PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, March 4, 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.

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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 February 4, 2025
   2025_02_04 PEQC Minutes - 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 **Resolution No. PC 3-25:** Approving 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.

   Staff Report

   - Attachment A - PC Resolution 3-25
   - Attachment B - Planning Commission Agenda Packet, dated February 20, 2024
   - Attachment C - Planning Commission Agenda Packet, dated April 16, 2024
   - Attachment D - Planning Commission Agenda Packet, dated July 16, 2024
   - Attachment E - Planning Commission Agenda Packet, dated October 1, 2024
   - Attachment F - Planning Commission Agenda Packet, dated January 7, 2025
   - Attachment G - Planning Commission Agenda Packet, dated February 4, 2025

7. **PUBLIC HEARING ITEMS**

   7.A **ENVIRONMENTAL ASSESSMENT #18-24, CONDITIONAL USE PERMIT #8-24**
   A request for a conditional use permit to operate an amusement arcade, pursuant to Section 18.32.030.H of the Gardena Municipal Code, within an existing tenant space at 1425 West Artesia Boulevard, located in the General Commercial (C-3) zoning district.

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 15301, as an existing facilities project and Section 15061(b)(3).
APPLICANT: Wawa Claw LLC (Representative: Matthew Chi)
LOCATION: 1425 West Artesia Boulevard, Ste 23 (APN: 6106-034-001)

Staff Report

- Resolution (CUP #8-24)
- Exhibit A - Project Plans
- Exhibit B -Conditions of Approval (CUP #8-24)

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 March 18, 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 28th day of February 2025.

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

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, February 4, 2025

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order at 7:00 PM on Tuesday, February 4, 2025, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

PARTICIPATE BEFORE THE MEETING by emailing the Planning Commission at publiccomment@cityofgardena.org by 5:00 PM on the day of the meeting and write "Public Comment" in the subject line.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:01 PM

2. PLEDGE OF ALLEGIANCE

Chair Deryl Henderson led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Deryl Henderson; Vice-Chair Ronald Wright-Scherr; Commissioner Jules Kanhan; Commissioner Steve Sherman and Commissioner Stephen P. Langley. Employees present: Director of Community Development Greg Tsujiuchi; Community Development Manager Amanda Acuña; Assistant City Attorney Lisa Kranitz; and Planning Assistant Kevin La.

4. APPROVAL OF MINUTES

4.A December 3, 2024

MOTION: It was made by Vice-Chair Wright-Scherr and seconded by Chair Henderson to approve the minutes of the meeting on December 3, 2024:

The motion was passed by the following roll call vote:
Ayes: Wright-Scherr, Henderson, Sherman, Langley and Kanhan
Noes: None
Absent: None

4.B January 7, 2025

MOTION: It was made by Commissioner Langley and seconded by Vice-Chair Wright-Scherr to approve the minutes of the meeting on January 7, 2025:

The motion was passed by the following roll call vote:
Ayes: Langley, Wright-Scherr, Kanhan, Sherman, and Henderson
Noes: None
Absent: None

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido asked if any members of the public wished to speak to the Planning Commission.

1) Michael Brown, business owner spoke on the possibility of transferring his Conditional Use Permit for alcohol sales and Tobacco License to a new location for his cigar lounge due to an increase in rental costs.

   Director Tsujiuchi reminded the Commissioners that the subject is not an agendize item and therefore cannot be discussed. Ms. Acuña noted for the record that Mr. Brown made a written comment to the Planning Commission, and a copy of that comment was provided to each Commissioner, with copies also made available for the public.

2) Abbi Rahim expressed his appreciation for pickleball and its benefits to the Gardena community. He would like to see a pickleball program geared toward the youth and seniors.

   Chair Henderson asked Director Tsujiuchi to inform the Recreation Department about additional programs.

3) Alex Lee, spoke about his family's pickleball business, Dink House Los Angeles, located at 1495 W. 139th Street. He mentioned that the business had been shut down, and fines would be enforced if they continued to operate without the necessary permits. He requested a temporary allowance to operate while they work on obtaining the correct city permits and licenses required for their business.

4) Victor Joseph, a resident of Gardena shared his experience with pickleball and his interaction with Dink House. He requested that the business be allowed to remain open until it complies with city requirements.

   Chair Henderson inquired whether all relevant information could be forwarded to the Recreation Department. Also wants to ensure that the business is operating legally within the city.

   Chair Henderson also recommended that Mr. Brown's issue be presented to the City Council. Director Tsujiuchi informed the Commission that, by law, a Conditional Use Permit (CUP) is tied to the land, which is mandated by State law. Chair Henderson recalled that an ordinance had been previously prepared to address new cigar lounges. Assistant City Attorney Kranitz clarified that while cigar lounges are permitted, a Conditional Use Permit is necessary to open a new cigar lounge within the city. She explained that Mr. Brown's cigar lounge was established prior to this requirement, and at a new location they would be subject to obtaining a CUP for the use of a new cigar lounge. She confirmed that state law mandates a CUP is associated with the land.

6. OTHER ITEMS

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

As requested by the Planning Commission at the January 7, 2025, meeting, staff presented an update report on the Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

Planning Assistant Kevin La presented the Staff Report regarding the appellant's construction progress and final inspections to ensure compliance with the conditions of Site Plan Review #4-15. This progress report was requested by the Planning Commission during their meeting on January 7, 2025.

Community Development Director Greg Tsujiuchi, Community Development Manager Amanda Acuña and Assistant City Attorney Lisa Kranitz were present to answer any questions.

Mr. La reviewed a list of actions taken from August 26, 2015, to October 1, 2024, and provided a progress report from January 7, 2025, to February 3, 2025, as displayed on the screen. He noted that on February 3, 2025, a building inspection was conducted to update accessible parking and restriping; however, the inspection did not pass due to the property not displaying a required ADA parking sign. Mr. La also shared photographs of the property improvements.

The Planning Commission was asked to review the report on the progress the property owner has made and decide whether to uphold the Director’s decision to revoke Site Plan Review #14-15.

STAFF RECOMMENDATION:
Staff is recommending to the Planning Commission to:

- Receive the progress report from staff;
- 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; and
- Find that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321

Mr. La informed the Commissioners that both staff and the contractor for the property were available to answer any questions.

Director Tsujiuchi added that it appears the applicant has met all the conditions outlined by the Planning Commission, except for the ADA sign. Therefore, it is staff's recommendation that the conditions have been met. City Attorney Lisa Kranitz mentioned that if the Planning Commission agrees, they should not approve the resolution but instead request that staff prepare a resolution to approve the applicant's appeal, which would be presented at the next meeting.

Chair Henderson expressed satisfaction that the construction was finally completed after 10 years. City Attorney Lisa Kranitz inquired if the motion was to direct staff to bring forth a resolution to approve the applicant's appeal. Chair Henderson confirmed his agreement.

MOTION: It was made by Commissioner Langley and seconded by Vice-Chair Wright-Scherr to Direct City Staff to bring forth a Resolution to Approve the Applicant's Appeal:

The motion was passed by the following roll call vote:
Ayes: Langley, Wright-Scherr, Sherman, Kanhan, and Henderson
Noes: None
Absent: None

7. PUBLIC HEARING ITEMS

7.A Environmental Assessment #9-21 (SCH 2023060263), Specific Plan #1-23, Site Plan Review #5-21, and Development Agreement #1-21

The Planning Commission will consider a recommendation to the City Council on the Applicant's requests for the following entitlements for the redevelopment of approximately 6.3 acres of land:

Specific Plan (SP #2-21): Adoption of the 1450 Artesia Specific Plan to provide new zoning and development standards to allow the redevelopment of 6.3 acres with a mixed-use commercial/industrial development consisting of a 268,000 gross square foot (GSF) building with an approximate height of 75 feet. The project will feature self-storage (186,000 GSF, 1,480 units), industrial

- warehousing (72,000 GSF, 10 loading docks), and office/retail space (10,000 GSF mezzanine);

Site Plan Review (SP #5-21): approving the physical design of the development;

- **Development Agreement (DA #1-21):** between the City and developer that guarantees the right to build the development as set forth in this Specific Plan for a period of 10 years and provides community benefits to the City including monetary contribution and space to hold community events.

Administrative Approval
Lot Merger (LM #1-21): to merge six lots into one single parcel for the site development.
Environmental Consideration:
Approval of these items requires certification of an Environmental Impact Report (EA # 9-21), adoption of a Mitigation Monitoring and Reporting Plan, and a Statement of Overriding Considerations.
Project Location: 1440, 1450, 1462, 1472 Artesia Boulevard, (APN: 6106-036-010, -012, -034, -035, -036, -037)
Project Applicant: 1450 Artesia Acquisition Company LLC (Representative: Brian Sorensen)

Community Development Manager Amanda Acuña presented the Staff Report and overview of the Environmental Assessment #9-21 (SCH 2023060263), Specific Plan #1-23, Site Plan Review #5-21, and Development Agreement #1-21, located at 1450 Artesia Boulevard.

Community Development Director Greg Tsujiuchi and Assistant City Attorney Lisa Kranitz were present to answer any questions.

Ms. Acuña presented a PowerPoint presentation that included the following information, along with photographs of the subject property: Property Location and Acreage Breakdown: The property located at 1450 Artesia Boulevard consists of a 6.33-acre lot, which is made up of six parcels: 1450 Artesia, parcel 6106-036-034, 1440, 1452, 1462, and 1472 Artesia Boulevard. Existing Structures: A list of existing structures was provided, indicating their types of use. It was noted that one of the structures is residential and currently vacant. Additionally, it was highlighted that these structures were originally constructed between the 1920s and the 1950s. Historical Use: The site was originally used for industrial purposes and later served as a waste disposal area known as the Gardena Sumps. In the 1980s, hazardous materials were discovered on the site, leading to environmental remediation efforts. This included covering the sumps with liners and concrete. The subject site has been under ongoing remediation with the appropriate agencies.

Ms. Acuña informed everyone that the applicants had prepared a presentation and were available to answer any questions.

Ms. Acuña proceeded with her presentation and gave background information about the subject project and a development group known as Insite Property Group (the "Applicant"), as displayed on the screen:

- **May of 2020,** the Gardena City Council held a study session to hear about a conceptual project for the 6.33 site.
- **December of 2021,** formal application to establish the 1450 Artesia Specific Plan, 268,000sf building with associated surface parking, landscaping, and circulation improvements.
- **November 2021,** the City entered into a consultant agreement with Dudek to prepare the required EIR and to provide peer review of Applicant provided studies.
- **June 22, 2023,** the City held a scoping meeting on the project CEQA.
- **EIR Review Period August 2024 – September 2024.**

Ms. Acuña listed the development project entitlements:

- Environmental Assessment #9-21: Certifying the EIR prepared for the project.
- Specific Plan (SP #1-23): Redeveloping the property for a commercial/industrial mixed-use project.
- Site Plan Review #5-21: Approving the physical design of the development.
- Development Agreement #1-21: Between the City and developer that guarantees the right to build the development as set forth in this Specific Plan for a period of 10 years and provides community benefits to the City.

Administrative Approval

- Lot Merger: to merge six lots into one single parcel for the site development.

Ms. Acuña went over the proposed project involving the demolition of all existing structures on the site and the construction of a 268,000sf mixed-use building for industrial and commercial:

- A three-level, over first floor, self-storage facility totaling 186,000sf, with 1,480 storage units.
- An industrial warehouse with one level totaling 72,000sf, including 10 loading docks.
- An office/retail space including a mezzanine totaling 10,000sf.

Ms. Acuña shared the zoning history of the site, noting that back in 2006, the city adopted the Artesia Corridor Specific Plan. This plan covered the area between Western Avenue and Normandie Avenue, south of Artesia Boulevard. The original specific plan allowed for commercial use and a mixed-use of commercial and residential development. However, the site was never developed as intended under this plan. In 2013, the city updated the land use plan and zoning map in connection with the city's housing element, which resulted in the rescinding of the Artesia Corridor Specific Plan. Nevertheless, the subject site retained its land use designation for the specific plan. A zoning designation was subsequently assigned to the site for the 1450 Artesia Specific Plan, serving as a placeholder while the project was going through the planning process.

Ms. Acuña noted that the applicant proposed for the site to include 36,000sf of community space for special events, which would require approval from the Director of Recreation, utilizing approximately 63 parking spaces.

Ms. Acuña provided a detailed overview of the On-site circulation and On-site Circulation During Special Events in detail as displayed on the screen.

Ms. Acuña talked about the 1450 Artesia SP/Site Plan Review – Standard permitted uses; Prohibited uses; Minimum lot size; Maximum building height, and Requirements; Minimum landscape; Parking; Parking dimensions (no compact spaces); Minimum landscape.

Ms. Acuña went over the Development Agreement, as follows:

- Guarantees the right to build the development as set forth in the Specific Plan for a period of 5 years with one 5-year extension available at the request of either party.
- Benefits to the City:
  - Exclusive access to a portion of the parking for periodic City Events
  - Monetary contribution of one million dollars
  - Local hiring/local buying program for construction

Ms. Acuña noted that the City has entered into a consultant agreement with Dudek to prepare the required Environmental Impact Report (EIR) and to provide a peer review of studies submitted by the applicant. She then informed everyone that Nicole Cobleigh, an Environmental Consultant from Dudek, had prepared a presentation to discuss the information.

Ms. Nicole Cobleigh reiterated that Dudek was hired by the City to conduct a peer review of the technical analysis provided by the applicant and prepared the Environmental Impact Report (EIR) for the document in compliance with the California Environmental Quality Act (CEQA). Ms. Cobleigh explained the process the City followed in preparing the EIR and discussed the findings within the report. She then noted that, just before the Planning Commission meeting, a comment letter was received from the Los Angeles County Unified School District (LAUSD) regarding the project. The letter expressed concerns about the potential impact on nearby school facilities. However, Ms. Cobleigh explained that the EIR had already addressed all the concerns raised in the letter and emphasized that no new or more severe environmental impacts would result from the project.

Director Tsujiuchi mentioned that staff had adequate time to thoroughly review the letter from LAUSD along with the consultants and that most of the concerns highlighted in the letter are being addressed in the documents that have been prepared and are required to be followed in compliance with federal, state, and local laws.

Vice-Chair Wright-Scherr asked whether there would be fencing around the construction site, considering that children would be going to school nearby. Ms. Cobleigh confirmed that there would be fencing around the project, and after the project is completed, there would also be fencing around the site.

Ms. Acuña added that the fencing requirements would be placed on the developer.

Ms. Acuña noted that all public comments were presented to the Planning Commission, and copies of these comments are available for the public and can be found at the back of the Council Chambers for those in attendance.

STAFF RECOMMENDATION:
Staff recommends the City Council to:

1) Conduct the public hearing;
2) Receive testimony from the public;
3) Adopt Resolution No. PC 2-25 recommending to the City Council to certify the Final EIR and Adopt the Mitigation Measures and Statement Overwriting Considerations; and
4) Adopt Resolution No. PC 3-25 recommending to the City Council to Adopt 1450 Artesia Blvd Specific Plan, the site plan review and the development agreement.

Ms. Acuña informed the Commissioners that both the staff and the consultant were available to answer any questions, and the applicants had prepared a presentation for the commission.

Chair Henderson then asked if any of the Commissioners had questions for the staff, but no questions were asked at that time.

Brian Sorensen, the Applicant and Development Director for Insite, commended Ms. Nicole Cobleigh for effectively addressing the concerns raised by the Los Angeles School District. He also expressed his gratitude to Ms. Acuña for her presentation, noting that she did a commendable job in conveying the project's purpose.

Mr. Sorensen shared his excitement about the opportunity to present the proposed project, highlighting the work his team has accomplished over the past five years. He provided some background information about himself and the Insite Company, including his familiarity with the project site and his eagerness to initiate developments there. He displayed a map of Southern California, the Los Angeles region, showcasing various projects his team has completed in the last six years. Additionally, he shared historical context about the project site, detailing that it was used as cattle ground in the 1920s, transitioned to a brick manufacturing site that mined clay in the 1930s, and became a dumping area for petroleum byproducts in the 1940s, known as the Gardena Sumps.

Mr. Sorensen discussed the site's maintenance efforts and noted that it has been underutilized and underdeveloped for an extended period. He detailed the site's significant size, the designed building footprint limitations, the single access point from Artesia Blvd, and the railroad tracks that could not be crossed. He also mentioned concerns regarding contamination on much of the site along Artesia Blvd. He concluded by informing everyone that his team of experts was available to address any specific questions they might have.

Mr. Sorensen then introduced Mr. CJ Rogers, the Director of Design on the project. Mr. Rogers provided an overview of the project features and explained the significant constraints on development at the project site due to the site's contaminations . Mr. Rogers then presented renderings of the proposed design, highlighting the detailed work conducted by the design team.

Mr. Sorensen continued with his presentation, discussing the public benefits to the community; he emphasized the importance of not only creating an attractive development but also ensuring a safe cap and a long-term plan for the contamination on the site; he highlighted the potential increase in property tax; the school fees for the Los Angeles Unified School District (LAUSD), and the development agreement that was initiated in 2020. Additionally, he mentioned that there will be a community event space managed at the discretion of the city. He also displayed two additional renderings on the screen.

Mr. Sorensen expressed his appreciation to all the members of the Planning Commission and would like the opportunity to redevelop the subject property.

Chair Henderson thanked Mr. Sorensen and asked if any Commissioner had questions.

Chair Henderson asked that in the EIR it mentioned the "cap". He understood that the cap would consist of the parking lot and or other concrete surfaces. He expressed concern about the potential impact on the surrounding area if contaminants were removed, especially during the grading process, which requires leveling the ground. He asked how the contaminants would be contained and what the process for creating the cap would entail.

Mr. Sorensen responded that no hazardous materials would leave the site. He provided a detailed explanation of the grading process and how the cap would be constructed on top of the existing surfaces. Mr. Sorensen then turned to Mr. Jaydeep Purandare, the Environmental Consultant for the project, to provide further details. Mr. Purandare confirmed that the cap would be built over the existing materials. He elaborated on how the cap would function.

Chair Henderson inquired whether the cap and remediation efforts were already underway and if they were part of the land preparation. Mr. Purandare clarified that the remediation had not yet started and that Atlantic Richfield Company (ARC), would coordinate with the State's Department of Toxic Substances Control (DTSC) to address this before the grading process commenced.

Vice-Chair Wright-Scherr asked if the completed cap would include vents to release gases. Mr. Purandare explained that a vent collection system features.

Commissioner Langley asked for clarification regarding the abutting properties to the eastern side of the project site, as illustrated on page 2-7 of Exhibit - 1450 Artesia Specific Plan. He asked for information on the ownership of that specific land and inquired about the trees to be planted there.

Mr. Sorensen turned to Mr. Ben Huber, the Civil Engineer overseeing the surveying, for additional information. Mr. Sorensen confirmed that there are other property owners between the railroad tracks and the subject site, and that the actual improvements extend onto their properties and some of the right-of-way directly in front of the property. He also mentioned that considerable thought was given to the landscape design. They created waterproof concrete planters to separate the landscaping and tree material from the cap, in accordance with DTSC requirements. Therefore, trees will not be planted directly into the cap.

Mr. Sorensen noted that any landscaping shown between the railroad tracks and the subject property could be conceptual, and there might be some overgrown weeds in that area. A rendering of the area was displayed on the screen to illustrate the areas Commissioner Langley referenced. Director Tsujiuchi added that the area in question is owned by LA County. Ms. Acuña displayed the initial site plan on the screen to provide a clearer understanding of the discussion. She identified the property line and the areas owned by LA County, after which Mr. Ben Huber approached the podium to explain the lines outlined in the site plan

Chair Henderson announced that the Public Hearing was open and asked if anyone wished to speak on this item.

Ms. Acuña informed everyone that there were two public speakers wanting to speak on the item.

PUBLIC SPEAKERS:
1) Jayson Baiz, a member of the Labor International Union of North America, shared some of the difficulties he has faced in life and expressed his appreciation for projects like this. He spoke in support of the project.
2) Kyle Patterson, a member of the Western States Carpenters, expressed his gratitude for projects like this and voiced his support for the project.

Chair Henderson announced the closure of the Public Hearing and thanked everyone for their comments and presentations.

Commissioner Kanhan expressed concerns about the parking availability for community events, uncertain about the expected size of these events. In response, Ms. Acuña explained that the site plan allocates approximately half of the parking area for city special events. Additionally, she noted that the other half of the parking lot would be designated for storage facility customers and employees during the events.

Commissioner Langley inquired about the height of the wall located on the east side next to the railroad tracks. Director Tsujiuchi asked if his concern was related to noise during events, noting that the ambient noise from Artesia and Normandie is quite loud and wouldn’t typically be an issue, especially since it is below grade.

Chair Henderson requested confirmation that there would be some type of fencing along the perimeter on the east, south, and west sides. Mr. Sorensen confirmed that fencing would be installed around the property.

Commissioner Langley asked about traffic to and from the storage facility and whether it would only operate Monday through Friday. Mr. Sorensen explained that the facility would initially experience high foot traffic when it first opens, but this would decline shortly thereafter.

Commissioner Sherman asked about the parking area, specifically concerning how concrete would be laid over a capped site. He was curious if the concrete would go over the existing cap. Mr. Sorensen clarified that there is currently a temporary cap at the site, as required by the DTSC, to ensure human safety. The proposal includes constructing a better-engineered permanent cap.

MOTION: It was made by Vice-Chair Wright-Scherr and seconded by Commissioner Langley to Adopt Resolution No. PC 2-25 recommending to the City Council to certify the Final EIR and Adopt the Mitigation Measures and Statement Overwriting Considerations and Adopt Resolution No. PC 3-25 recommending to the City Council to Adopt 1450 Artesia Blvd Specific Plan, the site plan review and the development agreement:

The motion was passed by the following roll call vote:
Ayes: Wright-Scherr, Langley, Sherman, Kanhan, and Henderson
Noes: None
Absent: None

Chair Henderson noted for the record that a brief recess would be taken and shortly after resumed the meeting.

7. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director, Greg Tsujiuchi announced upcoming city events.

1) Dr. Marting Luther King Jr. Commemorative Parade & Celebration, Saturday, February 22, 2025 from 10:00 AM – 3:00 PM.

   Director Tsujiuchi asked if any of the Commissioners were interested in participating in the parade. Ms. Acuña informed everyone that applications for Vice-Chair Wright-Scherr and Commissioner Kanhan were forwarded to the Recreation Department.

2) Bollywood Candlelight Dinner, Thursday, February 27, 2025.

8. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1) COMMISSIONER LANGLEY – He inquired whether the Planning Commission could request LA County to clean up the land south of the 1450 Artesia Project area.

   Director Tsujiuchi stated that he would inform the developer to remove all property left behind if it has not already been done. He also mentioned that a request can be made to the Flood Control District.

2) COMMISSIONER KANHAN – No items to report.

3) COMMISSIONER SHERMAN – No items to report.

4) VICE-CHAR WRIGHT-SCHERR – No items to report.

5) CHAIR HENDERSON – No items to report.

9. ADJOURNMENT

Chair Henderson adjourned the meeting at 8:42 PM.

APPROVED:

_____
DERYL HENDERSON, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

By:_____
GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

CITY OF GARDENA

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT

AGENDA ITEM 6.A

DATE: March 4, 2025

TO: Chair 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 February 4, 2025, meeting, staff is presenting the resolution to approve the appeal by The Tire House Inc. on the Director's decision to revoke 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 attached hereto as Attachment A.

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 considered to deny the appeal by the Appellant. The Planning Commission further directed staff to draft and return with any progress the Appellant made to comply with the Site Plan Review #4-15, and 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 received the first progress report of the Appellant's compliance with the conditions of Site Plan Review #4-15. The Appellant submitted and paid for Building and Safety plan check review. At the close of the hearing, the Planning Commission voted to continue this item to the next regularly scheduled Planning Commission meeting to review Appellant's progress to conform to the conditions of Site Plan Review #4-15.

The Planning Commission received further progress reports the Appellant made to comply with the conditions of Site Plan Review #4-15 and motioned to continue the item to the next Planning Commission meetings on July 16, 2024, October 1, 2024, and January 7, 2025.

On February 4, 2025, the Planning Commission received the fifth progress report of the Appellant's compliance with Site Plan Review #4-15. They completed construction and passed final building inspections of the trash enclosure, landscaping, retaining walls, and the removal of the unpermitted wrought-iron fence. The last building inspection final needed is for the approval of restriping the parking lot to accessibility standards. At the close of the meeting, the Planning Commission, satisfied with the progress the Appellant made to bring the property into compliance, voted to grant the appeal made by the Appellant and directed staff to bring back a resolution to approve the appeal at a later Planning Commission meeting.

On February 10, 2025, a Gardena Building Inspector conducted a final inspection for the restriping of the parking lot at the subject property. The Building Inspector passed the final inspection for the building permit and the property is now in compliance with the original Site Plan Review #4-15.

The agenda packets for the Planning Commission meetings on February 20, 2024, April 16, 2024, July 16, 2024, October 1, 2024, January 7, 2025, and February 4, 2025, are attached hereto as Attachments B, C, D, E, F, and G.

CEQA DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), and the CEQA Guidelines, staff determined that the approval of appeal for 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 to adopt Resolution No. PC 3-25.

Resolution No. PC 10-24 reflects the Planning Commission's decision on February 4, 2025, approving 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 the progress report from staff;
2) Adopt Resolution No. PC 3-25 reflecting the Planning Commission's decision of approving the appeal by the Tire House Inc. from the director's decision to revoke Site Plan Review #4-15; and
3) Find that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321.

ATTACHMENTS

A. Resolution No. PC 3-25
B. Planning Commission Agenda Packet, dated February 20, 2024
C. Planning Commission Agenda Packet, dated April 16, 2024
D. Planning Commission Agenda Packet, dated July 16, 2024
E. Planning Commission Agenda Packet, dated October 1, 2024
F. Planning Commission Agenda Packet, dated January 7, 2025
G. Planning Commission Agenda Packet, dated February 4, 2025

RESOLUTION NO. PC 3-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING 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

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 to January 7, 2025.

K. On January 7, 2025, the Planning Commission received a fourth progress report of the Appellant's compliance with Site Plan Review #4-15. The Appellant constructed a portion of the trash enclosure and landscaping retaining walls with two Building Inspections passed for the work. The Appellant requested an additional month to finalize all inspections for the issued building permits. The Planning Commission voted to continue the item to February 4, 2025

L. On February 4, 2025, The Planning Commission received a fifth progress report of the Appellant's compliance with Site Plan Review #4-15. The Appellant completed the construction of the trash enclosure, landscaping retaining walls, and removal of the unpermitted wrought-iron fence. They passed final Building Inspections for the work, but did not pass the final Building Inspection for the restriping of the parking lot. At the close of the meeting, the Planning Commission voted to grant the appeal made by the appellant and directed staff to bring back a resolution to approve the appeal at a later Planning Commission meeting.

M. On February 10, 2025, a Gardena Building Inspector conducted a final inspection for the restriping of the parking lot at the subject property. The Building Inspector passed the final inspection for the building permit and the property is now in compliance with the original Site Plan Review #4-15.

N. On March 4, 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.

O. In making the various findings set forth herein, for the appeal made by the Appellant, the Planning and Environmental Quality Commission has considered all the evidence presented by staff, the Appellant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code.

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 Community Development Department and from the Appellant's representatives, the Planning Commission, pursuant to Gardena Municipal Code Section 18.44.050.A, hereby approves the appeal from the Appellant, as the business complies with the conditions of approval and corrected the problems associated with the violations, that were brought before the Planning Commission. The appeal was made to the Director's decision, to revoke the approval of Site Plan Review #4-15, due to repeated violations of the conditions of approval, located at 1818 W. Redondo Beach Blvd., that would have discontinued auto repair facility uses in the General Commercial (C-3) Zone.

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.

SECTION 4. EFFECTIVE DATE.

This Resolution shall take effect 10 calendar days from the adoption of this resolution.

SECTION 5. CERTIFICATION

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 4th day of March 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 4th day of March 2025, by the following vote:

AYES:

NOES:

ABSENT:

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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

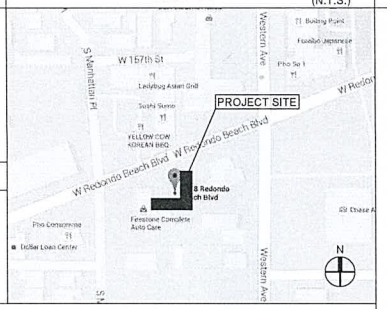
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

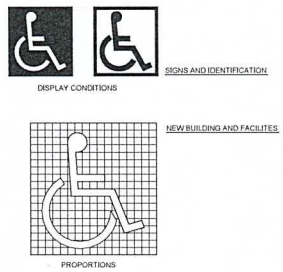
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

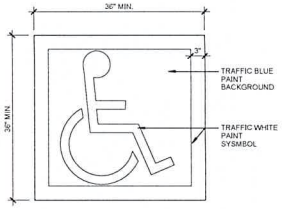
VICINITY MAP (N.T.S.)



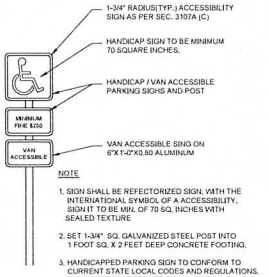
ADA GRAPHICS



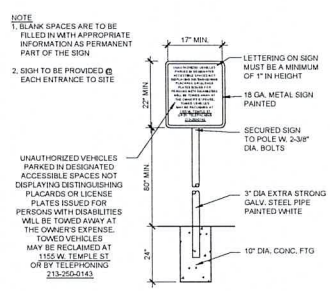
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



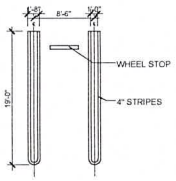
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



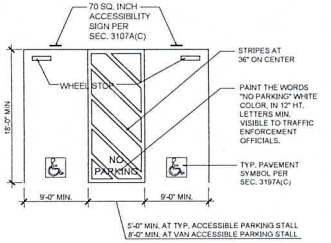
5 ACCESIBLE PARKING STALL SIGN N.T.S.



