



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, October 21, 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 on SPECTRUM CHANNEL 22 or 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 to the podium by name 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.
4. 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 business 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. Ronald Wright-Scherr
2. Jules Kanhan
3. Steve Sherman
4. Stephen Langley
5. Deryl Henderson

4. APPROVAL OF MINUTES

5. ORAL COMMUNICATIONS

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

6. PUBLIC HEARING ITEMS

Any decision made by the City of Gardena Planning & Environmental Quality Commission during the Public Hearing will be final unless a written request for an appeal is filed, with the appropriate fee, to the City Clerk within ten calendar days from the date of adoption, or City Council calls this matter for review within the same ten-day period.

6.A. MODIFICATION TO AMEND CONDITIONAL USE PERMIT #6-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #14-25 TO CONSTRUCT A SINGLE ADDITIONAL TIER AND ROOF TO TWO PREVIOUSLY APPROVED SIX-TIER AUTOMATED PARKING STRUCTURES WITH NO CHANGE IN STRUCTURE HEIGHT (50 FEET), PER SECTION 18.40.080B.5 OF THE GARDENA MUNICIPAL CODE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 13126 S. WESTERN AVENUE

PROJECT DESCRIPTION:

A request from Lee Johnson (West Realty Group) to approve a modification to amend Conditional Use Permit (CUP #6-21); Site Plan Review (SPR #5-21); and Environmental Assessment (EA #14-25); to construct an additional one tier and roof to two previously approved six-tier automated parking structures. The height of the automated parking structures will remain unchanged at 50 feet, per Section 18.40.080.B.5 of the Gardena Municipal Code. The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 – in-fill development project).

Staff Recommendation: Conduct the public hearing, receive testimony from the public, adopt Resolution No. PC 16-25, subject to the conditions of approval and direct staff to file a notice of exemption.

7. OTHER ITEMS

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 7:00pm on Tuesday, November 4, 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.

/s/ GREG TSUJIUCHI

GREG TSUJIUCHI, Secretary

Planning and Environmental Quality Commission

Date Posted: October 17, 2025



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6A.
Section: PUBLIC
HEARING ITEMS
Meeting Date: October 21,
2025

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: MODIFICATION TO AMEND CONDITIONAL USE PERMIT #6-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #14-25 TO CONSTRUCT A SINGLE ADDITIONAL TIER AND ROOF TO TWO PREVIOUSLY APPROVED SIX-TIER AUTOMATED PARKING STRUCTURES WITH NO CHANGE IN STRUCTURE HEIGHT (50 FEET), PER SECTION 18.40.080B.5 OF THE GARDENA MUNICIPAL CODE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 13126 S. WESTERN AVENUE

PROJECT DESCRIPTION:

A request to approve a modification to amend Conditional Use Permit (CUP # 6-21); Site Plan Review (SPR #5-21); and Environmental Assessment (EA # 14-25) to construct a single additional tier and roof to two previously approved six-tier automated parking structures. The height of the two automated parking structures will remain unchanged at 50 feet, per Section 18.40.080.B.5 of the Gardena Municipal Code.

Project Applicant: Lee Johnson, West Realty Group

Project Location: 13126 S. Western Avenue (6102-006-013).

STAFF RECOMMENDATION:

Staff recommend holding a public hearing on the application to a modification to amend Conditional Use Permit # 6-21; Site Plan Review #5-21; and Environmental Assessment #14-25 where the Commission will:

- 1) Conduct a public hearing;
- 2) Receive Testimony from the public; and
- 3) Adopt Resolution No. 16-25, subject to the conditions of approval and directing staff to file a notice of exemption.

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

[Staff Report 13126 S. Western Avenue](#)

[Attachment A - Resolution No. 16-25](#)

[Exhibit 1 - Conditions of Approval](#)

[Exhibit 2 - Project Plans](#)

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

**MODIFICATION TO AMEND CONDITIONAL USE PERMIT #6-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #14-25 TO CONSTRUCT A SINGLE ADDITIONAL TIER AND ROOF TO TWO PREVIOUSLY APPROVED SIX-TIER AUTOMATED PARKING STRUCTURES WITH NO CHANGE IN STRUCTURE HEIGHT (50 FEET), PER SECTION 18.40.080B.5 OF THE GARDENA MUNICIPAL CODE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT
13126 S. WESTERN AVENUE**

AGENDA ITEM No. 6.A

DATE: October 21, 2025

TO: Chair Wright-Scherr and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

CASE PLANNER: Dayana Nava, Planning Assistant

APPLICANT: Lee Johnson, West Realty Group

LOCATION: 13126 S. Western Avenue (6102-006-013)

REQUEST: A request to approve a modification to amend Conditional Use Permit (CUP #6-21); Site Plan Review (SPR #5-21); and Environmental Assessment (EA #14-25); to construct a single additional tier and roof to two previously approved six-tier automated parking structures. The height of the two automated parking structures will remain unchanged at 50 feet, per Section 18.40.080.B.5 of the Gardena Municipal Code.

ENVIRONMENTAL CONSIDERATION: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 – in-fill development project).

BACKGROUND/SETTING

On July 30, 2021, the Planning Commission approved a request under Conditional Use Permit #6-21, Site Plan Review #5-21, and Conditional Use Permit #5-21 per Section 18.36.030.P, of the Gardena Municipal Code (GMC) to permit the construction of a 121-unit single-room occupancy (SRO) housing development, including seven affordable units on the property and to allow the use of two automated parking structure located at 13126 S. Western Avenue.

The subject property is a one-acre, rectangular shaped lot that was developed with a 2,100-square-foot (sf) convenience store and a 10,080-sf industrial building for an automobile repair facility (buildings which have since been demolished). On July 30, 2021, the Planning and Environmental Quality Commission approved CUP # 6-21 to construct a four-story residential building for 121 single room occupancy units fronting Western Avenue. The property is located towards the northern end of the City at the northeast corner of Western Avenue and West 132nd Street (Figure 1: Vicinity/ Zoning Map). The property is zoned Industrial (M-1) and is bounded by the same zoning district to the north and east, while the adjacent properties to the south and west are zoned General Industrial (M-2) (Table 1: Zoning and Land Use). Adjacent land uses include manufacturing, warehousing, and professional, office spaces.

Figure 1: Vicinity/Zoning Map

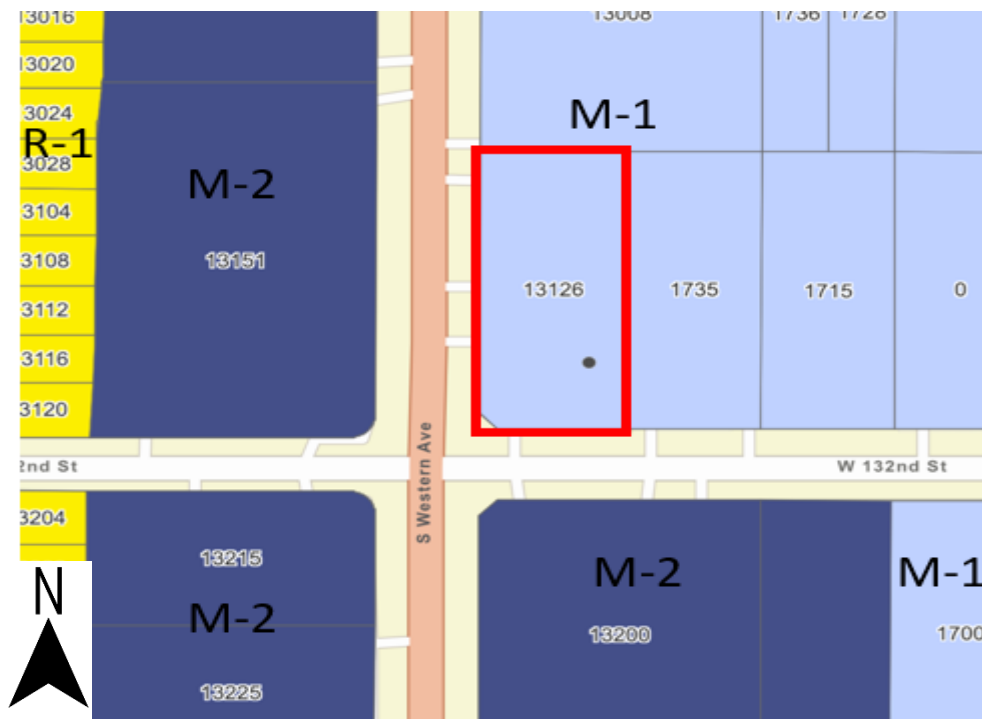


Table 1: Adjacent Zoning and Land use

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	M-1	Industrial	Convenience Store/ Automotive Repair
North	M-1	Industrial	Manufacturing
South	M-2	Industrial	Warehouse
East	M-1	Industrial	Manufacturing
West	M-2	Industrial	Manufacturing

Previous Entitlements

The following entitlements have been approved for the subject site by the Planning and Environmental Quality Commission Meeting on July 30, 2021.

1. Site Plan Review (SPR #5-21) to construct a four-story residential building for 121 single-room occupancy units fronting Western Avenue.
2. Conditional Use Permit (CUP #5-21) to permit the construction of a single room occupancy (SRO) residential development in the Industrial (M-1) zone.
3. Conditional Use Permit (CUP #6-21) to permit the construction of two six-tier automated parking structures per Section 18.40.080B.5 of the Gardena Municipal Code.
4. Direct staff to file a Notice of Exemption for a Class 32 exemption pursuant to CEQA Guidelines section 15332 for an in-fill development project.
5. At the City Council Meeting held February 22, 2022, the project was called for review, and on March 22, 2022, the City Council held a public hearing and voted 3 to 2 to direct staff to draft a resolution denying the project. At the direction of the Mayor a second public hearing was noticed for April 12, 2022, to consider and receive any additional information and public testimony prior to making a final decision. On April 22, 2022, the City Council to Approve Option 2 – Make a motion to rescind the previous action on this matter denying the project and adopt Resolution No. 6570 approving the project.

