024, at its regularly scheduled meeting the Planning Commission considered the adoption of Resolution No. 10-24, to deny the appellant's appeal. Prior to

the meeting, the appellant submitted a letter to the Commission outlining the efforts recently made to meet the conditions of Site Plan Review #4-15. Additionally, at the meeting, staff noted that the appellant had made significant progress in moving forward with making improvements and had submitted and paid for plan check review. It was also noted that the business owner made progress in cleaning up the property by removing all the tires that were stored outside. At the close of the hearing, the Planning Commission motioned to continue this item to the July 16, 2024, meeting and review the appellant's progress made to conform to the conditions of Site Plan Review #4-15.

On July 16, 2024, at its regularly scheduled meeting, the Planning Commission heard all evidence and progress that the appellant has made to continue to resolve issues initially brought forth to the Planning Commission. Staff also provided Code Enforcement pictures taken on June 5, 2024, and July 9, 2024, of the improvements made on the property. The Planning Commission motioned to postpone the adoption of Resolution No. PC 14-24 to monitor the ongoing progress and property owner in resolving issues, complying with the city-approved site plan, if the conditions of the property continue to improve, and for staff to bring forth a report documenting the progress of improvements on the site on October 1, 2024.

The following is a list of actions that have taken place on the property since last presented to Planning Commission:

- On September 5, 2024, the Code Enforcement Division inspected the property and provided pictures attached hereto as Attachment A. The Code Enforcement Officer observed that the tires were removed from the west and east sides of the parking lot, the business is utilizing the tire racks on the west side of the parking lot, and the business employees are using the garage bays for all business activities.
- On September 26, 2024, the Code Enforcement Division inspected the property and provided pictures attached hereto as Attachment B. The Code Enforcement Officer noted that there was no improvement to the landscape and the fence. However, the business continues to keep the parking lot clear of tires and conduct business within the garage bays.
- As of September 27, 2024, all permits have been issued by the Building and Safety Division, to improve and comply with the conditions of the approved Site Plan Review #4-15. However, no permit construction activity has been conducted on the property and no building inspection requests were made for the permits.

The agenda packets for this item that came before the Planning Commission on February 20, 2024, April 16, 2024, and July 16, 2024, are attached hereto as Attachments C, D, and E.

PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review this report on the progress the appellant has made and continue discussion on the decision to uphold the Director's decision to revoke Site Plan Review #4-15.

Due to the ongoing progress by the business and property owner in resolving the issues and complying with the city-approved site plan, the Planning Commission may decide a motion to postpone the adoption of the resolution for denial, to continue monitoring the property, or to continue with the adoption of the resolution for denial. Both of which, will be considered and reviewed at a future Planning Commission date.

ATTACHMENTS

- A. September 5, 2024, Property Pictures (see below)
- B. September 26, 2024, Property Pictures (see below)
- C. [Planning Commission Agenda Packet, dated February 20, 2024](#)
- D. [Planning Commission Agenda Packet, dated April 16, 2024](#)
- E. [Planning Commission Agenda Packet, dated July 16, 2024](#)

Attachment A
September 5, 2024, Progress Photos











Attachment B
September 26, 2024, Progress Photos









Attachment C
Planning Commission Agenda Packet, dated
February 20, 2024

Attachment D
Planning Commission Agenda Packet, dated
April 16, 2024

Attachment E
Planning Commission Agenda Packet,
dated July 16, 2024

Attachment A
September 5, 2024, Progress Photos











Attachment B
September 26, 2024, Progress Photos









CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT
An Appeal of
the Community Development Director's Intent of Revocation
AGENDA ITEM 6.A

DATE: February 20, 2023

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

PREPARED BY: Amanda Acuna, Senior Planner

LOCATION: **1818 W. Redondo Beach Blvd**

REQUEST: An appeal by The Tire House from the Community Development Director's Intent to Revoke Approval of Site Plan Review #4-15, pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, due to multiple violations of the conditions of approval imposed by the Planning and Environmental Quality Commission on August 26, 2015.

CASE NAME:	Appeal of Community Development Director's Decision to Revoke Site Plan Review #4-15
APPELLANT NAME:	The Tire House, Inc. (dba "The Tire House")
REPRESENTATIVE:	John Mardirossian
PROPERTY OWNERS:	Mr. Der L. Mu / Mr. John MU

BACKGROUND

In 2015 an application for a site plan review was filed with the City's Community Development Department, for the request to improve a 5,236 square foot automotive repair facility located in the General Commercial zone, at 1818 W. Redondo Beach Boulevard. On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department, and subject to 27 conditions (Attachment A - Letter and Conditions of Approval). As detailed in the Director's Findings below, the conditions of approval were violated repeatedly.

Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15

(which would result in discontinuing auto repair facility uses in the General Commercial (C-3) Zone) was issued to the appellant by the Director. The letter listed the various violations of the conditions set forth in Site Plan Review #4-15 (Attachment B – Notice of Intent to Revoke).

In accordance with GMC Section 18.44.050 the decision of the Director to revoke the approval of a site plan review may be appealed to the Planning Commission. On January 23, 2024, John Mardirossian, representing the business, filed with the City Clerk's office a request for an appeal hearing before the Planning Commission (Attachment C – Appellant's Appeal Letter). The appeal fee was also paid by appellant to the City Treasury.

DIRECTOR'S FINDINGS

On August 26, 2015, the City communicated by letter to the applicant that the city had approved Site Plan Review #4-15 subject to certain conditions, which, if not satisfied, would subject the approval of the site plan to a revocation process. Some of the relevant conditions are outlined below:

General Condition Number 3: Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. No final approval shall be given for the physical improvements to the site and no certificate of occupancy shall be issued until all conditions of approval have been met, and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions, which may be shown on the project development plans.

Planning Condition Number 2: The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside the main building.

Planning Condition Number 7: No outdoor sales or outdoor storage of items will be permitted on site.

At the time of the approval of the Site Plan Review, the applicant signed the conditions of approval, indicating that they have read, understood, and agreed with the project conditions. For years, the operations of the auto repair facility located on the Property, known as The Tire House¹, has been operating an auto repair facility that is consistently violating the conditions of approval cited above, and the ordinances of the City of Gardena, as will be explained below. Despite the efforts of the City, its Planning and Code Enforcement Staff, The Tire House continues to operate in ways that violate the law and violate the conditions of approval. The following is a timeline of those violations:

¹ Referred to as "The Tire Store" in the Director's Letter dated January 19, 2024

- On October 9, 2019, a Notice of Violation was issued to The Tire House regarding numerous on-site stacks of automobile tires in the parking and vehicle maneuvering area outside the building.
- On October 25 and 30, November 5, 7, and 22, and December 3, 2019, the same conditions noted above outside the buildings were still present. Additionally, numerous stacks of automobile tires were noticed inside the buildings.
- The same condition on the outside of the buildings was also present on February 18, 2020.
- On August 20, 2020, The Tire House still had numerous stacks of automobile tires outside the building in the parking and vehicle maneuvering areas on site. These conditions had not changed by September 21, 2020.
- On March 11, 2021, The Tire House had numerous stacks of automobile tires stacked outside of the building in the parking and vehicle maneuvering areas of the site.
- On March 31, 2021, The Tire House had numerous stacks of automobile tires being stored outside of the building in the parking and vehicular maneuvering area of the site. A Notice of Violation was issued to The Tire House.
- On May 27, 2021, Code Enforcement Staff was notified that tires were stacked in a manner that blocked the sidewalk in front of The Tire House. A site inspection revealed tires were not blocking the sidewalk but were stacked outside the building in the parking and vehicle maneuvering areas of the site.
- On June 7, 2021, The Tire House had numerous stacks of automobile tires stored outside of the building in the parking and vehicle maneuvering areas of the site.
- On June 10, 2021, an administrative citation was issued for the violations noted on June 7, 2021.
- On September 29, 2021, The Tire House continued to have a large amount of automobile tires stored outside the building in the parking and vehicle maneuvering areas of the site. Additionally, a large amount of tires were found inside the east building stored in such a way as to limit ingress and egress, the movement of individuals within the building, and created a fire hazard.
- On October 6, 2021, The Tire House still had numerous stacks of tires outside the building in the parking and vehicle maneuvering areas of the site, as well as a large amount of stacked tires inside the building.
- On December 15, 2021, an office conference was held with The Tire House owner Zaven Joseph Asadourian at the Gardena City Hall with Code Enforcement Officer Gabriel Jimenez, and City Prosecutor Gregory P. Palmer. Persistent violations at the site were discussed and a plan to abate the violations was discussed and agreed to by Mr. Asadourian. The plan involved the removal of all the outdoor storage of tires, with the exception of the permitted tire racks, no later than January 31, 2022, and to organize and reduce the amount of tires stored inside the

buildings to comply with the Fire Department and Code Enforcement guidelines no later than February 28, 2022. A letter confirming the terms of that agreement was sent on December 27, 2021.

- On January 9, 2023, The Tire House had numerous automotive tires stored outside the building in the parking vehicle maneuvering areas on the site. Additionally, graffiti was noted on the outside of the building and notice was provided to remove the graffiti by January 30, 2023, and February 16, 2023. By February 16, 2023, neither the graffiti nor the outside storage of tires had been corrected. In fact, on January 27, 2023, City Staff received a complaint about automobile tires being stored, not only outside the building on the site, but also on the sidewalk and on the street in the parking strip in such a way to block the public right of way. An on-site inspection confirmed numerous stacks of automobile tires stacked on the sidewalk and in the street parking strip in front of the buildings.
- On May 25, 2023, the City received a complaint about numerous stacks of automobile tires being stored outside the building in the parking and vehicle maneuvering area of the site. This condition was confirmed by an on-site inspection. In fact, the tire storage was so extensive that they blocked not only access to the parking stalls on site, but the building's main entrance as well. It was also noted that the required landscaping and the required trash enclosure from the site plan conditions of approval had never been installed or constructed. Notice of these violations were provided by October 9, 2023. None of the violations had been abated. In fact, on October 9, 2023, The Tire House business owner Zaven Joseph Asadourian was notified of the persistence of the above violations, and that the City was strongly considering taking this action to revoke Site Plan Number 4-15.

The following are the findings made by the Director regarding each of the violations of the applicable conditions of approval pursuant to Site Plan Review #4-15:

- A. Violation of General Condition Number 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.

FINDING: The Property is in violation of GMC 18.44.060(A) due to the failure to develop the Property in compliance with the approved site plan which requires five (5) available on-site parking spaces.

- B. Violation of General Condition Number 3: "Applicant shall comply with all ... ordinances and applicable laws in effect at the time of approval."

FINDING: The Property is in violation of GMC 8.64.020(A), (J) and (AA) due to the presence of unsafe buildings and structures, graffiti, and property conditions that are detrimental to the public health. Tires are being stored in the parking lot creating a fire hazard and within the public right-of-way. Unpermitted construction at the Property is in violation of Section 105.1 of the California Building Code. Sidewalks and driveways are being blocked by illegal storage of tires in violation of International Property Maintenance Code Section 302.3.

- C. Violation of Planning Condition Number 1: "The Applicant shall permanently landscape the parcel as shown on the submitted site plan dated July 7, 2015. Landscaping should be of a softscape material and be drought-resistant."

FINDING: The Property has not been landscaped as required by this condition.

- D. Violation of Planning Condition Number 2: "The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment ...may be stored outside the main building."

FINDING: Disorderly exterior storage conditions are being maintained at the Property.

- E. Violation of Planning Condition Number 3: "The applicant shall construct one refuse enclosure on-site to be placed in the rear of the open parking area."

FINDING: The required refuse enclosure has not been constructed as required by this condition.

- F. Violation of Planning Condition Number 7: "No outdoor sales or outdoor storage of items will be permitted on site."

FINDING: The Property has maintained the exterior storage of numerous stacks of tires for many years despite multiple notices from the City.

CONSIDERATION

The Planning Commission is being asked to consider the appeal of The Tire House to the Director's decision to revoke the approval of Site Plan Review #4-15.

The Planning Commission, upon conducting a noticed public hearing on the appeal and receiving evidence from the Director on behalf of the City from the appellant's representative(s), must make findings and decide whether to grant or deny the appeal by The Tire House from the Director's decision to revoke the approval of Site Plan Review #4-15.

CEQA DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), and the CEQA Guidelines, staff has determined that the revocation of the site plan review does not qualify as a project as there is no potential for this action to result in a physical change in the environment and therefore is not subject to CEQA.

Even if the action of revocation were subject to CEQA, it would be categorically exempt under the Class 21 exemption, pursuant to Guidelines section 15321, which exempts actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered by the regulatory agency.

Recommendations FOR PLANNING COMMISSION ACTION

1. FIND that the action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 21 exemption, pursuant to Guidelines Section 15321.
2. ADOPT the findings of the Director as the findings of the Planning Commission.
3. DENY the appeal filed by The Tire House (Representative: John Mardirossian) from the entire determination of the Director and THEREBY SUSTAIN the Director's decision to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd., pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, because the business has repeatedly violated the conditions of approval and has not eliminated the problems associated with the violations.
4. DIRECT STAFF to draft and present at the next meeting of the Planning Commission a RESOLUTION DENYING THE APPEAL filed by The Tire House (Representative: John Mardirossian) from the entire determination of the Director and THEREBY SUSTAIN the Director's decision to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd., pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, because as the business has repeatedly violated the conditions of approval and has not eliminated the problems associated with the violations.

ATTACHMENTS

- A – Letter and Conditions of Approval for Site Plan Review #4-15
- B – Notice of Intent to Revoke from Community Development Director
- C – Appellant's Appeal Letter



CITY of GARDENA

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / PHONE (310) 217-9500
WEB SITE: www.ci.gardena.ca.us

PAUL K. TANAKA, *Mayor*
TERRENCE TERAUCHI, *Mayor Pro Tem*
TASHA CERDA, *Councilmember*
MARK E. HENDERSON, *Councilmember*
DAN MEDINA, *Councilmember*

MINA SEMENZA, *City Clerk*
J. INGRID TSUKIYAMA, *City Treasurer*
MITCHELL G. LANSDALL, *City Manager*
PETER L. WALLIN, *City Attorney*

August 26, 2015

Michael Runcini
4428 W. 182nd Street Suite B
Torrance, CA 90278

Subject: Site Plan Review #4-15
1818 Redondo Beach Boulevard
APN: 4066-011-022
Reference#: SPR #4-15

Dear Mr. Runcini:

This is to inform you that Site Plan Review #4-15, to improve a 5,236 square foot automotive repair facility located in the C-3 zone, has been approved per the attached conditions of approval. Staff has made the determination that the proposed project is exempt from the provisions of the California Environmental Quality Act per Section 15301, Existing Facilities. Please provide a check of \$75.00 made out to Los Angeles County Recorder's Office in order to process the subsequent Notice of Exemption.

Should you have any questions regarding this matter, please call me at (310) 217-9576.

Sincerely,

William Kavadas
Planning Assistant

Encl.: SPR #4-15 Conditions of Approval

CC: Der L. Mu

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #4-15

GENERAL CONDITONS

- GC 1. Applicant accepts all of the conditions of approval set forth in this document, shall sign the acknowledgement and submit it to the Community Development Department prior to issuance of any construction permit. Proof of compliance shall be in the form of a copy of the recorded document, 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), Title 18 (Zoning) of the Gardena Municipal Code.
- GC 3. Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. No final approval shall be given for the physical improvements to the site and no certificate of occupancy shall be issued until all conditions of approval have been met, and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions, which may be shown on the project development plans.
- GC 4. Any 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.
- GC 5. Applicant/developer shall defend, indemnify and hold harmless the City, its agents, officers, and employee from any claim, action or proceeding, damages, cost (including without limitation attorney's fees), injuries or liability against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Site Plan Review. The City shall promptly notify the applicant/developer of any claim, action or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify or hold harmless the City. Although the applicant/developer is the real party in interest in action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the

applicant/developer of any obligation under this condition, including the payment of attorney's fees.

- GC 6. Prior to the issuance of any building permits, the applicant shall print/type the conditions of approval on the final working drawings site plan, or note on the title sheet where the conditions of approval are located for review by the Planning Department.
- GC 7. A business license will be issued following the issuance of a certificate of occupancy by the Building and Safety Department. Business License will be valid pending final compliance with the conditions of approval.

SITE PLAN REVIEW

- SPR1. Site Plan Review #4-15 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 18.44.060 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- SPR2. The site/lease area layout, physical appearance of the proposed 5,236 square feet commercial building, shall be as shown on the submitted plans, dated July 7, 2015, as modified by the conditions of approval. Prior to submittal of plan check, the plans shall be revised to incorporate any changes required by these conditions of approval. Minor modifications/alterations to the design, style, colors, materials, and vegetation shall be subject to the review and approval of the Community Development Director.
- SPR3. No final approval shall be given for physical improvements to the site until all conditions of approval have been met and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notation, specification, and dimension, which may be shown on the project development plans.
- SPR4. In the event that the use authorized by this approval is terminated or discontinued for a period of 180 days or more, the approval shall be deemed null and void. Any future uses must conform to all applicable codes and regulations.

PLANNING

- PL1. The applicant shall permanently landscape the parcel as shown on the submitted site plan dated July 7, 2015. Landscaping should be of a softscape material and be drought-resistant.

- PL2. The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside the main building.
- PL3. The applicant shall construct one refuse enclosure on-site to be placed in the rear of the open parking area. The refuse enclosure shall be screened and include a solid roof. The refuse enclosure shall have a minimum inside, clear dimension of five feet by seven feet and a height of six feet. The enclosure shall be bounded on three sides by walls of concrete block finished in a manner compatible in color, texture, and appearance with the main structure and shall have a solid gated opening of sufficient width to allow for the removal and storage of a refuse bin.
- PL4. A maximum of 13 automotive vehicles may be parked on site at any time. Automotive vehicles must be parked in marked stalls or interior parking bays. No stacked or tandem parking will be permitted. No parking in the drive aisles will be permitted.
- PL5. The exterior parking area shall be used for employee and customer parking and not for the repair, finishing work, or long-term (over one week) storage of automotive vehicles. All repair activities and operations shall be conducted entirely within the enclosed work area as shown on the submitted site plan. The hoods of vehicles awaiting parts or repair shall remain closed at all times while work is not being performed. Preliminary inspection of automobiles to assess a primary issue for repair is allowed in the parking lot as long as it occurs within a marked parking stall and the hood is closed after preliminary inspection is complete.
- PL6. No automotive vehicle may be parked on the premises for the purpose of offering it for sale, lease, or rent.
- PL7. No outdoor sales or outdoor storage of items will be permitted on site.
- PL8. The existing pole on the northwest corner of the proposed site plan and arrow sign on the roof of the building are to be removed. The existing pole sign on the northeast corner of the proposed site plan is permitted pending modification. Pole sign modifications must be submitted to and approved by the Community Development Director.
- PL9. No barbed wire shall be allowed on any fences visible from Redondo Beach Boulevard. Existing barbed wire fencing shall be removed.

PUBLIC WORKS

- PW1. The applicant shall submit industrial waste plans to the Public Works Department for clearance.
- PW2. The applicant shall pay a sewer fee as determined by the current fee schedule of the Public Works Department.
- PW3. The applicant shall plant a new street tree per Public Works requirements.
- PW4. The applicant shall reduce driveway length to match on-site drive-aisle length. A public works permit will be required. Surety \$5,000.

BUILDING AND SAFETY

- BS1. The applicant shall comply with all California CCR – Title 24 Requirements including, but not limited to California Building Code, Electrical Code, Plumbing Code, Mechanical Code, Fire Code, and Energy Code.
- BS2. The applicant shall receive Los Angeles County Fire Department and Public Works Department approvals.

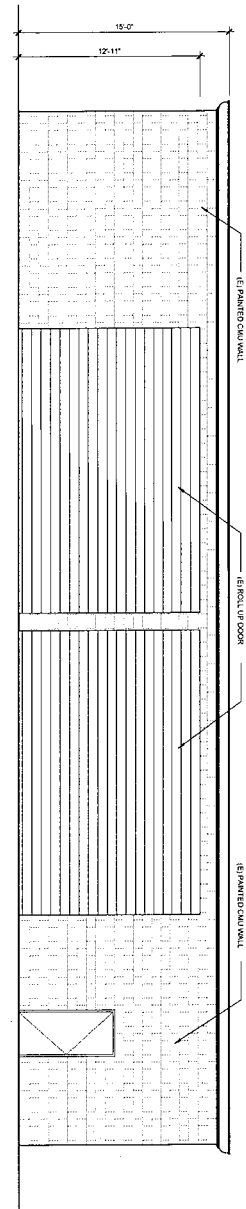
LOS ANGELES COUNTY FIRE DEPARTMENT

- FD1. The applicant shall submit four copies of the site plan and a completed Fire Flow Availability Form for review and approval by the Los Angeles County Fire Department. The applicant shall include construction type and square footage of the existing structure on the submitted site plan.

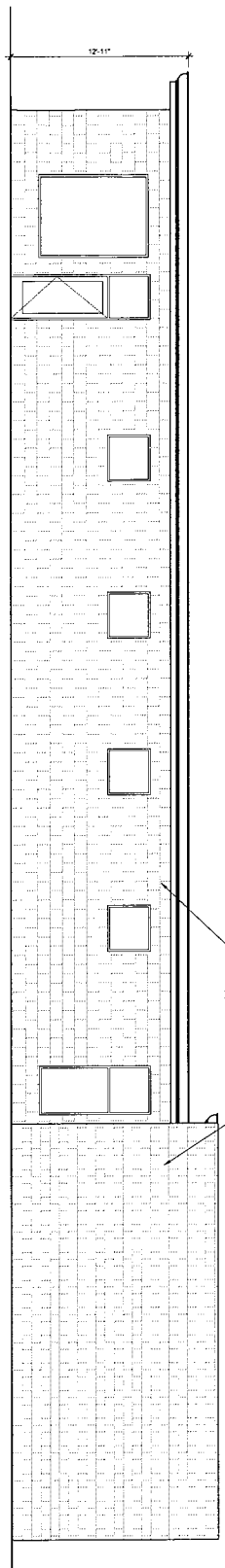
I, Der L. Mu, certify that I have read, understood, and agree to the Project Conditions listed herein.