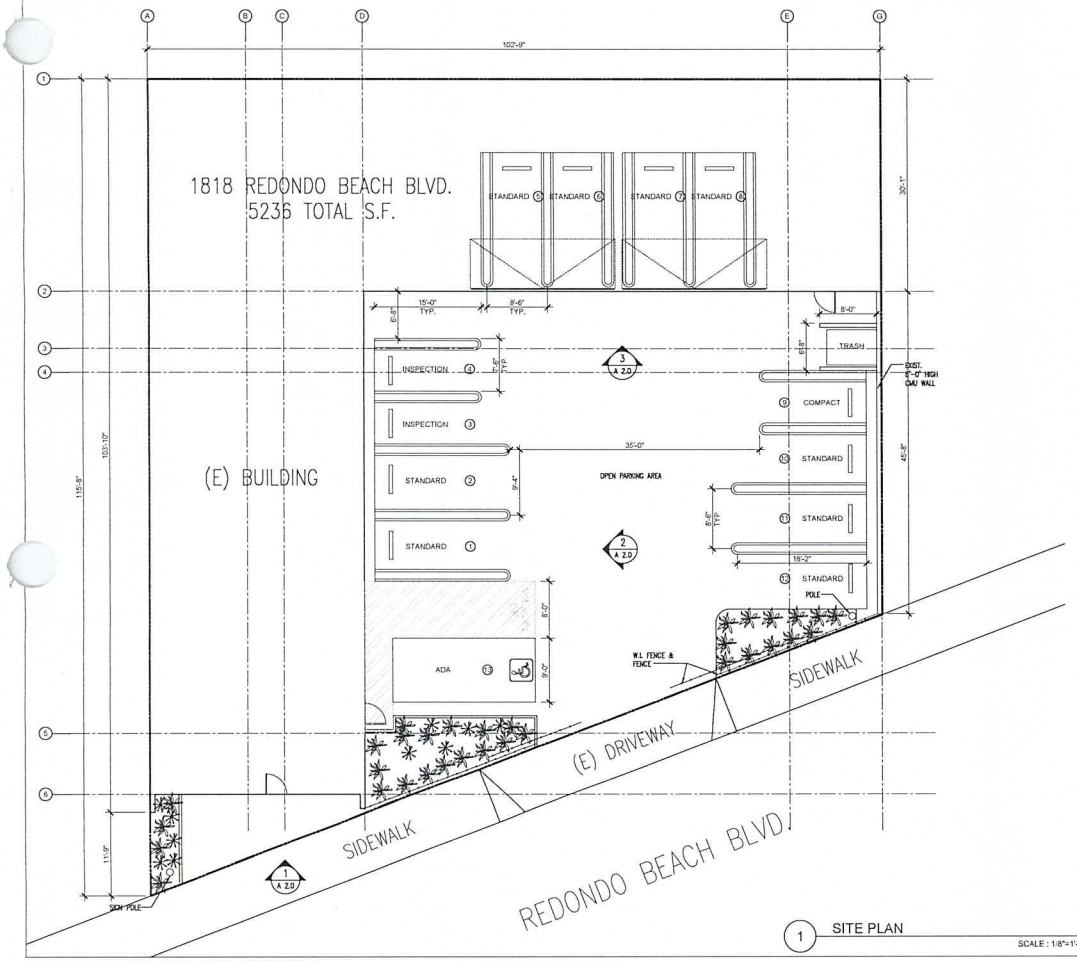
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

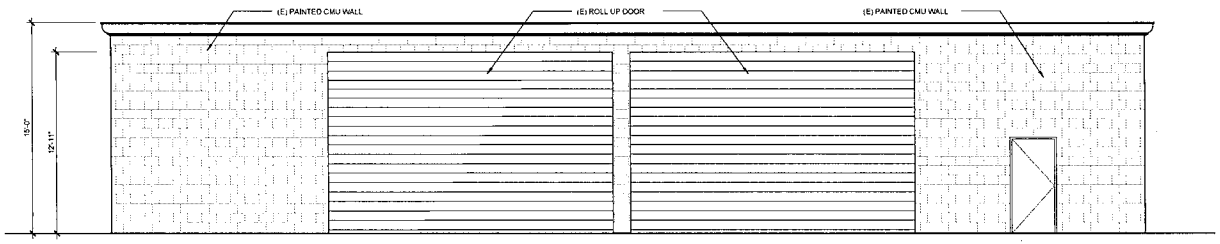
SHEET NAME

SITE PLAN & PROJECT DATA

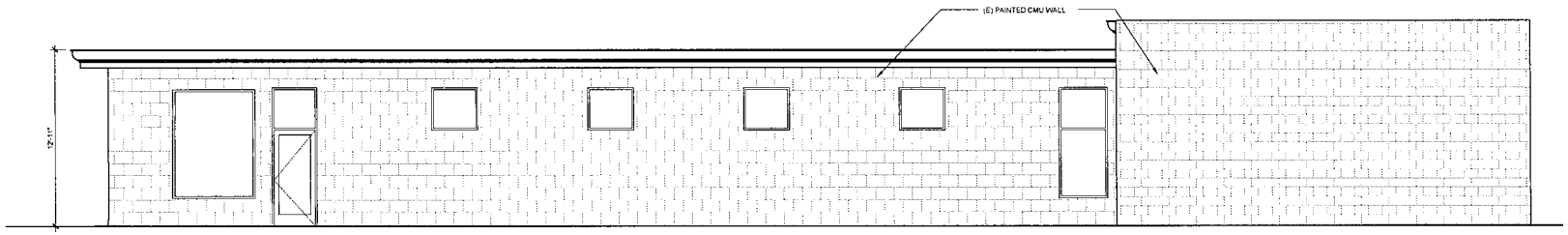
SHEET NUMBER

A1.0

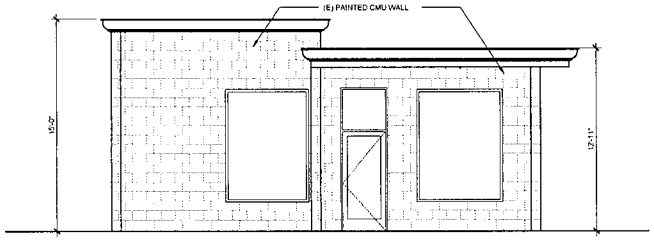
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

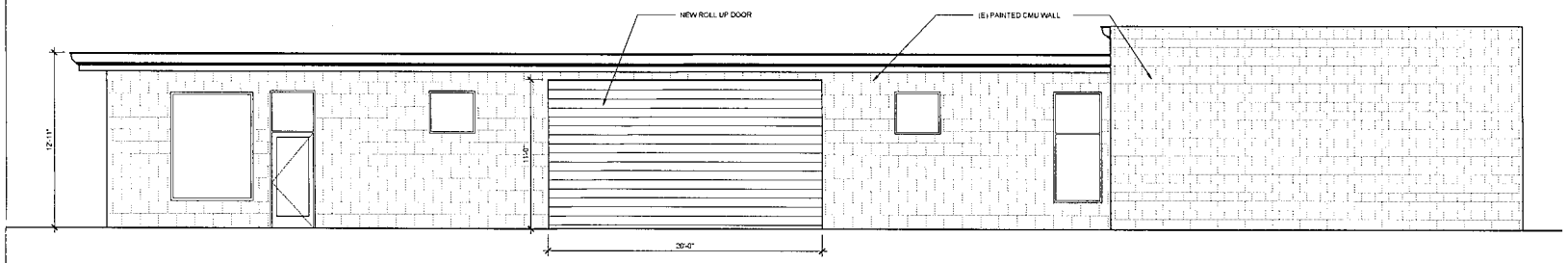
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

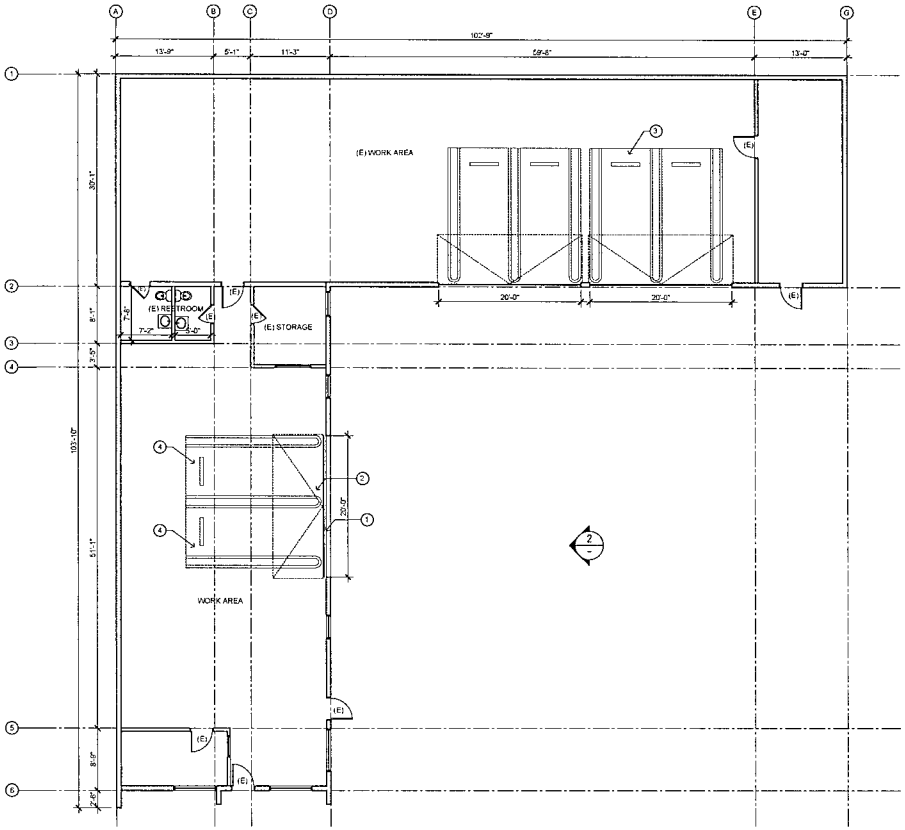
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

BRAKES SHOCKS
STOP
GOODYEAR

424-329-3588
OFFICE

HE TIRE HOUSE
424:329:3588
ES SHOCKS
ALIGNMENT

424 329-3588
THE TIRE
BRAKES SHOCKS
GOODYEAR
STOP

ON THE WINGS OF
GOODYEAR

Attachment B
July 9, 2024, Progress Photos

BRAKES SHOCKS
GOODYEAR

ALIGNMENT
DAYTONA

ON THE WINGS OF
GOODYEAR

TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
/ALIGNMENT
NO STOPPING
ANY
TIME

TIRE HOUSE
424-329-3588
ALIGNMENT

Attachment A
June 5, 2024, Progress Photos

BRAKES SHOCKS
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July 9, 2024, Progress Photos

BRAKES SHOCKS
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DAYTONA

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(424)329-3588
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ANY
TIME

TIRE HOUSE
424-329-3588
ALIGNMENT

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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

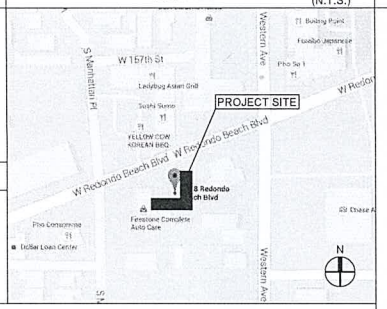
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

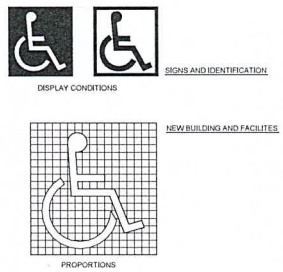
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

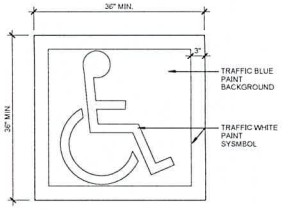
VICINITY MAP (N.T.S.)



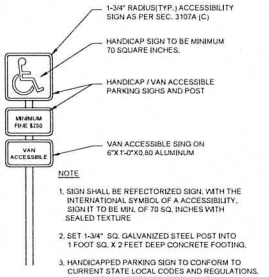
ADA GRAPHICS



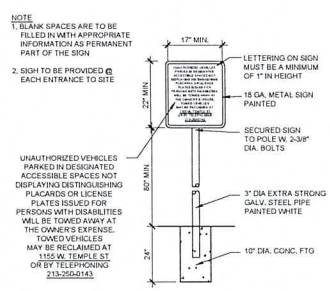
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



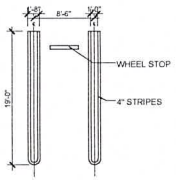
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



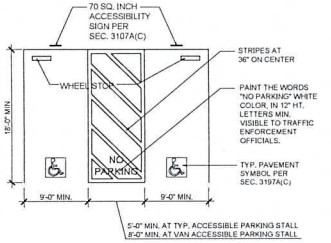
5 ACCESIBLE PARKING STALL SIGN N.T.S.



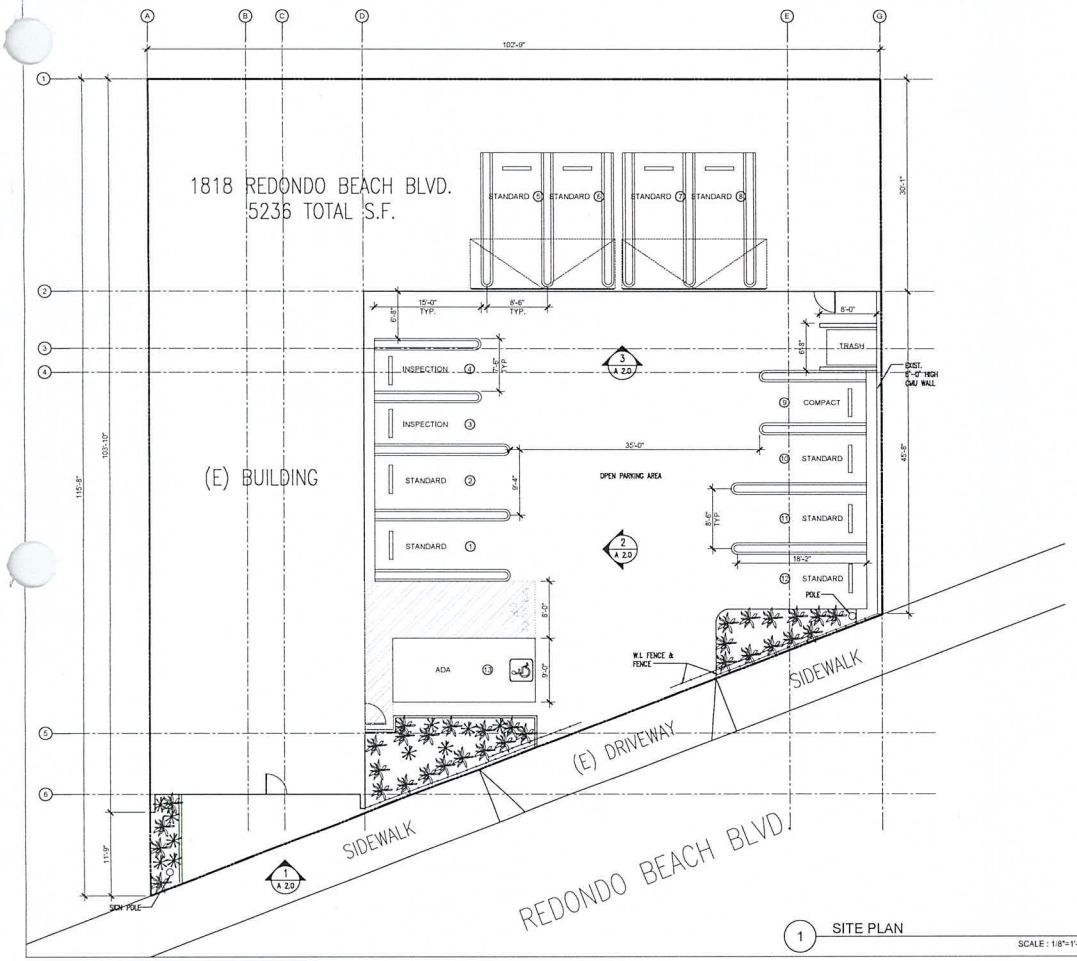
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

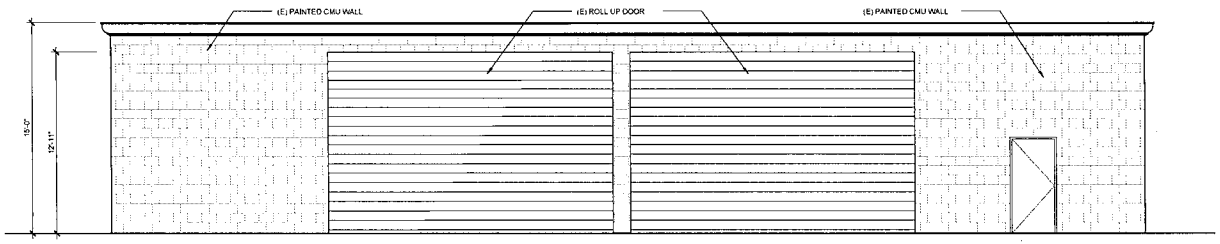
SHEET NAME

SITE PLAN & PROJECT DATA

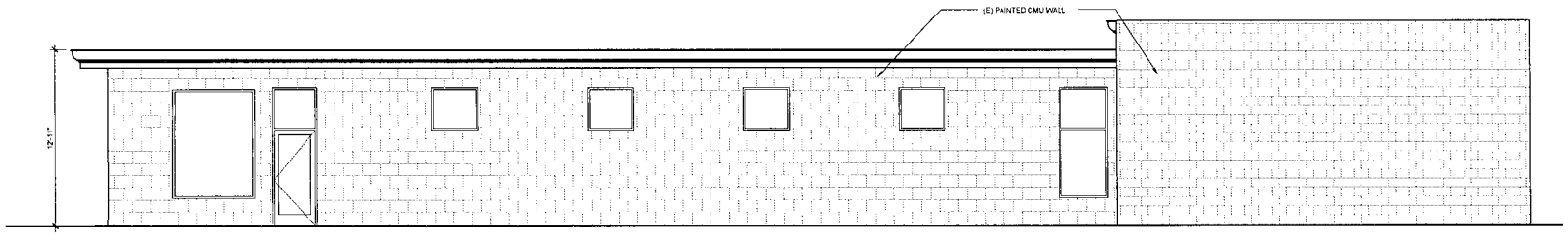
SHEET NUMBER

A1.0

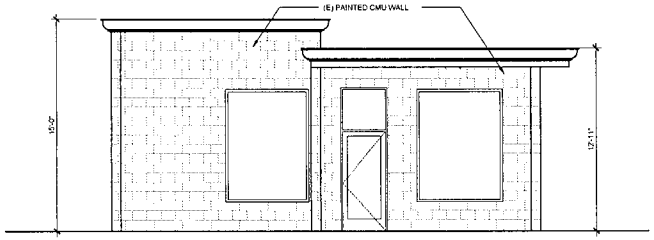
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

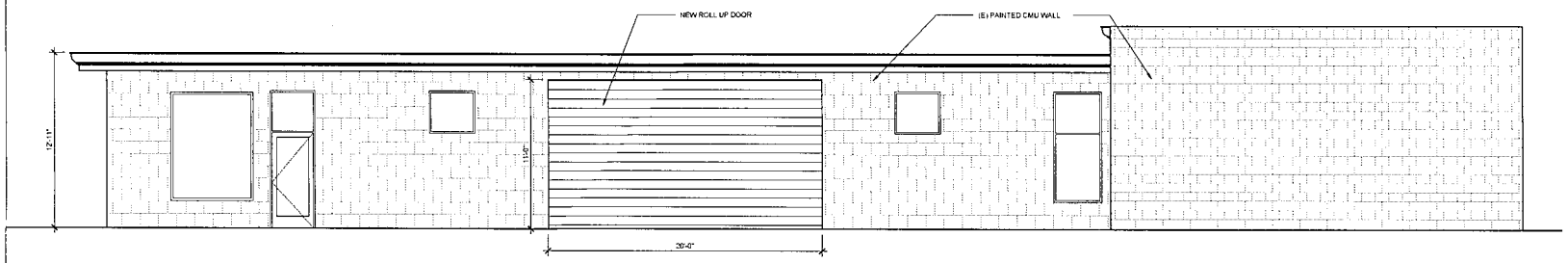
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

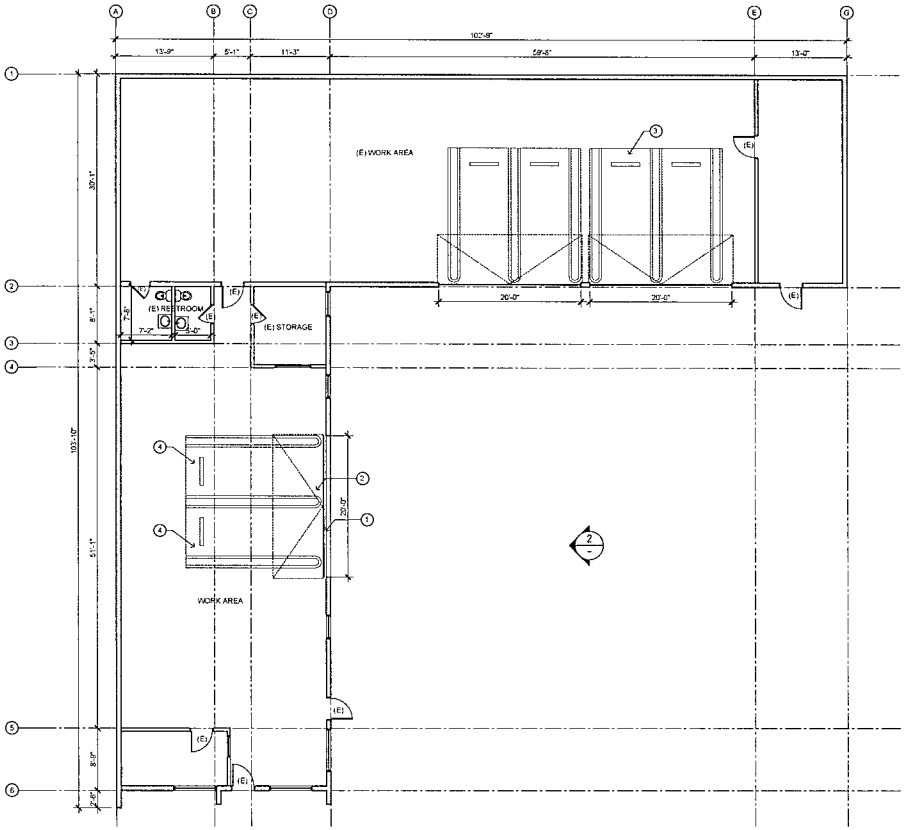
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

424 329-3588
THE TIRE HOUSE
424-329-3588
BRAKES SHOCKS
ALIGNMENT
ON THE WINGS OF
GOODYEAR

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THE TIRE HOUSE
BRAKES SHOCKS
ALIGNMENT

Attachment B
September 26, 2024, Progress Photos

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TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
ALIGNMENT

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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

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THE TIRE HOUSE
BRAKES SHOCKS
ALIGNMENT

Attachment B
September 26, 2024, Progress Photos

THE TIRE HOUSE
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RAKES SHOCKS
ALIGNMENT

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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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

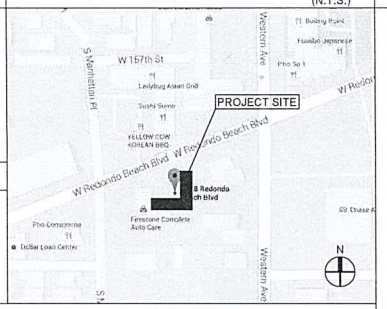
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

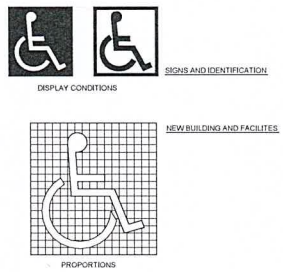
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

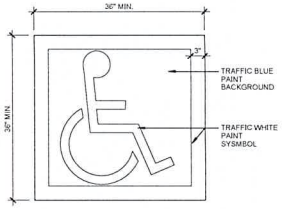
VICINITY MAP (N.T.S.)



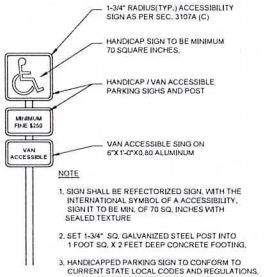
ADA GRAPHICS



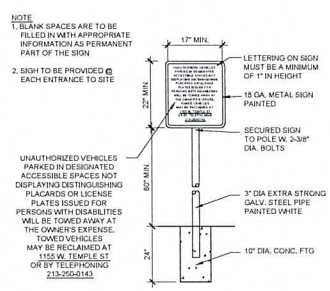
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



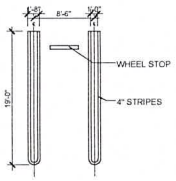
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



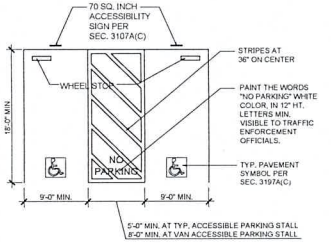
5 ACCESIBLE PARKING STALL SIGN N.T.S.



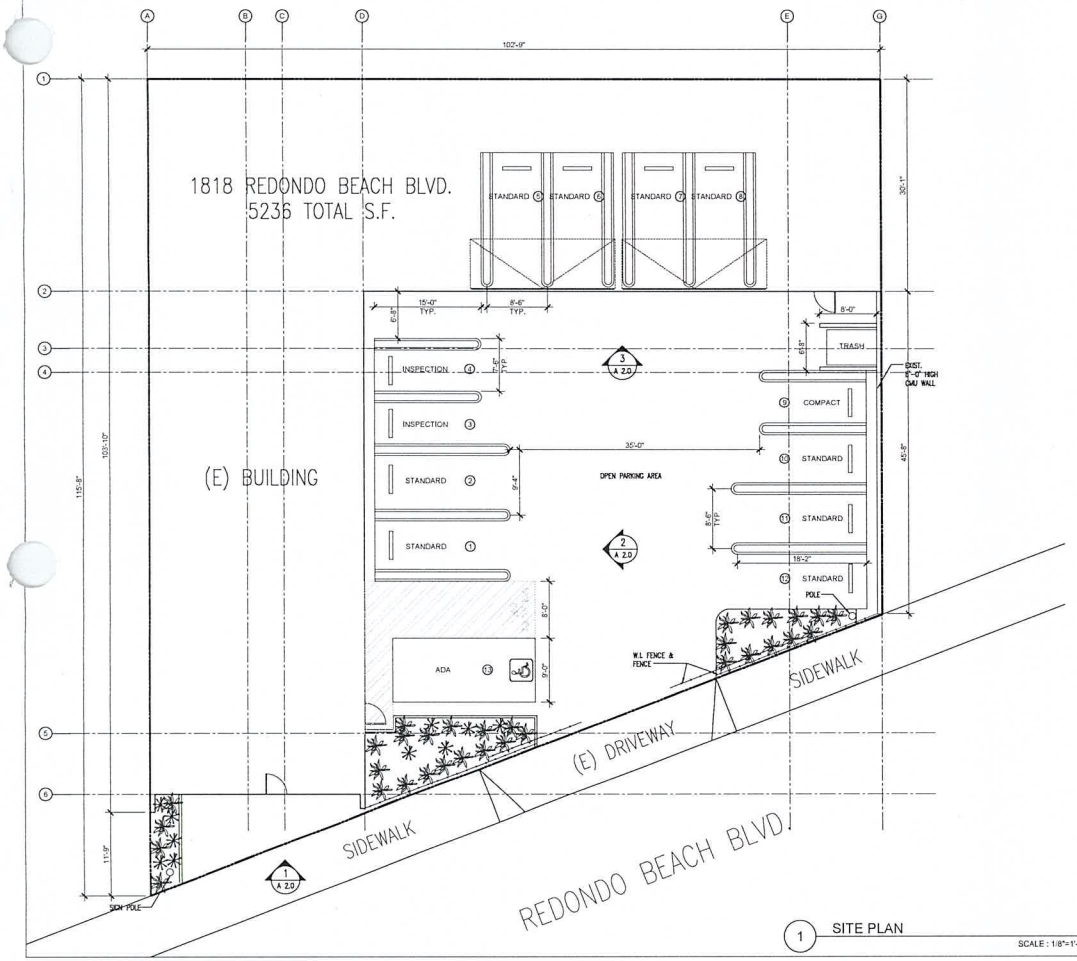
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

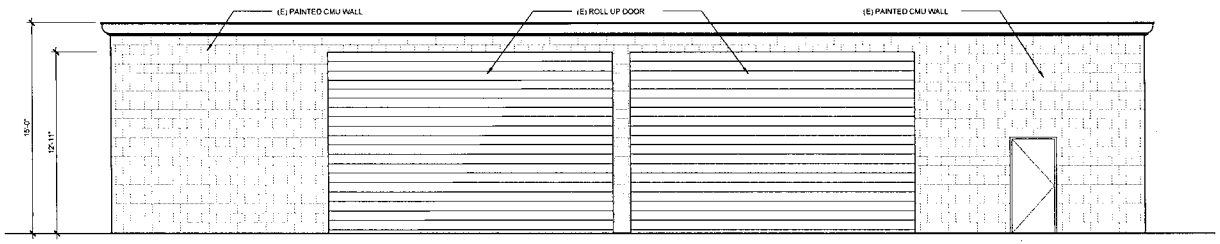
SHEET NAME

SITE PLAN & PROJECT DATA

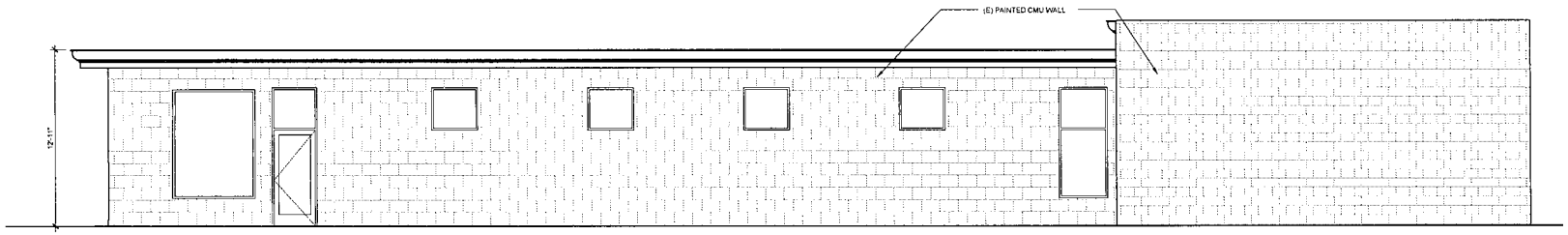
SHEET NUMBER

A1.0

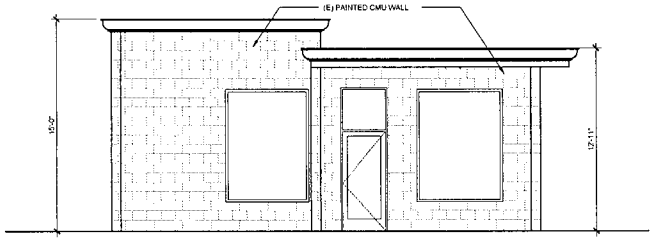
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

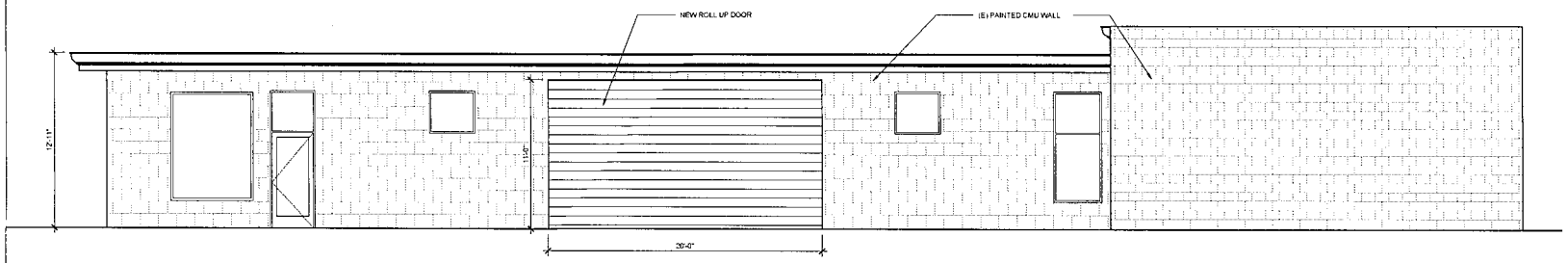
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

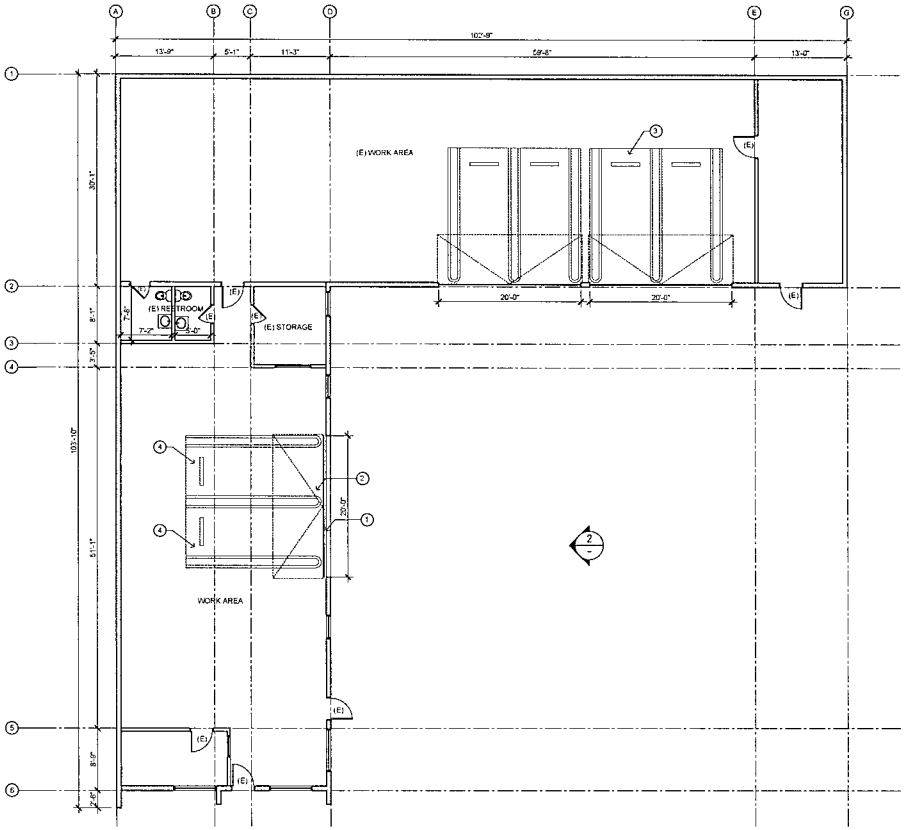
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

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 form 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

TIRE HOUSE
424.329.3588
SHOCKS
ALIGNMENT
Firestone
AUTO CARE

424 329-3588
THE TIRE HOUSE
424-329-3588
BRAKES SHOCKS
ALIGNMENT
ON THE WINGS OF
GOODYEAR

424 329-3588
THE TIRE H
BRAKES SHOCKS
GOODYEAR

Attachment C
December 17, 2024, Property Owner Pictures

YOSHINOYA
DAYTONA

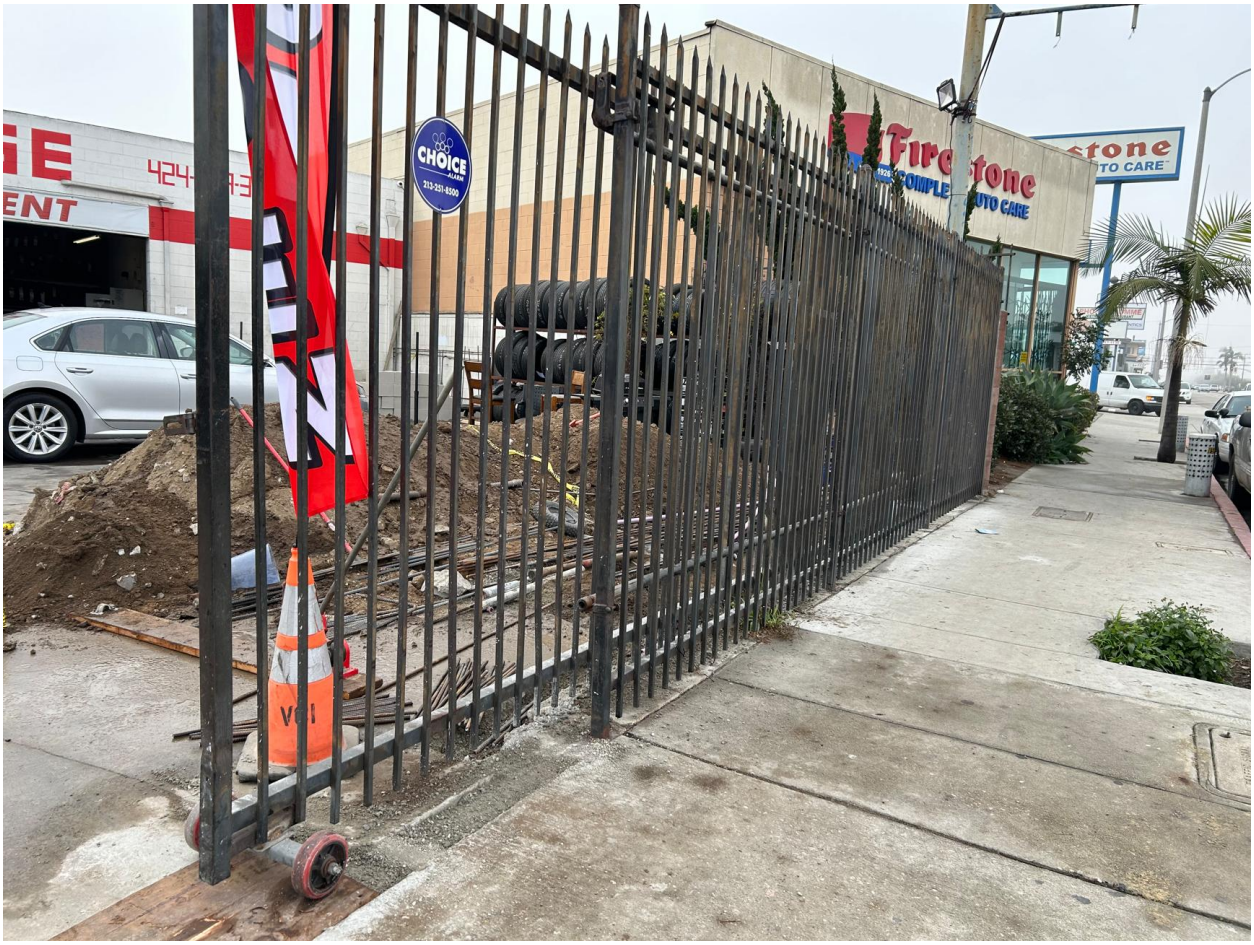
TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
ALIGNMENT

LIONHART
HANDICAPPED PARKING

Attachment D
December 20, 2024, Progress Pictures

NO STOPPING
ANY
TIME

TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
ALIGNMENT
Jeep
9BOK114


CHOICE
213-261-8309
Firestone
AUTO CARE

REPUBLIC PLAZA

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

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.