Construction Permits

CUP #5-21 and SPR #5-21 have been vested through the issuance of the following permits:

1. On June 24, 2024, a grading permit was issued for site preparation work for the new 121 single room occupancy units.
2. On December 04, 2024, a demolition permit was issued for the demolition of the industrial building and convenience store.
3. On March 05, 2025, a building permit for a new perimeter block wall was issued for the north and east portion of the property.
4. On September 10, 2025, the applicant was issued a foundation permit for the two automated parking structures.

PROJECT DESCRIPTION AND ANALYSIS

West Realty Group, represented by Lee Johnson, submitted a modification application to amend conditional use permit (CUP # 6-21) and Site Plan Review (SPR #5-21); to permit alterations to the design of two previously approved six-tier automated parking structures to add one tier and a roof.

The parking structures will use a mechanical parking system designed to stack vehicles vertically on multiple levels to maximize the space for parking and conserve land (Figure 3: Parking Structure). Each parking stall operates on a moveable platform capable of lifting, sliding laterally, or performing both functions to retrieve or store vehicles. According to the applicant's team, the time to retrieve vehicles ranges from 15 seconds (1st level) to 105 seconds (7th level), depending on the parking level. The modification is needed to allow parked vehicles to be retrieved with the capacity (57 parking spaces for each structure) approved by the Commission. The original plans did not account for the empty spaces needed for vehicle retrieval and incorrectly included those required spaces as available parking spots.

To address this, the applicant proposes adding a seventh tier which will increase the capacity of each parking structure by one stall, resulting in space for 58 vehicles per structure, or 116 parking spaces combined. Although the proposal increases the parking structure from six tiers to seven, the footprint and overall height of the parking structures will remain unchanged at 50 feet, consistent with the height previously approved by the Commission.

The parking structures will be constructed of galvanized steel and painted a gray shade that the applicant identified as 'Behr Dolphin Fin' selected from the City Council-approved building color palette.

In addition to the automated parking, seven covered spaces (including three accessible stall) will be provided at ground level. Overall, the project will provide 123 total parking spaces.

Figure 2: Site Plan

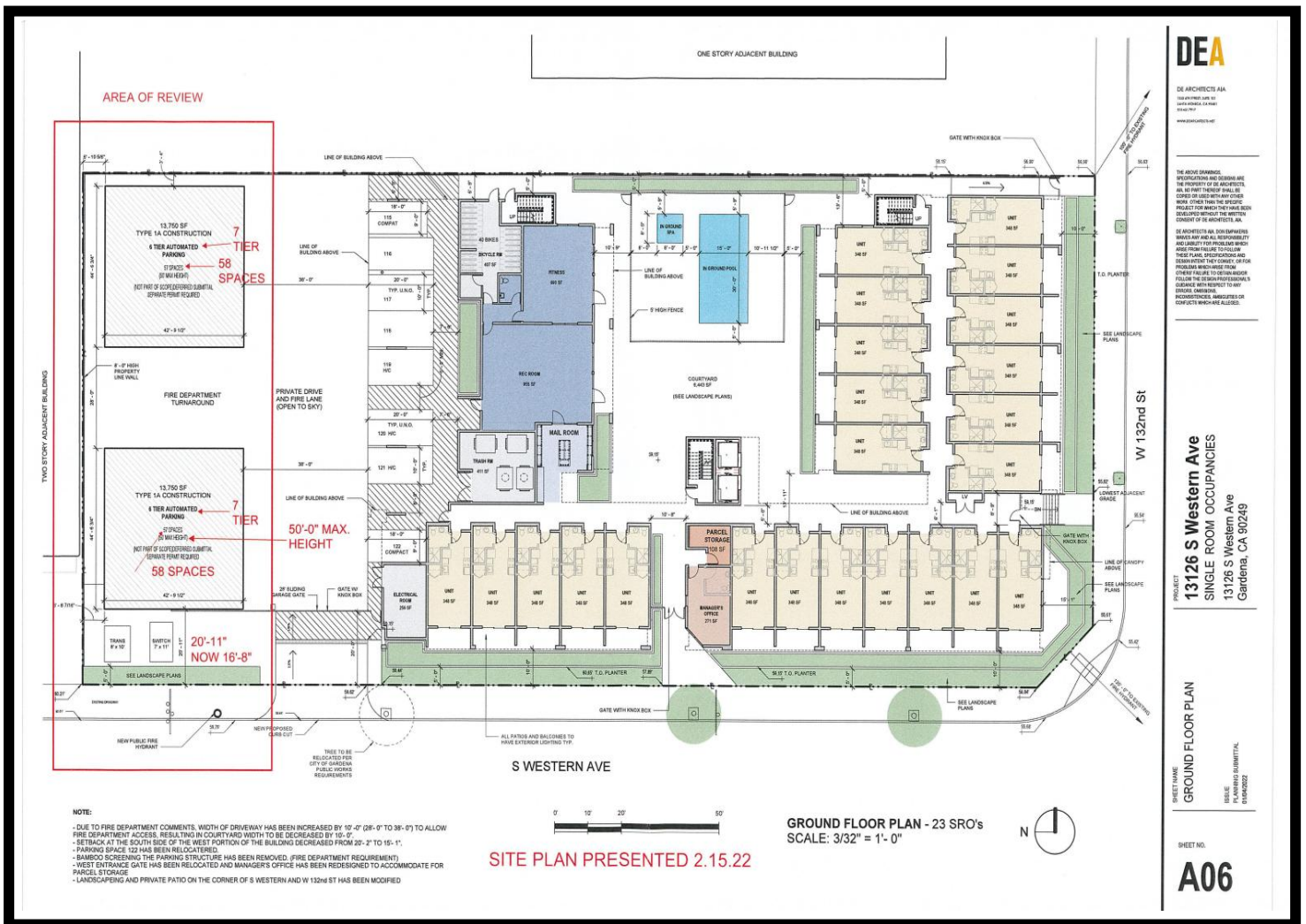
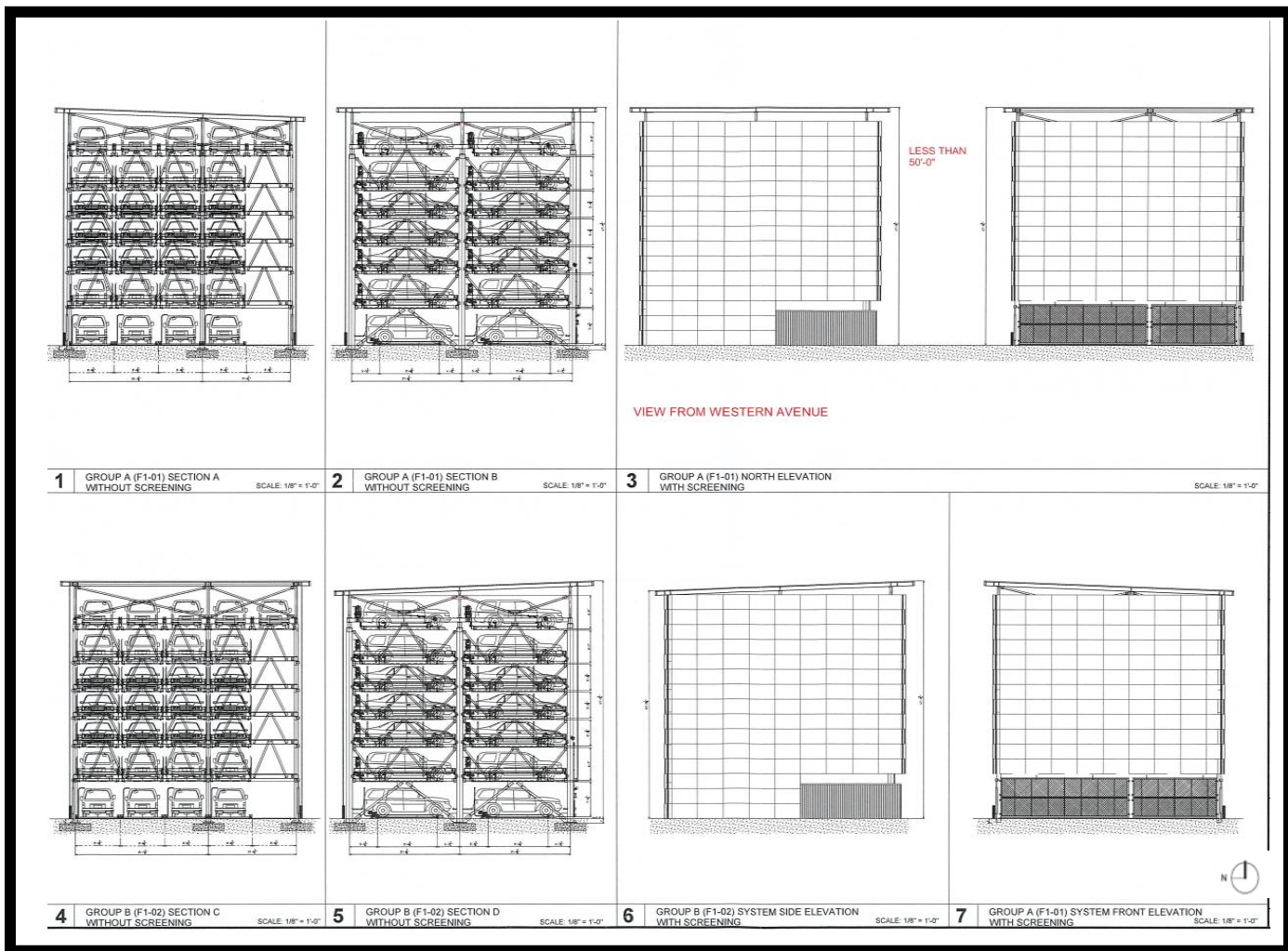


Figure 3: Parking Structure



GENERAL PLAN CONSISTENCY

The proposed use is consistent with the City's General Plan. The project is consistent with the following General Plan Goals and Policies:

- Land Use Plan Goal 1: Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City
 - Land Use Policy 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments
 - Land Use Policy 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.
- Community Design Plan Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
 - Design Goal 2.9: Integrate new residential developments with the surrounding built environment, in addition, encourage a strong relationship between the dwelling and the street.