Der L. Mu

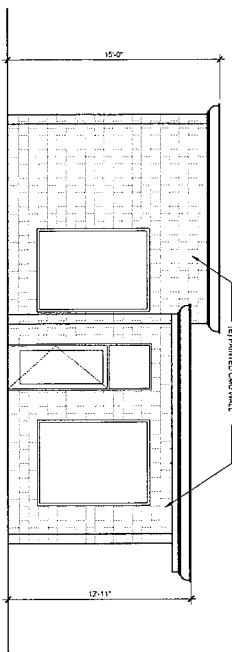
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3 ELEVATION
SCALE: 1/4"=1'-0"



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



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

EWAI

ADVERTISING - INTERIOR



1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

A2.0

ELEVATIONS

1/4" = 1'-0"

DATE: 10/10/10

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

PROJECT: 10/10/10

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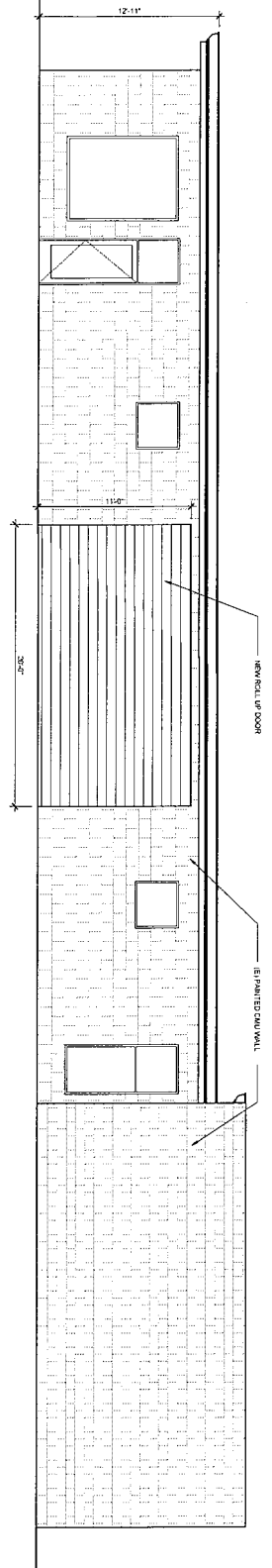
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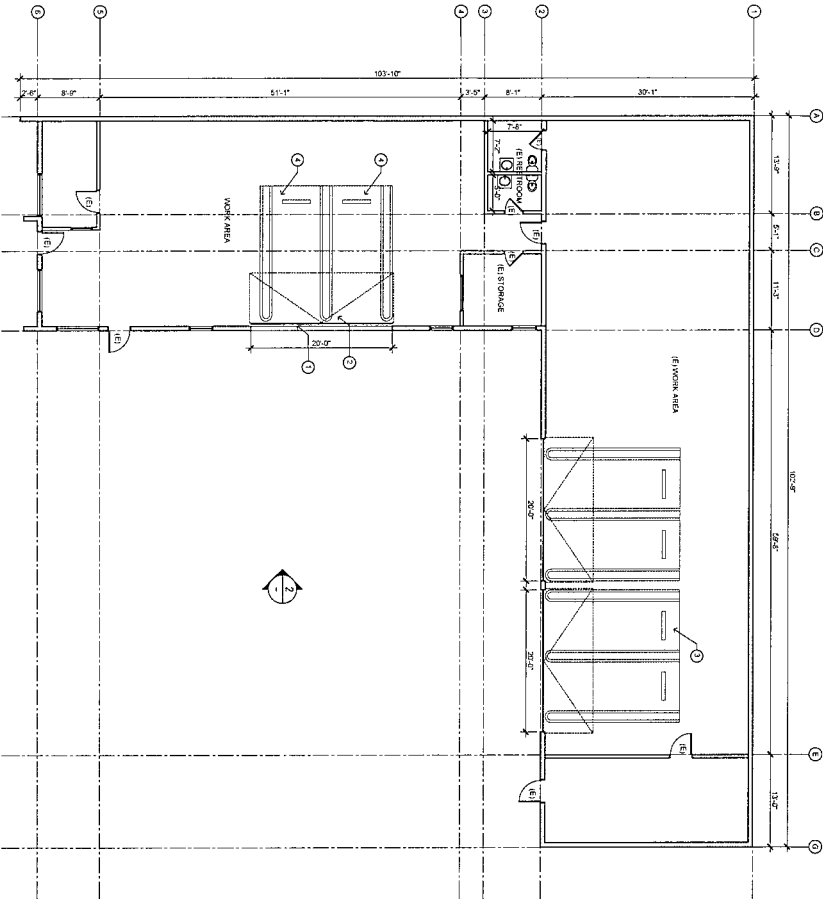
2 ELEVATION

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

- KEY NOTES**
- ① DEMOLITION WALL
 - ② ROLL UP DOOR TO MATCH
 - ③ EXIST'ING
 - ④ EXIST'ING WORK AREA
 - ⑤ NEW STANDING PLANNING STALLS

OPTION PARKING ANALYSIS

4,000 SF - GARAGE SPACE
FOUR BAY 1,000 SF
4,000 SF - 1,000 SF x 4.0
REQUIRED SPACES



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

EWAI

ARCHITECT - INTERIORS

101 THE SHORELINE DRIVE
GARDENA, CA 90247
TEL: 310.308.1111
WWW.EWAIARCHITECTS.COM



1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

OPTION A
FLOOR PLAN

A3.0



January 19, 2024

Notice of Intent to Revoke Site Plan Review #4-15

Anaheim Investment, LLC
Mr. Der L. Mu / Mr. John Mu
5915 Finecrest Dr.
Rancho Palos Verdes, CA 90275

Zaven Joseph Asadourian
The Tire Store
1818 W. Redondo Beach Blvd.
Gardena, CA 90247

Subject: Revocation of Site Plan Review #4-15 ("SPR #4-15")

Property Address: 1818 W. Redondo Beach Blvd, Gardena, CA 90247

APN: 4066-011-022

Notice is hereby given that I, as the Community Development Director for the City of Gardena, intend to revoke the previous approval of Site Plan Review #4-15 relating to The Tire House currently operating at 1818 W. Redondo Beach Blvd. ("Property"). The decision to propose the revocation of Site Plan Review #4-15 is based upon the authority granted to me pursuant to Gardena Municipal Code ("GMC") Section 18.44.070 and will be based on the following explanation of the violations of the conditions set forth in granting the approval of the site plan:

In 2013, Mr. Der Mu applied to the City of Gardena Community Development Department for a Site Plan Review #4-15 for 1818 W. Redondo Beach Blvd., Gardena allowing the occupancy of a 5,236 square-foot commercial building subject to several conditions of approval. On August 26, 2015, the City communicated by letter to the applicant that the city had approved Site Plan Review #4-15 subject to certain conditions some of which are outlined below.

General Condition Number 3 required the applicant to comply with all written policies, resolutions, ordinances, and all applicable laws. In fact, at the time of approval,

TASHA CERDA, Mayor / MARK E. HENDERSON, Mayor Pro Tem
RODNEY G. TANAKA, Councilmember / PAULETTE C. FRANCIS, Councilmember / WANDA LOVE, Councilmember
MINA SEMENZA, City Clerk / GUY MATO, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

Planning Condition Number 2 required the applicant to keep the premises in a neat and orderly condition at all times, and to maintain the improvements in a condition of reasonable repair and appearance. In addition, Planning Condition Number 2 prohibited any used or discarded automotive parts or equipment or permanently disabled, junked or wrecked vehicles outside the main building. Planning Condition Number 7 prohibited any outdoor sales or outdoor storage of items on site. The applicant signed the Site Plan Review, indicating that the conditions of approval had been read, understood, and that the applicant agreed with the project conditions.

Since the site plan was approved, the site has been used as an automotive repair shop, apparently specializing in new and used tires. For years, The Tire Store has been consistently violating the conditions of approval sided above, and the ordinances of the City of Gardena, as will be explained below. Despite efforts of the City, its Planning and Code Enforcement Staff, The Tire Store continues to operate in ways that violate the law and violate the conditions of approval.

On October 9, 2019, a Notice of Violation was issued to The Tire Store regarding numerous stacks of automobile tires in the parking and vehicle maneuvering area outside the building, on site.

On October 25 and 30, November 5, 7 and 22, and December 3, 2019, the same conditions noted above outside the buildings were still present. Additionally, numerous stacks of automobile tires were noticed inside the buildings.

The same condition on the outside o the buildings was also present on February 18, 2020.

On August 20, 2020, The Tire Store still had numerous stacks of automobile tires outside the building in the parking and vehicle maneuvering areas on site. These conditions had not changed by September 21, 2020.

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On March 31, 2021, The Tire Store had numerous stacks of automobile tires being stored outside of the building in the parking and vehicular maneuvering area of the site. A Notice of Violation was issued to The Tire Store.

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On June 10, 2021, an administrative citation was issued for the violations noted on June 7, 2021.

On September 29, 2021, The Tire Store continued to have a large amount of automobile tires stored outside the building in the parking and vehicle maneuvering areas of the site. Additionally, a large amount of tires were found inside the east building stored in such a way as to limit ingress and egress, the movement of individuals within the building, and created a fire hazard.

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On December 15, 2021, an office conference was held with The Tire Store owner Zaven Joseph Asadourian at the Gardena City Hall with Code Enforcement Officer Gabriel Jimenez, and City Prosecutor Gregory P. Palmer. Persistent violations at the site were discussed and a plan to abate the violations was discussed and agreed to by Mr. Asadourian. The plan involved the removal of all the outdoor storage of tires, with the exception of the permitted tire racks, no later than January 31, 2022, and to organize and reduce the amount of tires stored inside the buildings to comply with the Fire Department and Code Enforcement guidelines no later than February 28, 2022. A letter confirming the terms of that agreement was sent on December 27, 2021.

On January 9, 2023, The Tire Store had numerous automotive tires stored outside the building in the parking vehicle maneuvering areas on the site. Additionally, graffiti was noted on the outside of the building and notice was provided to remove the graffiti by January 30, 2023, and February 16, 2023. By February 16, 2023, neither the graffiti nor the outside storage of tires had been corrected. In fact, on January 27, 2023, City Staff received a complaint about automobile tires being stored, not only outside the building on the site, but also on the sidewalk and on the street in the parking strip in such a way to block the public right of way. An on-site inspection confirmed numerous stacks of automobile tires stacked on the sidewalk and in the street parking strip in front of the buildings.

On May 25, 2023, the City received a complaint about numerous stacks of automobile tires being stored outside the building in the parking and vehicle maneuvering area of the site. This condition was confirmed by an on-site inspection. In fact, the tire storage was so extensive that they blocked not only access to the parking stalls on site, but the building's main entrance as well. It was also noted that the required landscaping and the required trash enclosure from the site plan conditions of approval had never been installed or constructed. Notice of these violations were provided by October 9, 2023. None of the violations had been abated. In fact, on October 9, 2023, The Tire Store business owner Zaven Joseph Asadourian was notified of the persistence of the above violations, and that the City was strongly considering taking this action to revoke Site Plan Number 4-15.

- Violation of General Condition #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.

The Property is in violation of GMC 18.44.060(A) due to the failure to develop the Property in compliance with the approved site plan which requires five (5) available on-site parking spaces.

- Violation of General Condition #3: "Applicant shall comply with all ... ordinances and applicable laws in effect at the time of approval."

The Property is in violation of GMC 8.64.020(A), (J) and (AA) due to the presence of unsafe buildings and structures, graffiti, and property conditions that are detrimental to the public health. Tires are being stored in the parking lot creating a fire hazard and within the public right-of-way. Unpermitted construction at the Property is in violation of Section 105.1 of the California Building Code. Sidewalks and driveways are being blocked by illegal storage of tires in violation of International Property Maintenance Code Section 302.3.

- Violation of Planning Condition #1: "The Applicant shall permanently landscape the parcel as shown on the submitted site plan dated July 7, 2015. Landscaping should be of a softscape material and be drought-resistant."

The Property has not been landscaped as required by this condition.

- Violation of Planning Condition #2: "The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment ...may be stored outside the main building."

Disorderly exterior storage conditions are being maintained at the Property.

- Violation of Planning Condition #3: "The applicant shall construct one refuse enclosure on-site to be placed in the rear of the open parking area."

The required refuse enclosure has not been constructed as required by this condition.

- Violation of Planning Condition #7: "No outdoor sales or outdoor storage of items will be permitted on site."

The Property has maintained the exterior storage of numerous stacks of tires for many years despite multiple notices from the City.

Pursuant to GMC Section 18.44.050 you have the right to appeal this decision to the Planning Commission. Such appeal shall be filed in writing with the Commission within ten days after the date this decision is communicated to you. You will also be required to pay the filing fee established by the City Council for such an appeal. If you file a timely appeal and pay the required fee for that appeal, the matter will be placed for consideration on the Commission agenda at the first regular meeting of the commission following the ten days written notice to the appellant. Failure to file a timely appeal and/or pay the required appeal fee, will render this decision revoking the Site Plan approval forever final.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg S. Tsujiuchi", is written over a horizontal line.

Greg S. Tsujiuchi
Community Development Director
City of Gardena

'24 JAN 26 PM 3:18



OFFICE of the CITY CLERK

Email: cityclerk@cityofgardena.org

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565

CITY OF GARDENA APPEAL FORM

Case Name: Notice of Intent to Revoke Site Plan Review #4-15	DBA: THE TIREHOUSE (Zaven Joseph Asadourian)	Address/Location of Subject Property: 1818 W Redondo Beach Blvd. Gardena CA 90247
--	---	---

DECISION OF:

- ☒ Community Development Director (\$1,353.00)
☐ City Manager/Staff to City Council (\$1,344.00)
☐ Other: _____

- ☐ PEQC to City Council (\$2,243.00)
☐ Staff to City Manager (\$937.00)

DATE OF DECISION: 1/19/24APPEALING: APPROVAL ☐ DENIAL ☒

Reason for Appeal: Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.

New owners of The Tire House would like the opportunity to show their willingness to clean the premises and operate efficiently moving forward. Please see attached letter for additional information.

Name of Appellant: John Mardirossian on behalf of THE TIRE HOUSE	Phone Number: 310-993-2008
Address: 1818 W Redondo Beach Blvd. Gardena CA 90247	Email: JOHN.MARDIROSSIAN@GMAIL.COM
Signature: 	Date: 1/26/24

FOR OFFICE USE ONLY:

Appeal Fee Paid: \$ 1,353.00 Date: 01/26/2024 Received by: G. Placido

Copies to: Community Development Department: ☒ Planning ☐ Building & Safety ☐ City Council
☒ City Manager ☒ City Attorney ☐ Other Department(s) _____

'24 JAN26PM 3:18

01/23/2024

City of Gardena
1700 W 162nd Street
Gardena, CA 90247

Letter of Appeal

To the City of Gardena and Community Development Director, Greg Tsujiuchi:

This letter is written on behalf of Zaven Asadourian and The Tire House, Inc, the business operating at 1818 W Redondo Beach Blvd. The purpose of this letter is to request an appeal in response to the recent notice received indicating an intent to revoke site plan review #4-15.

We understand there has been concern over the last few years regarding the use and condition of the premises, primarily the presence of tires in the outside front area of the property. Over the years, efforts have been made to improve the condition of the premises by reducing the outdoor tire presence, organize the tires in a safe manner, and achieve acceptable standing with the city. We understand that throughout this period we've made improvements and occasionally even faced drawbacks but we've always made an active effort to work with city officials and never once ignored any concerns. We're a small business and a small team, and sometimes weeks or even months of hard work can be offset by unexpected health concerns or employee absences. We appreciate your patience and willingness to work with us over these years, and we'd like to request you continue to do so moving forward. In light of the aforementioned health concerns, there is a change of ownership and management currently taking place. Zaven Asadourian is stepping down as President of The Tire House, Inc and Gardena locals, Frank and Sunghwa Yi, are presently taking over operations. We'd like you to give the new owners the opportunity to comply with the city request and make the desired changes a reality. They are motivated, efficient, and ready to improve on Zaven's efforts.

In regards to the property improvements involving a trash enclosure and landscaping, this responsibility falls to the property owner who is aware of this obligation and who we expect will make the necessary improvements.

We believe open communication between Gardena's Community Development Department and the new business owners, as well as the existing property owner, can lead to the resolution of all mentioned concerns. The Tire House has been serving the Gardena community for nearly 9 years now and is well known for its honesty, professionalism, and affordability. Your consideration regarding this appeal is greatly appreciated and we look forward to your response.

Best,



Zaven Asadourian & The Tire House, Inc

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT
AGENDA ITEM 6.B

DATE: April 16, 2024
TO: Chair Henderson and Members of the Planning and Environmental Quality Commission
PREPARED BY: Amanda Acuna, Senior Planner
LOCATION: **1818 W. Redondo Beach Blvd**

Resolution No. PC 10-24: Denying the appeal by The Tire House Inc. from the Director's decision to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd, and finding that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321

BACKGROUND

On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department.

Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15 (which would result in discontinuing auto repair facility uses in the General Commercial (C-3) Zone) was issued to the appellant by the Director.

On January 23, 2024, John Mardirossian, representing the business, The Tire House, Inc. (appellant), filed with the City Clerk's office a request for an appeal hearing before the Planning Commission. The appeal fee was also paid by appellant to the City Treasury.

A hearing was set before the Planning Commission and heard on February 20, 2024, at a regular City Council meeting. Both the appellant and staff presented evidence.

At the close of the hearing the Planning Commission directed staff to draft a resolution to deny the appeal, upholding the decision of the Director to revoke Site Plan Review #4-15.

Attached hereto, is Resolutions No. PC 10-24, ratifying the Planning Commissions decision on February 20, 2024.

On April 10, 2024, staff received a letter from Eduardo SantaCruz, the architect representing the appellant, regarding current status on the work being done for the property. This letter is attached hereto as Attachment A.

CEQA DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), and the CEQA Guidelines, staff has determined that the revocation of the site plan review does not qualify as a project as there is no potential for this action to result in a physical change in the environment and therefore is not subject to CEQA.

Even if the action of revocation were subject to CEQA, it would be categorically exempt under the Class 21 exemption, pursuant to Guidelines section 15321, which exempts actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered by the regulatory agency.

ATTACHMENTS

A – Resolution No. PC 10-24

B – Letter from Architect Representing Appellant, dated April 10, 2024

RESOLUTION NO. PC 10-24

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DENYING THE APPEAL BY THE TIRE HOUSE INC. FROM THE DIRECTOR'S DECISION TO REVOKE THE APPROVAL OF THE SITE PLAN REVIEW #4-15 OF THE TIRE HOUSE LOCATED AT 1818 W. REDONDO BEACH BLVD, AND FINDING THAT THE ACTION IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF CEQA PURSUANT TO GUIDELINES SECTION 15321

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

SECTION 1. RECITALS.

A. In 2015 an application for a site plan review was filed with the City's Community Development Department, for the request to improve a 5,236 square foot automotive repair facility located in the General Commercial zone, at 1818 W. Redondo Beach Boulevard.

B. On August 26, 2015, Site Plan Review #4-15 was administratively approved by the Community Development Department.

C. Pursuant to Section 18.44.070 of the Gardena Municipal Code ("GMC"), the Community Development Director ("Director") is authorized to revoke any site plan review approval for noncompliance or for any violations of the conditions set forth in granting such approval.

D. On January 19, 2024, a notice of intent to revoke Site Plan Review #4-15 was issued to the appellant by the Director, which listed various violations of the conditions set forth in Site Plan Review #4-15.

E. On January 23, 2024, John Mardirossian, representing the business, The Tire House, Inc. (appellant), filed with the City Clerk's office a request for an appeal hearing before the Planning Commission. The appeal fee was also paid by appellant to the City Treasury.

F. A hearing was set before the Planning Commission and heard on February 20, 2024, at a regularly noticed and scheduled Planning Commission meeting. Both the appellant and staff appeared and presented evidence.

G. At the close of the hearing, the Planning Commission directed staff to draft a resolution to deny the appeal, upholding the decision of the Director, to revoke Site Plan Review #4-15.

April 16, 2024

Page 2 of 2

NOW, THEREFORE, THE PLANNING AND ENVIRONMENTAL QUALITY CONTROL COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 2. Findings.

- A. After review of all evidence and oral testimony from the Director on behalf of the City and from the appellant's representatives the Planning Commission hereby denies the appeal from the determination of, and sustaining, the Director's decision, to revoke the approval of the Site Plan Review #4-15 of The Tire House located at 1818 W. Redondo Beach Blvd., pursuant to Gardena Municipal Code Section 18.44.070, discontinuing auto repair facility uses in the General Commercial (C-3) Zone, because the business has repeatedly violated the conditions of approval and has not corrected the problems associated with the violations.

PASSED, APPROVED, AND ADOPTED this 16th day of April 2024.

DERYL HENDERSON, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

AMANDA ACUNA, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Amanda Acuna, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held on the 16th day of April 2024, by the following vote:

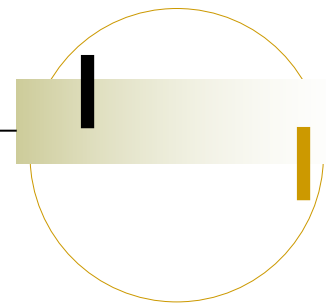
AYES:

NOES:

ABSENT:

SCDS Consulting design

Eduardo SantaCruz, architect A.I.A. C-33103
Certified Access Specialist CAsp-729
2518 West 157th St, Gardena, CA 90249
310.612.4574 310.868.2708 fx
edward@santacruzcad.net



April 10, 2024

City of Gardena

Department of Community Development
Attn: Greg Tsujiuchi, Community Development Director

RE: Planning Commission Meeting – Notice of Decision for Resolution No. 09-24 – Deny the Appeal to Revoke Site Plan Review #4-15 – 1818 W Redondo Beach Blvd. – Progress on Coming into Compliance

Director Tsujiuchi,

We are providing this letter to provide you an update on bringing the plans into compliance with Site Plan Review #4-15.

We have submitted plans to the Community Development Manager, Amanda Acuna. She proceeded to make comments on the plans on April 26, 2024 and we updated the plans as noted in the review.

SCDS then proceeded to submit the plans to the Building Safety Division for Architectural components showing how the parking, landscaping, fence and trash enclosure meet the requirements of SPR #4-15. These were submitted on April 3, 2024 and fees were paid and case number 50024-0256 was assigned and the plans are currently under review.

Landscaping plans will be submitted separately in the next week.

If you would be so kind as to share this letter with the Planning Commission during the April 16th meeting, we would truly appreciate it.

Thank you

If you have any questions please feel free to call me at the numbers listed above

Regards

A handwritten signature in black ink, appearing to read 'Eduardo SantaCruz', is located below the 'Regards' text.

Eduardo SantaCruz, Principal Architect A.I.A.



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, July 16, 2024 – 7:00 PM

Council Chamber at City Hall
1700 W. 162nd Street, Gardena, California

If you would like to participate in this meeting, you can participate via the following options:

1. **VIEW THE MEETING live ONLINE** at youtube.com/CityofGardena.
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Board/Commission/Committee at publiccomment@cityofgardena.org two (2) hours before the meeting starts on the day of the meeting and write "Public Comment" in the subject line.
3. **ATTEND THE MEETING IN PERSON**

PUBLIC COMMENT: The Gardena Board/Commission/Committee will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:

- Agenda Items: At the time the Board/Commission/Committee considers the item or during Public Comment
- If you wish to address the Gardena Board/Commission/Committee, please complete a "Speaker Request" form and present it to staff. You will be called upon when it is your turn to address the Board/Commission/Committee. The Board/Commission/Committee cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the Board/Commission/Committee will be given three (3) minutes to speak.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

Thank you for your attendance and cooperation.

1. **CALL MEETING TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

1. Steve Sherman
2. Deryl Henderson
3. Stephen Langley
4. Jules Kanhan
5. Ronald Wright-Scherr

4. **APPROVAL OF MINUTES**

4.A June 18, 2024 MEETING

[24_06_18 PCMIN - FINAL.pdf](#)

5. **ORAL COMMUNICATIONS**

This is the time where the public may address the Planning Commission on items that are not on the agenda, but within the Planning Commission's jurisdiction. Comments should be limited to three minutes.