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

TIRE HOUSE
424-329-3588
SHOCKS
ALIGNMENT
Firestone
AUTO CARE

424 329-3588
THE TIRE HOUSE
424-329-3588
BRAKES SHOCKS
ALIGNMENT
ON THE WINGS OF
GOODYEAR

424 329-3588
THE TIRE H
BRAKES SHOCKS
GOODYEAR

FALKEN
FALKEN
FALKEN

Attachment C
December 17, 2024, Property Owner Pictures

YOSHINOYA
DAYTONA
DAYTONA

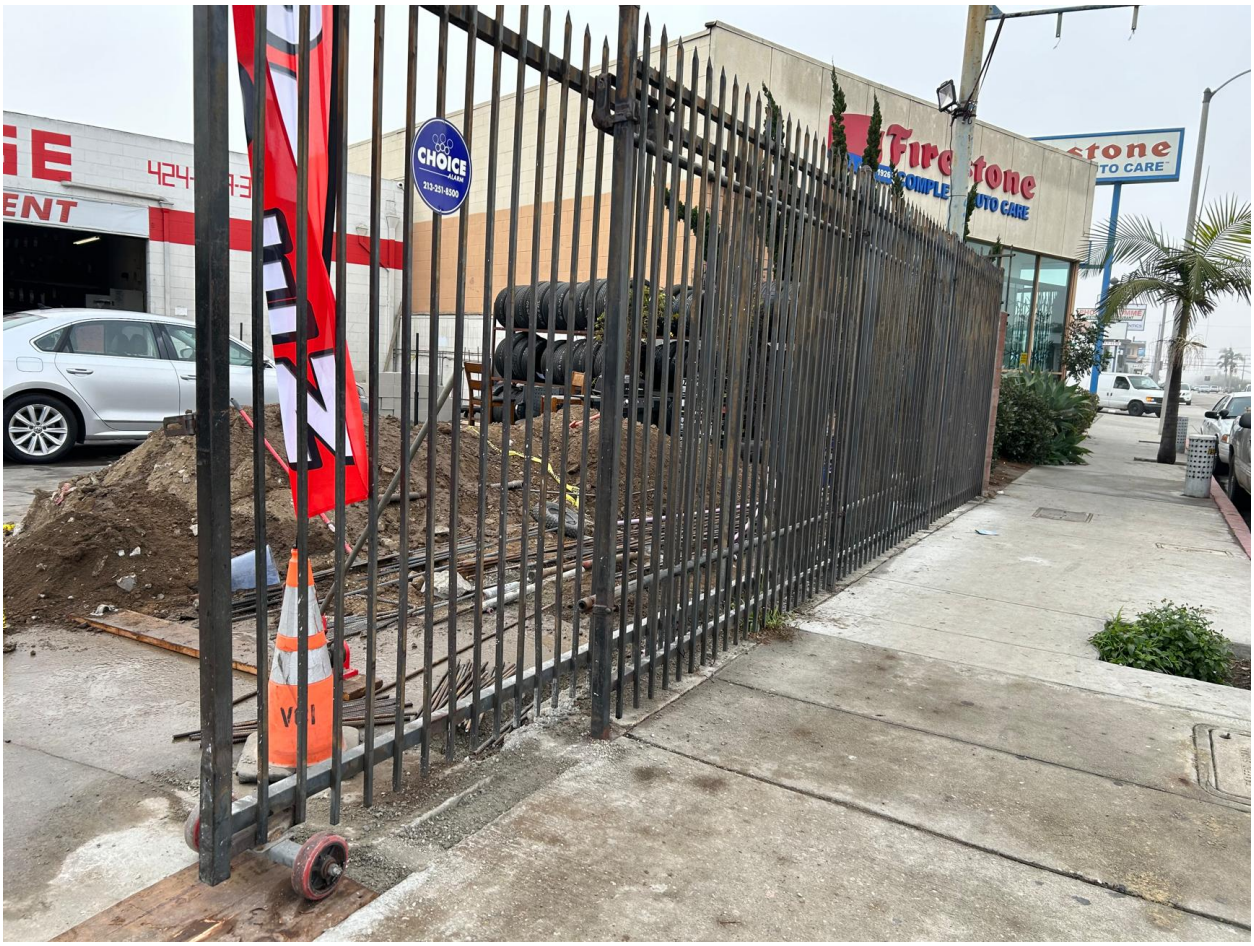
TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
ALIGNMENT

LIONHART
HANDICAPPED
PARKING

Attachment D
December 20, 2024, Progress Pictures

NO STOPPING
ANY
TIME

TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
/ALIGNMENT
Jeep
9BDK114


CHOICE
213-221-8500
Firestone
AUTO CARE

CAUTION

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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

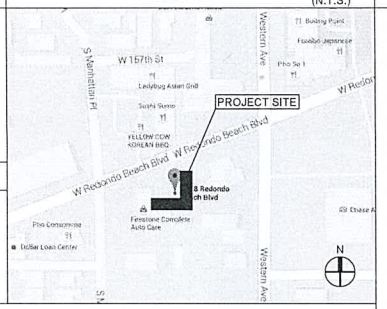
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

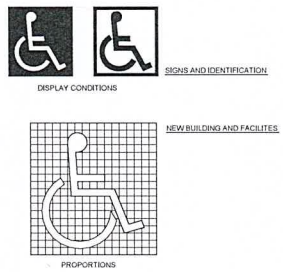
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

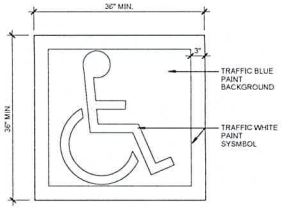
VICINITY MAP (N.T.S.)



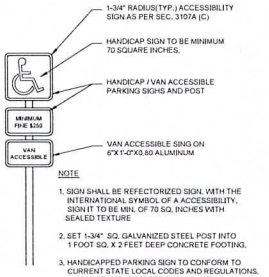
ADA GRAPHICS



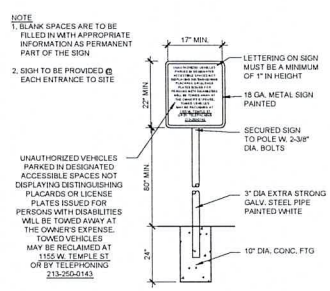
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



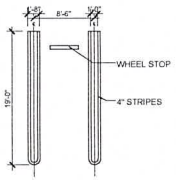
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



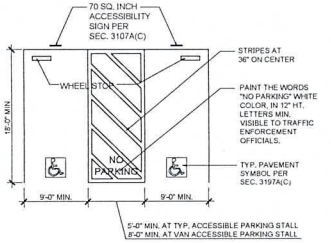
5 ACCESIBLE PARKING STALL SIGN N.T.S.



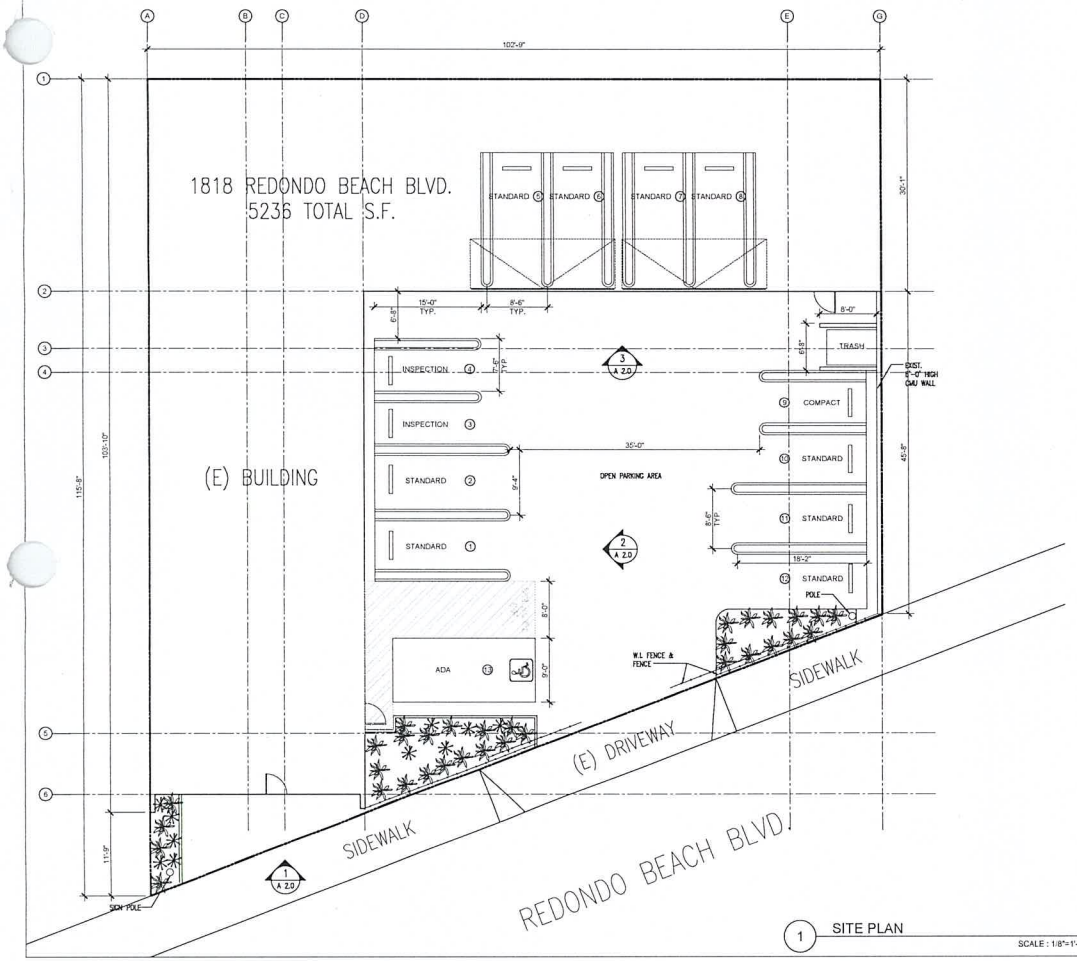
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

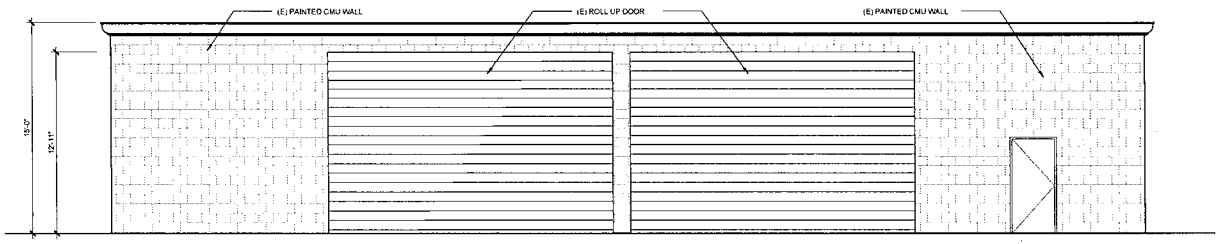
SHEET NAME

SITE PLAN & PROJECT DATA

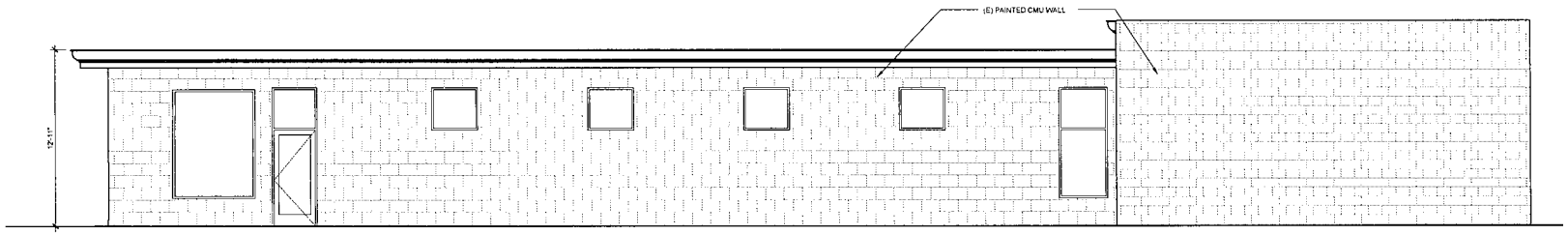
SHEET NUMBER

A1.0

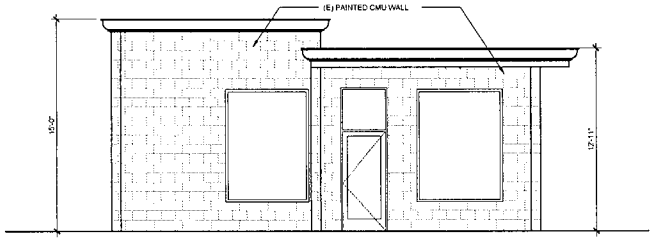
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

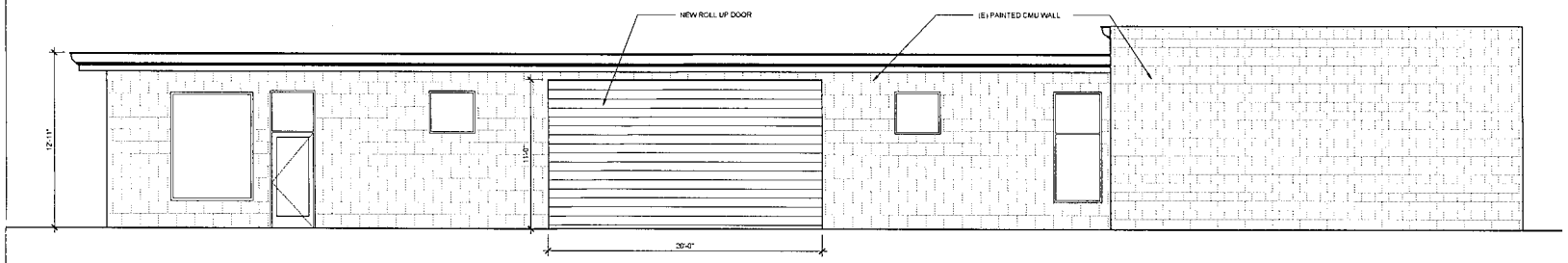
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

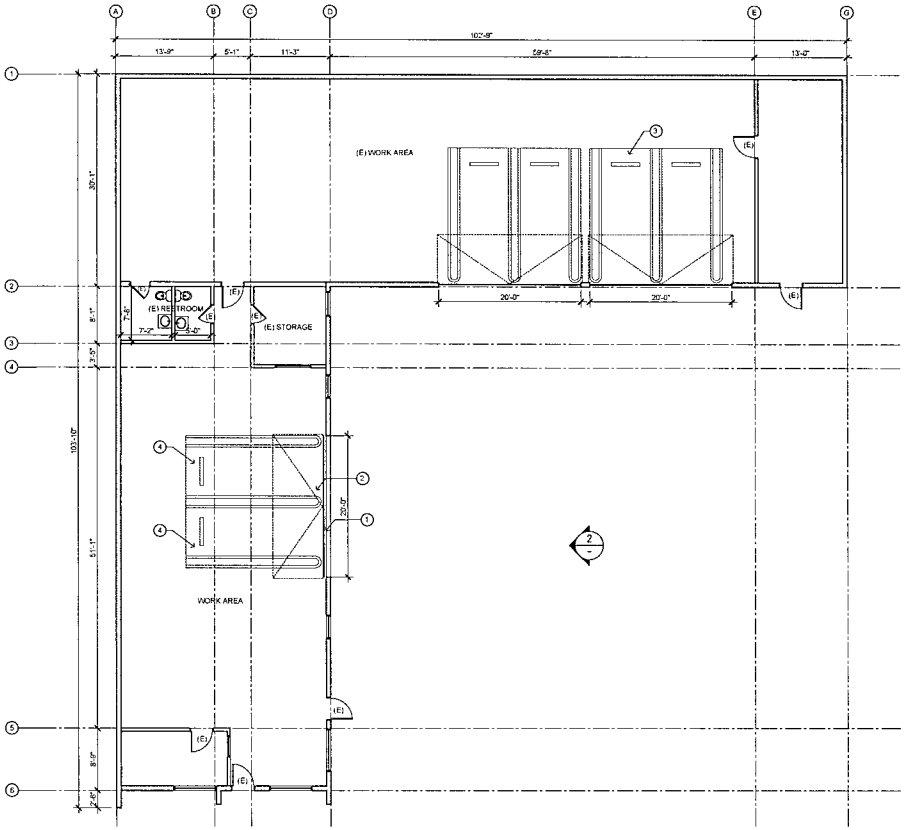
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

BRAKES SHOCKS
STOP
GOODYEAR

424-329-3588
OFFICE

HE TIRE HOUSE
424:329:3588
ES SHOCKS
ALIGNMENT

424 329-3588
THE TIRE
BRAKES SHOCKS
GOODYEAR
STOP

ON THE WINGS OF
GOODYEAR

Attachment B
July 9, 2024, Progress Photos

BRAKES SHOCKS
GOODYEAR

ALIGNMENT
DAYTONA

ON THE WINGS OF
GOODYEAR

TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
/ALIGNMENT
NO STOPPING
ANY
TIME

TIRE HOUSE
424-329-3588
ALIGNMENT

Attachment A
June 5, 2024, Progress Photos

BRAKES SHOCKS
STOP
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424 329-3588
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Attachment B
July 9, 2024, Progress Photos

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ALIGNMENT

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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

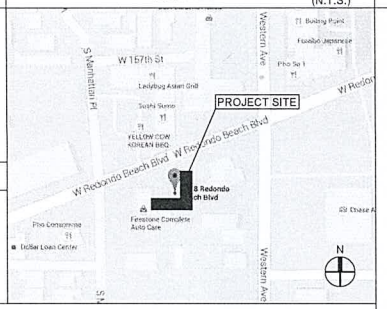
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

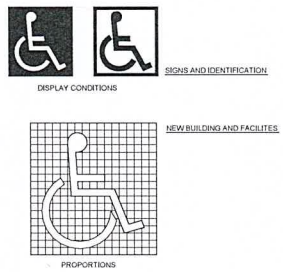
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

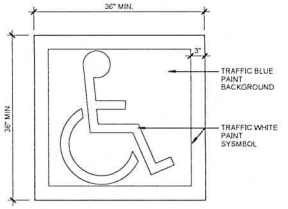
VICINITY MAP (N.T.S.)



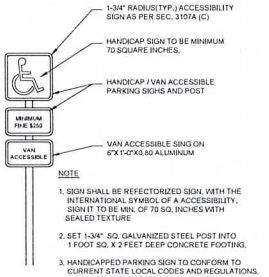
ADA GRAPHICS



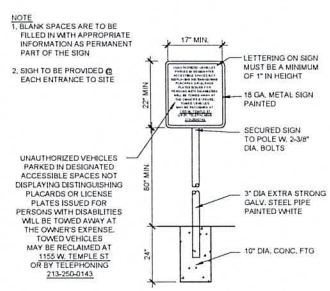
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



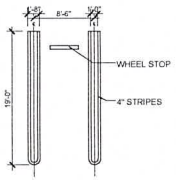
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



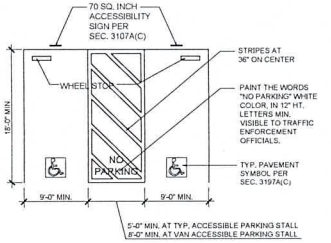
5 ACCESIBLE PARKING STALL SIGN N.T.S.



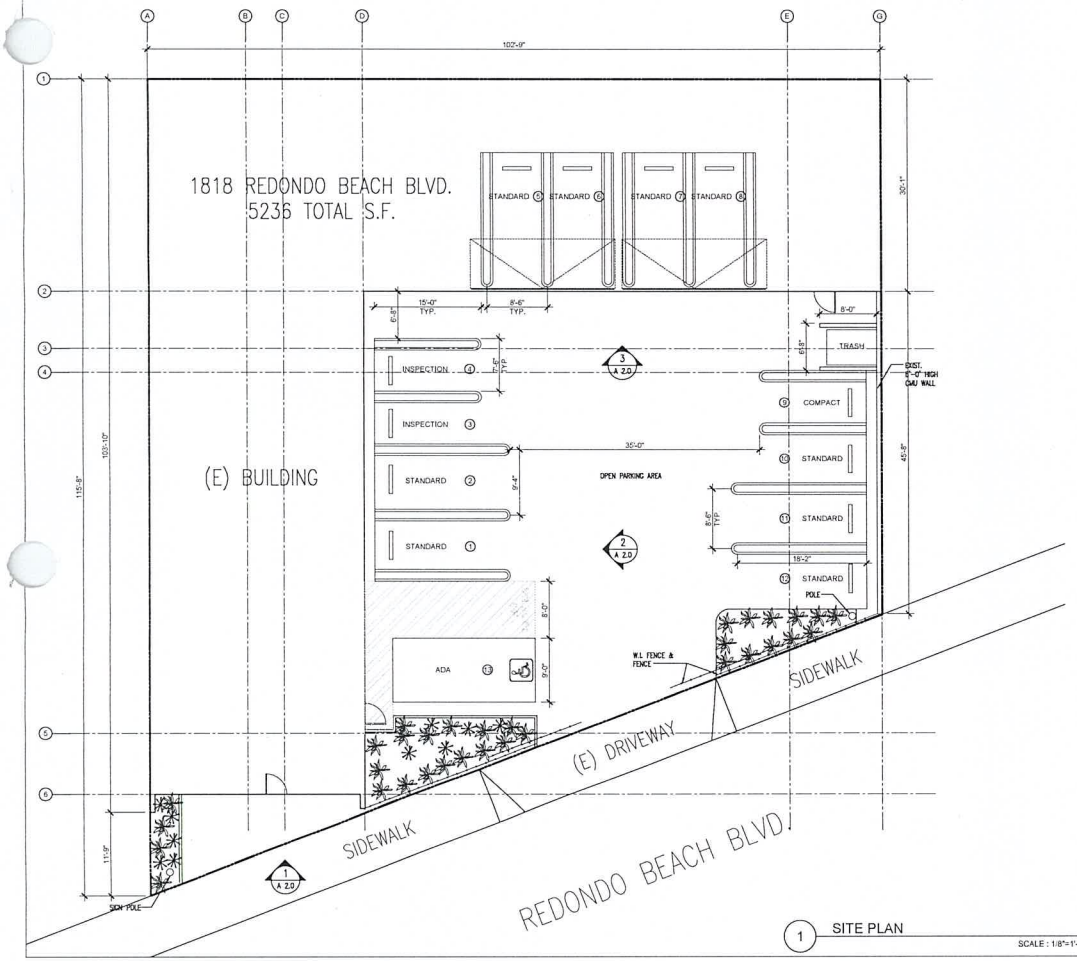
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

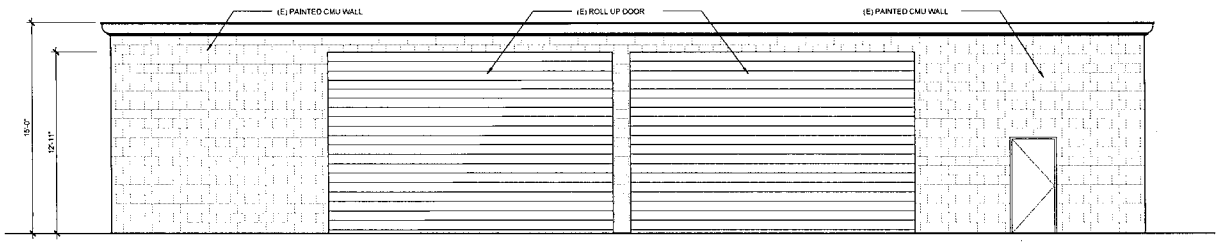
SHEET NAME

SITE PLAN & PROJECT DATA

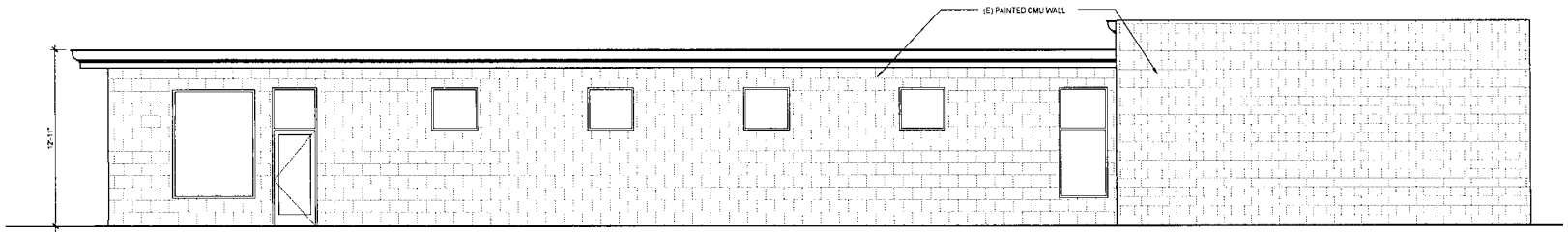
SHEET NUMBER

A1.0

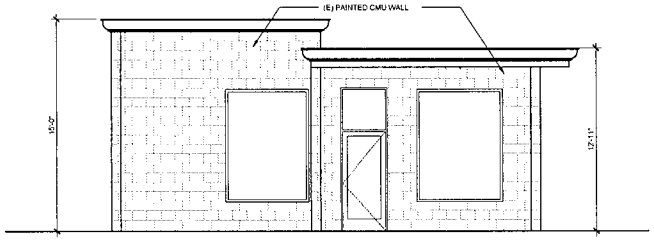
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

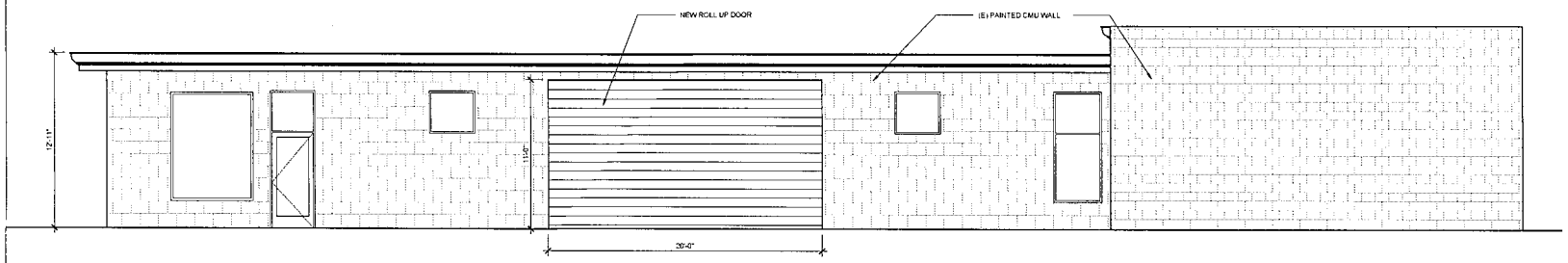
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

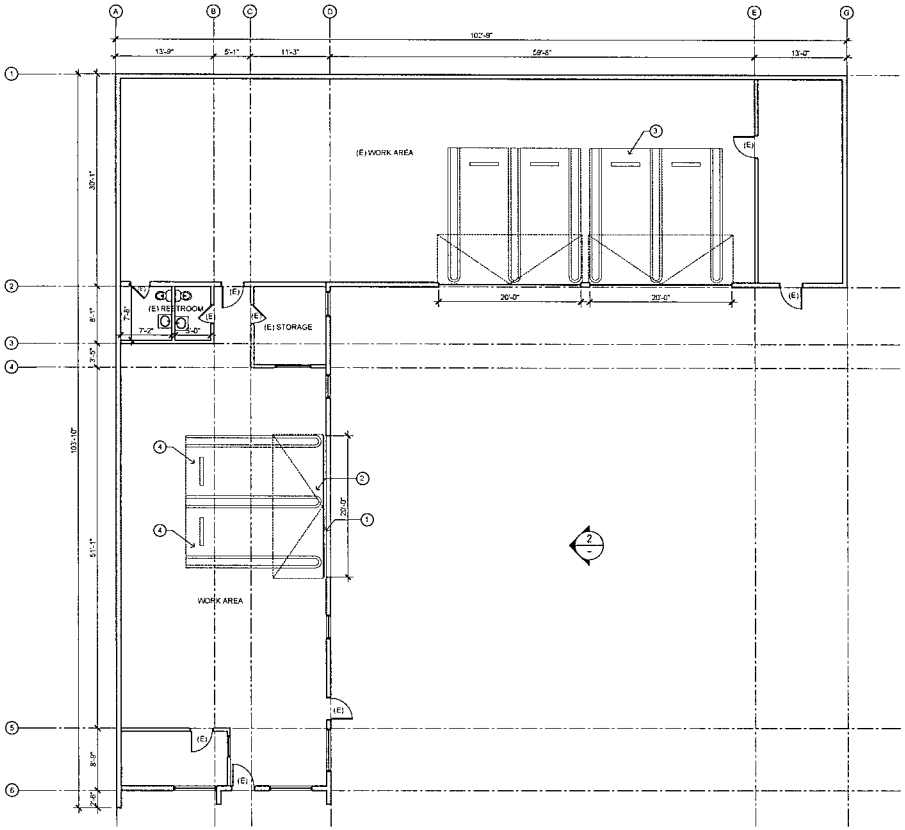
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

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ALIGNMENT
ON THE WINGS OF
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Attachment B
September 26, 2024, Progress Photos

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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

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Attachment B
September 26, 2024, Progress Photos

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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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

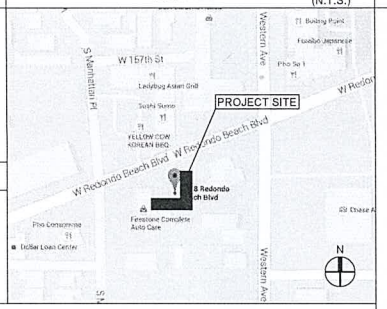
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

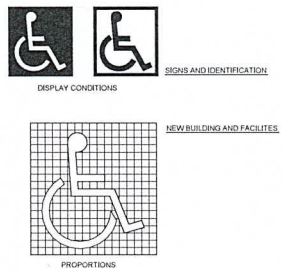
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

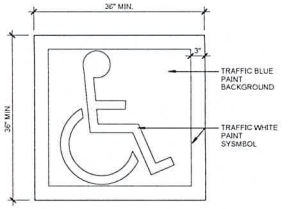
VICINITY MAP (N.T.S.)



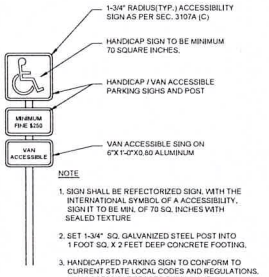
ADA GRAPHICS



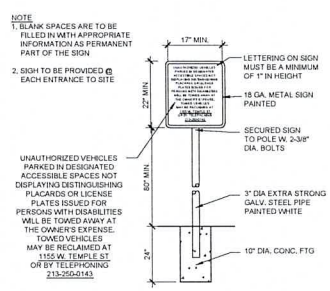
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



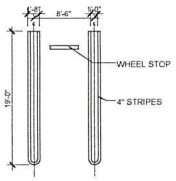
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



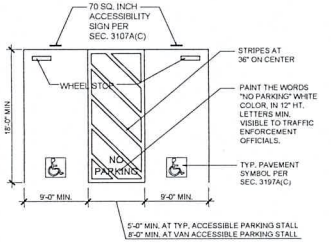
5 ACCESIBLE PARKING STALL SIGN N.T.S.