REQUIRED FINDINGS

FIRST MODIFICATION TO CUP #6 -21

The applicant is requesting a modification to amend the approved site plan review and conditional use permit to add one tier and a roof within the same footprint of two parking structures, and one additional parking stall. The following analysis has been prepared to show that the property will still be making the findings for a conditional use permit.

Conditional Use Permit #6-21

In accordance with GMC section 18.40.080.B.5, the Planning Commission must make specific findings to grant to amend Conditional Use Permit # 6-21 and Site Plan Review #5-21 for the modification to construct a single additional tier and roof to the previously approved six-tier automated parking structures.

1. 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.

GMC Section 18.40.080.B.5 allows for parking flexibility through mechanical vehicle storage, pursuant to a conditional use permit. Therefore, the application's request for amending the conditional use permit is deemed proper and, if approved, will authorize the applicant to construct one additional tier and a roof to two previously approved automated parking structures.

- 2. 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.**

Allowing the seven-tier automated parking structures would allow the project to meet the minimum parking requirements in less space than traditional surface parking lots or garages would require. Automated parking structures utilizes the land more efficiently as they do not need ramps for drivers to get in and out of spaces, making it more desirable for developments in the City. Additionally, the seven-tier automated parking structures do not need to be as tall as a traditional seven-story parking structure. The two automated parking structures will also be conditioned to provide screening on the west and south elevations, to screen away from public rights-of way. The automated parking structure will not be detrimental to the surrounding properties, existing uses or to uses specifically permitted in the (M-1) zone.

The applicant's proposal for the construction of an additional tier and roof is consistent with the following General Plan Goals:

- Land Use Plan Goal 1: Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.
 - Land Use Policy 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.
 - Land Use Policy 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.
- Community Design Plan Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
 - Design Goal 2.9: Integrate new residential developments with the surrounding built environment, in addition, encourage a strong relationship between the dwelling and the street.

- 3. 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 property has a dimension of 141 feet by 310 feet. The project, including the two automated parking structures, meets or exceeds all of the minimum development standards of the (M-1) zone, including setbacks, walls, fencing, landscaping, and parking. The project is designed to meet all applicable GMC standards. Therefore, the site is adequate in size and shape.

- 4. 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 Circulation Plan of the Gardena General Plan designates Western Avenue as an arterial roadway and West 132nd Street as a collector roadway. The parking structures are accessory uses to that of the SRO residential development and do not add traffic above that of the SRO units themselves. The primary use of the 121 SRO units is not expected to generate more traffic than existing uses, and therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the proposed use.

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

The following conditions of approval have been added for Conditional Use Permit #6-21 (Exhibit 2) to ensure that construction of an additional one tier and roof will be compatible with, and not be detrimental to the surrounding uses in the vicinity:

- The applicant and/or property owner shall implement a proper maintenance schedule to provide for the long-term durability of the parking structures. The applicant and/or property owner shall be responsible for making any necessary repairs to the parking structure, including but not limited to, cracks, holes, chipped/peeling paint, rust, broken mechanical components, etc., within 72 hours of the issue being identified.
- The automated systems should allow for easy retrieval of vehicles without manual intervention. Vehicles shall take no longer than 3 minutes (180 seconds) to retrieve. The applicant and/or property owner shall be responsible for repairing any technical issues and shall be responsible for providing tenants with acceptable alternative transportation (both directions) at the property owner's expense (e.g., Uber/Lyft or other rideshare, taxi) in the event that the stored vehicle cannot be

retrieved within 15 minutes (900 seconds). The property owner shall continue to provide alternative transportation until the automated/mechanical parking structure is repaired. This shall be clearly indicated in all tenant lease/rental agreements.

- The colors and materials as shown on the development plans as presented to the Planning Commission on October 21, 2025, are approved. Deviation from colors and materials shall not be made unless approved by the Community Development Director.
- The applicant shall comply with all applicable conditions of approval adopted within City Council Resolution No. 6570.

REQUIRED FINDINGS

FIRST MODIFICATION TO SPR #5 -21

In accordance with GMC Section 18.44.010.B, the Planning and Environmental Quality Commission must make the following specific findings to grant a site plan review for any development project on property, public or private, fronting on the westerly or easterly side of Western Avenue from 182nd Street on the south to El Segundo Boulevard on the North.

1. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with the applicable standards.

The project involves the construction of a single additional tier and roof in two previously approved six-tier automated parking structures. The project complies with the requirements and development standards of the (M-1) zone.

2. The development is consistent with the intent and general purpose of the general plan and provisions of this code. The proposed use is consistent with the City's General Plan. The project is consistent with the following General Plan Goals and Policies:

The proposed use is consistent with the City's General Plan. The project is consistent with the following General Plan Goals and Policies:

- Land Use Plan Goal 1: Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.
 - Land Use Policy 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.

- Land Use Policy 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.
- Community Design Plan Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
 - Design Goal 2.9: Integrate new residential developments with the surrounding built environment, in addition, encourage a strong relationship between the dwelling and the street.

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

The modification of two previously approved parking structures will not increase or change the demand for police, fire, or public infrastructure services in the surrounding area, as the properties. The parking structures are accessory uses to that of the SRO residential development and do not add traffic above that of the SRO units themselves.

Police protection services in the City are provided by the Gardena Police Department (PD). Gardena PD operates out of the Civic Center located at 1718 West 162nd Street, located roughly 2.2 miles south of the project site.

The project site is already within the PD service area, and once operational, the project would continue to be served by the PD. Fire protection and emergency medical response services in the City are provided by the Los Angeles County Fire Department (LACFD). The project site is served by Fire Station No. 158 at 1650 West 162nd Street, located approximately 0.6 miles south of the site. The project site is already within the LACFD service area, and once operational, would continue to be served by LACFD. Therefore, the City's current health and safety services and public infrastructure are sufficient to accommodate the new development.

4. The project is compatible with the surrounding site and neighborhoods.

The property is zoned Industrial (M-1) and is bounded by the same zoning district to the north and east, and the General Industrial (M-2) zone to the south and west. Adjacent land uses include other industrial buildings such as manufacturing, warehousing, and professional, office spaces. Therefore, the project is compatible with the surrounding sites and neighborhoods.

5. The project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.

As shown in the “Environmental Considerations”, the project is categorically exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15332 (Class 32 – in-fill development).

ENVIRONMENTAL CONSIDERATION (EA #14-25)

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332, In-fill Development Project, the project is consistent with applicable general plan policies, and also consistent with applicable requirements of the City’s zoning ordinance. The project is within City limits, on a site less than five acres, and surrounded by urban uses. The site has no value as a habitat for endangered, rare, or threatened species. The project site is able to be served by all required utilities and public services. Therefore, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality.

The proposed project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact.

Therefore, the proposed project is categorically exempt from CEQA. This exemption is consistent with the previously approved CUP and SPR.

NOTICING

The public hearing notice was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on September 9, 2025. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommend holding a public hearing on the application for Conditional Use Permit #6-21; Site Plan Review #5-21; Environmental Assessment #14-25 where the Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and

- 3) Adopt Resolution No. PC 16-25, subject to the conditions of approval and directing staff to file a notice of exemption.

ATTACHMENTS

A – Planning Commission Resolution No. PC 16-25

- Exhibit 1 – Conditions of Approval
- Exhibit 2 – Project Plans

RESOLUTION NO. PC 16-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, MODIFICATION TO AMEND CONDITIONAL USE PERMIT #6-25, SITE PLAN REVIEW #5-21 AND ENVIRONMENTAL ASSESSMENT #14-25 TO CONSTRUCT A SINGLE ADDITIONAL TIER AND A ROOF TO TWO PREVIOUSLY APPROVED SIX-TIER AUTOMATED PARKING STRUCTURES IN THE GENERAL INDUSTRIAL (M-1) ZONE AT 13126 S. WESTERN AVENUE AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15332 (CLASS 32 – FOR AN IN-FILL DEVELOPMENT PROJECT)

**13126 S. Western Avenue
(APN: 6102-006-013)**

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

SECTION 1. RECITALS

A. On August 26, 2025, Applicant, West Realty Group Inc, represented by Lee Johnson, submitted a modification application to amend conditional use permit (CUP) and Site Plan Review (SPR) to allow the construction of a single additional tier and a roof to two previously approved six-tier automated parking structures (the “Project”) at 13126 S Western Avenue (the “Subject Property”); and

B. The General Plan Land Use designation of the Subject Property is Industrial, and the zoning is General Industrial (M-1); and

C. The Subject Property is bounded by northeast corner of Western Avenue and West 132nd Street.

D. On October 21, 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 (GMC).

SECTION 2. CONDITIONAL USE PERMIT #6-21 FINDINGS

Amending Conditional Use Permit #6-21 to allow the construction of one additional tier and roof to two previously approved six-tier automated parking structures per GMC Section 18.40.080.B.5, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit 1 and as shown on the plans presented to

the Planning and Environmental Quality Commission on October 21, 2025, attached hereto as Exhibit 2.

1. 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.