6. **OTHER ITEMS**

6.A **1818 W. Redondo Beach Blvd, the Tire House Progress Report**

As requested by the Planning Commission at the April 16, 2024, meeting, staff is presenting an update report on Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

[Staff Report \(Tire House Update\).pdf](#)

[Attachment A - June 5, 2024, Progress Photos.pdf](#)

[Attachment B - July 9, 2024, Progress Photos.pdf](#)

[Attachment C - Planning Commission Agenda Packet February 20, 2024.pdf](#)

[Attachment D - Planning Commission Agenda Packet April 16, 2024.pdf](#)

6.B **Workplace Violence Training**

California's new SB 553 law requires all employers to establish a workplace violence prevention strategy and initiate training. A presentation will given by Risk Management Analyst, Tracy Jacobs-Strange.

7. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

8. **PLANNING & ENVIORNMENTAL QUALITY COMMISSIONERS' REPORTS**

9. **ADJOURNMENT**

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00 p.m. on Tuesday, August 6, 2024.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

Dated this 11th day of July 2024

/s/ GREG TSUJIUCHI
GREG TSUJIUCHI, Secretary
Planning and Environmental Quality Commission

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

CONDITIONAL USE PERMIT #1-24 (MODIFICATION TO CUP #219-68), SITE PLAN
REVIEW #1-24, AND ADMINISTRATIVE ADJUSTMENT #1-24

DATE: January 7, 2025

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Dayana Nava, Planning Assistant
Amanda Acuna, Community Development Manager

APPLICANT: Farnaz Golshani- Flecher, Environmental Charter High School

LOCATION: 2818 Manhattan Beach Blvd; APN: 4067-007-005

REQUEST: A request to modify the conditional use permit for a high school located within the Single-Family Residential (R-1) zone, including a site plan review for the demolition of a 9,036 SF building and proposing a new 7,500 SF facility in its place, featuring two classrooms, an administrative area, and a covered canopy, to continue serving the existing school on the property. All other structures on site will remain. Additional site improvements include landscaping upgrades, parking area enhancements, and the implementation of a new vehicle circulation plan. The Applicant is also requesting an administrative adjustment to the off-street parking requirements, seeking a 12% reduction in the number of required spaces—from 104 to 93 spaces.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project.

BACKGROUND

In June 2024, the Applicant, Farnaz Golshani-Fletcher, representing Environmental Charter School, 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 high school has been operating at this location since 2021. Prior to its 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. The church also acquired the adjacent property at

15916 Crenshaw Blvd, where they built a multi-purpose building to serve as a preschool, administrative offices, and gymnasium in connection with the school and church located on Manhattan Beach Blvd.

In 1968, the Gardena City Council approved Conditional Use Permit #219-68, allowing the original expansion of the Calvary Baptist Church to accommodate Sunday school classes and an elementary school with a maximum enrollment of 350 students. Since then, several modifications to the original permit were approved, as outlined below:

- **Modification #1** – In 1971, the City Council approved a modification to adjust the landscape setback requirements along the west parking area.
- **Modification #2** – In 1986, the City Council approved a modification to expand the elementary school and establish a middle school. This project included the construction of the existing three-story classroom building. Enrollment was also increased to 510 students. Additionally, a new preschool center and fellowship hall/gymnasium with two classrooms were proposed, though this construction was never completed. Later, the school and church acquired the property at 15916 Crenshaw Blvd, where they established a preschool, administrative offices, and gymnasium.
- **Modification #3** – In 1996, the City Council approved an increase in student enrollment to a maximum of 540 students.
- **Modification #4** – In 2013, the Community Development Director administratively 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.

In previous approvals for modifications to Conditional Use Permit #219-68, the requests and analyses consistently addressed the features of both properties: the one on Manhattan Beach Blvd and the one on Crenshaw Blvd (Figure 1). However, the two properties were never officially tied through any entitlement requests.

The development at 2818 Manhattan Beach Boulevard currently consists of three main structures: a 3-story 12-classroom building (24,795 SF), a 3-story annex building (5,000 SF) with 6 classrooms, and an existing chapel building (9,036 SF), consisting of two additional classrooms, that were previously used for Bible school classes. Additional site improvements include concrete surfaces and adjacent areas that serve as outdoor courtyards and parking lots.

In 2021, the Environmental Charter School leased the property at 2818 Manhattan Beach Blvd for use as a charter high school, and in 2022, the school purchased the property. Upon the acquisition, the combined use of both the Manhattan Beach Blvd and Crenshaw Blvd properties ended. Since the property is no longer used for church purposes or in

January 7, 2025
CUP#1-24; SPR #1-24; AA #1-24

connection with the Crenshaw Blvd property, the Applicant now proposes to replace the existing chapel building with a new classroom structure, while all other buildings on the Manhattan Beach Boulevard site will remain unchanged.

Since the previous modifications to the conditional use permit covered both the Manhattan Beach Blvd and Crenshaw Blvd projects, and this request pertains solely to the Manhattan Beach Blvd property, it is being submitted under a new conditional use permit, resulting in the issuance of a new case number. However, this is for clarification purposes only. As the property is already vested for use as a high school, the new permit aims to ensure that the proposed changes remain in compliance with the original entitlements. Additional entitlement requests for this project include a site plan review to evaluate the proposed upgrades to the existing high school and an administrative adjustment to the off-street parking requirements.

Figure 1: Vicinity Map



PROJECT DESCRIPTION/SETTING

The property located at 2818 Manhattan Beach Blvd is a 2.05-acre lot and is located between Crenshaw Blvd and Van Ness Avenue and is zoned Single-Family Residential (R-1), as shown in Figure 2. As shown in Table 1, the area to the north, south, and east is predominantly residential with single-family homes (R-1), while to the west, there is a McDonald's fast-food restaurant (C-3). As previously stated, Environmental Charter High School has been operating on the property since 2021. The property includes a three-story main building on the eastern side with 12 classrooms. To the southwest, there is a second three-story building containing six classrooms. Additionally, the chapel building has two classrooms. Overall, the facility contains 20 classrooms.

The Applicant is proposing to demolish the existing chapel structure (9,036 SF), which currently contains two classrooms, and replace it with a newly constructed multi-purpose building of approximately 7,508 SF. The new building will include two classrooms, a reception area, administrative offices, and restroom facilities, and include an attached covered canopy to lead into the outdoor courtyard. Additionally, the existing concrete and surrounding surface improvements will be demolished to enhance the landscaping, parking area, and circulation. As a result, the landscaped area will increase from 8,136 SF to 16,755 SF. The proposed landscaping plan includes various trees, shrubs, and turf, with Palo Verde trees, California coffeeberry, and California Fuchsia planted along Manhattan Beach Blvd. A landscaped courtyard will also be created between the existing structure and the proposed classroom buildings.

Additional site improvements will include the installation of a new three-foot high fence along the front yard setback and a new freestanding sign at the property entrance. A decorative 8-foot block fence/wall will also be constructed at the southwest end of the site, as conditioned, to effectively separate the two properties that previously acted as one. The Applicant's proposal does not include an increase in enrollment size, as was previously approved.

Figure 2: Zoning Map

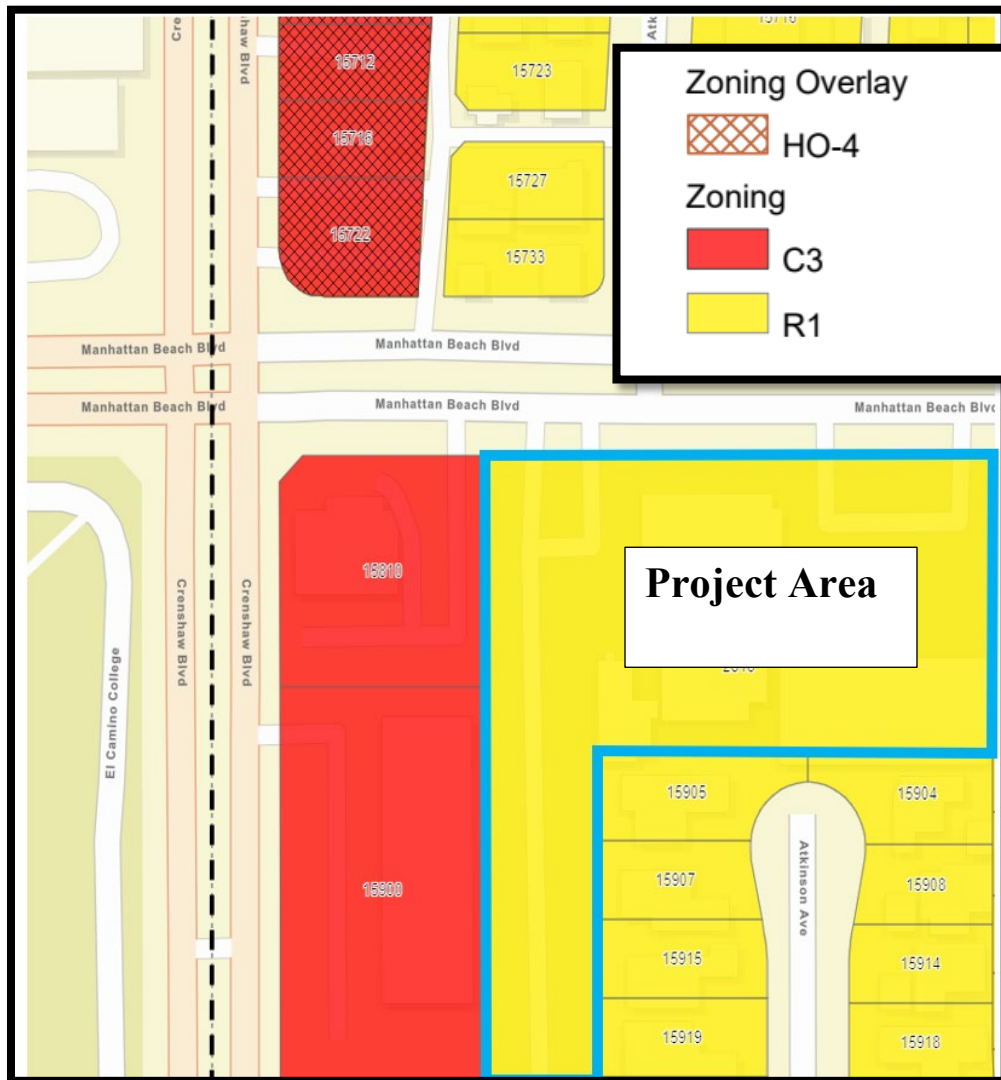


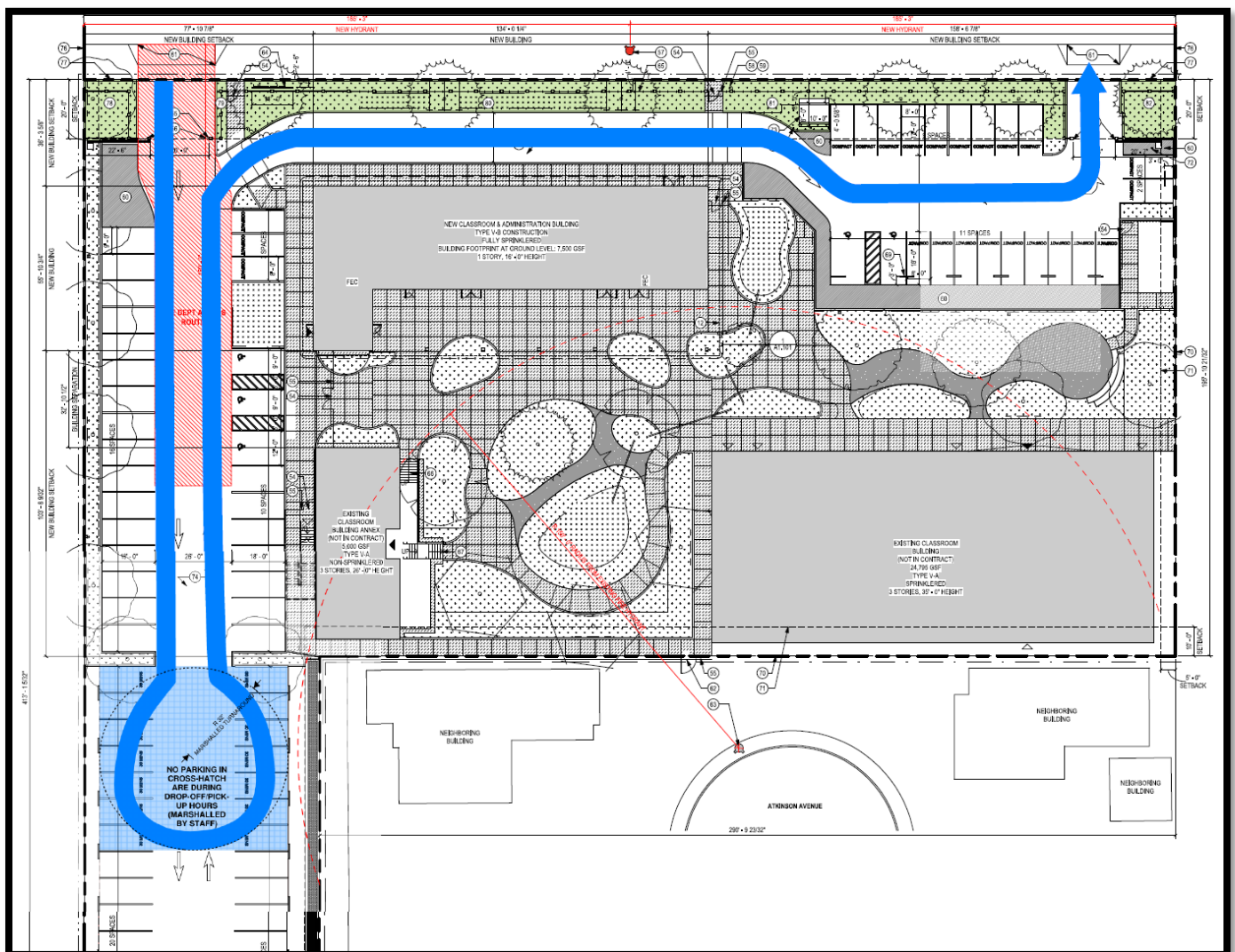
Table 1 – Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	R-1	Single-Family Residential	Environmental Charter School
North	R-1	Single-Family Residential	Single Family Dwellings
South	R-1	Single-Family Residential	Single Family Dwellings
East	R-1	Single-Family Residential	Single Family Dwellings
West	C-3	General Commercial	McDonalds

Project Description – Circulation Plan

The Applicant also proposes to reconfigure the access drive to improve the efficiency of on-site drop-off and pick-up along Manhattan Beach Blvd. The proposed changes include removing one access point from both the west and east parking lots, while reconfiguring the circulation on site. As shown in Figure 3, 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 administrator.

Figure 3: Circulation Plan



ANALYSIS

Conditional Use Permit #1-24

The Applicant's proposal to replace the existing chapel building with a new classroom structure applies only to the Manhattan Beach Blvd property, not the adjacent property off Crenshaw Blvd, as was analyzed in previous modifications to CUP #219-68. As a result, this request will be provided a new conditional use permit number, CUP #1-24, for clarity purposes. Again, since the property already has a vested right to be used as a high school, the request under the new conditional use permit number is to provide further clarification and demonstrate how the proposed changes to the development will remain in compliance with the original entitlements for its use. The following analysis provides the necessary findings supporting the continuation of use for the property as a high school and the proposed remodel of the property at 2818 Manhattan Beach Blvd.

A. The use applied 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 was originally issued a conditional use permit for the Sunday school classes and elementary school which later were modified to allow middle school and high school grades. The Applicant's proposal for site changes to the original 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 subject 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 operated as a education facility for grades up to high school level 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.

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.

The reconfiguration of the parking area to allow for better circulation and accessibility, making the area safer and more efficient for 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 since 2013 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 meets all R-1 development standards, except for the off-street parking requirement, 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 proposed enhancements, including adjustments to yards, setbacks, walls, fences, and landscaping, will comply with zoning requirements, ensuring the property is adequately configured for this use.

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

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, therefore, there is no expected increase in traffic generated by the property.

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 to Resolution No. PC 1-25. These conditions will help protect the public health, safety, and general welfare of the surrounding uses, residents, and businesses in the area.

Site Plan Review #1-24

Pursuant to GMC Section 18.44.10.A, any development project seeking a general plan amendment, zone change, conditional use permit, variance, tract map, or other discretionary permit must include the submission of a Site Plan Review. Therefore, staff evaluated the proposed site plan to determine whether it complies with all minimum development standards and to assess whether the project meets the findings outlined in GMC Section 18.44.030.A, as shown below:

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 Table 2, 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.

Table 2: Development Standards in the R-1 zone – New Structure

Standard	Requirement	Proposed	Compliant
Setback (Minimum)			
Front	20 feet	30 feet	Yes
Sides	5 feet		Yes
	East	156 feet	
	West	76 feet	
Rear	10 feet	124 feet	Yes
Lot Coverage (Maximum)	50%	23.5%	Yes
Height (Maximum)	25 feet	16 feet	Yes
Parking			
Elementary/Junior High School (2 spaces/classroom)	4 Classrooms = 8 spaces		
High schools (6 spaces/classroom)	16 Classrooms = 96 spaces		
	TOTAL: 104	TOTAL: 93	No Admin. Adjustment

The new building will be set back 36 feet from the northern property line, 156 feet from the eastern property line, 76 feet from the western property line, and 124 feet from the southern property line, which borders residential properties along Atkinson Avenue. The lot coverage will not exceed 50%, with the proposed coverage approximately 24%. The building height is proposed at 16 feet, well within the maximum allowable height of 25 feet for the R-1 zone.

Additional site improvements will include the installation of a new three-foot-high fence along the front yard setback, which complies with the development standards for the zone. Furthermore, a condition has been added to require the construction of an 8-foot-high decorative block fence or wall at the southwest corner of the site to clearly separate the two properties that were previously considered as one. This will resolve any circulation issues between the properties and ensure proper vehicle circulation on-site. Finally, the new 8-foot-high fence or wall will be subject to ensuring adequate fire access in compliance with the Los Angeles County Fire Department's requirements.

While the Applicant's proposal does not meet the minimum off-street parking requirement of 104 spaces, they are proposing a total of 93 spaces, a 12% reduction. The Applicant is requesting an administrative adjustment for this 12% reduction in parking, as allowed by GMC 18.50.020.A.

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 (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, as part of the Applicant's review process, the Los Angeles County Fire Department evaluated the proposed 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 Applicant's proposal 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 pursuant to Guidelines or the appropriate environmental documents 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.

Administrative Adjustment #1-24

In accordance with GMC section 18.50.020.A, an administrative adjustment may be granted for changes to off-street parking and loading requirements, allowing a variance of up to 15%. These adjustments are subject to the review and approval of the Community Development Director. However, if the project involves the approval of another entitlement that requires Planning Commission approval, the request must be reviewed and approved by the Commission. As previously stated, the Applicant's proposal does not meet the minimum off-street parking requirement of 104 spaces, as the proposal includes a total of 93 spaces, which is 12% below what is required.

The Applicant has submitted a request for an Administrative Adjustment and completed the application. Specific facts have been provided by the Applicant to support the granting of an adjustment, in accordance with GMC Section 18.50.030. Below is a summary of each statement demonstrating that the request meets the necessary findings for approval.

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 site was previously developed with a three-story classroom and ancillary buildings for an elementary, middle school, and church facility. In 2013, a former school for K-12 grade 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. As a result, the Applicant is requesting to remove the chapel which was previously used for religious masses and bible classes and replace it with a smaller classroom building. The Applicant's proposal to replace the chapel building and make site improvements is necessary to optimize the property for the school's educational needs.

The Gardena's Municipal Code determines the required parking for schools based on the number of classrooms (Table 3 – Parking Standards). Middle schools must provide two parking spaces per classroom, while high schools are subject to providing six parking spaces per classroom. The Applicant's project to remodel the existing high school facility will result in a total of 20 classrooms. Of the 20 classrooms, 16 will serve grades 10-12, and 4 will be designated for grade 9.

The current parking standards under the Gardena Municipal Code have been in place since 1983. When originally adopted, high schools served grades 10 through 12; however, this changed in 1991 to include grades 9 through 12. Given that, 9th grade classroom parking requirements were only 2 spaces per classroom when the parking requirements were adopted and there has never been an amendment to the parking requirements to account for the change in school structure and as 9th graders are too young to drive, 9th grade classrooms should be calculated at the ratio of 2 spaces per classroom rather than 6 spaces per classroom. Therefore, the parking required for the site would be a total of 104 parking spaces

Table 3 – Parking Standards

Day care facilities and kindergartens	One space per 200 square feet of gross floor area. One space per employee, plus one space per ten children/clients
Elementary and junior high schools:	Two spaces per classroom
High schools:	Six spaces per classroom

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 property currently provided a total of 109 parking spaces. The proposed improvements will result in the loss of 16 parking spaces, leaving a total of 93 spaces, which does not meet the required 104 spaces. Due to the unique circumstances of redesigning the school facility around existing structures and site constraints to comply with the City's 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 subject 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 B), indicates that the proposed 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. Kimley-Horn also performed a parking utilization study on January 24, 2024, to assess current conditions. The study, which captured parking activity at both the beginning and end of a school day, found that demand was well below the existing supply of 109 spaces. Parking occupancy ranged from 7.1% to 38.1% during the morning drop-off and from 23.0% to 35.4% during afternoon pick-up. Overall, the current parking capacity of 109 spaces far exceeds the actual demand therefore, allowing the adjustment to parking would not be detrimental to the surrounding neighborhood and district the property is located in.

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

The site was originally developed for use by a religious facility, which included a chapel building and an associated elementary and middle school. However, since the current school is not religiously affiliated, it does not require the chapel building. As a result, the Applicant is proposing removing the chapel, replacing it with a smaller classroom building and making other needed site improvements. The property is currently allowed to have an enrollment of 450 students, as permitted under previous entitlements 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 is requesting a 12% adjustment. As demonstrated above, the project complies with all other relevant provisions of the Municipal Code. Additionally, the Applicant's proposal does not seek 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 will make needed improvements to site circulation and enhance landscaping.

ENVIRONMENTAL CONSIDERATION

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the Guidelines Section 15303, New Construction of Small Structures Projects. 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 Subject 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. Based on these findings, the project qualifies for inclusion under Section 15303 of the CEQA Guidelines.

The project site is also categorically exempt from pursuant to Guidelines Section 15302, Replacement or Reconstruction. The project is for the demolition of an existing Chapel (9,036 SF) and replacing the old structure with a smaller, newly constructed multi-classroom building of (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.

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.

NOTICING

The public hearing notice for Conditional Use Permit #1-24, Site Plan Review #1-24, and Administrative Adjustment #1-24 was published in the Gardena Valley News and mailed first class owners and occupants with 300-foot radius of the site on December 26, 2024.

RECOMMENDATION

Staff recommends hearing notice for Conditional Use Permit #1-24, Site Plan Review #1-24, and Administrative Adjustment #1-24.

- 1) Open the public hearing
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 1-25, subject to the conditions of approval and directing staff to file a notice of exemption.