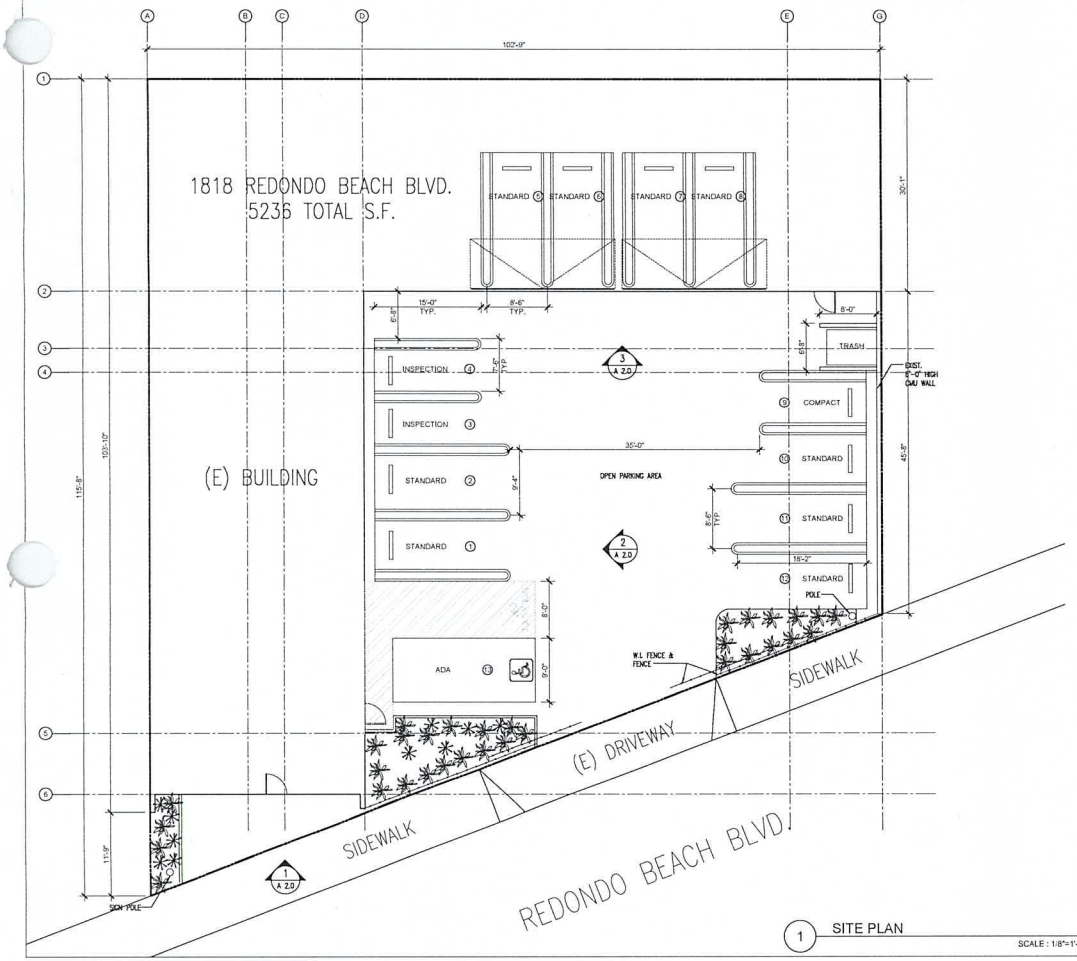
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

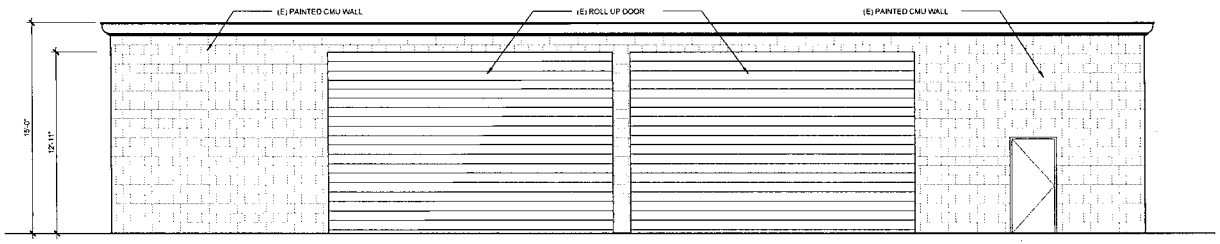
SHEET NAME

SITE PLAN & PROJECT DATA

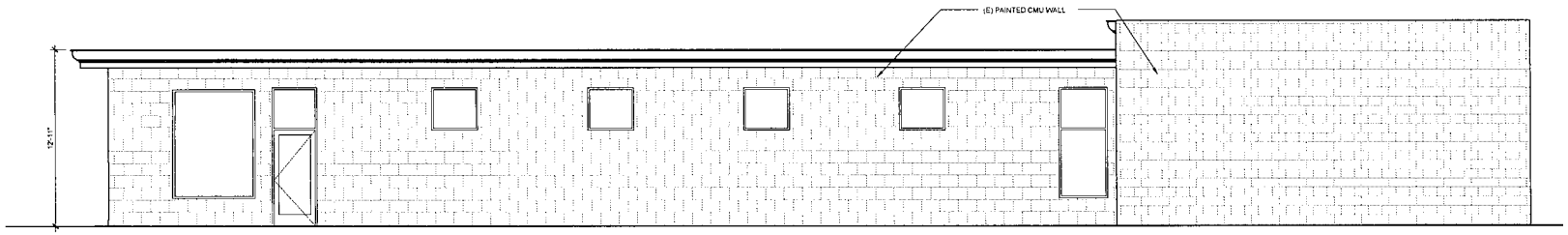
SHEET NUMBER

A1.0

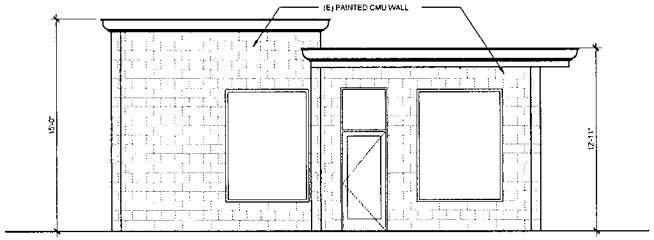
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

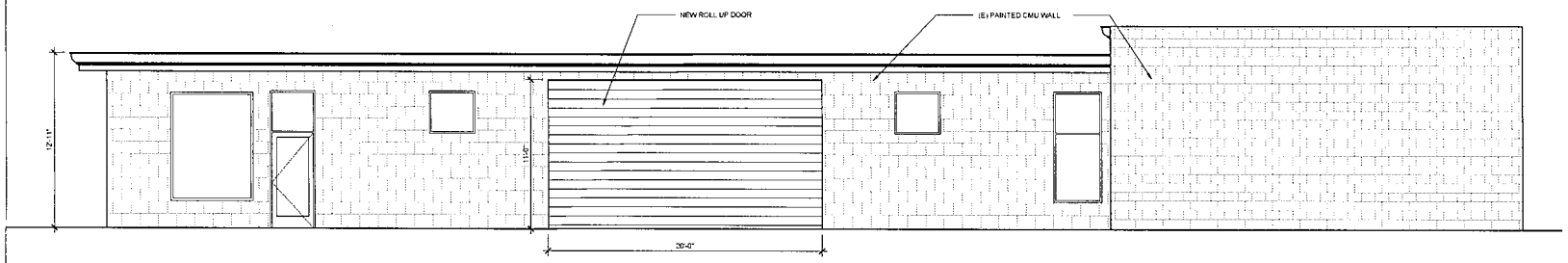
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

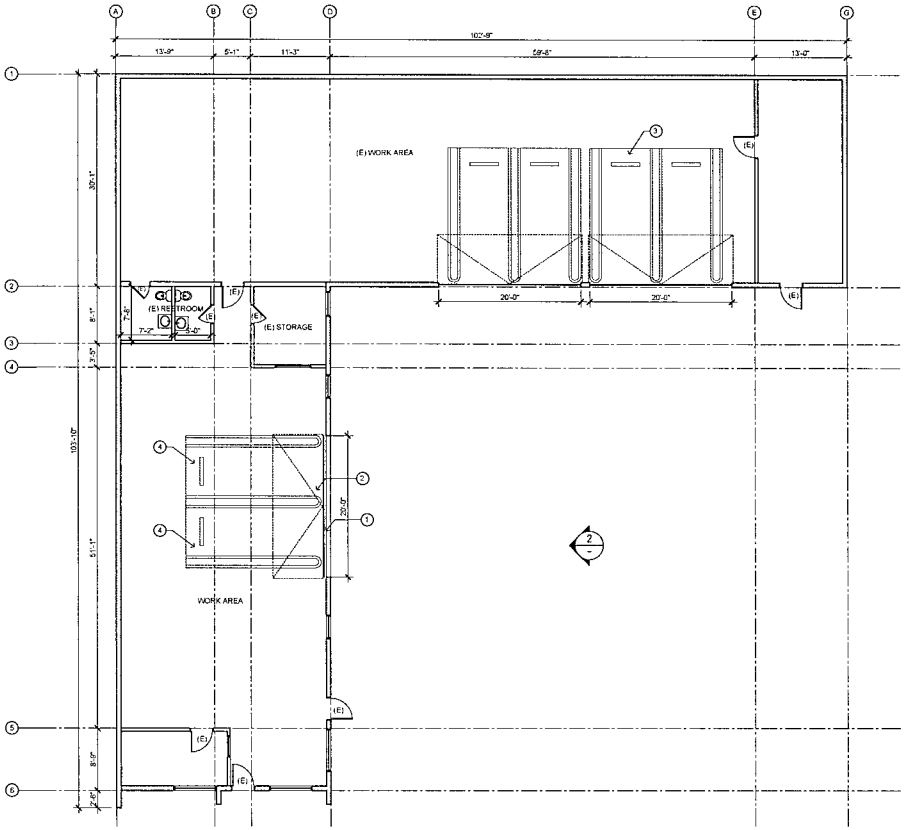
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

AGENDA ITEM 6.A

DATE: February 4, 2025

TO: Chair 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.

On January 7, 2025, at its regularly scheduled meeting, the Planning Commission considered the continued item and received a progress report of the improvements the Appellant made to comply with the conditions of the original Site Plan Review. Staff also provided Code Enforcement pictures taken on November 21, 2024, and December 20, 2024, and the property owner's pictures taken on December 17, 2024. On December 17 and December 23, 2024, building inspections were conducted and passed on their respective dates. The Planning Commission heard the property owner's request for an additional month to finalize all required building inspections for the issued building permits. The Planning Commission voted to continue the adoption of Resolution No. PC 10-24 to February 4, 2025.

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

- On January 2 and January 9, 2025, a masonry-grout inspection was conducted by a Gardena Building Inspector, for a trash enclosure permit, and was passed on their respective dates.

- On January 16, 2025, the Code Enforcement Division inspected the property and provided pictures attached hereto as Attachment B. The Code Enforcement Officer observed that walls and landscaping were installed on the property as part of the original Site Plan Review, but the unpermitted wrought-iron fence remained in place.
- On January 23, 2025, the Code Enforcement Division inspected the property and provided pictures, attached hereto as Attachment C. The Code Enforcement Officer observed no additional construction activity and the property was in the same condition as on January 16, 2025.
- As of January 31, 2025, building inspection requests were made and are scheduled to occur, for the respective building permits, after the time of publication.

The agenda packets for the Planning Commission meetings on February 20, 2024, April 16, 2024, July 16, 2024, October 1, 2024, and January 7, 2025, are attached hereto as Attachments D, 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

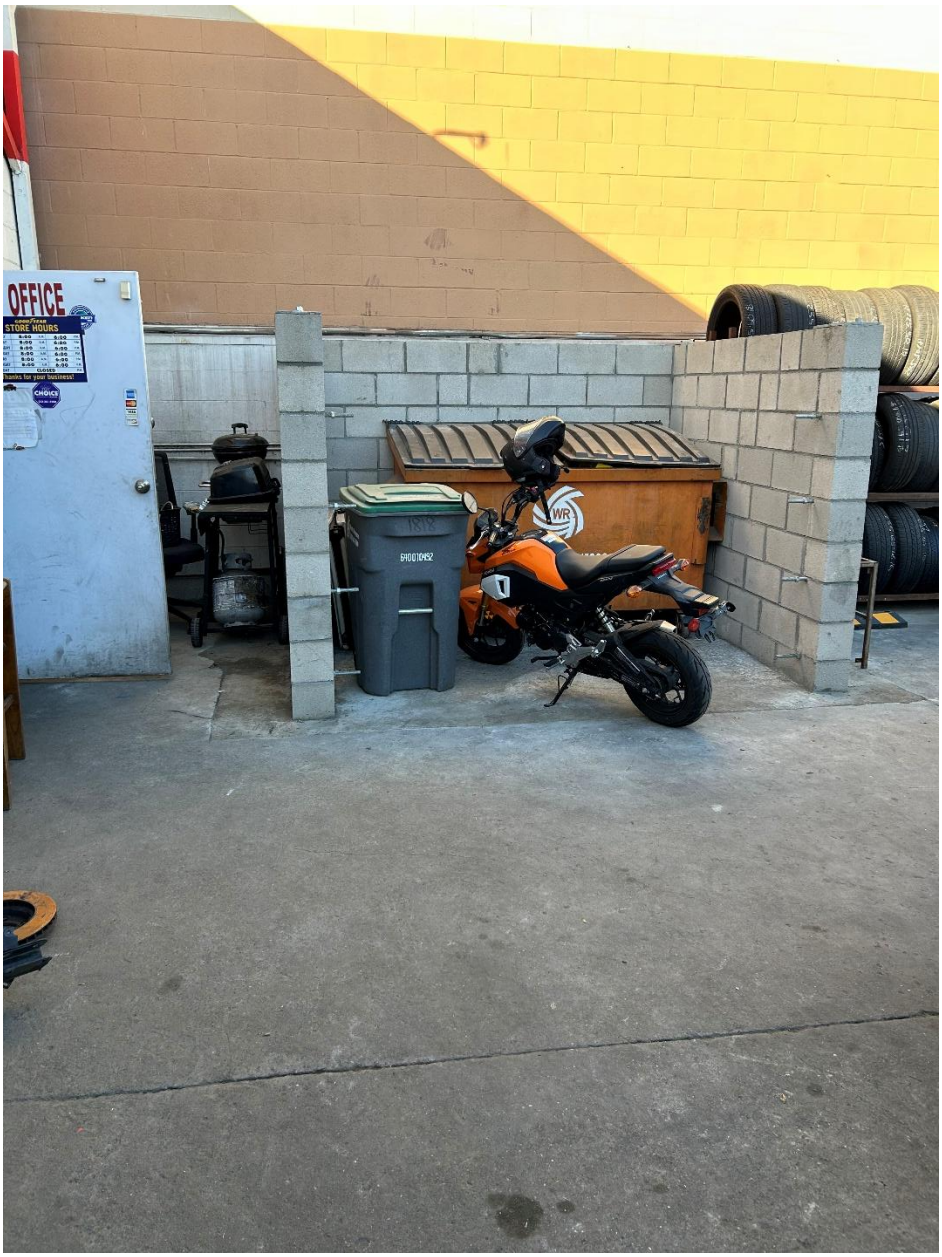
Staff recommends the Planning and Environmental Quality Commission to:

1) Receive the progress report from staff;
2) 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; and
3) Find that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321.

ATTACHMENTS

A. Resolution No. PC 10-24
B. January 16, 2025, Progress Photos (see below)
C. January 23, 2025, Progress Photos (see below)
D. Planning Commission Agenda Packet, dated February 20, 2024
E. Planning Commission Agenda Packet, dated April 16, 2024
F. Planning Commission Agenda Packet, dated July 16, 2024
G. Planning Commission Agenda Packet, dated October 1, 2024
H. Planning Commission Agenda Packet, dated January 7, 2025

Attachment B
January 16, 2025, Progress Photos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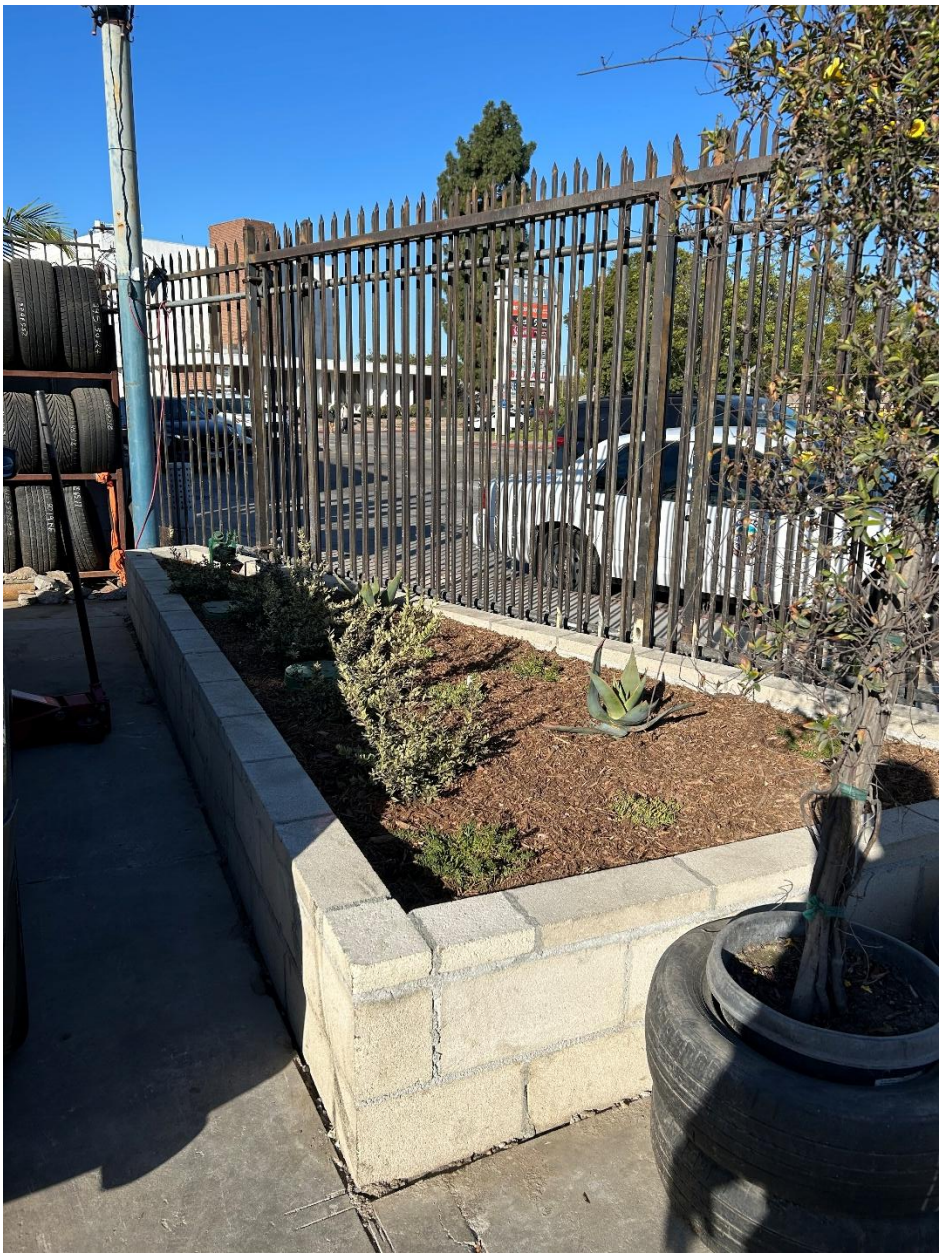
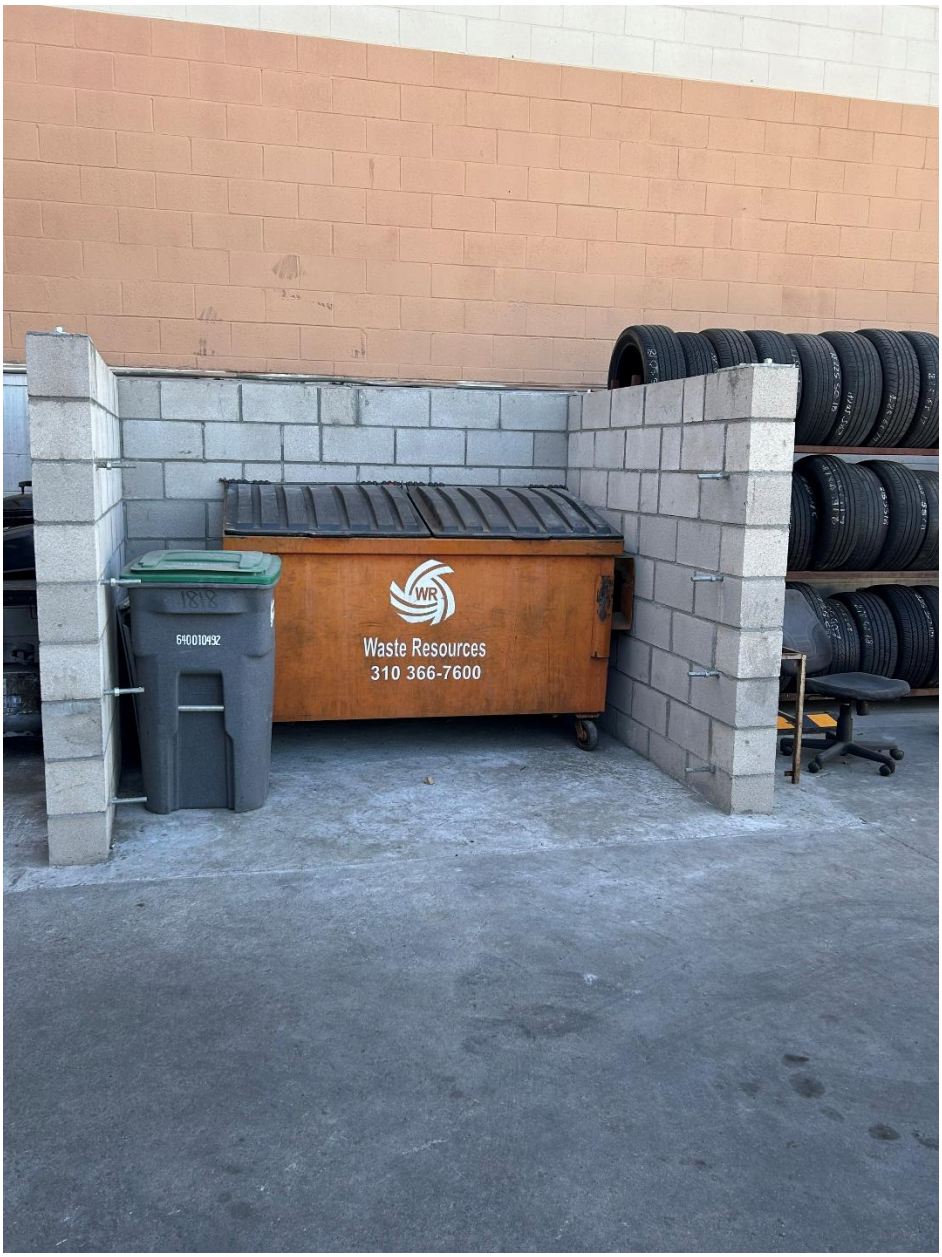
STORE HOURS



MOVE FORWARD
WITH FLEXIBLE
FINANCING
APPLY AND USE TODAY!
GOODYEAR

Firestone
COMPLETE AUTO CARE

Attachment C
January 23, 2025, Progress Pictures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Waste Resources
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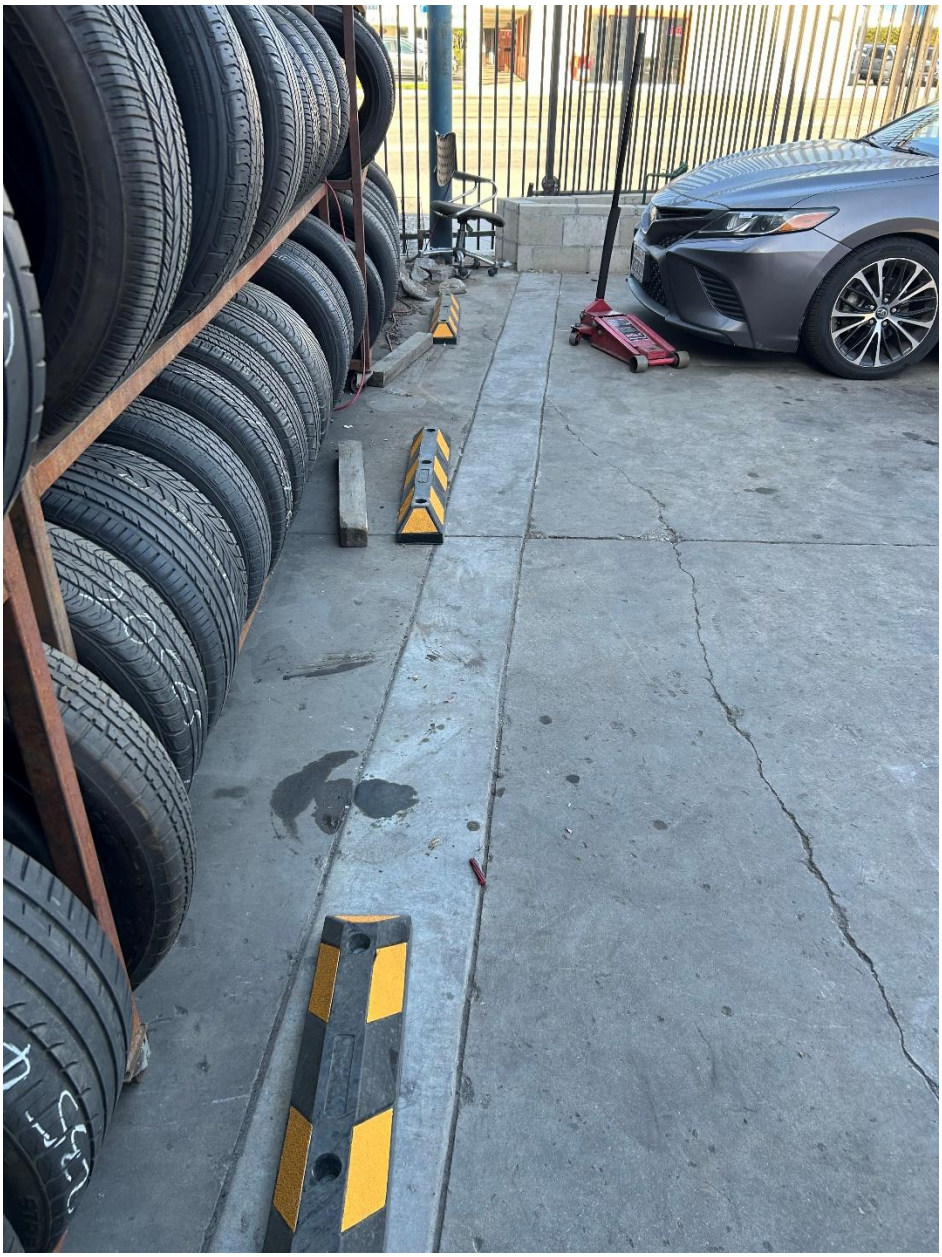

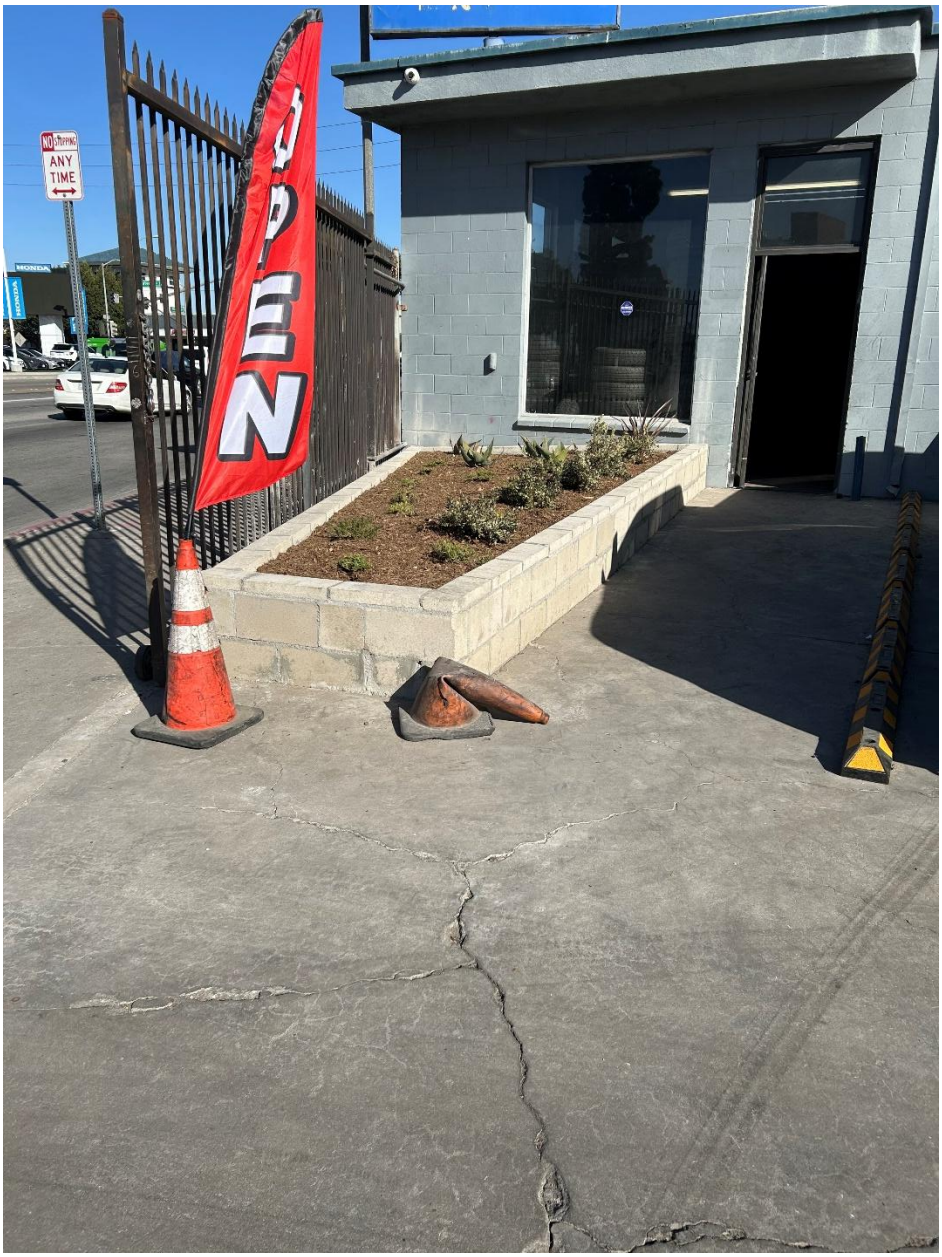
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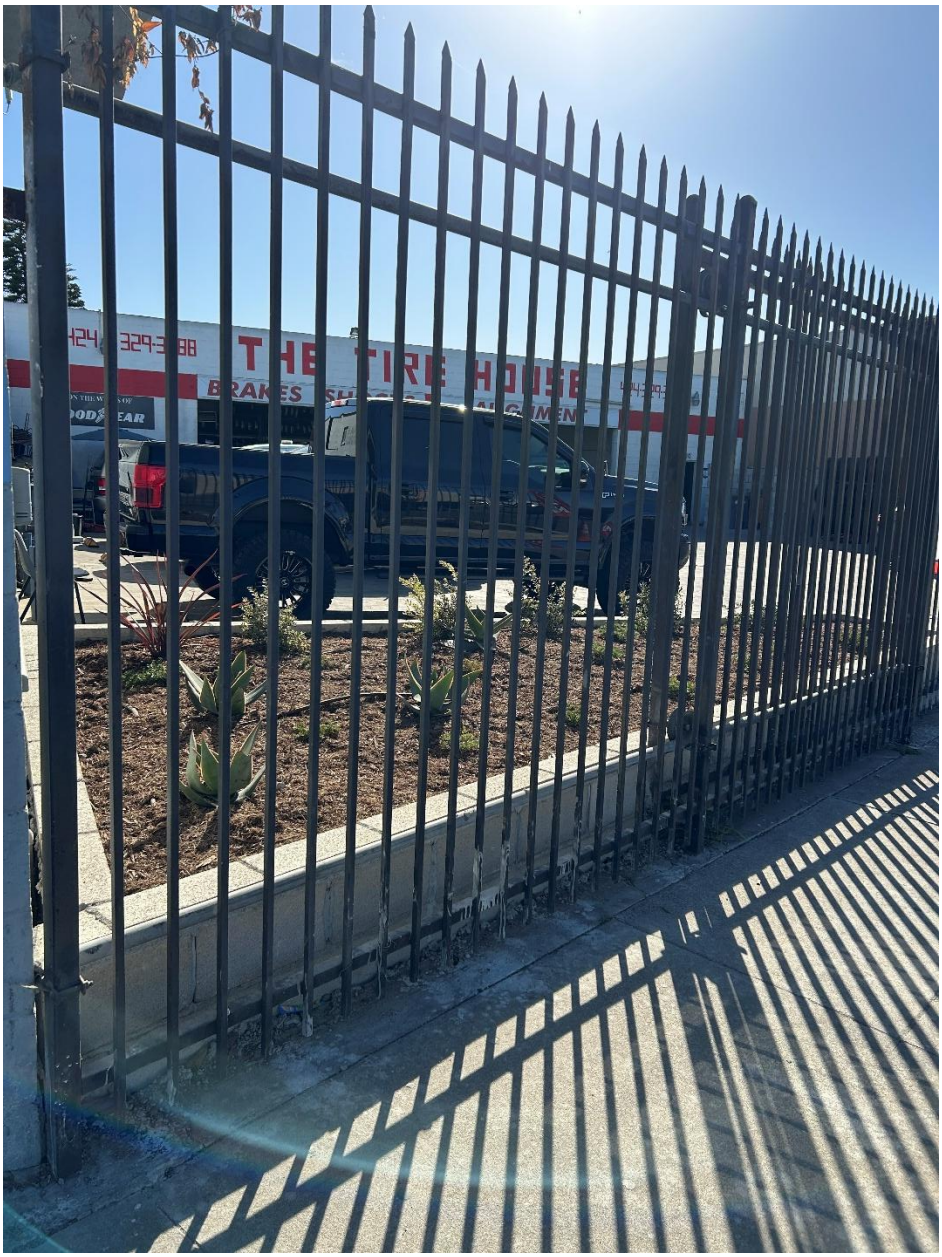

THE TIRE HOUSE
BRAKES

TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
ALIGNMENT

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

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

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

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

Attachment H

Planning Commission Agenda Packet, dated January 7, 2025

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

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 to January 7, 2025.

K. On January 7, 2025, the Planning Commission received a fourth progress report of the Appellant's compliance with Site Plan Review #4-15. The Appellant constructed a portion of the trash enclosure and landscaping retaining walls with two Building Inspections passed for the work. The Appellant requested an additional month to finalize all inspections for the issued building permits. The Planning Commission voted to continue the item to February 4, 2025

L. On February 4, 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.

SECTION 4. EFFECTIVE DATE.

This Resolution shall take effect 10 calendar days from the adoption of this resolution.