GMC Section 18.40.080.B.5 allows for parking flexibility through mechanical vehicle storage, pursuant to a conditional use permit. Therefore, the application's request for amending the conditional use permit is deemed proper and, if approved, will authorize the applicant to construct one additional tier and a roof to the two previously approved automated parking structures.

2. 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.

Allowing the seven-tier automated parking structures would allow the project to meet the minimum parking requirements in less space than traditional surface parking lots or garages would require. Automated parking structures utilize the land more efficiently as they do not need ramps for drivers to get in and out of spaces, making it more desirable for developments in the City. Additionally, the seven-tier automated parking structures do not need to be as tall as a traditional seven-story parking structure. The two automated parking structures will also be conditioned to provide screening on the west and south elevations, to screen away from public rights-of way. The automated parking structure will not be detrimental to the surrounding properties, existing uses or to uses specifically permitted in the (M-1) zone.

The applicant's proposal for a seven-tier parking structure is consistent with the following General Plan Goals:

- Land Use Plan Goal 1: Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City
 - Land Use Policy 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments

- Land Use Policy 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.
- Community Design Plan Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
 - Design Goal 2.9: Integrate new residential developments with the surrounding built environment, in addition, encourage a strong relationship between the dwelling and the street.

3. 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 property has a dimension of 141 feet by 310 feet. The project, including the two automated parking structures, meets or exceeds all of the minimum development standards of the (M-1) zone, including setbacks, walls, fencing, landscaping, and parking. The project is designed to meet all applicable GMC standards. Therefore, the site is adequate in size and shape.

4. 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 Circulation Plan of the Gardena General Plan designates Western Avenue as an arterial roadway and West 132nd Street as a collector roadway. The parking structures are accessory uses to that of the SRO residential development and do not add traffic above that of the SRO units themselves. The primary use of the 121 SRO units is not expected to generate more traffic than existing uses, and therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the proposed use.

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

The following conditions of approval have been added for Conditional Use Permit #6-21 (Exhibit 1) to ensure that the construction of an addition tier and roof from

the previously approved two six-tier automatic parking structures will be compatible with, and not be detrimental to the surrounding uses in the vicinity:

- The applicant and/or property owner shall implement a proper maintenance schedule to provide for the long-term durability of the parking structures. The applicant and/or property owner shall be responsible for making any necessary repairs to the parking structure, including but not limited to, cracks, holes, chipped/peeling paint, rust, broken mechanical components, etc., within 72 hours of the issue being identified.
- The automated systems should allow for easy retrieval of vehicles without manual intervention. Vehicles shall take no longer than 3 minutes (180 seconds) to retrieve. The applicant and/or property owner shall be responsible for repairing any technical issues and shall be responsible for providing tenants with acceptable alternative transportation (both directions) at the property owner's expense (e.g., Uber/Lyft or other rideshare, taxi) in the event that the stored vehicle cannot be retrieved within 15 minutes (900 seconds). The property owner shall continue to provide alternative transportation until the automated/mechanical parking structure is repaired. This shall be clearly indicated in all tenant lease/rental agreements.
- The colors and materials as shown on the development plans as presented to the Planning Commission on October 21, 2025, are approved. Deviation from colors and materials shall not be made unless approved by the Community Development Director.
- The applicant shall comply with all applicable conditions of approval adopted within City Council Resolution No. 6570.

SECTION 3. Site Plan Review #5-21 FINDINGS

The request to amend Site Plan Review #5-21 to allow the construction of an additional one tier and roof two previously approved six-tier automated parking structures Per GMC 18.44.010.B. is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit A and as shown on the plans presented to the Planning and Environmental Quality Commission on October 21, 2025, attached hereto as Exhibit B.

1. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with the applicable standards.

The project involves the construction of an additional one tier roof and two previously approved six-tier automated parking structures. The project complies with the requirements and development standards of the (M-1) zone.

2. The development is consistent with the intent and general purpose of the general plan and provisions of this code. The proposed use is consistent with the City's General Plan. The project is consistent with the following General Plan Goals and Policies:

The proposed use is consistent with the City's General Plan. The project is consistent with the following General Plan Goals and Policies:

- Land Use Plan Goal 1: Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.
 - Land Use Policy 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.
 - Land Use Policy 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.
- Community Design Plan Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
 - Design Goal 2.9: Integrate new residential developments with the surrounding built environment, in addition, encourage a strong relationship between the dwelling and the street.

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

The modification of two previously approved parking structures will not increase or change the demand for police, fire, or public infrastructure services in the surrounding area, as the properties. The parking structures are accessory uses to that of the SRO residential development and do not add traffic above that of the SRO units themselves.

Police protection services in the City are provided by the Gardena Police Department (PD). Gardena PD operates out of the Civic Center located at 1718 West 162nd Street, located roughly 2.2 miles south of the project site.

The project site is already within the PD service area, and once operational, the project would continue to be served by the PD. Fire protection and emergency medical response services in the City are provided by the Los Angeles County Fire Department (LACFD). The project site is served by Fire Station No. 158 at 1650 West 162nd Street, located approximately 2.1 miles south of the site. The project site is already within the LACFD service area, and once operational, would continue to be served by LACFD. Therefore, the City's current health and safety services and public infrastructure are sufficient to accommodate the new development.

4. The project is compatible with the surrounding site and neighborhoods.

The property is zoned Industrial (M-1) and is bounded by the same zoning district to the north and east, and the General Industrial (M-2) zone to the south and west. Adjacent land uses include other industrial buildings such as manufacturing, warehousing, and professional, office spaces. Therefore, the project is compatible with the surrounding sites and neighborhoods.

5. The project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.

As shown in the "Environmental Considerations", the project is categorically exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15332 (Class 32 – in-fill development).

SECTION 4. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #15-24)

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

- A. Section 15332 Class 32, In-fill Development Project. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332, In-fill Development Project, the project is consistent with applicable general plan policies, and also consistent with applicable requirements of the City's zoning ordinance. The project is within City limits, on a site less than five acres, and surrounded by urban uses. The site has no value as a habitat for endangered, rare, or threatened species. The project site

is able to be served by all required utilities and public services. Therefore, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality

- B. The proposed project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact.
- C. This exemption is consistent with the previously approved CUP and SPR.
- D. Staff are hereby directed to file a Notice of Exemption.

SECTION 5. APPEAL.

The approvals granted in this Resolution by the Commission may be appealed to the City Council within 10 calendar days from the date of adoption. 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 10-day period.

SECTION 6. 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 7. 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 8. EFFECTIVE DATE.

This Resolution shall take effect immediately.

SECTION 9. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 21st day of October 2025.

RONALD WRIGHT-SCHERR CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Exhibits:

- Exhibit 1 – Conditions of Approval
- Exhibit 2 – Project Plan

Resolution No. PC. #16-25
CUP # 4-25; SPR #5-21; EA # 14-25
October 21, 2025
Page 9 of 9

CERTIFICATION

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 21th day of October 2025, by the following vote of the Planning and Environmental Quality Commission.

AYES:

NOES:

ABSENT:

Certification by: _____

GREG TSUJIUCHI, SECRETARY

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

EXHIBIT 1

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #5-21; CONDITIONAL USE PERMIT #6-21; ENVIRONMENTAL ASSESMENT #14-25

GENERAL CONDITIONS

- GC 1. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment, prior to building permit and business license issuance.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The architectural plans shall be in accordance with the plans approved by the Planning and Environmental Quality Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision on October 21, 2025, as modified by such decision. Deviations from the approved plans will require modification to the approved Conditional Use Permit #6-21, Site Plan Review #5-21 plan submittals, including revisions and the final working drawings.
- GC 4. The Applicant shall reimburse the City for all attorneys' and consultants' fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.
- GC 5. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.
- GC 6. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the applicant's violation of any condition imposed

by this approval or any provision of the Gardena Municipal Code (GMC) shall be paid by the applicant.

SITE PLAN REVIEW

SPR1. Site Plan Review #5-21 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. Utilization shall mean the issuance of building permits.

CONDITIONAL USE PERMITS

CUP1. Conditional Use Permit #6-21 shall be utilized within a period not to exceed 12 months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of a building permit.

CUP2. In the event noise, lighting or traffic nuisances or other public safety issues are brought to the attention of the City, the Community Development Director may impose further conditions or restrictions on the site operations to ensure land use compatibility.

CUP3. The applicant shall provide screening on the two automated parking structures, along the south and west elevations of each.

PLANNING

PL1. The applicant and/or property owner shall implement a proper maintenance schedule to provide for the long-term durability of the parking structures. The applicant and/or property owner shall be responsible for making any necessary repairs to the parking structure, including but not limited to, cracks, holes, chipped/peeling paint, rust, broken mechanical components, etc., within 72 hours of the issue being identified.

PL2. The automated systems must allow for easy retrieval of vehicles without manual intervention. Vehicles shall take no longer than 3 minutes (180 seconds) to retrieve. The applicant and/or property owner shall be responsible for repairing any technical issues and shall be responsible for providing tenants with acceptable alternative transportation (both directions) at the property owner's expense (e.g., Uber/Lyft or other rideshare, taxi) in the event that the stored vehicle cannot be retrieved within 15 minutes (900 seconds). The property owner shall continue to provide alternative transportation until the automated/mechanical parking structure is repaired. This shall be clearly indicated in all tenant lease/rental agreements.

- PL3. Protective bollards shall be of a decorative type and/or painted green where appropriate.
- PL4. Colors and materials as shown on the development plans as presented to the Planning Commission on October 21, 2025, are approved. Deviation from colors and materials shall not be made unless approved by the Community Development Director.
- PL5. The applicant shall comply with all applicable conditions of approval adopted within City Council Resolution No. 6570.
- PL6. The project shall comply with the City's Noise Ordinance (Gardena Municipal Code Chapter 8.36 and specifically Section 8.36.050, interior noise standards). If the project cannot comply with the Noise Ordinance the applicant shall provide an acoustical analysis which shall be submitted to the Gardena Building Division for review and approval in conjunction with the building permit application review.