A – Resolution No. PC 1-25

- [Exhibit A – Project Plans](#)
- Exhibit B – Conditions of Approval

B – [Parking Study, Environmental Charter School](#)

RESOLUTION NO. PC 1-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #1-24 FOR THE CONTINUED USE OF A HIGH SCHOOL LOCATED WITHIN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONE; SITE PLAN REVIEW # 1-24 FOR A REDESIGN OF THE CAMPUS INCLUDING THE DEMOLITION OF A 9,036 SF BUILDING AND CONSTRUCTION OF A NEW 7,500 SF FACILITY; AND AN ADMINISTRATIVE ADJUSTMENT TO THE OFF-STREET PARKING REQUIREMENTS, FOR A 12% REDUCTION IN THE NUMBER OF REQUIRED SPACES

**2818 MANHATTAN BEACH BLVD
(APN: 4067-007-005)**

RECITALS.

- A. In June 2024, the Applicant, Farnaz Golshani-Fletcher, representing Environmental Charter School (“ECS”), 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”).
- B. ECS has been operating on the Property since 2021. Immediately prior to the operation of ECS, another private high school was operating at that location.
- C. 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 high school.
- D. 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.
- E. In 2013, the Community Development Director administratively approved a modification to reflect a change in grade levels from elementary and middle school to also include high school and a reduction in student enrollment to 450.
- F. 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.

- G. 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.
- H. 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").
- I. 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).
- J. 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.

NOW, THEREFORE, THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds that the recitals set forth above are true and correct.

SECTION 2. MODIFICATION TO CONDITIONAL USE PERMIT (CUP #1-24)

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 was originally issued a conditional use permit for the Sunday school classes and elementary school which later were modified to allow middle school and high school grades. The Project includes site changes to the original conditional use permit and 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 operated as an education facility for grades up to high school level since 2013 and previously served as an elementary and middle school since 1968. The improvements to the site will not result in an increase in student enrollment as enrollment will still be limited by condition to 450 students. The Project includes demolishing the existing chapel and constructing a new multi-purpose building with a covered canopy for classroom and office space.

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 since 2013 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, therefore, there is no expected increase in traffic generated by the property

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 3. SITE PLAN REVIEW #1-24

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 4. ADMINISTRATIVE ADJUSTMENT #1-24

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 school for K-12 grades 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 B 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 5. 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.

SECTION 6. APPEAL.

The approvals granted by this Resolution may be appealed within 10 calendar days from the adoption of this resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same time period.

SECTION 7. RECORD.

Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8. CUSTODIAN OF RECORD.

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

SECTION 9. EFFECTIVE DATE.

This Resolution shall take effect immediately

SECTION 10. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of January 2025.

DERYL HENDERSON, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

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

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held on the 7th day of January, 2025, by the following vote:

AYES:

NOES:

ABSENT:

Attachments:

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



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Glumac

MEP Engineer

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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

CONTRUCTION 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

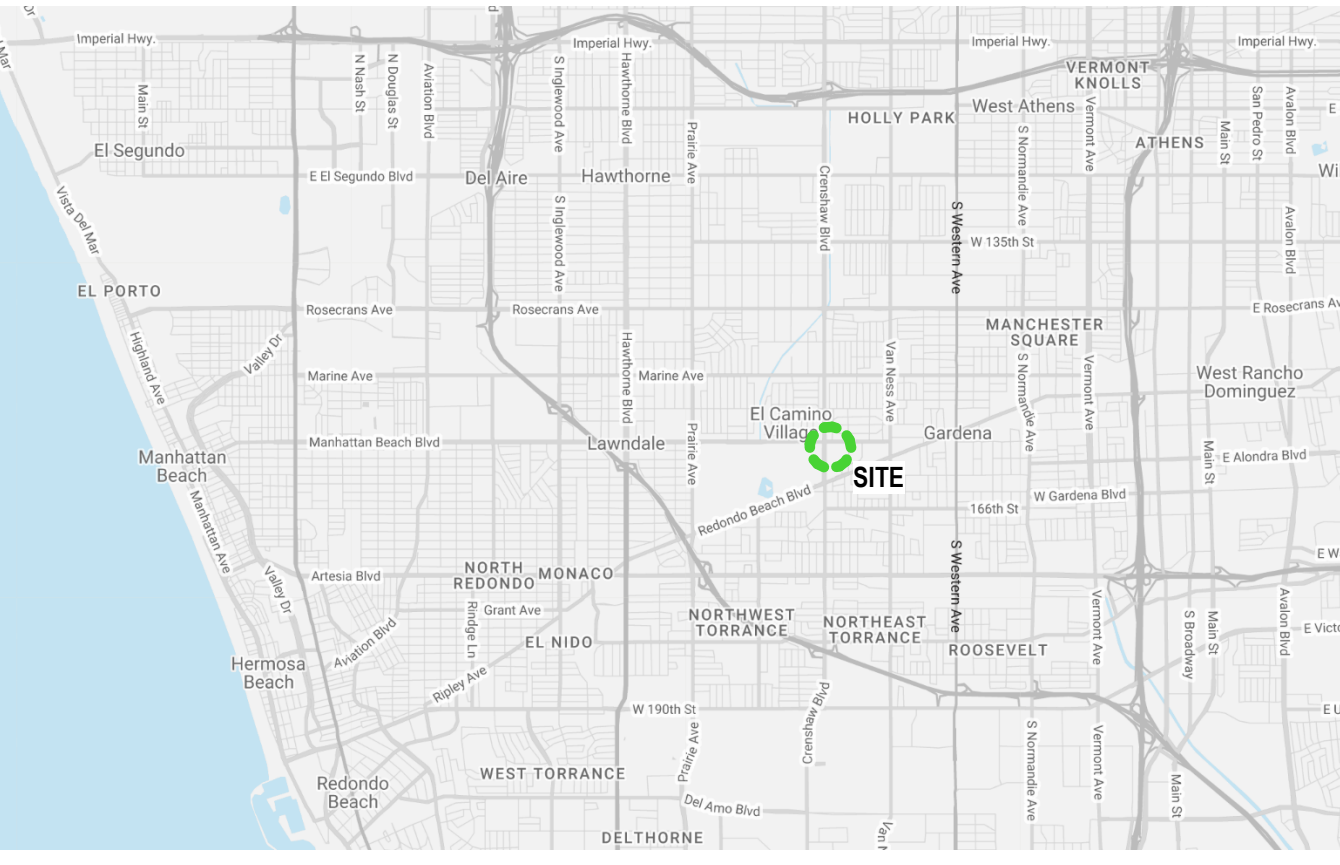
TOTAL REQUIRED:
WATER CLOSETS = 3
URINALS = 1
LAVATORIES = 2
DRINKING FOUNTAINS = 1
SERVICE SINKS = 1

PROVIDED FIXTURES
NOTE: FIXTURES ARE PROVIDED WITHOUT GENDER ASSIGNMENT.

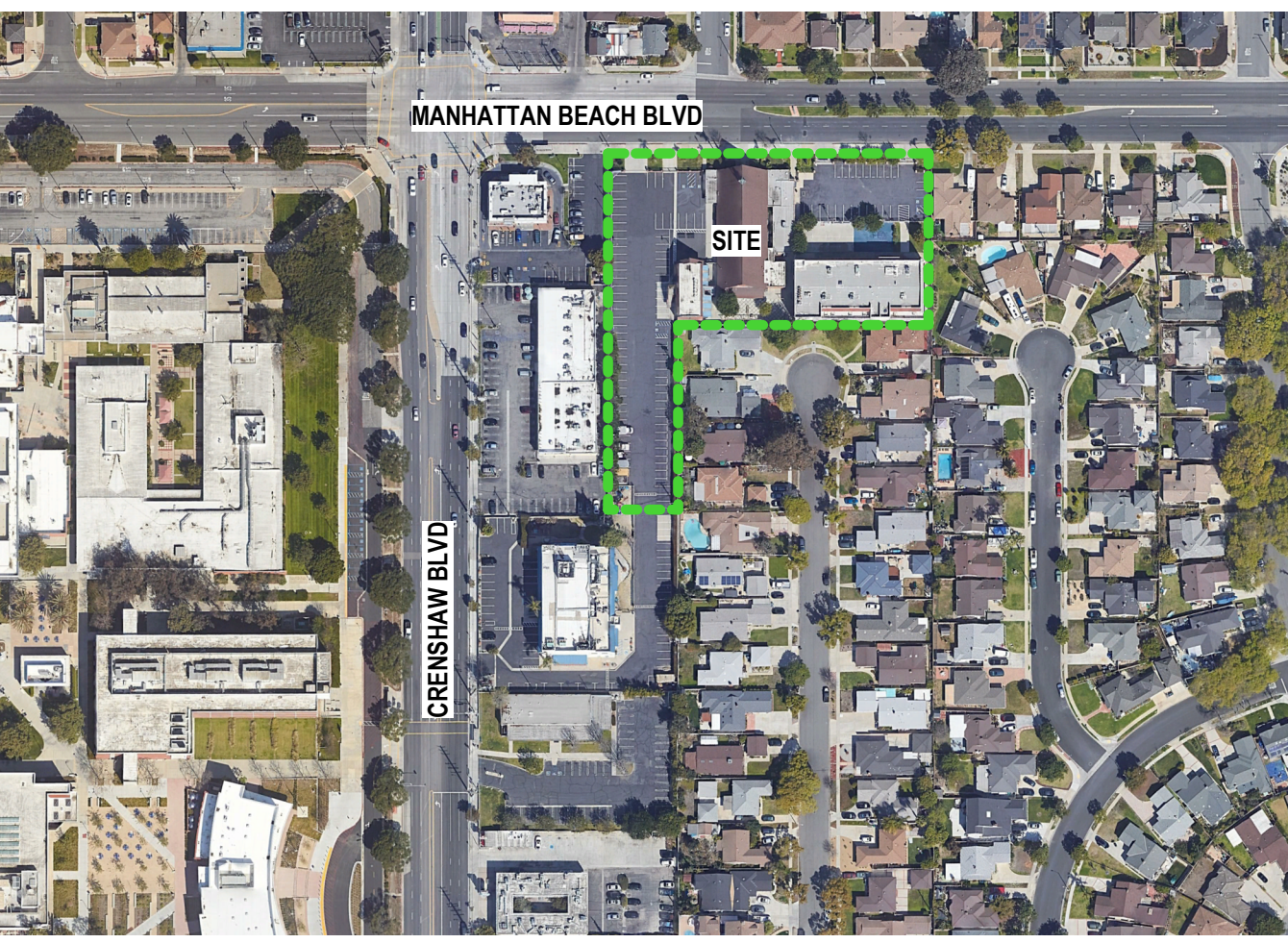
TOTAL PROVIDED:

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 AISLE 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

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Blvd. Gardena CA 90249



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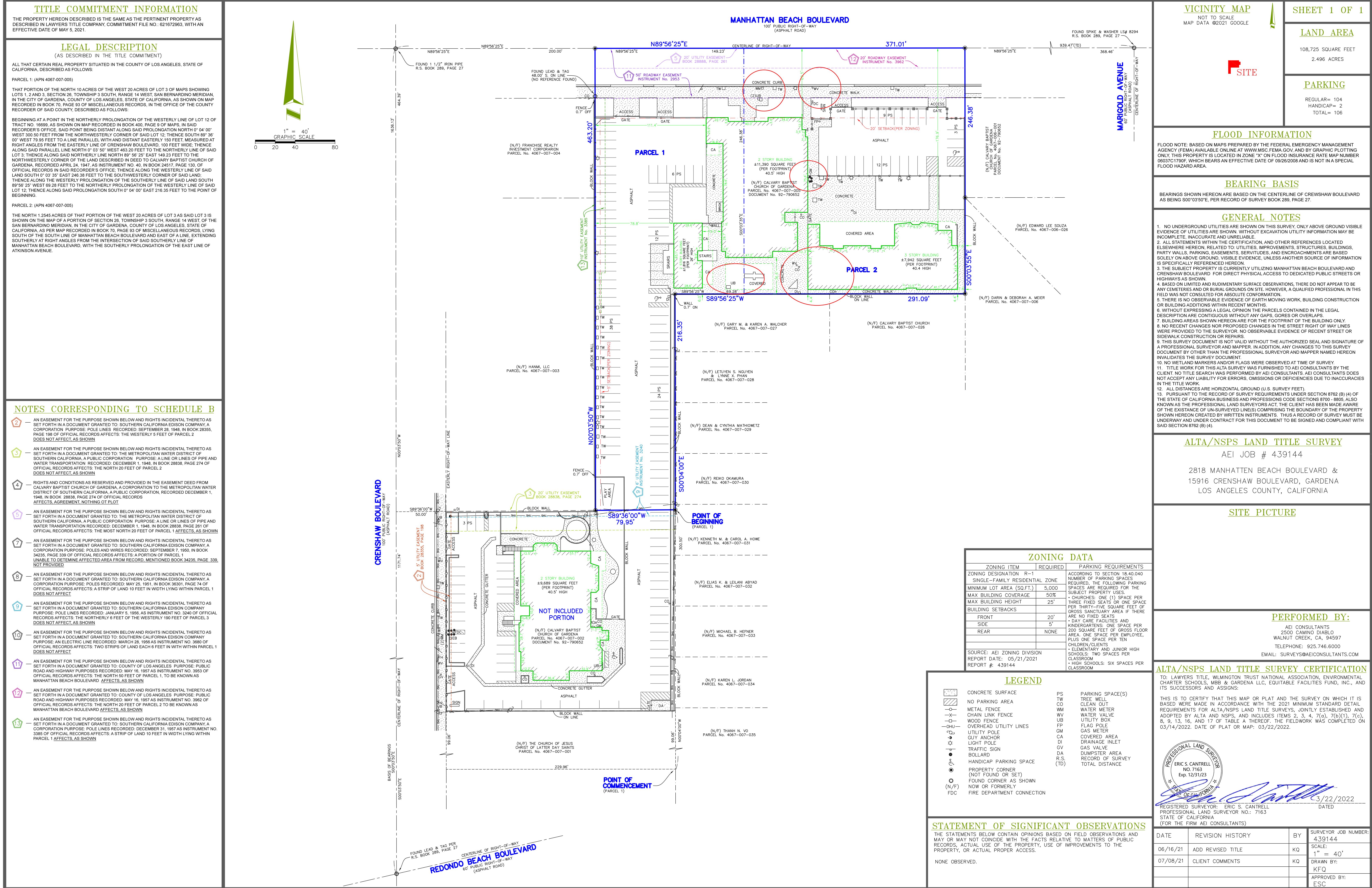
Date	Description
9/6/24	CIP MODIFICATION BACKCHECK 1

NOT FOR
CONSTRUCTION

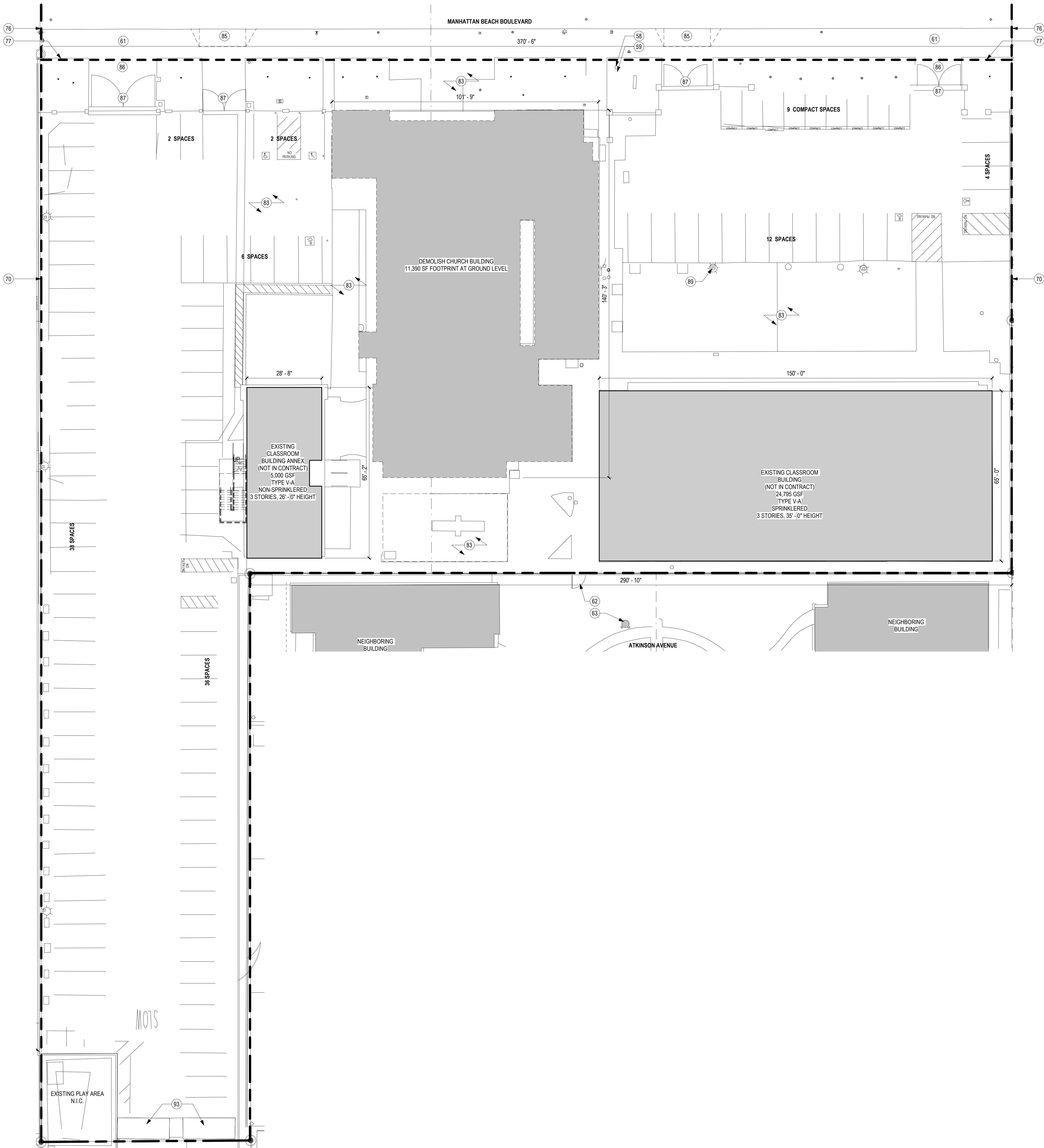
Project Name
NEW BUILDING & SITE WORK
Project Number
005.2785.100
Description
PROJECT INFORMATION

Scale
NOT TO SCALE

G0.100



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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

ECHS GARDENA

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Date	Description
9/6/24	CUP 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
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D0.001

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1 SITE PLAN - DEMOLITION

SCALE: 1/16" = 1'-0"

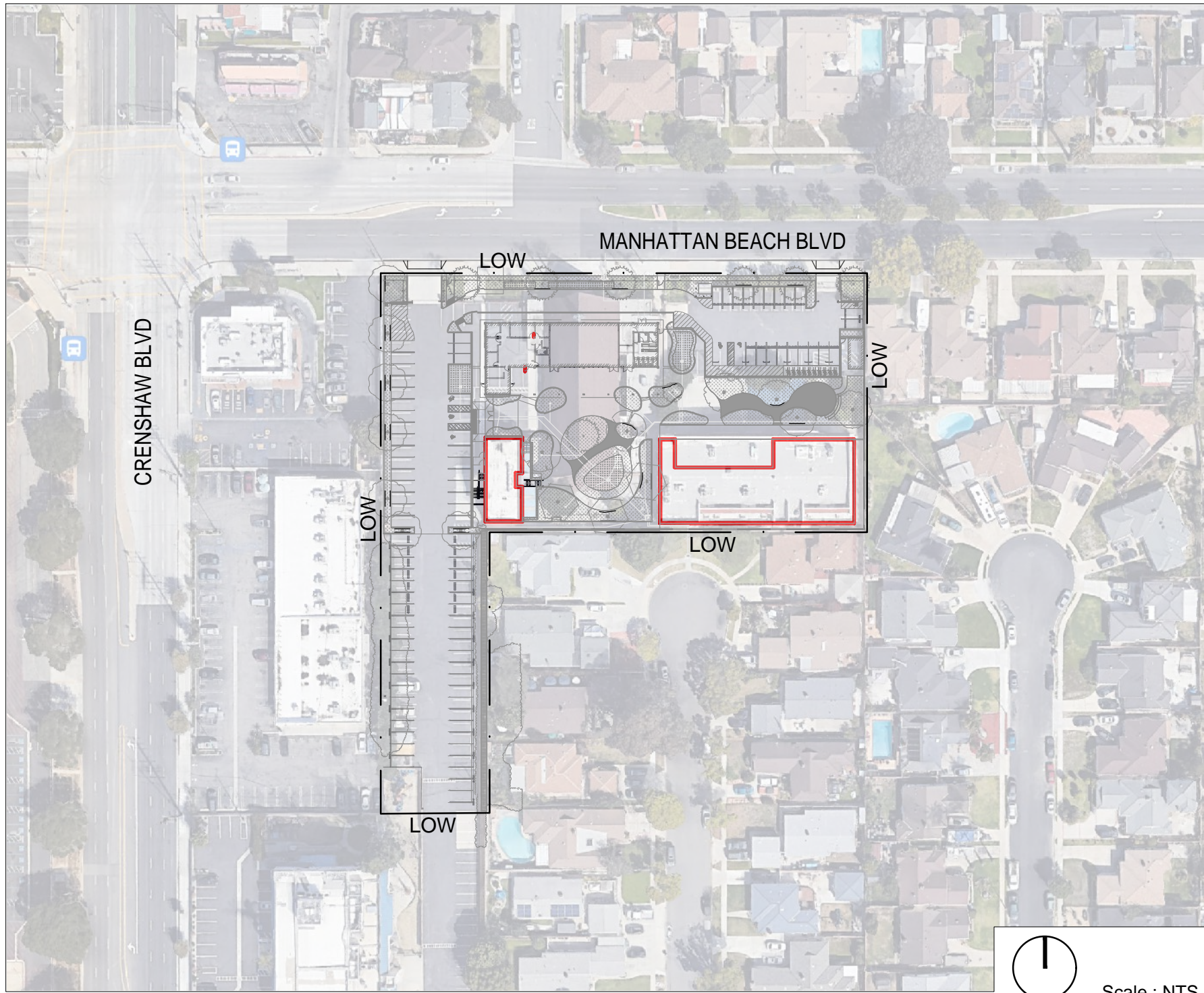
GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO EXAMINE AND PREPARE THE TOTAL SCOPE OF WORK AND ALL REQUIRED COORDINATION.
- THE CONTRACTOR SHALL VERIFY THE LIMIT OF THE SCOPE AREA PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AND INSTALLATION OF PROPOSED LANDSCAPE ITEMS SHALL BE PER LOCAL AND GOVERNING CODES AND ORDINANCES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN DURING CONSTRUCTION. SEE CIVIL DWGS.
- 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.
- 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.
- 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.
- REQUIRED SHOP DRAWINGS SHALL BE BASED ON FIELD MEASUREMENT AND LAYOUT VERIFICATION BY THE CONTRACTOR.
- ANY AREA DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