SECTION 5. CERTIFICATION

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 4th day of February 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

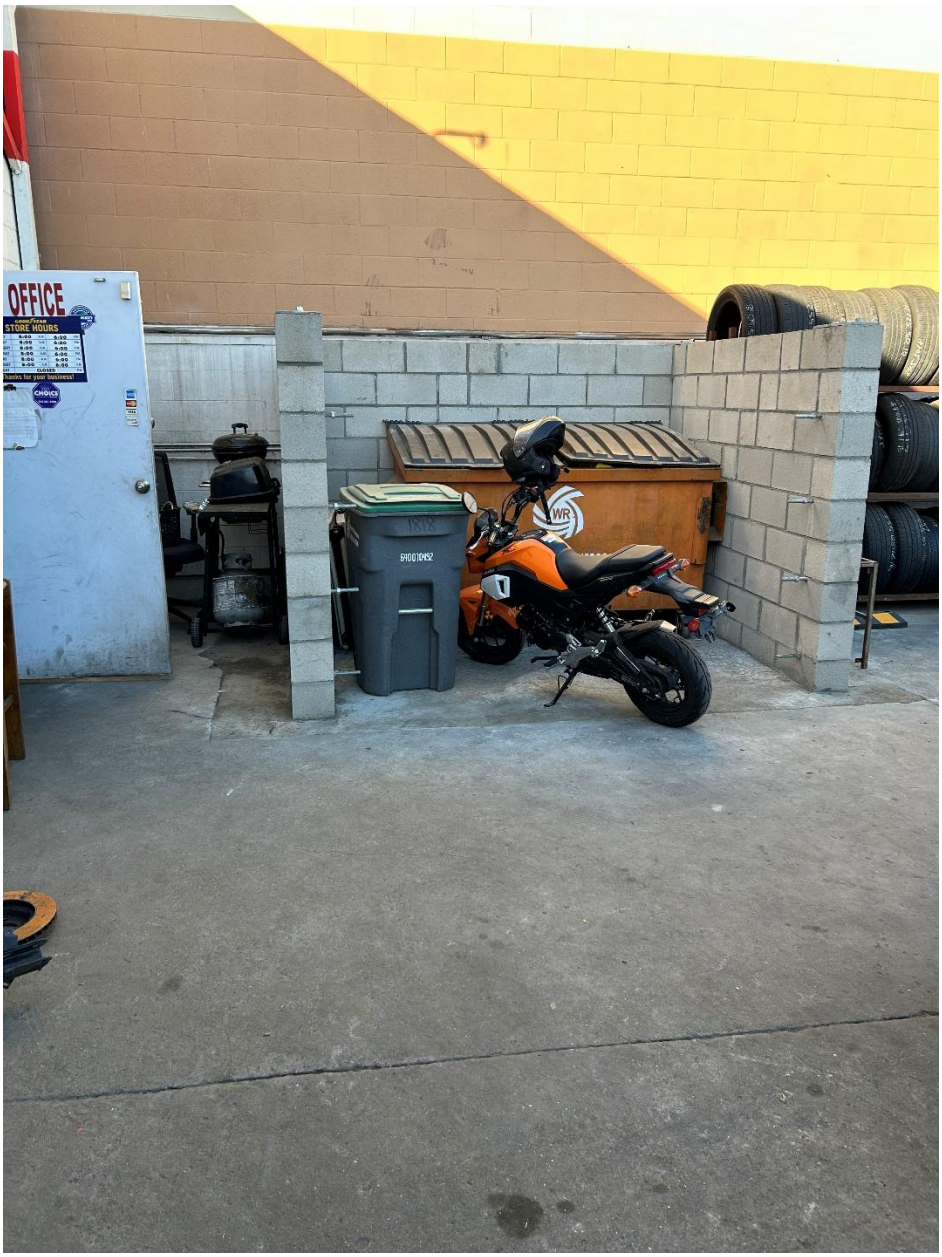
I, Amanda Acuna, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held on the 4th day of February 2025, by the following vote:

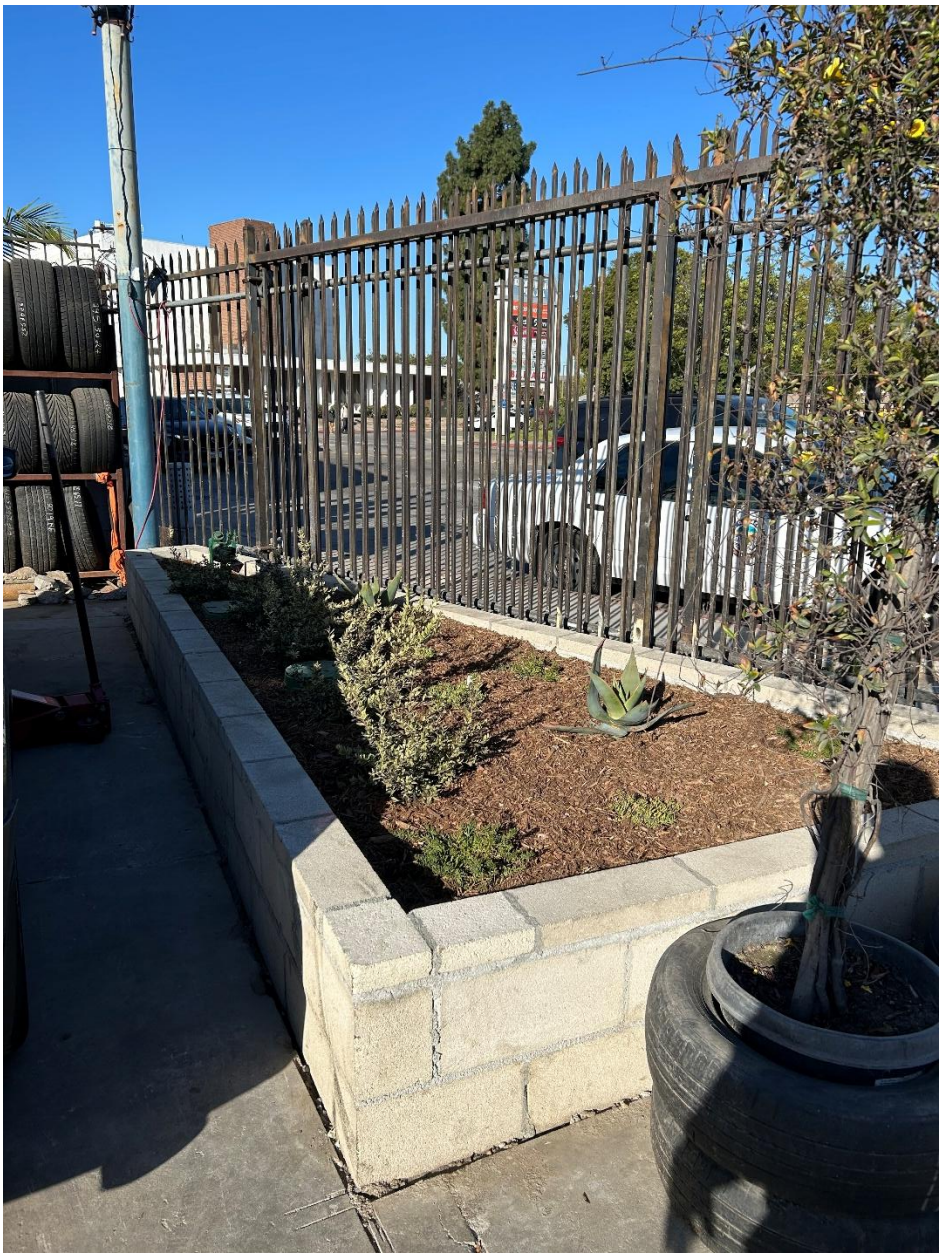
AYES:

NOES:

ABSENT:

Attachment B
January 16, 2025, Progress Photos


OFFICE
STORE HOURS
Thanks for your business!
CHOICE
WR



MOVE FORWARD
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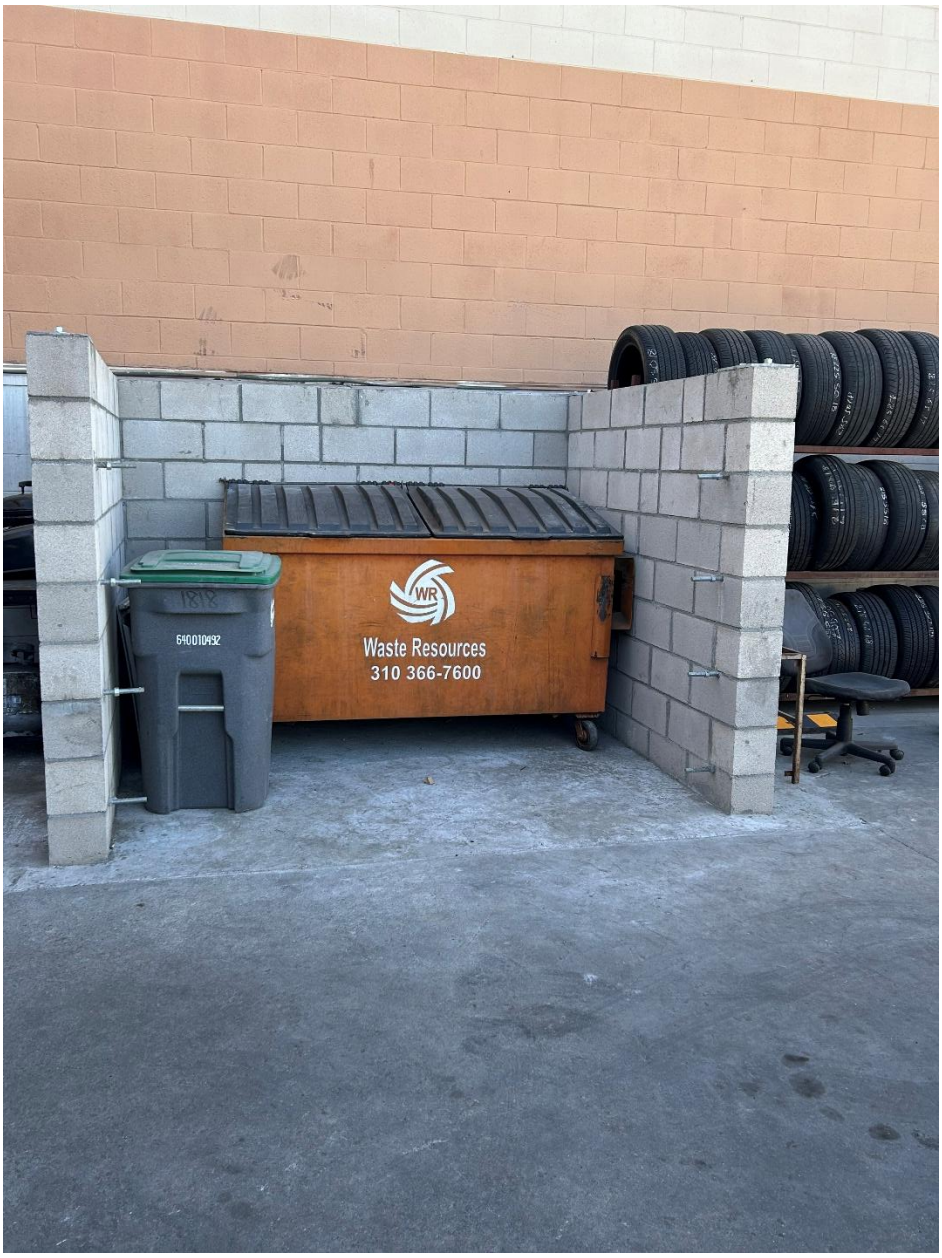
APPLY AND USE TODAY!
GOODYEAR

THE TIRE HOUSE
Firestone
COMPLETE AUTO CARE

Attachment C
January 23, 2025, Progress Pictures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Waste Resources
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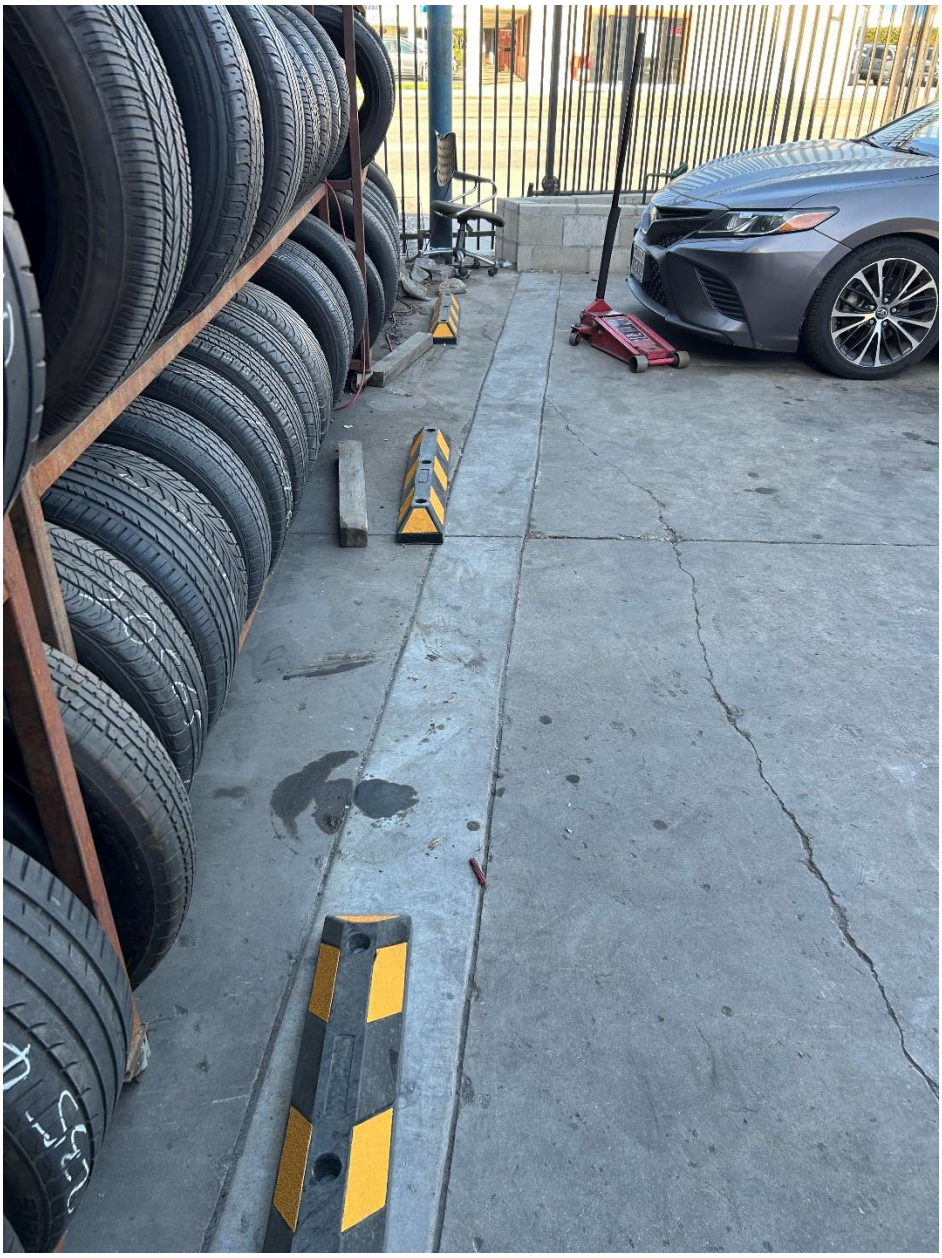

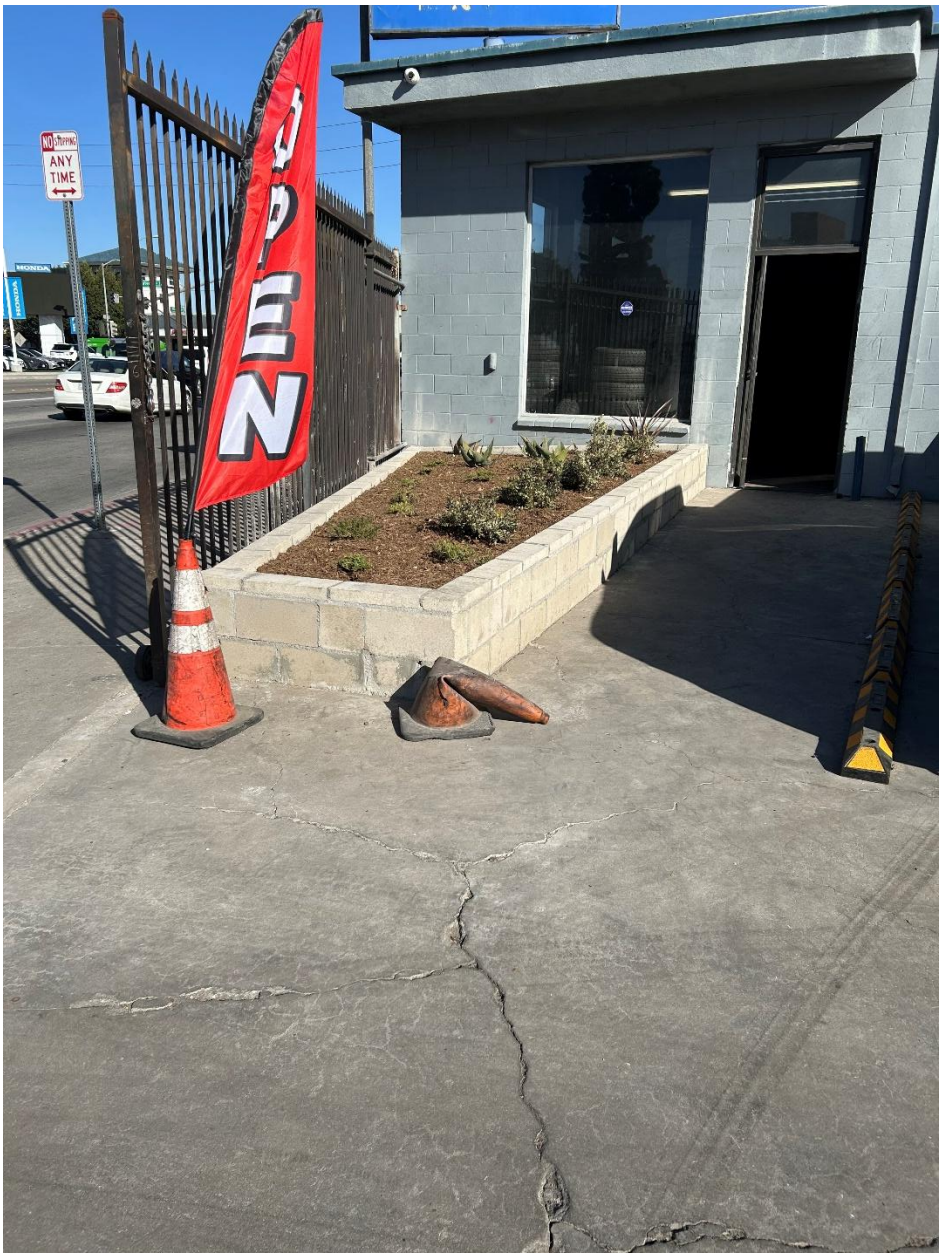
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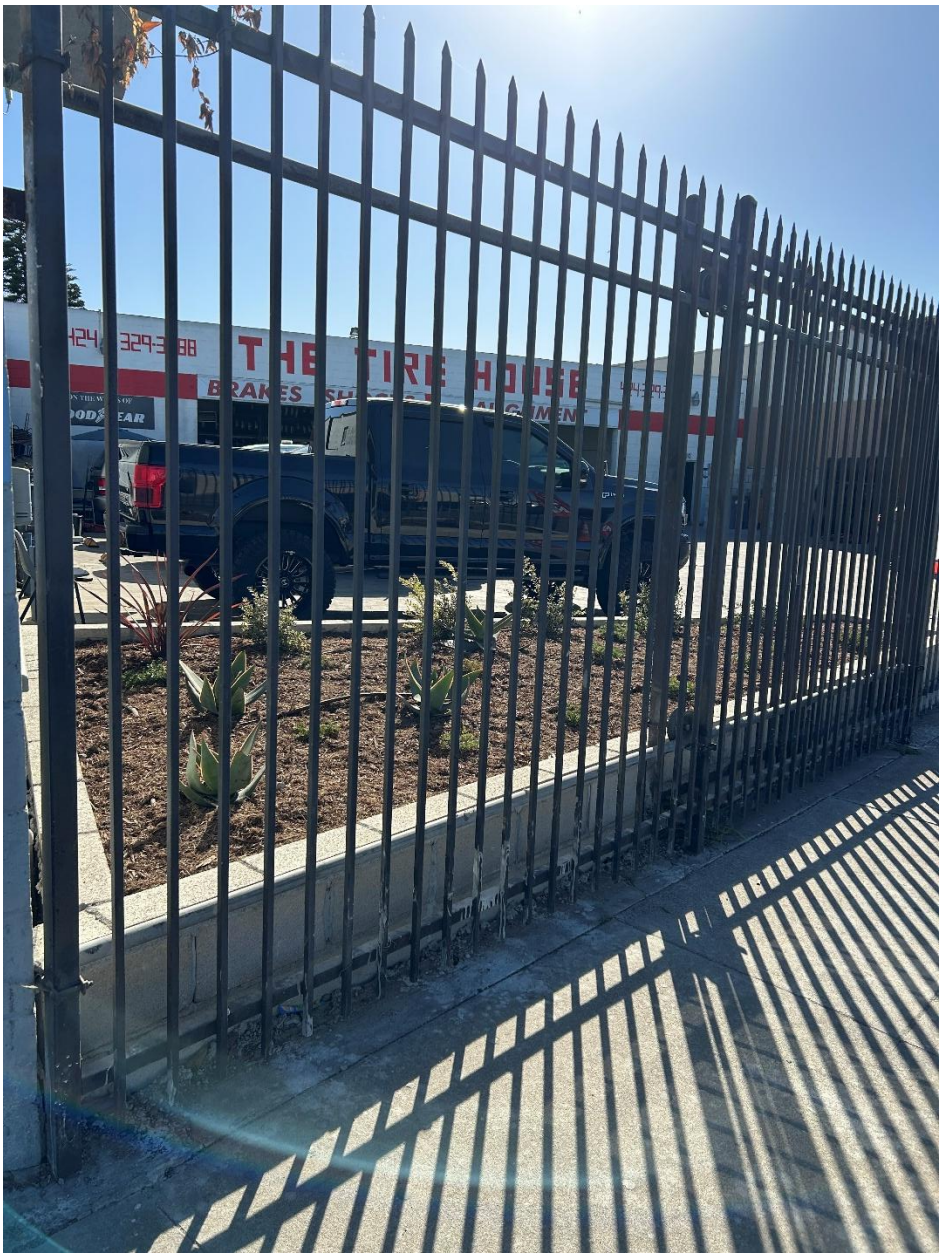

THE TIRE HOUSE
BRAKES

TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
ALIGNMENT

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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

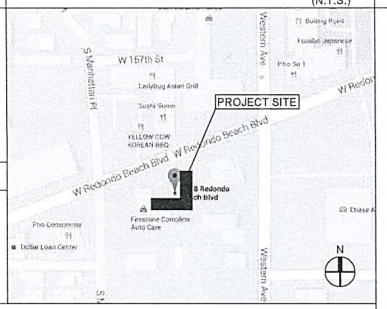
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

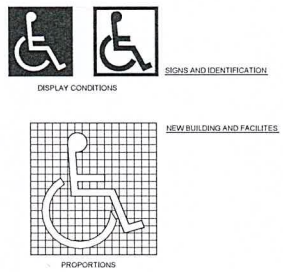
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

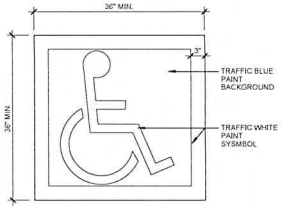
VICINITY MAP (N.T.S.)



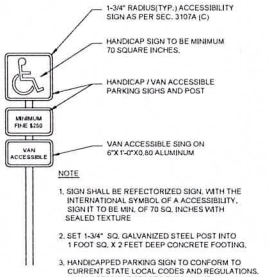
ADA GRAPHICS



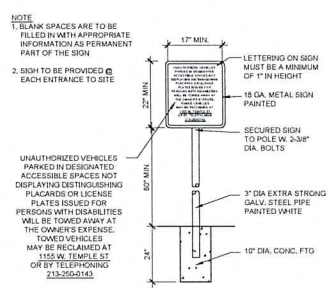
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



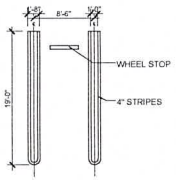
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



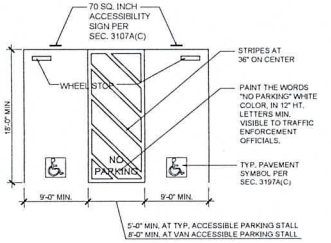
5 ACCESIBLE PARKING STALL SIGN N.T.S.



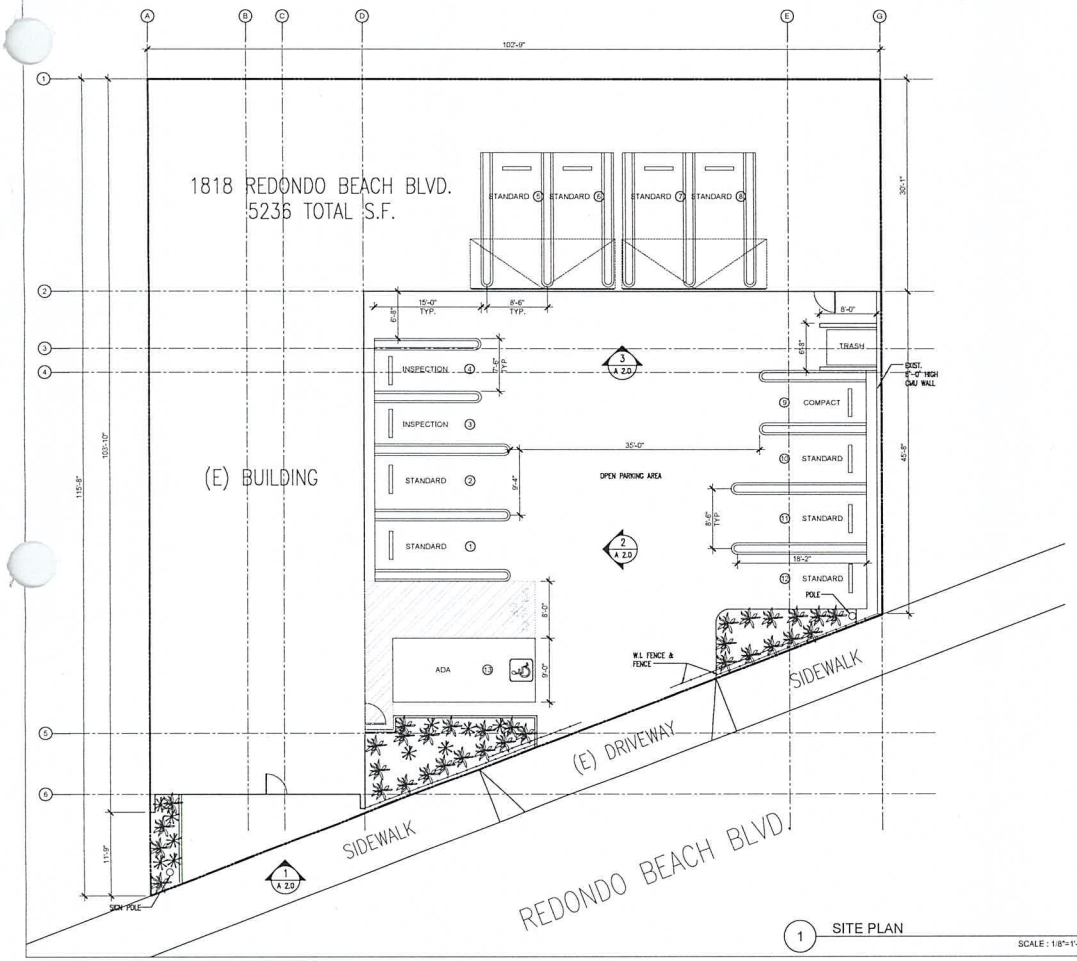
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

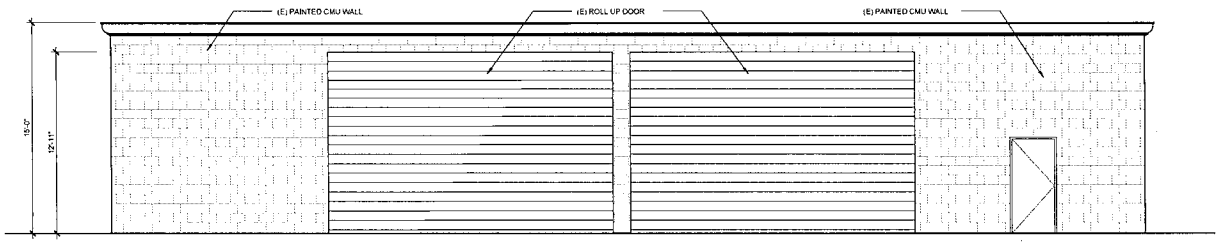
SHEET NAME

SITE PLAN & PROJECT DATA

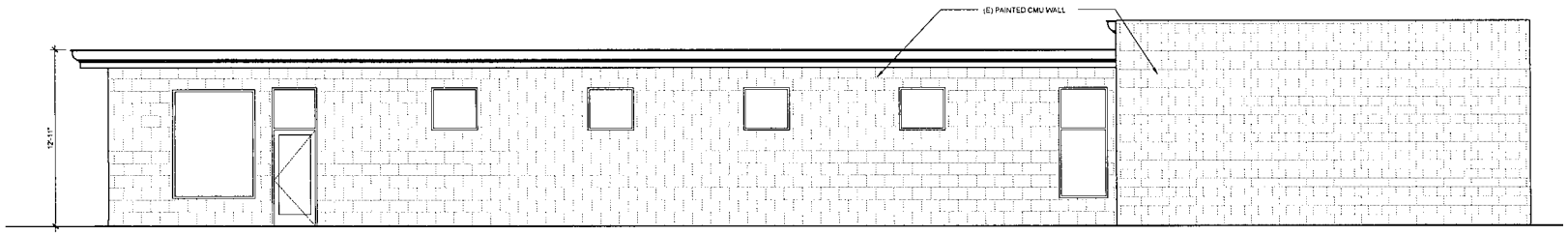
SHEET NUMBER

A1.0

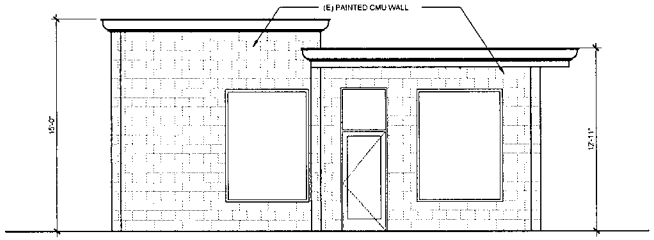
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

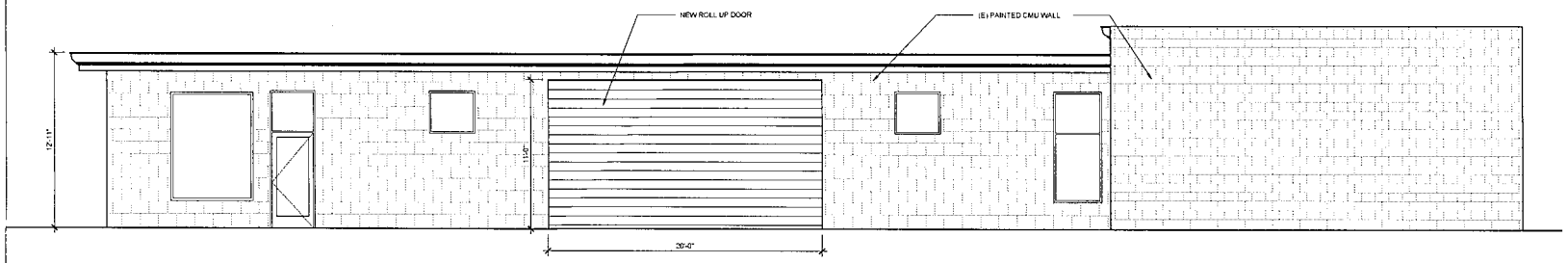
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

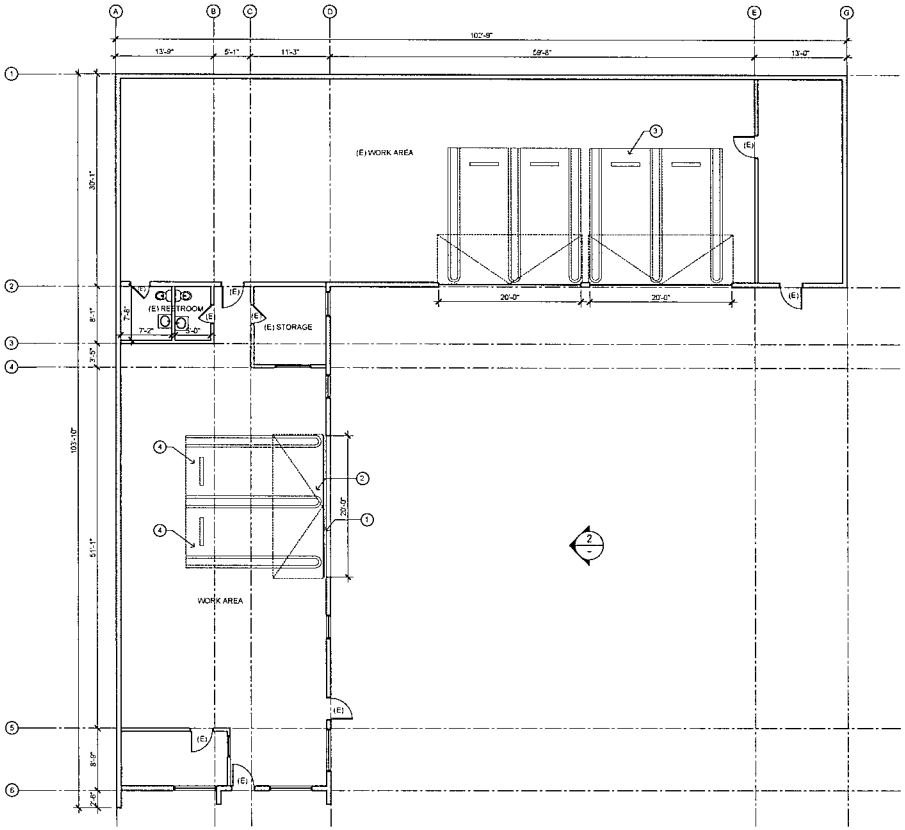
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

BRAKES SHOCKS
STOP
GOODYEAR

424-329-3588
OFFICE

HE TIRE HOUSE
424:329:3588
ES SHOCKS
ALIGNMENT

424 329-3588
THE TIRE
BRAKES SHOCKS
GOODYEAR
STOP

ON THE WINGS OF
GOODYEAR

Attachment B
July 9, 2024, Progress Photos

BRAKES SHOCKS
GOODYEAR

ALIGNMENT
DAYTONA

ON THE WINGS OF
GOODYEAR

TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
/ALIGNMENT
NO STOPPING
ANY
TIME

TIRE HOUSE
424-329-3588
ALIGNMENT

Attachment A
June 5, 2024, Progress Photos

BRAKES SHOCKS
STOP
GOODYEAR

424-329-3588
OFFICE

HE TIRE HOUSE
424:329:3588
ES SHOCKS
ALIGNMENT

424 329-3588
THE TIRE
BRAKES SHOCKS
GOODYEAR
STOP

ON THE WINGS OF
GOODYEAR

Attachment B
July 9, 2024, Progress Photos

BRAKES SHOCKS
GOODYEAR

ALIGNMENT
DAYTONA

ON THE WINGS OF
GOODYEAR

TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
/ALIGNMENT
NO STOPPING
ANY
TIME

TIRE HOUSE
424-329-3588
ALIGNMENT

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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

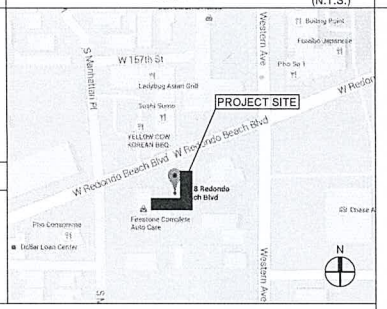
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

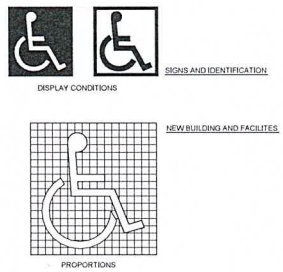
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

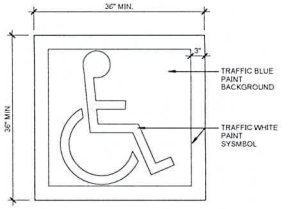
VICINITY MAP (N.T.S.)