BUILDING & SAFETY

- BS1. The applicant/developer shall comply with all applicable portions of the California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The applicant shall comply with all applicable State and Federal Accessibility code.
- BS3. The applicant shall comply with 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, State and Federal law.
- BS5. The applicant shall submit plans and specifications to the Building Division for review.

Lee Johnson, West Realty Group, Inc., certifies that he has read, understood, and agrees to the project conditions listed herein.

Lee Johnson
West Realty Group, Inc.

Date

13126 WESTERN AVE 7HT PUZZLE SYSTEM

13126 S Western Ave., Gardena, CA 90249



WWW.THEAUTOMATEDPARKINGCOMPANY.COM
877-827-2611

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THIS PLAN IS NOT VALID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE BY AN ENGINEER AND CONTAINS A PROFESSIONAL SEAL.

DESIGN IS SCHEMATIC, CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.

DRAFTED BY: HC PROJECT #: C25011P

REVIEWED BY: TC SCALE: AS NOTED SHEET SIZE: 24"x36"

INIT.	NO.	DATE	ISSUED
HC	1	3.4.2025	FOR COORDINATION
MB	2	04/03/25	FOR PERMITTING

INIT.	NO.	DATE	REVISION
MB	1	04/30/25	FIRE DEPARTMENT COMMENTS

13126 Western Ave

13126 S. Western Ave.
Gardena, CA 90249

APPROVAL STAMP:

Title Sheet

T-1

SHEET 1 OF 9

GENERAL NOTES

- ALL DIMENSIONS DEPICTED ON THIS DRAWINGS ARE FOR THE SOLE PURPOSE TO ILLUSTRATE THE REQUIREMENTS NEEDED BY LIFT PRODUCT DISTRIBUTOR. GENERAL CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL CLEARANCES AND DIMENSIONS. ANY DISCREPANCIES FROM THESE DESIGN SHALL BE BROUGHT UP TO THE ATTENTION OF PRODUCT DISTRIBUTOR DURING THE SUBMITTAL PROCESS. FAILURE TO DO SO WILL RESULT IN CHANGES TO THE SYSTEMS AT THE COST OF THE GENERAL CONTRACTOR.
- CHANGES ON THIS SUBMITTAL DRAWINGS MAY INCUR CHANGES TO THE COST OF THIS PRODUCT. PRODUCT DISTRIBUTOR WILL INFORM THE GENERAL CONTRACTOR OF ADDITIONAL PRICE CHANGES IN REGARDS TO SCOPE CHANGES ONCE THE SUBMITTALS PACKAGE HAS BEEN APPROVED.
- FAILURE TO PROVIDE AND APPROVE THE INFORMATION IN A TIMELY MANNER MAY RESULT IN A DELAY FOR FABRICATION OF THE LIFT SYSTEM AND DELIVERY TO THE JOB SITE. PRODUCT DISTRIBUTION CONSULTANT WILL NOT RELEASE ANY SYSTEMS FOR FABRICATION WITHOUT A FULLY EXECUTED CONTRACT AND ALL INFORMATION IN THIS PACKAGE APPROVED.
- ALL LEAD TIMES FOR MATERIAL DELIVERY WILL BEGIN AFTER THE APPROVAL OF THIS SUBMITTAL. ANY DATES OR SCHEDULES PROPOSED WILL NOT BE FINALIZED UNTIL THESE DRAWINGS ARE APPROVED AND THE SCHEDULED PAYMENT HAS BEEN RECEIVED ALLOWING FOR RELEASE TO MANUFACTURING.
- SUBMITTAL MEMO LETTER MUST BE APPROVED BEFORE PRODUCT IS RELEASED FOR MANUFACTURE.

SITE CONDITIONS:

- FOR THE PERIOD OF INSTALLATION, THE PROJECT ADDRESS MUST HAVE THE FOLLOWING CONDITIONS MET PRIOR TO DELIVERING MATERIALS:

- SITE CONDITIONS:
 - THE SITE MUST BE FREE OF DEBRIS, EQUIPMENT, SHORING AND STORED MATERIALS FROM THE WORKING AREAS OR SIMILAR THAT MAY INHIBIT CONTRACTOR FROM INSTALLING THEIR SYSTEM.
 - GENERAL CONTRACTOR SHALL VERIFY THAT ALL VERTICAL CLEARANCES NEEDED FOR THE LIFT ARE MET.
 - GENERAL CONTRACTOR SHOULD PATCH CONCRETE, CAULK EDGES AND TERMINATE THE WALLS ADJACENT TO THE PARKING EQUIPMENT PRIOR TO INSTALLATION.
 - THE SITE MUST BE DRY, FREE FROM LEAKS, PUDDLES, POOLING, OR ANY OTHER CONDITION THAT MAY DAMAGE THE PRODUCT.
 - SAFETY RAILINGS AND TEMPORARY LIGHTING INSTALLED BY G.C. SHALL BE PRESENT PRIOR TO DELIVERY AND MAINTAINED BY G.C. DURING INSTALLATION.
 - ANY UNDERGROUND INTERCEPTORS/ SEPTIC TANKS OR ACCESS PANELS IN THE PATH OF TRAVEL SHALL BE PROTECTED AND SHORED BY G.C.
 - PIT DRAINS SHALL BE PROTECTED AND COVERED BY G.C.
 - FRONT EDGE OF THE SYSTEMS SHALL BE LEVEL.
 - G.C. IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SAFETY RAILINGS DURING INSTALLATION OF THE LIFT SYSTEM.
- POWER REQUIREMENTS:
 - TEMPORARY POWER TO MATCH OUR SYSTEM MUST BE PROVIDED PRIOR TO STARTING INSTALLATION.
 - PERMANENT POWER MUST BE INSTALLED WITH DISCONNECT PRIOR TO FINAL INSPECTION BEING SCHEDULED WITH OUR THIRD PARTY INSPECTOR.
- EQUIPMENT ACCESS:
 - BASED ON PROJECT REQUIREMENT, G.C. REQUIRES HEAVY EQUIPMENT ON SITE TO INSTALL STEEL. THE SITE MUST PROVIDE ACCESS TO MANEUVER HEAVY EQUIPMENT TO THE NECESSARY AREAS FOR INSTALLATION.
- DELIVERY ACCESS:
 - TAPCO REQUIRES ACCESS TO LOADING/ UNLOADING AREA FOR DELIVERY OF MATERIALS. COORDINATION OF DELIVERIES WILL BE COMMUNICATED WITH THE G.C., PROJECT MANAGER. ACCESS MUST BE AVAILABLE FROM THE STREET TO THE INSTALLATION LOCATION. HEAVY EQUIPMENT WILL BE REQUIRED TO DRIVE FROM THE LOADING AREA TO THE PROJECT LOCATION. THE DRIVE AISLES AVAILABLE. MUST BE CLEAR FOR STAGING AND INSTALLATION.
- FULL ACCESS TO ALL LOCATIONS OF INSTALLATION:
 - THE JOB SITE NEEDS TO BE FULLY ACCESSIBLE FOR MOBILIZATION IN ORDER TO COMPLETE INSTALLATION SMOOTHLY. IF FULL ACCESS IS NOT AVAILABLE, G.C. MAY STOP THE WORK AND RESCHEDULE THE INSTALLATION.
- PROJECT SCHEDULE INTERRUPTION:
 - IF, FOR ANY REASON WE MUST LEAVE THE PROJECT DUE TO SITE CONDITIONS, WE MAY STOP ALL WORK AND RESCHEDULE THE PROJECT.
 - THE LIFTS SHALL NOT BE USED TO STORE MATERIALS OR USED AS A WORK PLATFORM.
 - UNDER ANY CIRCUMSTANCES, DAMAGE TO THE LIFTS FROM OTHER TRADES SHALL BE REPAIRED. ANY ADDITIONAL COSTS SHALL BE REIMBURSED TO DISTRIBUTOR BY THE CONTRACTOR/OWNER AS APPLICABLE.

ELECTRICAL AND CONTROLLER:

III. POWER SCHEDULE:

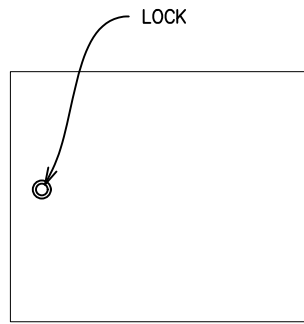
GROUP	DISCONNECT TYPE	VOLTAGE	AMPS	PHASE
A (F1-01)	FUSIBLE DISC.	208V/120V-3H	150	3PH
B (F1-02)	FUSIBLE DISC.	208V/120V-3H	150	3PH
EV BREAKER		208V	150	2PH

ELECTRICAL NOTE: PROVIDE NEUTRAL LINE IN ADDITION TO THE 3PH WIRING TO EACH DISCONNECT LOCATION AND GROUND LINE.