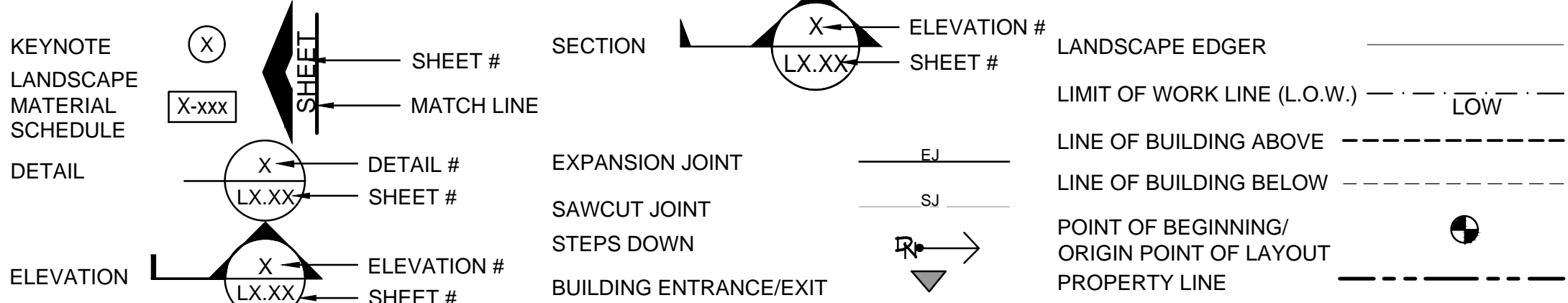
VICINITY MAP



LOCATION MAP



CONSTRUCTION SYMBOLS



ABBREVIATIONS

AC.	ASPHALTIC CONCRETE	DIM.	DIMENSION	HORIZ.	HORIZONTAL	REV.	REVISION
ALIGN		D.L.	DRAIN LINE	H.P.	HIGH POINT	RWD.	REDWOOD
ARCH.	ARCHITECT(URAL)	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
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.	THICK(NESS)
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
DIRECTION OF FLOW (HARDSCAPE)		GA.	GAUGE	P.O.C.	POINT OF CURVATURE	W/	WITH
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)

CONSTRUCTION SCHEDULE

EDGING							
SYMBOL	DESCRIPTION	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							
SYMBOL	DESCRIPTION	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							
SYMBOL	DESCRIPTION	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							
SYMBOL	DESCRIPTION	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

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213.293.3474 | INFO@HKLA.NC.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

Scale

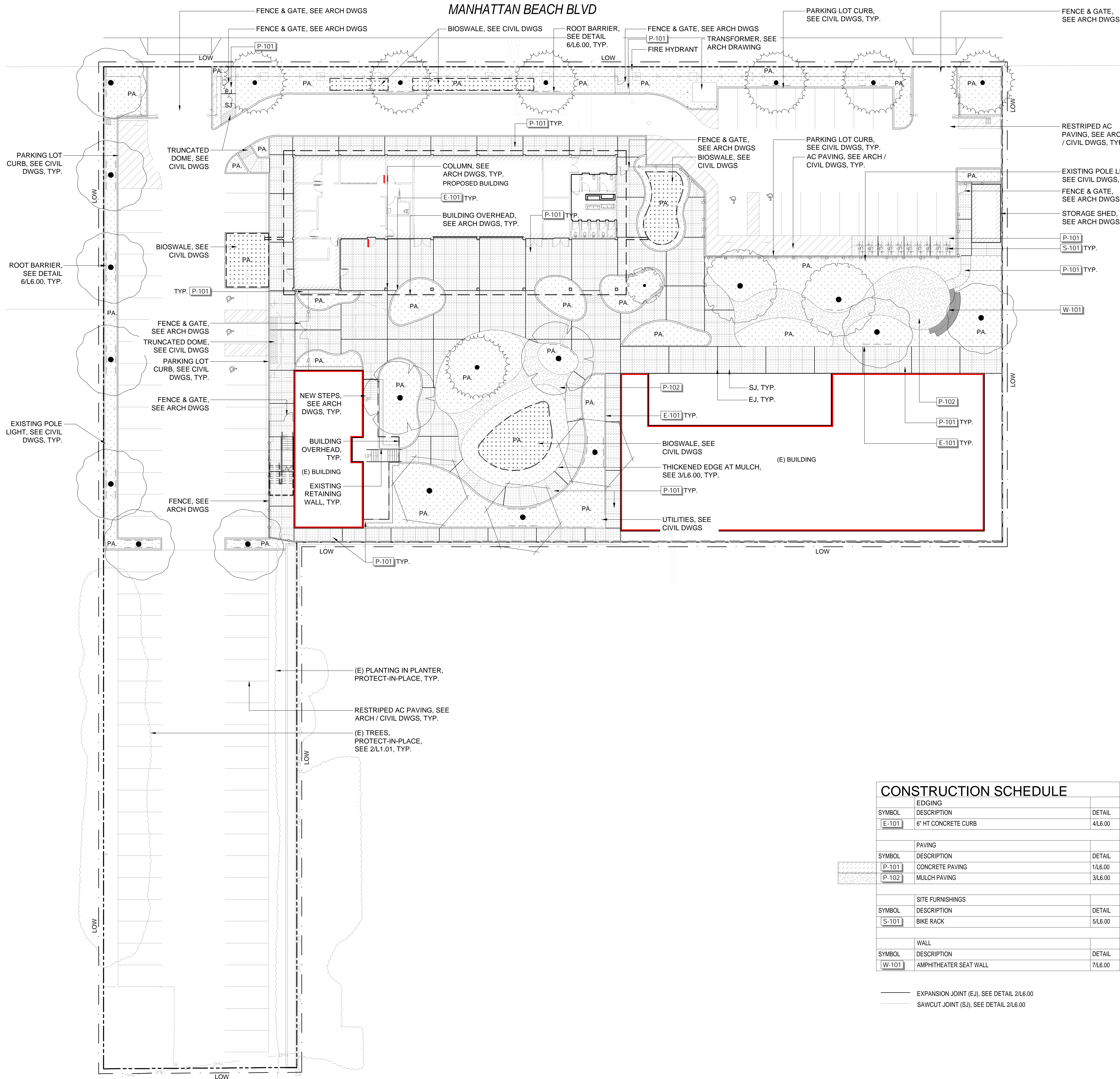


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CONSTRUCTION SCHEDULE

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

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



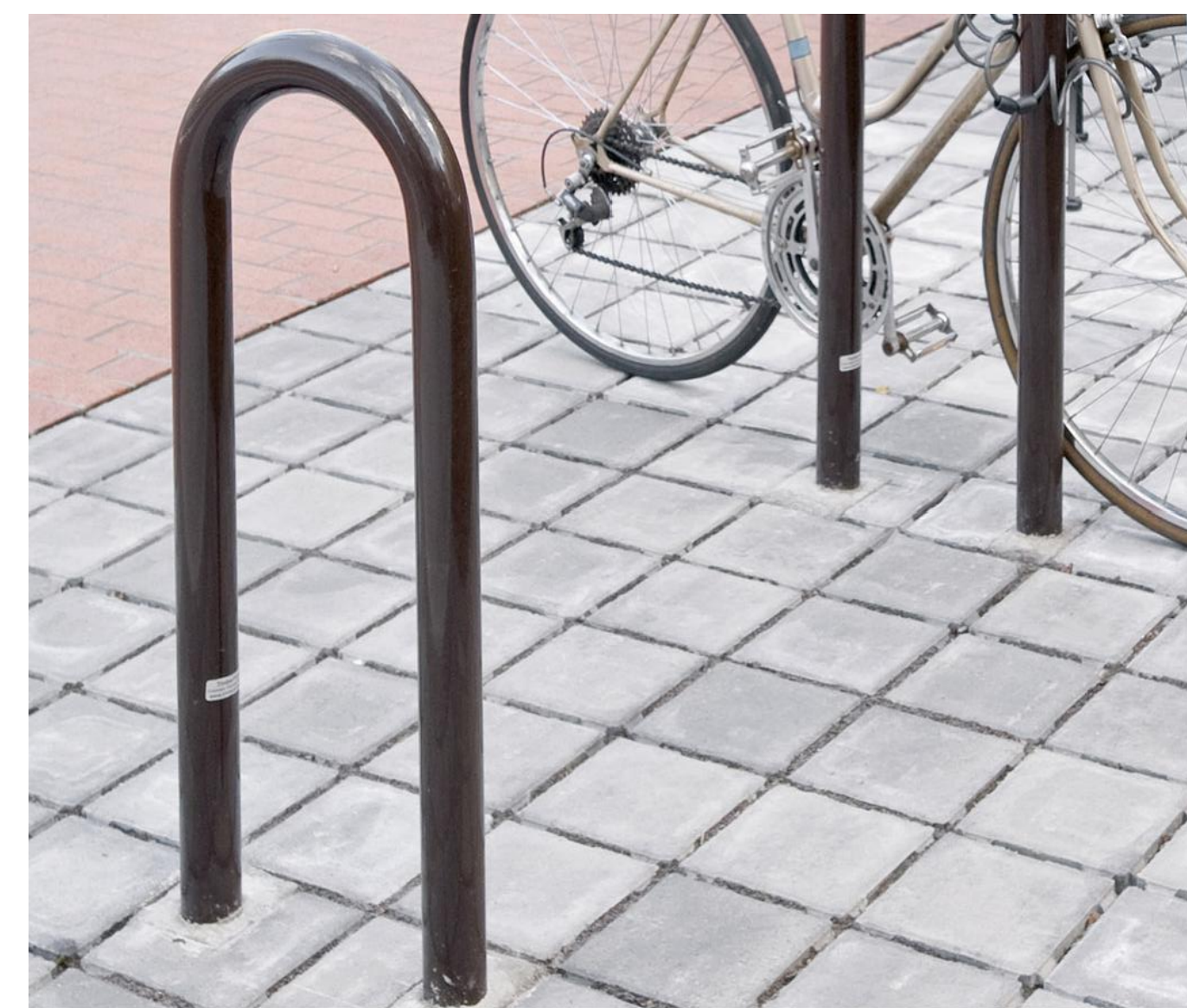
P-101: CONCRETE PAVING
CIP CONCRETE | BROOM FINISH | NATURAL GRAY



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



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GARDENA

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Blvd Gardena CA 90249



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United States
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Fax 213.327.3601



714 W. Olympic Blvd., STE 705, Los Angeles, CA 90015
213.293.3474 | INFO@HKLA.INC.COM

△	Date	Description
9/6/24	CIP MODIFICATION BACKCHECK 1	

Seal / Signature



Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
LANDSCAPE
CONSTRUCTION
PLAN & MATERIALS

Scale

L2.01

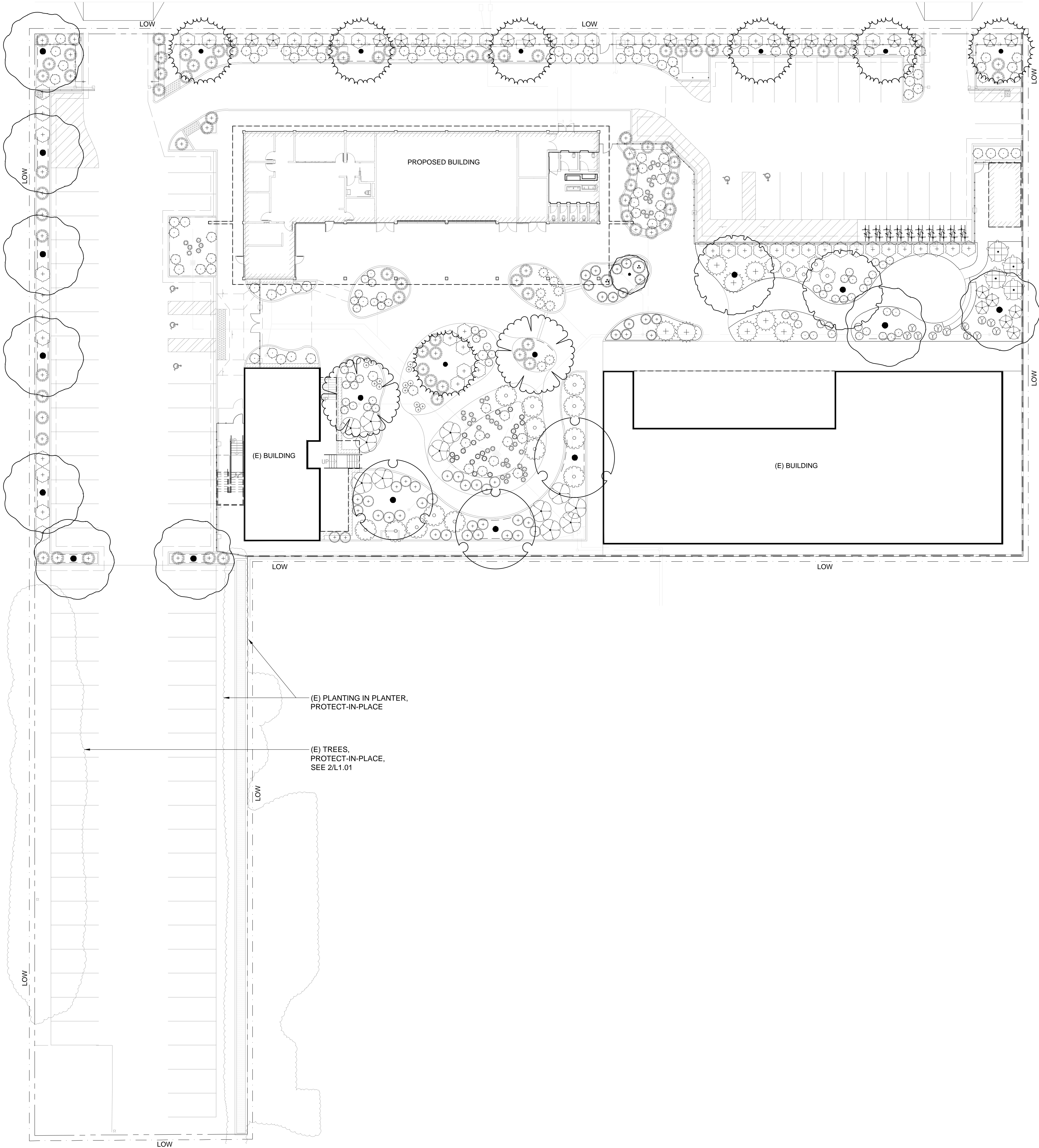
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1

LANDSCAPE CONSTRUCTION PLAN

SCALE: 1" = 16'-0"

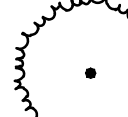





0 16' 32' 48'
1"=16'

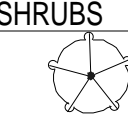
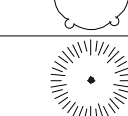
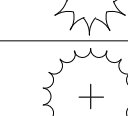
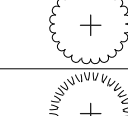
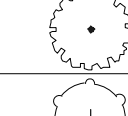
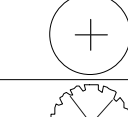
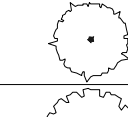
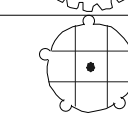

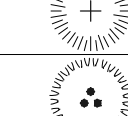






PLANTING NOTES

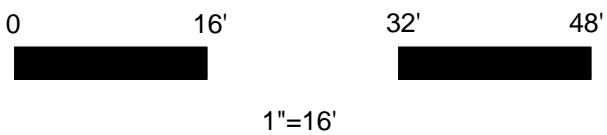
1. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND BE FULLY OPERATIONAL. ALL PLANTING AREAS SHALL BE FULLY SOAKED.
2. MULCH ALL PLANTING AREAS (EXCEPT TURF, SLOPES 2:1 AND GREATER, AND AS NOTED ON PLANS) WITH THREE INCH LAYER OF SPECIFIED MATERIAL.
3. TREE LOCATIONS 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, CLASSED 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	CERCIDUM 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 PILULARIS '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



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△ Date Description
9/6/24 CLIP MODIFICATION BACKCHECK 1

Seal / Signature



Project Name

ECS PHASE 2

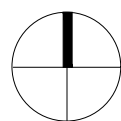
Project Number

005.2785.100

Description

PLANTING
PLAN AND NOTES

Scale



L8.01



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

INTERIOR LUMINAIRE FIXTURE SCHEDULE								
TAG	MAUNFACTURER	MODEL NUMBER	LAMP	DESCRIPTION	VOLTAGE	WATTAGE	DIMMING	COMMENTS/REMARKS
F1	NULITE	NULITE REGOLO 2 RR2-D-ST-F-09-L-35-4-UNV-D-1-1-FINISH-EKO	3500K LED	SURGACE MOUNTED DIRECT	120V	7.7W/FT	0-10V	LIGHTING FIXTURE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT FOR EXACT MODEL NUMBER, FINISHES, AND MOUNTING CONFIGURATION.
F2	NULITE	NULITE REGOLO 2 RP24-B-STF-ASYM-06-06-L35-4-UNV-D-1-1-FINISH-EKO	3500K LED	PENDANT BI-DIRECT	120V	4.9W/FT	0-10V	LIGHTING FIXTURE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT FOR EXACT MODEL NUMBER, FINISHES, AND MOUNTING CONFIGURATION.
F3	NULITE	NULITE REGOLO 2 RP24-B-STF-ASYM-06-06-L35-4-SW-1500L-35K-DNT-WFL-WH	3500K LED	PENDANT BI-DIRECT	120V	4.9W/FT	0-10V	LIGHTING FIXTURE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT FOR EXACT MODEL NUMBER, FINISHES, AND MOUNTING CONFIGURATION.
F4	FOCAL POINT	FOCAL POINT ID 3.5" FLC3D-RO-SW-1500L-UNV-LD1-T / LC3-RO-SW-1500L-35K-DNT-WFL-WH	3500K LED	RECESSED ROUND DOWNLIGHT	120V	17W	0-10V	LIGHTING FIXTURE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT FOR EXACT MODEL NUMBER, FINISHES, AND MOUNTING CONFIGURATION.
F5	NULITE	NULITE REGOLO IP65 RATED RXT-R-D-TBD-09-L-35-120V-D-1-1-EM-TBD-4-TBD	3500K LED	SURFACE MOUNT DIRECT	120V	8.3W/FT	0-10V	WET LISTED. LIGHTING FIXTURE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT FOR EXACT MODEL NUMBER, FINISHES, AND MOUNTING CONFIGURATION.

SITE LUMINAIRE SCHEDULE														
TAG	DESCRIPTION	FINISH	LAMP		CCT	MANUFACTURER	MODEL	POWER SUPPLY		VOLTAGE	LOAD	MOUNTING TYPE	COMMENTS	
			TYPE	LUMENS				CRI	DRIVER					DIMMING TYPE
SA1	20-FOOT SINGLE HEAD POLE FIXTURE WITH TYPE III LIGHT DISTRIBUTION, BACKLIGHT CONTROL AND INTEGRAL MOTION SENSOR; SUITABLE FOR WET LOCATIONS (IP65)	TBD BY ARCH	LED	3628 LM	80	3000K	LITHONIA	DSX0 LED P2 30K 80CRI BLC3 MVOLT EGS - RSS 20'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	45.0 W	POLE	
SA2	20-FOOT SINGLE HEAD POLE FIXTURE WITH LEFT CORNER CUTOFF LIGHT DISTRIBUTION, EXTERNAL GLARE SHIELD AND INTEGRAL MOTION SENSOR; SUITABLE FOR WET LOCATIONS (IP65)	TBD BY ARCH	LED	3918 LM	80	3000K	LITHONIA	DSX0 LED P2 30K 80CRI LCCO MVOLT EGS - RSS 20'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	45.0 W	POLE	
SA3	20-FOOT SINGLE HEAD POLE FIXTURE WITH RIGHT CORNER CUTOFF LIGHT DISTRIBUTION, EXTERNAL GLARE SHIELD AND INTEGRAL MOTION SENSOR; SUITABLE FOR WET LOCATIONS (IP65)	TBD BY ARCH	LED	3918 LM	80	3000K	LITHONIA	DSX0 LED P2 30K 80CRI RCCO MVOLT EGS - RSS 20'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	45.0 W	POLE	
SA4	20-FOOT SINGLE HEAD POLE FIXTURE WITH AFR LIGHT DISTRIBUTION AND INTEGRAL MOTION SENSOR; SUITABLE FOR WET LOCATIONS (IP65)	TBD BY ARCH	LED	5744 LM	80	3000K	LITHONIA	DSX0 LED P2 30K 80CRI AFR MVOLT - RSS 20'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	45.0 W	POLE	
SA5	SIMILAR TO SA1; EXCEPT WITH HIGHER OUTPUT	TBD BY ARCH	LED	5162 LM	80	3000K	LITHONIA	DSX0 LED P3 30K 80CRI BLC3 MVOLT EGS - RSS 20'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	68.0 W	POLE	
SB1	14-FOOT POST TOP POLE WITH 24-INCH LED HEAD; SUITABLE FOR WET LOCATIONS (IP65)	TBD BY ARCH	LED	4930 LM	80	3000K	LITHONIA	RADPT P2 30K SYM MVOLT - RSS 14'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	38.0 W	GRADE	
SC1	HANDRAIL PUCKLIGHT WITH 1-FOOT SPACING	TBD BY ARCH	LED	120 LM	80	3000K	ALPHABET	750S 30K VA PC XX	REMOTE ELECTRONIC DIMMING DRIVER	0-10V	120 V	1.5 W	RECESSED	PROVIDE 120V REMOTE 0-10V DIMMING DRIVER AS REQUIRED FOR COMPLETE INSTALLATION AND CONCEAL IN DRY LOCATION
SD1	40-INCH BOLLARD SUITABLE FOR WET LOCATIONS (IP66)	TBD BY ARCH	LED	324 LM	80	3000K	LITHONIA	KBR8 LED 12C 450 AMLBW ASY MVOLT	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	16.0 W	GRADE	

SCHEDULE NOTES

- A. FURNISH ALL LUMINAIRES COMPLETE WITH MOUNTING ACCESSORIES TO MEET JOB REQUIREMENTS. VERIFY MOUNTING WITH CEILING TYPES AND COORDINATE LUMINAIRE TRIM AND ACCESSORIES PRIOR TO ORDERING.
- B. VERIFY LOCATIONS AGAINST ARCHITECT'S PLANS, ELEVATIONS AND DETAIL DRAWINGS. EXACT LOCATIONS OF ALL LUMINAIRES SHALL BE CONFIRMED WITH THE ARCHITECT PRIOR TO ROUGH-IN.
- C. SERIES LUMINAIRES SHALL SATISFY LENGTHS AS SHOWN ON THE DRAWINGS. LUMINAIRE LETTERS SHOWN ONCE ON A CONTINUOUS ROW OF LUMINAIRES SHALL BE TYPICAL FOR THAT ROW UNLESS OTHERWISE NOTED.
- D. ALL LUMINAIRES ARE TO BE PROVIDED BY SPECIFIED MANUFACTURER OR APPROVED EQUAL. "ALTERNATE MANUFACTURER" AND "OR APPROVED EQUAL" MEAN EQUIVALENT OR SUPERIOR IN PERFORMANCE, MATERIALS, WORKMANSHIP AND APPEARANCE TO THE SPECIFIED EQUIPMENT. SEE ADDITIONAL INFORMATION UNDER THE "SUBSTITUTION" SECTION OF THE SPECIFICATION.
- E. CONTRACTOR SHALL PROVIDE AND INSTALL ALL DRIVERS AND/OR TRANSFORMERS REQUIRED TO OPERATE ALL LAMPS SPECIFIED, INCLUDING REMOTE DRIVERS AND/OR TRANSFORMERS AND THE ENCLOSURES FOR THE SAME. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF COMPATIBILITY BETWEEN LAMPS SPECIFIED, DRIVERS AND/OR TRANSFORMERS. NOTIFY ARCHITECT AND ENGINEER/LIGHTING CONSULTANT OF ANY INCOMPATIBILITY PRIOR TO ORDERING EQUIPMENT.
- F. COORDINATE ALL LIGHTING EQUIPMENT AND CONTROL DEVICES WITH CEILING AND WALL TYPES SPECIFIED PRIOR TO ORDERING LIGHTING EQUIPMENT.
- G. PRELIMINARY AIMING OF ALL ADJUSTABLE LIGHTING EQUIPMENT SHALL BE DONE DURING INSTALLATION BY THE ELECTRICAL CONTRACTOR AS INDICATED ON THE LIGHTING PLANS / AIMING DIAGRAM, WHERE SUCH A DIAGRAM IS INCLUDED IN CONTRACT DOCUMENTS OR AS AN ADDENDUM. FINAL AIMING OF ALL ADJUSTABLE LIGHTING EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR AS DIRECTED BY THE ARCHITECT.
- H. IN ALL LUMINAIRES WITH ADJUSTABLE SOCKETS, SET SOCKETS DURING INSTALLATION TO LOCATE SPECIFIED LAMP IN CORRECT RELATIONSHIP TO REFLECTOR AS RECOMMENDED BY LUMINAIRE MANUFACTURER.
- I. PROVIDE SHOP DRAWINGS FOR ALL CONTINUOUS LENGTH LUMINAIRES. IF LUMINAIRES SPAN ACROSS MULTIPLE DAYLIGHT OR OCCUPANCY SENSOR ZONES, PROVIDE MULTIPLE DROPS FOR REVIEW ON THE SHOP DRAWING SUBMITTAL.