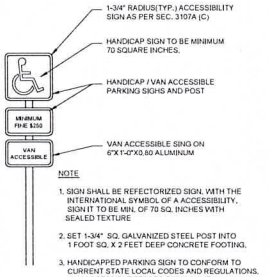
ADA GRAPHICS



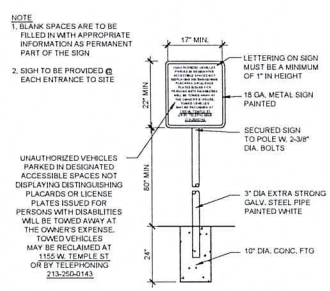
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



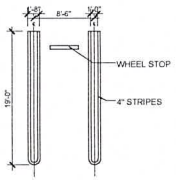
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



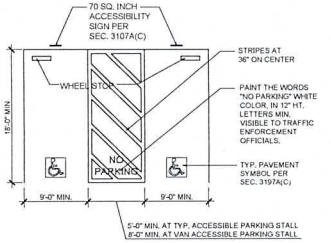
5 ACCESIBLE PARKING STALL SIGN N.T.S.



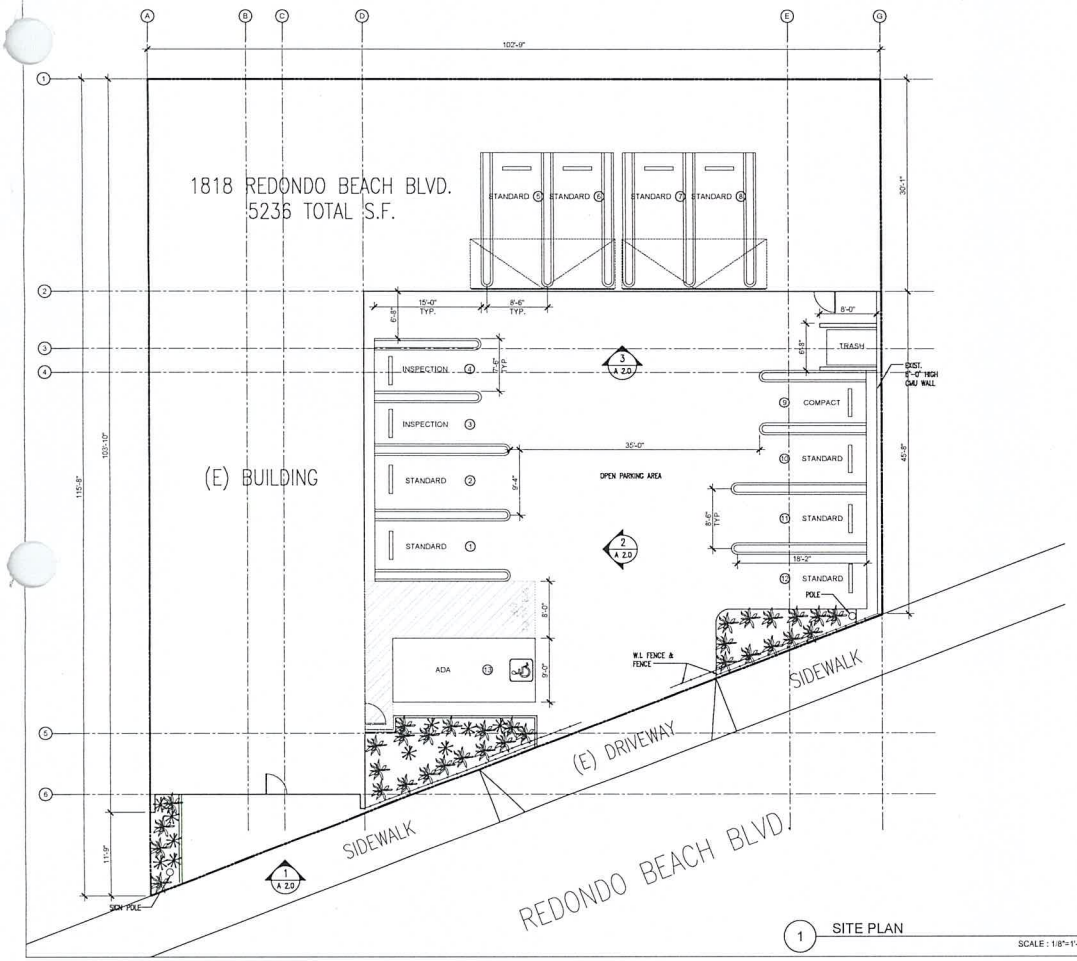
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

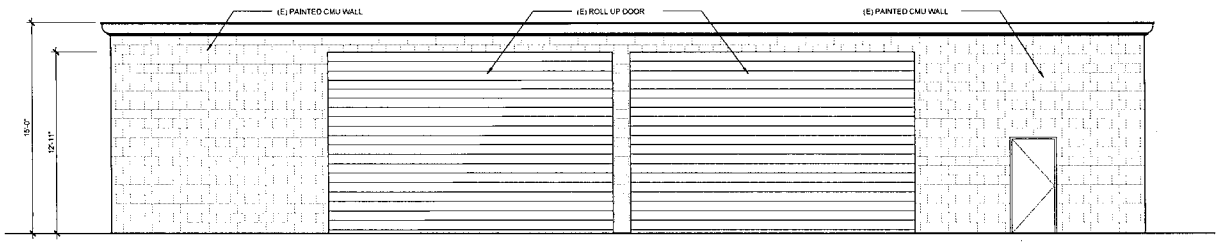
SHEET NAME

SITE PLAN & PROJECT DATA

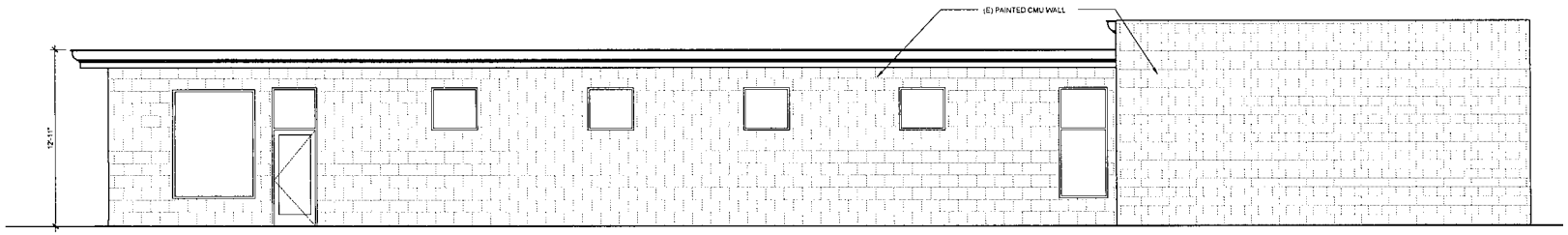
SHEET NUMBER

A1.0

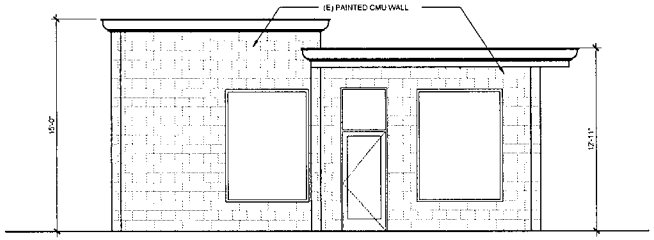
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

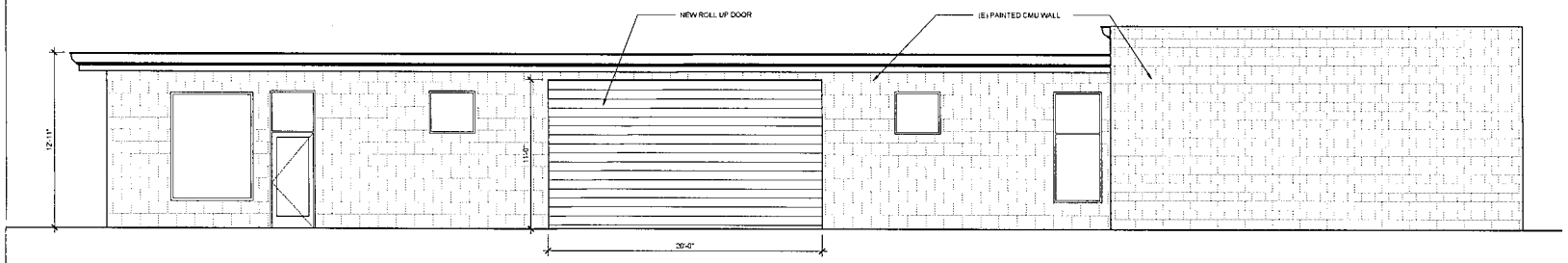
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

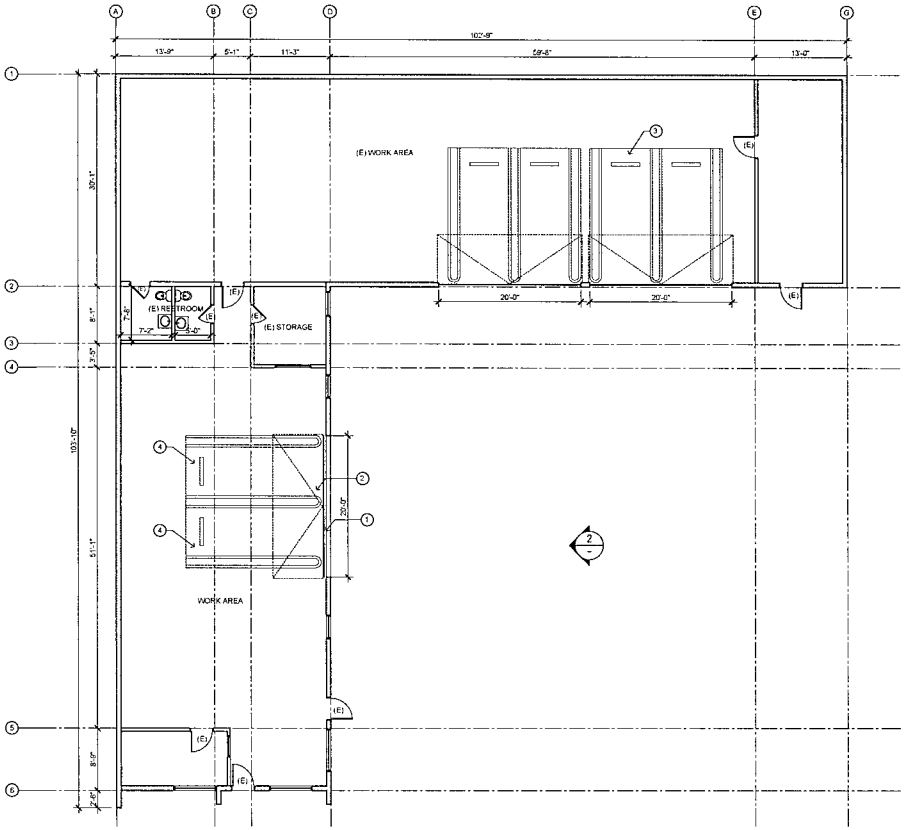
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

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THE TIRE HOUSE
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ALIGNMENT
ON THE WINGS OF
GOODYEAR

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Attachment B
September 26, 2024, Progress Photos

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TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
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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

424 329-3588
THE TIRE HOUSE
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BRAKES SHOCKS
ALIGNMENT
ON THE WINGS OF
GOODYEAR

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THE TIRE HOUSE
BRAKES SHOCKS
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Attachment B
September 26, 2024, Progress Photos

THE TIRE HOUSE
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RAKES SHOCKS
ALIGNMENT

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TIRE HOUSE
(424)329-3588
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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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

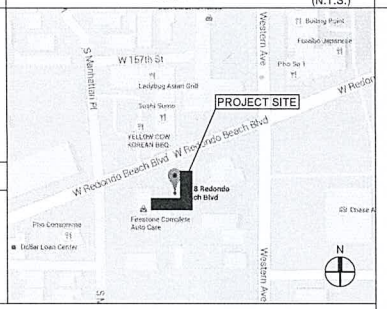
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

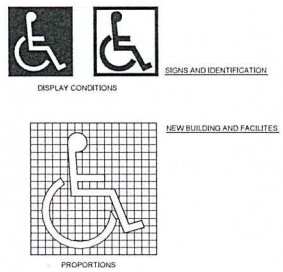
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

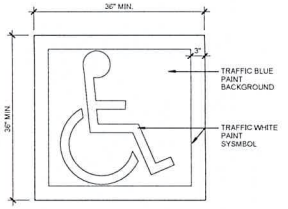
VICINITY MAP (N.T.S.)



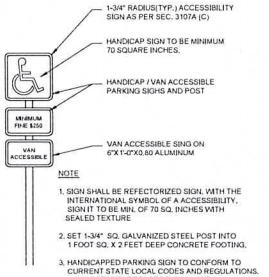
ADA GRAPHICS



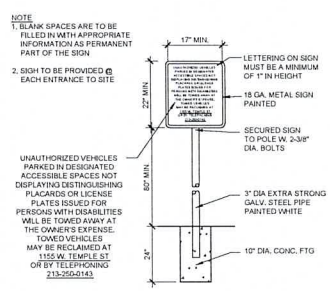
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



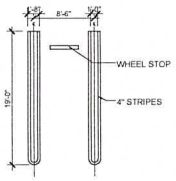
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



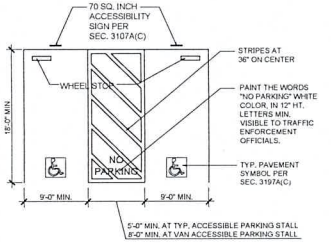
5 ACCESIBLE PARKING STALL SIGN N.T.S.



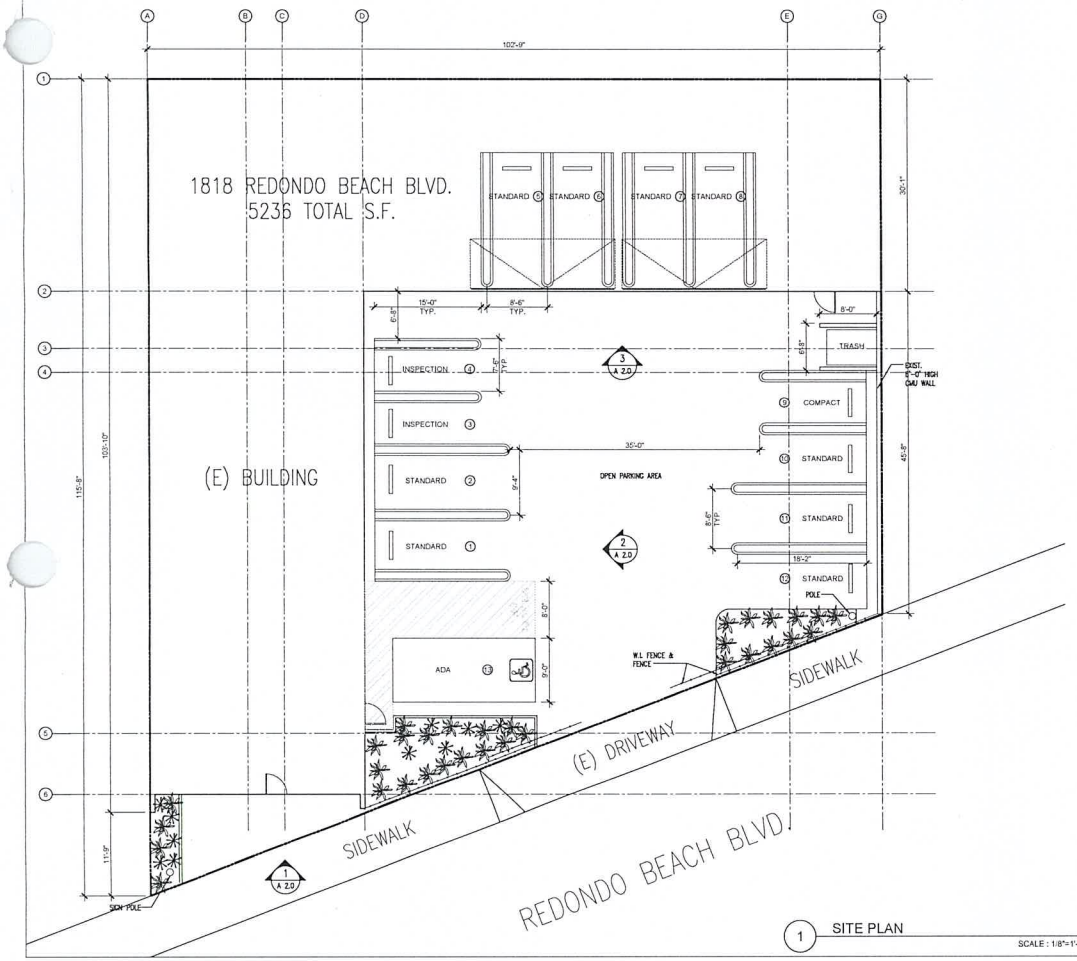
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

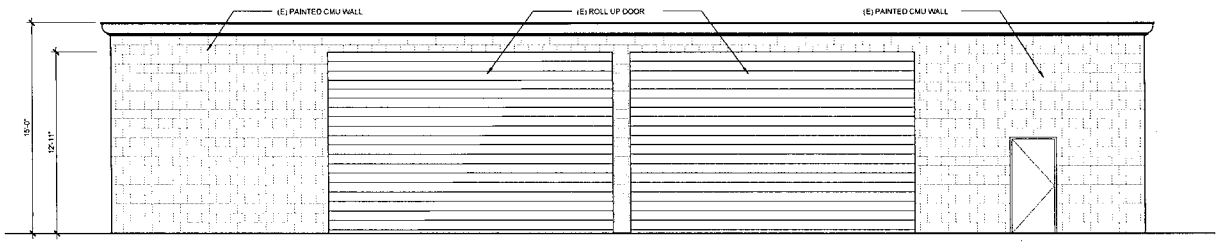
SHEET NAME

SITE PLAN & PROJECT DATA

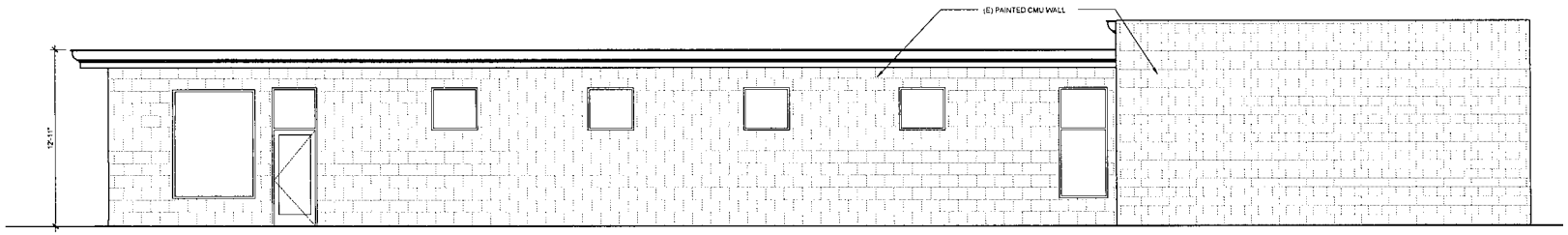
SHEET NUMBER

A1.0

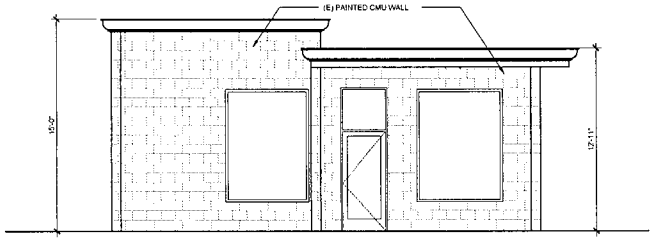
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

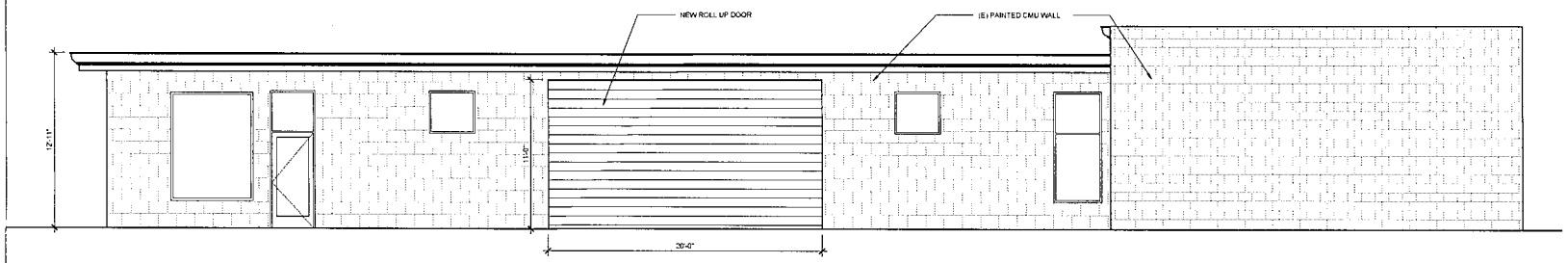
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

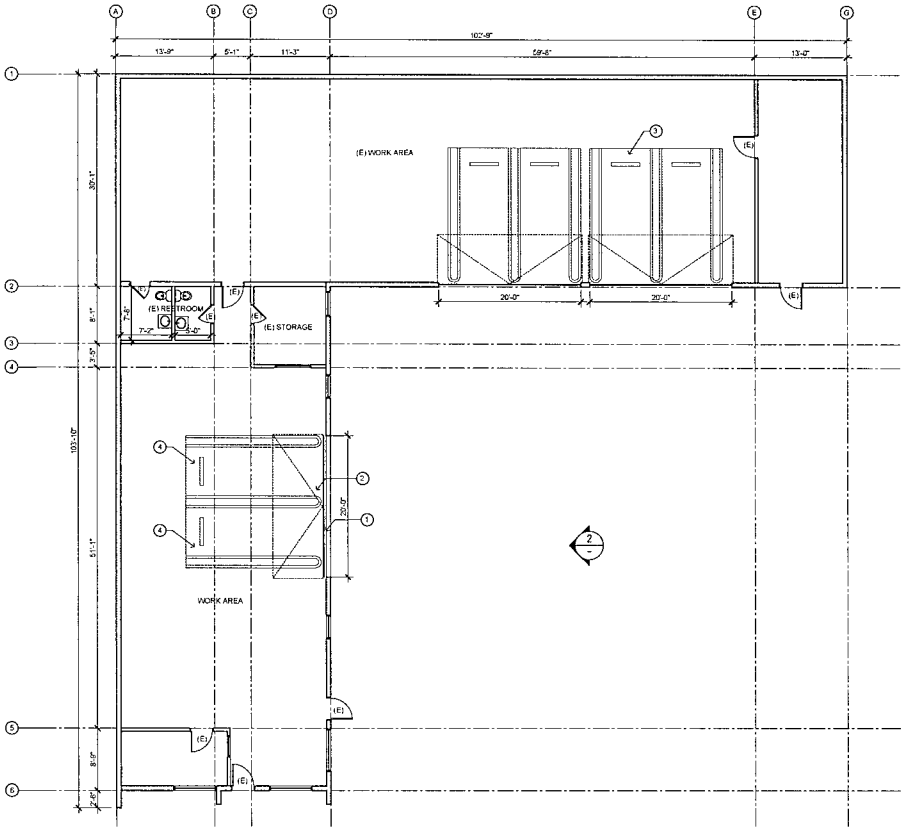
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

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 form 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

TIRE HOUSE
424.329.3588
SHOCKS
ALIGNMENT
Firestone
AUTO CARE

424 329-3588
THE TIRE HOUSE
424-329-3588
BRAKES SHOCKS
ALIGNMENT
ON THE WINGS OF
GOODYEAR

424 329-3588
THE TIRE H
BRAKES SHOCKS
GOODYEAR

Attachment C
December 17, 2024, Property Owner Pictures

YOSHINOYA
DAYTONA

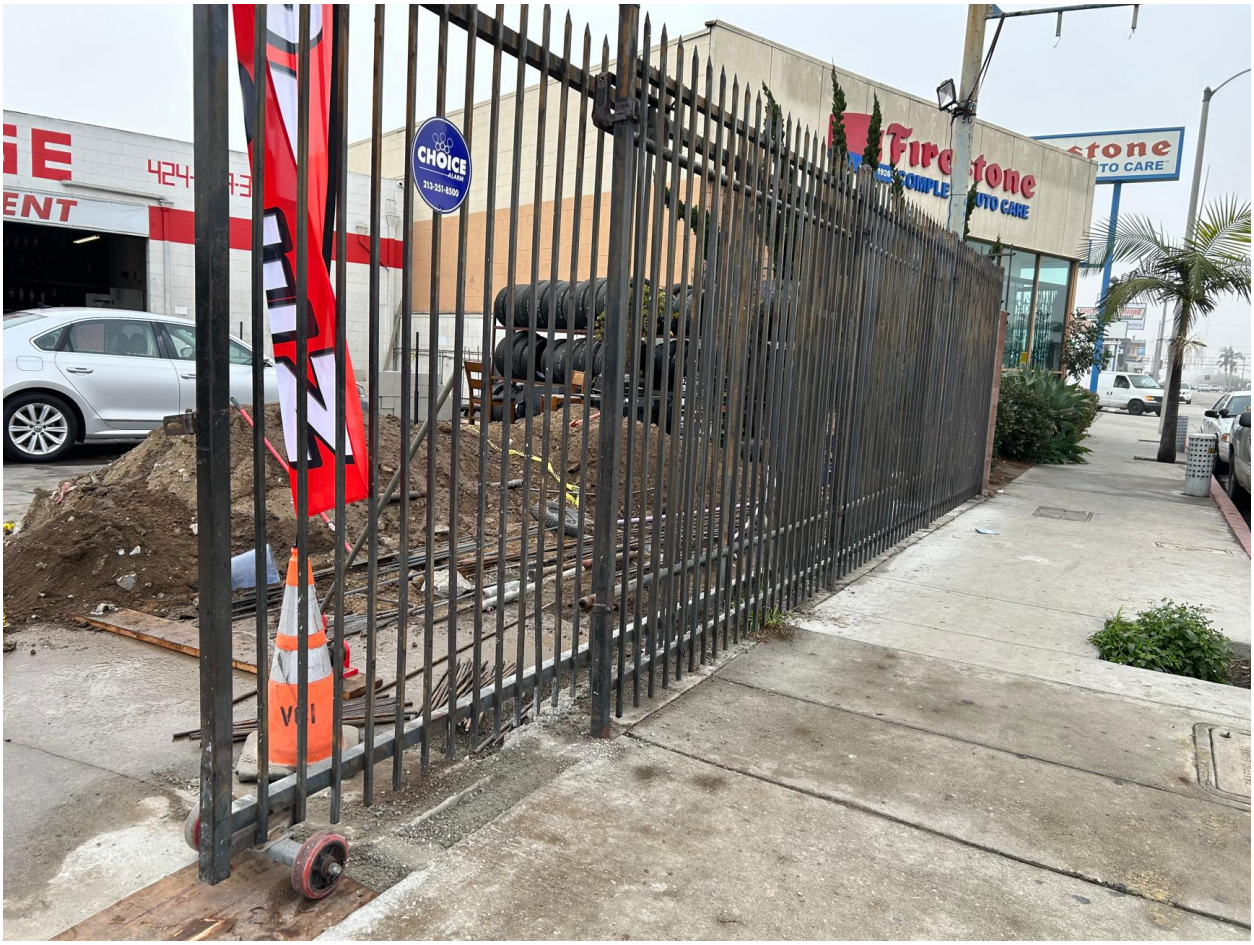
TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
ALIGNMENT

LIONHART
HANDICAPPED PARKING

Attachment D
December 20, 2024, Progress Pictures

NO STOPPING
ANY
TIME

TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
ALIGNMENT
Jeep
9BOK114


CHOICE
213-261-8309
Firestone
AUTO CARE

REPUBLIC PLAZA

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

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.

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

TIRE HOUSE
424-329-3588
SHOCKS
ALIGNMENT
Firestone
AUTO CARE

424 329-3588
THE TIRE HOUSE
424-329-3588
BRAKES SHOCKS
ALIGNMENT
ON THE WINGS OF
GOODYEAR

424 329-3588
THE TIRE H
BRAKES SHOCKS
GOODYEAR

FALKEN
FALKEN
FALKEN

Attachment C
December 17, 2024, Property Owner Pictures

YOSHINOYA
DAYTONA
DAYTONA

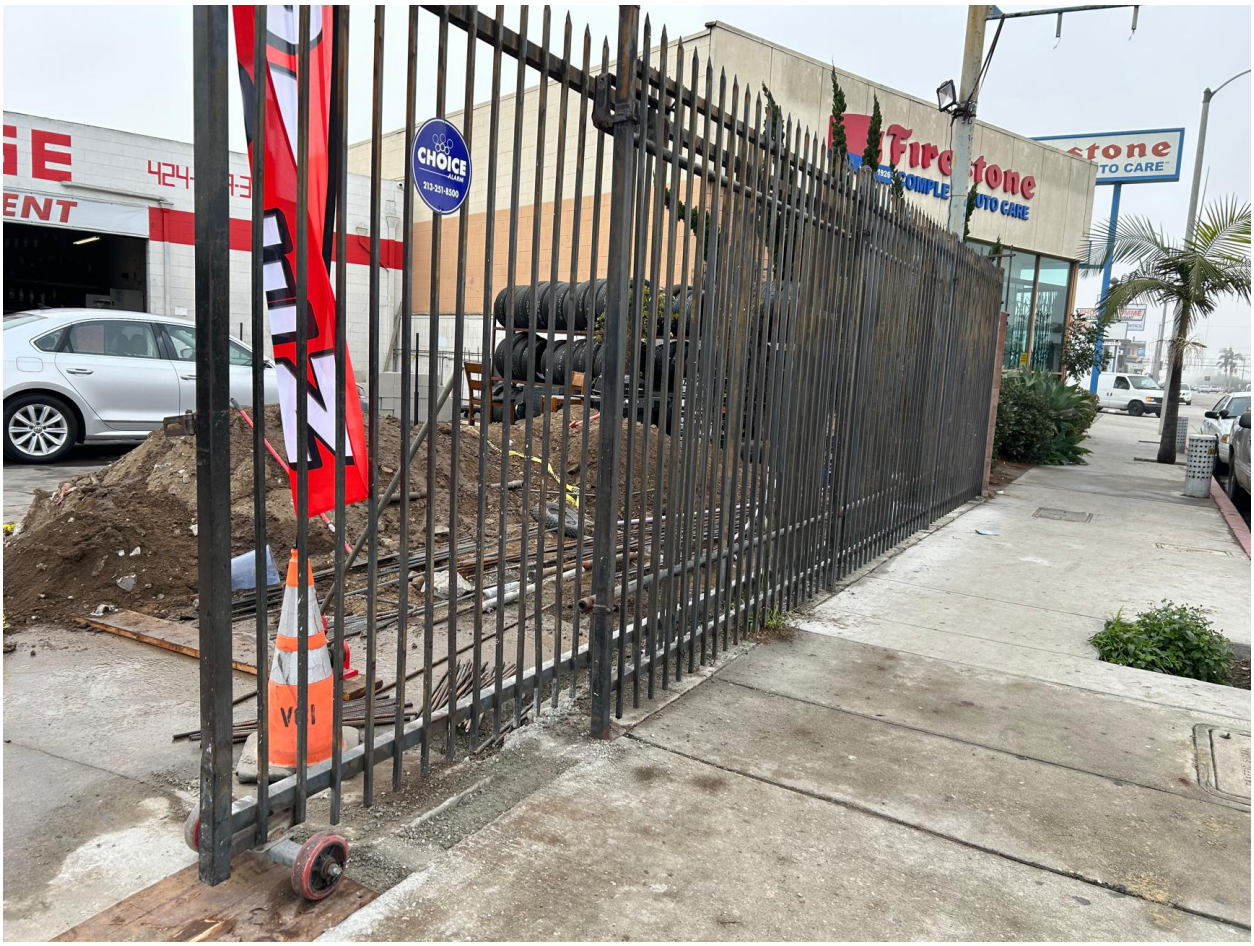
TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
ALIGNMENT

LIONHART
HANDICAPPED
PARKING

Attachment D
December 20, 2024, Progress Pictures

NO STOPPING
ANY
TIME

TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
/ALIGNMENT
Jeep
9BDK114


CHOICE
213-221-8500
Firestone
AUTO CARE

CAUTION

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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

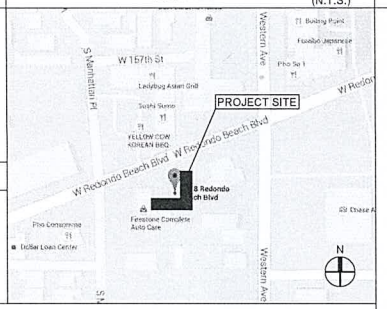
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

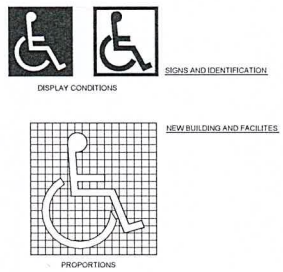
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

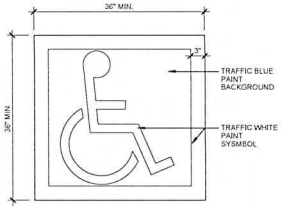
VICINITY MAP (N.T.S.)