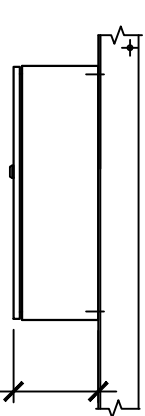
PLC CONTROL BOX:

BOX SIZE (TYP.)	
HEIGHT x WIDTH x THICKNESS (INCHES)	PUZZLE TYPE
47"H x 28"W x 8"D (INCHES)	7HT

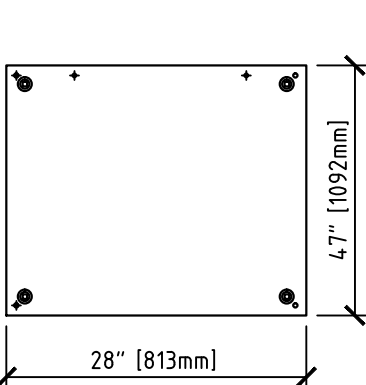
FRONT VIEW



SIDE VIEW



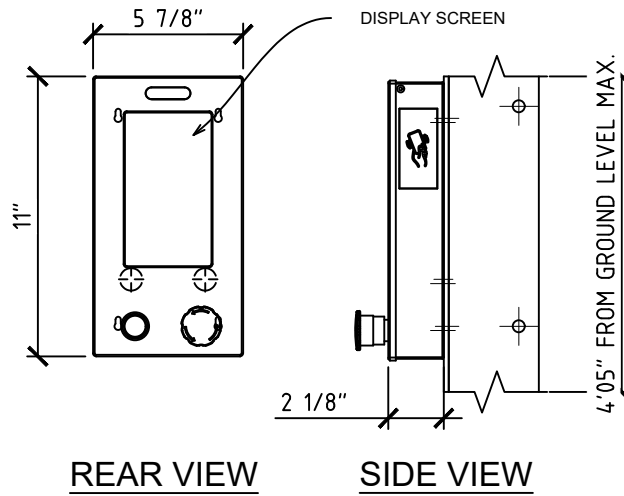
REAR VIEW



PLC PLACEMENT REQUIREMENTS:

- LINE OF SIGHT IS PREFERRED, BUT NOT REQUIRED. IF UNIT IS TO BE PLACED WITHIN AN ENCLOSED LOCKABLE ROOM, A KEY SHALL BE PROVIDED AND PLACED INSIDE OF A KEY LOCKER PROVIDED BY G.C., FOR THE EXCLUSIVE USE OF CONTRACTORS.
- OPERATION TEMPERATURE OF THE PLC IS 10 -120 DEGREES FAHRENHEIT. FOR EQUIPMENT SERVING BETWEEN 120 VOLTS AND 250 VOLTS, THE REGULATIONS REQUIRE A MINIMUM OF 3 FEET OF CLEARANCE IN FRONT OF THE PLC CABINET. THE WIDTH OF THE WORKING SPACE IN FRONT SHALL BE 30 INCHES MINIMUM OR WIDTH OF PLC CABINET PER OSHA 29 CFR 1910.303 AND NEC 110.26(A).
- THE ROOM SHALL ALLOW ENOUGH SPACE FOR SAFE OPERATION OF CONTROL BOX PER OSHA STANDARDS (29 CFR1910.305).
- THE DISTANCE BETWEEN DISCONNECT AND PLC SHALL NOT MORE THAN 5 FEET.
- PLC LOCATION SHALL BE WITHIN 100 FT OF THE GROUP BEING CONTROLLED.
- PLCS CANNOT BE PLACED FLUSH MOUNTED TO THE WALLS DUE TO VENTILATION REQUIREMENTS.
- PLC CANNOT BE PLACED BELOW THE FINISH SURFACE OR ANY AREAS EXPOSED TO WATER INTRUSIONS OR THE ELEMENTS.
- CONDUITS CAN BE INSTALLED IN THE PLC FROM THE SIDES AND OVERHEAD.
- CFR1910.305 (D) REQUIRES A DEAD FRONT ON ELECTRICAL PANEL BOARDS.
- A LIGHT SOURCE SHALL BE PROVIDED ABOVE THE PLC CABINET.
- POWER TO THE UNIT IS TO BE SUPPLIED WITH A FUSIBLE DISCONNECT.

KIOSK:



REAR VIEW

SIDE VIEW

STANDARD TOLERANCE:

PARKING SYSTEMS ARE MANUFACTURED BASED ON APPROVED SUBMITTALS. OWNER AND/OR GENERAL CONTRACTOR ARE TO ENSURE THAT THE BUILDING STRUCTURE IS BUILT WITHIN THE TOLERANCES OUTLINES BELOW. DELAYS AND/OR ADDITIONAL COSTS MAY BE INCURRED FOR BUILDINGS DELIVERED OUTSIDE OF THESE TOLERANCES.

PROJECT INFORMATION

ADDRESS	13126 S. WESTER AVENUE, GARDENA, CA 90249
OWNER:	13126 S. WESTERN AVE., LLC
CONTACT:	LEE JOHNSON LEE@WESTREALTYGROUP.COM
LEGAL DESCRIPTION:	LOT 30 OF BLOCK 6 OF PANAMA ACRES, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXISTING USE:	ONE STORY 9,981 SF INDUSTRIAL BUILDING, ONE STORY 2,755 SF COMMERCIAL BUILDING AND SURFACE PARKING LOT
PROPOSED USE:	NEW CONSTRUCTION, 116 SEMI AUTOMATED PARKING STRUCTURE
FUNDING:	PROJECT 100% PRIVATELY FUNDED AND IS NOT PUBLICLY FUNDED HOUSING
CONSTRUCTION TYPE:	IIB

GOVERNING CODES:

- CITY OF GARDENA MUNICIPAL CODE
- 2022 CALIFORNIA BUILDING CODE CALIFORNIA
- CODE OF REGULATIONS TITLE 24, PART 2
- 2022 CALIFORNIA ENERGY CODE AND STANDARDS
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA FIRE CODE

BUILDING CODE SUMMARY:

CONSTRUCTION TYPE: IIB
FIRE DISTRICT: NO
METHANE ZONE: NO
OCCUPANCY: R2/S-2/B/A-3/B
NO. OF STORIES: 7 STORIES: 7 LEVELS.
PROPOSED HEIGHT: 46'-9 3/4" "
THIS PARKING SYSTEM MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA 13 / CBC 903.3. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

PARKING REQUIREMENTS:

REQUIRED PARKING: 1 space per unit/ 2 spaces for manager's unit
120 x 1.0 + 1 x 2.0 = 122 SPACES
(INCLUDES ACCESSIBLE PARKING)

REQ. ACCESSIBLE PARKING: 122 x .02 = 3 SPACES (1 VAN ACCESSIBLE)

PROVIDED PARKING - AUTOMOBILE:
7 TIER SEMI AUTOMATED STRUCTURE: 116 STANDARD SPACES
ON GRADE COVERED PARKING: 7 SPACES
123 SPACES TOTAL (INCLUDES 3 ACCESSIBLE SPACES)

ELECTRICAL VEHICLE PARKING PER CAL-GREEN:
RESIDENTIAL EV SPACES REQUIRED - 10% OF 122 SPACES = 12.2 13 SPACES
REFER TO ELECTRICAL DRAWINGS FOR EV LOCATIONS

ZONING INFORMATION:

ZONE: M1 - INDUSTRIAL ZONE
PERMITTED USES: SINGLE ROOM OCCUPANCIES (SUBJECT TO A CONDITIONAL USE PERMIT)
LOT AREA: 43,811 SF (1.006 ACRES)
HEIGHT LIMIT: MAXIMUM - 65'-0"
50'-0" IF 100'-0" FROM R3 OR R4 ZONE
35'-0" IF 100'-0" FROM R1 ZONE
PROPOSED HEIGHT: NOT TO EXCEED 50'-0"
STORIES: NO LIMIT (7 STORIES PROPOSED, 7 TIERS SEMI AUTOMATED PARKING)
REQUIRED SETBACKS: FRONT YARD - 10'-0"
STREET SIDEYARD - 10'-0"
SIDEYARD - 0'-0"
REARYARD - 0'-0"
PROPOSED SETBACKS: FRONT YARD - 10'-0"
STREET SIDEYARD - 10'-0"
SIDEYARD - 5'-0"
REARYARD - 5'-0"

SHEET INDEX

T-1	TITLE SHEET
T-2	SITE PLAN
MP-1.0	FLOOR PLAN PARKING LAYOUT
MP-1.1	BASE PLATE ANCHORS LAYOUT
MP-1.2	ELECTRICAL EQUIPMENT PLAN
MP-1.3	BUILDING ELEVATION
MP-2.0	EQUIPMENT CUTSHEET
MP-2.1	TYPICAL SYSTEM PLANVIEW
MP-2.2	ROOF PLAN VIEW AND CLEARANCES

