



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, May 5, 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 April 7, 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. ENVIRONMENTAL ASSESSMENT #19-24; SITE PLAN REVIEW #4-24; TENTATIVE PARCEL MAP #2-24 TO ALLOW THE CONSTRUCTION OF FOUR (4) THREE-STORY CONDOMINIUM UNITS IN THE MEDIUM DENSITY MULTIFAMILY RESIDENTIAL (R-3) ZONED PORTION OF A SPLIT ZONED R-3 AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONED PROPERTY AT 1031 MAGNOLIA AVENUE.

A request from Steve Stepakis (property owner) to approve Environmental Assessment (EA #19-24), Site Plan Review (SPR #4-24), and Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 85142) to allow the construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1) property in accordance with Section 18.44.010.A and Chapter 17.08 of the Gardena Municipal Code (GMC). The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(b) (Class 3 – Construction or Conversion of Small Structures).

Staff Recommendation: Conduct the public hearing, receive testimony from the public, and adopt Resolution No. PC 1-26, subject to the conditions of approval and direct staff to file a notice of exemption.

6.B. ZONE TEXT AMENDMENT #1-26, PROPOSED AMENDMENT TO CHAPTER 18.13 OF THE GARDENA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Recommendation to the City Council on adoption of Zone Text Amendment # 1-26 to amend Chapter 18.13 of the Gardena Municipal Code relating to accessory dwelling units and junior accessory

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, May 19, 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 30, 2026

MINUTES

Regular PEQC Meeting of the Planning and Environmental Quality Commission

Tuesday, April 7, 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 April 7, 2026, at 7:00 PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:05 PM.

2. PLEDGE OF ALLEGIANCE

Chair Ronald Wright-Scherr led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Ronald Wright-Scherr; Commissioner Steve Sherman; Commissioner Stephen P. Langley and Commissioner Deryl Henderson. Employees present: Assistant Director of Community Development Jo-Anne Burns; Assistant City Attorney Ivy Tsai; and Planning Assistant Dayana Nava; and Planning Assistant Kevin La.

Vice-Chair Jules Kanhan and Director of Community Development Greg Tsujiuchi were absent.

4. APPROVAL OF MINUTES

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

MOTION: A motion was made by Commissioner Henderson and seconded by Commissioner Sherman to approve the minutes of the meeting held on February 17, 2026.

The motion passed by a vote of 3-0 (Yea: Wright-Scherr, Sherman and Henderson; Noes: None)

Abstain: Langley

Absent: Kanhan

5. ORAL COMMUNICATIONS

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

1. Kyle Patterson, a representative of the Western States Carpenters, expressed his desire to inform the Commission about construction industry tax fraud and shared his views on how it affects the community and working families.

6. PUBLIC HEARING ITEMS

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

Assistant Director of Community Development Jo-Anne Burns and Assistant City Attorney Ivy Tsai were present and available to answer any questions.

Planning Assistant Dayana Nava presented the staff report, informing the Commission that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections: 15332-(Class 32 - in-fill development project) and 15300.2- Not subject to exceptions to the exemptions in CEQA.

Ms. Nava displayed the Vicinity Map of the existing site location at 13126 S. Western Avenue and the Zoning Map, which indicates that the area is in an (M-1) zone.

Ms. Nava provided past history of the project from 2022 - 2026. A timeline with important dates and meetings was displayed on the screen.

Ms. Nava presented current photos of the project site, highlighting that construction is currently underway.

Ms. Nava presented a previously approved landscaping site plan that included a swimming pool.

Ms. Nava informed the Commission that the applicant is requesting to remove the pool and spa. The applicant is proposing artificial turf, daybeds, tables and chairs with umbrellas, a trellis with a barbecue area, and additional landscaping, including more trees. The updated landscaping site plan was displayed on the screen, and Ms. Nava also provided the elevations for the trellis.

Ms. Nava went over the analysis, noting that 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.

Ms. Nava noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site on March 26, 2026, and to date no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- Conduct the public hearing;
- Receive testimony from the public; and
- **Adopt Resolution No. PC 4-26** making the necessary finding and approving EA #2-26 and MOD CUP #5-21, Site Plan Review #5-21 subject to the attached Conditions of Approval and
- Direct staff to file a Notice of Exemption.

