



**GARDENA BOULEVARD
COMMERCIAL FAÇADE IMPROVEMENT PROGRAM**

[Guidelines and Application Packet](#)

[May 2026](#)

GARDENA BOULEVARD COMMERCIAL FAÇADE IMPROVEMENT PROGRAM

PROGRAM PURPOSE, GOAL, & OBJECTIVE

The City of Gardena's Commercial Façade Improvement Program provides financial assistance to eligible property and business owners to improve the exterior appearance of commercial buildings along Gardena Boulevard between Vermont Avenue and Budlong Avenue. Funded through a 2022 State Budget Earmark, the program supports corridor revitalization by encouraging private investment, enhancing architectural character, and upgrading the overall visual image of the area.

APPLICANT ACKNOWLEDGEMENT OF PROGRAM REQUIREMENTS

By checking the box for each item below, I hereby certify and acknowledge the requirements of the City of Gardena's Commercial Façade Improvement Program:

- ELIGIBILITY:** I certify that I am the current commercial property owner or business owner (tenant) of the subject property and that the property is located within the Program Target Area along Gardena Boulevard between Vermont Avenue and Budlong Avenue.
- PRIORITIZATION:** I understand that the Program Guidelines stipulate that if both the property owner and business owner (tenant) apply for participation in the Commercial Façade Improvement Program, the owner of the property will have priority over the business owner.
- COMMERCIAL USE:** I understand that the property must continue to be utilized for permitted commercial purposes consistent with the City of Gardena's Land Use Element and Zoning Ordinance.
- INELIGIBLE USES:** I acknowledge that the following uses are not eligible for assistance: residential rental buildings (unless part of a mixed-use development), home-based businesses, banks, and structures that do not face the public right-of-way.
- GRANT AMOUNT & AVAILABILITY:** I understand that grant assistance is limited to a maximum of \$30,000 per property, is subject to funding availability, and requires City approval.
- ONE-TIME ASSISTANCE:** I acknowledge that each property is eligible for one grant only, regardless of any change in ownership.
- REQUIRED APPLICATION DOCUMENTS:** I acknowledge that submission of a complete application package is required for consideration and that incomplete applications may be deemed ineligible or delayed. Further, I understand that submission of all required documents does not guarantee funding

approval and that additional information may be requested during the review process. Required documentation may include, but is not limited to, the following:

- Completed Commercial Façade Improvement Program application form
- Copy of a valid City of Gardena Business License (if applicable)
- Proof of property ownership (grant deed) or executed owner authorization for tenant applicants
- Evidence of adequate property insurance
- Photographs of the existing building façade
- Preliminary project description and proposed scope of work
- Any additional documentation requested by the City to verify eligibility or project feasibility

ELIGIBLE FAÇADE IMPROVEMENTS: I understand that grant funds may only be used for approved exterior façade improvements to the street-facing portion of the building and the Commercial building must be deemed dilapidated or blighted. Eligible improvements include:

- Exterior Paint (Base and accent colors selected from the City-approved color palette)
- Signage (City-approved or pre-designed signage)
- Awnings (City-approved or pre-designed awnings)

CODE COMPLIANCE & SIGN ORDINANCE: I acknowledge that all existing non-permitted signage must be brought into compliance with the City's Sign Ordinance and that building code and ADA compliance may be required as part of the project.

PERMITS & INSPECTIONS: I understand that all required planning entitlements, plan checks, and building permits must be obtained prior to construction and that all work is subject to City inspection.

CITY APPROVAL REQUIRED: I understand that submission of an application does not guarantee funding approval and that all projects must be reviewed and approved by City staff in accordance with program guidelines.

AGREEMENTS & NOTICE TO PROCEED: I acknowledge that I must enter execute a Participation Agreement with the City and a Construction Agreement with the selected contractor, and that no work may begin until all agreements are fully executed, required permits are issued, and a Notice to Proceed is provided by the City.

CONTRACTOR REQUIREMENTS: I understand that all contractors must be properly licensed and insured and must comply with applicable prevailing wage, Davis-Bacon, and Department of Industrial Relations (DIR) requirements, where applicable.

