



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, April 7, 2026, 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. Written public comments will be provided to the Planning Environmental Quality Commission and will be part of the record but will not be read aloud.
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

4.A. Planning and Environmental Quality Commission Approval of Minutes for February 17, 2026.

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 #5-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #2-26 TO REPLACE A PREVIOUSLY APPROVED POOL AND SPA WITH A COURTYARD AND LANDSCAPING FOR THE 121-UNIT SINGLE ROOM OCCUPANCY HOUSING DEVELOPMENT THAT IS CURRENTLY UNDER CONSTRUCTION, PER SECTION 18.36.030P.4 OF THE GARDENA MUNICIPAL CODE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 13126 S. WESTERN AVENUE

A request from Lee Johnson (West Realty Group) to approve a modification to amend Conditional Use Permit (CUP #5-21); Site Plan Review (SPR #5-21); and Environmental Assessment (EA#2-26); to replace a previously approved pool and spa with a courtyard and landscaping for the 121-unit single room occupancy housing development that is currently under construction, per Section 18.36.030.P.4 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- infill development project).

Staff Recommendation: Conduct the public hearing, receive testimony from the public, adopt Resolution No. PC 4-26, 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, April 21, 2026.

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: April 3, 2026

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, February 17, 2026

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order on February 17, 2026, at 7:00PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:10 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Jules Kanhan led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Ronald Wright-Scherr; Vice-Chair Jules Kanhan; Commissioner Steve Sherman; and Commissioner Deryl Henderson. Employees present: Director of Community Development Greg Tsujiuchi; Assistant Director of Community Development Jo-Anne Burns; and Planning Assistant Dayana Nava.

Commissioners Stephen P. Langley was away on an excused absence.

4. APPROVAL OF MINUTES

4.A. Planning and Environmental Quality Commission Approval of Minutes for January 20, 2026.

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Commissioner Sherman to approve the minutes of the meeting held on January 20, 2026.

The motion passed by a vote of 4-0 (Yea: Kanhan, Sherman, Henderson and Wright-Scherr; Noes: None)

Absent: Langley

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido, noted that no members of the public were present.

(Public speaker Michelle Walker arrived during Item 7.A and was given the opportunity to address the Commission under Item 5. Oral Communications):

Chair Wright-Scherr announced that a few members of the public were in attendance and wished to speak during Item 5. Oral Communications segment. As a result, he decided to open the floor for public comments.

Public Speaker: Michelle Walker, a resident, expressed her concerns regarding the lack of street lights and issues with illegal dumping around Denker and 144th Street. She inquired about how street lights could be added and how to implement no dumping signs in that area.

Director of Community Development Greg Tsujiuchi informed Ms. Walker that her request fell outside the Planning Commission's jurisdiction and suggested that her concerns would be better addressed at the City Council Meeting. He encouraged her to attend the next meeting and assured her that he would pass on her concerns to be included in the official record.

Chair Wright-Scherr then continued with the meeting.

6. PUBLIC HEARING ITEMS

Chair Wright-Scherr announced that there were no Public Hearing items agendaed.

7. OTHER ITEMS

7.A. Los Angeles County Sanitation District Presentation

Director of Community Development Greg Tsujiuchi and Assistant Director of Community Development Jo-Anne Burns were present and available to answer any questions.

Ms. Burns introduced Genesis Rodriguez, Public Affairs Specialist from the Los Angeles County Sanitation District.

Ms. Rodriguez, presented the PowerPoint Presentation for "Sanitation Districts: Who We Are and What We Do".

Ms. Rodriguez provided an overview and explained in detail the Los Angeles County Sanitation District's functions; discussing the Sanitation Districts Act; the air pollution problem in Los Angeles County, and the amendment to the Sanitation Districts Act; and the Los Angeles County Sanitation Districts Mission to protect public health and the environment through innovative and cost-effective wastewater and solid waste management and in doing so, convert waste into resources such as recycled water, energy and recycled materials. She distinguished between local and district sewers and highlighted the 1,400 miles of trunk sewers, displaying images of the sewers on the screen.

Ms. Rodriguez explained the operations of a Wastewater Treatment Plant, noting that clean water is produced in 10 to 12 hours. She provided examples of how recycled water augments the local water supply. Additionally, she discussed the value of solids, which produce biogas within 15 days, and how biosolids are used to create compost.

Ms. Rodriguez explained the role of landfills in disposing of trash and the energy generated from capturing methane, which is transformed into green energy. She emphasized the importance of recycling, particularly food waste recycling, and detailed how green energy is produced from both wastewater and solid waste. She also provided information on the Pure Water Southern California Program and its operations.

Ms. Rodriguez highlighted the A.K. Warren Water Resources Facility in the City of Carson, which includes food waste recycling, green energy production, biosolid management, an Advanced Water Purification Facility, the Napolitano Innovation Center, and plans for a Workforce Training Center, which were also displayed on the screen.

To conclude, Ms. Rodriguez summarized the educational resources and tours available to schools and informed the Commission that she was available to answer any questions.

Questions and comments were made by Director of Community Development Greg Tsujiuchi, Commissioner Henderson, Chair Wright-Scherr and Commissioner Sherman. Ms. Rodriguez answered all questions.

Chair Wright-Scherr expressed gratitude to Ms. Rodriguez for her presentation, and there were no further questions or comments made by any member of the Commission.

7.B. Consideration of Outdoor Dining Regulations

Director of Community Development Greg Tsujiuchi was present to answer any questions.

Assistant Director of Community Development Jo-Anne Burns presented the staff report, informing the Commission of the consideration of outdoor dining regulations.

Ms. Burns provided background information regarding the last discussion of outdoor dining by the Planning Commission, which took place in study sessions held in June and August of 2023. She aimed to revisit the topic to ensure whether the Planning Commission still wished to move forward and for staff to prepare an ordinance for the Commission's consideration and recommendation to the City Council.

Ms. Burns outlined the areas where outdoor dining is allowed and where restaurants are permitted, displaying a map on the screen. She provided detailed information on the discussions and consensus from June 6 and August 15, 2023,

including the current parking requirements and options for outdoor dining.

Ms. Burns indicated that staff would like the Commission to provide direction on whether they would like an ordinance drafted that allows outdoor dining in all zones that permit restaurants. She informed the Commissioners that she was available to answer any questions.

Chair Wright-Scherr, Commissioner Henderson, Vice-Chair Kanhan, and Director Tsujiuchi all asked questions and provided comments during the discussion.

Ms. Burns informed the Commission that staff could draft standards requiring that a restaurant or shopping center would not be allowed to remove any parking spaces unless it is over-parked.

Director Tsujiuchi emphasized that a key issue from the initial discussion was ensuring sufficient parking for outdoor dining, as it continues to be a concern given that not everyone is going to stop using their cars. He noted that while creating standards for new developments is straightforward, the challenge lies in accommodating existing restaurants that were not designed for outdoor dining. He briefly discussed common areas and outdoor dining spaces in shopping centers, along with the relationships between tenants and landlords. Vice-Chair Kanhan pointed out that changes in tenants and businesses may also pose issues.

Commissioner Henderson requested that the parking information be displayed, using it as an example to illustrate his perspective on the parking requirements. Vice-Chair Kanhan added his own example, prompting further comments from Director Tsujiuchi and explanations from Commissioner Henderson, with Chair Wright-Scherr joining the discussion.

Ms. Burns notified the Commission that she would prepare draft language and options for their review, allowing time to discuss whether they agree with the draft, wish to include it in the ordinance, or propose revisions to the language. All Commissioners expressed their agreement.

There were no additional questions or comments made by any member of the Commission.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director of Community Development Greg Tsujiuchi, announced upcoming city events.

1. City Council called for review: CUP No. 9-04 at 2169 W. Redondo Beach Boulevard for Target onsite instructional tasting and sales of beer, wine, and distilled spirits; scheduled for March 10, 2026, City Council Meeting.
2. City Council scheduled items for the March 10, 2026, City Council Meeting - Consideration of Ordinance No. 1890 (Review and Standards for Mechanical/Robotic Parking and On-site Parking Standards for Commercial Uses on Gardena Blvd. Between Normandie Ave and Vermont Ave.)
3. Reminder, 2026 Planning Commissioners Academy, on March 11-13, 2026.
4. Save the Date - 2026 State of the City, Thursday, March 12, 2026. Stay tuned for more information.
5. Funeral Services, February 28, 2026, at 10:30 a.m. for the late Nancy Langley, wife of Commissioner Stephen Langley.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. VICE-CHAIR KANHAN - No items to report.
2. COMMISSIONER HENDERSON - He shared that his daughter was appointed to the City of Gardena Youth Commission.
3. CHAIR WRIGHT-SCHERR - No items to report.
4. COMMISSIONER SHERMAN - No items to report.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 8:50 PM.

APPROVED:

RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

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



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6A.
Section: PUBLIC
HEARING ITEMS
Meeting Date: April 7, 2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: MODIFICATION TO AMEND CONDITIONAL USE PERMIT #5-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #2-26 TO REPLACE A PREVIOUSLY APPROVED POOL AND SPA WITH A COURTYARD AND LANDSCAPING FOR THE 121-UNIT SINGLE ROOM OCCUPANCY HOUSING DEVELOPMENT THAT IS CURRENTLY UNDER CONSTRUCTION, PER SECTION 18.36.030P.4 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 #5-21); Site Plan Review (SPR #5-21); and Environmental Assessment (EA #2-26) to replace a previously approved pool and spa with a courtyard and landscaping for the 121-unit single room occupancy housing development that is currently under construction, per Section 18.36.030P.4 of the Gardena Municipal Code.

Project Applicant: Lee Johnson, West Realty Group

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

STAFF RECOMMENDATION:

Staff recommends holding a public hearing on the application to a modification to amend Conditional Use Permit #5-21; Site Plan Review #5-21; and Environmental Assessment #2-26 where the Commission will;

- 1) Conduct a public hearing;
- 2) Receive Testimony from the public; and
- 3) Adopt Resolution No. 4-26, subject to the conditions of approval and directing staff to file a notice of exemption.

APPROVED:

Greg S. Tsujiuchi, Director of Community Development

Attachments

[Staff Report .pdf](#)

[Resolution No. 4-26.pdf](#)

[Attachment A - Planning Commission Resolution No. 4-26](#)

[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 #5-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #2-26 TO REPLACE A PREVIOUSLY APPROVED POOL AND SPA WITH A COURTYARD AND LANDSCAPING FOR THE 121-UNIT SINGLE ROOM OCCUPANCY HOUSING DEVELOPMENT THAT IS CURRENTLY UNDER CONSTRUCTION, PER SECTION 18.36.030P.4 OF THE GARDENA MUNICIPAL CODE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 13126 S. WESTERN AVENUE

AGENDA ITEM No. 6.A

DATE: April 7, 2026

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 #5-21); Site Plan Review (SPR #5-21); and Environmental Assessment (EA #2-26); to replace a previously approved pool and spa with a courtyard and landscaping for the 121-unit single room occupancy housing development that is currently under construction, per Section 18.36.030P.4 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

The subject property was previously developed with a 2,100-square-foot (sf) convenience store and a 10,080-sf industrial building for an automobile repair facility (buildings have been demolished). On July 30, 2021, the Planning Commission approved a request under Conditional Use Permit #5-21, Site Plan Review #5-21, and Conditional Use Permit #5-21 per Section 18.36.030.P.4, of the Gardena Municipal Code to permit the construction of 121- unit single room occupancy (SRO) housing development, including a swimming pool and spa with a courtyard and landscaping located at 13126 S. Western Avenue. The project is currently under construction.

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

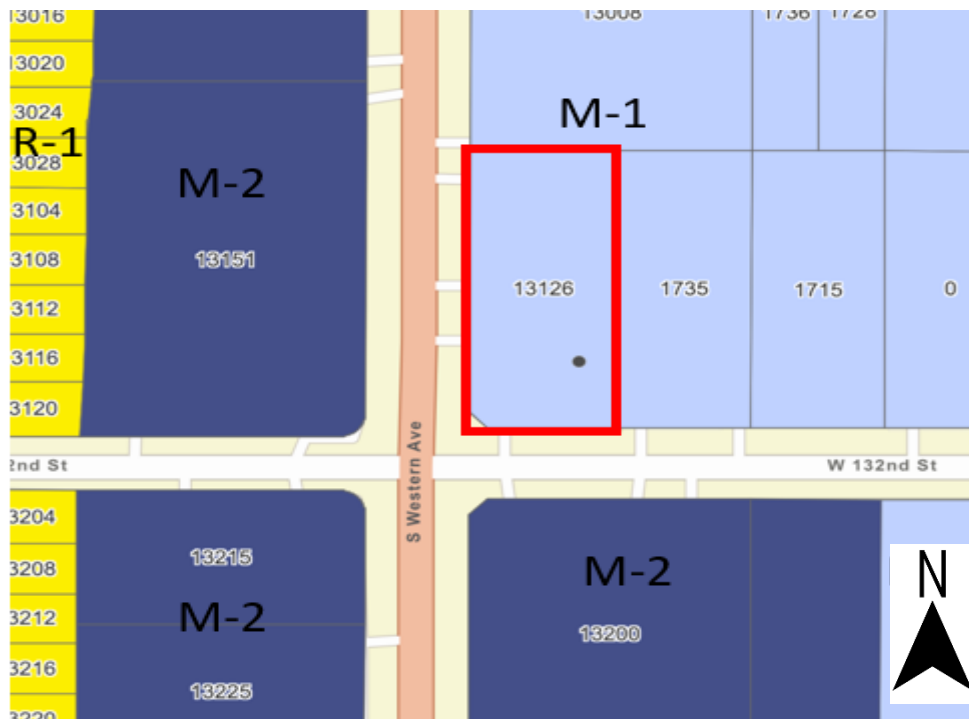


Table 1: Adjacent Zoning and Land use

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	M-1	Industrial	Convience 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 is the entitlement history for the subject site:

Planning and Environmental Quality Commission Approval on July 30, 2021

- Site Plan Review (SPR #5-21) to construct a four-story residential building for 121 single room occupancy units fronting Western Avenue.
- Conditional Use Permit (CUP #5-21) to permit the construction of a single room occupancy (SRO) residential development in the Industrial (M-1) zone;
- 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;
- 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.

City Council Review

- At the City Council Meeting held February 22, 2022, the project was called for review.
- On March 22, 2022, the City Council held a public hearing and voted 3-2 to direct staff to draft a resolution denying the project.
- A second public hearing was held 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 voted to rescind the previous action on this matter denying the project and adopt Resolution No. 6570 approving the project.

Planning and Environmental Quality Commission Review – 1st Modification

- On October 21, 2025, the Planning and Environmental Quality Commission voted 4 -0, approving the project and adopting Resolution No. 16-25 to amend Conditional Use Permit #6-21; Site Plan Review #5-21; to construct a single additional tier and roof to two previously approved six-tier automated parking structures.

Construction Permits

CUP #5-21, CUP #6-21, and SPR #5-21 have been vested through the issuance of the following permits:

1. June 24, 2024 - grading permit was issued for site preparation work for the new 121 single room occupancy units
2. December 04, 2024 - demolition permit was issued for the demolition of the industrial building and convenience store
3. March 05, 2025 - building permit for a new perimeter block wall was issued for the north and east portion of the property
4. September 10, 2025 - foundation permit for the two automated parking structures
5. February 5, 2026 - building permit for the construction of the two automated parking structures

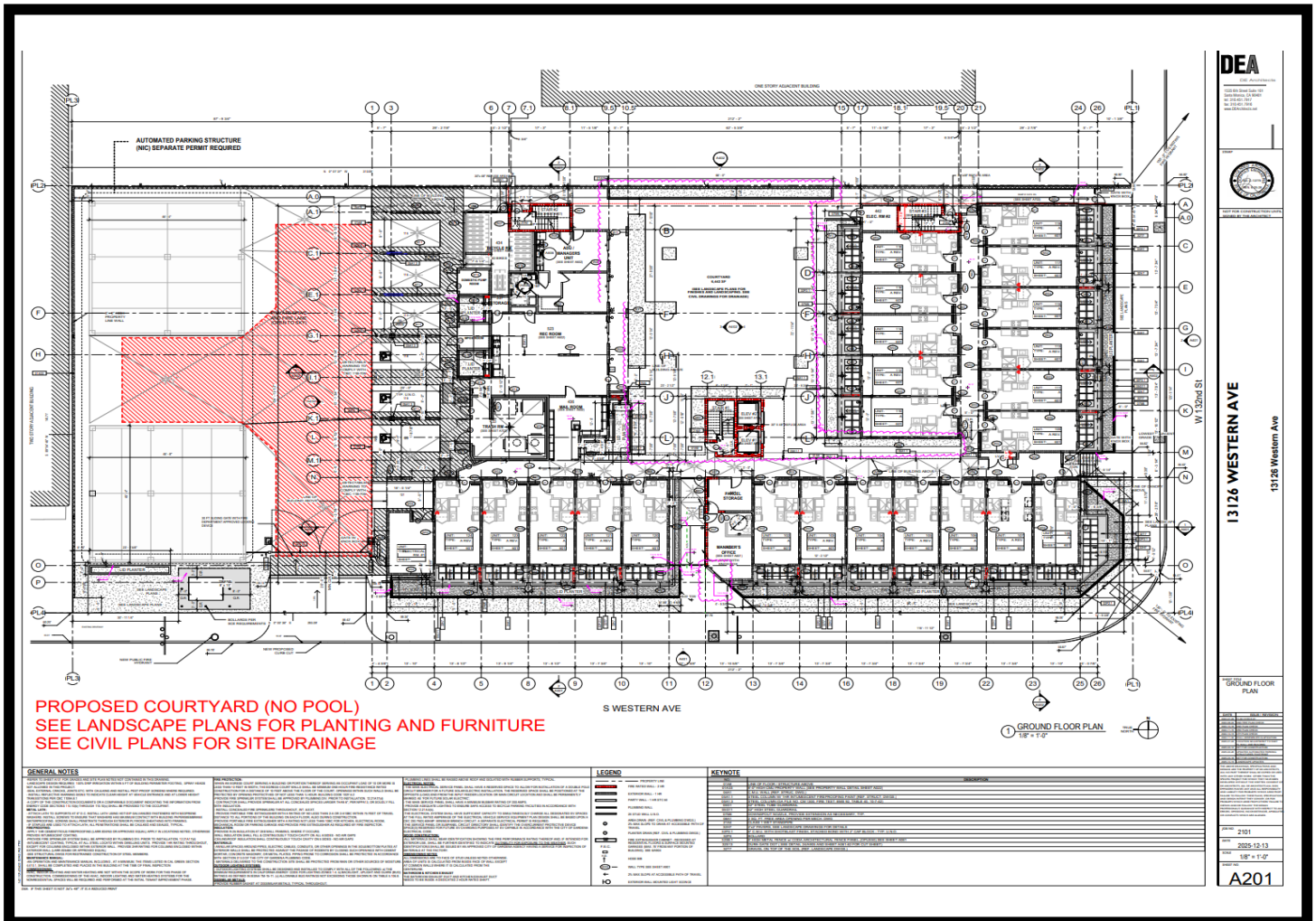
PROJECT DESCRIPTION AND ANALYSIS

West Realty Group, represented by Lee Johnson, submitted a modification application to amend conditional use permit (CUP # 5-21) and Site Plan Review (SPR #5-21), to remove the previously approved pool and spa that is located towards the center of the development. (Figure 2: Site Plan). The applicant is seeking to propose a courtyard design and new landscaping to the 121-unit single room occupancy housing development that is currently under construction. This request is the second amendment/modification to the referenced entitlements.

Each SRO unit will have a size of 350-sf, the maximum allowed per the Gardena Municipal Code. Each unit includes a kitchen, full bath, and personal washing machine. Additionally, each unit will have their own private balcony or deck and access to open communal spaces such as outdoor courtyards, fitness room and recreational room. The project exceeds the 1,210 sf minimum common open space requirements for SRO development, providing a total of 15,757 sf split up between private and common spaces. The proposed modification does not change the amount of common open space provided for the site (Figure 3: Planting Area). A range of amenities will be incorporated into the proposed courtyard, which will feature a pool table and a ping pong table. Furthermore,

a trellis, along with a pre-assembled unit that includes a BBQ counter and sink, will be provided. Comfortable outdoor furniture will be allocated in the seating areas by introducing day beds, tables, and chairs.

Figure 2: Site Plan



GENERAL PLAN CONSISTENCY

The proposed modification will not affect the project's consistency with the City's General Plan. The project remains 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 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi-family residential development.
 - 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 Plan Goal 5: Create opportunity for diversity in housing opportunities through the City.
 - Land Use Policy 5.3: Require adequate amenities, open space, and landscaping for new housing developments.
- Community Design Plan 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
 - Design Plan 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a "greener" environment for residents and those viewing from public areas.
 - Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.

REQUIRED FINDINGS

SECOND MODIFICATION TO CUP #6 -21

Conditional Use Permit #5-21

In accordance with GMC section 18.36.030P.4, the Planning Commission must make specific findings to grant the amendment to modify Conditional Use Permit # 6-21 and Site Plan Review #5-21 to replace a previously approved pool and spa with a courtyard

and landscaping for the 121-unit single room occupancy housing development that is currently under construction.

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.

Per GMC Section 18.36.030P.4, SRO developments are required to provide a minimum common area of ten (10) square feet for each unit or 250 square feet whichever is greater. The proposed replacement of the pool and spa with a courtyard and landscaping will not decrease the common area within the development. The project exceeds the 1,210 sf minimum common open space requirements for SRO development, providing a total of 15,757 sf split up between private and common spaces. The proposed modification to replace the pool and spa with a courtyard and landscaping does not change the amount of common open space provided for the site. Therefore, the application's request for amending the conditional use permit is deemed proper.

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.

Permitting the removal of the pool and spa would allow the project to still continue to meet the minimum common area of ten square feet for each unit. The building is set back ten (10) feet from the property line and separated by a landscape buffer that includes various plants and shrubs. In the common outdoor courtyard, there are multiple trees of various sizes, as well as raised planters that help create a greener environment for the residents. The project provides common open space through open decks, outdoor courtyards and fitness room and a multipurpose room. The removal of the pool and spa 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 removal of the pool and spa 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 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi-family residential development.

- 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 Plan Goal 5: Create opportunity for diversity in housing opportunities through the City.
 - Land Use Policy 5.3: Require adequate amenities, open space, and landscaping for new housing developments.
- Community Design Plan 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
 - Design Plan 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener” environment for residents and those viewing from public areas.
 - Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.

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 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 removal of the pool and space will 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 #5-21 (Exhibit 2) to ensure the removal of the pool and spa is compatible with, and not detrimental to the surrounding uses in the vicinity:

- The applicant and/or property owner shall maintain the landscaping in a healthy and well-kept manner, in perpetuity. Dead or damaged landscape material/vegetation must be replaced immediately in accordance with the approved landscape plan.
- The applicant shall provide a clear and comprehensive list of all amenities in the lease agreements for all tenants.
- The irrigation system must be maintained at all times to ensure the viability of the landscaped areas.
- Trees planted must be allowed to grow up to their maximum height.
- All outdoor furniture must be in good condition and must be made out of hardy weatherproof materials that protects against harsh varied weather elements such as rain, sunlight, and wind.
- The applicant and/or property owner shall replace any damaged outdoor furniture immediately per the approved plans.

The applicant shall continue to comply with all applicable conditions of approval adopted within City Council Resolution No. 6570 and Planning Commission Resolution No. 16-25.

REQUIRED FINDINGS

SECOND 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 removal and replacement of the previously approved pool and spa with a courtyard and landscaping design that complies with the open space requirement per Section GMC 18.36.030.P.4. The open space requirement per Section

18.36.030.P.4 ensures that new development incorporates natural landscaping and recreational areas. The removal of the pool and spa will allow residents to engage in other outdoor activities such as ping pong and pool. In addition, the project continues to comply 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 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi-family residential development.
 - 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 Plan Goal 5: Create opportunity for diversity in housing opportunities through the City.
 - Land Use Policy 5.3: Require adequate amenities, open space, and landscaping for new housing developments.
- Community Design Plan 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
 - Design Plan 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a "greener" environment for residents and those viewing from public areas.
 - Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.

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

The proposed modification will not increase or change the demand for police, fire, or public infrastructure services in the surrounding area, as the properties. 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 #2-26)

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 March 26, 2026. 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 #5-21; Site Plan Review #5-21; Environmental Assessment #2-26 where the Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 4-26 approving the application, subject to the conditions of approval and directing staff to file a notice of exemption.

ATTACHMENTS

A – Planning Commission Resolution No. PC 4-26

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

RESOLUTION NO. PC 4-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING A MODIFICATION TO AMEND CONDITIONAL USE PERMIT #5-21, SITE PLAN REVIEW #5-21 AND ENVIRONMENTAL ASSESSMENT #2-26 TO REPLACE A PREVIOUSLY APPROVED POOL AND SPA WITH A COURTYARD AND LANDSCAPING FOR THE 121-UNIT SINGLE ROOM OCCUPANCY HOUSING DEVELOPMENT THAT IS CURRENTLY UNDER CONSTRUCTION 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 February 13, 2026, 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 modification to replace the previously approved pool and spa with a courtyard and landscaping for the 121-unit single room occupancy (the “Project”) at 13126 S Western Avenue (the “Subject Property”).

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

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

D. On April 7, 2026, 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 #5-21 FINDINGS

Amending Conditional Use Permit #5-21 to allow the modification to replace a previously approved pool and spa with a courtyard and landscaping for the 121-unit single room occupancy housing, development that is currently under construction per GMC Section

18.36.030.P.4, 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 April 7, 2026, 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.

Per GMC Section 18.36.030P.4, SRO developments are required to provide a minimum common area of ten (10) square feet for each unit or 250 square feet whichever is greater. The proposed replacement of the pool and spa with a courtyard and landscaping will not decrease the common area within the development. The project exceeds the 1,210 sf minimum common open space requirements for SRO development, providing a total of 15,757 sf split up between private and common spaces. The proposed modification to replace the pool and spa with a courtyard and landscaping does not change the amount of common open space provided for the site. Therefore, the application's request for amending the conditional use permit is deemed proper.

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.

Permitting the removal of the pool and spa would allow the project to still continue to meet the minimum common area of ten square feet for each unit. The building is set back ten (10) feet from the property line and separated by a landscape buffer that includes various plants and shrubs. In the common outdoor courtyard, there are multiple trees of various sizes, as well as raised planters that help create a greener environment for the residents. The project provides common open space through open decks, outdoor courtyards and fitness room and a multipurpose room. The removal of the pool and spa 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 removal of the pool and spa 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 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi-family residential development.
- 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 Plan Goal 5: Create opportunity for diversity in housing opportunities through the City.
 - Land Use Policy 5.3: Require adequate amenities, open space, and landscaping for new housing developments.
- Community Design Plan 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
 - Design Plan 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener” environment for residents and those viewing from public areas.
 - Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.

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 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 removal of the pool and space will 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 Permi #5-21 (Exhibit 1) to ensure that the removal of the pool and spa is compatible with, and not detrimental to the surrounding uses in the vicinity:

- The applicant and/or property owner shall always maintain the landscaping in a health and well-kept manner. Dead or damaged landscape material/vegetation must be replaced immediately per the approved landscape plan.
- The applicant shall provide a clear and comprehensive list of all amenities in the lease agreements for all tenants.
- The irrigation system must be maintained at all times to ensure the viability of the landscaped areas.
- Trees planted must be allowed to their maximum height.
- All outdoor furniture must be in good condition to prevent damage from rain, sun and wind.
- The applicant and/or property owner shall replace any damaged outdoor furniture immediately per the approved plans.

The applicant shall continue to comply with all applicable conditions of approval adopted within City Council Resolution No. 6570 and Planning Commission Resolution No. 16-25.

SECTION 3. Site Plan Review #5-21 FINDINGS

The request to amend Site Plan Review #5-21 to allow the modification of the removal of the pool and spa Per GMC 18.36.030P.4. 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 April 7, 2026, 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 removal and replacement of the previously approved pool and spa with a courtyard and landscaping design that complies with the open space requirement per Section GMC 18.36.030.P.4. The open space requirement per Section 18.36.030.P.4 ensures that new development incorporates natural landscaping and recreational areas. The removal of the pool and spa will allow residents to engage in outdoor activities such as ping pong and pool. 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 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi-family residential development.
 - 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 Plan Goal 5: Create opportunity for diversity in housing opportunities through the City.
 - Land Use Policy 5.3: Require adequate amenities, open space, and landscaping for new housing developments.
- Community Design Plan 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
 - Design Plan 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a "greener" environment for residents and those viewing from public areas.
 - Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.

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

The proposed modification will not increase or change the demand for police, fire, or public infrastructure services in the surrounding area, as the properties. 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).

SECTION 4. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #2-26)

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,

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CUP # 5-21; SPR #5-21; EA # 2-26
April 7, 2026
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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 7th day of April 2026.

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. #4-26
CUP # 5-21; SPR #5-21; EA # 2-26
April 7, 2026
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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 7th day of April 2026, by the following vote of the Planning and Environmental Quality Commission.

AYES:
NOES:
ABSENT:

Certification by: _____
GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

RESOLUTION NO. PC 4-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, MODIFICATION TO AMEND CONDITIONAL USE PERMIT #5-21, SITE PLAN REVIEW #5-21 AND ENVIRONMENTAL ASSESSMENT #2-26 TO REPLACE A PREVIOUSLY APPROVED POOL AND SPA WITH A COURTYARD AND LANDSCAPING FOR THE 121-UNIT SINGLE ROOM OCCUPANCY HOUSING DEVELOPMENT THAT IS CURRENTLY UNDER CONSTRUCTION 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 February 13, 2026, 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 modification to replace the previously approved pool and spa with a courtyard and landscaping for the 121-unit single room occupancy (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 April 7, 2026, 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 #5-21 FINDINGS

Amending Conditional Use Permit #5-21 to allow the modification to replace a previously approved pool and spa with a courtyard and landscaping for the 121-unit single room occupancy housing, development that is currently under construction per GMC Section

18.36.030.P.4, 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 April 7, 2026, 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.

Per GMC Section 18.36.030P.4, SRO developments are required to provide a minimum common area of ten (10) square feet for each unit or 250 square feet whichever is greater. The proposed replacement of the pool and spa with a courtyard and landscaping will not decrease the common area within the development. The project exceeds the 1,210 sf minimum common open space requirements for SRO development, providing a total of 15,757 sf split up between private and common spaces. The proposed modification to replace the pool and spa with a courtyard and landscaping does not change the amount of common open space provided for the site. Therefore, the application's request for amending the conditional use permit is deemed proper.

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.

Permitting the removal of the pool and spa would allow the project to still continue to meet the minimum common area of ten square feet for each unit. The building is setback ten (10) feet from the property line and separated by a landscape buffer that includes various plants and shrubs. In the common outdoor courtyard, there are multiple trees of various sizes, as well as raised planters that help create a greener environment for the residents. The project provides common open space through open decks, outdoor courtyards and fitness room and a multipurpose room. The removal of the pool and spa 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 removal of the pool and spa 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 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi-family residential development.
- 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.
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 - Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.

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 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 removal of the pool and space will 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 Permi #5-21 (Exhibit 1) to ensure that the removal of the pool and spa is compatible with, and not be detrimental to the surrounding uses in the vicinity:

- The applicant and/or property owner shall always maintain the landscaping in a health and well-kept manner. Dead or damaged landscape material/vegetation must be replaced immediately per the approved landscape plan.
- The applicant shall provide a clear and comprehensive list of all amenities in the lease agreements for all tenants.
- The irrigation system must be maintained at all times to ensure the viability of the landscaped areas.
- Trees planted must be allowed to their maximum height.
- All outdoor furniture must be in good condition to prevent damage from rain, sun and wind.
- The applicant and/or property owner shall replace any damaged outdoor furniture immediately per the approved plans.

The applicant shall comply with all applicable conditions of approval adopted within City Council Resolution No. 6570 and Planning Commission Resolution No. 16-25.

SECTION 3. Site Plan Review #5-21 FINDINGS

The request to amend Site Plan Review #5-21 to allow the modification of the removal of the pool and spa Per GMC 18.36.030P.4. 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 April 7, 2026, 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 removal and replacement of the previously approved pool and spa with a courtyard and landscaping design that complies with the open space requirement per Section GMC 18.36.030.P.4. The open space requirement per Section 18.36.030.P.4 ensures that new development incorporates natural landscaping and recreational areas. The removal of the pool and spa will allow residents to engage in outdoor activities such as ping pong and pool. 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
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 - Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.

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

The proposed modification will not increase or change the demand for police, fire, or public infrastructure services in the surrounding area, as the properties. 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).

SECTION 4. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #2-26)

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,

Resolution No. PC. #4-26
CUP # 5-21; SPR #5-21; EA # 2-26
April 7, 2026
Page 8 of 9

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 7th day of April 2026.

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

CERTIFICATION

Resolution No. PC. #4-26
CUP # 5-21; SPR #5-21; EA # 2-26
April 7, 2026
Page 9 of 9

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 7th day of April 2026, 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 #5-21; ENVIRONMENTAL ASSESMENT #2-26

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 April 7, 2026, as modified by such decision. Deviations from the approved plans will require modification to the approved Conditional Use Permit #5-21, 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 #5-21 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 a clear and comprehensive list of all amenities in the lease agreements for all tenants.

PLANNING

PL1. The applicant and/or property owner shall maintain the landscaping in a healthy and well-kept manner, in perpetuity. Dead or damaged landscape material/vegetation must be replaced immediately in accordance with the approved landscape plan.

PL2. The irrigation system must be maintained at all times to ensure the viability of the landscaped areas.

PL3. Trees planted must be allowed to grow up to their maximum height.

PL4. All outdoor furniture must be in good condition and must be made out of hardy weatherproof materials that protects against harsh varied weather elements such as rain, sunlight, and wind.

PL5. The applicant and/or property owner shall replace any damaged outdoor furniture immediately per the approved plans.