Ms. Nava informed the Commission that both the staff and applicant were present to answer any questions.

Chair Wright-Scherr asked if any of the Commissioners had questions.

Chair Wright-Scherr inquired about the reason for changing from a pool to landscaping and proceeded to open the Public Hearing.

Ms. Nava called on Mr. Lee Johnson, the applicant, to address the question. Assistant City Attorney Ivy Tsai asked Mr. Johnson to introduce himself for the record.

Mr. Johnson introduced himself and explained that his decision for the changes was based on cost and the reduction of the courtyard area by half. He also noted that a 6-foot wall would be required around the pool and spa. He proceeded to provide more details about the proposed changes.

Assistant City Attorney Ivy Tsai asked Mr. Johnson if he had anything else he wanted to share. Mr. Johnson indicated that he did not.

Chair Wright-Scherr asked if anyone else wished to speak on the item.

PUBLIC SPEAKER:

1. German Soria from the Western States Carpenters expressed his concerns about tax fraud occurring on the project site and spoke in support of tax fraud awareness and its impact on the industry.

Questions and comments were made by Chair Wright-Scherr and Mr. Lee Johnson, to which Mr. Soria responded.

Chair Wright-Scherr announced that the Public Hearing was closed but shortly afterward re-opened it for additional questions.

Commissioner Henderson asked Mr. Johnson why he chose to install artificial grass instead of natural grass. Mr. Johnson provided a detailed answer to the question.

There were no further questions or comments from any Commission member, and Chair Wright-Scherr announced the closure of the Public Hearing.

MOTION: A motion was made by Commissioner Langley and seconded by Chair Wright-Scherr to Adopt Resolution No. PC 4-26, making the necessary finding and approving EA #2-26 and MOD CUP #5-21, Site Plan Review #5-21 subject to the attached Conditions of Approval and Direct staff to file a Notice of Exemption:

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

Absent: Kanhan

Assistant Director Jo-Anne Burns stated that the decision made 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.

7. OTHER ITEMS

No Items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Assistant Director of Community Development Jo-Anne Burns, reported on city council actions and announced upcoming events.

1. City Council Meeting of March 10, 2026. City Council approved modification to Conditional Use Permit 09-04 - To allow beer, wine, and distilled spirits, and instructional tasting within the Target store at 2169 W. Redondo Beach Boulevard.
2. City of Gardena Public Workshop - Open Space and Conservation Plans of the Community Resources Element of the General Plan on May 14, 2026, from 6:30 pm - 8:00 pm, at the Nakaoka Community Center, Room A.
3. Blockbuster Bash on Friday, April 10, 2026; 6:30 pm - 9:00 pm.
4. 40th Annual Cinco de Mayo Parade & Celebration, Saturday, May 2, 2026.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. COMMISSIONER LANGLEY - He expressed his gratitude to the other Commissioners and the city for their support.

2. COMMISSIONER SHERMAN - No items to report.
3. COMMISSIONER HENDERSON - He stated that he was thankful for attending the Planning Commissioners Academy and appreciated the staff for their hard work.
4. CHAIR WRIGHT-SCHERR - He agreed with Commissioner Henderson's comments regarding the Planning Commissioners Academy. He welcomed Assistant City Attorney Ivy Tsai and noted that Commissioner Langley was missed during his absence. Chair Wright-Scherr also shared that he attended the City of Gardena's State of the City event, as well as the SBCCOG General Assembly focused on the Olympics, FIFA, and the Super Bowl.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:37 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: May 5, 2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: ENVIRONMENTAL ASSESSMENT #19-24; SITE PLAN REVIEW #4-24; TENTATIVE PARCEL MAP #2-24 TO ALLOW THE CONSTRUCTION OF FOUR (4) THREE-STORY CONDOMINIUM UNITS IN THE MEDIUM DENSITY MULTIFAMILY RESIDENTIAL (R-3) ZONED PORTION OF A SPLIT ZONED R-3 AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONED PROPERTY AT 1031 MAGNOLIA AVENUE.

PROJECT DESCRIPTION:

A request for approval of an Environmental Assessment (EA #19-24), Site Plan Review (SPR #4-24), and Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 85142) to allow the construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1) property in accordance with Section 18.44.010.A and Chapter 17.08 of the Gardena Municipal Code (GMC).