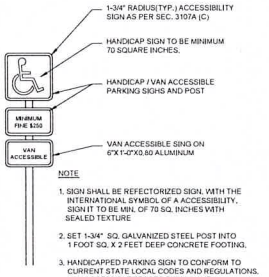
ADA GRAPHICS



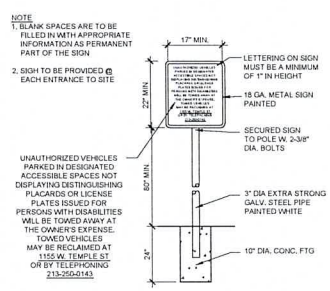
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



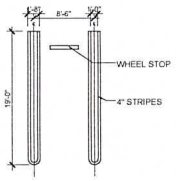
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



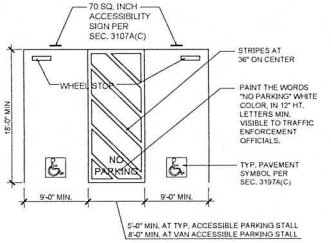
5 ACCESIBLE PARKING STALL SIGN N.T.S.



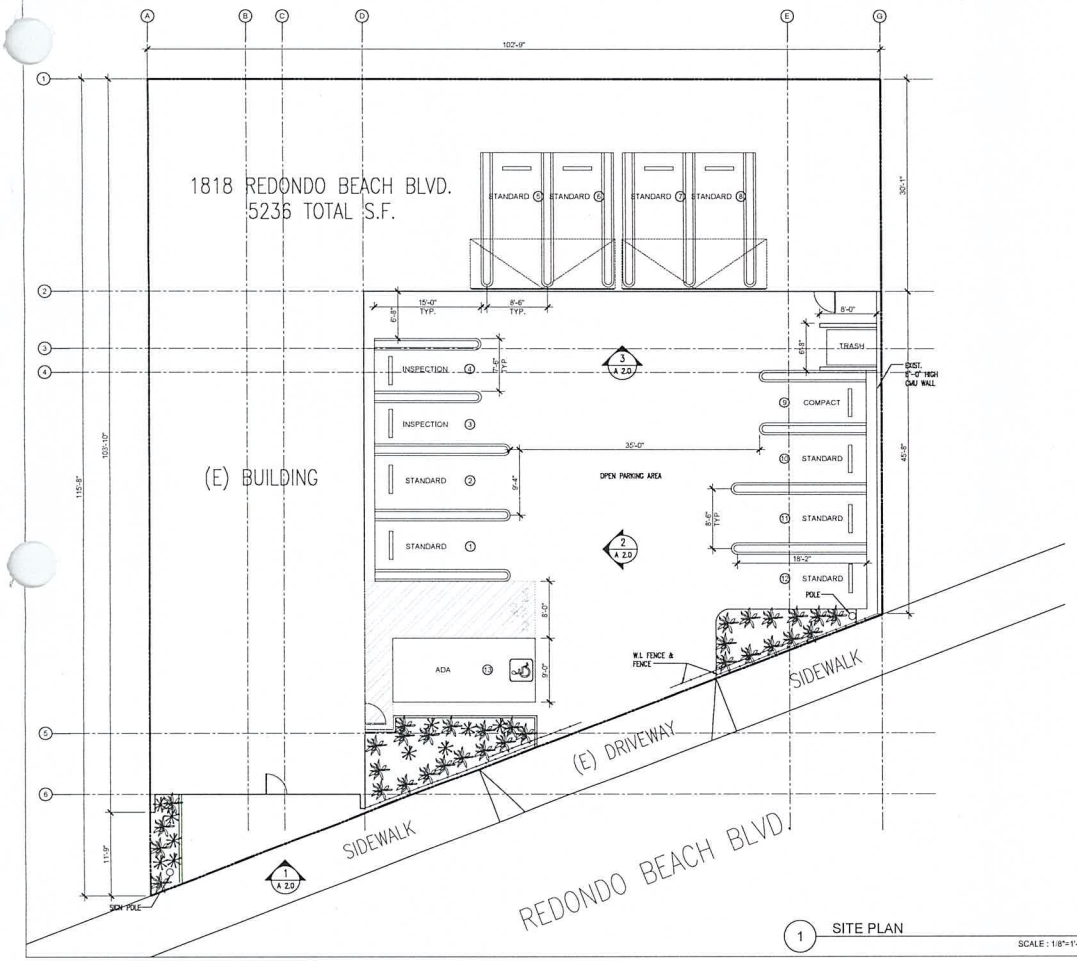
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

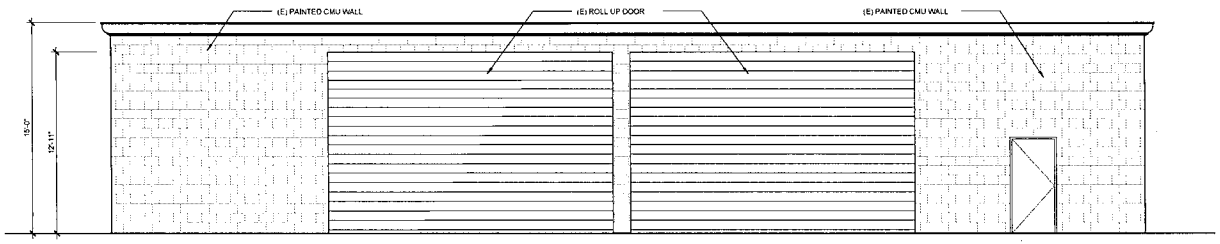
SHEET NAME

SITE PLAN & PROJECT DATA

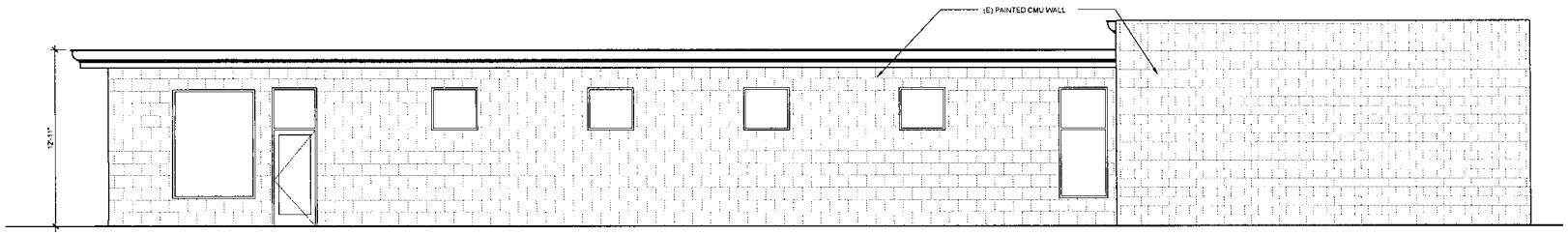
SHEET NUMBER

A1.0

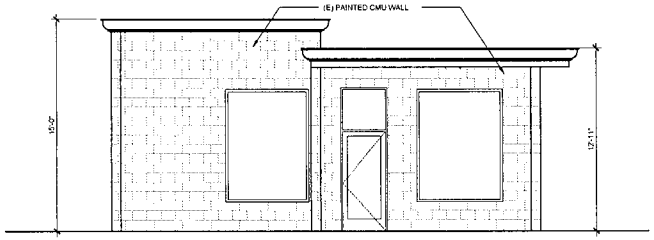
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

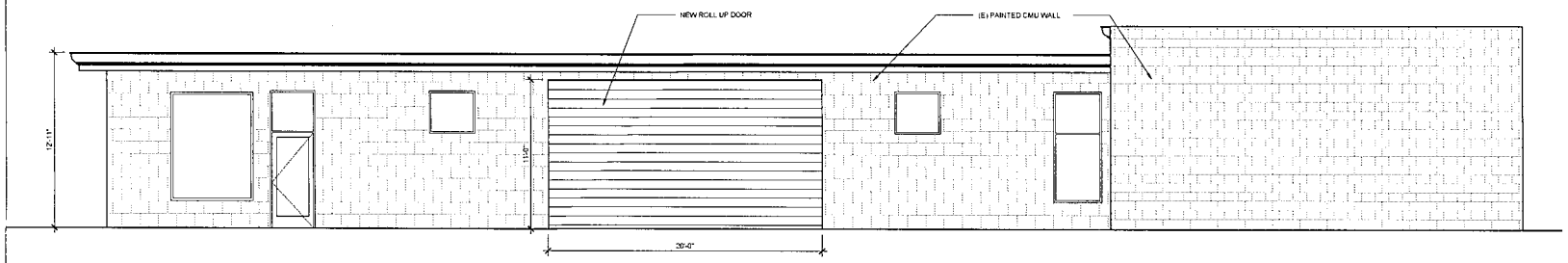
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

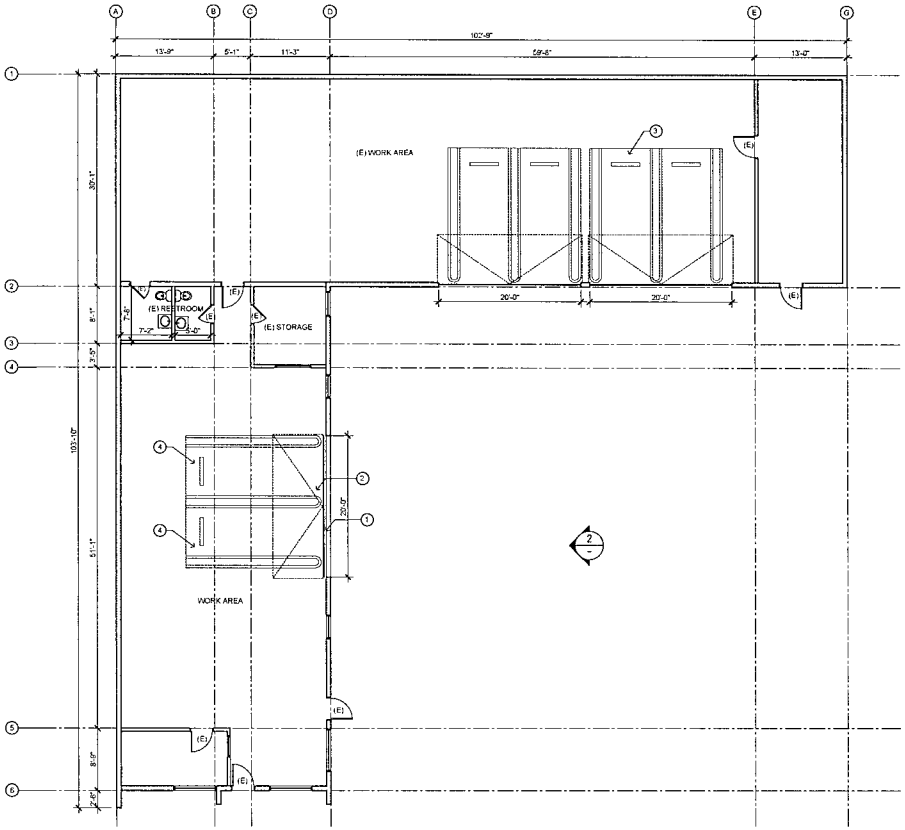
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

BRAKES SHOCKS
STOP
GOODYEAR

424-329-3588
OFFICE

HE TIRE HOUSE
424:329:3588
ES SHOCKS
ALIGNMENT

424 329-3588
THE TIRE
BRAKES SHOCKS
GOODYEAR
STOP

ON THE WINGS OF
GOODYEAR

Attachment B
July 9, 2024, Progress Photos

BRAKES SHOCKS
GOODYEAR

ALIGNMENT
DAYTONA

ON THE WINGS OF
GOODYEAR

TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
/ALIGNMENT
NO STOPPING
ANY
TIME

TIRE HOUSE
424-329-3588
ALIGNMENT

Attachment A
June 5, 2024, Progress Photos

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July 9, 2024, Progress Photos

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TIME

TIRE HOUSE
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ALIGNMENT

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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

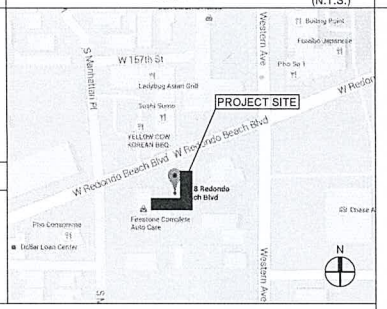
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

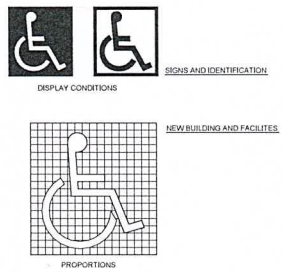
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

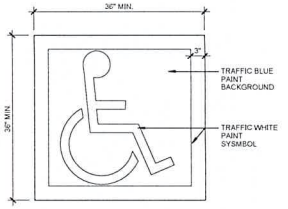
VICINITY MAP (N.T.S.)



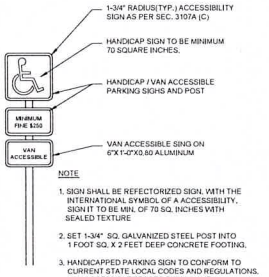
ADA GRAPHICS



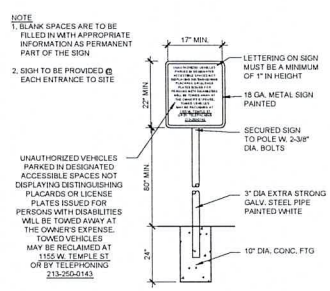
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



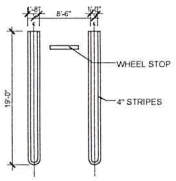
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



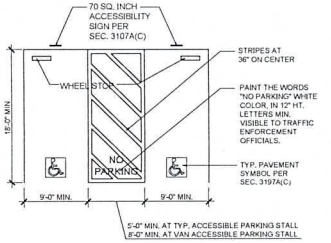
5 ACCESIBLE PARKING STALL SIGN N.T.S.



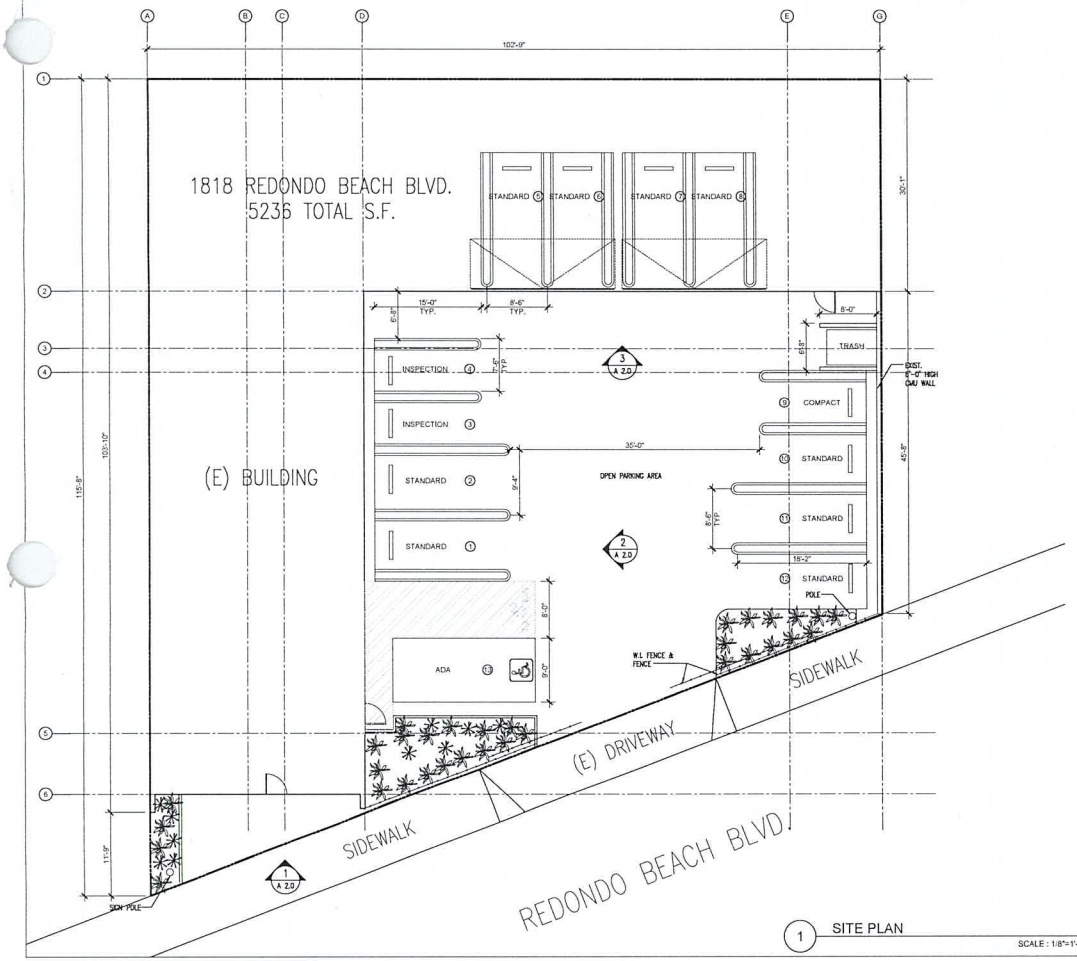
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

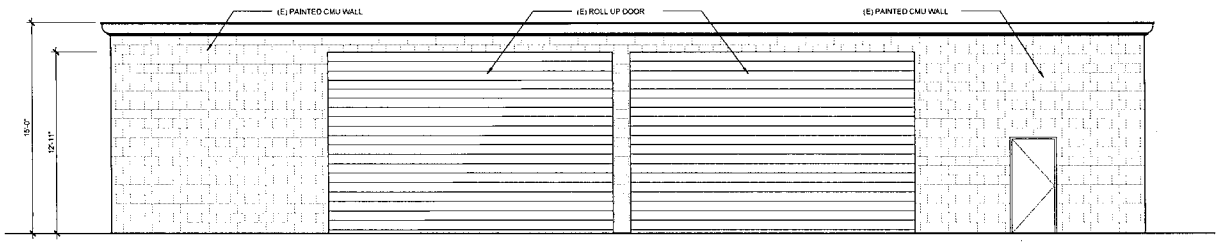
SHEET NAME

SITE PLAN & PROJECT DATA

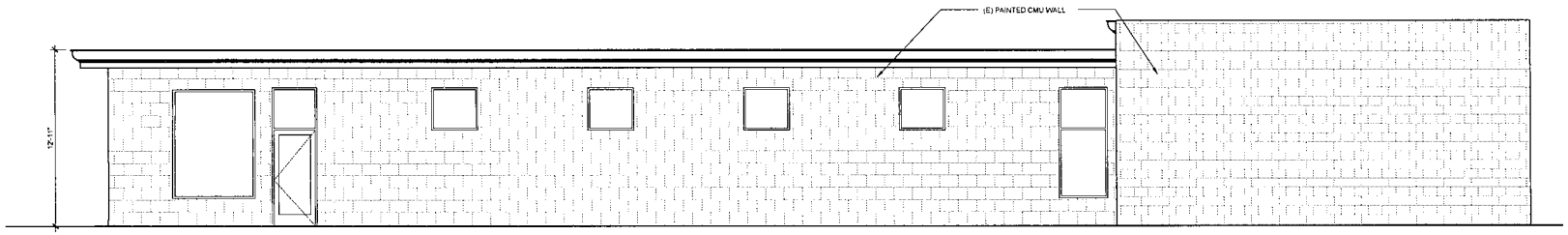
SHEET NUMBER

A1.0

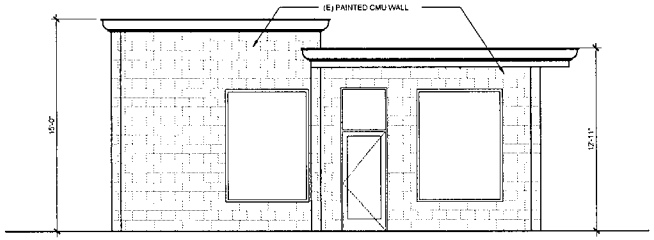
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

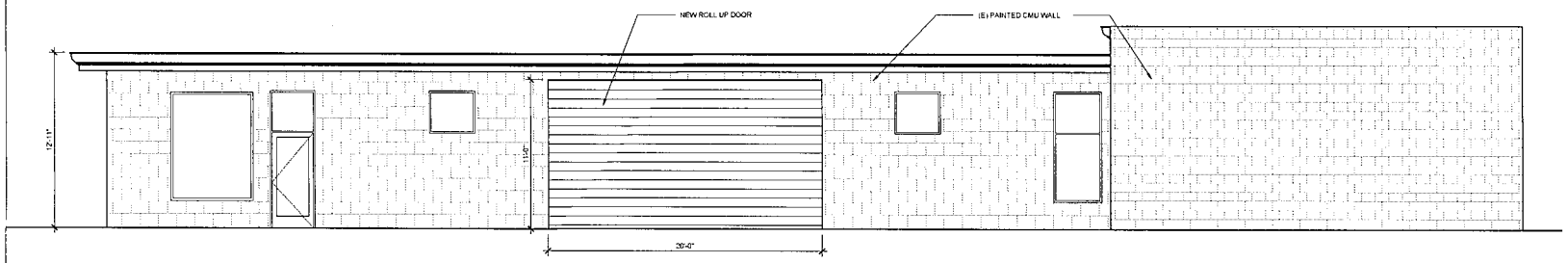
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

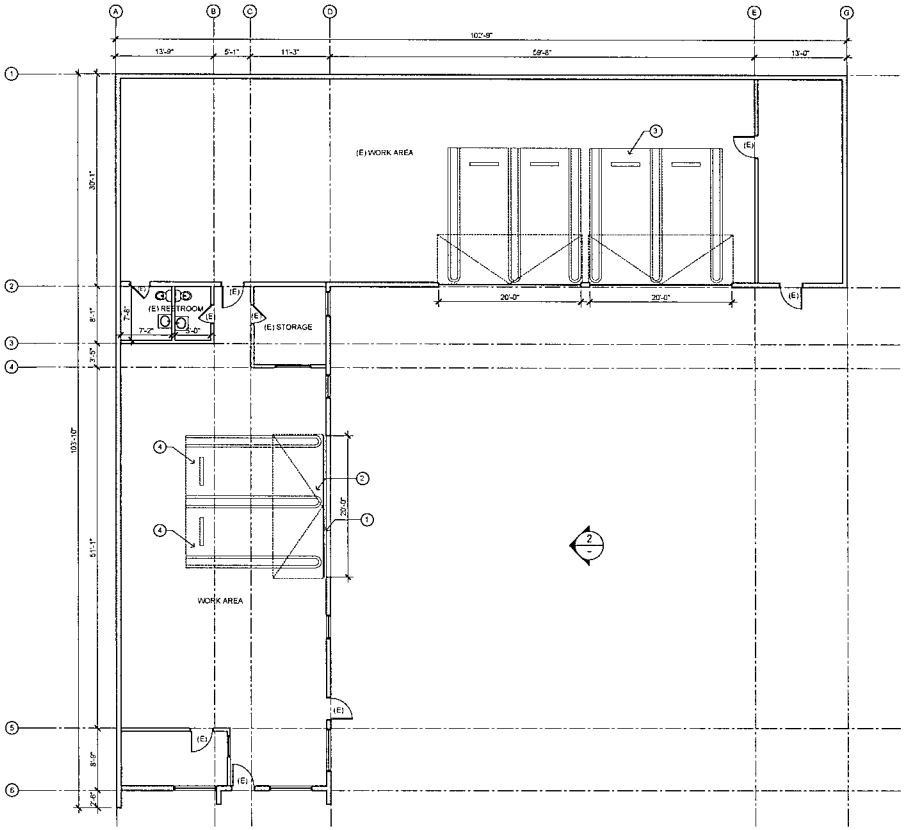
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

424 329-3588
THE TIRE HOUSE
424-329-3588
BRAKES SHOCKS
ALIGNMENT
ON THE WINGS OF
GOODYEAR

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TIRE HOUSE
424-32
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329-3588
THE TIRE HOUSE
BRAKES SHOCKS
ALIGNMENT

Attachment B
September 26, 2024, Progress Photos

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TIRE HOUSE
(424)329-3588
BRAKES SHOCKS
ALIGNMENT

YOSHINOYA

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

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THE TIRE HOUSE
BRAKES SHOCKS
ALIGNMENT

Attachment B
September 26, 2024, Progress Photos

THE TIRE HOUSE
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RAKES SHOCKS
ALIGNMENT

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TIRE HOUSE
(424)329-3588
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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 House[1], 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. LANSDELL, *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

PROJECT DATA

PROJECT ADDRESS:	1818 REDONDO BEACH BLVD. GARDENA, CA 90247
OWNER INFORMATION:	BO WHAN KIM (213) 389-6000 745 SOUTH OXFORD AVE. LOS ANGELES, CA 90005
ARCHITECT INFORMATION:	EWAI, LLC (213) 381-0091 2855 W. 7TH ST., SUITE 200 LOS ANGELES, CA 90005
PROJECT DESCRIPTION:	APPLICATION FOR SITE PLAN REVIEW OF EXISTING CONDITION OF 5,250 SQ FT. OF SPACE

DRAWING INDEX

A1.0	SITE PLAN & PROJECT DATA
A2.0	ELEVATIONS
A3.0	OPTION FLOOR PLAN AND ELEVATION

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CALIFORNIA ENERGY CODE (T-24, PART 6)
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

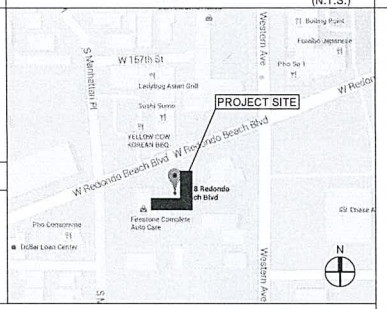
- THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF LOS ANGELES, CA.

PARKING ANALYSIS

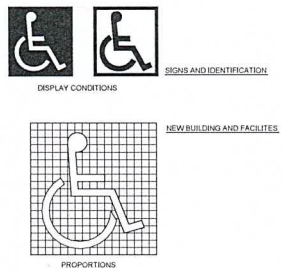
5,236 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
5,236 SF / 1,000 SF = 5.24

REQUIRED 6 SPACES

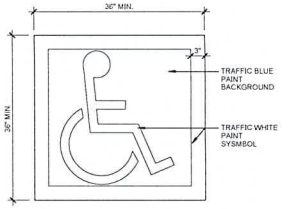
VICINITY MAP (N.T.S.)



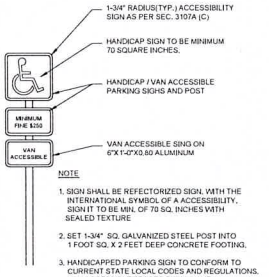
ADA GRAPHICS



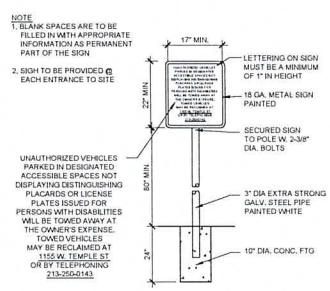
7 INTERNATIONAL ACCESSIBILITY SYMBOL N.T.S.



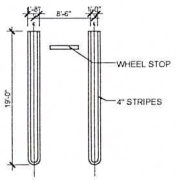
6 ACCESIBLE PARKING STALL SYMBOL N.T.S.



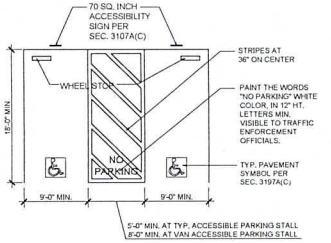
5 ACCESIBLE PARKING STALL SIGN N.T.S.



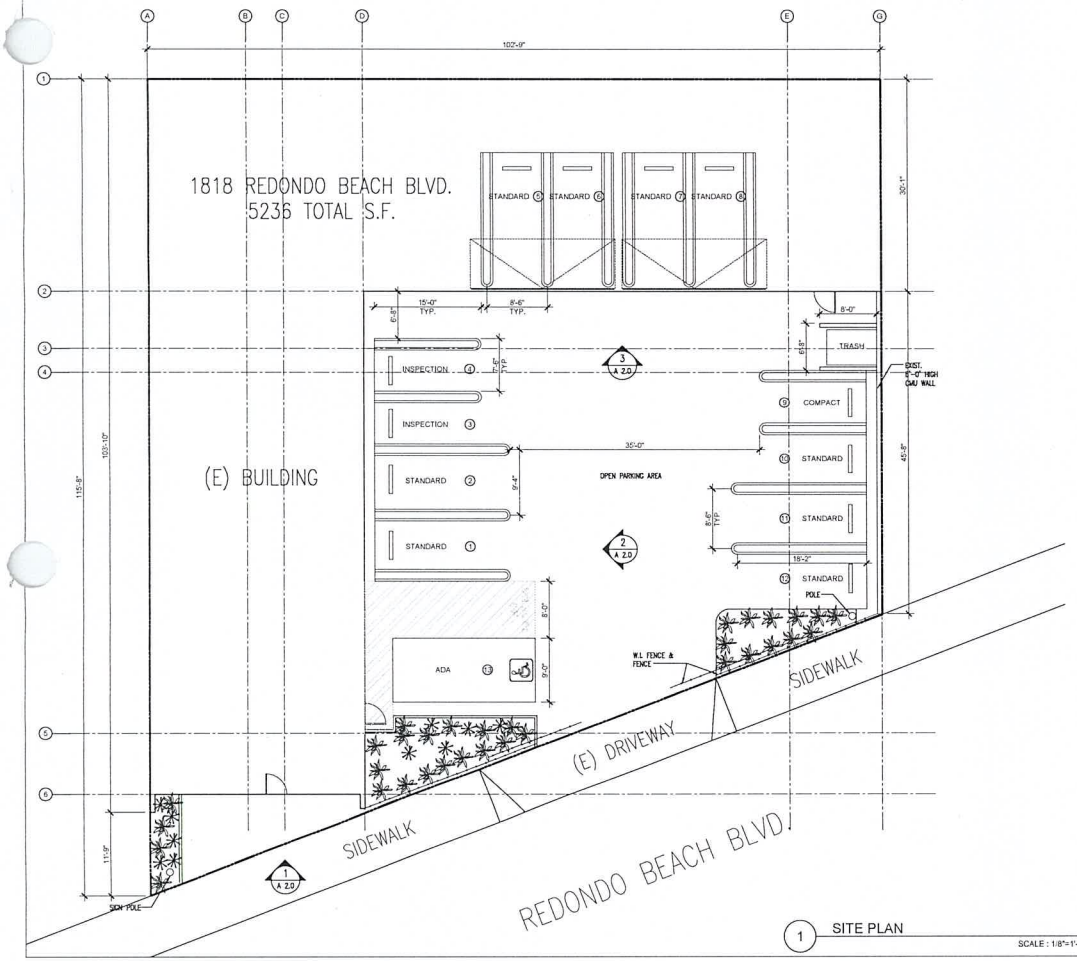
4 WARRANT SIGN AT PARKING ENTRANCE N.T.S.



3 STANDARD PARKING STRIPING N.T.S.



2 ACCESIBLE PARKING STALL SIGN N.T.S.



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

EWAI

ARCHITECTURE • INTERIORS

2855 West 7th Street, Suite 200
Los Angeles, California 90005
T 213 213 2091 F 213 381 0091

The design and drawings and ideas contained herein are the sole property of EWAI Architects, all designs and concept information contained are for use on the specified project and shall not be used in whole or in part by any person or firm without the written permission of EWAI architects.