PL6. The BBQ grill shall be placed at a safe distance from combustible materials to prevent fires.

- PL7. Colors and materials as shown on the development plans as presented to the Planning Commission on April 7, 2026, are approved. Deviation from colors and materials shall not be made unless approved by the Community Development Director.
- PL8. The applicant shall comply with all applicable conditions of approval adopted within City Council Resolution No. 6570.
- PL9. The applicant shall comply with all applicable conditions of approval adopted within the Planning and Environmental Quality Commission Resolution No. 16-25.

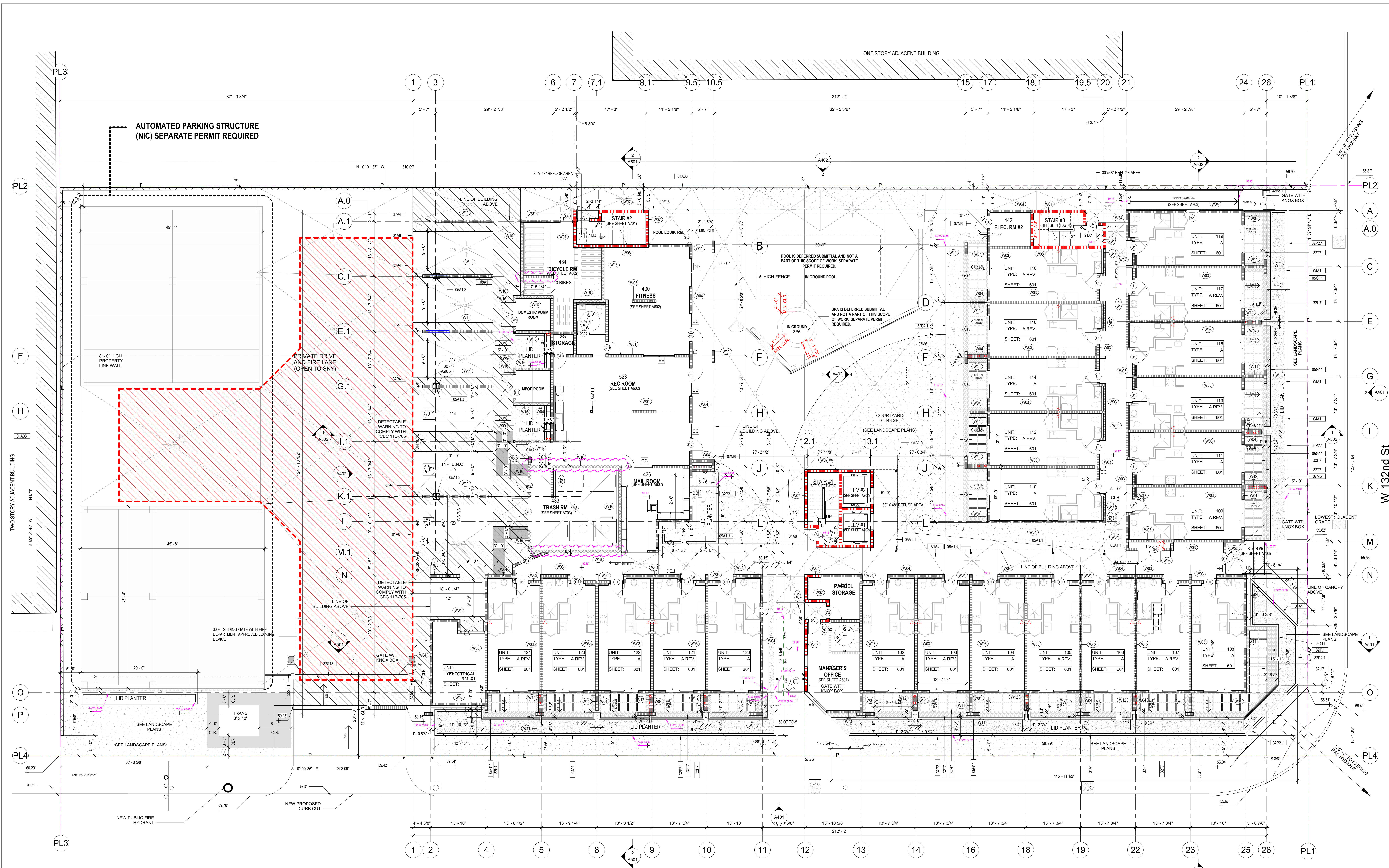
BUILDING & SAFETY

- 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
13126 Western Ave

**PREVIOUSLY APPROVED COURTYARD PLAN
(FOR REFERENCE ONLY)**

1 GROUND FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES
REFER TO SHEET A101 FOR GRADES AND SITE PLAN NOTES NOT CONTAINED IN THIS DRAWING.
LANDSCAPE DESIGN REQUIRES: 100% DRAIN IRRIGATION WITHIN 4 FT OF BUILDING PERIMETER FOOTING. SPRAY HEADS NOT ALLOWED IN THIS PROJECT.
SEAL EXTERNAL CRACKS, JOINTS ETC. WITH CAULKING AND INSTALL PEST PROOF SCREENS WHERE REQUIRED.
INSTALL REFLECTIVE WARNING SIGNS TO INDICATE CLEAR HEIGHT AT VEHICLE ENTRANCE AND AT LOWER HEIGHT TRANSITIONS PER CBC 110B.14.
A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM EGRESS CODE SECTIONS 101.10(b) THROUGH 110.10(j) SHALL BE PROVIDED TO THE OCCUPANT.
METAL LATH
ATTACH LATH TO SUPPORTS AT 6" O.C. INSTALL LATH USING HOT-DIP GALVANIZED FASTENERS WITH NEOPRENE WASHERS. INSTALL SCREENS TO ENSURE THAT WINDERS HAVE MAXIMUM CONTACT WITH BUILDING PAPER/MEMBRANE WATERPROOFING. SCREENS SHALL PENETRATE THROUGH EXTERIOR PLYWOOD SHEATHING INTO FRAMING.
IF STAPLES ARE USED TO ATTACH LATH, ALL PENETRATIONS SHALL BE CAULKED AND SEALED. TYPICAL.
FIREPROOFING
APPLY 1/4" CEMENTITIOUS FIREPROOFING (LARR #24763 OR APPROVED EQUAL) APPLY IN LOCATIONS NOTED, OTHERWISE PROVIDE INTENSIFIED CONCRETE.
PROVIDE FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. 12.21A(10) INTUMESCENT COATING. TYPE AT ALL STEEL LOCATED WITHIN DRILLING UNITS. PROVIDE 1HR RATING THROUGHOUT EXCEPT FOR COLUMNS ENCLOSED WITHIN EXTERIOR WALL. PROVIDE AIR RATING FOR COLUMNS ENCLOSED WITHIN EXTERIOR WALL (LARR #29484 OR APPROVED EQUAL).
SEE STRUCTURAL DWGS FOR RESTRICTED CONSTRUCTION OF STEEL MEMBERS.
MAINTENANCE MANUAL
AN OPERATIONAL AND MAINTENANCE MANUAL, INCLUDING A LIST OF THE ITEMS LISTED IN CAL GREEN SECTION 4.41.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION COMMISSIONING.
OUTDOOR LIGHTING AND WATER HEATING ARE NOT WITHIN THE SCOPE OF WORK FOR THIS PHASE OF CONSTRUCTION. COMMISSIONING OF THE HVAC, INDOOR LIGHTING AND WATER HEATING SYSTEMS FOR THE NONRESIDENTIAL SPACES WILL BE REQUIRED AND PERFORMED AT THE INITIAL TENANT IMPROVEMENT PHASE.
PROVIDE RUBBER GASKET AT DISSIMILAR METALS. TYPICAL THROUGHOUT.

FIRE PROTECTION
OPEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FEET IN WIDTH. THE EGRESS COURT WALLS SHALL BE MINIMUM ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES OF NOT LESS THAN 1/4 HOUR BUILDING CODE 1027.2.
PROVIDE FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. 12.21A(10) CONTRACTOR SHALL PROVIDE SPRINKLER AT ALL CONCEALED SPACES LARGER THAN 6" PERIMETER, OR SOLELY FILL WITH INSULATION.
INSTALL CONCEALED FIRE SPRINKLERS THROUGHOUT, INT. & EXT.
PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF 10B OR LESS THAN 2A OR 2A/BC WITHIN 75 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR ALSO DURING CONSTRUCTION.
PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM OR PARKING GARAGE AND PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE INSPECTOR.
INSULATION
PROVIDE R-25 INSULATION AT 2X WALL FRAMING, WHERE IT OCCURS.
SMALL INSULATION SHALL FILL A CONTINUOUSLY TOUCH CAVITY ON ALL 4 SIDES - NO AIR GAPS.
CEILING/ROOF INSULATION SHALL CONTINUOUSLY TOUCH CAVITY ON 5 SIDES - NO AIR GAPS.
MATERIALS
ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.03 OF THE CALIFORNIA PLUMBING CODE.
MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
OUTDOOR LIGHTING SYSTEMS
OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL OF THE FOLLOWING, AT THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1.4. b) BACKLIGHT, UPLIGHT AND GLARE (BUC) RATINGS AS DEFINED IN IESNA TM 11-11 (c) ALLOWABLE BULB RATINGS NOT EXCEEDING THOSE SHOWN IN TABLE 5.10.6. **DISSIMILAR METALS**
PROVIDE RUBBER GASKET AT DISSIMILAR METALS. TYPICAL THROUGHOUT.

ELECTRICAL NOTES
PLUMBING LINES SHALL BE RAISED ABOVE ROOF AND ISOLATED WITH RUBBER SUPPORTS, TYPICAL.
THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC.
THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMP.
PROVIDE ADEQUATE LIGHTING TO ENSURE SAFE ACCESS TO BICYCLE PARKING FACILITIES IN ACCORDANCE WITH SECTION 12.21A.6.
THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED BY SPACES AT THE FULL RATED AMPERAGE OF THE ELECTRICAL VEHICLE SERVICE EQUIPMENT PLAN DESIGN SHALL BE BASED UPON A CEC 200.700 (MAMP) MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
THE SERVICE PANELS, ON SUBPANELS, CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE (SPACES) RESERVED FOR FUTURE BY CHARGING PURPOSES AT IF CAPABLE IN ACCORDANCE WITH THE CITY OF GARDENA ELECTRICAL CODE.
WOOD CONSTRUCTION
ALL MATERIALS SHALL BEAR IDENTIFICATION SHOWING THE FIRE PERFORMANCE RATING THEREON AND, IF INTENDED FOR EXTERIOR USE, SHALL BE FURTHER IDENTIFIED TO INDICATE SUITABILITY FOR EXPOSURE TO THE WEATHER. SUCH IDENTIFICATIONS SHALL BE ISSUED BY AN APPROVED CITY OF GARDENA AGENCY HAVING A SERVICE FOR INSPECTION OF MATERIALS AT THE FACTORY.
DIMENSIONING NOTES
ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
AREA OF UNITS IS CALCULATED FROM INSIDE FACE OF WALL EXCEPT AT COMMON WALLS WHERE IT IS CALCULATED FROM THE CENTERLINE.
BATHROOM & KITCHEN EXHAUST
THE BATHROOM EXHAUST DUCT AND KITCHEN EXHAUST DUCT NEEDS TO BE INSULATED A DESIGNATED 2-HOUR RATED SHWT.

LEGEND

- PROPERTY LINE
- FIRE RATED WALL - 2 HR
- EXTERIOR WALL - 1 HR
- PARTY WALL - 1 HR STC 50
- PLUMBING WALL
- 2X STUD WALL U.O.
- AREA DRAIN (REF. CIVIL & PLUMBING DWGS.)
- 2% MAX SLOPE TO DRAIN AT ACCESSIBLE PATH OF TRAVEL
- PLANTER DRAIN (REF. CIVIL & PLUMBING DWGS.)
- FIRE EXTINGUISHER CABINET - RECESSED AT RESIDENTIAL FLOORS & SURFACE MOUNTED GARAGES MAX 15' FROM ANY PORTION OF BUILDING. SEE 6A04
- HOSE BIB
- WALL TYPE SEE SHEET A601
- 2% MAX SLOPE AT ACCESSIBLE PATH OF TRAVEL

KEYNOTE

NO.	DESCRIPTION
0145	LINE OF FLOOR / STRUCTURE ABOVE
0A13	6"-0" HIGH CMU PROPERTY WALL (SEE PROPERTY WALL DETAIL SHEET A622)
0A11	C/MU WALL (REF. STRUC. DWGS.)
0SA1.1	STEEL COLUMN WITH INTUMESCENT FIREPROOFING PAINT (REF. STRUC. DWGS.)
0SA1.3	STEEL COLUMN (GA FILE NO. CM 1300; FIRE TEST: BMS 92, TABLE 40, 107-42)
0S51.1	42" HIGH STEEL GUARDRAIL
07M6	DOWNPOUT NOZZLE. PROVIDE EXTENSION AS NECESSARY. TYP.
08A1	2 SQ. FT. FREE AREA OPENING PER MECH. DWG
10F13	CHAIN LINK FENCE ENCLOSURE (FULL HEIGHT)
2144	CLASS 1 WET STANDPIPE
3247	2X2 PAVERS. SEE LANDSCAPE DRAWINGS FOR DETAILS
32P2.1	6" C.M.U. WITH SHOTBLAST FINISH, STACKED BOND WITH 2" CAP BLOCK - TYP. U.N.O.
32P4	ROLL-UP
32S8.1	6" HIGH METAL FENCE w/ CODA ARCHITECTURAL FENCE PANEL (OPUS5) SEE SHEET A601
32S13	DURA GATE DGT (SEE DETAIL 24A905 AND SHEET A601-42 FOR CUT SHEET)
32T7	GRAVEL ON TOP OF THE SOIL (REF. LANDSCAPE DWGS.)

SHEET TITLE
GROUND FLOOR PLAN

DATE	ISSUE / REVISION
2025-01-09	PLAN CHECK #1
2025-01-24	2ND FIRE PLAN CHECK
2025-01-28	3RD PLAN CHECK
2025-01-30	4TH PLAN CHECK
2025-01-31	5TH PLAN CHECK
2025-01-30	FINAL ASSEMBLY CLASSIFICATION
2025-01-24	LOCATION ADJUSTMENT TO EAST PLANTER (NO RAIN)
2025-01-12	SET FOR CONSTRUCTION
2025-01-09	UPDATED FINISHED PARKING STRUCTURES FOOTPRINT
2025-01-09	SET FOR CONSTRUCTION

THE ABOVE DRAWINGS, SPECIFICATIONS AND DESIGN ARE THE PROPERTY OF DE ARCHITECTS, INC. AND NO PART THEREOF SHALL BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF DE ARCHITECTS, INC. ARCHITECTS AND/OR ENGINEERS SHALL BE RESPONSIBLE FOR ANY AND ALL PROFESSIONAL AND LIABILITY FOR PROJECTS WHICH ARE NOT PREPARED BY THEM OR UNDER THEIR DIRECT SUPERVISION AND DESIGN. THEY SHALL BE RESPONSIBLE FOR ANY AND ALL PROFESSIONAL AND LIABILITY FOR PROJECTS WHICH ARE NOT PREPARED BY THEM OR UNDER THEIR DIRECT SUPERVISION AND DESIGN. THEY SHALL BE RESPONSIBLE FOR ANY AND ALL PROFESSIONAL AND LIABILITY FOR PROJECTS WHICH ARE NOT PREPARED BY THEM OR UNDER THEIR DIRECT SUPERVISION AND DESIGN.

JOB NO. 2101
DATE 2025-3-18
SCALE 1/8" = 1'-0"
SHEET NO. A201

PLANTING NOTES

- DRAWING IS DIAGRAMMATIC. CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
- CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
- NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
- ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. PALM TO BE GUARANTEED FOR THE PERIOD OF 1 YEAR.
- FINISH GRADE TO BE 2" BELOW ALL WALKS, CURBS, AND PAVING.
- ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6"
 - *150 LBS. GRO-POWER
 - *3 CU YDS NITROGENIZED, MINERALIZED FIR BARK
 - *ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-6-8 PER CU YD OF MIX.
- PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80% SOIL OF SITE AND 20% FIR BARK, AS DEFINED IN #8. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

5 GAL	6-9
24" box	14-16

PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS. PALM TREES ARE NOT TO RECEIVE TABLETS.
- ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS. A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.
- CONTRACTOR TO INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
- SOIL SAMPLES TAKEN FROM VARIOUS LOCATIONS IN THE PLANTING AREAS WILL BE SENT TO A SOIL LAB FOR PROFESSIONAL ANALYSIS AND RECOMMENDATIONS FOR SOIL IMPROVEMENT. CONTRACTOR TO FOLLOW SOIL TESTING RECOMMENDATIONS.

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
○	<i>Arbutus 'Marina'</i>	Marina Strawberry Tree	36"box	2	multi trunk	low 0.3
○	<i>Cycas revoluta</i>	Sago Palm	24"box	3		low 0.3
○	<i>Dracaena draco</i>	Dragon Tree	5' tall	1		low 0.3
○	<i>Lophostemon confertus</i>	Brisbane Box	24"box	2		low 0.3
○	<i>Podocarpus e. 'Monnal'</i>	Blue Ice Yellowwood	24"box	5		low 0.3

LANDSCAPE AREA: 6,436 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

REDUCING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

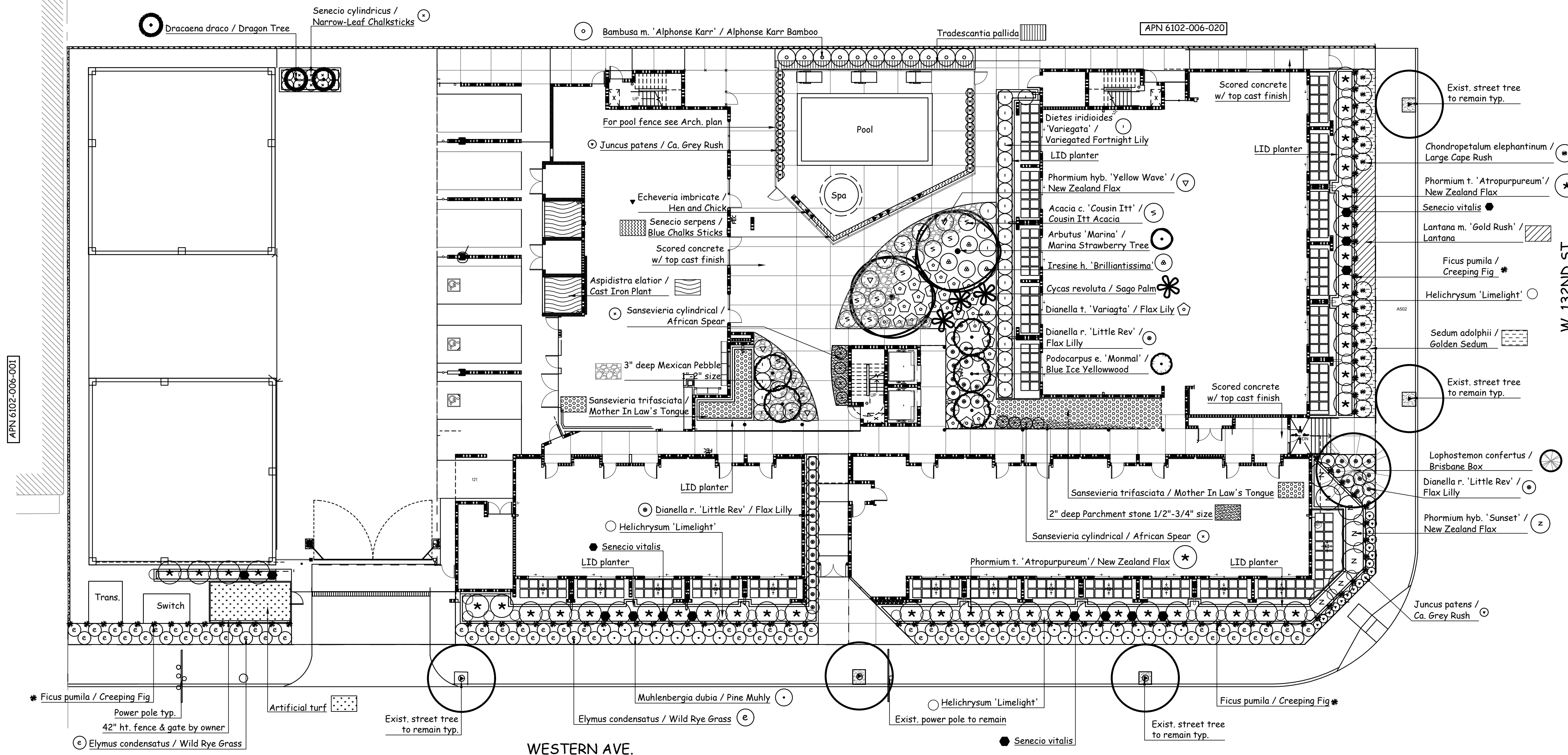
A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL.

NOTE:
All groundcover areas where plants are 3' or greater to have geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.
Waterproofing and drains in planters by others.
All trees to be planted with commercial root barriers.
3" deep shredded Cedar bark to spread between plants.

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
○	<i>Acacia c. 'Cousin Itt'</i>	Cousin Itt Acacia	5-gal	11		low 0.3
○	<i>Aspidistra elatior</i>	Cast Iron Plant	18" box	11		low 0.3
○	<i>Bambusa m. 'Alphonse Karr'</i>	Alphonse Karr Bamboo	24" box	11		low 0.3
○	<i>Chondropetalum elephantinum</i>	Large Cape Rush	5-gal	14		low 0.3
○	<i>Dianella r. 'Little Rev'</i>	Flax Lilly	5-gal	38		low 0.3
○	<i>Dianella t. 'Variagta'</i>	Flax Lilly	5-gal	34		low 0.3
○	<i>Dietes iridioides 'Variegata'</i>	Variegated Fortnight Lily	5-gal	30		low 0.3
○	<i>Echeveria imbricate</i>	Hen and Chick	5-gal	9		low 0.3
○	<i>Elymus condensatus</i>	Wild Rye Grass	5-gal	70		low 0.3
○	<i>Ficus pumila</i>	Creeping Fig	1-gal	94	train to wall	low 0.3
○	<i>Helichrysum 'Limelight'</i>		5-gal	37		low 0.3
○	<i>Iresine h. 'Brilliantissima'</i>		5-gal	5		low 0.3
○	<i>Juncus patens</i>	Ca. Grey Rush	5-gal	37		low 0.3
○	<i>Lantana m. 'Gold Rush'</i>	Lantana	5-gal	24"oc		low 0.3
○	<i>Muhlenbergia dubia</i>	Pine Muhly	5-gal	26		low 0.3
○	<i>Phormium hyb. 'Yellow Wave'</i>	New Zealand Flax	5-gal	8		low 0.3
○	<i>Phormium hyb. 'Sunset'</i>	New Zealand Flax	15-gal	7		low 0.3
○	<i>Phormium t. 'Atropurpureum'</i>	New Zealand Flax	15-gal	42		low 0.3
○	<i>Sansevieria trifasciata</i>	Mother In Law's Tongue	5-gal	18"oc		low 0.3
○	<i>Senecio adonidifolius</i>		5-gal	18"oc		low 0.3
○	<i>Sansevieria cylindrical</i>	African Spear	5-gal	18		low 0.3
○	<i>Senecio serpens</i>	Blue Chalks Sticks	1-gal	18"oc		low 0.3
○	<i>Senecio vitalis</i>		5-gal	12		low 0.3
○	<i>Tradescantia pallida</i>		5-gal	24"oc		low 0.3



PREVIOUSLY APPROVED COURTYARD PLAN

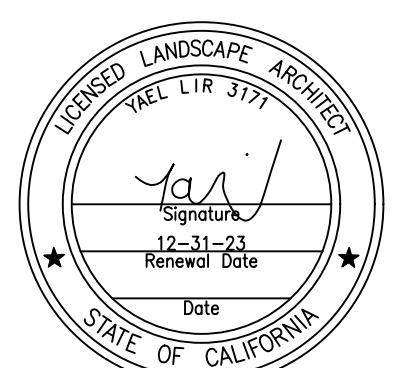
REVISIONS	DATE
1. 2nd/ Plan Check	10.12.22
2. 3rd/ Plan Check	12.08.22
3. 4th/ Plan Check	11.16.23
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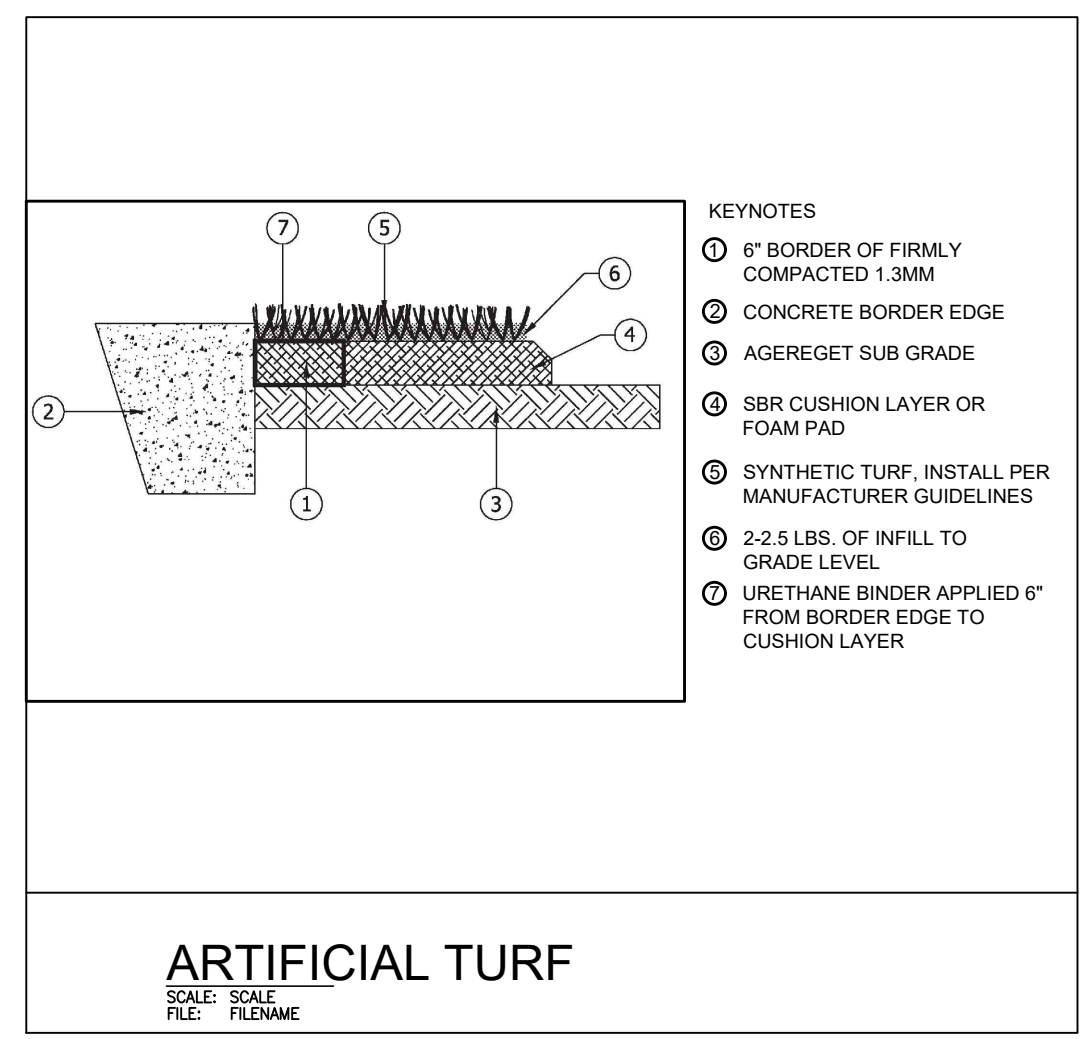
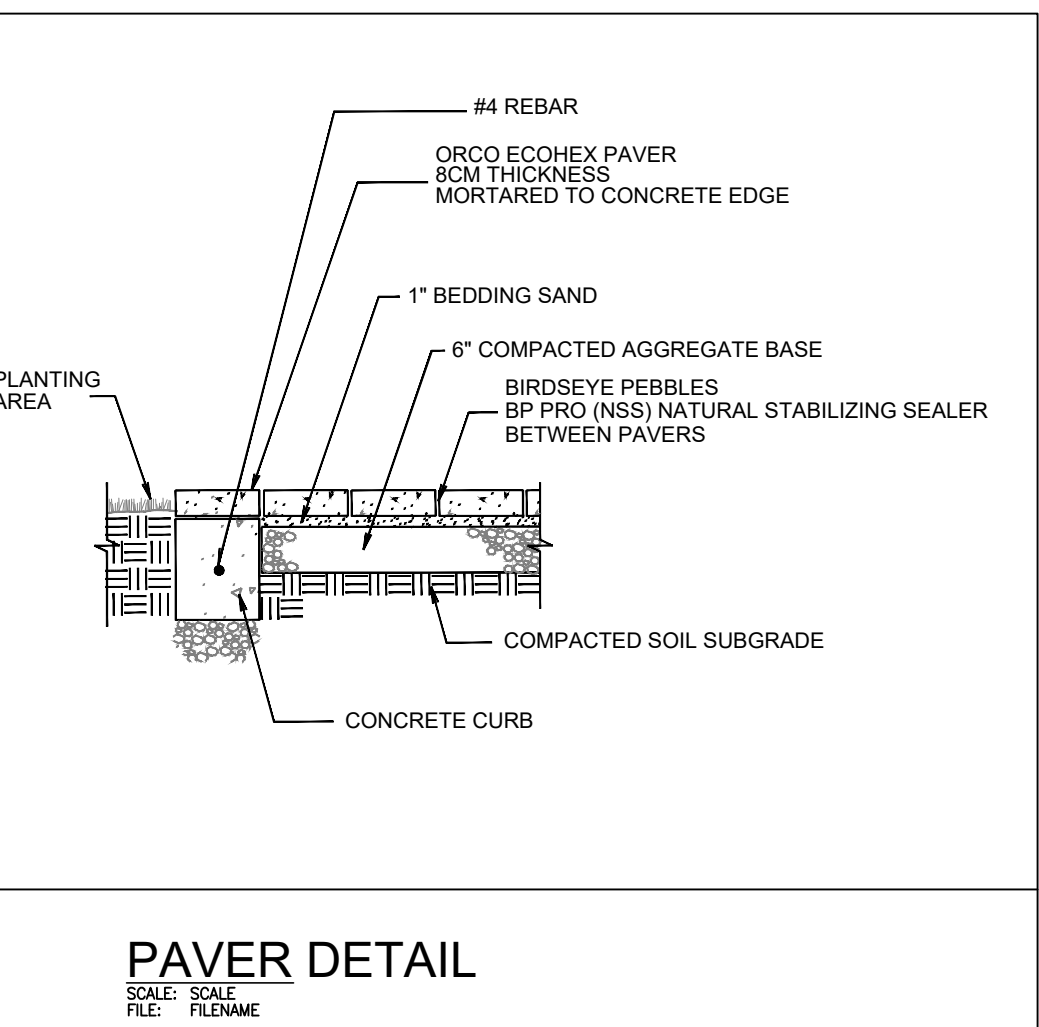
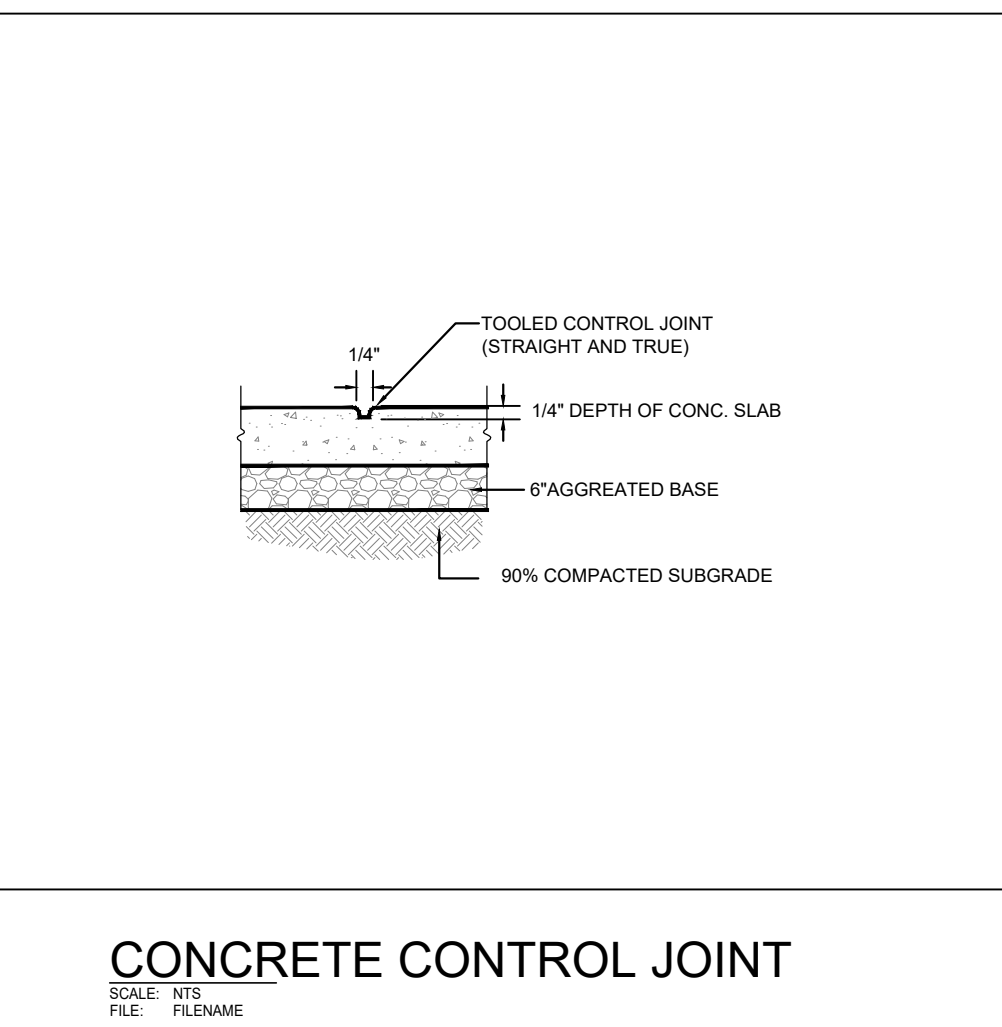
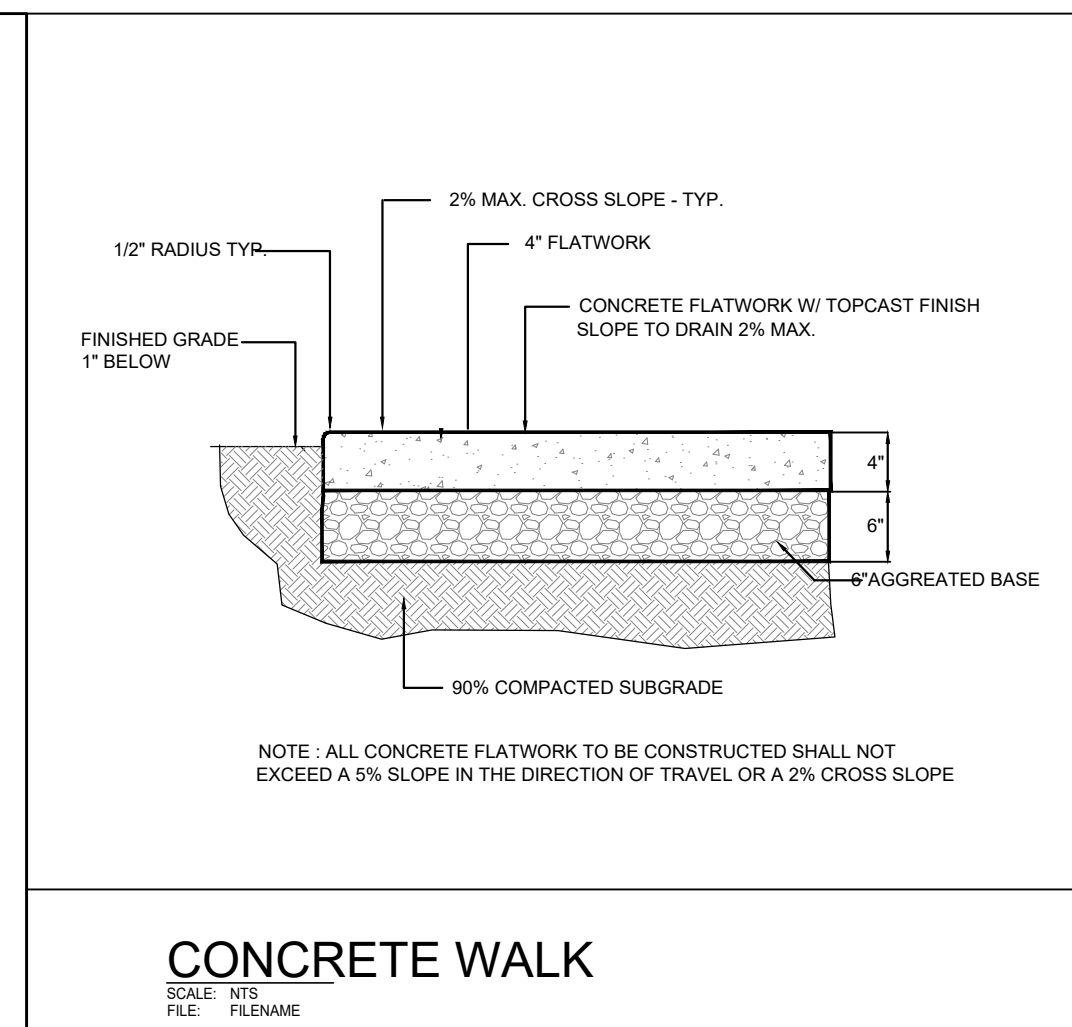
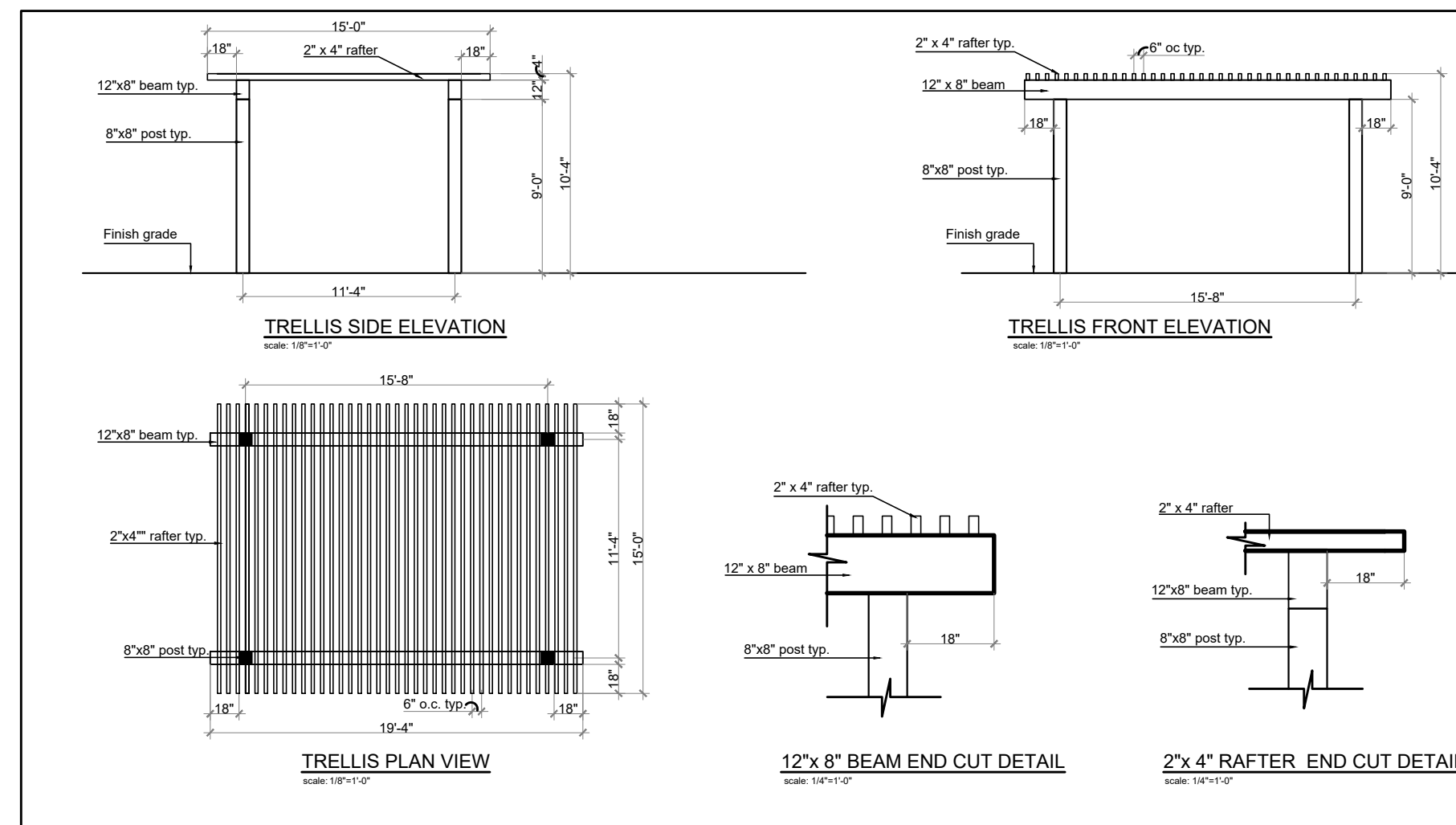
ASLA
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Tel 323.258.5222
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yael@yaelir.com