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(b) (Class 3 - New Construction or Conversion of Small Structures), in that it consists of the construction and location of limited numbers of new, small facilities or structures.

Project Applicant: Steve Stepakis

Project Location: 1031 Magnolia Avenue (APN: 6113-035-015)

STAFF RECOMMENDATION:

Staff recommends holding a public hearing on the application for Environmental Assessment #19-24, Site Plan Review #4-24, and Tentative Parcel Map #2-24 where the Commission will:

1. Conduct a public hearing;
2. Receive testimony from the public;
3. Adopt Resolution No. PC 1-26 approving Site Plan Review #4-24 and Tentative Parcel map #2-24, subject to the attached conditions of approval, and directing staff to file a Notice of Exemption.

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

[Staff Report SPR #4-24 TPM #2-24](#)

[Attachment A - January 20, 2026 Planning Commission Public Comments](#)

[Attachment B - March 3, 2026 Planning Commission Cancellation Notice](#)

[Attachment C - April 30, 2026 Public Comment](#)

[Attachment D - Resolution PC No. 1-26](#)

[Exhibit 1 - COA SPR #4-24 TPM 2-24](#)

[Exhibit 2 - Architectural Plans](#)

[Exhibit 3 - Tentative Parcel Map No. 85142](#)

**CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT**

ENVIRONMENTAL ASSESSMENT (EA) #19-24; SITE PLAN REVIEW (SPR) #4-24;
TENTATIVE PARCEL MAP (TPM) #2-24 TO ALLOW THE CONSTRUCTION OF FOUR
(4) THREE-STORY CONDOMINIUM UNITS IN THE MEDIUM DENSITY
MULTIFAMILY RESIDENTIAL (R-3) ZONED PORTION OF A SPLIT ZONED R-3 AND
SINGLE-FAMILY RESIDENTIAL (R-1) ZONED PROPERTY

Agenda Item No. 6.A

DATE: May 5, 2026

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

FROM: Greg Tsujiuchi, Community Development Director

CASE PLANNER: Kevin La, Planning Assistant

APPLICANT: Steve Stepakis

LOCATION: 1031 Magnolia Avenue (APN: 6113-035-015)

REQUEST: A request for approval of an Environmental Assessment (EA #19-24), Site Plan Review (SPR #4-24), and Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 85142) to allow the construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1) property in accordance with Section 18.44.010.A and Chapter 17.08 of the Garden Municipal Code (GMC).

ENVIRONMENTAL CONSIDERATION (EA #19-24): The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(b) (Class 3 - New Construction or Conversion of Small Structures), in that it consists of the construction and location of limited numbers of new, small facilities or structures.

BACKGROUND/SETTING

The subject property is a 14,700 square foot interior lot located on the north side of Magnolia Avenue, west of its intersection with Vermont Avenue. The lot is currently developed with a 1,000 square foot residential duplex building.

The project site is split-zoned as both R-1 and R-3. The northern 110-foot portion of the property is zoned as R-1 and the remaining southerly 190-foot portion is zoned as R-3. The adjacent parcel to the north is zoned as R-1. The east and west adjacent parcels are zoned as R-1 and R-3. The parcels to the south across Magnolia Avenue are zoned as R-3. This is illustrated on the following zoning map labeled Figure 1 and corresponding table labeled Table 1.