LIGHTING CONTROL SEQUENCE OF OPERATION (SOO)

SPACE DESCRIPTION	ZONING *		PHOTOCELL				TIMECLOCK **		OCCUPANCY SENSOR ***					MANUAL OVERRIDE †		SCENE CONTROLLER †††	REMARKS (#)			
									MANUAL-ON	AUTO-ON	AUTO-OFF									
CATEGORY	ONE ZONE	DEDICATED ZONE PER FIXTURE TYPE	OTHER	PRIMARY ZONE	SECONDARY ZONE	GENERAL ZONE	FC SET POINT	AUTO-ON TIME	AUTO-OFF TIME	MANUAL-ON	LIGHT LEVEL (UPON DETECTION)	AUTO-ON	LIGHT LEVEL (UPON DETECTION)	AUTO-OFF	LIGHT LEVEL (UPON TIMEOUT)	TIMEOUT	ON / OFF	RAISE / LOWER	# OF SCENES	
SITE PLAN (SA1-SA5)	X						1					X	100%	X	50%	15	X			
SITE PLAN (SB1, SD1)	X						1	X	X								X			
PRIVATE OFFICE	X											X	100%	X	0%	20	X		X	
CONFERENCE	X											X	100%	X	0%	20	X	X		
CLASSROOM		X		X	X							X	100%	X	0%	20	X	X		
PANTRY/GRAB AND GO	X											X	100%	X	0%	20	X	X		
RECEPTION		X		X	X							X	100%	X	0%	20	X	X		

GENERAL NOTES

- A. FOR LIGHTS SHOWN ON PLANS THAT ARE DENOTED AS EMERGENCY, PROVIDE UL924 DEVICE(S) SO THAT LIGHTS TURNS ON TO FULL BRIGHTNESS UPON LOSS OF NORMAL POWER OR FIRE ALARM SYSTEM ACTIVATION. ALL EMERGENCY LIGHTS SHALL BE CONTROLLED IN THE SAME MANNER AS THE NEARBY NORMAL POWER LIGHTS.

SCHEDULE NOTES

- * PROVIDE ADDITIONAL CONTROL ZONES AS REQUIRED TO INDEPENDENTLY CONTROL SIMILAR FIXTURE GROUPS THAT ARE IN DIFFERENT DAYLIGHT ZONES. DISPLAY AND/OR TASK DO NOT REQUIRE DAYLIGHT SENSING.
- PROVIDE CONTINUOUS DIMMING IN RESPONSE TO DAYLIGHT DETECTION, UNLESS OTHERWISE NOTED.
- *** CONFIRM OPERATION HOURS WITH OWNER.
- ** LOCAL OCCUPANCY SENSOR WITHIN ROOM OR SPACE SHALL TRIGGER CONTROLLED RECEPTACLES ON/OFF, AS APPLICABLE BY PROJECT REQUIREMENTS. REFER TO POWER DRAWINGS FOR CONTROLLED RECEPTACLE LOCATIONS.
- † PROVIDE INDEPENDENT CONTROL FOR EACH ZONE SPECIFIED. THIS SHALL INCLUDE INDEPENDENT MANUAL CONTROL OF DAYLIGHT ZONES WHERE APPLICABLE. E.G. A USER SHALL BE ABLE TO INDEPENDENTLY RAMP UP DOWNLIGHTS IN A SECONDARY DAY LIGHT ZONE WITHOUT AFFECTING DOWNLIGHTS IN THE PRIMARY DAYLIGHT ZONE. SUCH MANUAL OVERRIDE CONTROL SHALL LAST FOR THE DURATION LISTED, OR UNTIL LIGHTING IN THE AREA TURNS OFF.
- GROUP ADJACENT CONTROLS UNDER A COMMON COVERPLATE.
- †† PROVIDE USER-PROGRAMMABLE SCENE CONTROLLER.

LIGHTING CONTROL INTENT BOD

LIGHTING CONTROL INTENT

LIGHTING CONTROLS ARE A DEFERRED SUBMITTAL. CONTRACTOR TO SUBMIT SHOP DRAWINGS INCLUDING BUT NOT LIMITED TO EQUIPMENT, DEVICE LOCATIONS, QUANTITIES, ETC FOR ENGINEER, ARCHITECT AND OWNERSHIP REVIEW.

GENERAL NOTES

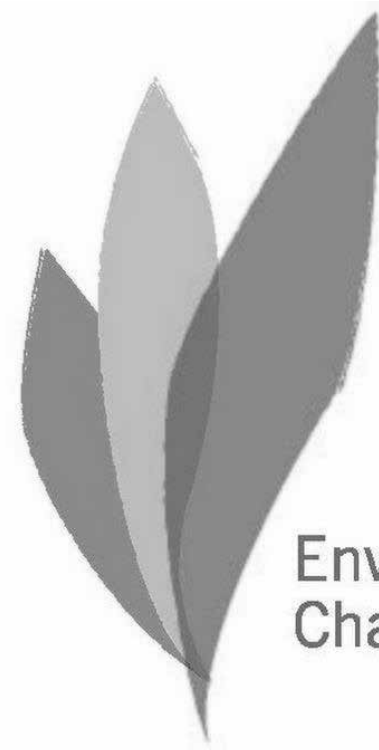
- MANUFACTURER TO PROVIDE A COMPLETE, FUNCTIONAL LIGHTING CONTROL SYSTEM AS DESCRIBED IN BASIS OF DESIGN DOCUMENTATION.
- PROVIDE LIGHTING CONTROLS AS REQUIRED BY CODE AND DESCRIBED BELOW.
- OCCUPANCY SENSORS TO BE SET TO VACANCY. MANUAL ON/AUTOMATIC OFF UNLESS OTHERWISE NOTED. OCCUPANCY SENSOR TIME DELAY FUNCTIONS TO BE SET AS FOLLOWS (CONFIRM TIME DELAY SETTINGS WITH OWNER. PROVIDE TEST REPORT FOR EACH SPACE.
- OCCUPANCY SENSORS ARE TO BE PROVIDED WITH DUAL HARD CONTACTS. COORDINATE WITH DIV. 23 FOR USE OF AUX CONTACTS FOR UNOCCUPIED HOUR SETBACKS AND USE OF LIGHTING OCCUPANCY SENSORS FOR DIV. 23 CONTROLS.
- EMERGENCY LIGHTING HAS BEEN DESIGNED TO MAINTAIN AN AVERAGE OF 1 FOOT CANDLE AND A MINIMUM OF 0.1 FOOT CANDLES FOR 90 MINUTES DURING LOSS OF NORMAL POWER.
- THE LIGHTING CONTROL SYSTEM SHALL BE CAPABLE OF AUTOMATICALLY TURNING ON AND OFF CONTROLLED RECEPTACLES.

EXTERIOR

- BUILDING MOUNTED LIGHTING
 - TIMECLOCK SCHEDULE CONTROL VIA LIGHTING CONTROL PANEL (LCP). TIMECLOCK SCHEDULE TO BE CONFIRMED WITH OWNER.
 - DUSK - ON TO 100%
 - 11PM - ON TO 50%
 - 4AM - ON TO 100%
 - DAWN - OFF
- SITE LIGHTING - PARKING LOT
 - TIMECLOCK SCHEDULE CONTROL VIA LIGHTING CONTROL PANEL (LCP) WITH PHOTOCELL CONTROL. TIMECLOCK SCHEDULE TO BE CONFIRMED WITH OWNER.
 - DUSK - ON TO 100%
 - 11PM - ON TO 50%
 - 4AM - ON TO 100%
 - DAWN - OFF
- SITE LIGHTING - INNER CAMPUS
 - TIMECLOCK SCHEDULE CONTROL VIA LIGHTING CONTROL PANEL (LCP). TIMECLOCK SCHEDULE TO BE CONFIRMED WITH OWNER.
 - DUSK - ON TO 100%
 - 11PM - ON TO 50%
 - 4AM - ON TO 100%
 - DAWN - OFF

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Project Manager: T. CONNELL
Job No.: 23US00398

△ Date	Description
09/16/2024	100% CD

Seal / Signature

Project Name

ECS PHASE 2

Project Number

23US00398

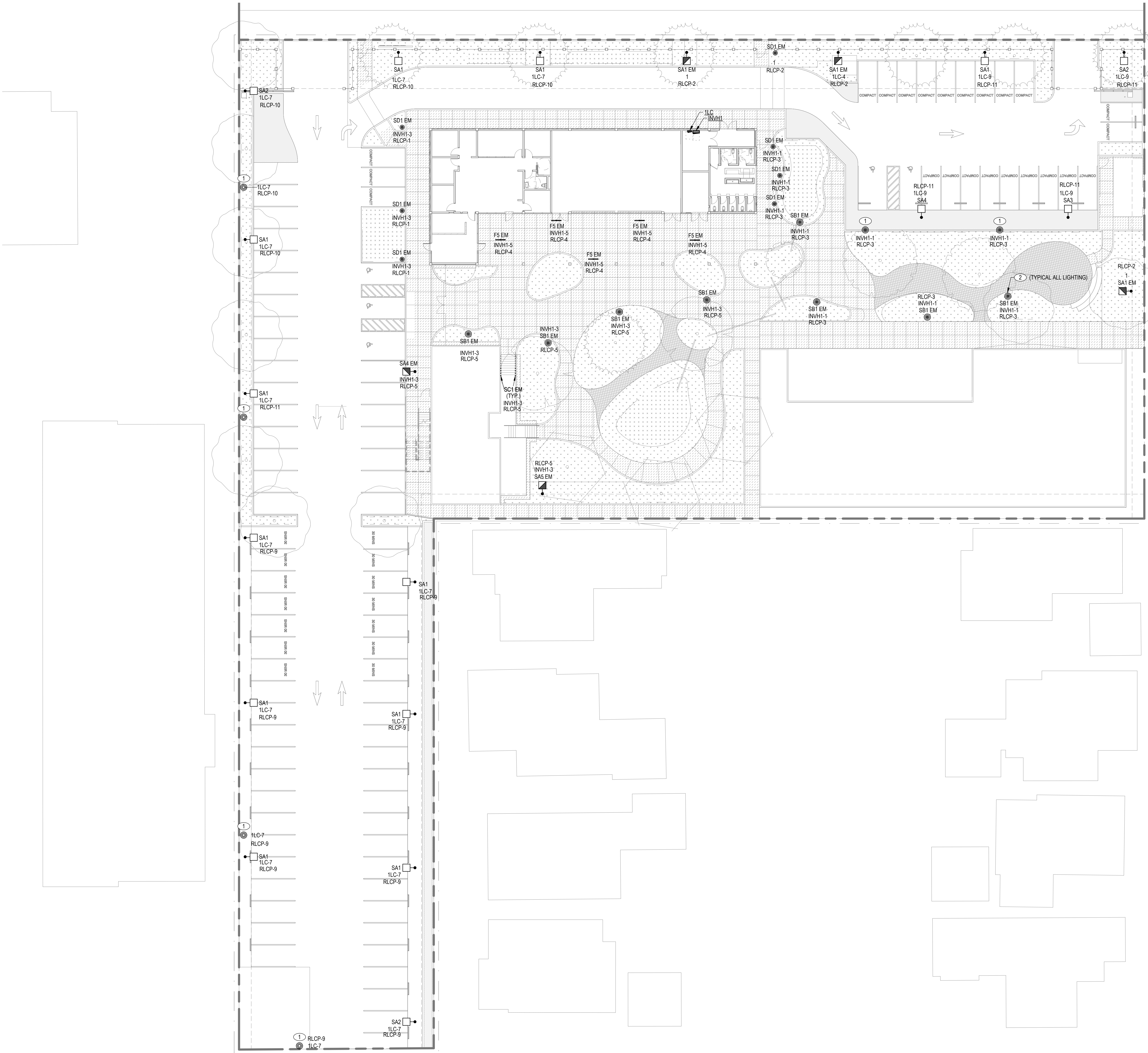
Description

BASIS OF DESIGN, SCHEDULE AND
CONTROL INTENT - LIGHTING

Scale

NOT TO SCALE

E0.005



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 ENCASEMENT 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 CONSTRUCTION WHERE REQUIRED FOR 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" C UNLESS NOTED OTHERWISE. EXTERIOR BUILDING MOUNTED LIGHTING AND SIGNAGES SHALL BE 2#8, 1#8 GND IN A 3/4" C 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.

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Job No.: 23US00398

△	Date	Description
	09/16/2024	100% CD

Seal / Signature

Project Name

ECS PHASE 2

Project Number

23US00398

Description

SITE LIGHTING PLAN

Scale

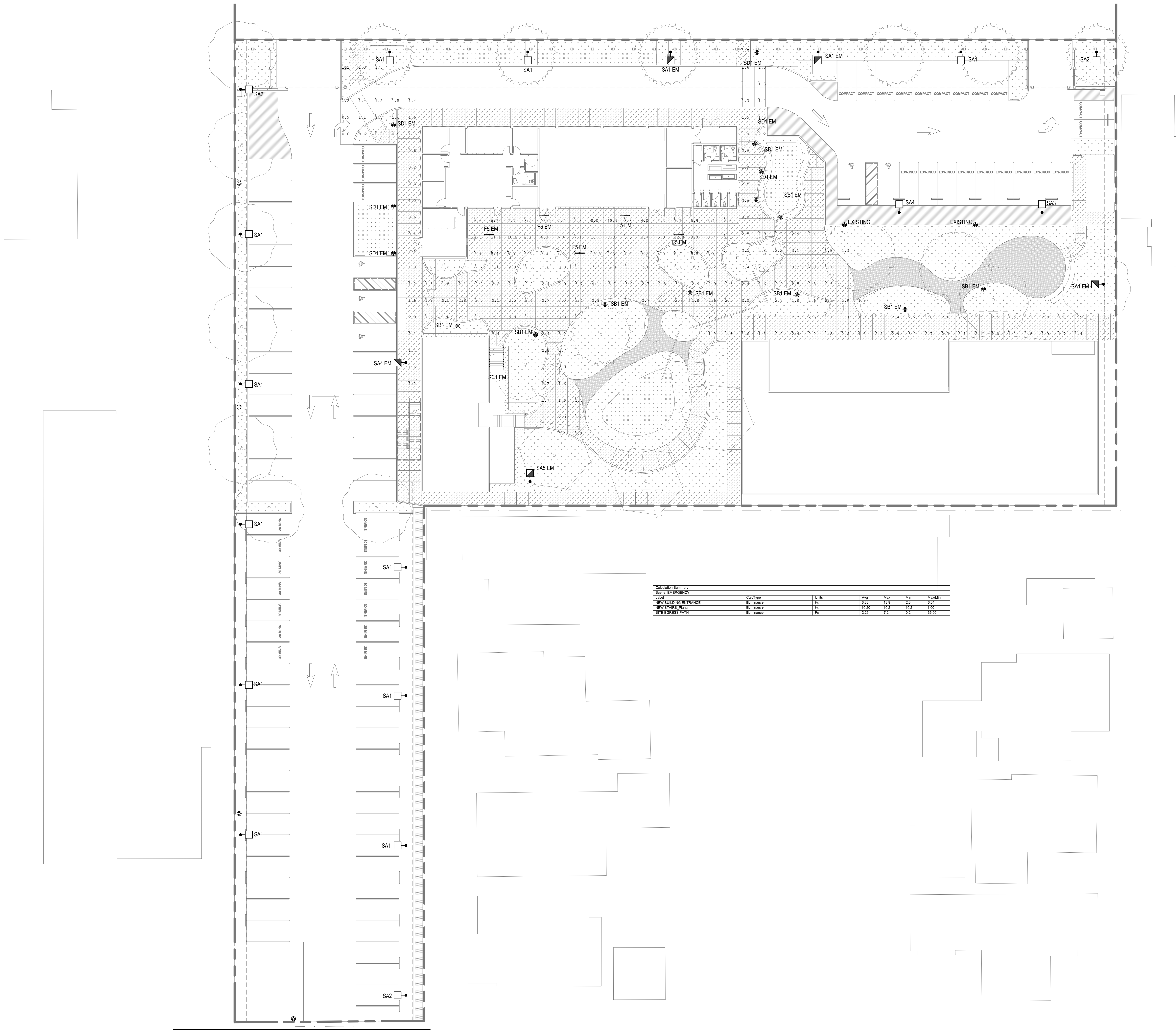
1/16" = 1'-0"

Ref North

E1.002

SITE LIGHTING PLAN

SCALE: 1/16" = 1'-0"



Calculation Summary						
Room: EMERGENCY						
Label	Calc Type	Units	Avg	Max	Min	Max/Min
NEW BUILDING ENTRANCE	Illuminance	Fc	8.33	13.9	2.3	6.04
NEW STAIRS_Planar	Illuminance	Fc	10.20	10.2	10.2	1.00
SITE EGRESS PATH	Illuminance	Fc	2.26	7.2	0.2	36.00

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

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09/16/2024	100% CD

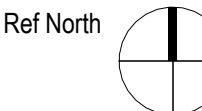
Seal / Signature

Project Name
ECS PHASE 2

Project Number
23US00398

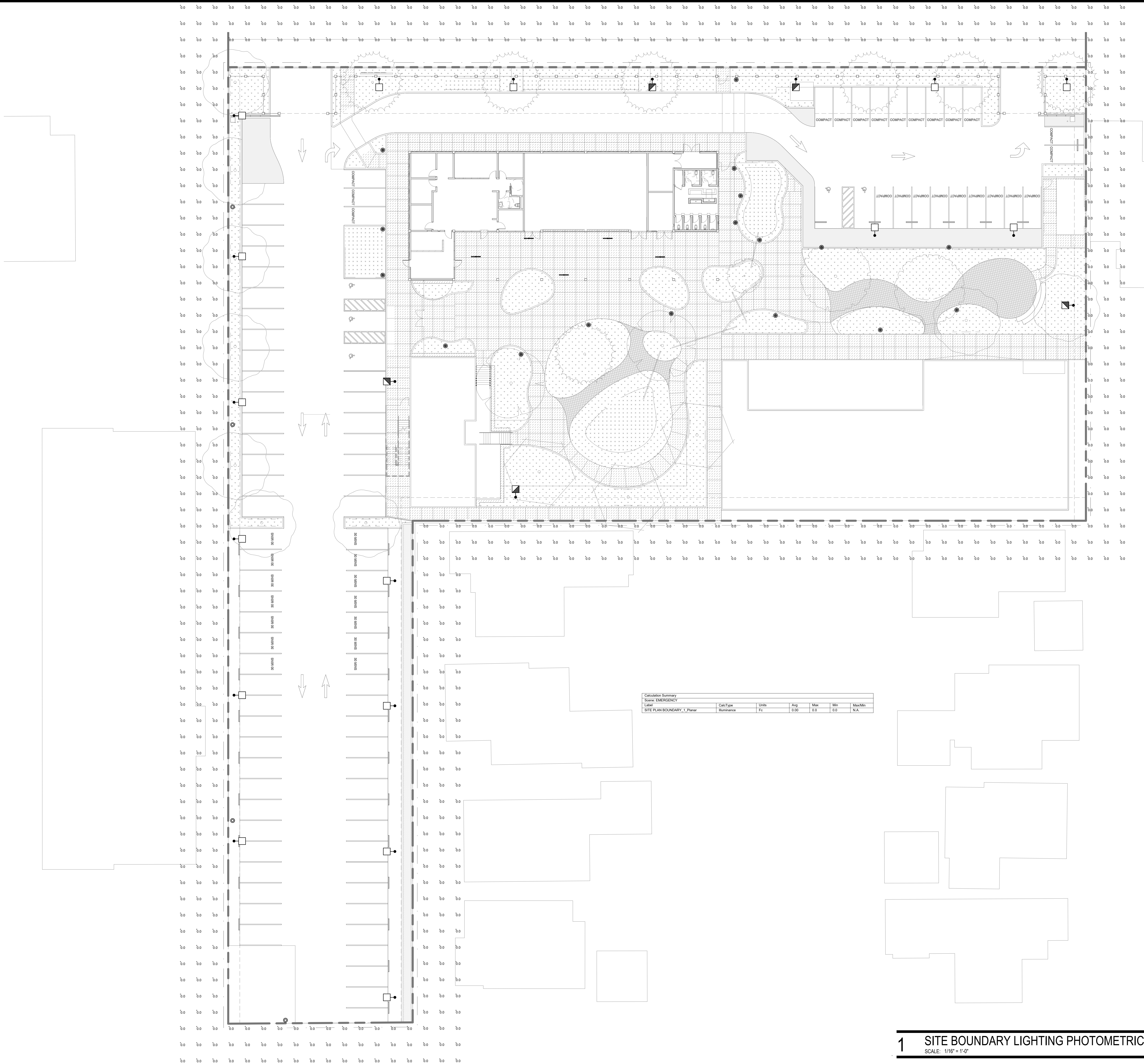
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**SITE LIGHTING EGRESS PATH
PHOTOMETRIC**

Scale
1/16" = 1'-0"



E1.003

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Calculation Summary						
Scene: EMERGENCY						
Unit	Calc Type	Units	Avg	Max	Min	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"

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△ Date	Description
09/16/2024	100% CD