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FIRST FLOOR PLANTING PLAN



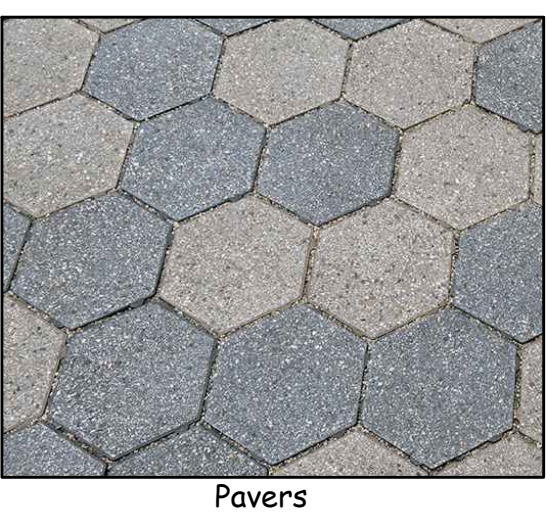
DATE: JUNE 28, 2021
SCALE: 1/16"=1'-0"
JOB NUMBER: 224221
DRAWN BY:



ORCO pavingstone

Description	Size	Color	Remarks
EcoHex	9" Hex	Charcoal & Natural Gray randomly arranged	w/ birdseye gravel between

Orco.com
Mike Millard
tel: 949.241.6669



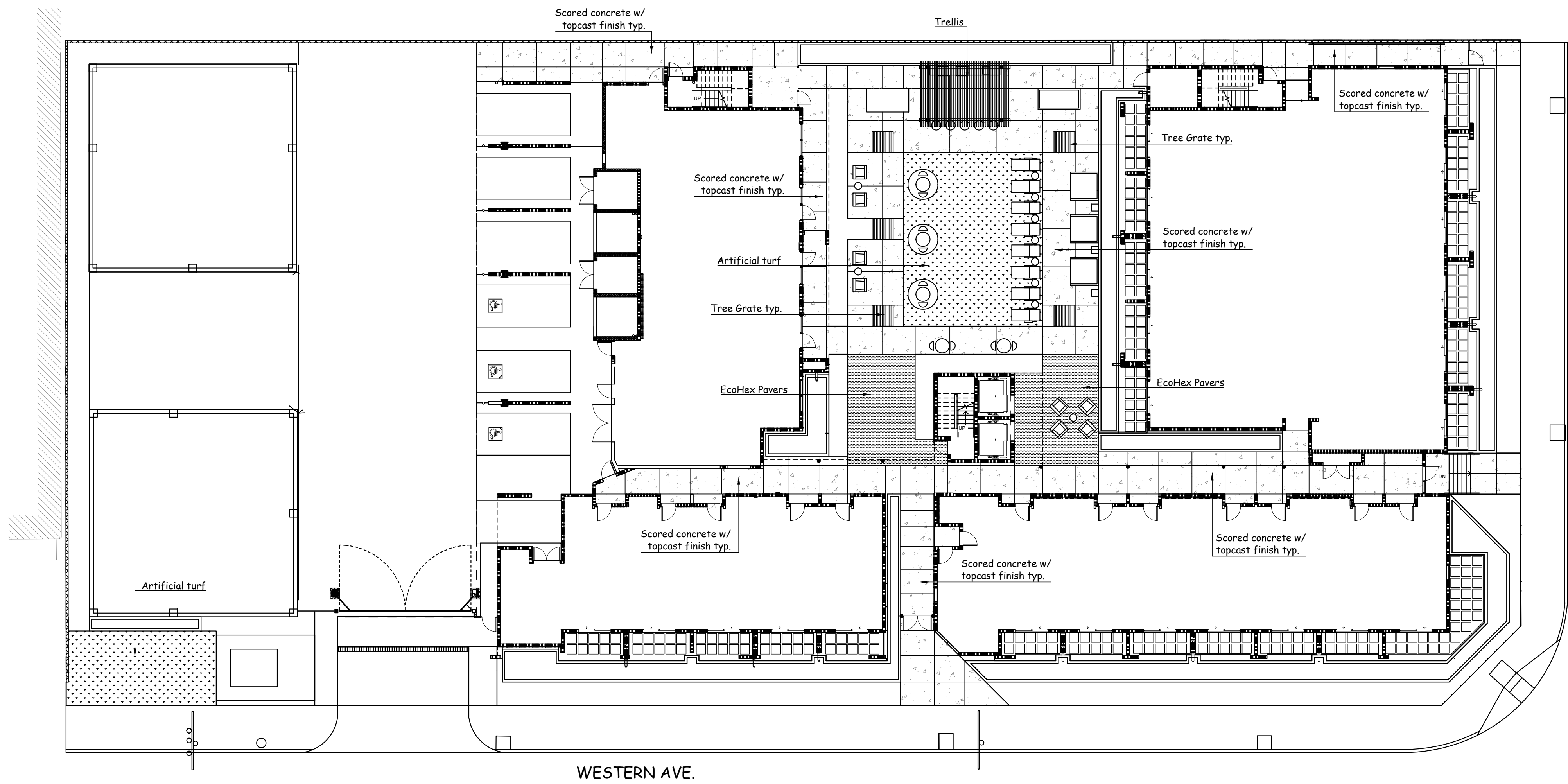
TREE GRATE

NAME	Model	Remark
Metropolitan	8706-1a	w/ Light opening

www.neenahfoundry.com
tel: 800.558.5075



**REVISED
COURTYARD
LANDSCAPE PLAN
(NO POOL)**

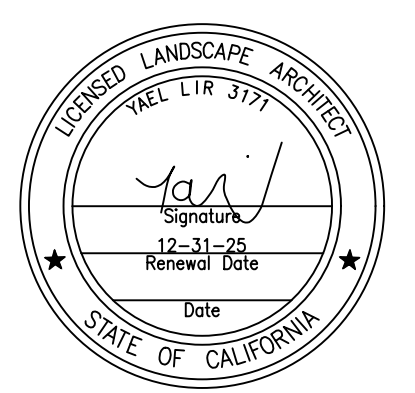


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CONSTRUCTION PLAN



DATE: JUNE 28, 2021
SCALE: 1/16" = 1'-0"
JOB NUMBER: 224221
DRAWN BY:



Ping Pong Table



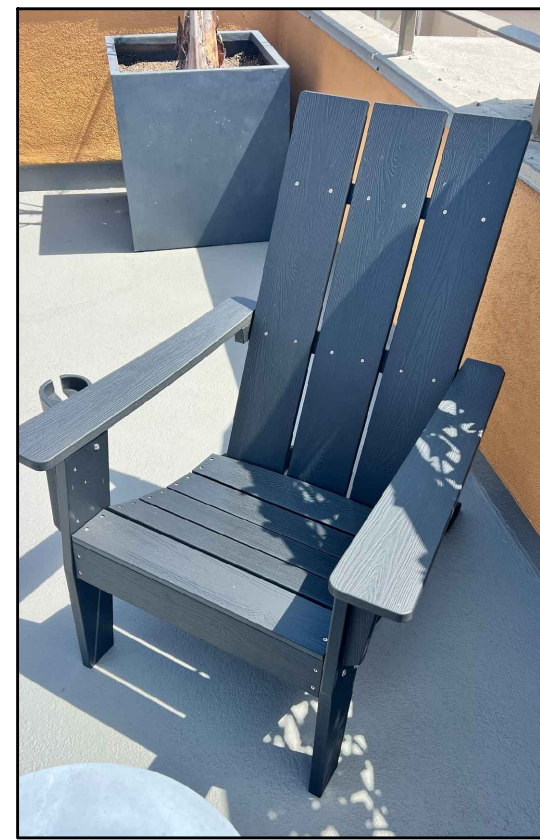
Pool Table



Trash



Umbrella



Adirondack chair



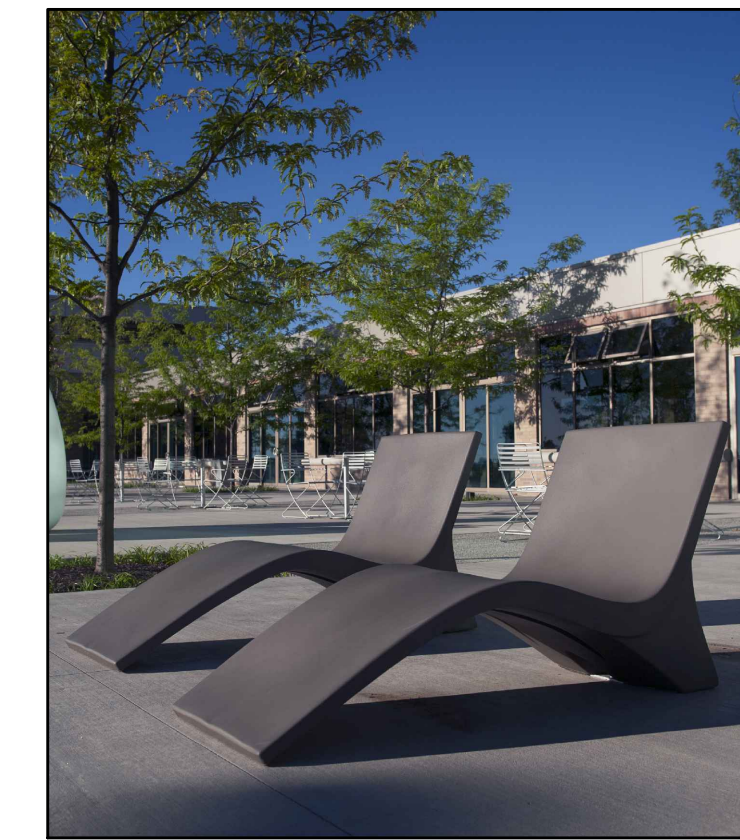
Day Bed



Chairs

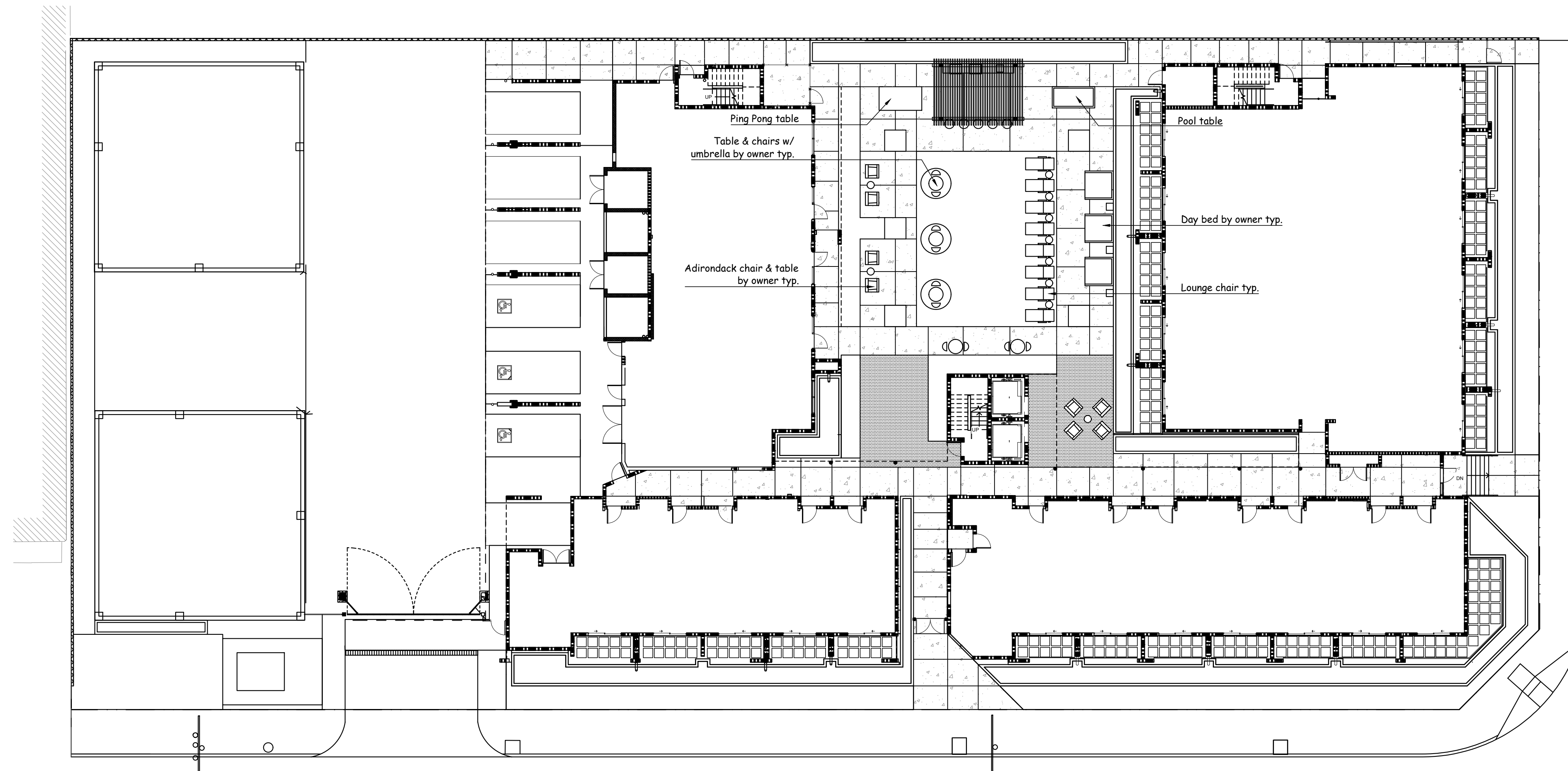


Table



Lounge chair

**REVISED
COURTYARD
LANDSCAPE
PLAN
(NO POOL)**



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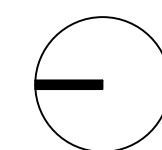
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FURNITURE PICTURES



DATE: JUNE 28, 2021
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JOB NUMBER: 224221
DRAWN BY:



IRRIGATION NOTES

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
- SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES.
- ALL SPRINKLER HEADS ARE TO HAVE TRIPLE SWING JOINTS (EXCEPT WHERE NOTED ON PLANS).
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
- 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS.
- BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT I.D. NUMBER BY CALLING 1-800-422-4133. TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, ETC.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE GRADE DIFFERENCES, LOCATION OF WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 80 P.S.I. AND A MAXIMUM FLOW DEMAND OF 25 G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE ARCHITECT.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES IN THE AREA. DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE INTENT OF THE CONTRACTOR IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS. AS PART OF THE SCOPE OF WORK, PROVIDE ANY ADDITIONAL HEADS, SPECIAL NOZZLES, OR PATTERNS TO ACHIEVE PROPER COVERAGE WITH A MINIMUM OF OVER SPRAY AT NO ADDITIONAL COST TO THE OWNER.
- INSTALLATION FOR THE CONTROL WIRES SHALL FOLLOW MAINLINE ROUTING.
- PROVIDE SLEEVES AS SHOWN ON DRAWING OR AS NEEDED. USE SIZE DIAMETER MIN. SCH. 80 P.V.C. MIN. DEPTH TO TOP OF LINE.
- LOCATE VALVE CHART IN CONTROLLER - REDUCE AND ENCASE IN PLASTIC (AS BUILT).
- GUARANTEE: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER.
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK.

BENCHMARK

BM ID: RY7945
RDBM TAG IN SOUTH CURB 2FT E/O BCR AT SE CORNER 132ND ST & NORMANDIE AVE.

ELEV = 87.63 (NAVD 88)(2013 ADJ.)

BASIS OF BEARINGS

THE BEARING N 89°54'45"E OF THE NORTHERLY RIGHT -OF-WAY (TRANSFERRED TO CENTERLINE) OF 132ND ST (FORMERLY GRAND AVE.) AS SHOWN ON THE PANAMA ACRES TRACT, AS RECORDED IN BOOK 15, PAGES 138 AND 139 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

ALL IRRIGATION IS SUB-SURFACE DRIP SYSTEM

IRRIGATION LEGEND				
DESCRIPTION	SYM.	P.S.I.	RAD.	G.P.M.
'RAINBIRD' RWS-B-C-1402		10	-	.50
'RAINBIRD' RWS-S-B-C-1401		10	-	.25
'SUPERIOR' BRASS CONTROL VALVES, #950				
'NIBCO' GATE VALVE T-113				
'CHRISTY' CONCRETE VALVE BOX				
'RAINBIRD' QUICK COUPLER 44 LRC 1"				
'SUPERIOR' 3100 series MASTER VALVE				
'HUNTER' FLOW SENSOR FCT-150 FLOW				
'WILKINS' REGULATOR MODEL 500				
'WILKINS' BACKFLOW PREVENTER 375				
'HUNTER' ACC2				
'HUNTER' SOLAR SYNC WIRELESS				
SLEEVE SCH. 40 P.V.C.				
PRESSURE LINE SCH. 40 P.V.C.				
NON-PRESSURE LINE SCH. 40 P.V.C.				
IRRIGATION METER				
POINT OF CONNECTION				

NETAFIM LEGEND	
'NETAFIM' LVCZ10075-LF	
'NETAFIM' LINE FLUSH VALVE	
'NETAFIM' TECHLINE CV TILCV4-18025	
NON-PRESSURE 1" SCH. 40 PVC HEADER	

LANDSCAPE AREA: 4,807 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS"

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

A DIAGRAM OF THE IRRIGATION PLAN SHOWING THE HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSE

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR

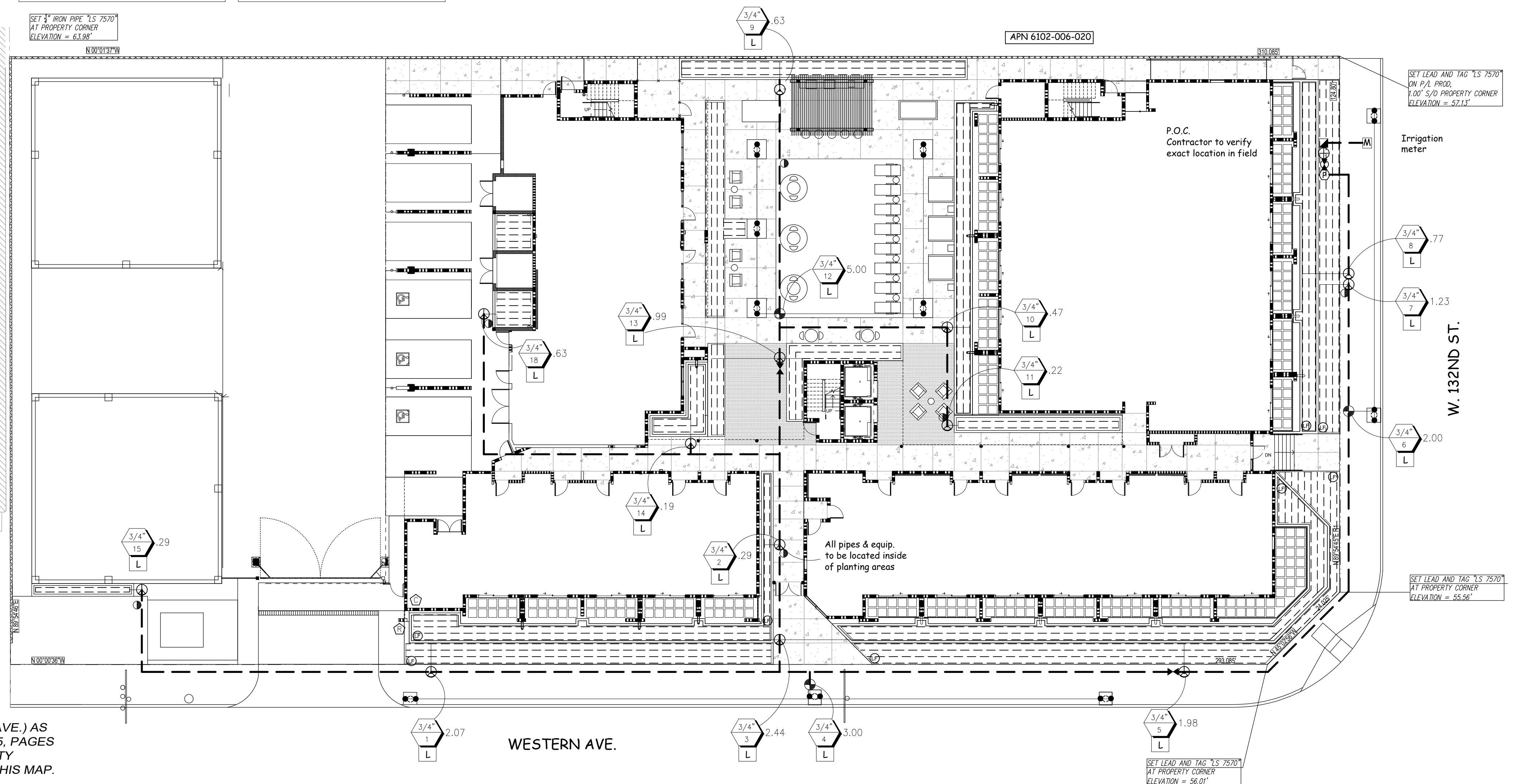
"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"

Jan 7/14/2022

WATER EFFICIENT LANDSCAPE WORKSHEET							
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/E)	LANDSCAPE AREA	ETAF X AREA	ESTIMATED TOTAL WATER USE
1 / WATER USE PLANT	0.3	DRIP	0.81	0.37	700	259	8045
2 / WATER USE PLANT	0.3	DRIP	0.81	0.37	68	25.16	782
3 / WATER USE PLANT	0.3	DRIP	0.81	0.37	825	305.25	9482
4 / WATER USE PLANT	0.3	DRIP	0.81	0.37	30	11.1	345
5 / WATER USE PLANT	0.3	DRIP	0.81	0.37	670	247.9	7700
6 / WATER USE PLANT	0.3	DRIP	0.81	0.37	20	7.4	230
7 / WATER USE PLANT	0.3	DRIP	0.81	0.37	418	154.66	4804
8 / WATER USE PLANT	0.3	DRIP	0.81	0.37	261	96.57	3000
9 / WATER USE PLANT	0.3	DRIP	0.81	0.37	325	120.25	3735
10 / WATER USE PLANT	0.3	DRIP	0.81	0.37	241	89.17	2770
11 / WATER USE PLANT	0.3	DRIP	0.81	0.37	114	42.18	1310
12 / WATER USE PLANT	0.3	DRIP	0.81	0.37	40	14.8	460
13 / WATER USE PLANT	0.3	DRIP	0.81	0.37	511	189.07	5873
14 / WATER USE PLANT	0.3	DRIP	0.81	0.37	98	36.26	1126
15 / WATER USE PLANT	0.3	DRIP	0.81	0.37	50	18.5	575
16 / WATER USE PLANT	0.3	DRIP	0.81	0.37	154	56.98	1770
17 / WATER USE PLANT	0.3	DRIP	0.81	0.37	70	25.9	805
18 / WATER USE PLANT	0.3	DRIP	0.81	0.37	212	78.44	2437
SUM					4807	1778.59	
TOTAL WATER USE (ETWU)							55247
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)							82123

ETAF CALCULATION	
ETAF X AREA	1778.59
TOTAL AREA	4807
AVERAGE ETAF	0.37

REVISED COURTYARD LANDSCAPE PLAN (NO POOL)



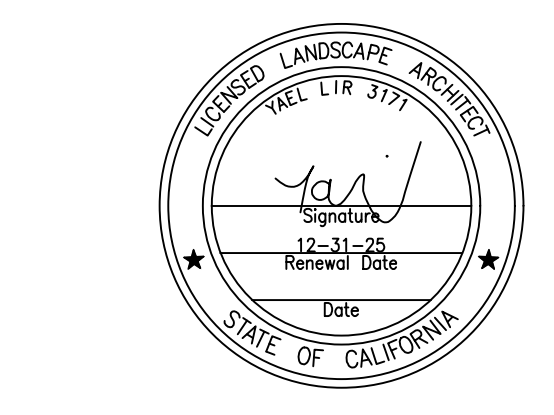
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13126 WESTERN AVE.
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FIRST FLOOR IRRIGATION PLAN



DATE: JUNE 28, 2021
SCALE: 1/16"=1'-0"
JOB NUMBER: 224221
DRAWN BY:

LANDSCAPE FORMS LIGHT LEGEND

SYM.	NAME	COLOR TEMP	FINISH
▼	Outline Bollard Light	2,700K	Bronze Metallic

Tel: 800.521.2546

FX LUMINAIRE LIGHT LEGEND

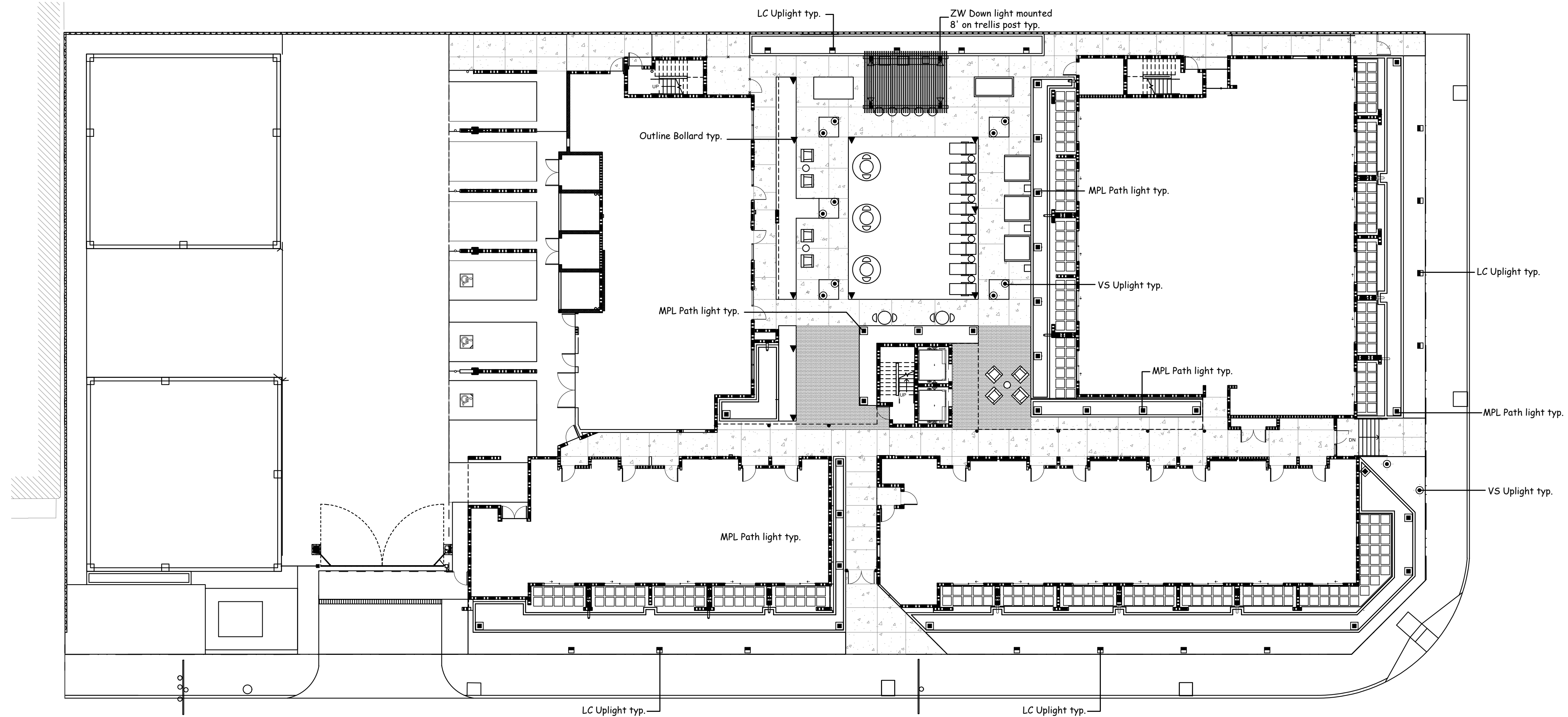
SYM.	NAME	LED #	WATTS	FINISH	REMARKS
⊙	VS Up Light	3	4.2	Camo Bronze	w/ brow cover
■	LC Up Light	9	11.2	Camo Bronze	
■	MPL Path Light	3	4.2	Camo Bronze	
▽	ZW Down Light	8	6	Camo Bronze	mounted 8' from ground on post

Tel: 714.782.9248
DAVID OSBORN

Transformers/Timer by FX Luminaire:
T-1 LX-300-SS

LIGHTING NOTES

Landscape lighting system to be powered, and shut off by timer.
Use 12-2 wire on 12V system.
Fixtures shall be placed subsequent to planting.
Lamping shall be done upon completion of plant material installation approved by the Landscape Architect.