Figure 1: Zoning Map

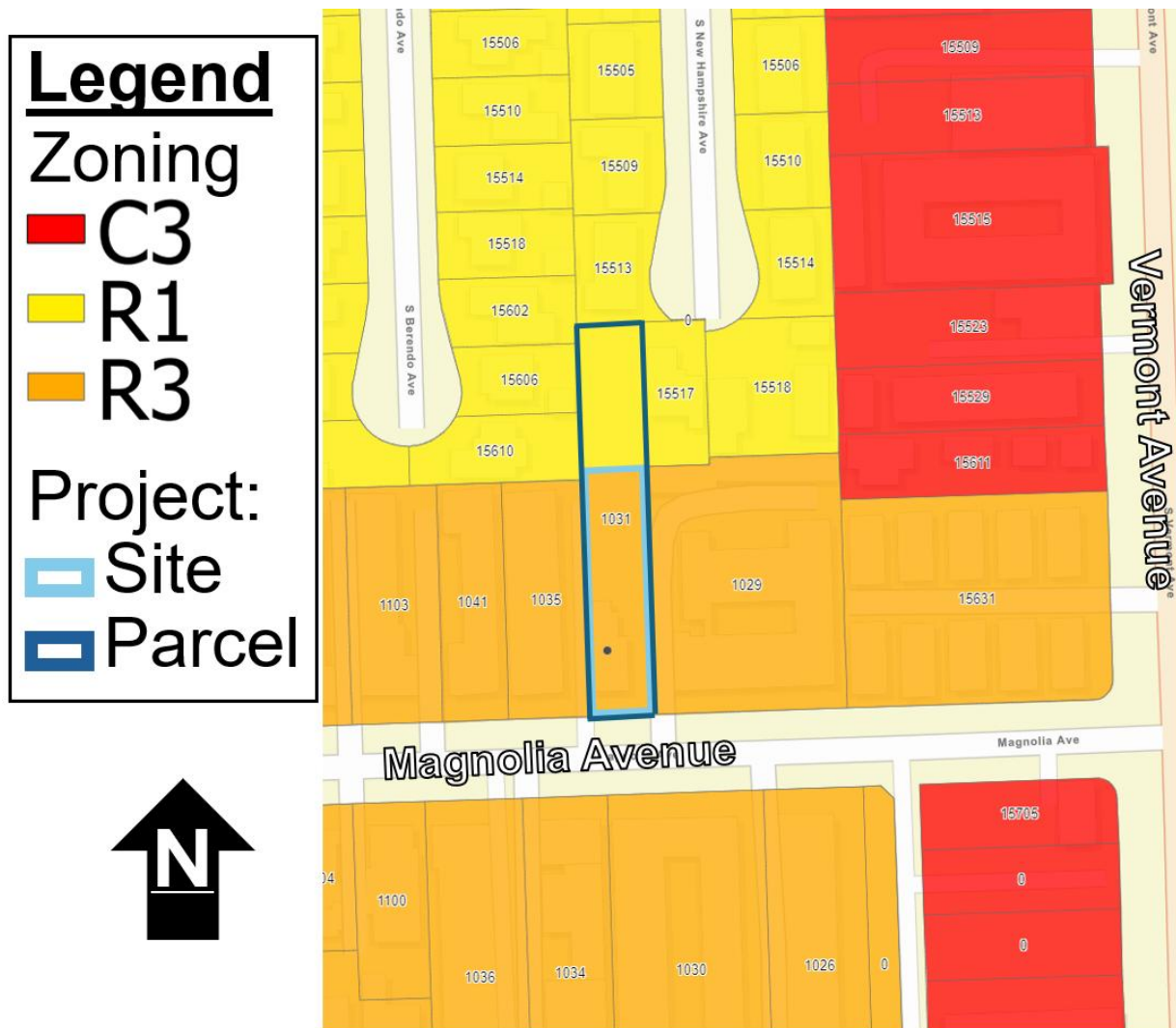


Table 1: Adjacent Zoning and Land Use

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	R-1/R-3	Single Family Residential Medium Density Residential	Duplex
North	R-1	Single Family Residential	Single Family Dwelling
South	R-3	Medium Density Residential	Multi-Family Dwelling Units
East	R-1/R-3	Single Family Residential Medium Density Residential	Single Family Dwelling Multi-Family Dwelling Units
West	R-1/R-3	Single Family Residential Medium Density Residential	Single Family Dwelling Multi-Family Dwelling Units

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION HEARING

Previously Withdrawn Project

On March 25, 2020, the applicant applied for a Site Plan Review (SPR) #4-20, Tentative Parcel Map (TPM) #3-20, Zone Change #4-20, General Plan Amendment #5-20, and Variance #2-20 for a development of six (6) detached condominium townhomes with subdivision for condominium units, changing the zoning from a split-zoned Single-Family (R-1) and Medium Density Multifamily Residential (R-3) zone to a single R-3 zoning, and land use designation from Low and Medium Density Residential to Medium Density Residential. The Variance was submitted for a reduction in side yard setback.