Seal / Signature

Project Name

ECS PHASE 2

Project Number

23US00398

Description

SITE BOUNDARY LIGHTING
PHOTOMETRIC

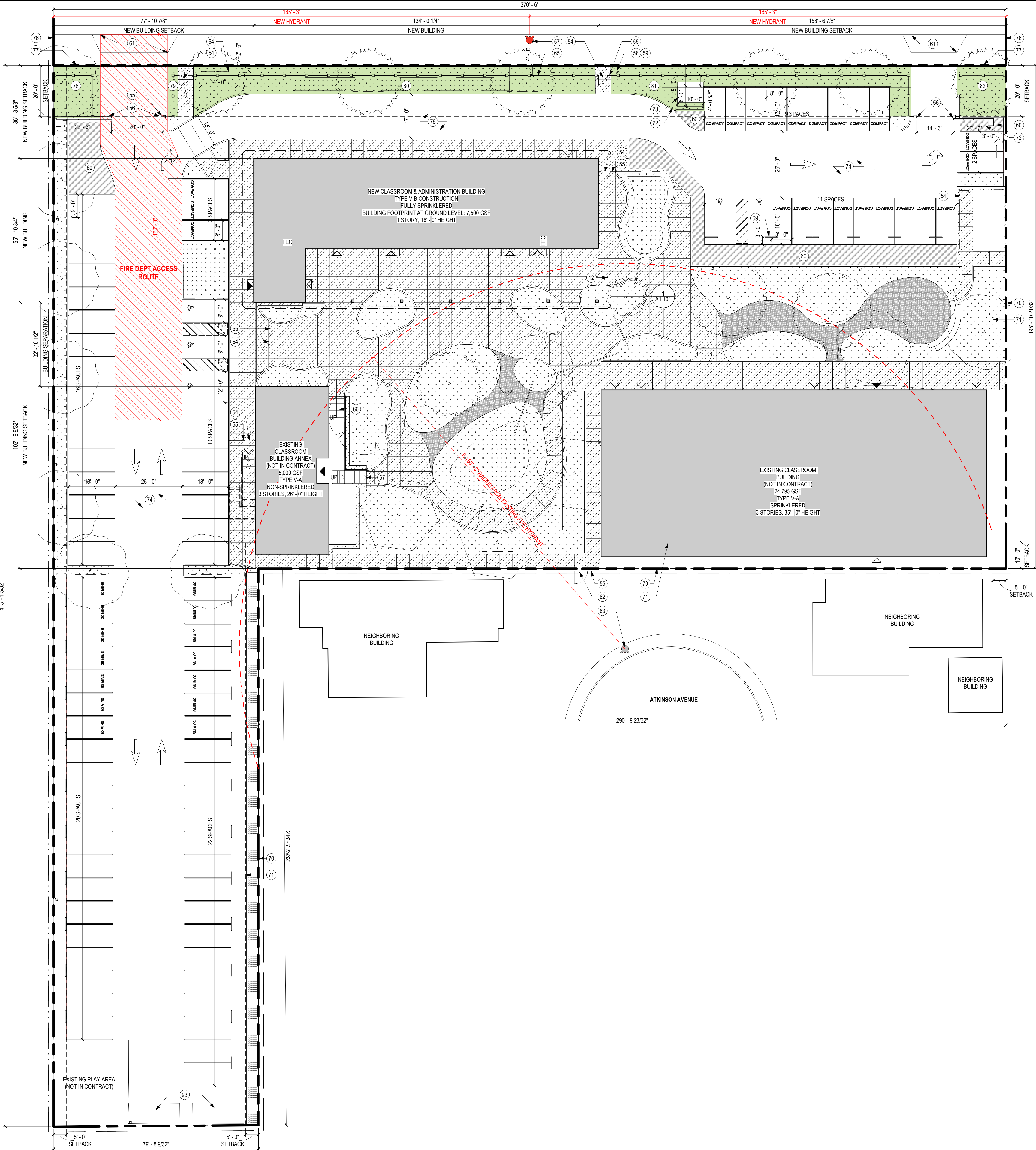
Scale

1/16" = 1'-0"

Ref North



E1.004



1 SITE PLAN - OVERALL
SCALE: 1/16" = 1'-0"

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)+(16'6) = 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*370.5) = 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

- LINE OF ROOF OVERHANG ABOVE
- NEW PEDESTRIAN GATE - SEE 05/A0.004
- PROVIDE KNOX BOX FOR FIRE DEPT ACCESS TO ADJACENT GATE
- NEW ELECTRICALLY OPERATED SLIDING GATE
- NEW FIRE HYDRANT
- EXISTING PIV
- EXISTING FDC
- NEW STRIPING
- EXISTING CURB CUT
- EXISTING FIRE DEPT ACCESS GATE
- EXISTING FIRE HYDRANT
- NEW FREESTANDING SIGN - SEE 08/A0.004
- NEW PERIMETER FENCE - SEE 01/A0.004
- NEW SITE STEPS
- EXISTING SITE STEPS
- NEW WHEEL STOP
- PROPERTY LINE
- SETBACK LINE
- NEW 4IN DIAMETER BOLLARD
- NEW TRANSFORMER PAD
- RETAIN AND RESTRIPE AREA OF EXISTING ASPHALT
- NEW ASPHALT DRIVE AISLE
- CONTINUATION OF PROPERTY LINE TO CENTERLINE OF RIGHT-OF-WAY PER SURVEY SHEET G0.101
- ROADWAY EASEMENT LINE PER SURVEY SHEET G0.101
- FRONT SETBACK LANDSCAPE AREA 1: 373 SF
- FRONT SETBACK LANDSCAPE AREA 2: 80 SF
- FRONT SETBACK LANDSCAPE AREA 3: 1,835 SF
- FRONT SETBACK LANDSCAPE AREA 4: 1,234 SF
- FRONT SETBACK LANDSCAPE AREA 5: 371 SF
- EXISTING SHIPPING CONTAINERS

FIRE DEPT LEGEND

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

GENERAL NOTES

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Date	Description
9/6/24	CUP MODIFICATION BACKCHECK 1

NOT FOR
CONSTRUCTION

Project Name

ECS PHASE 2

Project Number

005.2785.100

Description

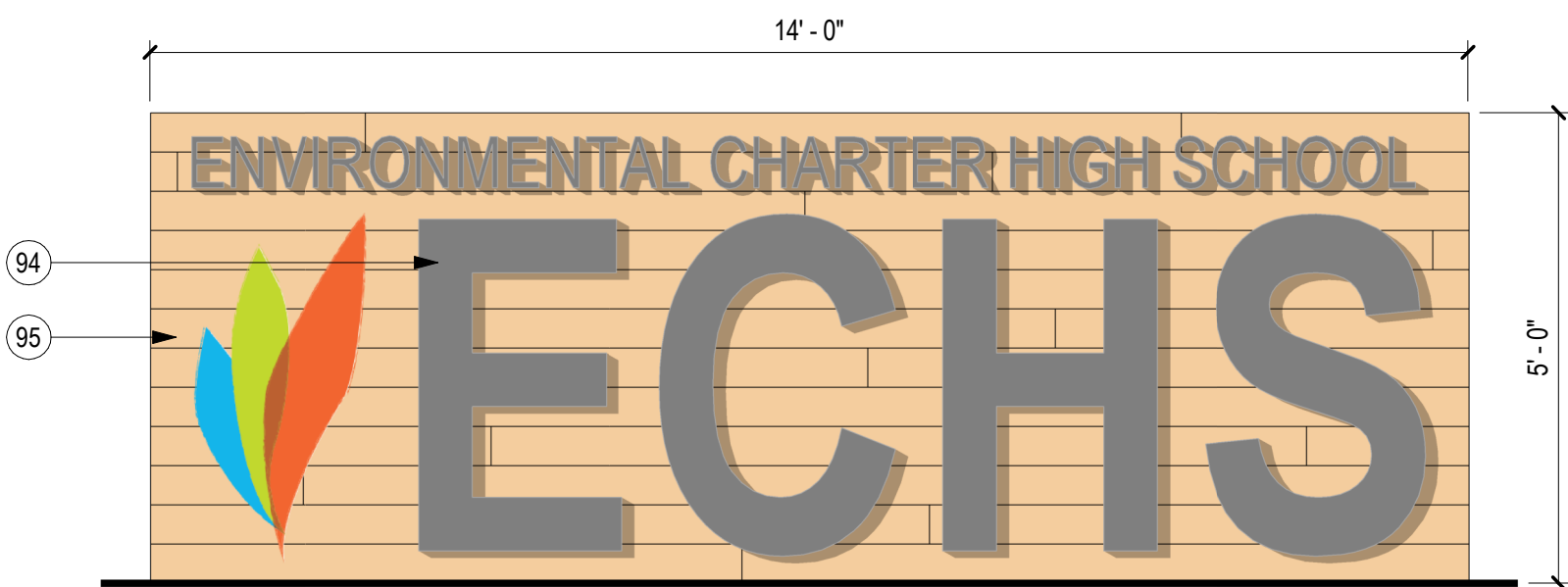
SITE PLAN

Scale

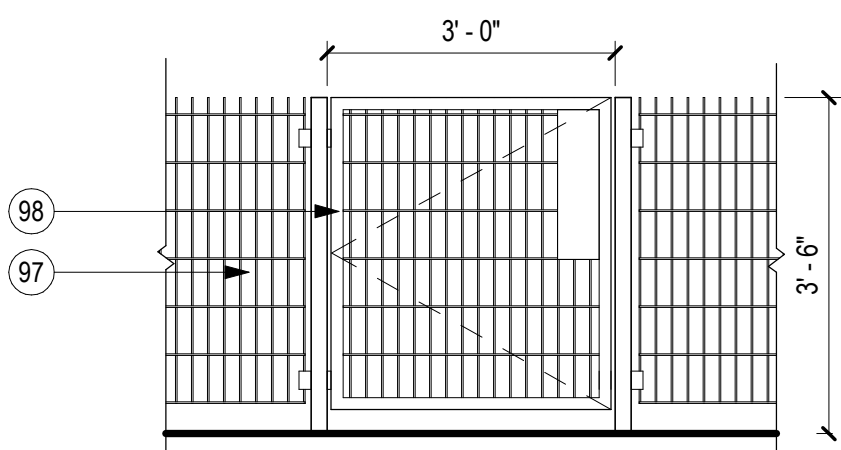
1/16" = 1'-0"

A0.001

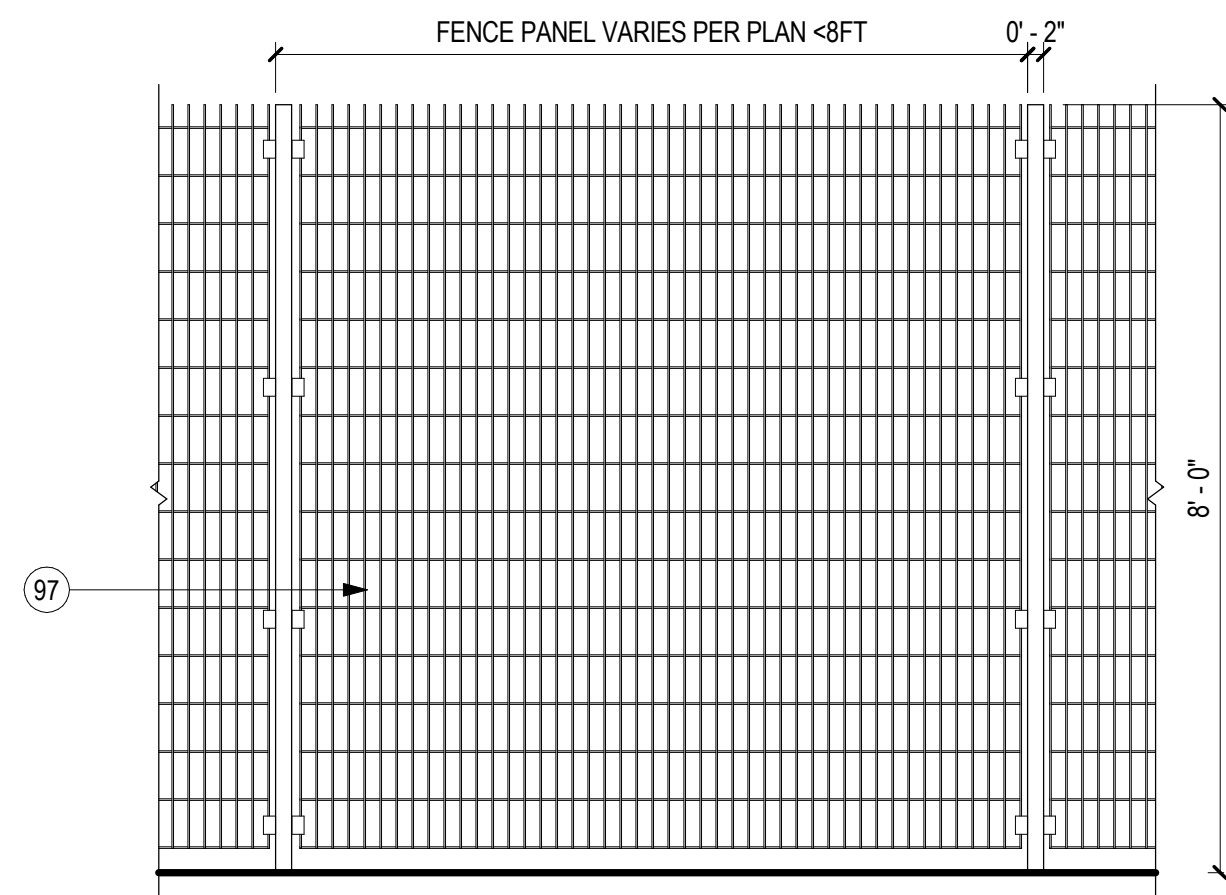
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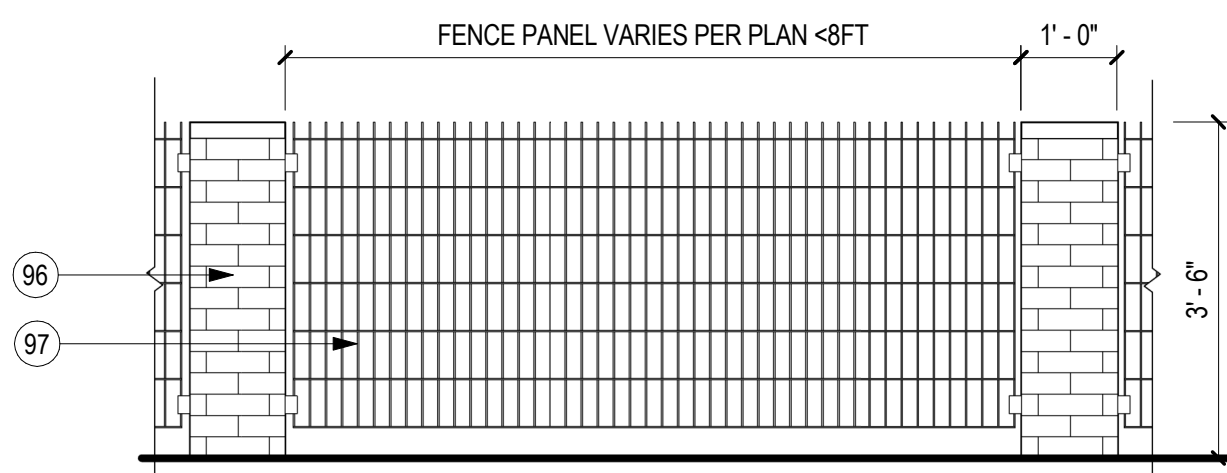
09 FREESTANDING STREET SIGNAGE
SCALE: 1/2" = 1'-0"



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"

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

GENERAL NOTES

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△	Date	Description
	9/6/24	CUP MODIFICATION BACKCHECK 1

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

EXTERIOR SHADES

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

CONCRETE FLOOR FINISH

CF-01	<div>DIVISION: 033543</div> <div>DESCRIPTION: POLISHED CONCRETE</div> <div>FINISH: POLISHED</div> <div>LOCATION: SEE FINISH PLANS</div>
CF-02	<div>DIVISION: 033590</div> <div>DESCRIPTION: SEALED CONCRETE</div> <div>FINISH: SEALED</div> <div>LOCATION: SEE FINISH PLAN</div>

STOREFRONT

SF-01	<div>DIVISION: 084313</div> <div>DESCRIPTION: ALUMINUM STOREFRONT ASSEMBLY</div> <div>MANUFACTURER (BASIS OF DESIGN): ARCADIA</div> <div>TYPE: AF6801T</div> <div>FINISH: CLEAR ANODIZED ALUMINUM</div> <div>LOCATION: REFER TO ELEVATIONS</div>
-------	--

EXTERIOR METAL COATING

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

WALL TILE

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

WALL BASE FINISH

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

PLASTIC LAMINATE FINISH

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

EXTERIOR PAINT FINISH

EP-01	<div>DIVISION: 099113</div> <div>DESCRIPTION: EXTERIOR PAINT</div> <div>MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS</div> <div>COLOR: CHARCOAL SMUDGE</div>
EP-02	<div>DIVISION: 099113</div> <div>DESCRIPTION: ECHS BLUE ACCENT</div> <div>MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS</div> <div>COLOR: TO MATCH PANTONE 298, CMYK 69-7-0-0</div> <div>FINISH: SATIN AT DOORS</div> <div>LOCATION: SCHEDULED DOORS</div>
EP-03	<div>DIVISION: 099113</div> <div>DESCRIPTION: ECHS GREEN ACCENT</div> <div>MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS</div> <div>COLOR: TO MATCH PANTONE 382, CMYK 29-0-100-0</div> <div>FINISH: SATIN AT DOORS</div> <div>LOCATION: SCHEDULED DOORS</div>
EP-04	<div>DIVISION: 099113</div> <div>DESCRIPTION: ECHS ORANGE ACCENT</div> <div>MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS</div> <div>COLOR: TO MATCH PANTONE WARM RED, CMYK 0-75-90-0</div> <div>FINISH: SATIN AT DOORS</div> <div>LOCATION: SCHEDULED DOORS</div>
EP-05	<div>DIVISION: 099113</div> <div>DESCRIPTION: EXTERIOR PAINT</div> <div>MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS</div> <div>COLOR: DEW340 WHISPER</div>
EP-06	<div>DIVISION: 099113</div> <div>DESCRIPTION: EXTERIOR GRADE CLEAR COAT WOOD FINISH</div> <div>MANUFACTURER (BASIS OF DESIGN): RUBIO MONOCOAT</div> <div>TYPE: DUROGRIT</div> <div>COLOR: GRASSLAND BEIGE</div> <div>LOCATION: EXTERIOR EXPOSED WOOD STRUCTURE</div>
EP-07	<div>DIVISION: 099113</div> <div>DESCRIPTION: EXTERIOR PAINT</div> <div>MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS</div> <div>COLOR: MATCH PANTONE 7523C</div> <div>NOTE: LIGHT BRICK COLOR</div> <div>LOCATION: EXTERIOR SIDING</div>
EP-08	<div>DIVISION: 099113</div> <div>DESCRIPTION: EXTERIOR PAINT</div> <div>MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS</div> <div>COLOR: MATCH PANTONE 876C</div> <div>NOTE: MID BRICK COLOR</div> <div>LOCATION: EXTERIOR SIDING</div>
EP-09	<div>DIVISION: 099113</div> <div>DESCRIPTION: EXTERIOR PAINT</div> <div>MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS</div> <div>COLOR: MATCH PANTONE 175C</div> <div>NOTE: DARK BRICK COLOR</div> <div>LOCATION: EXTERIOR SIDING</div>

INTERIOR PAINT FINISH

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

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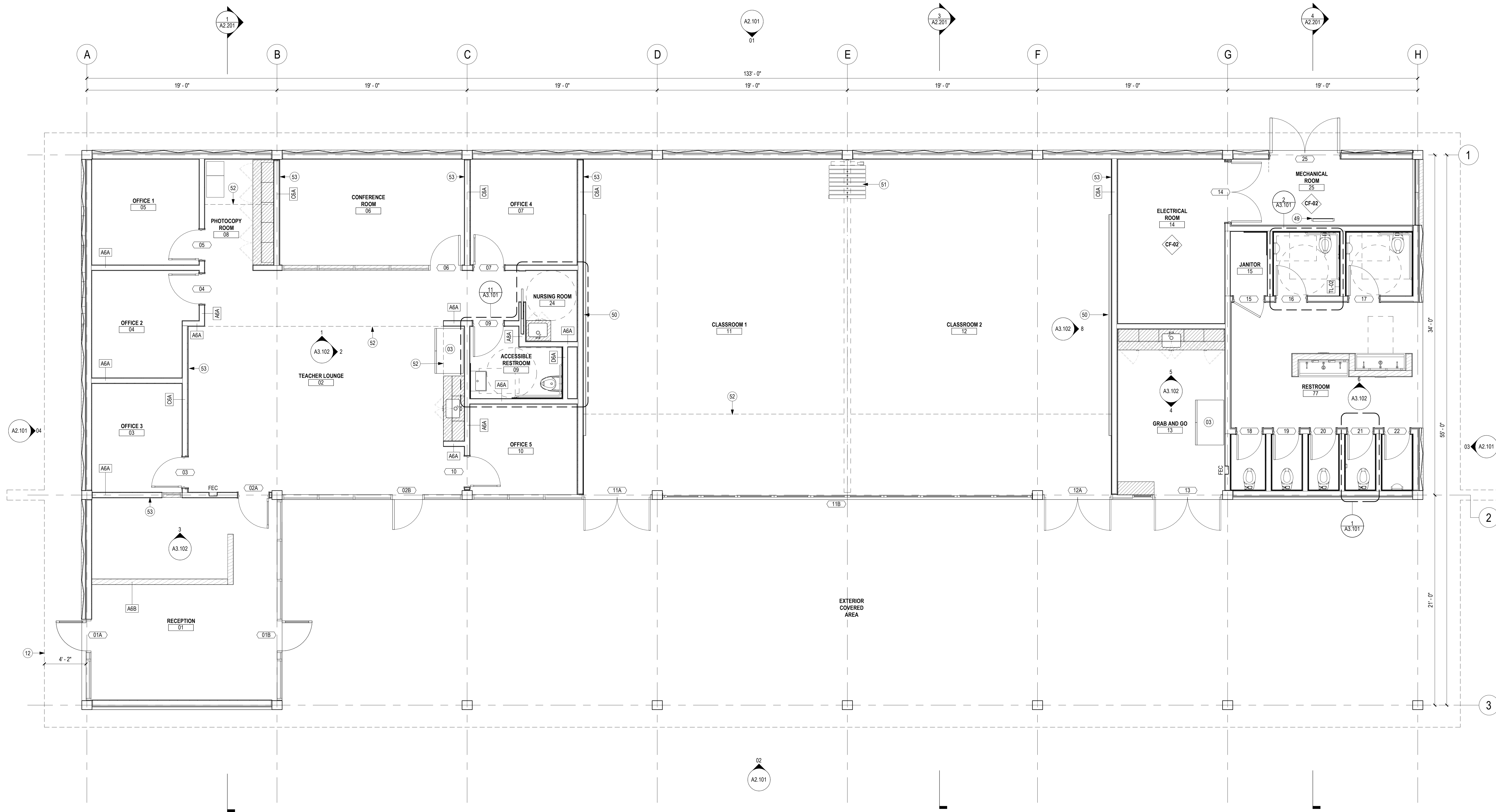
Date	Description
9/6/24	CUP MODIFICATION BACKCHECK 1

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 'AGA' UNLESS NOTED OTHERWISE. FURRED OUT PARTITIONS TO BE TYPE 'DGA' 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, SHELVE, 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 ACCURATED 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.

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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

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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Date	Description
9/6/24	CUP 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

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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 Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision.
- GC 5. The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the 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 Planning Commission 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.