REVISED COURTYARD LANDSCAPE PLAN (NO POOL)

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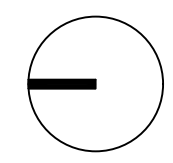
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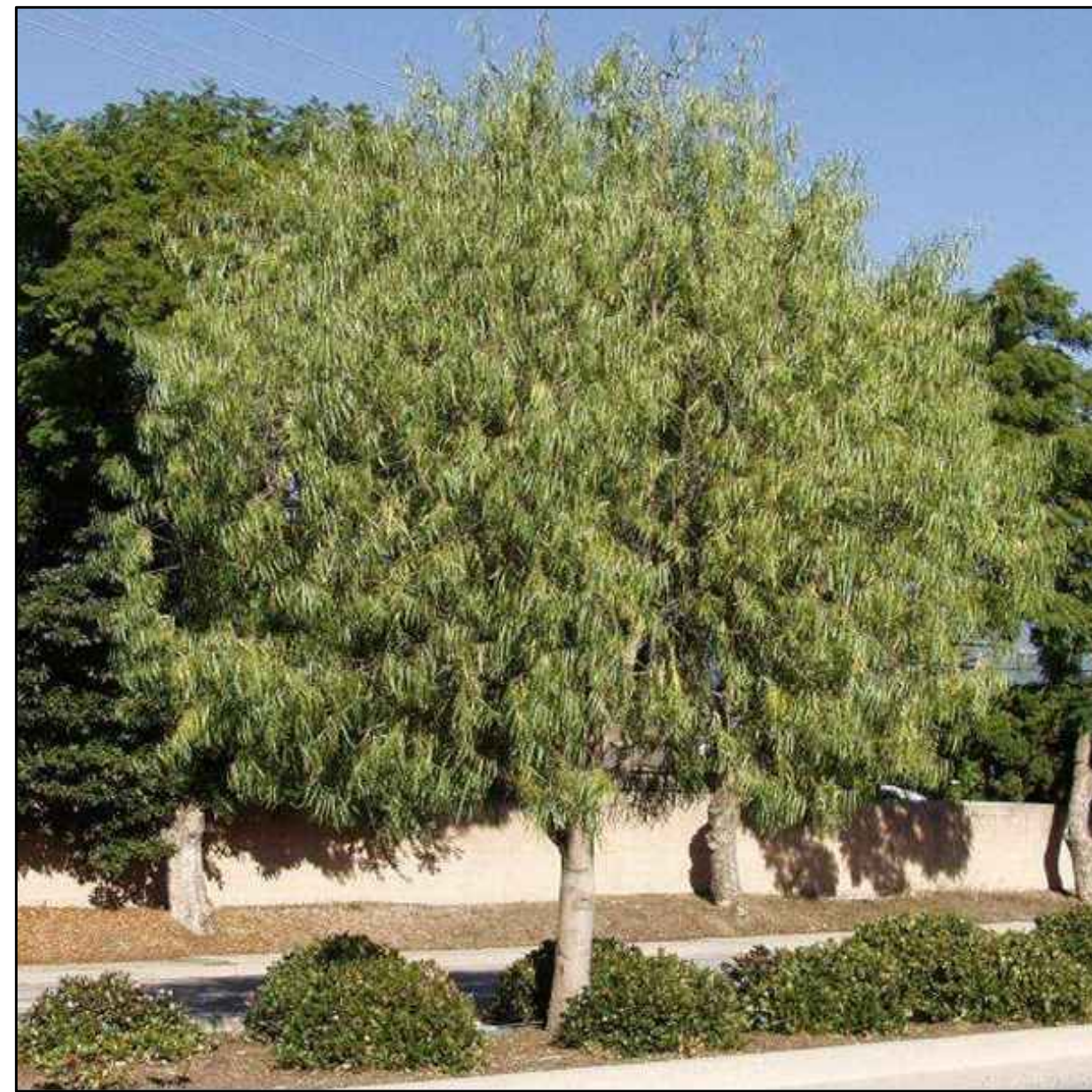
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**FIRST FLOOR
LIGHTING PLAN**

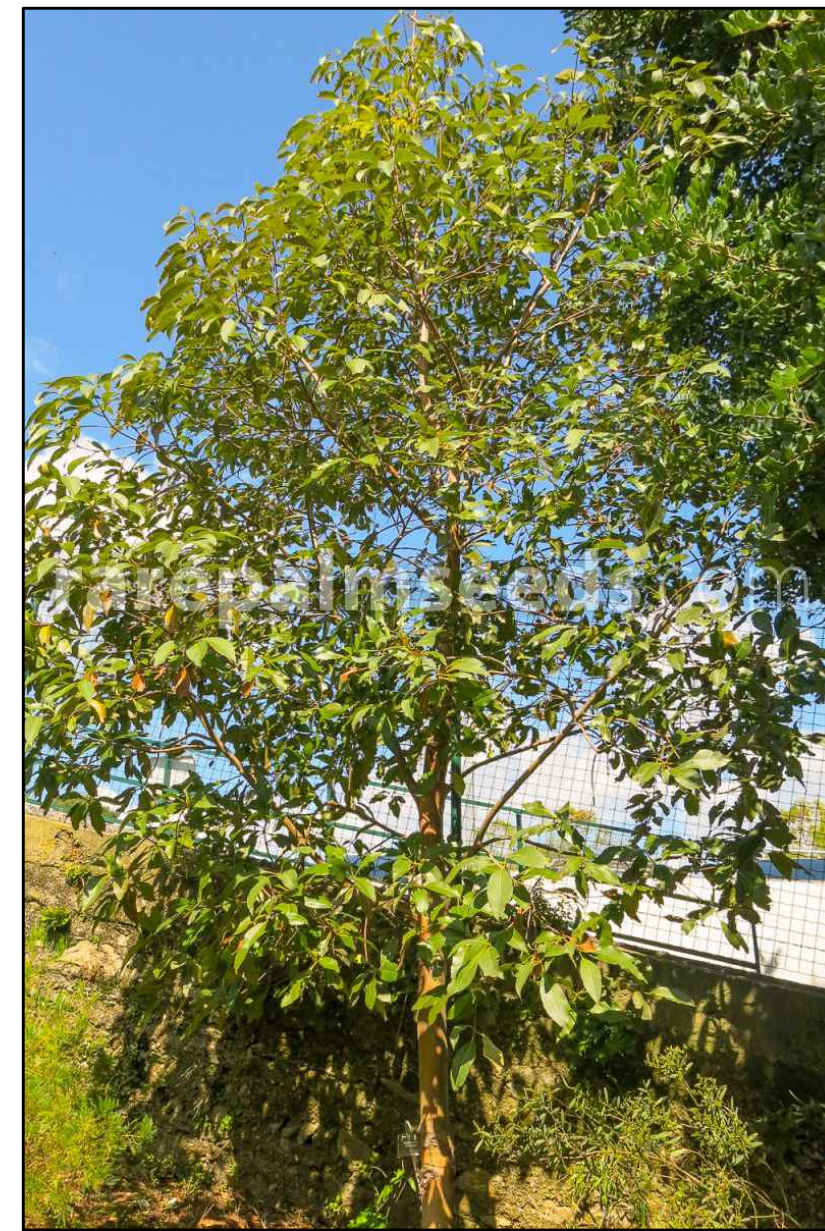


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Geijera parviflora / Australian Willow



Lophostemon confertus / Brisbane Box



Bambusa m. 'Alphonse Karr' / Alphonse Karr Bamboo



Alpinia zerumbet / Variegated Shell Ginger



Dianella r. 'Little Rev' / Flax Lilly



Opuntia 'Santa-Rita' / Sant Rita Prickly Pear



Philodendron Xanadu



Photinia fraseri 'Red Robin' / Fraser Photinia



Chondropetalum tectorum / Cape Rush



Portulacaria afra 'Aurea' / Yellow Rainbow Bush



Sansevieria trifasciata / Mother In Law's Tongue



Aspidistra elatior / Cast Iron Plant



Rhapsiolepis umbellata 'Minor'



Westringia f. 'Wynabbie Gem' / Coast Rosemary



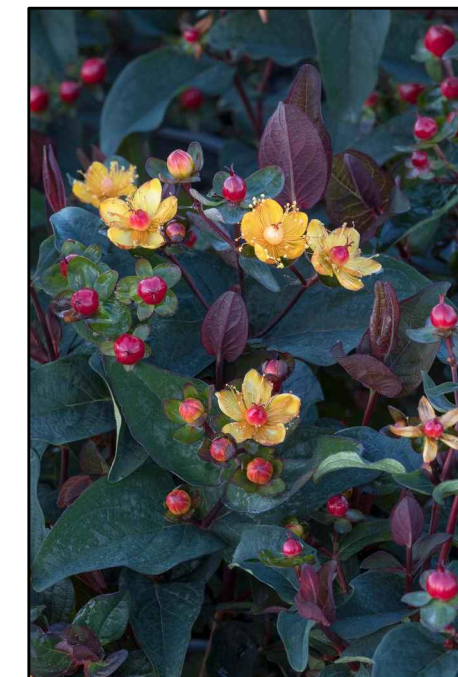
Photinia fraseri / Fraser Photinia



Euphorbia tirucalli 'Sticks on Fire' / Red Pencil Tree



Senecio vitalis



Hypericum x inodorum 'Kolpinot' / Floral Berry



Juncus patens / Ca. Grey Rush



Ficus pumila / Creeping Fig



Senecio mandraliscae



Mahonia repens / Creeping Mahonia

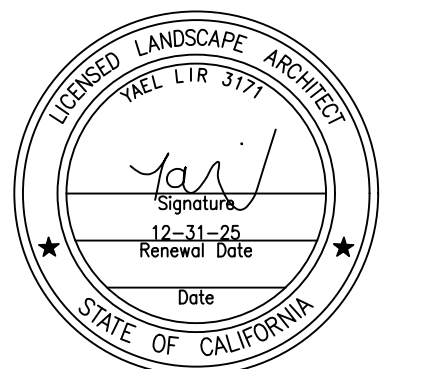
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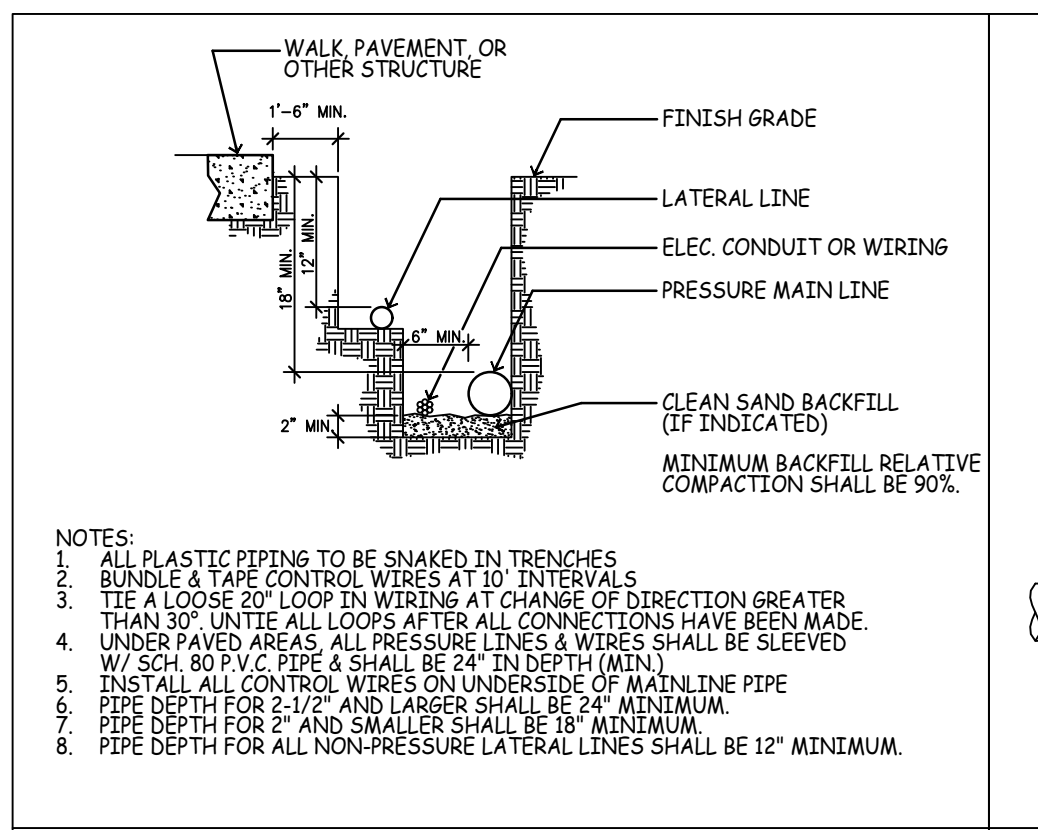
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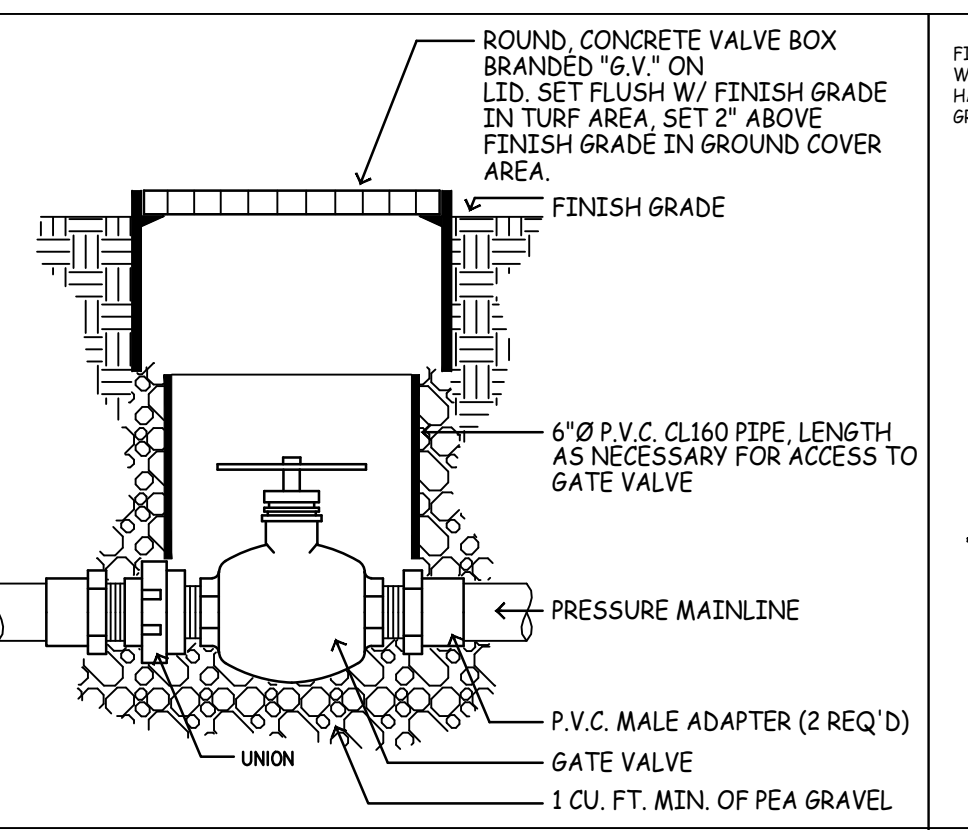
PLANT PHOTOS



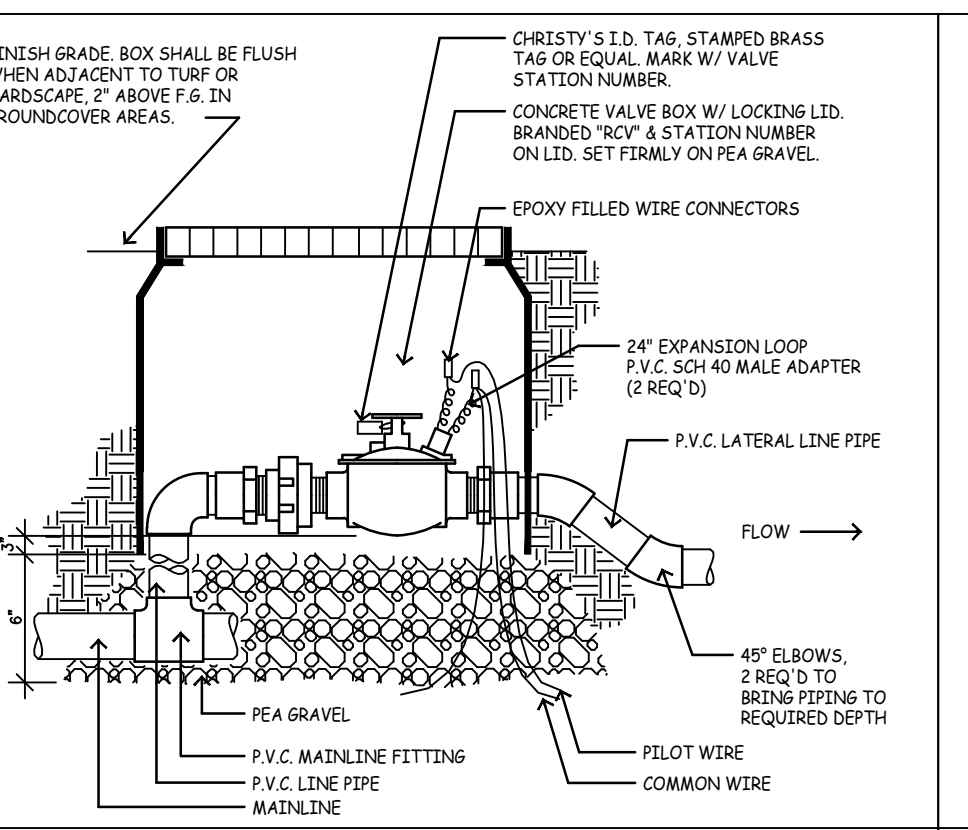
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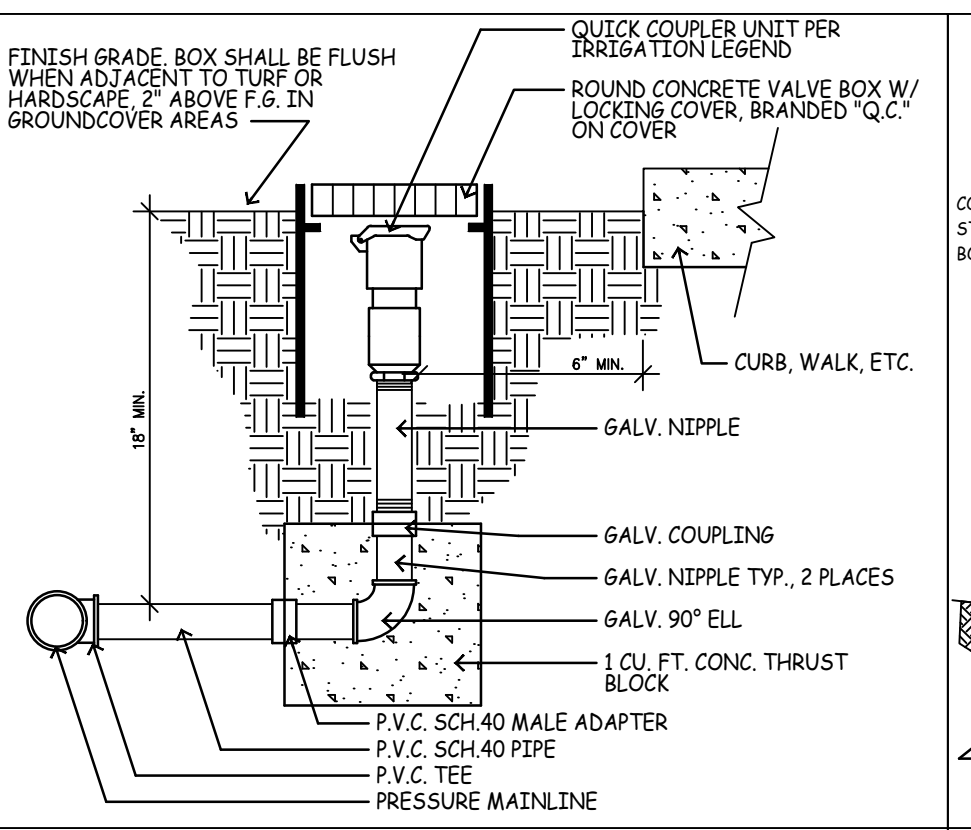
TRENCHING DETAIL
SCALE: N.T.S.
FILE: D_LR002



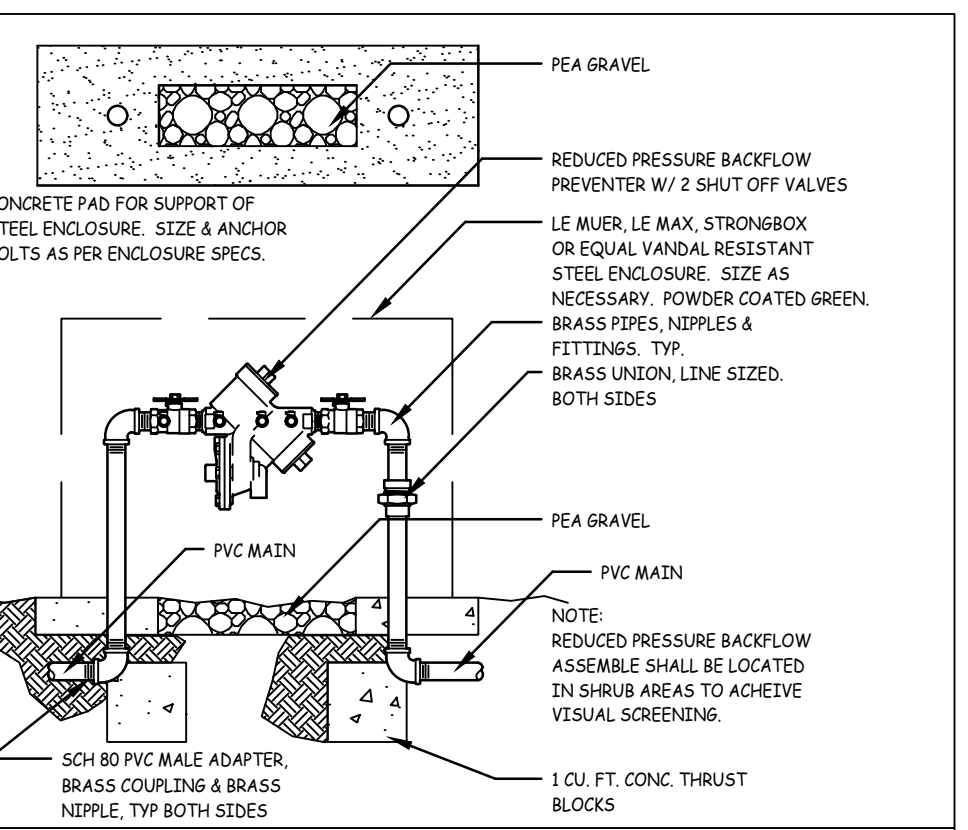
GATE VALVE
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FILE: D_LR003



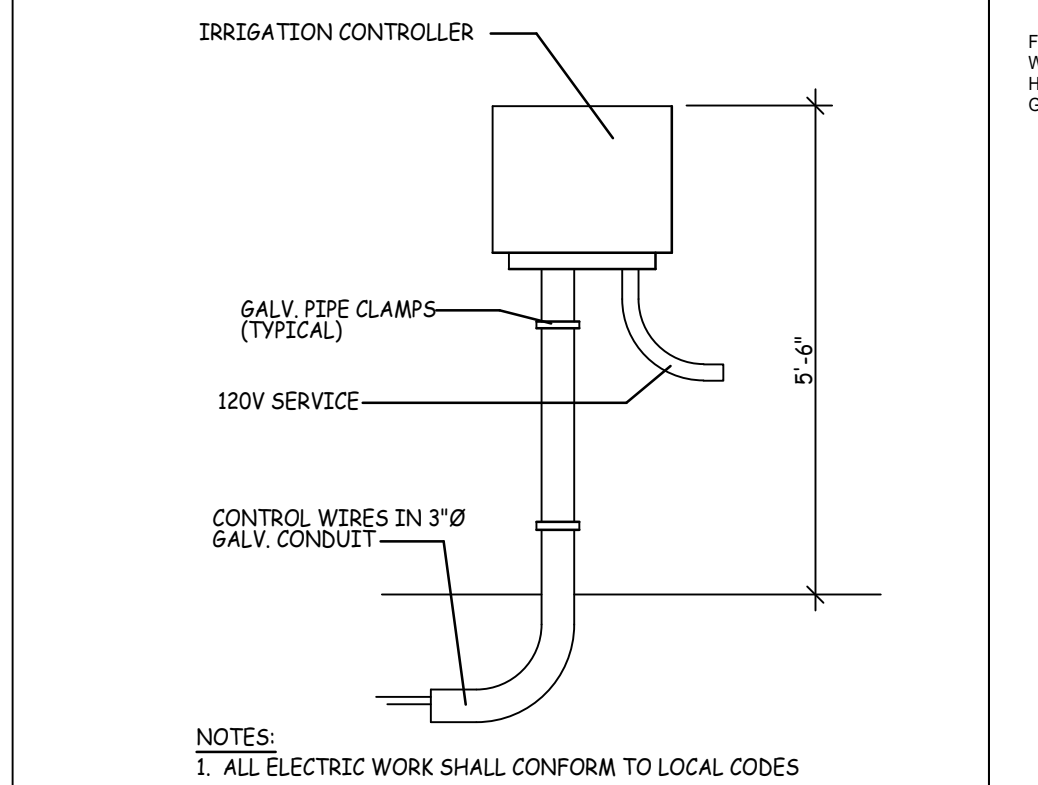
CONTROL VALVE
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FILE: D_LR004



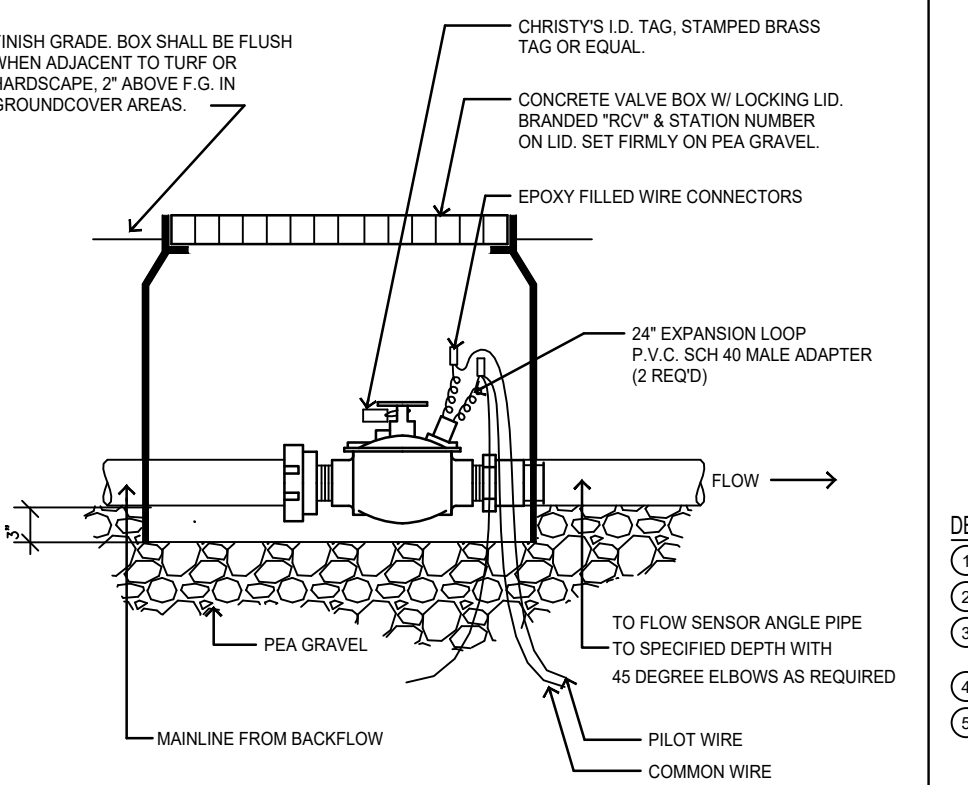
QUICK COUPLER
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FILE: D_LR005



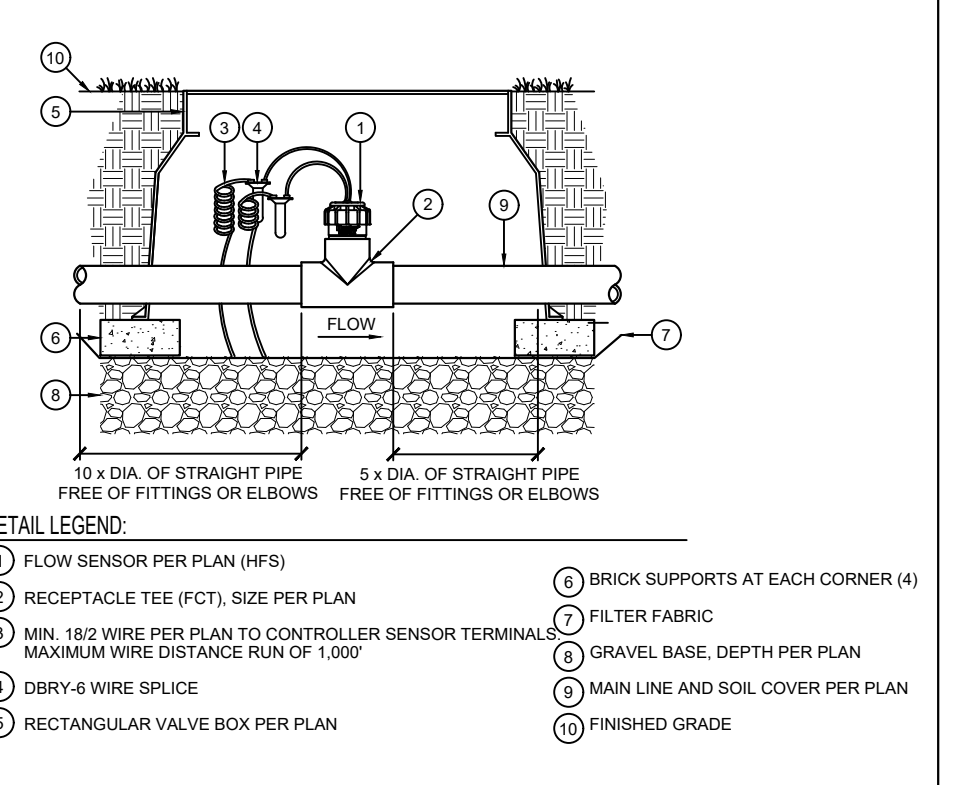
BACKFLOW PREVENTER
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FILE: D_LR006