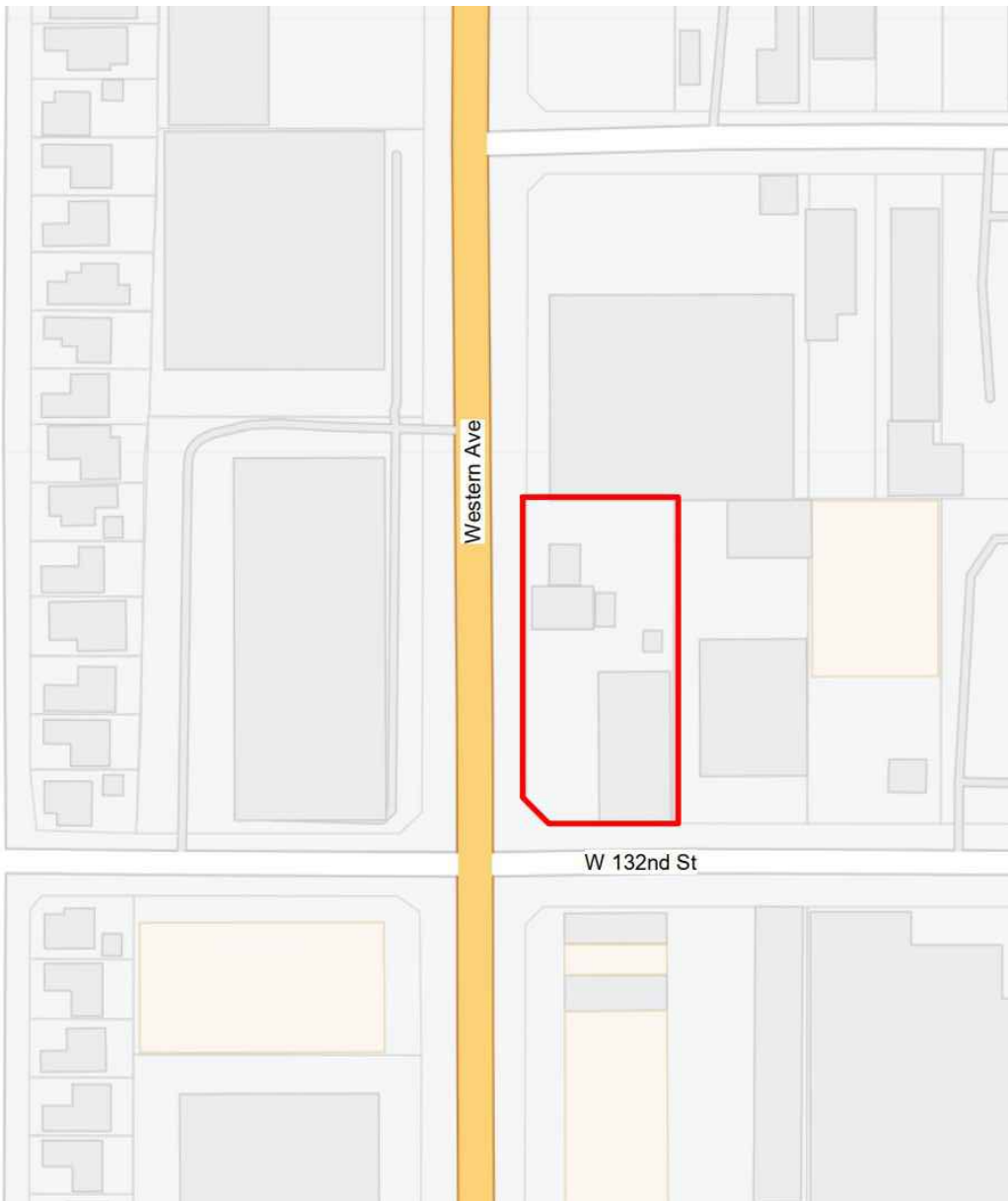
PARKING EQUIPMENT SCHEDULE

LEVEL	GROUP	EQUIPMENT MODEL	PARKING SPACES	TOTAL SPACES
F1	A (F1-01)	5W-7HT (8'- 6 3/8")	58	116
	B (F1-02)	5W-7HT (8'- 6 3/8")	58	
		STANDARD LOT	4	
		ADA LOT	3	

EQUIPMENT FINISH SCHEDULE

STEEL STRUCTURE	GALVANIZED
PALLETS	GALVANIZED
GATE	SAFETY YELLOW PAINT

LOCATION MAP:





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DRAFTED BY: HC PROJECT #: C25011P

REVIEWED BY: TC SCALE: AS NOTED SHEET SIZE: 24"x36"

INIT.	NO.	DATE	ISSUED
HC	1	3.4.2025	FOR COORDINATION
MB	2	04/03/25	FOR PERMITTING

INIT.	NO.	DATE	REVISION
MB	1	04/30/25	FIRE DEPARTMENT COMMENTS

13126 Western Ave

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Gardena, CA 90249

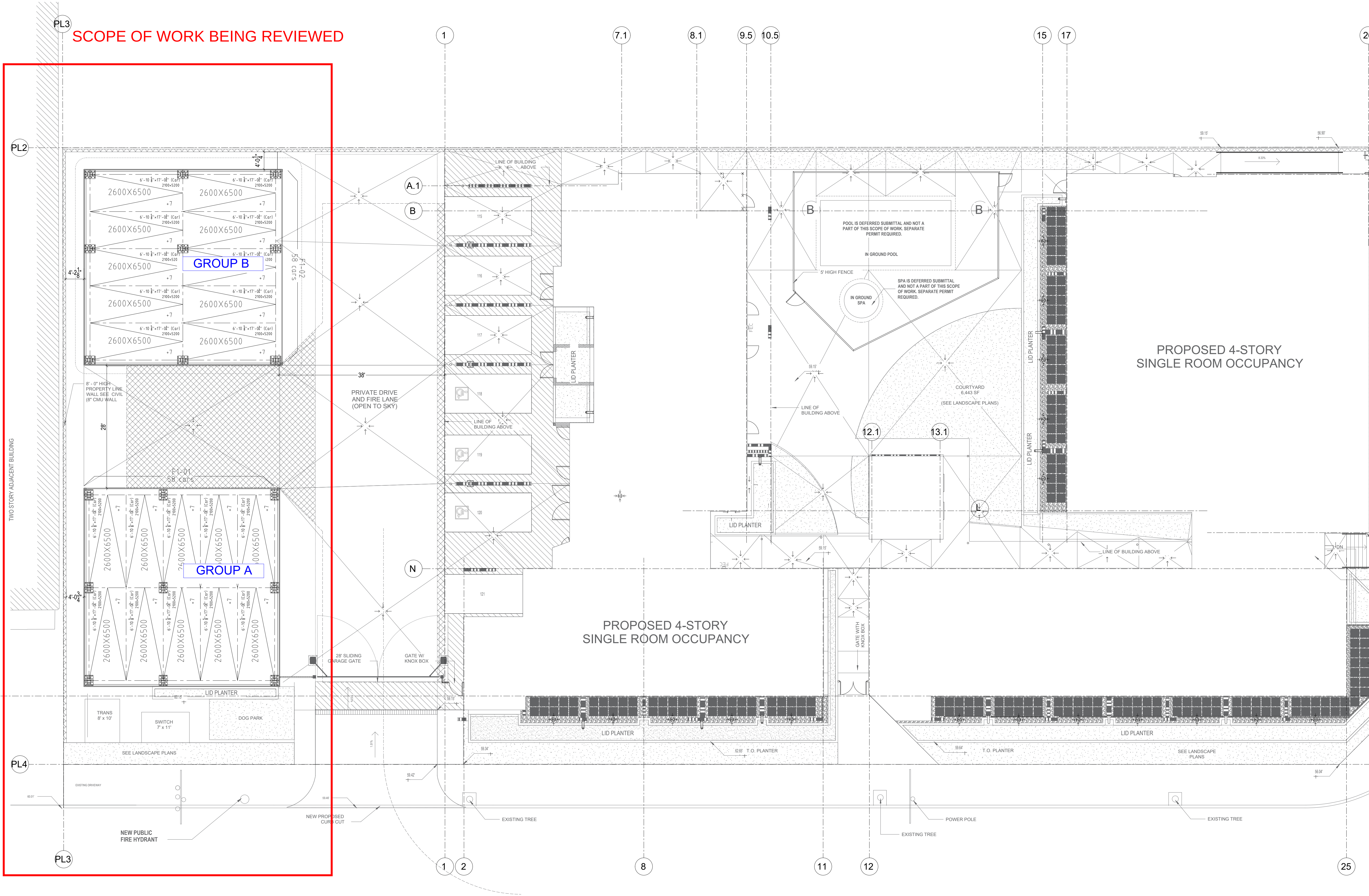
APPROVAL STAMP:

Floor Plan
Parking Layout

MP-1.0

SHEET 3 OF 9

SCOPE OF WORK BEING REVIEWED





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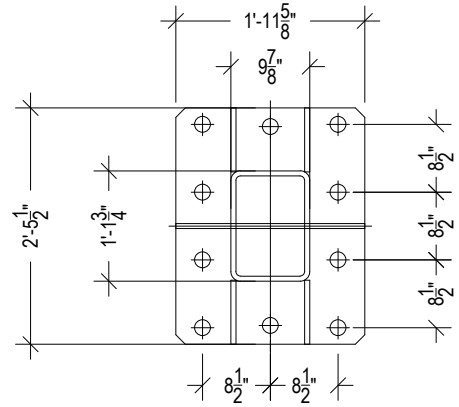
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APPROVAL STAMP:

Base Plate Anchors
Layout

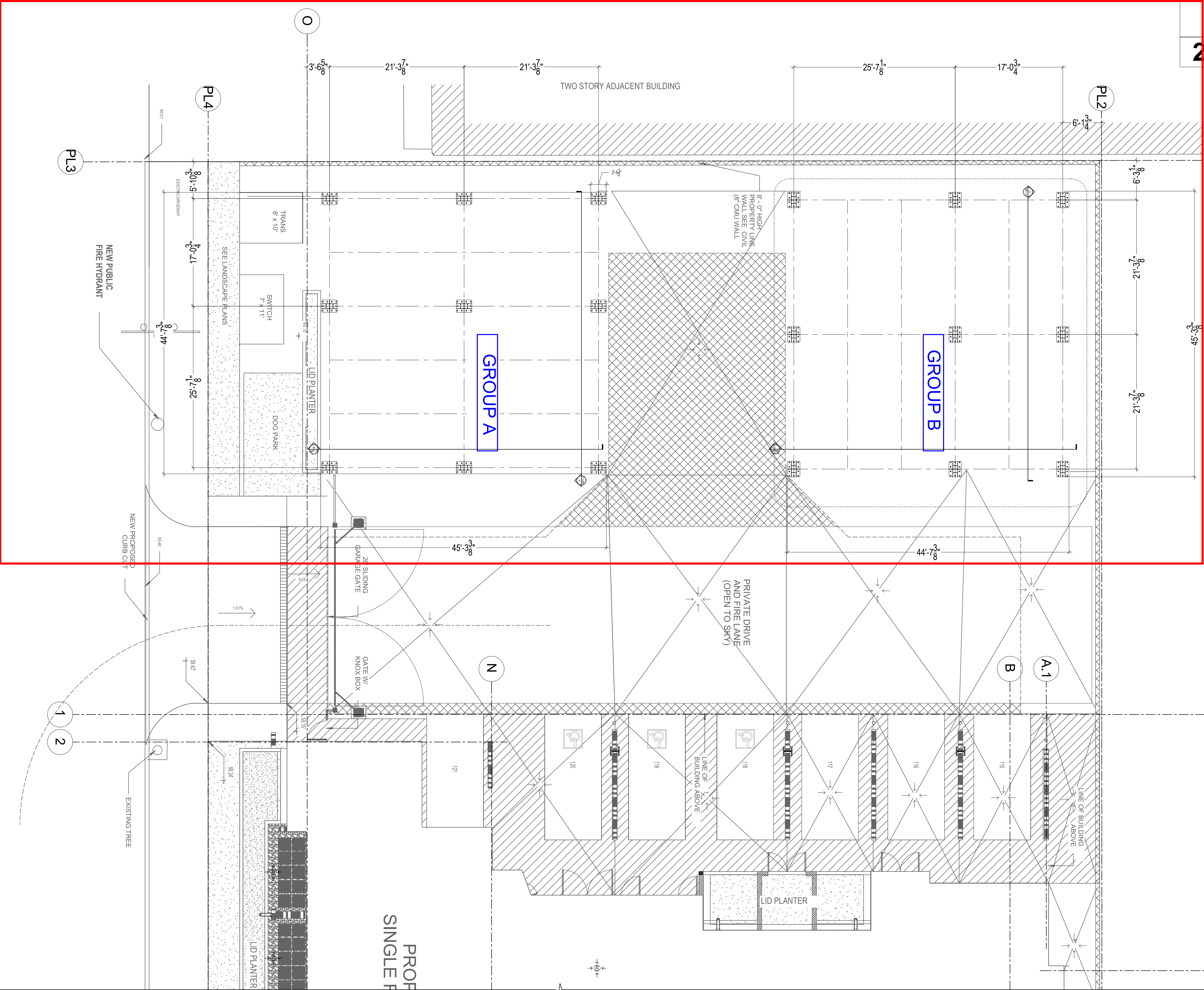
MP-1.1

SHEET 4 OF 9



2 BASE PLATE

SCALE: NTS



1

BASE PLATE LAYOUT

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

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REVIEWED BY: TC	SCALE: AS NOTED	SHEET SIZE: 24"x36"	

INIT.	NO.	DATE	ISSUED
HC	1	3.4.2025	FOR COORDINATION
MB	2	04/03/25	FOR PERMITTING

INIT.	NO.	DATE	REVISION
MB	1	04/30/25	FIRE DEPARTMENT COMMENTS

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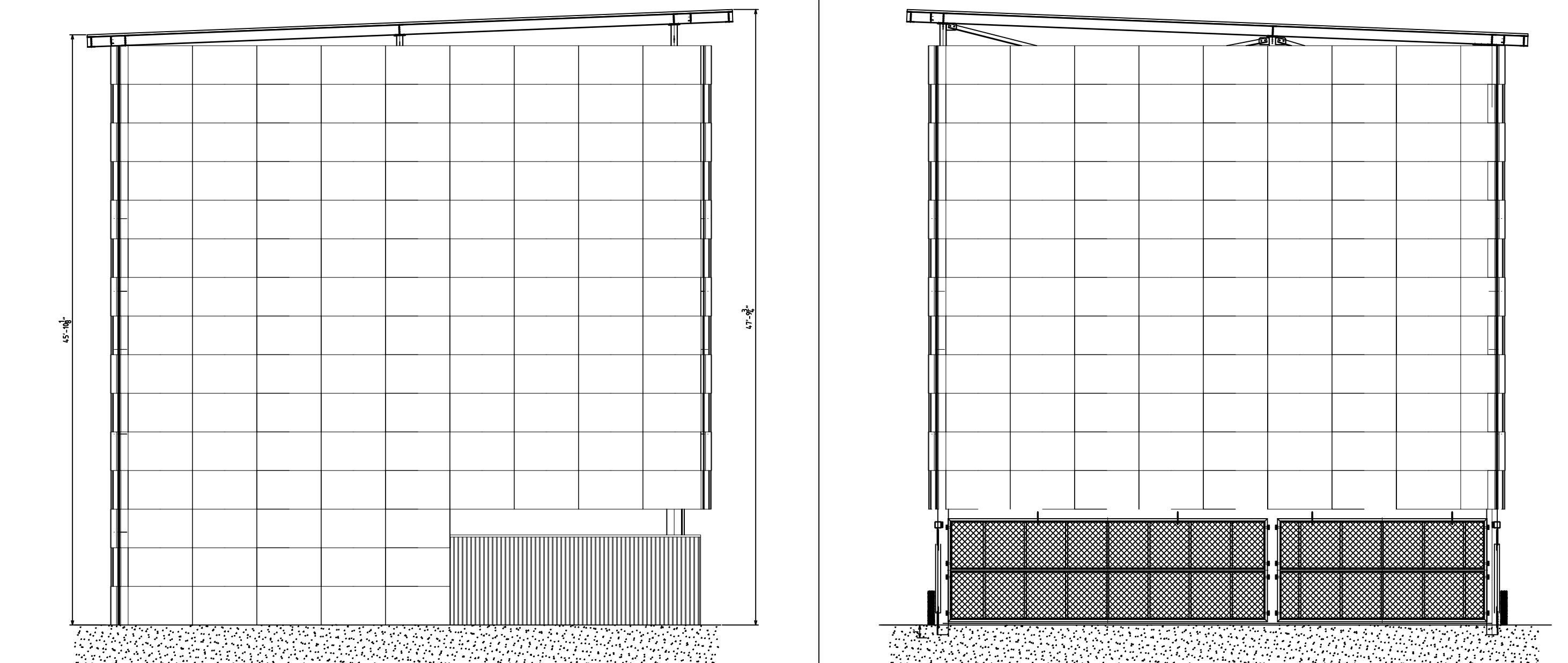
Elevations and Sections

MP-1.3

SHEET 6 OF 9



3	GROUP A (F1-01) NORTH ELEVATION WITH SCREENING	SCALE: 1/8" = 1'-0"
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7	GROUP A (F1-01) SYSTEM FRONT ELEVATION WITH SCREENING SCALE: 1/8" = 1'-0"
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PROJECT

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SINGLE ROOM OCCUPANCIES

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SHEET NAME

GROUND FLOOR PLAN

ISSUE
PLANNING SUBMITTAL
01/04/2022

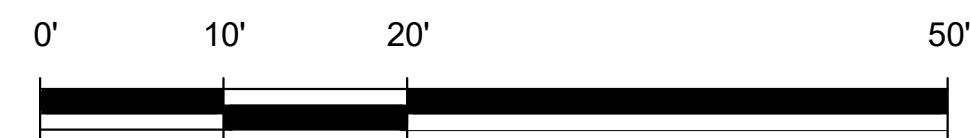
SHEET NO.

A06



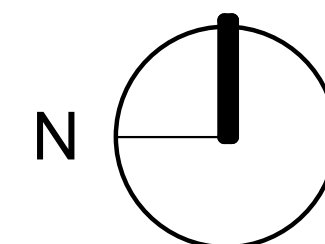
NOTE:

- DUE TO FIRE DEPARTMENT COMMENTS, WIDTH OF DRIVEWAY HAS BEEN INCREASED BY 10' -0" (28' -0" TO 38' -0") TO ALLOW FIRE DEPARTMENT ACCESS, RESULTING IN COURTYARD WIDTH TO BE DECREASED BY 10' -0".
- SETBACK AT THE SOUTH SIDE OF THE WEST PORTION OF THE BUILDING DECREASED FROM 20' -2" TO 15' -1".
- PARKING SPACE 122 HAS BEEN RELOCATED.
- BAMBOO SCREENING THE PARKING STRUCTURE HAS BEEN REMOVED. (FIRE DEPARTMENT REQUIREMENT)
- WEST ENTRANCE GATE HAS BEEN RELOCATED AND MANAGER'S OFFICE HAS BEEN REDESIGNED TO ACCOMMODATE FOR PARCEL STORAGE
- LANDSCAPING AND PRIVATE PATIO ON THE CORNER OF S WESTERN AND W 132nd ST HAS BEEN MODIFIED



SITE PLAN PRESENTED 2.15.22

GROUND FLOOR PLAN - 23 SRO's
SCALE: 3/32" = 1' - 0"



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PROJECT
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SHEET NAME
BUILDING ELEVATIONS

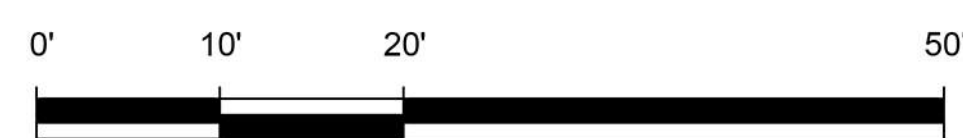
ISSUE
PLANNING SUBMITTAL
11/04/2022

SHEET NO.

A11



AREA OF REVIEW



MATERIAL LEGEND	
NUMBER	MATERIAL
01	FINE SAND ACRYLIC - OMEGA 9202 WHITE
02	FINE SAND ACRYLIC - SHERWIN-WILLIAMS COPPER HARBOR, SW6634
03	FINE SAND ACRYLIC - SHERWIN-WILLIAMS QUITE CORAL, SW6614
04	PERFORATED CORRUGATED GUARDRAIL - SHERWIN-WILLIAMS ARMADILLO, SW9160

CUP #6 -21- PRESENTATION 2.15.22