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.

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

Farnaz Golshani-Flecher

Date



September 23, 2024

Dayana Nava
Planning Division, Community Development Department
City of Gardena
1700 W. 162nd Street
Gardena, CA 90247

RE: ENVIRONMENTAL CHARTER SCHOOL PARKING STUDY

To Ms. Nava:

Kimley-Horn and Associates, Inc. (Kimley-Horn) conducted a parking evaluation of the Environmental Charter School High School- Gardena (ECHS-G) at 2818 Manhattan Beach Blvd, Gardena, CA 90249 ("Study Area"), in support of ECS's proposed conditional use permit (CUP) modification and administrative adjustment to the onsite parking requirement. ECHS-G is pursuing a modification to their approved CUP that includes the removal of the existing church use from the property, the construction of a new classroom building and drive aisle at the front of the campus, and an administrative adjustment to permit the removal of 16 off-street parking spaces (109 stalls to 93 stalls). The proposed CUP modification does not seek to increase the number of students supported onsite (current approval is for 450 students). The purpose of the evaluation was to determine that the proposed off-street parking supports ECHS-G's anticipated parking demand.

BACKGROUND

Land Use and Zoning

The Environmental Charter School campus is designated as a Single-Family Residential land use in the City of Gardena's General Plan¹. The site is zoned as Single-Family Residential (R-1); private schools are conditionally allowed in R-1 zones.^{2,3} The Study Area is not located in a general plan overlay or zoning overlay.

Entitlements

The Study area has operated under CUP #219-68, an approved conditional use permit, for school and church uses for several years. The initial CUP was approved in 1968 via City Council approval. The administrative record attained is as follows:

- Resolution 769 Planning Commission recommending to the City Council application to expand existing church Sunday and elementary school use (350 enrollees, day school student body including pre-school), approved February 6, 1968.
- Resolution 4329 denying the appeal of the decision of the Planning and Environmental Quality Commission in the matter of modification to conditional use permit #219-68 to increase student enrollment from 510 to 540 students. (Approved June 25, 1996).

¹ City of Gardena, "General Plan & Zoning". *City of Gardena GIS*. October 11, 2023.

<https://cityofgardena.maps.arcgis.com/apps/webappviewer/index.html?id=d00dce8305304a68829a39dc9d700dac>

² City of Gardena, "General Plan & Zoning".

³ City of Gardena Municipal Code, Chapter 18: Zoning, Section 18.12.0300 Uses permitted subject to a conditional use permit.

- CUP #219-68 Modification (Reference #13-017) – approved to decrease the student enrollment (540 to 450 Students) and adjust grade levels (kindergarten through 12th grade) approved administratively per the conditions of approval (March 18, 2013).

The recent CUP modification adopted in 2013 (Reference #13-017), included conditions of approval pertaining to off-street parking. Condition #12 of the 2013 CUP modification required the applicant to provide designated off-street parking for all school employees, driving-age students, and church employees, as determined by the Director of Police. The CUP modification did not specify a parking requirement. Therefore, it is assumed that the current city parking standards apply unless a parking demand study is provided to justify alternative parking standards.

One hundred and nine (109) off-street parking spaces are currently provided between two onsite lots (see **ATTACHMENT 1: DEMOLITION SITE PLAN**). The western lot, which serves as the school's primary parking lot, provides 84 parking spaces. This lot is used as the primary pick-up and drop-off point for students. The eastern lot, which serves as a secondary lot, provides 25 spaces. This lot serves a secondary pick-up and drop-off point for students. Five ADA compliant stalls are provided between the two lots; three are in the west lot, with the remaining two in the eastern lot. Nine parking stalls in the eastern lot are compact parking stalls. See **TABLE 1: MUNICIPAL CODE OFF-STREET PARKING REQUIREMENT**.

PARKING REQUIREMENTS

The City of Gardena's Municipal Code (GMC) calculates required parking by the number of classrooms provided. Middle schools (Grade 9) are required to provide two parking spaces per classroom.⁴ High schools (Grades 10-12) are required to provide six parking spaces per classroom.⁵ ECS-G's current parking requirements, per the GMC, is 116 stalls. See **TABLE 1: MUNICIPAL CODE OFF-STREET PARKING REQUIREMENT**.

The proposed modification to the existing facilities would remove two classrooms from the last CUP Modification in 2013 (22 classrooms to 20 classrooms). The two classrooms removed serve the high school grades (10th-12th grades). The reduction in high school classrooms would decrease the code required parking requirement by 12 spaces, decreasing the total spaces required from 116 to 104. Ninety-three (93) parking spaces are proposed as part of the CUP modification and administrative adjustment. As proposed, ECHS-G would be deficient 11 parking stalls under the GMC. The GMC allows for an administrative adjustment up to 15% of code required off-street parking (16 stalls).⁶ ECS-G is applying for a 12% reduction in required parking (11 stalls).

⁴ City of Gardena Municipal Code, Section 18.40.040- Off-Street Parking and Loading.

⁵ City of Gardena Municipal Code, Section 18.40.040- Off-Street Parking and Loading.

⁶ City of Gardena Municipal Code, Section 18.50.020- Administrative Adjustments.

TABLE 1 MUNICIPAL CODE OFF-STREET PARKING REQUIREMENT						
Entitlement No.	Classrooms	Parking Ratio	Spaces Required by Classroom Type	Total Spaces Required	Spaces Provided	Delta
CUP #219-68 Modification #4- 2013	18 ¹	6 spaces per classroom ¹	108	116	109	-7 (6%)
	4 ²	2 spaces per classroom ²	8			
CUP #219-68 Modification #5- 2024	16 ¹	6 spaces per classroom ¹	96	104	93	-11 (11%)
	4 ²	2 spaces per classroom ²	8			

1. High school classrooms, Grades 10-12.
2. Middle school classroom, Grade 9.

As previously noted, ECHS-G is not increasing its student population in the proposed CUP modification. Rather, ECHS-G is improving its site via the construction of two new classrooms, to better serve its existing student population. Therefore, it is reasonable to conclude that the proposed demolition of new two existing classrooms will not result in an increased parking demand if the student population does not increase. An increase in the shortage of onsite parking of less than 1% will result between the current provided parking and the proposed CUP modification using the city's parking ratio.

ANALYSIS

Parking

To determine if the proposed 93 parking stalls (see **ATTACHMENT 2: PROPOSED SITE PLAN**) are adequate to support the project, a parking utilization study of current conditions was conducted by Kimley-Horn on January 24, 2024. The parking counts were conducted at the beginning and end of a school day to capture typical peak onsite traffic and parking volumes.

As shown in **TABLE 3: CURRENT ECHS-G PARKING DEMAND**, observed parking demand was significantly below the supplied 109 spaces. Parking occupancy varied between 7.1% and 38.1% during morning drop-off and 23.0% and 35.4% during afternoon pick-up. Notably, 95.6% of vehicles observed were parked for greater than 30 minutes. The low percentage of vehicle turnover suggests most vehicles parking onsite belong to permitted staff and faculty. The current parking supply of 109 stalls far exceeds the parking demand onsite.

TABLE 3 CURRENT ECHS-G PARKING DEMAND		
	Student Drop-off (7:30 AM- 9:00 AM)	Student Pick-up (3:00 PM- 4:00 PM)
Parking Inventory	109	109
Average Occupied Spaces	29	55
Average Available Spaces	80	54
Occupancy Rate	26.6%	50.5%
Turnover Rate (<30 minutes onsite)	6.5%	32.6%

To account for the projected increase in parking demand because of the increase in driving age population, school administrators surveyed students at ECHS-G's sister campuses in Inglewood and Lawndale to determine commuting characteristics of the 12th grade student population. As shown in **TABLE 4: ECHS COMMUTING CHARACTERISTICS**, only 10% of eligible students (12th grade students) at Environmental Charter School-Inglewood and Environmental Charter School-Lawndale report driving a vehicle to school. Of the 450 students eligible to attend ECHS-G, one-quarter of the students (approximately 112) are 12th graders. Assuming 10% of 12th grader students drive to school, it is anticipated that twelve (12) parking spaces will be required to accommodate future student parking. Kimley-Horn observed similar commuting characteristics as were reported at ECHS's Inglewood and Lawndale campuses. Approximately 58% of students who were observed entering and exiting the school were observed walking or biking. Approximately 42% of students were observed entering or exiting a vehicle. This distribution is generally consistent with ECHS-G's sister campuses, therefore, anticipating 12 additional parking spaces for 12th grade student use is consistent. See **TABLE 5: ECHS-G OBSERVED COMMUTING CHARACTERISTICS** for a summary of Kimley-Horn's observations.

TABLE 4 ECHS COMMUTING CHARACTERISTICS SURVEY	
Means of Transportation	Percentage
Walk/bike/public transportation	40%
Get a ride from a family member	50%
Carpool/Drive to school	10%

TABLE 5 ECHS-G OBSERVED COMMUTING CHARACTERISTICS	
Means of Transportation	Percentage
Walk/bike/public transportation	58%
Get a ride from a family member	42%
Carpool/Drive to school	0%

The addition of 12 parking spaces to the observed utilization results in a 15.2% increase in utilization during the morning and a 17.9% increase in utilization during the afternoon as shown in **TABLE 6: FUTURE ECHS-G PARKING DEMAND**. The projected increase in utilization does not exceed the proposed parking supply, however. The actual peak parking demand, when the proposed parking rates are applied, is 67 parking spaces (68% proposed utilization). A surplus of 26 parking stalls, 26% of the parking supply, would be available under the projected condition.

TABLE 6 FUTURE ECHS-G PARKING DEMAND		
	Student Drop-off (7:30 AM- 9:00 AM)	Student Pick-up (3:00 PM- 4:00 PM)
Parking Inventory	93	93
Anticipated Average Occupied Spaces	41	67
Anticipated Average Available Spaces	51	25
Anticipated Occupancy Rate	44.1%	72.0%

Parking Management

ECHS-G's onsite parking is controlled through rigid parking management enforcement mechanisms. Onsite parking is limited to permit holders; onsite parking permits are only issued to staff, faculty, and visitors. Additionally, ECHS-G's parking enforcement management program does not permit unaffiliated persons to park on the school premises. Striping denotes faculty and visitor parking spaces. ECHS-G will maintain its current parking management enforcement program as part of the CUP modification. These systems allow ECHS-G to adapt to changing parking demand requirements among faculty, staff, and students and to maintain an acceptable parking utilization rate within its parking inventory.

Circulation

ECHS-G currently utilizes the northern portion of the school's western lot for pick-up and drop-off. Traffic is directed approximately 200' south through the drive aisle and redirected north through a series of cones for pick-up and drop-off by ECHS-G parking monitors. Students are loaded and unloaded from vehicles as they travel north within the drive aisle. The current circulation pattern does not efficiently move traffic through the queue. Vehicles were observed stacking onto Manhattan Beach Blvd. because of the pick-up/drop-off queue. ECHS-G is proposing the construction of an approximately 215' dedicated drive aisle parallel to Manhattan Beach Blvd. to improve onsite circulation. The addition of the drive aisle and restriping of the western lot will result in approximately 715' linear feet (an increase of 315') to support pick-up and drop-off operations. The change in circulation will eliminate ECHS-G traffic spillover onto Manhattan Beach Blvd., optimizes queuing operations during peak periods, and improves the onsite circulation efficiency (see **ATTACHMENT 3: ONSITE CIRCULATION**).

Parking and Circulation Management

During Pick-Up and Drop-Off Times, vehicular traffic traveling east on Manhattan Beach Blvd. will enter the re-designed parking lot at the project's existing curb cut. ECHS-G will manage pick-up and drop-off operations with parking monitors. Parking monitors will direct traffic onto the property at the western lot, moving them approximately 225' feet south. Vehicles will be directed to a turnaround point at the visitor parking stalls and redirected north along the drive aisle (see **ATTACHMENT 3: ONSITE CIRCULATION**). ECHS-G staff will ensure visitor stalls are clear and the turnaround is navigable prior to pick-up and drop-off times. Traffic will be directed to enter the new drive aisle parallel to Manhattan Beach Blvd., where students will load and unload from vehicles. Vehicular traffic will be directed to continue along the new drive aisle, through the eastern lot, and exit on Manhattan Beach Blvd. See **ATTACHMENT 3: ONSITE CIRCULATION** for the proposed traffic pattern.

Outside of pick-up and drop-off hours, traffic will navigate within the western lot's drive-aisle. Visitor and employee traffic will park in the western lot. Permitted vehicles (e.g., ECHS-G staff) will park in the eastern lot. The eastern lot will be accessible via the proposed drive aisle that runs parallel to Manhattan Beach Blvd. All vehicles will exit the site from the curb cut at the eastern lot. ECHS-G staff will monitor both lots for registered parking permits. Unregistered vehicles will be noticed and reported to ECHS-G administrators for remedial action.

CONCLUSION

The CUP modification proposes 93 off-street parking spaces and a redesigned drive aisle parallel to Manhattan Beach Blvd. Importantly, no increase in the allowed student population is proposed as part of the CUP modification. The proposed parking ratio is supported by ECHS-G's observed low parking utilization and rigid parking enforcement management program. Therefore, since the forecasted parking demand can be satisfied through the proposed parking supply, it is requested that the proposed parking

supply be considered adequate as pertains to the application for a modification to Conditional Use Permit #219-68.

Sincerely,

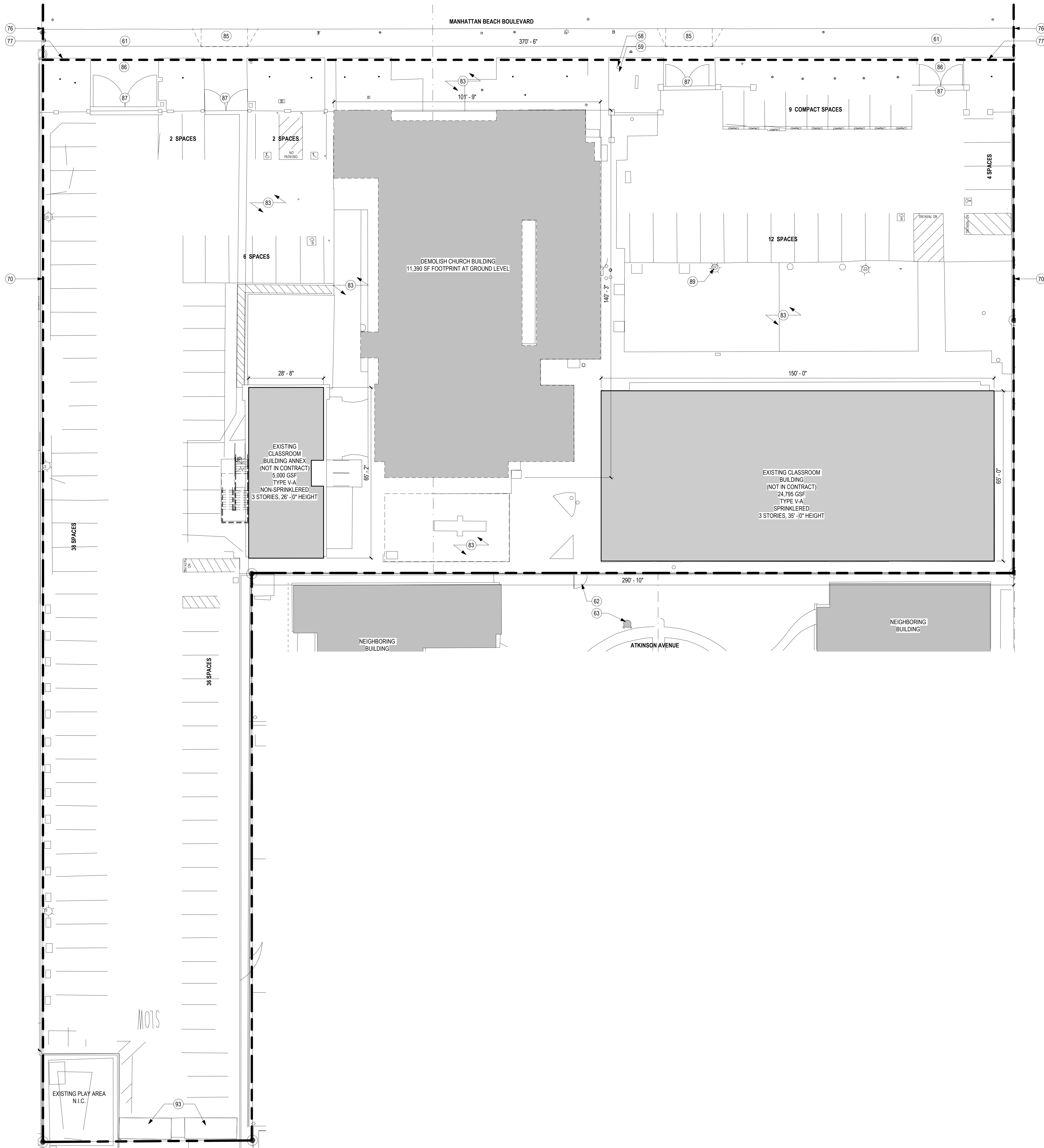
A handwritten signature in black ink, appearing to read 'D. Arnaiz', with a stylized flourish at the end.

Damian Arnaiz, AICP

Attachments: Attachment 1: Demolition Site Plan
Attachment 2: Proposed Site Plan
Attachment 3: Onsite Circulation

ATTACHMENT 1

9/20/2024 11:35:05 AM Autodesk Docs\\005.2785.100 ECS Gardena\\Architecture - 05.2785.100 - ECS Phase 2.rvt



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

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	CUP 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
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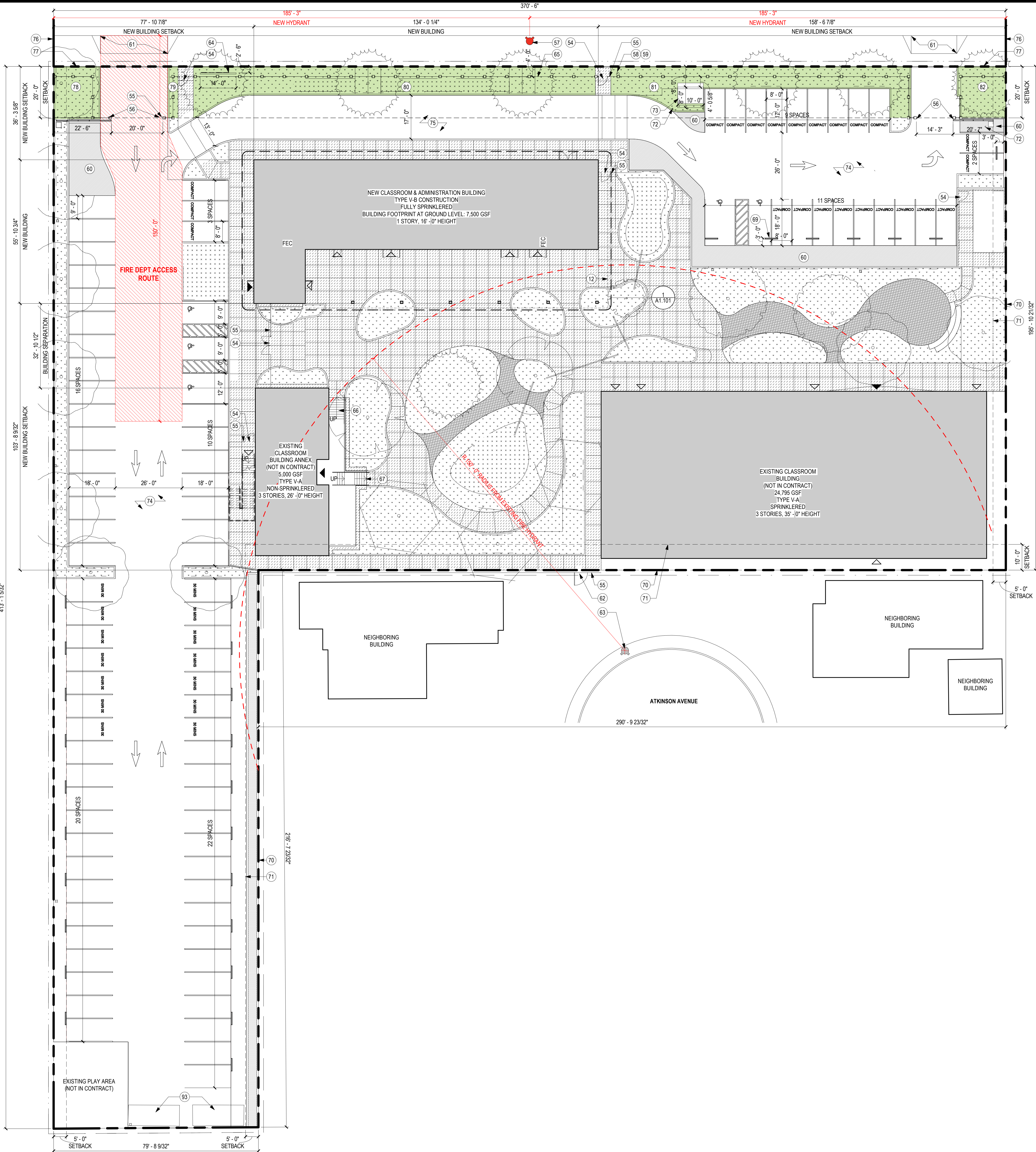
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1 SITE PLAN - DEMOLITION

SCALE: 1/16" = 1'-0"

ATTACHMENT 2



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)+(16'6) = 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*370.5) = 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

- LINE OF ROOF OVERHANG ABOVE
- NEW PEDESTRIAN GATE - SEE 05/A0.004
- PROVIDE KNOX BOX FOR FIRE DEPT ACCESS TO ADJACENT GATE
- NEW ELECTRICALLY OPERATED SLIDING GATE
- NEW FIRE HYDRANT
- EXISTING PIV
- EXISTING FDC
- NEW STRIPING
- EXISTING CURB CUT
- EXISTING FIRE DEPT ACCESS GATE
- EXISTING FIRE HYDRANT
- NEW FREESTANDING SIGN - SEE 08/A0.004
- NEW PERIMETER FENCE - SEE 01/A0.004
- NEW SITE STEPS
- EXISTING SITE STEPS
- NEW WHEEL STOP
- PROPERTY LINE
- SETBACK LINE
- NEW 4IN DIAMETER BOLLARD
- NEW TRANSFORMER PAD
- RETAIN AND RESTRIPE AREA OF EXISTING ASPHALT
- NEW ASPHALT DRIVE AISLE
- CONTINUATION OF PROPERTY LINE TO CENTERLINE OF RIGHT-OF-WAY PER SURVEY SHEET G0.101
- ROADWAY EASEMENT LINE PER SURVEY SHEET G0.101
- FRONT SETBACK LANDSCAPE AREA 1: 373 SF
- FRONT SETBACK LANDSCAPE AREA 2: 80 SF
- FRONT SETBACK LANDSCAPE AREA 3: 1,835 SF
- FRONT SETBACK LANDSCAPE AREA 4: 1,234 SF
- FRONT SETBACK LANDSCAPE AREA 5: 371 SF
- 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
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Gensler

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

Date	Description
9/6/24	CUP 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

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1 SITE PLAN - OVERALL

SCALE: 1/16" = 1'-0"

ATTACHMENT 3



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