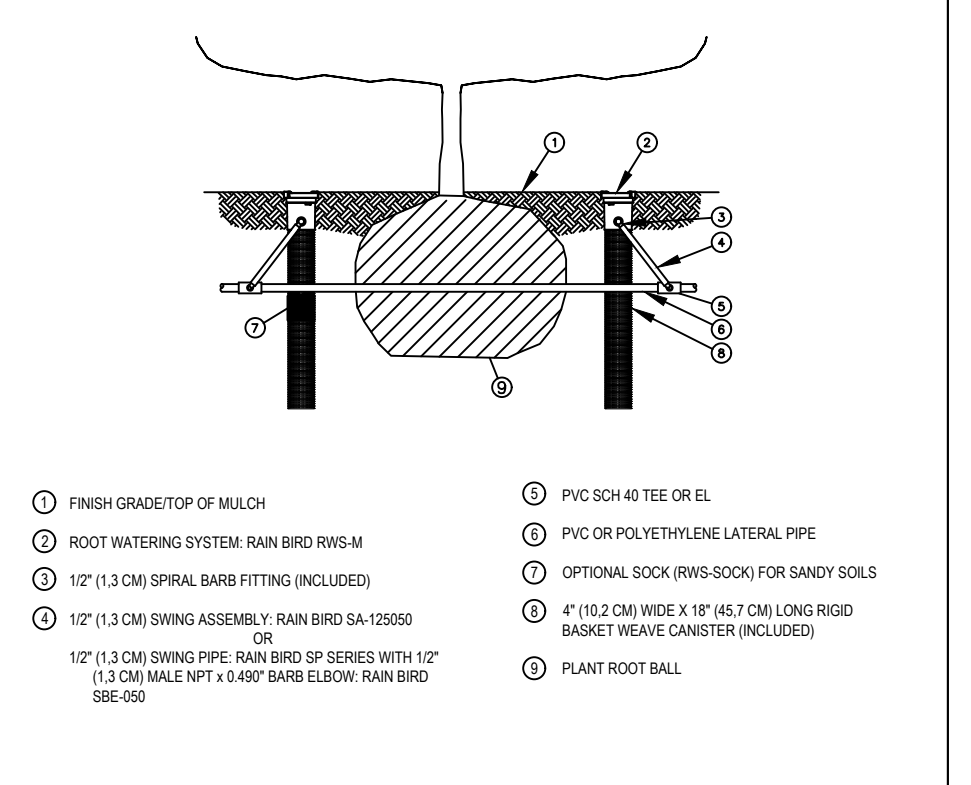
IRRIGATION CONTROLLER
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FILE: D_LR008



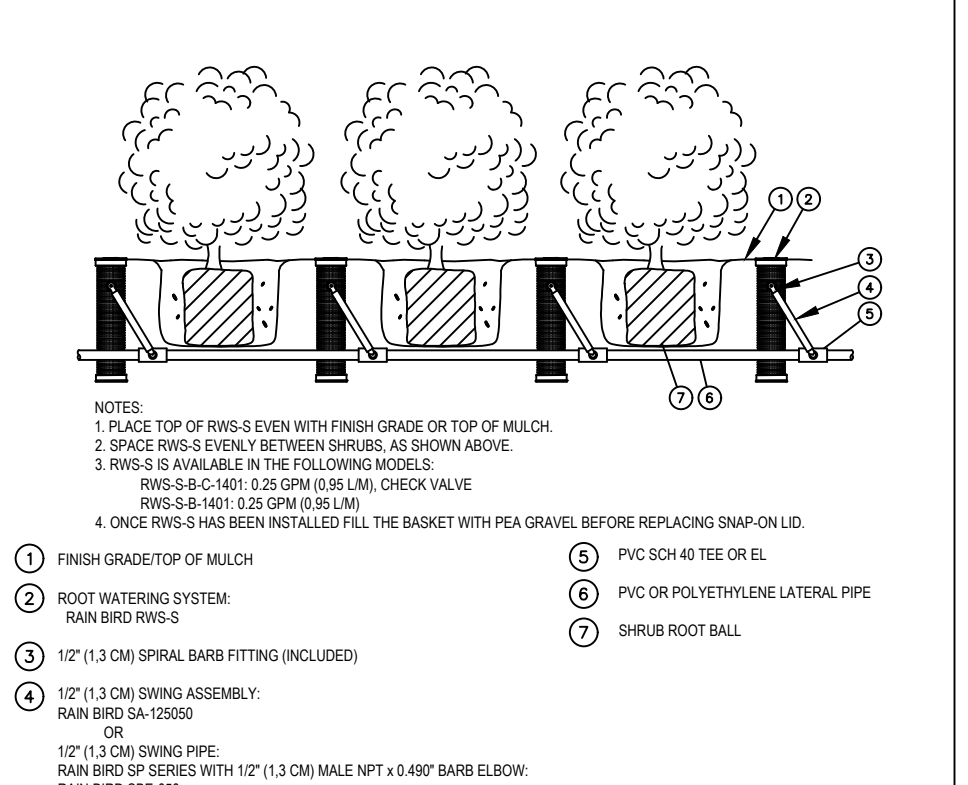
MASTER VALVE
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FILE: D_LR004



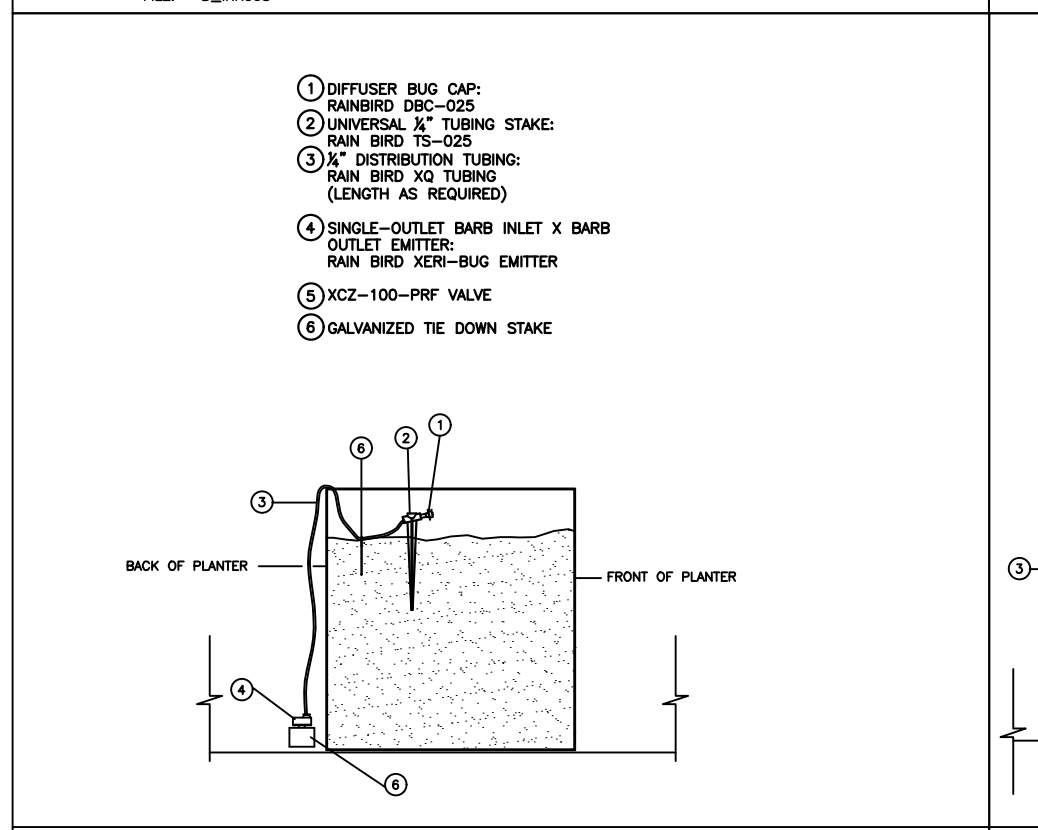
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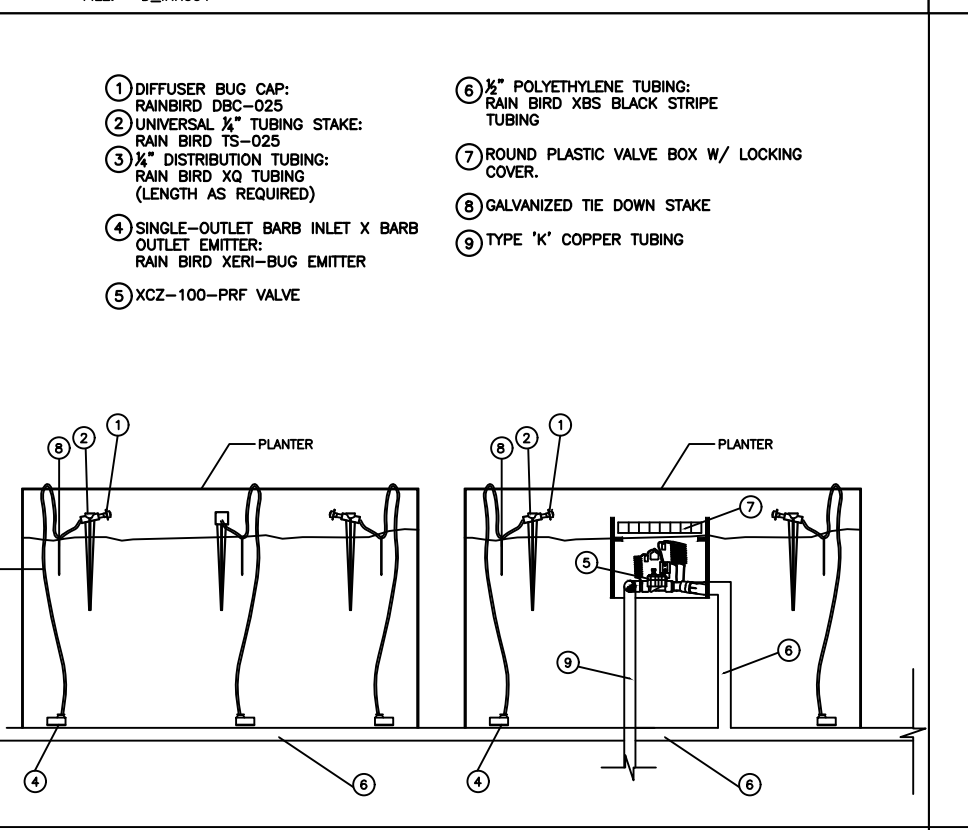
TREE ROOT WATER SYSTEM
SCALE: N.T.S.
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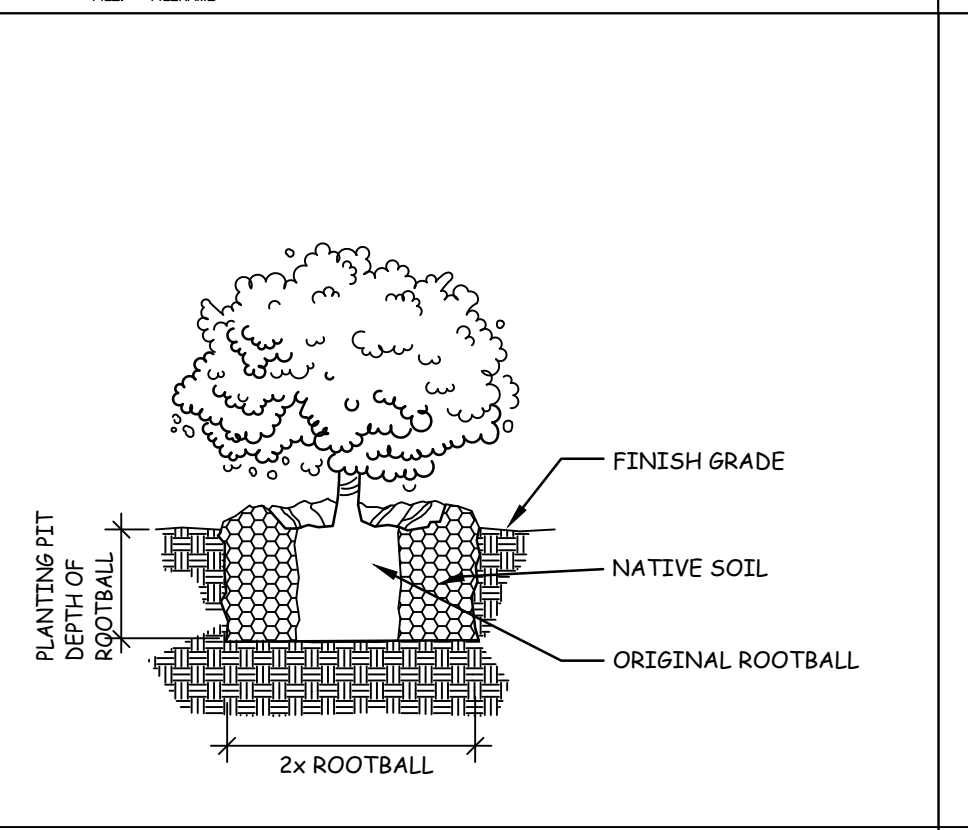
SHRUB ROOT WATER SYSTEM
SCALE: N.T.S.
FILE: FILENAME



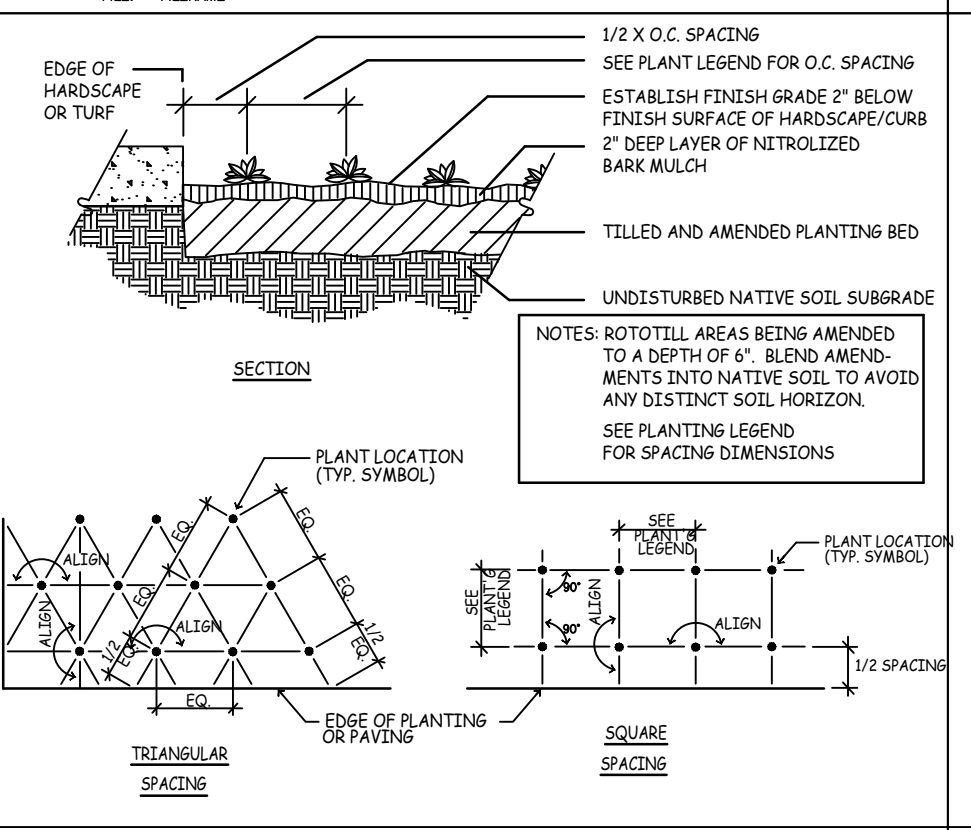
WALL MOUNT CONTROLLER
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FILE: D_LR008



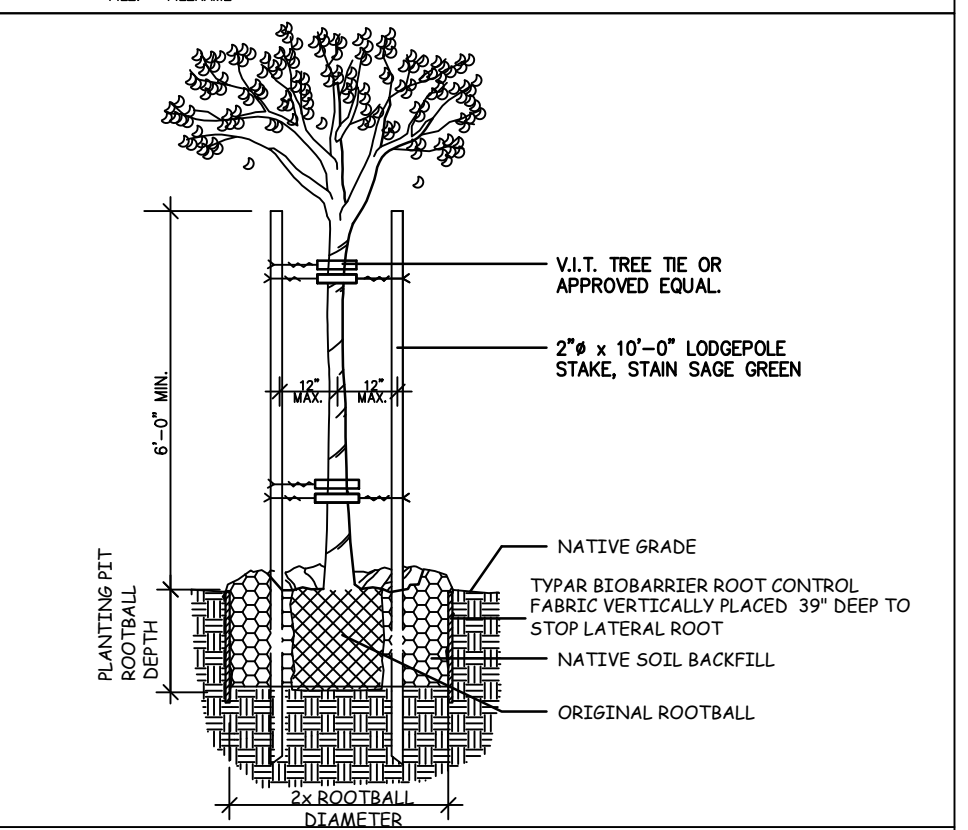
ROOF PLANTER IRRIGATION
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FILE: FILENAME



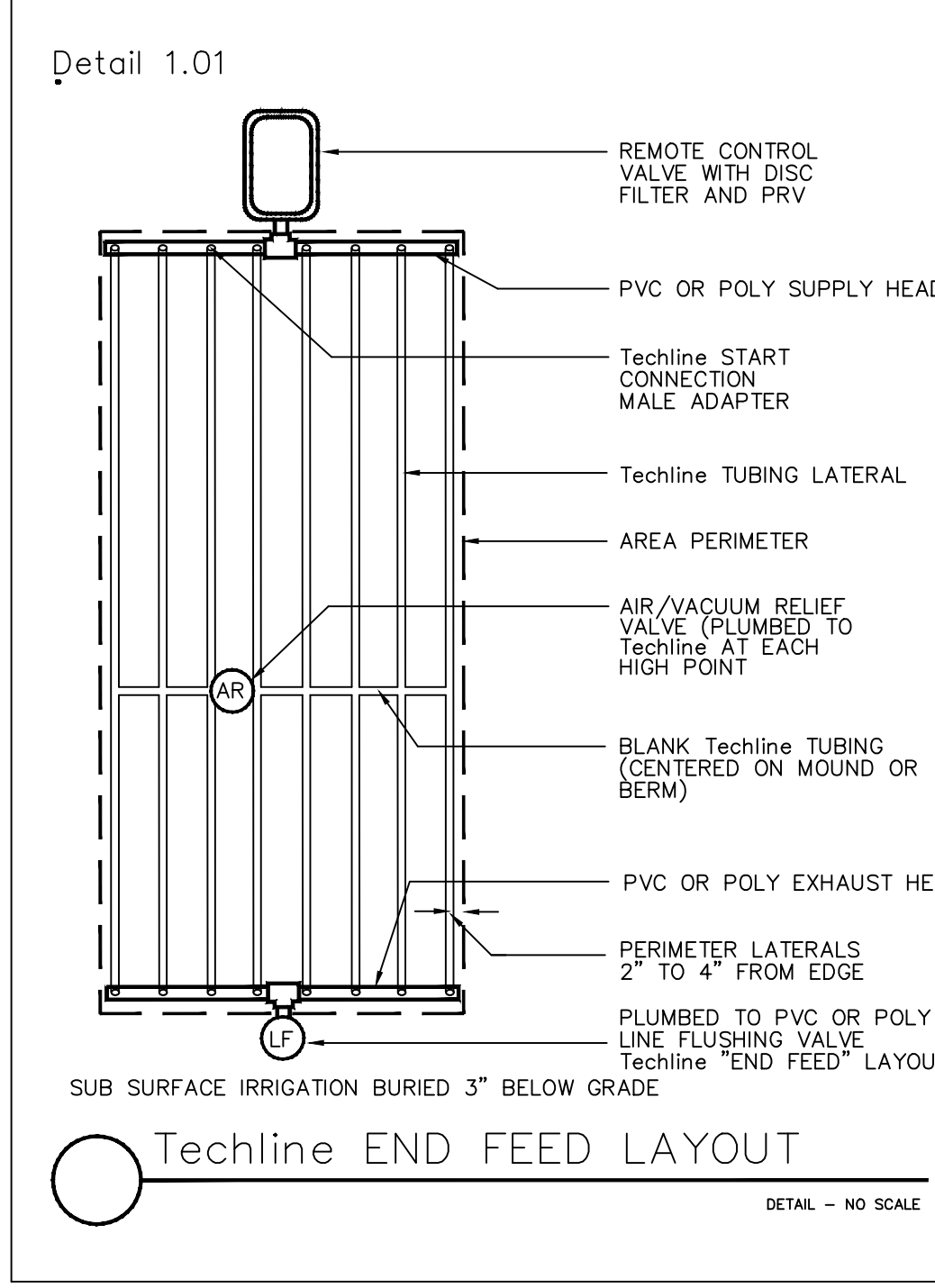
SHRUB PLANTING
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FILE: D_PD001



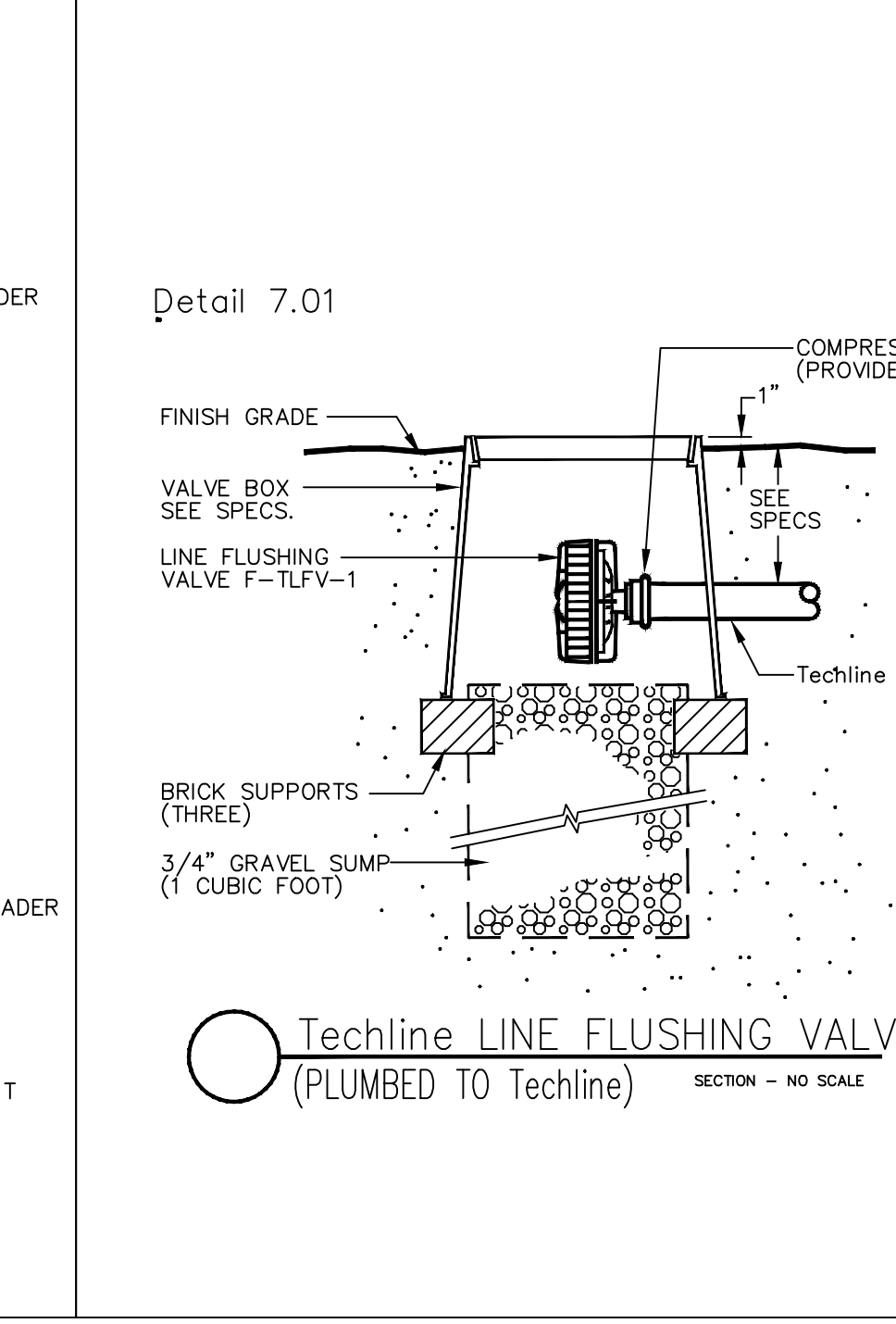
GROUND COVER PLANTING
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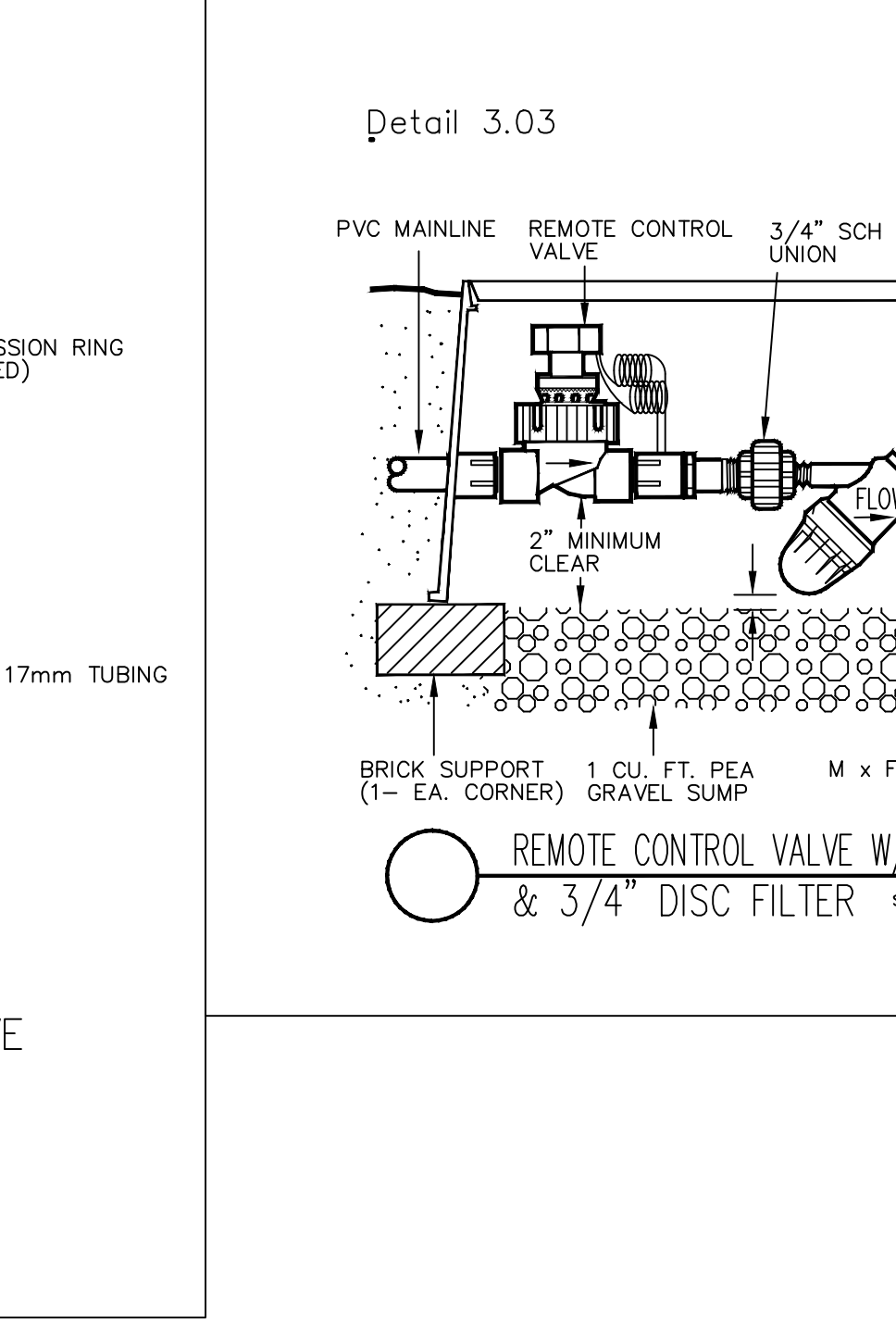
TREE PLANTING & STAKING
SCALE: N.T.S.
FILE: PLA_003



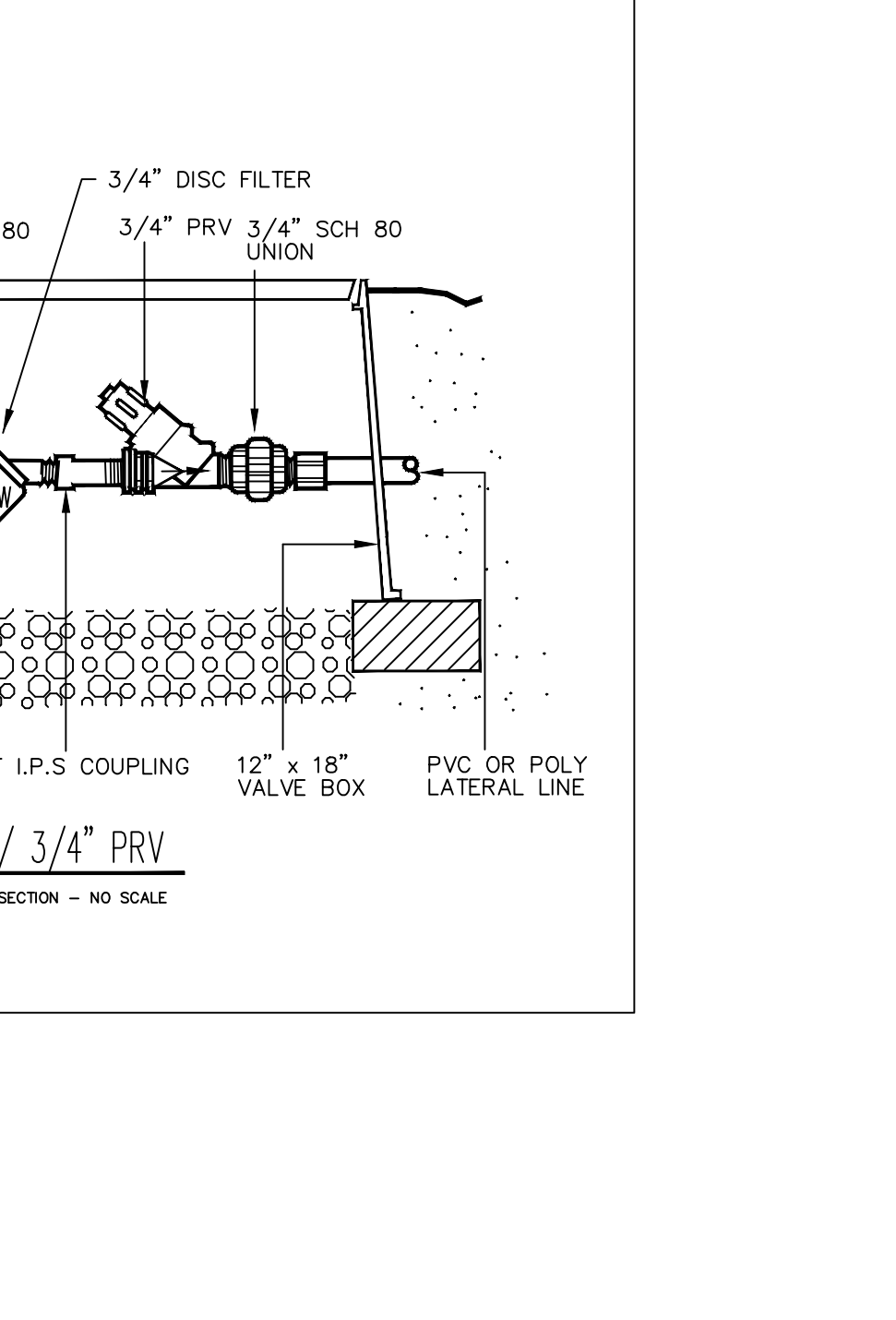
Detail 1.01
SUB SURFACE IRRIGATION BURIED 3\"/>



Detail 7.01
Techline LINE FLUSHING VALVE (PLUMBED TO Techline) SECTION - NO SCALE



Detail 3.03
REMOTE CONTROL VALVE W/ 3/4\"/>



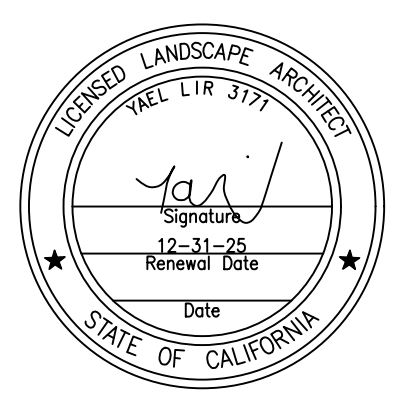
Detail 3.03
REMOTE CONTROL VALVE W/ 3/4\"/>

REVISIONS	DATE
1. 2nd/ Plan Check	10.12.22
2. 3rd/ Plan Check	12.08.22
3. 4th/ Plan Check	11.16.23
4.	4.07.25
5.	9.05.25
6.	
7.	
8.	
9.	