On March 3, 2021, the Planning and Environmental Quality Commission (Planning Commission) reviewed the project request and continued the item to an unspecified future date, so that the Planning Commissioners could continue discussing the project’s screening for privacy concerns of the surrounding neighborhood and potential access onto the property with an entrance off of New Hampshire Avenue.

On April 20, 2021, the Planning Commission continued the item to the meeting of May 18, 2021, at the applicant’s request. On May 18, 2021, the Planning Commission reviewed and approved the applicant’s request to continue the item to an unspecified future date. The applicant formally withdrew the project following the Planning Commission meeting.

Current Project

On January 20, 2026, the Planning Commission opened the public hearing and received two (2) public comments during the public hearing, and four (4) letters of concern from neighbors prior to the hearing (Attachment A). The public comments voiced concerns about privacy setbacks between the proposed multi-family buildings and the existing single-family neighborhood. The Planning Commission continued the public hearing for the project to the meeting of March 3, 2026, by a vote of 3-0, with two commissioners absent.

On February 27, 2026, the City posted that the Planning Commission meeting of March 3, 2026, was cancelled and the project was continued to the meeting of May 5, 2026. The cancellation notice can be found in Attachment B.

PROJECT DESCRIPTION AND ANALYSIS

Steve Stapakis, the property owner, submitted an application for SPR #4-24 and TPM #2-24 to demolish the existing residential duplex building and construct a multifamily residential condominium development consisting of four (4) three-story condominium units. The applicant, under penalty of perjury, has declared and affirmed that there are no renters residing in the residences, under California Senate Bill 330, the Housing Crisis Act of 2019, and there have not been any renters that fall within the lower income categories within the last five years.

Site Plan Review

The project requires approval of a site plan review to allow for the proposed building architecture and site layout per GMC Section 18.44.010.

The project involves the demolition of a residential duplex and the construction of four (4) three-story condominium-style dwelling units, within three (3) condominium buildings identified as Units 1-4 on the plans. The buildings will utilize a modern contemporary design, with each unit showcasing the same six (6) stucco colors from the City Council adopted colors list. The proposed design reduces the perceived mass of the building by articulating its various components through changes in plane, including variations in façade and roof placement that help scale the overall massing.

Unit 1 and Unit 4 are detached structures located to the furthest south and north of the R-3 zoned portion of the property, respectfully. Units 2 and 3 are attached by a shared common wall and are located in the middle of the R-3 zoned portion of the property. Unit 1 will comprise of 1,507 square feet (sf), Units 2 and 3 will comprise of 1,520 sf each, and Unit 4 will comprise of 1,402 sf. Each dwelling unit will have a two-car garage with Units 1 and 4 having a 400 sf garage and Units 2 and 3 having a 420 sf garage. Unit 2 includes an attached 580 sf accessory dwelling unit (ADU) on the ground floor and is conditioned to be submitted to the Gardena Building and Safety Division for administrative review in

accordance with GMC Chapter 18.13, subject to the approval of this Site Plan Review for the development of the primary unit.

All units are proposed to follow the floor plan configurations indicated within Exhibit 2, Architectural Plans. On the first floor, all dwelling units will have a two-car garage and an interior stairway that leads into the living area of each residential unit. However, Unit 1 is designated as the “accessible unit” and will have an office with a bathroom on the first floor. The second floor of all units will have a kitchen, one (1) powder room, and balcony/deck. The third floor of all units will have the primary bedroom with its own bathroom and walk-in closet, two (2) bedrooms, a shared bathroom, and a laundry alcove.

Vehicular access to the site will be provided on the north side of Magnolia Avenue via driveway approach on the east side of the site leading to the garages and guest parking spaces. All walkways, private yards, and parking will be adequately lit. All exterior lighting is designed to contain direct illumination on-site, thereby preventing excess illumination and light spillover onto adjoining private properties.

The proposed structure complies with the development standards of the R-3 Zone in accordance with Chapter 18.16 of the GMC, as summarized in Table 2.