SEAL

TITLE

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

REVISIONS

PROJECT DATA

SCALE

AS NOTED

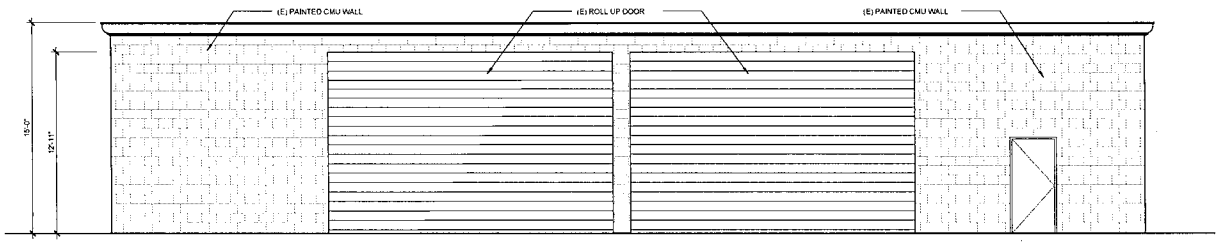
SHEET NAME

SITE PLAN & PROJECT DATA

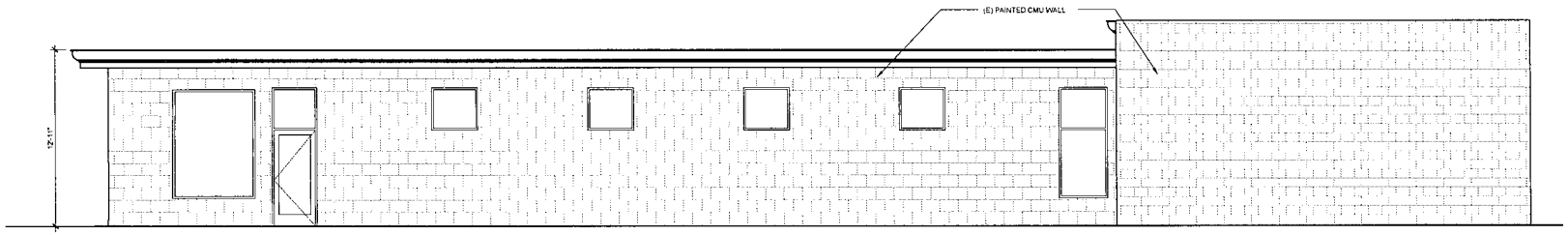
SHEET NUMBER

A1.0

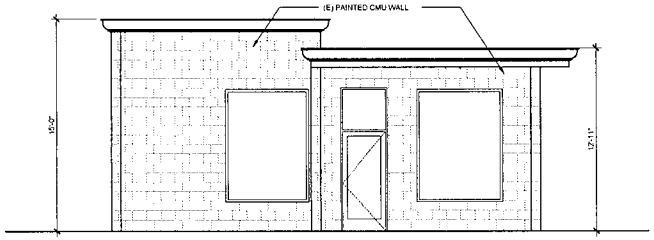
2nd DRAFT



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



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



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

EWAI

ARCHITECTURE • INTERIORS

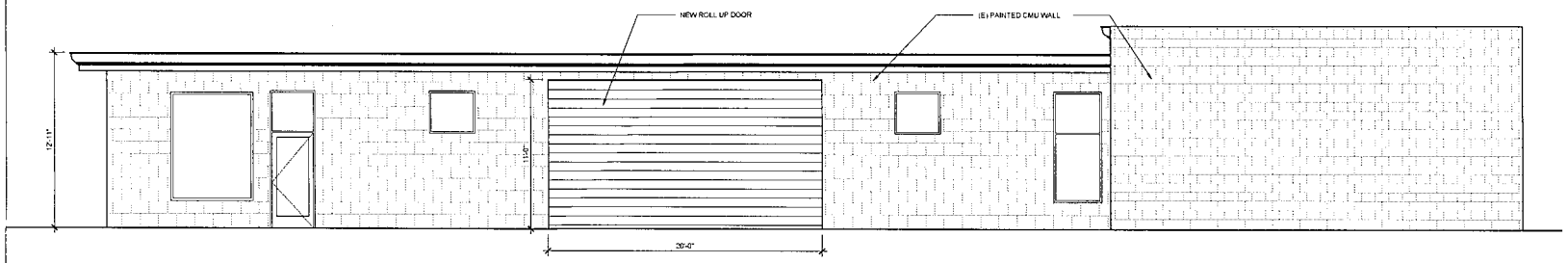
1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

1/4" = 1'-0"

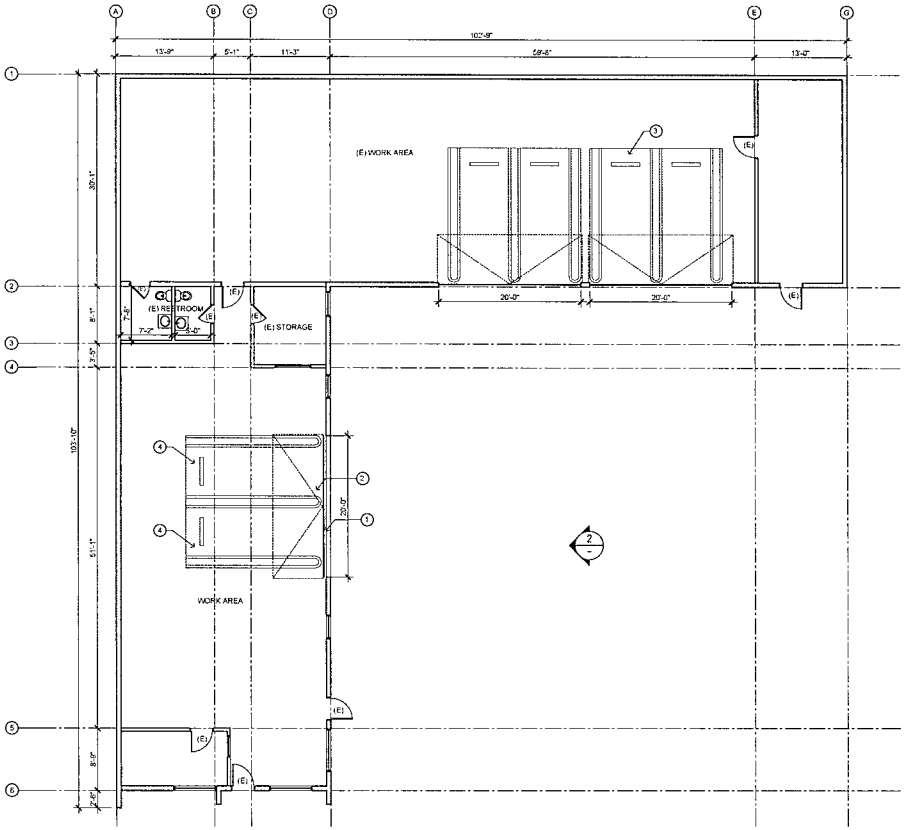
ELEVATIONS

A2.0



2 ELEVATION

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



1 FLOOR PLAN

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

KEY NOTES

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

OPTION PARKING ANALYSIS

4,600 SF - GARAGE SPACE
1 CAR PER 1,000 SQ FT.
AREA
4,600 SF / 1,000 SF = 4.6

REQUIRED 5 SPACES

EWAI

ARCHITECTURE • INTERIORS

1818 REDONDO BEACH

1818 REDONDO BEACH BLVD. GARDENA, CA 90247

3/16" = 1'-0"

OPTION A
FLOOR PLAN

A3.0

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

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,

Greg S. Tsujiuchi
Community Development Director
City of Gardena

CITY CLERK'S OFC

'24 JAN26PM 3:18

OFFICE of the CITY CLERK
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565
Email: cityclerk@cityofgardena.org

CITY OF GARDENA APPEAL FORM

Case Name:	DBA:	Address/Location of Subject Property:
Notice of Intent to Revoke Site Plan Review #4-15	THE TIREHOUSE (Zaven Joseph Asadurian)	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: 1/19/24

APPEALING: 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:	Phone Number:
John Mardirossian on behalf of THE TIRE HOUSE	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) _____

Revised: 2/2023

CITY CLERK'S OFC

'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

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.

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@santacruzcadd.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

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

ENVIRONMENTAL ASSESSMENT #18-24, CONDITIONAL USE PERMIT #8-24
Agenda Item No. 7.A

DATE: March 4, 2025

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Amanda Acuna, Community Development Manager

APPLICANT: Wawa Claw LLC (Representative: Matthew Chi)

LOCATION: 1425 West Artesia Boulevard, Ste 23 (APN: 6106-034-001)

REQUEST: A request for a conditional use permit to operate an amusement arcade, pursuant to section 18.32.030.H of the Gardena Municipal Code, within an existing tenant space at 1425 West Artesia Boulevard, located in the General Commercial (C-3) zoning district.

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 15301, as an existing facilities project and Section 15061(b)(3).

BACKGROUND/SETTING

In December 2024, Wawa Claw LLC, represented by Matthew Chi, submitted an application for a new conditional use permit to operate an amusement arcade featuring claw machines within a tenant space in the Gateway Plaza commercial center, located at the northwest corner of West Artesia Boulevard and Normandie Avenue. The commercial property spans 6.18 acres and includes three structures. One is a vacant, standalone drive-thru restaurant building that was previously operated by Carl's Jr. The second structure is approximately 42,000 square feet in size and contains around 25 tenant spaces that include various businesses, including restaurants, medical offices, a laundromat, and other retail and service establishments. The third building, located at the farthest west end of the property, is a two-story structure primarily containing professional office spaces, with a restaurant and medical offices located on the ground floor and an issuance and finance service office on the second floor. The commercial center consists of a total of 417 parking spaces that are shared among the businesses in the plaza.

As shown in Figure 1, the subject property is zoned General Commercial (C-3) and is bounded by single-family residential (R-1) properties to the north, Normandie Avenue to the east, West Artesia Boulevard to the south, and medium-density multiple-family residential (R-3) properties to the west as similarly shown in Table 1.

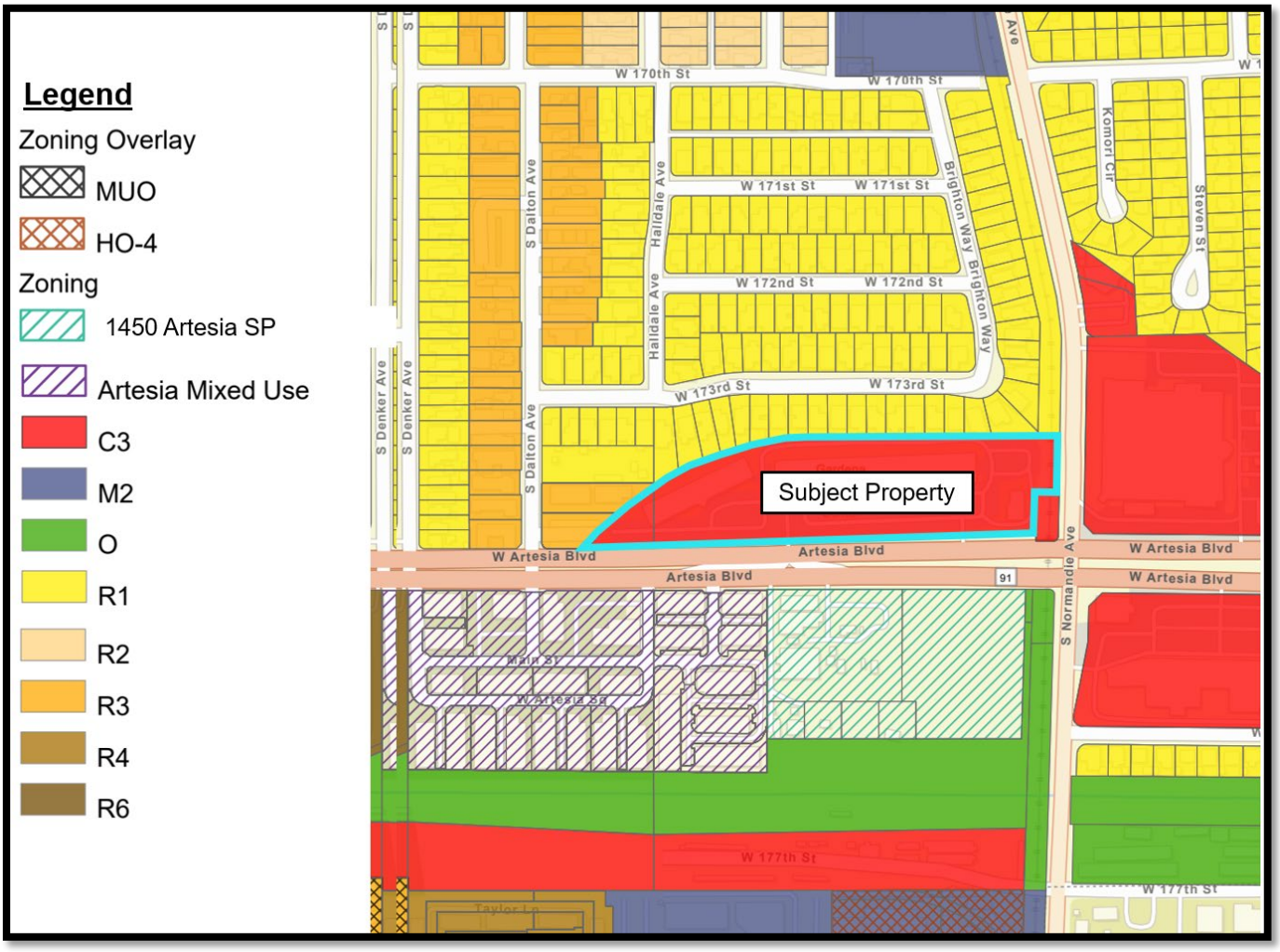
In accordance with Gardena Municipal Code (GMC) section 18.32.030.H, the operation of an amusement arcade is permitted in the C-3 zone, provided that a conditional use permit is obtained from the City. Additionally, a business permit must be issued by the Community Development Director in accordance with Title 5 (Business Licenses and Regulations) of the City's municipal code. "Amusement devices" refers to any mechanical or electrical machines that require a coin or token for playtime, including but not limited to video games, pool tables, air hockey, foosball, pinball machines, skill ball, mechanical grab machines, and other similar skill-testing devices.

The applicant's request to establish the amusement arcade, known as Wawa Claws, within the existing Gateway Plaza center is contingent upon first obtaining approval for a conditional use permit and then applying for a business permit from the Community Development Department.

Table 1: Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3	General Commercial	Commercial Plaza
North	R-1	Single-Family Residential	Single-Family Units
South	1450 Artesia SP/AMU	Specific Plan/Artesia Mixed Use	Vacant, U-Haul, Mixed- Use Residential
East	C-3	General Commercial	Sam's Club
West	R-3	Medium Residential	Multi-Family Residential

Figure 1: Vicinity/Zoning Map

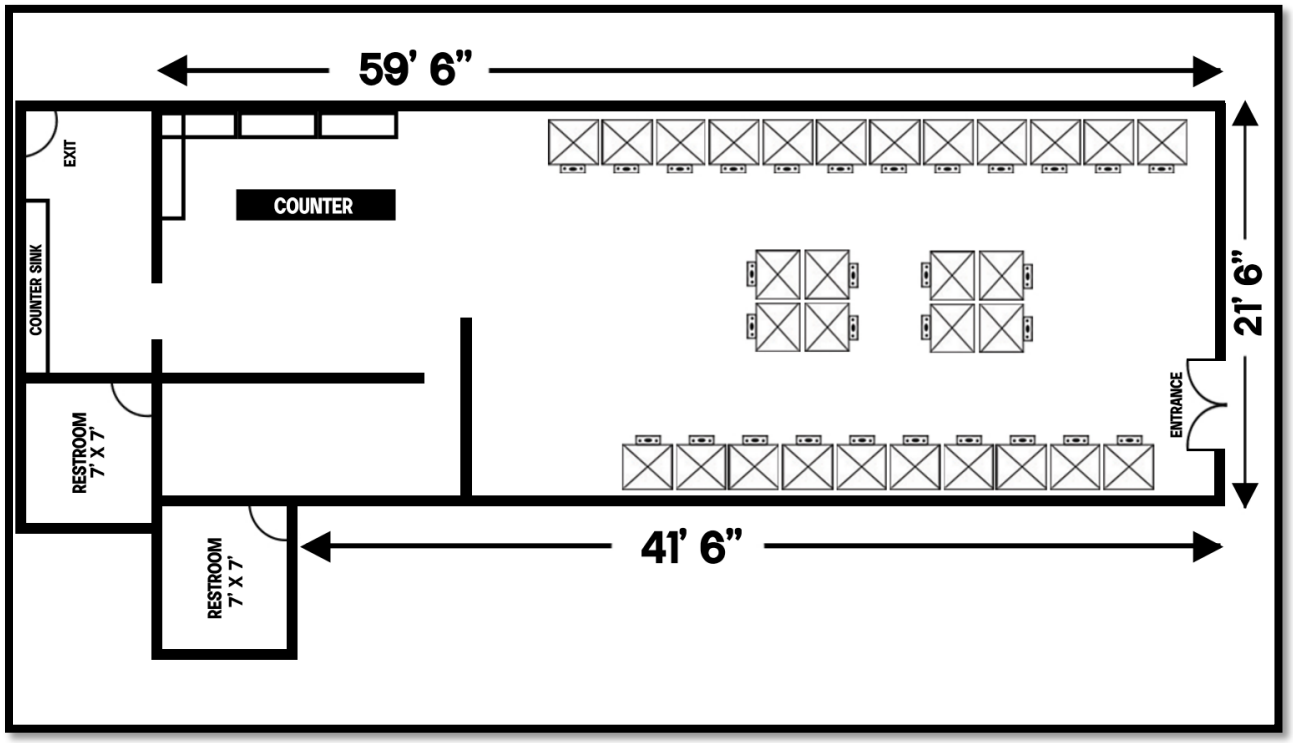


PROJECT DESCRIPTION

Wawa Claw LLC is a company that establishes claw machine arcades designed for all ages and currently operates one existing arcade in the City of Torrance. The applicant is now proposing to occupy an existing 1,552-sf tenant space within Gateway Plaza commercial center for a new amusement arcade featuring 30 claw machines (see Figure 2: Floor Plan). The existing tenant space is currently vacant, however, was previously occupied by a beauty and hair salon until 2018. The 30 claw machines will be token operated and contain various plush dolls as prizes. The business will have 1 to 2 employees available at all times to manage operations and assist customers. The proposed hours of operation are Monday through Sunday, from 10 AM to 10 PM.

The applicant is requesting approval for a conditional use permit to operate an amusement arcade in the tenant space. If granted, they then must obtain a business permit per Title 5 of the Gardena Municipal Code. Title 5 outlines regulations and processes for this approval. Under Chapter 5.12, the business must have an adult management attendant on-site to supervise operations, maintain a minimum distance between devices, and display signage to prevent school-age children from being in the building during school hours.

Figure 2: Floor Plan



ANALYSIS

Conditional Use Permit #8-24

In accordance with GMC section 18.46.040.F, in order to grant a conditional use permit for an amusement arcade, the Planning Commission must make the following findings.

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 18.32.030.H a conditional use permit is required for amusement arcades in the C-3 zone. Amusement arcade means any place, location or premises where five or more amusement devices are available for public use and operation. The applicant's proposal includes a request to operate a total of 30 claw machine devices within the tenant space that is located in the C-3 zone. Therefore, the application for a conditional use permit is deemed proper.

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 proposal for a new amusement arcade is compatible with the surrounding uses in the area, as it is located within a tenant space in an established commercial center. This center includes approximately 35 other tenant spaces, featuring businesses such as restaurants, a laundromat, medical and professional offices, as well as other retail and commercial services. The amusement arcade is aimed at customers aged three and up and is expected to complement the other commercial establishments within the center. The proposed use will not negatively impact the surrounding properties, existing businesses, or the general public's health and safety.

The applicant's proposal for a new amusement arcade is consistent with the following General Plan Goals:

- Economic Development Plan ED Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.

- Economic Development Goal 2: Expand, retain and revitalize quality businesses.

The subject tenant space is located in an existing commercial center that consists of several restaurants including: El Pollo Inka, California Fish Grill, Chile Verdes, Aunties Café, Torimatsu, The Pan, TOP BBQ and Noodle, Myung Ga and others. The applicant's business will not only introduce a new type of business to the center but will also benefit nearby restaurants and other businesses by boosting foot traffic, which could lead to increased sales for those establishments.

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 commercial center on the property was originally built in 1989. The tenant space intended for the new amusement arcade has been vacant since 2018, having previously been occupied by a beauty and hair salon. The applicant's request does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The use of the existing commercial tenant space for an amusement arcade does not cause a need for site alteration for the existing commercial center therefore the site is already adequate in size and shape.

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.

The location for the new amusement arcade is within an existing commercial center known as Gateway Plaza, and features multiple restaurants, office spaces and other commercial uses. The subject property includes a total of 417 parking spaces for its patrons. The applicant's amusement arcade does not require additional parking, as it follows the standard of 1 parking space for every 200 square feet of commercial space, which is the same parking requirement for commercial centers. As there is no increase in the building footprint or the parking need in accordance with the Gardena Municipal Code the existing parking is considered adequate and shall continue to accommodate all uses within the center. Pedestrian access to the subject property is provided by sidewalks along West Artesia Boulevard. Vehicle access to the property is by two (2) driveway entrances along Artesia. Each driveway is a two-way driveway. The driveway farthest to the east, allows only right turns in and out, while the driveway to the west permits both left and right turns in and out.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West Artesia Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. The applicant's request to operate an amusement arcade within the existing commercial center is not anticipated to generate traffic

beyond the current levels, and it is unlikely to impact the area's circulation. Staff does not foresee any adverse traffic impacts to the subject 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 4-25. These conditions will help protect the public health, safety, and general welfare of the surrounding uses, residents, and businesses in the area.

ENVIRONMENTAL CONISDERATION (EA #18-24)

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible or no expansions of use in existing facilities from the provisions of CEQA. The building in which the project is proposed already exists. The project will not include any alterations to the existing building footprint nor the exterior façade as previously approved. The building in which the amusement arcade would be located is an existing commercial tenant space within a multi-tenant commercial center, originally constructed in 1989 for retail and service purposes. As a result, the applicant's request to operate an arcade within the current commercial space is not considered an expansion of use.

The project is also categorically exempt from the provisions of CEQA pursuant to Guideline Section 15061(b)(3), which exempts projects where it can be seen with certainty that the activity in question does not have a significant effect on the environment. As stated above, the amusement arcade is not an expansion of the existing commercial use and therefore will not create any significant effect on the environment.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of establishing the amusement arcade is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the arcade will be located is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project is categorically exempt from CEQA.

NOTICING

The public hearing notice for Environmental Assessment #18-24 and Conditional Use Permit #8-24 was published in the Gardena Valley News and mailed first class owners and occupants with 300-foot radius of the site on February 20, 2025.

RECOMMENDATION

Staff recommends hearing notice for Environmental Assessment #18-24, Conditional Use Permit #8-24

1) Open the public hearing
2) Receive testimony from the public; and
3) Adopt Resolution No. PC 4-25, subject to the conditions of approval and directing staff to file a notice of exemption.

A – Resolution No. PC 4-25

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

RESOLUTION NO. PC 4-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #8-24 TO ALLOW AN AMUSEMENT ARCADE CONSISTING OF CLAW MACHINES WITHIN THE EXISTING TENANT SPACE LOCATED AT 1425 W ARTESIA BLVD STE 23 IN THE COMMERCIAL (C-3) ZONE

1425 W. Artesia Boulevard, STE 23
(APN: 6106-034-001)

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

SECTION 1. RECITALS.

A. In December 2024, the Applicant, Wawa Claw LLC, represented by Matthew Chi, submitted an application for a new conditional use permit to operate an amusement arcade consisting of 30 claw machines (the "Project") within the existing tenant space addressed at 1425 West Artesia Boulevard, Ste 23 (the "Subject Property").

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

C. The Subject Property is bounded by West Artesia Boulevard to the south, Normandie Avenue to the east, and private property to the north, east and west.

D. On March 4, 2025, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all the material and evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code.

SECTION 2. CONDITIONAL USE PERMIT #8-24 FINDINGS

Conditional Use Permit #8-24 to allow the operation of an amusement arcade consisting of 30 claw machines within an existing tenant space in the C-3 zone as shown on the plans presented to the Planning Commission on March 4, 2025, attached hereto as Exhibit A, is hereby approved based on the following findings and is 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 Gardena Municipal Code section 18.32.030.H a conditional use permit is required for amusement arcades in the C-3 zone. Amusement arcade means any place, location or premises where five or more amusement devices are available for public use and operation. The Project includes a total of 30 claw machine devices within the 1,552-square-foot tenant space that is located within

an existing commercial center in the C-3 zone. Therefore, the application for a conditional use permit is deemed proper.

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 Project is compatible with the surrounding uses in the area, as it is located within a tenant space in an established commercial center. This center includes 35 other tenant spaces, featuring businesses such as restaurants, a laundromat, medical and professional offices, as well as other retail and commercial services. The Project is aimed at customers aged three and up and is expected to complement the other commercial establishments within the center. The proposed use will not negatively impact the surrounding properties, existing businesses, or the general public's health and safety.

The Project is consistent with the following General Plan Goals:

- Economic Development Plan ED Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.

- Economic Development Goal 2: Expand, retain and revitalize quality businesses.

The existing tenant space is located in an existing commercial center that consists of several restaurants that includes: El Pollo Inka, California Fish Grill, Chile Verdes, Aunties Café, Torimatsu, The Pan, TOP BBQ and Noodle, Myung Ga and others. The applicant's amusement arcade will not only introduce a new type of business to the center but will also benefit nearby restaurants and other businesses by boosting foot traffic, which could lead to increased sales for those establishments.

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 commercial center on the Subject Property was originally built in 1989. The tenant space intended for the new amusement arcade has been vacant since 2018, having previously been occupied by a beauty and hair salon. The Project

does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The use of the existing commercial tenant space for an amusement arcade does not cause a need for site alteration for the existing commercial center therefore the site is already adequate in size and shape.

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;

The location for the new amusement arcade is within an existing commercial center known as Gateway Plaza, and features multiple restaurants, office spaces and other commercial uses. The Subject Property offers a total of 417 parking spaces for its patrons. The Applicant's amusement arcade does not require additional parking, as it follows the standard of 1 parking space for every 200 square feet of commercial space, which is the same parking requirement for commercial centers. As there is no increase to the building footprint or the parking need in accordance with the Gardena Municipal Code the existing parking is considered adequate and shall continue to accommodate all uses within the center. Pedestrian access to the Subject Property is provided by sidewalks along West Artesia Boulevard. Vehicle access to the Subject Property is by two (2) driveway entrances along Artesia. Each driveway is a two-way driveway. The driveway farthest to the east, allows only right turns in and out, while the driveway to the west permits both left and right turns in and out.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates West Artesia Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. The Project is not anticipated to generate traffic beyond the current levels. Staff does not foresee any adverse traffic impacts to the Subject 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. 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. Class 1—Section 15301 - Existing Facilities - the building in which the Project is proposed already exists. The Project will not include any alterations to the existing building footprint nor the exterior façade as previously approved. The building in which the amusement arcade would be located is an existing commercial tenant space within a multi-tenant commercial center, originally constructed in 1989 for retail and service purposes. As a result, the Project is not considered an expansion of use.

B. Guidelines Section 15061(b)(3) – CEQA does not apply where it can be seen with certainty that the project will not have any significant effect on the environment. The issuance of the conditional use permit does not involve any physical alterations and therefore will not create any significant effect on the environment.

C. The Project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of establishing the amusement arcade is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the arcade will be located is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this Project.

D. Staff is hereby directed to file a Notice of Exemption.

SECTION 4. APPEAL.

The approvals granted by this Resolution may be appealed within 10 calendar days from 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 5. 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 6. CUSTODIAN OF RECORD.

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

SECTION 7. EFFECTIVE DATE.

This Resolution shall take effect immediately

SECTION 8. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 4th day of March 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 the 4th day of March 2025, by the following vote of the Planning and Environmental Quality Commission.

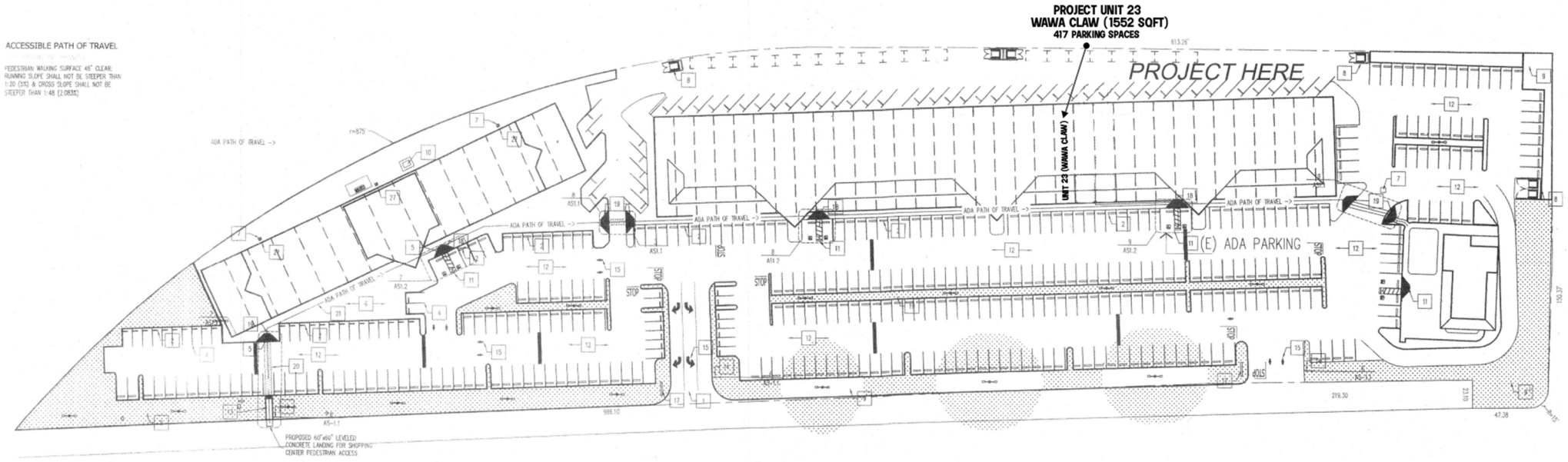
AYES:
NOES:
ABSENT:

Attachments:

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

WAWA CLAW SITE PLAN

1425 WEST ARTESIA BLVD. SUITE 23 GARDENA
1552 SQ/FT (417 PARKING SPACES)



SITE PLAN A

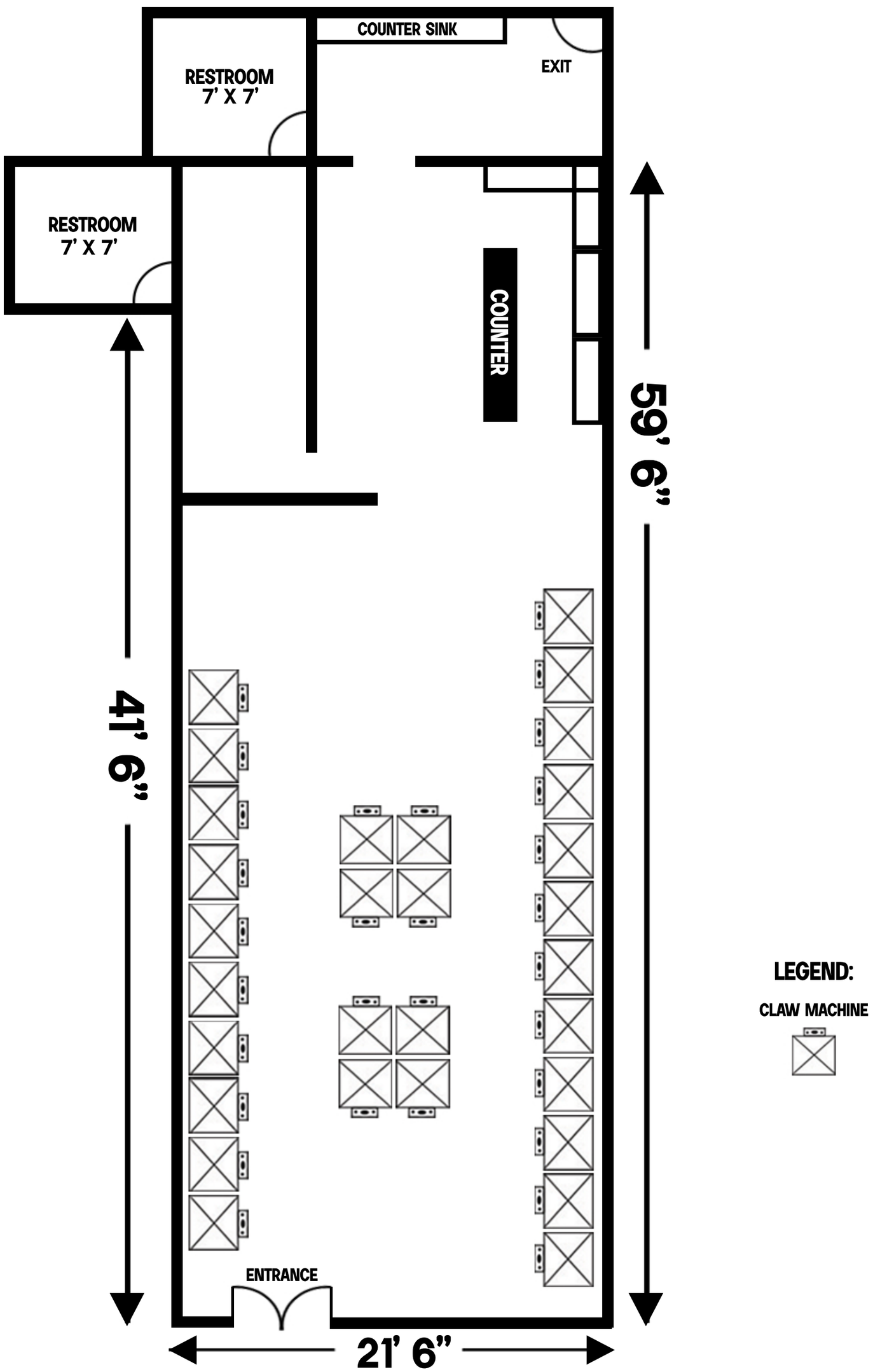

COUNTER SINK
EXIT
RESTROOM
7' X 7'
RESTROOM
7' X 7'
COUNTER
59' 6"
41' 6"
ENTRANCE
21' 6"
LEGEND:
CLAW MACHINE

EXHIBIT B

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #8-24

GENERAL CONDITIONS

GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgment.

GC 2. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.

GC 3. The 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 4. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.

GC 5. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.

CONDITIONAL USE PERMIT

CUP1. Conditional Use Permit #8-24 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code (GMC). Utilization shall mean the issuance of an Business Permit by the Community Development Department.

PLANNING

PL1. The applicant is permitted to operate an amusement arcade within the facility shown on Exhibit B and shall comply with all provisions under Gardena Municipal Code (GMC) Chapter 5.12. Any violation of the regulations under GMC Chapter 5.12 may result in the revocation of Conditional Use Permit #8-24.

PL2. The applicant shall provide a copy of this conditional use permit to the Community Development Department and obtain the appropriate permits and licenses referenced under GMC Chapter 5.12.

PL3. The applicant shall comply with to all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.

PL4. 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.

PL5. Arcade games are prohibited from offering cash prizes. Prizes for games must include items such as stuffed animals, decals, keychains, children's toys, or other similar items.

BUILDING

BS1. The project shall comply with all applicable portions of the City adopted version of the California Building 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 all conditions set forth by other departments and agencies including but not limited to the Los Angeles County Health Department, Los Angeles County Fire Department, Planning, and Public Works.

BS4. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, or State law.

BS5. The applicant shall submit plans and specifications to the Building Division for review.

Wawa Claw LLC certifies that he/she/it has read, understood, and agrees to the Project Conditions listed herein.

Wawa Claw LLC, Representative

_____ _____

By Date