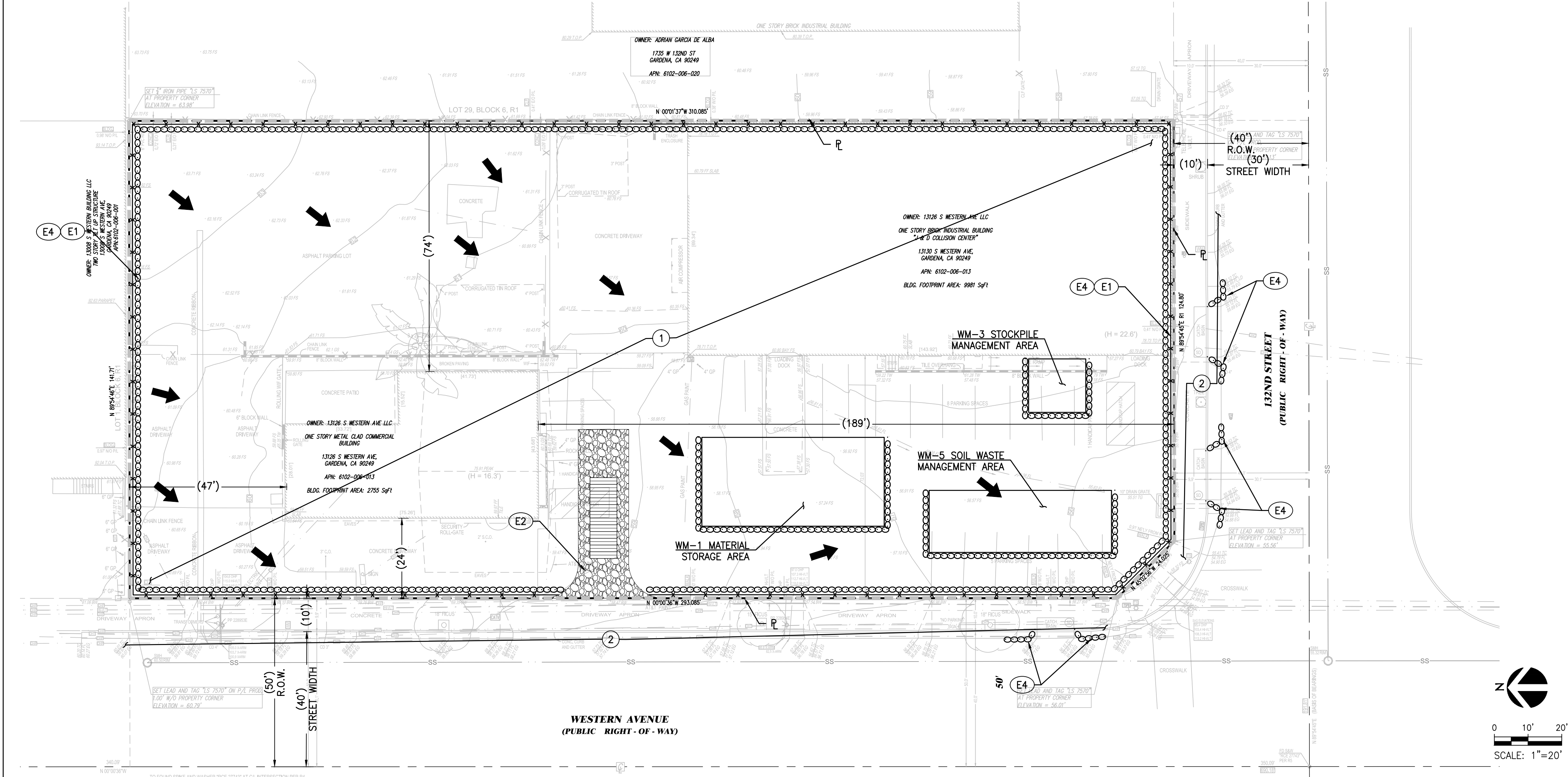
Yael
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South Pasadena, CA 91030
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GARDENA, CA 90249

DETAIL SHEET



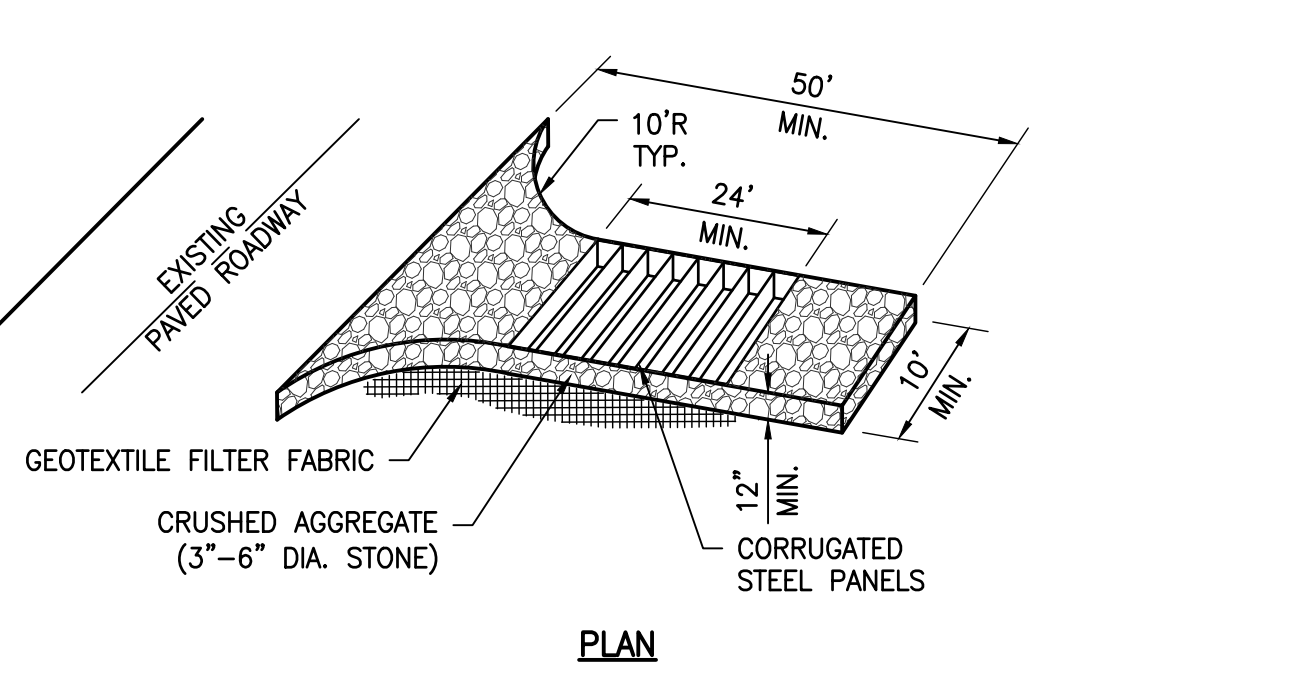
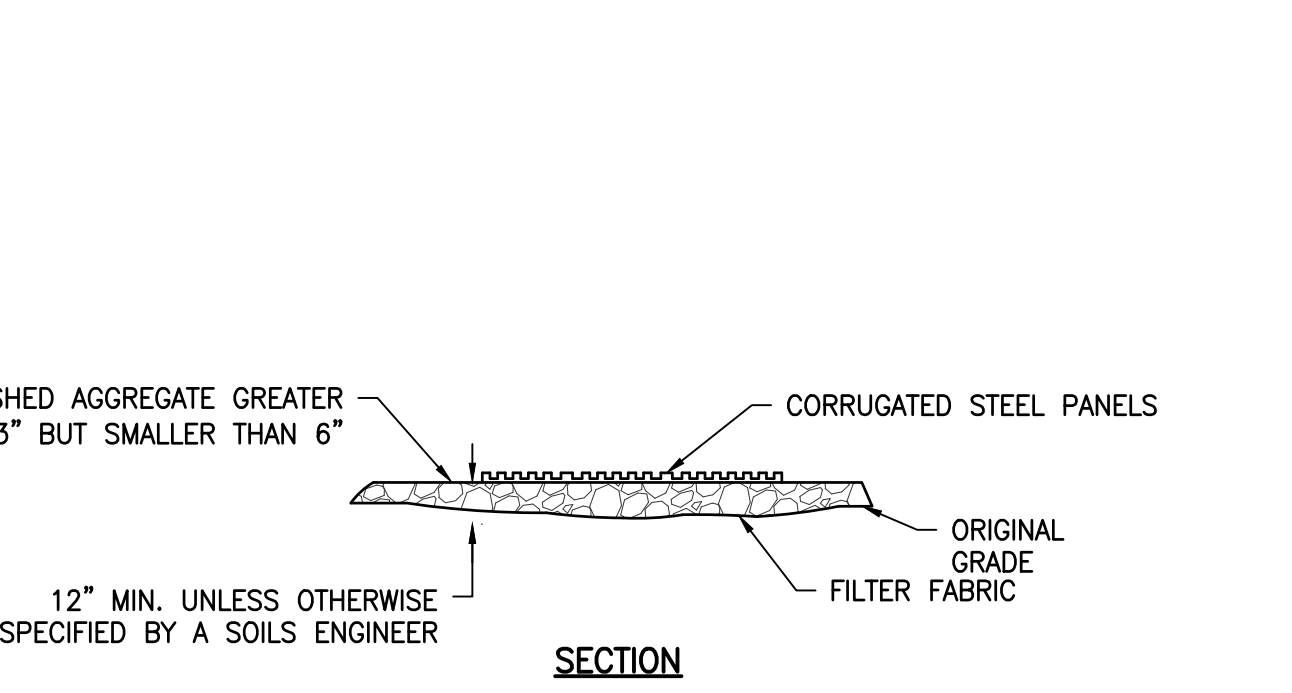
DATE: JUNE 28, 2021
SCALE: 1/16"=1'-0"
JOB NUMBER: 224221
DRAWN BY:



PREVIOUSLY APPROVED DEMOLITION AND EROSION CONTROL (NO CHANGE)

- NOTES:**
- BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MILLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4555.
 - BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
 - FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
 - TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
 - USE PYRAMID APPROACH WHEN STACKING BAGS.

1 GRAVEL BAG BARRIER
C100 N.T.S.

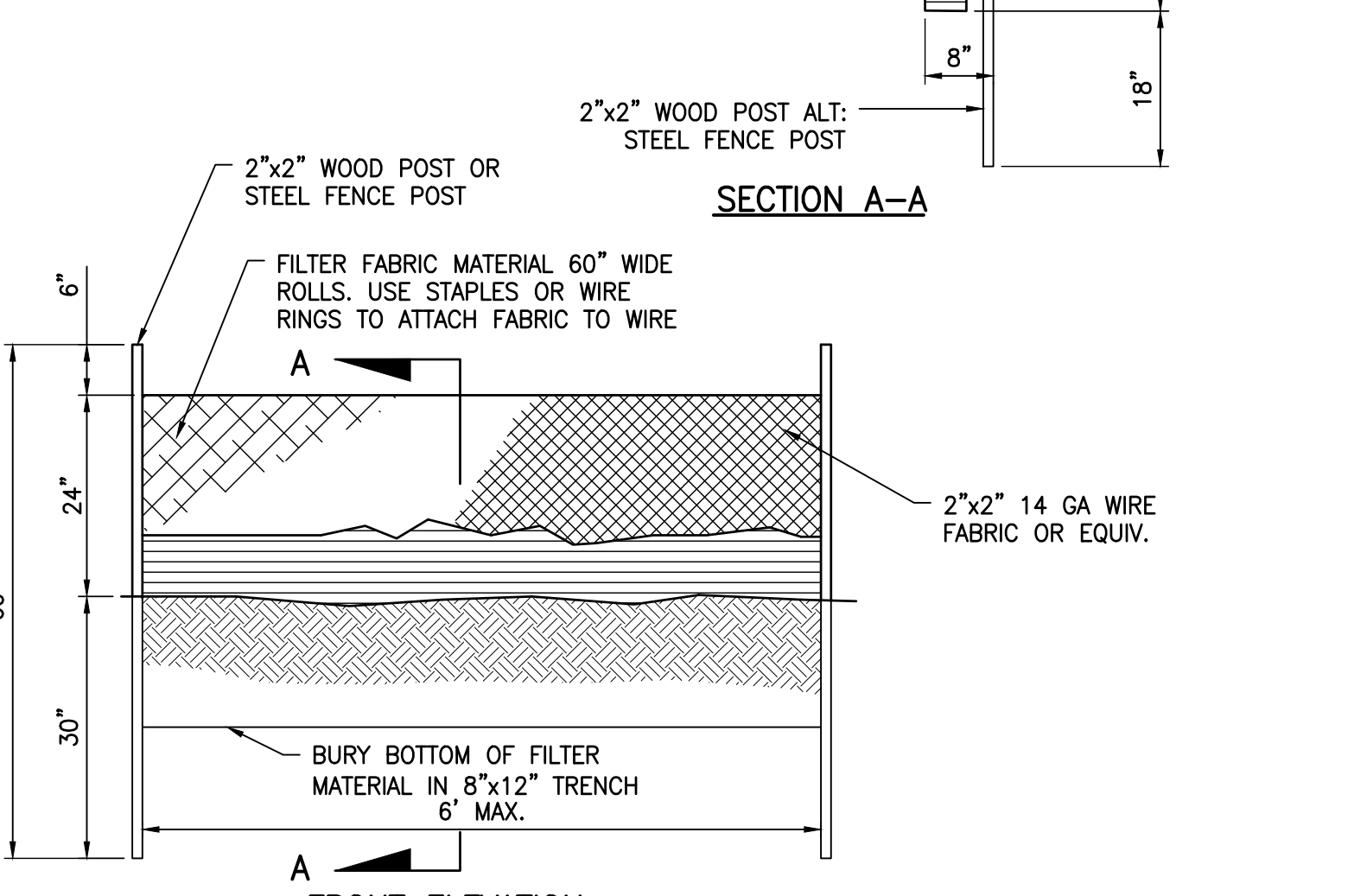
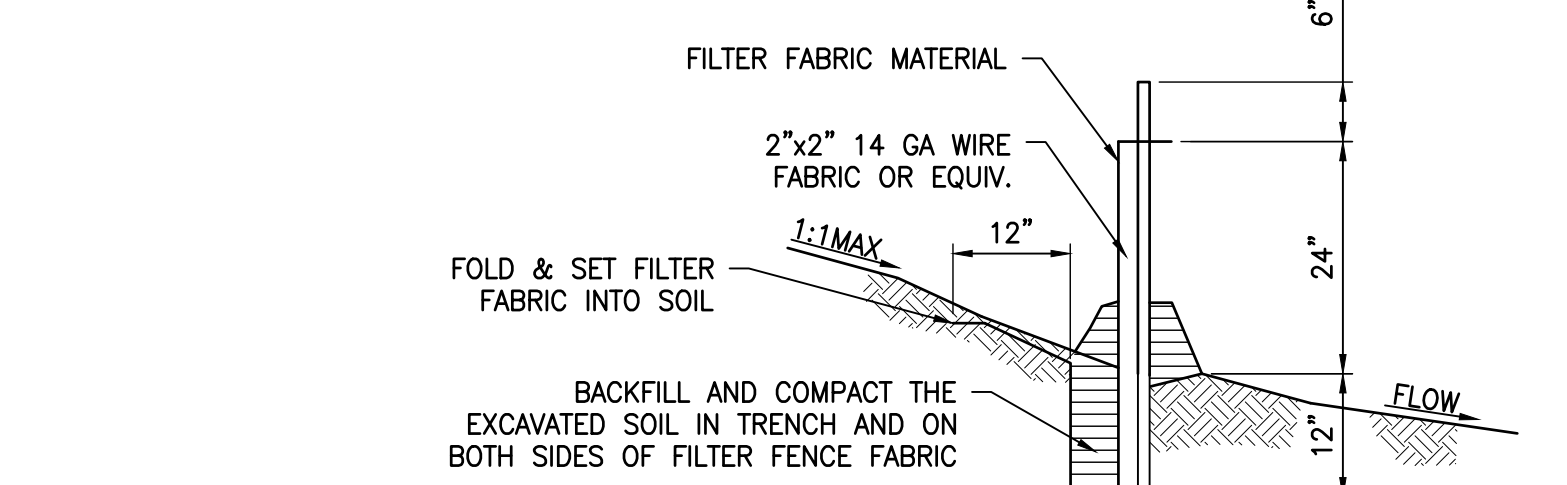


- NOTES:**
- THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
 - STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
 - ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

STREET MAINTENANCE NOTES

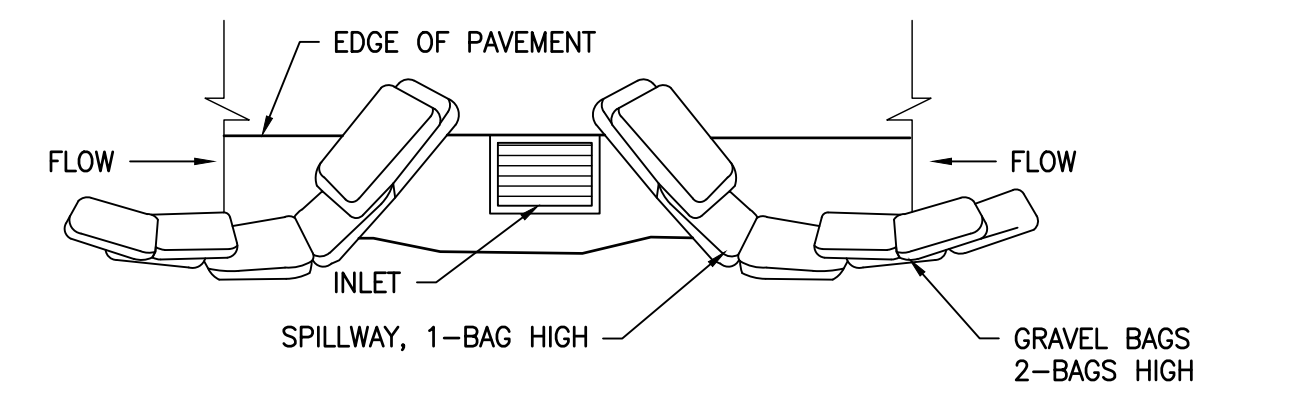
- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

2 STABILIZED CONSTRUCTION ENTRANCE
C100 N.T.S.



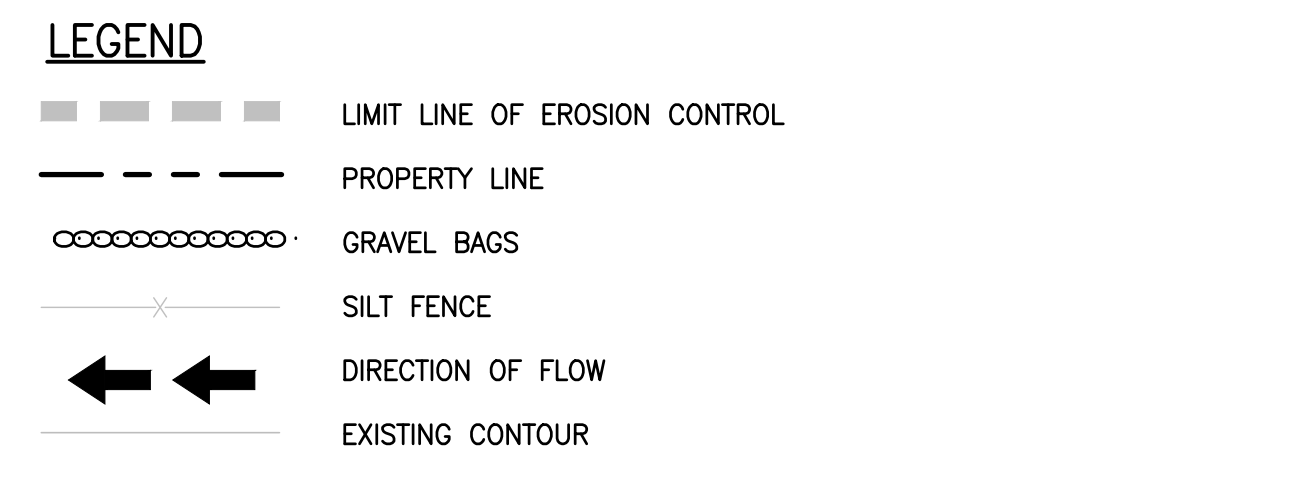
- NOTES:**
- SILT FENCE SHOULD BE USED IN COMBINATION WITH EROSION CONTROLS UP-SLOPE IN ORDER TO PROVIDE THE MOST EFFECTIVE SEDIMENT CONTROL.
 - TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
 - LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWN SLOPE FROM THE FENCE WHERE FEASIBLE.
 - SILT FENCES SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA DRAINING TO THE SILT FENCE IS PERMANENTLY STABILIZED, AFTER WHICH, THE SILT FENCE FABRIC AND POSTS SHOULD BE REMOVED AND PROPERLY DISPOSED.
 - J-HOOKS, WHICH HAVE ENDS TURNING UP THE SLOPE TO BREAK UP LONG RUNS OF FENCE AND PROVIDE MULTIPLE STORAGE AREAS THAT WORK LIKE MINI-RETENTION AREAS, MAY BE USED TO INCREASE THE EFFECTIVENESS OF SILT FENCE.
 - WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 FT. LONG, THE WIRES OR HOG RINGS. THE WIRE MESH SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4"(N.).
 - STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40%(N.) OF THE FABRIC SHALL EXTEND INTO THE TRENCH TO SECURE THE BACKFILL. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
 - FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER FABRIC SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6"(N.) OVERLAP AND BOTH SECURELY FASTENED TO THE POST.
 - THE TRENCH SHALL BE BACKFILLED WITH COMPACTED NATIVE MATERIAL.
 - 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
 - FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.

3 SILT FENCE
C100 N.T.S.



- NOTES:**
- INTENDED FOR SHORT-TERM USE.
 - USE TO INHIBIT NON-STORM WATER FLOW.
 - ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
 - BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
 - NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.
 - PROTECTION CAN BE EFFECTIVE EVEN IF IT IS NOT IMMEDIATELY ADJACENT TO THE INLET PROVIDED THAT THE INLET IS PROTECTED FROM POTENTIAL SOURCES OF POLLUTION.

4 CATCH BASIN INLET PROTECTION DETAIL
C100 N.T.S.



EROSION CONTROL NOTES

- PLACE SANDBAGS TRIPLE ROW PER DETAIL 1, HEREON.
- STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2, HEREON.
- SILT FENCE PER DETAIL 3, HEREON.
- PLACE CATCH BASIN INLET PROTECTION PER DETAIL 4, HEREON.

DEMOLITION NOTES

- REMOVE & DEMOLISH**
- SEE GENERAL DEMOLITION NOTES HEREON
 - WORK WITHIN THE STREET RIGHT OF WAY TO BE PERFORMED UNDER SEPARATE PERMIT.

GENERAL DEMOLITION NOTES

- CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
- DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
- DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
- DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
- DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

BMP NOTES

- THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):
- EROSION CONTROL**
- EC1-SCHEDULING
 - EC2-PRESERVATION OF EXISTING VEGETATION
 - EC3-HYDRAULIC MULCH
 - EC4-HYDROSEEDING
 - EC5-SOIL BINDERS
 - EC6-STRAW MULCH
 - EC7-GEOTEXTILES AND MATS
 - EC8-WOOD MULCHING
 - EC9-EARTH DIKES AND DRAINAGE SWALES
 - EC10-VELOCITY DISSIPATION DEVICES
 - EC11-SLOPE DRAINS
 - EC12-STREAMBANK STABILIZATION
 - EC13-RESERVED
 - EC14-COMPOST BLANKET
 - EC15-SOIL PREPARATION/ROUGHENING
 - EC16-NON-VEGETATIVE STABILIZATION
- TEMPORARY SEDIMENT CONTROL**
- SE1-SILT FENCE
 - SE2-SEDIMENT BASIN
 - SE3-SEDIMENT TRAP
 - SE4-CHECK DAM
 - SE5-FIBER ROLLS
 - SE6-GRVEL BAG BERM
 - SE7-STREET SWEEPING AND VACUUMING
 - SE8-SANDBAG BARRIER
 - SE9-STRAW BALE BARRIER
 - SE10-STORM DRAIN INLET PROTECTION
 - SE11-ACTIVE TREATMENT SYSTEMS
 - SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS
 - SE13-COMPOST SOCKS AND BERMS
 - SE14-BIOFILTER BAGS
- EQUIPMENT TRACKING CONTROL**
- TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC2-STABILIZED CONSTRUCTION ROADWAY
 - TC3-ENTRANCE/OUTLET TIRE WASH
- WIND EROSION CONTROL**
- WE1-WIND EROSION CONTROL
- NON-STORMWATER MANAGEMENT**
- NS1-WATER CONSERVATION PRACTICES
 - NS2-DEWATERING OPERATIONS
 - NS3-PAVING AND GRINDING OPERATIONS
 - NS4-TEMPORARY STREAM CROSSING
 - NS5-CLEAR WATER DIVERSION
 - NS6-LIQUID CONNECTION/DISCHARGE
 - NS7-PORTABLE WATER/IRRIGATION
 - NS8-VEHICLE AND EQUIPMENT CLEANING
 - NS9-VEHICLE AND EQUIPMENT FUELING
 - NS10-VEHICLE AND EQUIPMENT MAINTENANCE
 - NS11-PILE DRIVING OPERATIONS
 - NS12-CONCRETE CURING
 - NS13-CONCRETE FINISHING
 - NS14-MATERIAL OVER WATER
 - NS15-DEMOLITION ADJACENT TO WATER
 - NS16-TEMPORARY BATCH PLANTS
- WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL**
- WM1-MATERIAL DELIVERY AND STORAGE
 - WM2-MATERIAL USE
 - WM3-STOCKPILE MANAGEMENT
 - WM4-SPILL PREVENTION AND CONTROL
 - WM5-SOLID WASTE MANAGEMENT
 - WM6-HAZARDOUS WASTE MANAGEMENT
 - WM7-CONTAMINATED LIQUID WASTE MANAGEMENT
 - WM8-CONCRETE WASTE MANAGEMENT
 - WM9-SANITARY/SEPTIC WASTE MANAGEMENT
 - WM10-LIQUID WASTE MANAGEMENT

EROSION CONTROL NOTES

- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
- WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
- STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
- EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
- SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
- SANDBAGS OR SILT FENCE ARE ALLOWABLE FOR PERIMETER CONTROL. BOTH ARE NOT REQUIRED.
- A LEGALLY RESPONSIBLE PERSON SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
NAME: LEE JOHNSON
PHONE NUMBER: (310) 892-2244

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 30 OF BLOCK 6 OF PANAMA ACRES, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 138 AND 139 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.
EXCEPTING THEREFROM THAT PORTION OF SAID LOT 30, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT;
THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 17.00 FEET;
THENCE SOUTHEASTERLY IN A DIRECT LINE 24.03 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT DISTANT EASTERLY THEREON 17.00 FEET FROM THE POINT OF BEGINNING;
THENCE WESTERLY ALONG SAID SOUTHERLY LINE 17.00 FEET TO SAID TO THE POINT OF BEGINNING.
ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED IN DEEDS OF RECORD.
APN: 6102-006-013
AREA: 1.006 ACRES
BASIS OF BEARING:
THE BEARING N 89°54'45"E OF THE NORTHERLY RIGHT-OF-WAY (TRANSFERRED TO CENTERLINE) OF 132ND ST (FORMERLY GRAND AVE.) AS SHOWN ON THE PANAMA ACRES TRACT, AS RECORDED IN BOOK 15, PAGES 138 AND 139 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
BENCHMARK:
BM ID: RY7945
ROBM TAG IN SOUTH CURB 2FT E/O BCR AT SE CORNER 132ND ST & NORMANDIE AVE.
ELEV = 87.63 (NAVD 88)(2013 ADJ.)
EASEMENT:
NO EASEMENTS WERE FOUND PER THE TITLE REPORT
PLANNING ZONE:
PLANNING ZONE: INDUSTRIAL ZONE - M1
PROPERTY TO BE DEMOLISHED:
LOT 30 OF BLOCK 6 OF PANAMA ACRES, IN THE CITY OF GARDENA PER LA COUNTY MB 15 PAGES138 AND 139 OF MAPS.

DUST CONTROL NOTES

- DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
- WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
- UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
- ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
- PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
- PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
- LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

NPDES NOTES:

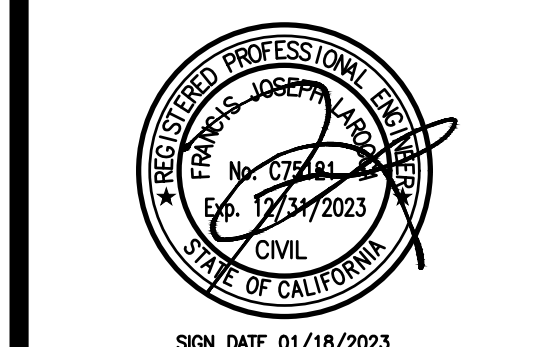
- CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs) FOR THE MANAGEMENT OF STORM WATER AND NONSTORMWATER DISCHARGES SHALL BE DOCUMENTED ON THE GRADING PLAN. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO RETAIN THE SWPPP AND/OR THE EROSION/SEDIMENT CONTROL PLAN ON THE JOBSITE THROUGHOUT THE TIME OF CONSTRUCTION. THE IMPLEMENTATION AND MAINTENANCE OF SITE BMPs IS REQUIRED TO MINIMIZE GROSS EROSION AND SEDIMENTATION. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO MAINTAIN THOSE BMPs THROUGHOUT THE TIME OF CONSTRUCTION.
- EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE ENTRANCEMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
- SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
- GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREAS EXPOSED TO THE EXTENT FEASIBLE.
- AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
- ONCE DISTURBED, SLOPES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 14 DAYS. ALL SLOPES SHALL BE STABILIZED PRIOR TO A PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT RUNOFF, VEHICLE TRACKING, OR WIND.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT. THE STATE'S GENERAL PERMIT CONSTRUCTION ACTIVITY. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES FERTILIZERS, CHEMICAL DEBRIS; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT THE CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- ALL CONSTRUCTION CONTACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMPs AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
- BMPs SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS

UTILITY SURVEYORS

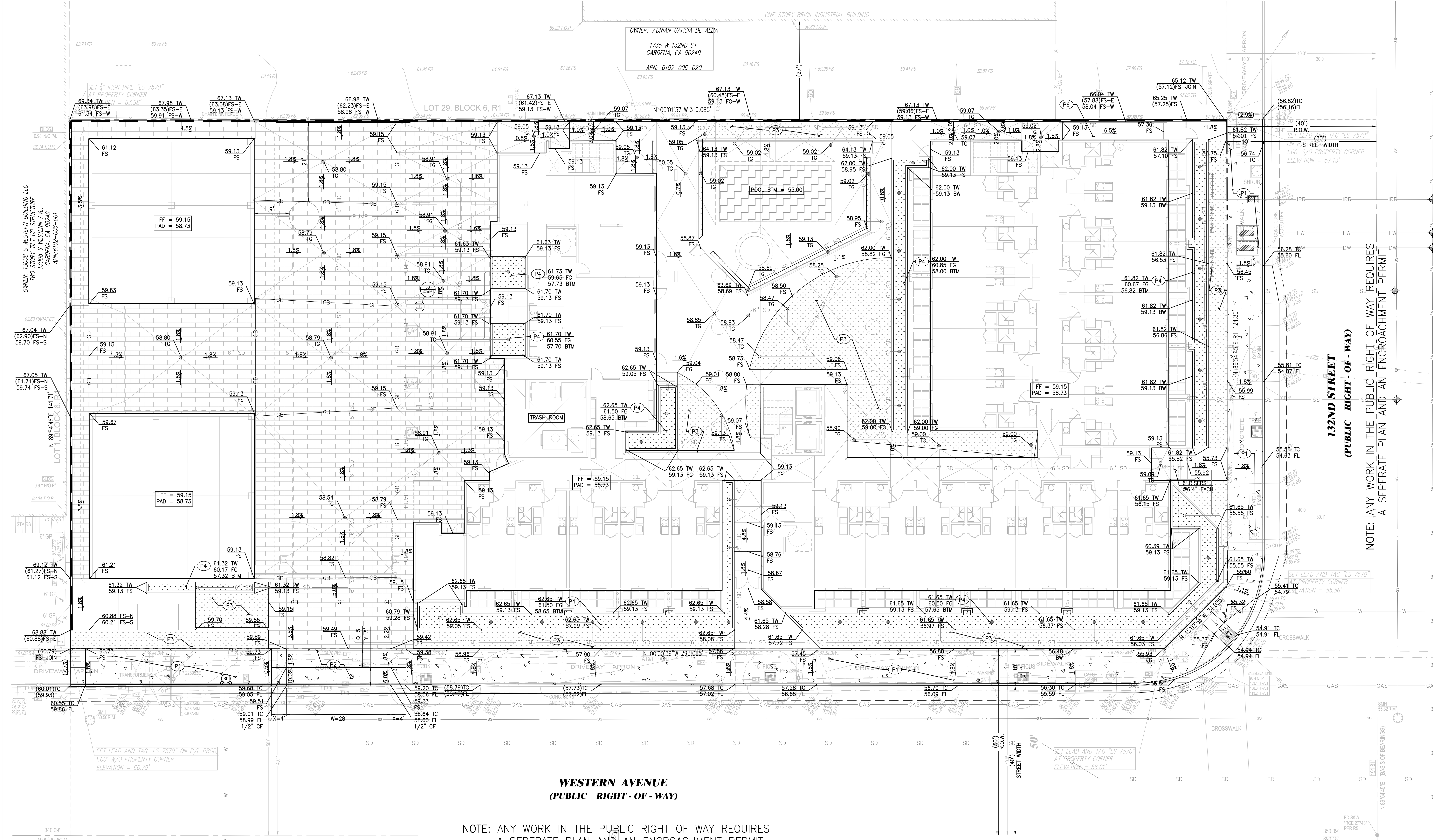
- SOUTHERN CALIFORNIA GAS 800.427.2200
- GOLDEN STATE WATER COMPANY 800.999.4033
- SOUTHERN CALIFORNIA EDISON 800.655.4555
- DEPARTMENT OF PUBLIC WORKS SANITATION/SEWER CITY OF GARDENA 310.217.9568

ITEMS FOR REMOVAL

- CONCRETE: 15000 SF
 - ASPHALT PAVEMENT: 25000 SF
- NOTE: QUANTITIES SHOWN ABOVE ARE AN ESTIMATE REFLECTIVE OF THE EXISTING CONDITION SHOWN HEREON. EXISTING UTILITIES AND OTHER APPURTENANCES NOT NOTED ON THIS PLAN MAY EXIST AND THE REMOVAL OF THESE ITEMS MAY BE REQUIRED. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OR OWNER REPRESENTATIVE FOR CONFIRMATION OF REMOVALS NOT NOTED ON THIS PLAN.