Table 2: Development Standards

Development Standard - R-3 Zone Requirement	Requirement	Proposed
Density (Maximum)		
<i>17 units/acre</i>	4 dwelling units	4 dwelling units
Unit Size (Minimum)		
<i>Three or more bedroom units</i>	1,200 sf	1,402 sf to 1,528 sf
Setback (Minimum)		
<i>Front (south)</i>	20 feet	20 feet
<i>Side (east)</i>	7 feet, 6 inches	10 feet 11 inches
<i>Side (west)</i>	7 feet, 6 inches	7 feet, 6 inches
<i>Rear (north)</i>	10 feet	118 feet
Parking (Minimum)		
<i>Two or more Bedrooms (2 spaces per unit)</i>	8 spaces	8 spaces
<i>Guest Parking (0.5 space per unit)</i>	2 spaces	2 spaces
Height (Maximum)	35 feet	35 feet
Open Space (Minimum)		
<i>Useable Open space (per unit)</i>	600 sf/unit	650-800 sf/unit

Parking

Parking for the proposed residential use is consistent with the number of parking spaces required by Chapter 18.40 of the GMC. Each unit will have an attached two-car garage. There will be two (2) guest parking spaces onsite based on the required guest parking ratio of 0.5 parking spaces per residential unit.

Open Space and Landscaping

Residential open space requirements in the R-3 zone include a minimum of 600 sf of open space per unit with at least twenty-five percent (25%) of the required usable open space be private for each individual dwelling unit and the remaining open space requirement may either be private or common. The development is designed with each unit having all its open space dedicated to private use. This requirement is met with proposed side yards and private decks for an approximate range of 650 to 800 sf per unit. With the total amount of open space provided through private areas of each dwelling unit, the project exceeds the City's development standard.

The applicant is proposing to plant grass ground cover, three (3) different species of 24-inch box-sized trees, and 13 different types of shrubbery in the front yard and along the westerly and northerly portions of the property, including the private yards of each unit.

Tentative Parcel Map

In accordance with the Subdivision Map Act and Chapter 17.08 of the GMC, a tentative parcel map is required for the subdivision of four (4) or fewer lots/parcels. The tentative parcel map would allow a total of four (4) multi-family residential units, each with its own parcel created with air space rights.

The condominium parcels of the project will be regulated by specific covenants, conditions, and restrictions (CC&Rs) that will be enforced by a Homeowners Association. The condominium owners will have mutual ownership of the "common" areas within the development, and individual ownership of the "air space" within each unit. These areas will be delineated on a condominium plan document, which will be recorded by the County Recorder's office along with the CC&Rs. The CC&Rs will be required to be reviewed and approved by the City Attorney's office.

Park/Quimby Fees

The City requires the payment of in-lieu park and recreation fees as a condition of the approval of a tentative or parcel map for residential subdivisions as the dedication of land can only be required if there are more than 50 units. The required in-lieu fee is \$10,000 per unit. The total in-lieu park fees due for the project is \$40,000 and shall be paid in full to the City prior to final map recordation.

GENERAL PLAN CONSISTENCY

The General Plan land use designation for the subject property is single family residential and medium density residential. The medium density residential General Plan land use portion of the property allows a minimum of twelve (12) units per acre and a maximum of seventeen (17) units per acre. The medium residential land use category is intended to provide a quality multifamily living environment. Allowing the four (4) condominium unit project would be consistent with the following General Plan Goals and Policies:

The project is consistent with the following General Plan Goals and Policies:

- Housing Element Goal 1: Maintain and enhance the stability and quality of the City's housing stock and residential neighborhoods.

The project adds four (4) residential units to the City's overall housing stock. The residential development creates an attractive living environment for prospective homebuyers in this area of Gardena.

- Land Use Plan LU Policy 1.4: Locate new medium- and high-density residential development near neighborhood and community shopping centers with commensurate high levels of community services and facilities.

The subject site is located approximately half a mile from several shopping centers within the City's jurisdiction. Additionally, a public park including Mas Fukai Park is located less than a half mile from the project site.

- Community Design Plan DS Policy 2.11: 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.

The proposed project will have an abundant amount of open space, all private, exceeding the City's requirements. All open spaces will be located behind secured fencing and gates.

REQUIRED FINDINGS

Site Plan Review #4-24

In accordance with GMC Section 18.44.030, the Commission must make the following specific findings to grant a site plan review approval.