PAYMENT REIMBURSEMENT BASIS: I acknowledge that grant funds are disbursed on a reimbursement basis and are subject to City inspection, approval, and compliance with all program requirements.

NO PRE-AGREEMENT COSTS: I understand and agree that any costs incurred prior to the full execution of the Construction (Contractor) Agreement and issuance of a Notice to Proceed are not eligible for

reimbursement, including but not limited to construction costs, materials, labor, or professional services.

REPAYMENT OBLIGATION: I acknowledge that failure to complete the approved improvements in accordance with program requirements may result in required reimbursement to the City for architectural services, permit fees, or other costs paid on my behalf.

MAINTENANCE OBLIGATION: I understand I am responsible for the ongoing maintenance of the property and all completed improvements following project completion.

I hereby certify that I have read, understand, and agree to comply with all requirements, conditions, and procedures of the City of Gardena's Commercial Façade Improvement Program, as set forth in the Program Guidelines and the Applicant Acknowledgement section of this application.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

(If Applicable)

Note: Please continue to the next page to complete the Commercial Façade Improvement Program application.



GARDENA BOULEVARD COMMERCIAL FAÇADE IMPROVEMENT PROGRAM APPLICATION

Business Address(es):			
Business Name:			
Business Type:			
Business Occupancy Type:	<input type="checkbox"/> Owner-Occupied	<input type="checkbox"/> Tenant-Occupied	
Business License No:		License Expiration Date:	
Code Violations:	Does the business have any existing Code Violations? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, please list all existing Code violations:			
Property Insurance:	Does the business have Property Damage Insurance? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, attach copy of insurance certificate(s)</i>		
APPLICANT INFORMATION			
Applicant Type:	Property Owner: <input type="checkbox"/>	Tenant/Business Owner: <input type="checkbox"/>	
Names(s):			
Address:			
Business Phone No.:		Alternate Contact Number:	
Email:			
PROPERTY OWNERSHIP INFORMATION			
Name(s) as reflected on Grant Deed/Title Document:			
Address:			
City:		State:	Zip Code:
PROPOSED FAÇADE REHABILITATION IMPROVEMENTS			
Please indicate the improvements you would like to have performed on the street-facing exterior of your business (façade). Applicant may select up-to three (3) options:			
<input type="checkbox"/> Exterior Paint	<input type="checkbox"/> Signage	<input type="checkbox"/> Awnings	
CERTIFICATIONS			
By signing below, I/we hereby certify under penalty of perjury that the aforementioned statements are true and correct. If at any time this information is found to be false or incorrect, and it is then determined that I/We do not qualify for the Commercial Façade Improvement Program, it understood that I/we can be held liable for all costs incurred through the program. I/we certify having fully read and understood the Program's guidelines. Further, I/we understand and acknowledge that submission of a completed program application is <u>not</u> an implied commitment of grant funding from the City of Gardena. This program shall be implemented on a case-by-case basis as approved by the			

designated Program representatives; thus I/we are hereby advised that the City of Gardena cannot guarantee if/when program assistance will be provided.

Business Owner Name(s):			
Business Owner Signature:		Date:	
Business Owner Signature: (if applicable)		Date:	
Property Owner Name(s):			
Business Owner Signature:		Date:	
Business Owner Signature: (if applicable)		Date:	

REQUIRED INFORMATION

Attach the following documents to the application. Incomplete applications will not be accepted.

- ✓ Evidence of business and/or property ownership (e.g., lease or grant deed).
- ✓ Evidence of property and fire insurance.
- ✓ Evidence of current City of Gardena Business License.
- ✓ Color photographs of the storefront - include all sides of the building and property.

PLEASE REMEMBER TO ATTACH ALL THE INFORMATION REQUESTED. DO NOT SEND ORIGINALS.

SUBMIT/MAIL COMPLETED APPLICATION PACKAGE TO:

Jackie Choi
Gardena Boulevard Commercial Façade Improvement Program
City of Gardena
1700 West 162nd Street
Gardena, CA 90247
(310) 217.9533
economicdevelopment@cityofgardena.org