DATE	ISSUE / REVISION
2022-07-29	PLAN CHECK
2022-08-01	PLAN CHECK



LEGEND

SITE	DESCRIPTION
---	BUILDING OUTLINE
---	PROPERTY LINE/LIMIT OF GRADING
---	AREA DRAIN
---	EXISTING CONTOUR LINES
---	PROPOSED CONTOUR LINES
---	GRADE BREAK
---	LID PLANTER BOX
---	LANDSCAPING BY OTHERS
---	POOL/SPA
---	PERMEABLE PAVING REFER TO LANDSCAPE PLANS
---	RETAINING/ SITE WALL PER STRUCTURAL PLANS
---	TREE WELL REFER TO SHEET ST101 FOR DETAILS

- CONSTRUCTION NOTES**
- (P1) CONSTRUCT CONCRETE WALKWAY PER CITY STANDARD DETAIL ST-58.
 - (P2) CONSTRUCT DRIVEWAY PER CITY STANDARD DETAIL ST1.
 - (P3) LANDSCAPING PER LANDSCAPE PLANS.
 - (P4) PERMAVOD PLANTER BOXES SEE SHEET C300.
 - (P5) VEHICULAR CONCRETE PER DETAIL 2, HERON.
 - (P6) CONCRETE WALKWAY PER DETAIL 1, HERON.
 - (P7) RETAINING/SITE WALL, REFER TO STRUCTURAL PLANS FOR DETAILS.

NOTES

ROUGH GRADE ASSUMES PAD IS 9" BELOW FINISHED FLOOR (5" SLAB + 4" BASE). SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR FINAL ELEVATIONS AND FOUNDATION DETAILS.

CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR REMOVAL AND RECOMPACTION RECOMMENDATIONS.

RETAINING WALL PER SEPARATE BUILDING PERMIT

FOR WORK OUTSIDE THE PROPERTY LINE A SEPARATE WORK ENCROACHMENT PERMIT IS REQUIRED.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 30 OF BLOCK 6 OF PANAMA ACRES, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 138 AND 139 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 30, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 17.00 FEET;

THENCE SOUTHEASTERLY IN A DIRECT LINE 24.03 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT DISTANT EASTERLY THEREFROM 17.00 FEET FROM TO THE POINT OF BEGINNING;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE 17.00 FEET TO SAID TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERE TO, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED IN DEEDS OF RECORD.

APN: 6102-006-013

OWNER: GARCIA DE ALBA, 1735 W 132ND ST., GARDENA CA 90249

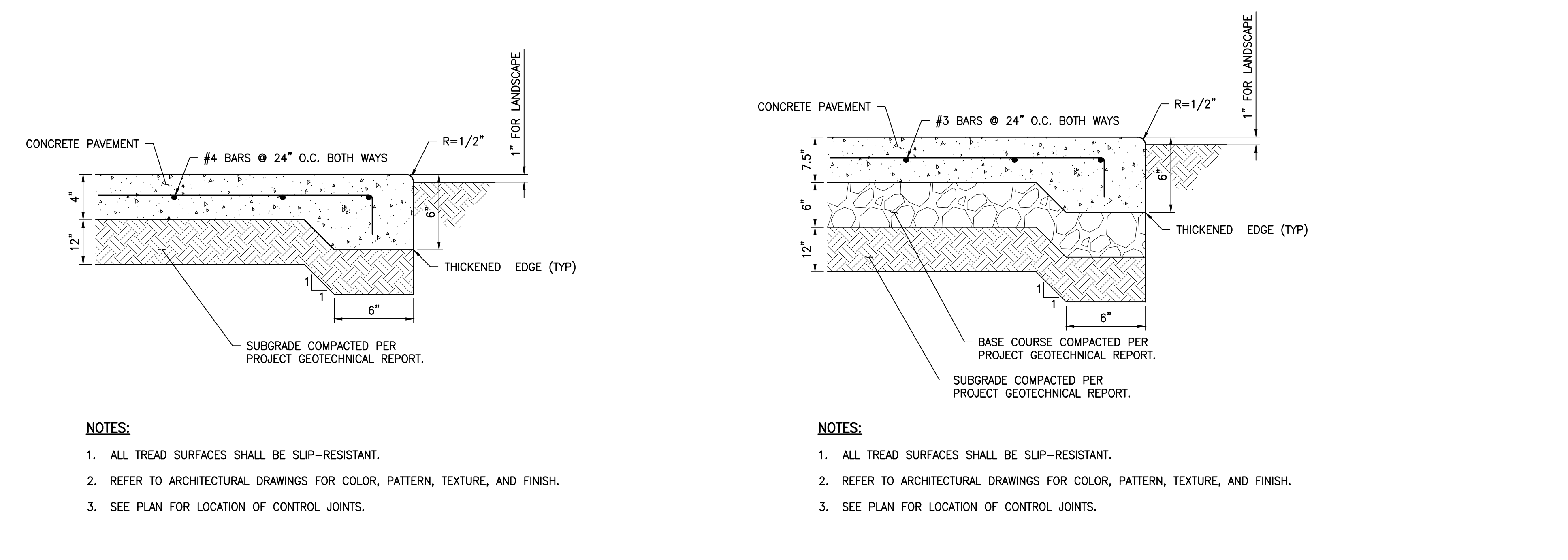
BASIS OF BEARING:

THE BEARING N 89°54'45"E OF THE NORTHERLY RIGHT-OF-WAY (TRANSFERRED TO CENTERLINE) OF 132ND ST (FORMERLY GRAND AVE.) AS SHOWN ON THE PANAMA ACRES TRACT, AS RECORDED IN BOOK 15, PAGES 138 AND 139 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK:

BM ID: RY7945
RDBM TAG IN SOUTH CURB 2FT E/O BOR AT SE CORNER 132ND ST & NORMANDIE AVE.
ELEV = 87.63 (NAVD 88)(2013 ADJ.)

PREVIOUSLY APPROVED CIVIL PLAN



UTILITY PURVEYORS

SOUTHERN CALIFORNIA GAS
800.427.2200

GOLDEN STATE WATER COMPANY
800.999.4033

SOUTHERN CALIFORNIA EDISON
800.655.4555

DEPARTMENT OF PUBLIC WORKS SANITATION/SEWER CITY OF GARDENA
310.217.9568

GEOTECHNICAL ENGINEER STATEMENT:

THIS PLAN HAS BEEN REVIEWED AND CONFIRMED TO RECOMMENDATIONS OF GEOTECHNICAL INVESTIGATION REPORT DATED JANUARY 9, 2017.

ESTIMATED EARTHWORK QUANTITIES

CUT:	830 CUBIC YARDS
FILL:	0 CUBIC YARDS
NET (CUT):	830 CUBIC YARDS (EXPORT)
REMOVAL AND RECOMPACTION:	2173 CUBIC YARDS

EARTHWORK CALCULATION NOTES:

- THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
- ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
- THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
- THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
- ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.
- REMOVAL AND RECOMPACTION NUMBERS WERE CALCULATED BASED AT 3FT DEPTH FROM FOOTINGS AND BUILDING PAD PER GEOTECH REPORT BY HAMILTON AND ASSOCIATES DATED AUGUST 31, 2021.

DEA
DE Architects AIA

1535 6th Street Suite 101
Santa Monica, CA 90401
tel: 310.451.7917
fax: 310.451.7918
www.DEArchitects.net

STAMP

REGISTERED ARCHITECT
NO. C-13776
REN. 6-30-17
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

LFA
Landscape Architects
Landscape Architects
Landscape Architects

319 Main St
El Segundo, CA 90245
t: 213.239.9700
f: 213.239.9699
www.lfbblf.com
LFA Job no: 22054

REGISTERED LANDSCAPE ARCHITECT
NO. C-13776
REN. 6-30-17
STATE OF CALIFORNIA

309 DATE 01/18/2023

CITY ENGINEER

CITY ENGINEER STATEMENT:
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

DATE

STAMP

SIGNATURE

13126 WESTERN AVE
13126 Western Ave
New Construction: 121 Unit SRO (350sf),
4 stories with free standing 6 tier 114 car
automated parking structure

SHEET TITLE

PRECISE GRADING PLAN

DATE	ISSUE / REVISION
2022-01-18	PLAN CHECKED
2022-01-18	PLAN CHECKED

THE ABOVE DRAWINGS, SPECIFICATIONS AND NOTES ARE THE PROPERTY OF DE ARCHITECTS, AIA. NO PART THEREOF SHALL BE COPIED OR USED IN ANY OTHER WORK, OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF DE ARCHITECTS, AIA. DE ARCHITECTS, AIA, DOES NOT WARRANT, REPRESENT OR GUARANTEE THE ACCURACY, COMPLETENESS AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT. THEY CONVEY OR FOR PROBLEMS WHICH ARISE FROM OMISSIONS, AMBIGUOUS, INCONSISTENCIES, CONTRADICTIONS OR CONFLICTS WHICH ARE ALLOWED.

JOB NO.

DATE 1/18/23

SHEET NO. C210

1 CONCRETE WALKWAY PAVEMENT
N.T.S.

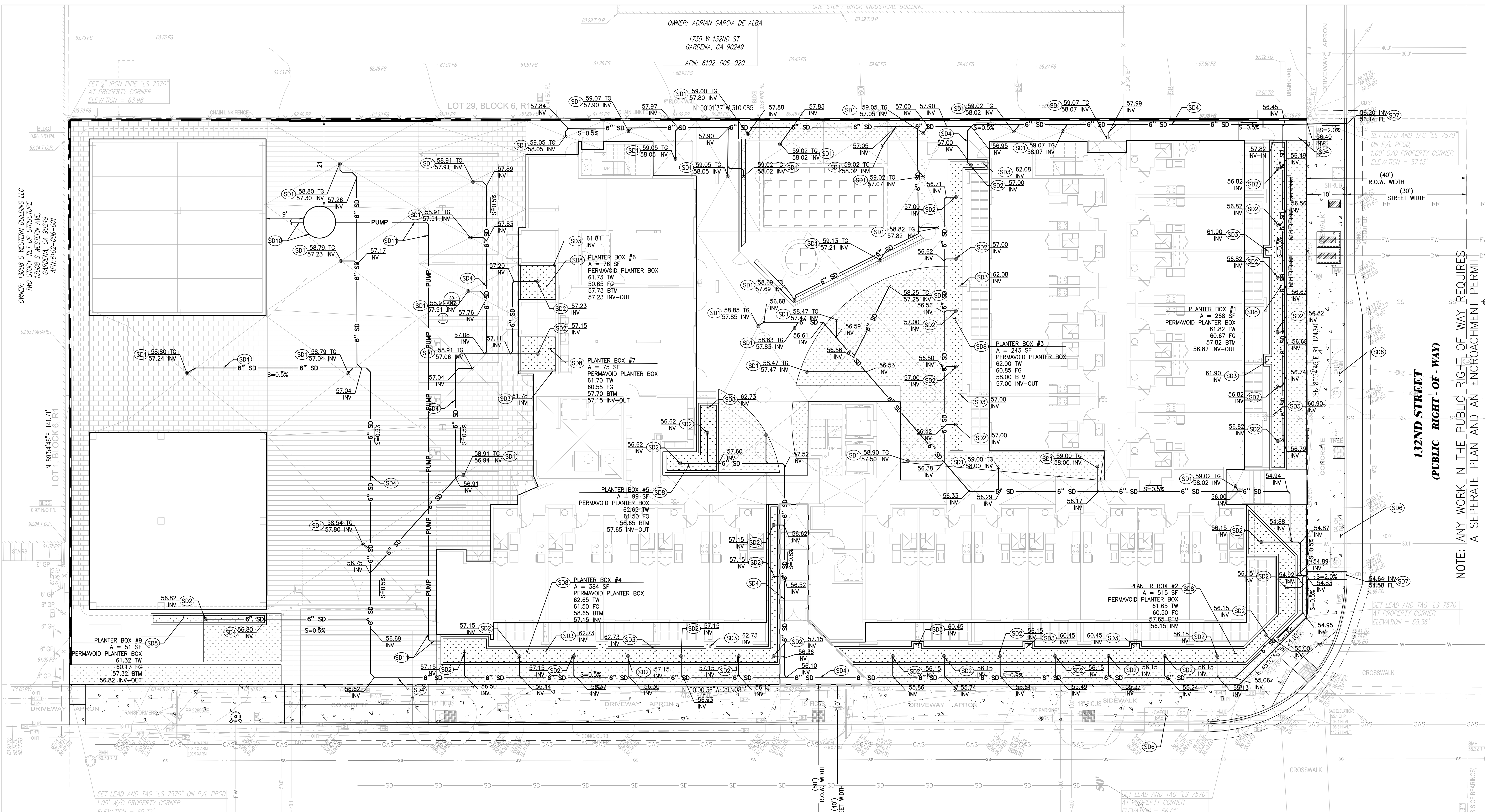
2 VEHICULAR CONCRETE PAVEMENT
N.T.S.

SIGNATURE

DATE

STAMP

DEA: IF THIS SHEET IS NOT 36" x 48", IT IS A REDUCED PRINT



LEGEND

- BUILDING OUTLINE
- PROPERTY LINE/LIMIT OF GRADING
- AREA DRAIN
- EXISTING CONTOUR LINES
- PROPOSED CONTOUR LINES
- LID PLANTER BOX
- LANDSCAPING BY OTHERS
- POOL/SPA
- PERMEABLE PAVING REFER TO LANDSCAPE PLANS
- RETAINING/ SITE WALL PER STRUCTURAL PLANS
- TREE WELL REFER TO SHEET ST101 FOR DETAILS

- STORM DRAIN NOTES**
- (SD1) INSTALL STORM DRAINS BY NDS PRO OR APPROVED EQUAL CONTINUATION.
 - (SD2) PERMAVOID PLANTER OVERFLOW DRAINS SEE DETAIL 2.
 - (SD3) ROOF DRAIN POINT-OF-CONNECTION, SEE PLUMBING DRAWINGS FOR CONNECTION.
 - (SD4) INSTALL SDR 35 PIPE, SIZE AND SLOPE PER PLAN.
 - (SD5) INSTALL PLANTER DRAIN BY NDS PRO OR APPROVED EQUAL.
 - (SD6) PROVIDE STORM DRAIN STENCIL PER DETAIL 1 HEREON.
 - (SD7) CONSTRUCT CURB DRAIN PER A.P.W.A. STD PLAN 150-4, CASE II INLET.
 - (SD8) PERMAVOID PLANTER BOXES PER DETAIL 2 HEREON.
 - (SD9) CONSTRUCT PERMEABLE PAVING PER DETAIL 3 HEREON.
 - (SD10) PUMP CONNECTION TO THE PARKING STRUCTURE SHOWN SCHEMATICALLY HEREON. REFER TO PLUMBING PLANS FOR SIZING AND DETAILS.
 - (SD1) INSTALL FORCE MAIN. SIZE TO BE DETERMINED BY PLUMBING CONTINUATION.

- BMP NOTES**
- REFER TO LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH PLAN REVIEW REPORT FOR INSTALLATION OF RAINWATER CATCHMENT AND IRRIGATION SYSTEM.
 - ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMP(S)) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).
 - ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP(S). SEE (REFERENCE SHEETS)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 30 OF BLOCK 6 OF PANAMA ACRES, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 138 AND 139 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

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APN: 6102-006-013

OWNER: GARCIA DE ALBA, 1735 W 132ND ST., GARDENA CA 90249

BASIS OF BEARING:

THE BEARING N 89°54'45"E OF THE NORTHERLY RIGHT-OF-WAY (TRANSFERRED TO CENTERLINE) OF 132ND ST (FORMERLY GRAND AVE.) AS SHOWN ON THE PANAMA ACRES TRACT, AS RECORDED IN BOOK 15, PAGES 138 AND 139 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK:

BM ELEV. RY7545
RDM TAG IN SOUTH CURB 2FT E/O BCR AT SE CORNER 132ND ST & NORMANDIE AVE.

ELEV = 87.63 (NAVD 88)(2013 ADJ.)

UTILITY PURPOSSES

SOUTHERN CALIFORNIA GAS
800.427.2200

GOLDEN STATE WATER COMPANY
800.999.4033

SOUTHERN CALIFORNIA EDISON
800.655.4555

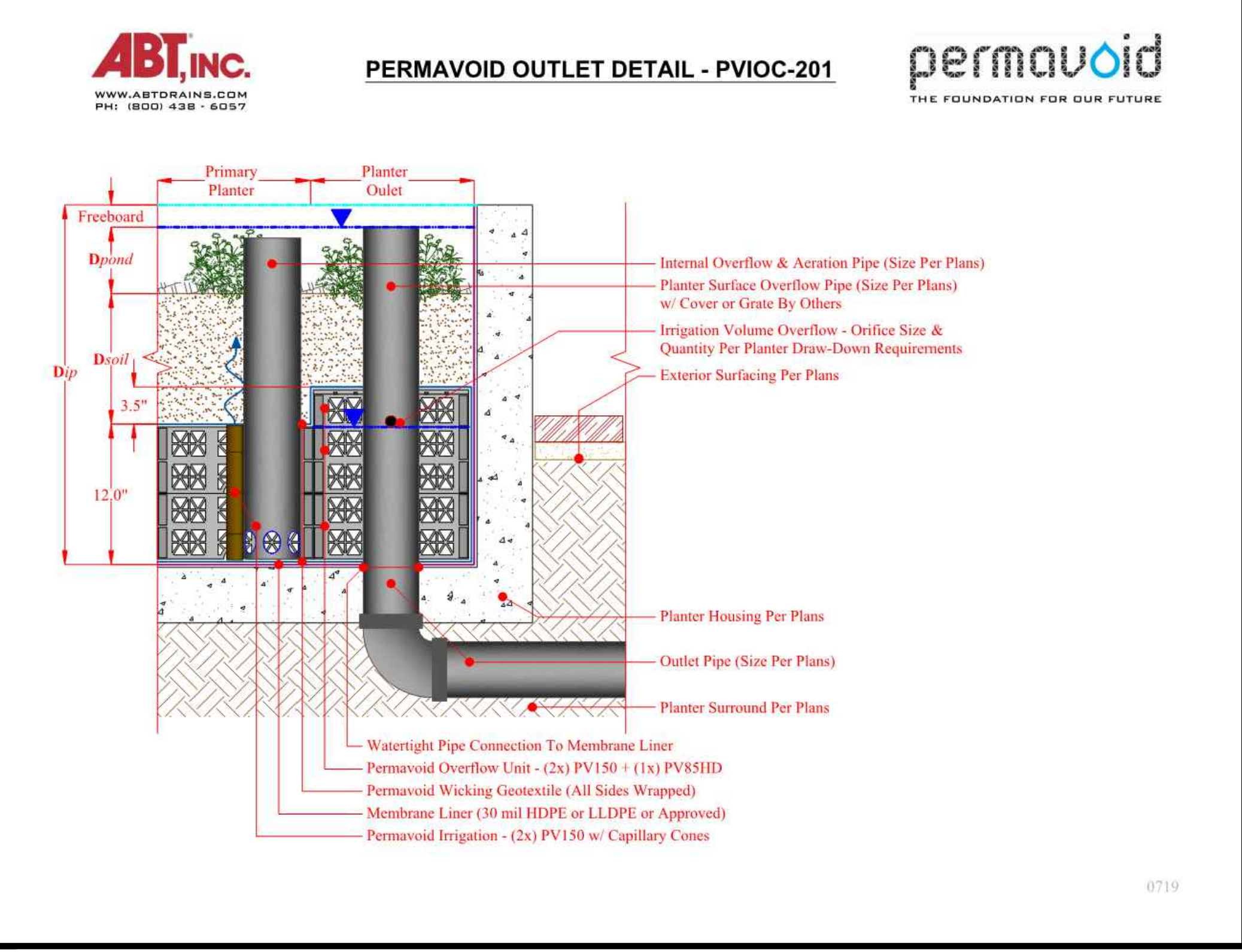
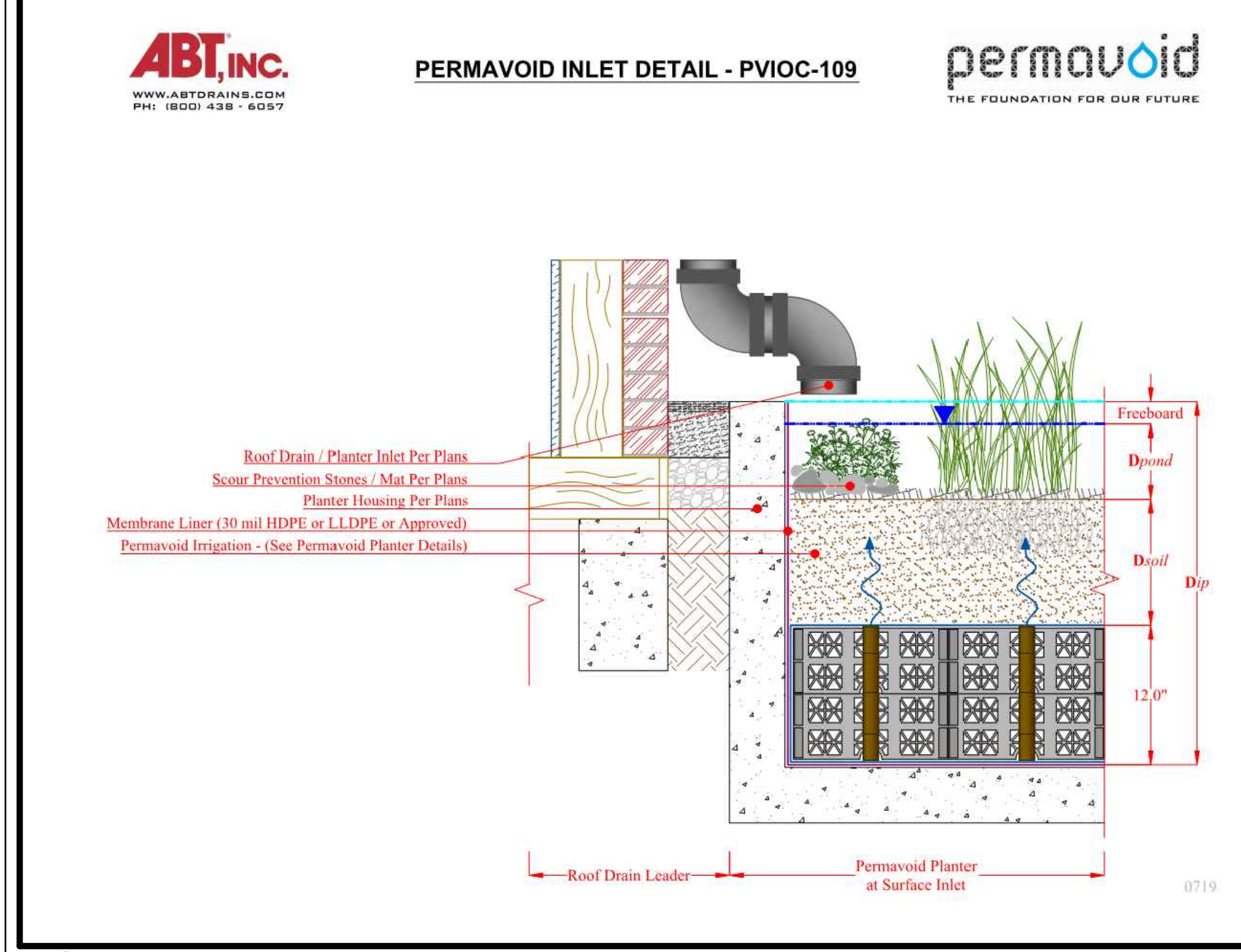
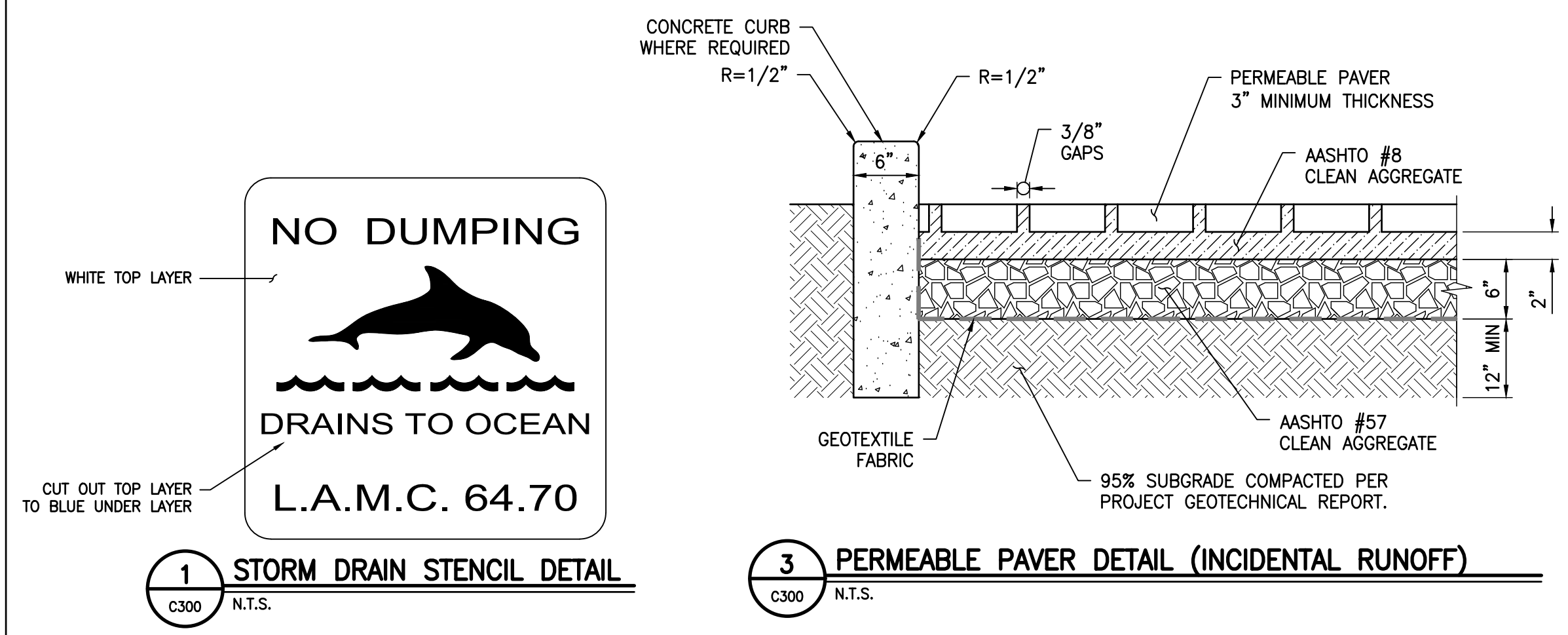
DEPARTMENT OF PUBLIC WORKS SANITATION/SEWER CITY OF GARDENA
310.217.9568

NOTE: ANY WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A SEPARATE PLAN AND AN ENCROACHMENT PERMIT

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**WESTERN AVENUE
(PUBLIC RIGHT-OF-WAY)**

PREVIOUSLY APPROVED CIVIL DRAINAGE PLAN



ABT, inc. Los Angeles Low Impact Development BMP Design & Material Summary

Project Number: P922188 - "FOR YOUR REFERENCE ONLY"
Street Address: 13120 Western Ave., Gardena, CA

Date: 10/19/2022
ECC: 5/24

LET BAND	PERMAVOID UNIT QUANTITY	Capillary Cones (Quantity)		CONNECTIONS	SLOTTED CONNECTIONS	EST. SOIL VOLUMES (CY)													
		BS	BSHD																
CUR-1	7,066	100.0%	6,300	554	268	251	380	0.44	31.0	12.0	48.0	150x20	190	190	45	200	33	193	
CUR-2	1,578	100.0%	3,213	369	235	482	728	0.44	21.0	12.0	48.0	150x20	280	280	87	1,300	56	387	
CUR-3	6,497	100.0%	5,796	457	243	227	344.2	0.44	21.0	12.0	48.0	150x20	180	180	41	900	30	173	
CUR-4	10,124	100.0%	9,112	722	384	359	544	0.44	21.0	12.0	48.0	150x20	284	284	65	1,420	48	274	
CUR-5	7,510	100.0%	2,380	186	39	93	140.2	0.44	21.0	12.0	48.0	150x20	74	74	17	370	13	71	
CUR-6	2,096	100.0%	1,883	140	76	71	107.7	0.44	21.0	12.0	48.0	150x20	60	60	13	200	10	54	
CUR-7	1,977	100.0%	1,780	141	75	70	106.7	0.44	21.0	12.0	48.0	150x20	59	59	13	200	10	53	
CUR-8	1,861	100.0%	1,495	138	81	59	89.2	0.44	21.0	12.0	48.0	150x20	68	68	13	240	8	45	
CUR-9	1,345	100.0%	1,250	95	33	48	72.2	0.44	21.0	12.0	48.0	150x20	58	58	5	200	7	34	
TOTAL	60,979		42,688	3,394	1,776	1,699	3,338						0	0	1,398	300	4,388	223	1,384

Permavoid Los Angeles LID Table 1.1

Permavoid Planter Soil Requirements (non-traffic loading):

- 75% (w/ 15%) by weight shall consist of sand meeting the following:
 - For soil depths of 6 to 12 inches, average particle size shall be 300µm (0.012 in.)
 - For soil depths of 12 to 24 inches, average particle size shall be 300µm (0.012 in.)
 - Soils shall have a uniformity coefficient of 4.0 or less.
 - Soils shall have less than 10% fines (passing 200 sieve) by weight.
 - Soils used for ballast shall meet Attachment H, Ballast/Filtration
- Design Criteria "A" as provided by the California Regional Water Quality Control Board.

DEA DE Architects AIA

1535 6th Street Suite 101
Santa Monica, CA 90401
tel: 310.451.7917
fax: 310.451.7916
www.DEArchitects.net

STAMP

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

LFA Lobb Funk & Associates

319 Main St
E Gardena, CA 90245
Tel: 213.239.9700
Fax: 213.239.9699
www.lobbfunk.com
LFA Job no: 22054

CITY ENGINEER STATEMENT:
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

CITY ENGINEER: _____
DATE: _____
SIGNATURE: _____

13126 WESTERN AVE
13126 Western Ave
New Construction: 121 Unit SRO (350sf),
4 stories with free standing 6 tier 114 car
automated parking structure

SHEET TITLE
DRAINAGE AND LID PLAN

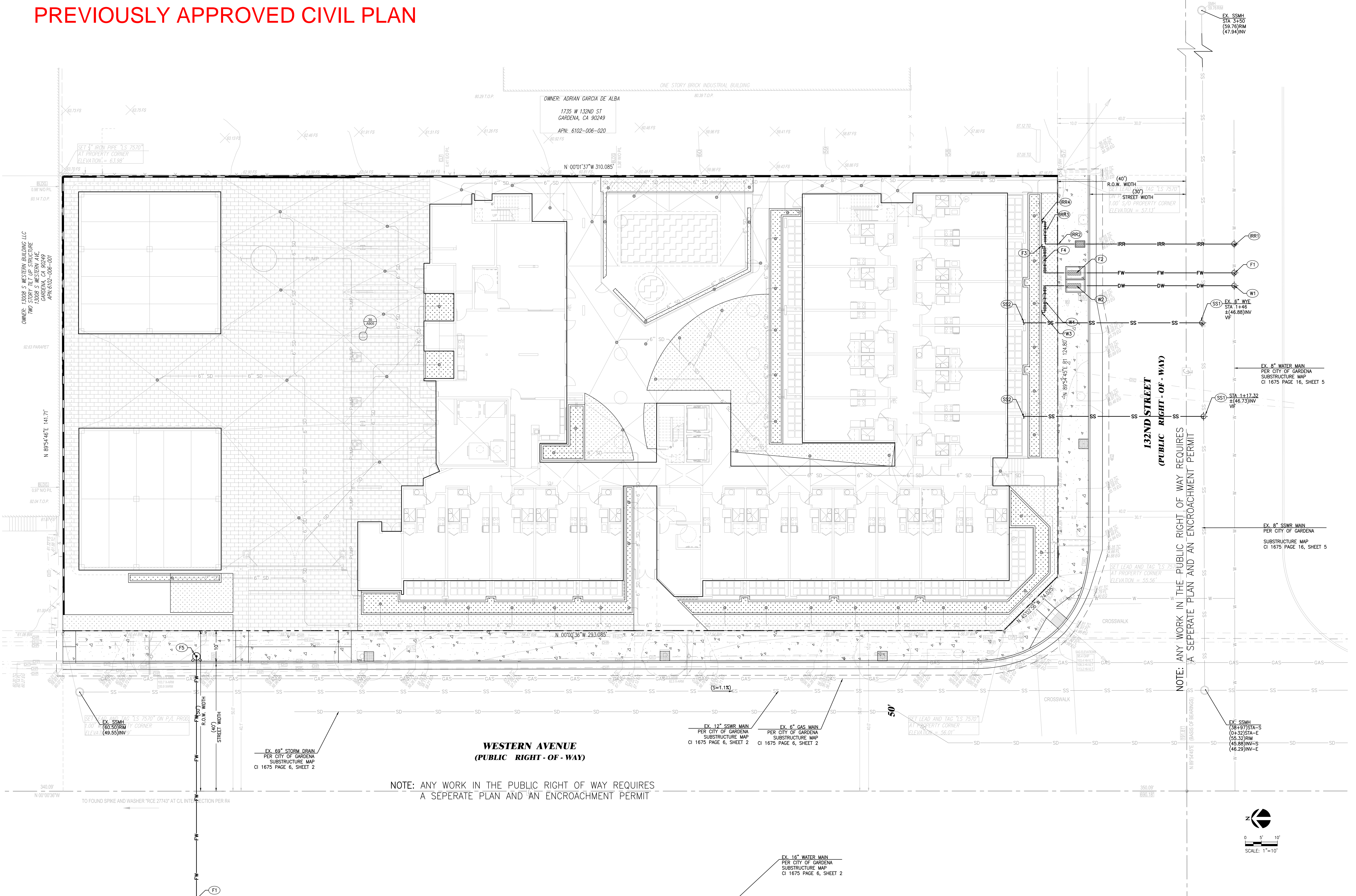
DATE: 10/19/2022
ISSUE / REVISION: PLAN CHECK

DATE: 1/18/23

SHEET NO.
C300

IF THIS SHEET IS NOT 36" x 48", IT IS A REDUCED PRINT

PREVIOUSLY APPROVED CIVIL PLAN



WESTERN AVENUE (PUBLIC RIGHT-OF-WAY)

NOTE: ANY WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A SEPERATE PLAN AND AN ENCROACHMENT PERMIT

NOTE: ANY WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A SEPERATE PLAN AND AN ENCROACHMENT PERMIT

LEGEND

SITE	
[Symbol]	BUILDING OUTLINE
[Symbol]	PROPERTY LINE/LIMIT OF GRADING
[Symbol]	AREA DRAIN
[Symbol]	EXISTING CONTOUR LINES
[Symbol]	GRADE BREAK
[Symbol]	LID PLANTER BOX
[Symbol]	LANDSCAPING BY OTHERS
[Symbol]	POOL/SPA
[Symbol]	PERMEABLE PAVING REFER TO LANDSCAPE PLANS
[Symbol]	RETAINING/ SITE WALL PER STRUCTURAL PLANS
[Symbol]	TREE WELL REFER TO SHEET C701 FOR DETAILS

CONSTRUCTION NOTES

SANITARY SEWER

- (SS1) INSTALL HOUSE CONNECTION PER APWA STANDARD PLAN 222-1, TYPE A, 2% SLOPE MINIMUM (TYPICAL), SIZING PER PLUMBING PLANS. CONTRACTOR TO LOCATE AND CONNECT TO EXISTING SEWER WYE IF AVAILABLE.
- (SS2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.

DOMESTIC WATER

- (W1) CONNECT TO EXISTING WATER MAIN.
- (W2) INSTALL DOMESTIC WATER METER. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH GOLDEN STATE WATER COMPANY.
- (W3) SIZING PER PLUMBING PLANS, POINT OF CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- (W4) BACKFLOW PREVENTION ASSEMBLY PER GOLDEN STATE WATER COMPANY PLAN P-35.

IRRIGATION WATER

- (IRR1) CONNECT TO EXISTING WATER MAIN.
- (IRR2) INSTALL IRRIGATION WATER METER. CONTRACTOR TO COORDINATE SERVICE CONNECTION WITH LOCAL PROVIDER PRIOR TO INSTALLATION.
- (IRR3) INSTALL PRESSURE BACKFLOW PREVENTOR.
- (IRR4) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE LANDSCAPE DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.

FIRE WATER

- (F1) CONNECT TO EXISTING WATER MAIN.
- (F2) CONTRACTOR TO ORDER 6" FIRE WATER SERVICE FROM GOLDEN STATE WATER COMPANY AND CONNECT TO EXISTING WATER MAIN. SIZE PER FIRE SPRINKLER DESIGN PLANS.
- (F3) POINT OF CONNECTION TO BUILDING. SEE FIRE SPRINKLER PLANS FOR CONTINUATION.
- (F4) 6" BACKFLOW PREVENTION ASSEMBLY PER GOLDEN STATE WATER COMPANY PLAN P-35. SIZE PER FIRE SPRINKLER DESIGN PLANS.
- (F5) INSTALL FIRE HYDRANT.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 30 OF BLOCK 6 OF PANAMA ACRES, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 138 AND 139 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 30, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 17.00 FEET;

THENCE SOUTHEASTERLY IN A DIRECT LINE 24.03 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT DISTANT EASTERLY THEREON 17.00 FEET FROM TO THE POINT OF BEGINNING;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE 17.00 FEET TO SAID TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERE TO, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED IN DEEDS OF RECORD.

APN: 6102-006-013
OWNER: GARCIA DE ALBA, 1735 W 132ND ST., GARDENA CA 90249

BASIS OF BEARING:

THE BEARING N 89°54'45"E OF THE NORTHERLY RIGHT-OF-WAY (TRANSFERRED TO CENTERLINE) OF 132ND ST (FORMERLY GRAND AVE.) AS SHOWN ON THE PANAMA ACRES TRACT AS RECORDED IN BOOK 15, PAGES 138 AND 139 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK:

BM ID: RY7945
RDBM TAG IN SOUTH CURB 2FT E/O BCR AT SE CORNER 132ND ST & NORMANDIE AVE.
ELEV = 87.63 (NAVD 88)(2013 ADJ.)

EASEMENT:

NO EASEMENTS WERE FOUND PER THE TITLE REPORT

UTILITY PURVEYORS

SOUTHERN CALIFORNIA GAS	800.427.2200
GOLDEN STATE WATER COMPANY	800.399.4033
SOUTHERN CALIFORNIA EDISON	800.855.4555
DEPARTMENT OF PUBLIC WORKS SANITATION/SEWER CITY OF GARDENA	310.217.8568

DEA
DE Architects AIA

1535 8th Street Suite 101
Santa Monica, CA 90401
tel: 310.451.7917
fax: 310.451.7918
www.DEArchitects.net

STAMP

LFA
LFB Associates
319 Main St
El Segundo, CA 90245
tel: 213.239.9700
tel: 310.329.9699
www.lfb Associates.com
LFA Job no: 22054

CITY ENGINEER

CITY ENGINEER STATEMENT:
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

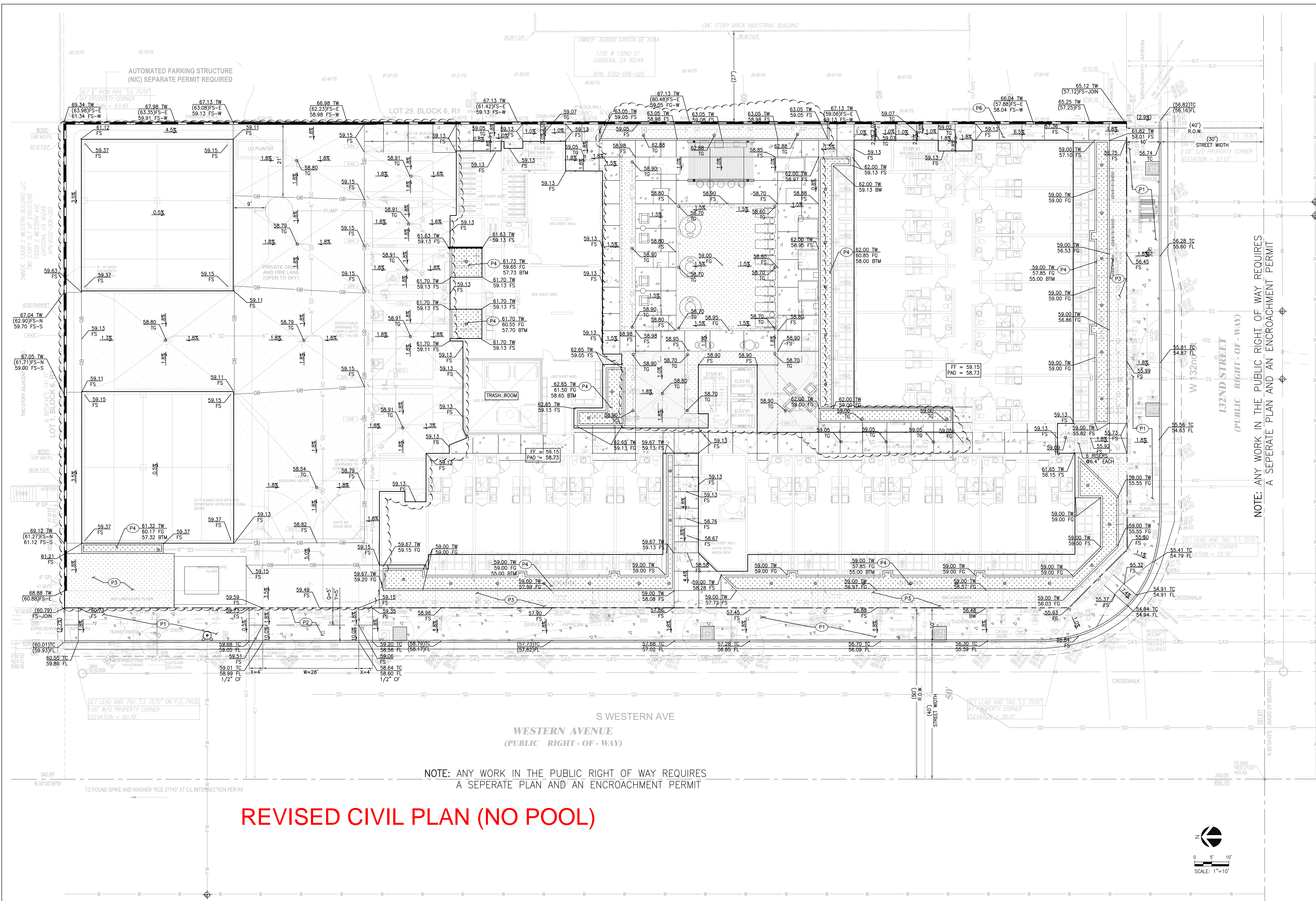
13126 WESTERN AVE
13126 Western Ave
New Construction: 121 Unit SRO (350sf),
4 stories with free standing 6 tier 114 car
automated parking structure

SHEET TITLE
UTILITY PLAN

DATE	ISSUE / REVISION
2022/01/18	ISSUE 1
2022/01/18	REVISION 1
2022/01/18	REVISION 2

DATE: 1/18/23

SHEET NO. **C400**



LEGEND

SITE	DESCRIPTION
---	BUILDING OUTLINE
---	PROPERTY LINE/LIMIT OF GRADING
○	AREA DRAIN
---	EXISTING CONTOUR LINES
---	PROPOSED CONTOUR LINES
---	GRADE BREAK
---	LID PLANTER BOX
---	LANDSCAPING BY OTHERS
---	POOL/SPA
---	PERMEABLE ASPHALT
---	RETAINING/ SITE WALL PER STRUCTURAL PLANS
---	TREE WELL REFER TO SHEET ST101 FOR DETAILS

- CONSTRUCTION NOTES**
- CONSTRUCT CONCRETE WALKWAY PER CITY STANDARD DETAIL 5F-56.
 - CONSTRUCT DRIVEWAY PER CITY STANDARD DETAIL 5T1.
 - LANDSCAPING PER LANDSCAPE PLANS.
 - PERMAVOID PLANTER BOXES SEE SHEET C300.
 - VEHICULAR CONCRETE PER DETAIL 2, HIRON.
 - CONCRETE WALKWAY PER DETAIL 1, HIRON.
 - RETAINING/SITE WALL, REFER TO STRUCTURAL PLANS FOR DETAILS.

NOTES

ROUGH GRADE ASSUMES PAD IS 9" BELOW FINISHED FLOOR (5" SLAB + 4" BASE). SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR FINAL ELEVATIONS AND FOUNDATION DETAILS.

CONTRACTOR TO REFER TO GEOTECHNICAL REPORT AND RECOMPACTION RECOMMENDATIONS.

RETAINING WALL PER SEPARATE BUILDING PERMIT

FOR WORK OUTSIDE THE PROPERTY LINE A SEPARATE WORK ENCROACHMENT PERMIT IS REQUIRED

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 30 OF BLOCK 6 OF PANAMA ACRES, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 138 AND 139 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 30, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 17.00 FEET;

THENCE SOUTHEASTERLY IN A DIRECT LINE 24.03 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT DISTANT EASTERLY THEREON 17.00 FEET FROM TO THE POINT OF BEGINNING;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE 17.00 FEET TO SAID TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED IN DEEDS OF RECORD.

APN: 6102-006-013

OWNER, GARCIA DE ALBA, 1735 W 132ND ST., GARDENA CA 90249

BASIS OF BEARING:

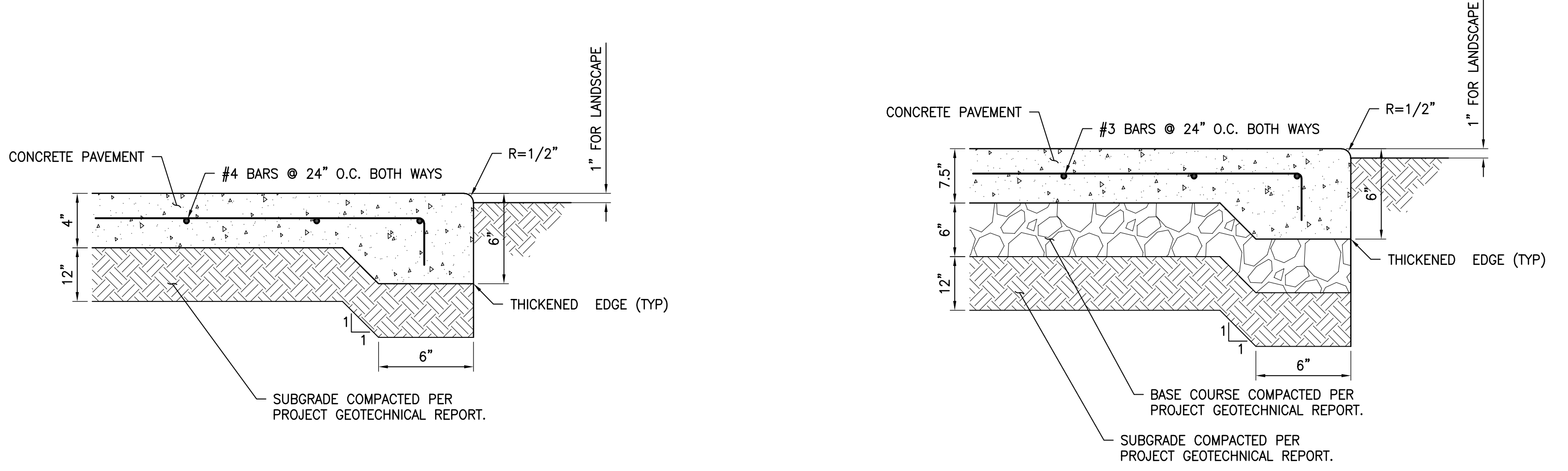
THE BEARING N 89°54'45"E OF THE NORTHERLY RIGHT-OF-WAY (TRANSFERRED TO CENTERLINE) OF 132ND ST (FORMERLY GRAND AVE.) AS SHOWN ON THE PANAMA ACRES TRACT, AS RECORDED IN BOOK 15, PAGES 138 AND 139 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK:

BM ID: RY7945
RDBM TAG IN SOUTH CURB 2FT E/O BOR AT SE CORNER 132ND ST & NORMANDIE AVE.
ELEV = 87.63 (NAVD 88)(2013 ADJ.)

REVISED CIVIL PLAN (NO POOL)

NOTE: ANY WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A SEPARATE PLAN AND AN ENCROACHMENT PERMIT



UTILITY PURVEYORS

SOUTHERN CALIFORNIA GAS
800.427.2200

GOLDEN STATE WATER COMPANY
800.999.4033

SOUTHERN CALIFORNIA EDISON
800.655.4555

DEPARTMENT OF PUBLIC WORKS SANITATION/SEWER CITY OF GARDENA
310.217.9568

GEOTECHNICAL ENGINEER STATEMENT:

THIS PLAN HAS BEEN REVIEWED AND CONFIRMED TO RECOMMENDATIONS OF GEOTECHNICAL INVESTIGATION REPORT DATED JANUARY 9, 2017.

ESTIMATED EARTHWORK QUANTITIES

CUT:	830 CUBIC YARDS
FILL:	0 CUBIC YARDS
NET (CUT):	830 CUBIC YARDS (EXPORT)
REMOVAL AND RECOMPACTION:	2173 CUBIC YARDS

- EARTHWORK CALCULATION NOTES:**
- THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
 - ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
 - THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
 - THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
 - ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ON-SITE MATERIALS ARE SUITABLE FOR BACKFILLING; HOWEVER, ACTUAL EXISTING ON-SITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.
 - REMOVAL AND RECOMPACTION NUMBERS WERE CALCULATED BASED AT 3FT DEPTH FROM FOOTINGS AND BUILDING PAD PER GEOTECH REPORT BY HAMILTON AND ASSOCIATES DATED AUGUST 31, 2021.

- NOTES:**
- ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
 - REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
 - SEE PLAN FOR LOCATION OF CONTROL JOINTS.

1 CONCRETE WALKWAY PAVEMENT
N.T.S.

2 VEHICULAR CONCRETE PAVEMENT
N.T.S.

SIGNATURE _____ DATE _____ STAMP _____

DEA
DE Architects AIA
1535 6th Street Suite 101
Santa Monica, CA 90401
tel: 310.451.7917
fax: 310.451.7916
www.DEArchitects.net

STAMP
LICENSED ARCHITECT
STATE OF CALIFORNIA
NO. C-13778
REN. 6/30/21

NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT

LFA
LADD Park + Associates Burnett + Young
Sustainable Civil Engineers

1919 Main St.
El Segundo, CA 90245
t: 310.239.9700
f: 310.239.9699
www.lfbfirm.com
LFA Job no: 22054

PROFESSIONAL SEAL
LARRY A. FARRAR
REGISTERED CIVIL ENGINEER
STATE OF CALIFORNIA
NO. 61513
EXPIRES 12/31/2023

CITY ENGINEER
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

STAMP _____ DATE _____ SIGNATURE _____

13126 WESTERN AVE
13126 Western Ave
New Construction: 121 Unit SRO (350sf),
4 stories with free standing 6 tier 114 car
automated parking structure

SHEET TITLE
PRECISE GRADING PLAN

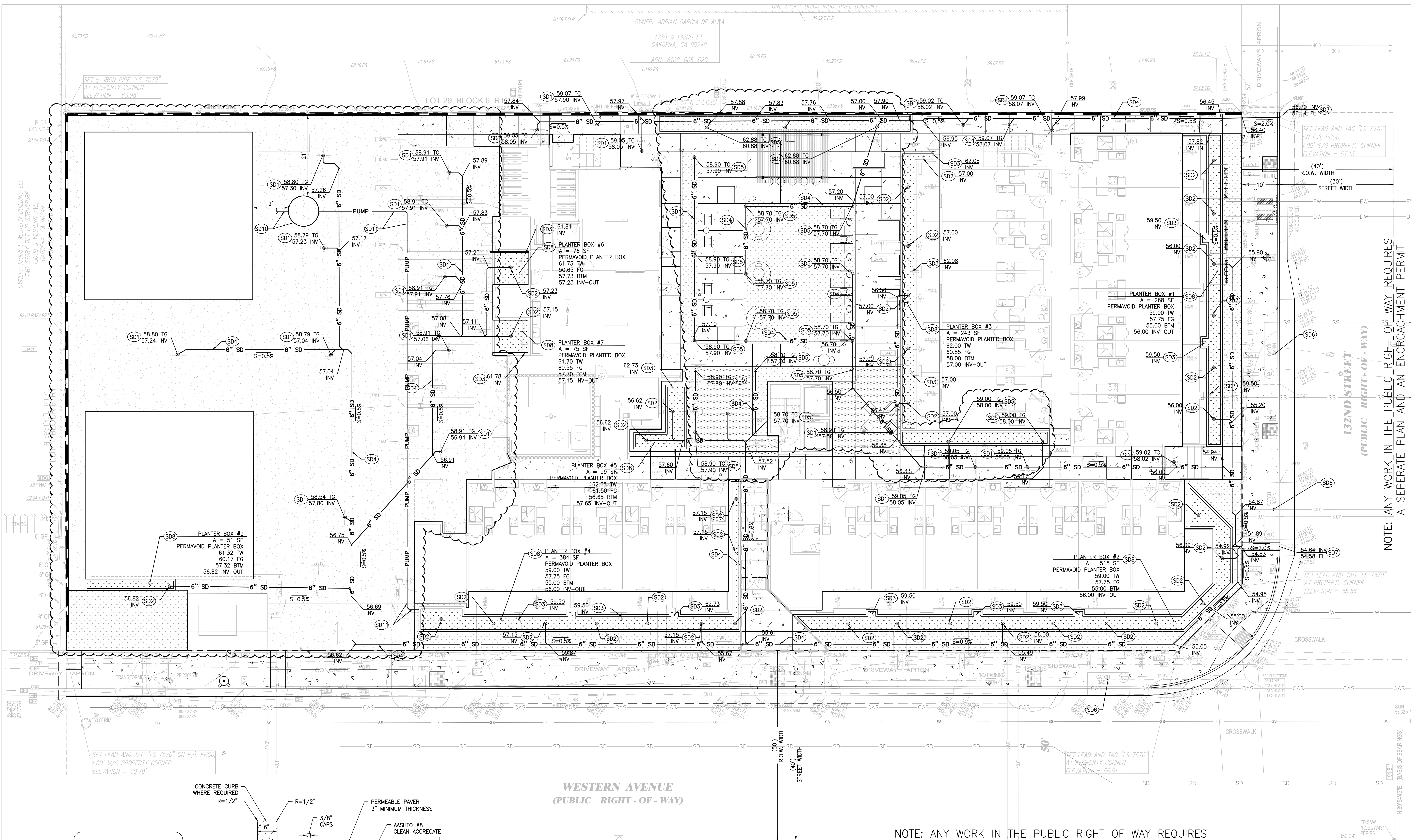
DATE	ISSUE / REVISION
2022/09	PLAN CHECK
2022/09	PLAN CHECK
2022/09	LANDSCAPE REVISIONS

THE ABOVE DRAWINGS, SPECIFICATIONS AND CONDITIONS ARE THE PROPERTY OF DE ARCHITECTS AIA AND NO PART THEREOF SHALL BE COPIED OR USED WITH ANY OTHER WORK, OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN DEVELOPED WITHOUT THE WRITTEN CONSENT OF DE ARCHITECTS AIA. DE ARCHITECTS AIA, CDM, INC. AND LFA FIRM ASSUME NO LIABILITY FOR PROBLEMS OR CHANGES FROM VALUES WHICH ARISE FROM THEIR PLAN, SPECIFICATIONS AND DESIGN INTENT THAT COME OR ARE CAUSED BY CHANGES FROM OTHER VALUES TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S CLEARANCE WITH SUBJECT TO ANY FEDERAL, STATE, LOCAL, OR OTHER AGENCIES OR REGULATORY AGENCIES WHICH ARE APPLICABLE.

JOB NO. _____

DATE 11/3/25

SHEET NO. **C210**



LEGEND

- BUILDING OUTLINE
- PROPERTY LINE/LIMIT OF GRADING
- AREA DRAIN
- 100 EXISTING CONTOUR LINES
- 100 PROPOSED CONTOUR LINES
- LID PLANTER BOX
- LANDSCAPING BY OTHERS
- POOL/SPA
- PERMEABLE ASPHALT
- RETAINING / SITE WALL PER STRUCTURAL PLANS
- TREE WELL REFER TO SHEET S101 FOR DETAILS

- ### STORM DRAIN NOTES
- INSTALL STORM DRAINS BY NDS PRO OR APPROVED EQUAL
 - PERMAVOID PLANTER OVERFLOW DRAINS SEE DETAIL 2.
 - ROOF DRAIN POINT-OF-CONNECTION, SEE PLUMBING DRAWINGS FOR CONNECTION
 - INSTALL SDR 35 PIPE, SIZE AND SLOPE PER PLAN.
 - INSTALL PLANTER DRAIN BY NDS PRO OR APPROVED EQUAL.
 - PROVIDE STORM DRAIN STENCIL PER DETAIL 1 HEREON.
 - CONSTRUCT CURB DRAIN PER A.P.W.A. STD. PLAN 150-4, CASE II INLET.
 - PERMAVOID PLANTER BOXES PER DETAIL 2 HEREON
 - CONSTRUCT PERMEABLE PAVING PER DETAIL 3 HEREON.
 - PUMP CONNECTION TO THE PARKING STRUCTURE SHOWN SCHEMATICALLY HEREON. REFER TO PLUMBING PLANS FOR SIZING AND DETAILS
 - INSTALL FORCE MAIN. SIZE TO BE DETERMINED BY PLUMBING

- ### BMP NOTES
- REFER TO LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH PLAN REVIEW REPORT FOR INSTALLATION OF RAINWATER CATCHMENT AND IRRIGATION SYSTEM.
 - ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).
 - ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMPs. SEE (REFERENCE SHEETS)
- ### LEGAL DESCRIPTION
- THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
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- THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 17.00 FEET;
- THENCE SOUTHEASTERLY IN A DIRECT LINE 24.03 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT DISTANT EASTERLY THEREON 17.00 FEET FROM TO THE POINT OF BEGINNING;
- THENCE WESTERLY ALONG SAID SOUTHERLY LINE 17.00 FEET TO SAID POINT OF BEGINNING.

APN: 6102-006-013

OWNER: GARCIA DE ALBA, 1735 W 132ND ST, GARDENA CA 90249

BASIS OF BEARING:
THE BEARING N 89°54'45"E OF THE NORTHERLY RIGHT-OF-WAY (TRANSFERRED TO CENTERLINE) OF 132ND ST (FORMERLY GRAND AVE.) AS SHOWN ON THE PANAMA ACRES TRACT, AS RECORDED IN BOOK 15, PAGES 138 AND 139 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK:
BM ID: R77945
RODM TAG IN SOUTH CURB 2FT E/O BCR AT SE CORNER 132ND ST & NORMANDIE AVE.

ELEV = 87.63 (NAVD 88)(2013 ADJ.)

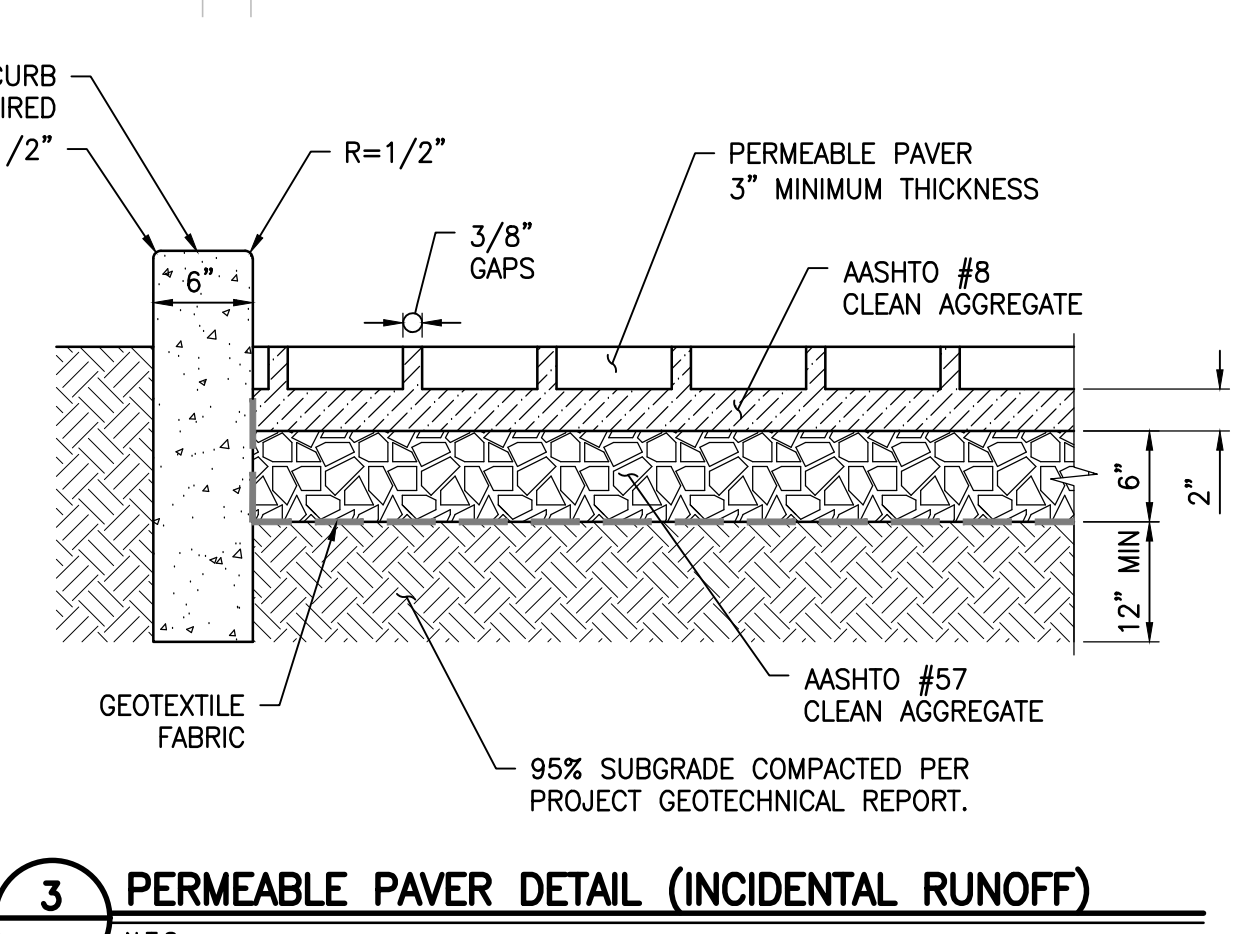
UTILITY PURVISORS

SOUTHERN CALIFORNIA GAS
800.427.2200

GOLDEN STATE WATER COMPANY
800.999.4033

SOUTHERN CALIFORNIA EDISON
800.655.4555

DEPARTMENT OF PUBLIC WORKS SANITATION/SEWER CITY OF GARDENA
310.217.9568



1 STORM DRAIN STENCIL DETAIL



2 PERMEABLE PAVER DETAIL (INCIDENTAL RUNOFF)

PROPOSED CIVIL DRAINAGE PLAN (NO POOL)

NOTE: ANY WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A SEPARATE PLAN AND AN ENCROACHMENT PERMIT

ABT, Inc. permavoid Los Angeles Low Impact Development BMP Design & Material Summary

Project Number: PV23188 - "FOR YOUR REFERENCE ONLY"
Street Address: 13126 Western Ave., Gardena, CA
Date: 10/19/2022
ECC: 5/24

ID #	LET BMP	Area (sq. ft.)	Design Summary										Material Summary															
			Design Area (sq. ft.)	Volume (cu. yd.)	Area (sq. ft.)	Volume (cu. yd.)	Area (sq. ft.)	Volume (cu. yd.)	Area (sq. ft.)	Volume (cu. yd.)	Area (sq. ft.)	Volume (cu. yd.)	Area (sq. ft.)	Volume (cu. yd.)	Area (sq. ft.)	Volume (cu. yd.)												
CUR-1	1.00%	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	
CUR-2	1.00%	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	
CUR-3	1.00%	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
CUR-4	1.00%	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
CUR-5	1.00%	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
CUR-6	1.00%	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
CUR-7	1.00%	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
CUR-8	1.00%	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
CUR-9	1.00%	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Total		9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776

Permavoid Los Angeles LID Table 1.1

Permavoid Planter Soil Requirements (non-traffic loading):
 - 75% (1" - 50) by weight shall consist of sand meeting the following:
 (For soil depths of 6 to 12 inches, average particle size shall be 300µm (0.002 in.)
 (For soil depths of 12 to 24 inches, average particle size shall be 300µm (0.002 in.)
 - Soils shall have a uniformity coefficient of 4.0 or less.
 - Soils shall have less than 10% fines (passing 200 sieve) by weight.
 - Soils used for infiltration shall meet "Attachment H: Infiltration / Infiltration Design Criteria" as provided by the California Regional Water Quality Control Board.

DEA
DE Architects AIA
1535 6th Street Suite 101
Santa Monica, CA 90401
tel: 310.451.7917
fax: 310.451.7916
www.DEAarchitects.net

STAMP

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

LFA
Landscape Architects
Landscape Architecture
Landscape Architecture
Landscape Architecture

319 Main St.
Escondido, CA 92025
t: 213.239.9700
f: 213.239.9699
www.lfbdesign.com
LFA Job no: 22054

STAMP

CITY ENGINEER

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

CITY ENGINEER STATEMENT:

13126 WESTERN AVE
13126 Western Ave
New Construction: 121 Unit SRO (350sf),
4 stories with free standing 6 tier 114 car
automated parking structure

DATE

SIGNATURE

SHEET TITLE

DRAINAGE AND LID PLAN

DATE	ISSUE / REVISION
2022/10/19	PLAN CHECK
2022/10/19	PLAN CHECK
2022/10/19	LANDSCAPE REVISIONS

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JOB NO.

DATE

11/3/25

SHEET NO.

C300