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

The project is located in the R-3 portion of the split zoned R-1/R-3 property. The project complies with all the development standards of the R-3 zone, therefore, the physical location, size, massing, setbacks, and placement of the proposed condominiums on the site and location of the proposed uses within the project are consistent with the applicable standards. Parking for the proposed residential use is consistent with the number of parking spaces required by the GMC. Each unit will have an attached two-car garage. There will be two guest parking spaces. Vehicle access to the property is provided by a new driveway. Residential open space requirements in the R-3 zone include a minimum of 600 sf of open space per unit. The project exceeds this requirement by providing private and common open space areas in the side yard and deck with approximately 650 to 800 sf per unit.

2. The development is consistent with the intent and purpose of the general plan and provisions of the municipal code.

The General Plan land use designation for the subject property is medium density residential which allows for a minimum of twelve 12 units per acre and a maximum of seventeen 17 units per acre. The medium residential land use category is intended to provide a quality multifamily living environment. The project is consistent with the following General Plan Goals and Policies:

- Housing Element Goal 1: Maintain and enhance the stability and quality of the City's housing stock and residential neighborhoods.
- Land Use Plan LU Policy 1.4: Locate new medium- and high-density residential development near neighborhood and community shopping centers with commensurate high levels of community services and facilities.
- Community Design Plan DS Policy 2.11: 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 are sufficient to accommodate the new development.

The proposed subdivision will not cause serious public health problems as the density conforms to the R-3 zone and the permitted uses in the General Plan Zone and Land Use of the respective property. The subdivision has been designed to provide adequate access for pedestrians and vehicles, guests, and residents, and emergency access. The four condominium units and an ADU are not expected to create environmental damage or public health problems.

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

The project focuses on making improvements that will minimize impact on the surrounding residential area. The project proposes complying with the maximum number of dwelling units permitted in the R-3 zone as well as complying with the development standards for the residential buildings within the R-3 portion of the split zoned property. Some development standards include that the dwelling units comply with the minimum side, rear, and front yard setbacks, open space for the dwelling units, and the required off-street parking for the dwelling units and guest parking spaces at eight (8) parking spaces within an enclosed garage and two (2) dedicated guest parking spaces. No dwelling units are proposed in the R-1 portion of the split zoned property. As a result, the project will remain in harmony with the neighboring sites and communities.

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

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303 (Class 3- New Construction or Conversion of Small Structure). The proposed project consists of the construction of four (4) new condominium units in the City of Gardena which is an incorporated city with a population of over 10,000 persons. These findings qualify the proposed project for exemption.

Tentative Parcel Map #85142 (#2-24)

Government Code Section 66474 requires that the Commission deny approval of a tentative map, or a parcel map if it makes any of the following findings:

1. The proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

The proposal is consistent with the provisions of the Medium Density Multifamily Residential Zone (R-3). The site does not lie within a specific plan area.

2. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plan.

The General Land Use Plan and the zoning map designate the project site as Single Family Residential (R-1) and Medium Density Multifamily Residential Zone (R-3), respectively. The project will involve four (4) condominium units and will be consistent with the Land Use Plan of the Community Development Element of the General Plan. Additionally, the Circulation Plan of the Community Development Element designates Magnolia Avenue as a collector street. Collector streets are intended to move traffic from a local roadway to a secondary roadway and provide

access to all types of land uses and generally have no limitations of access. As conditioned, the applicant will be making street improvements that will be consistent with the Circulation Plan. There are no applicable Specific Plans.

3. The site is not physically suitable for the type of development.

The project site is 14,700 sf lot serviced by all necessary utilities. The zoning of the property allows for 12-17 units per acre and the applicant is proposing four (4) units, which complies with the minimum/maximum density allowed. The site also provides adequate ingress and egress. Therefore, the site is physically suitable for the type and density of the proposed development.

4. The site is not physically suitable for the proposed density of development.

The subdivision does not modify the physical conditions of the parcel established in 1955 and is consistent with all zoning regulations allowed by the City at the time.

5. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The property is developed with a one-story duplex residential structure. There is no substantial natural environment, fish, or wildlife in the area which will be harmed by the proposed project.

6. The design of the subdivision or type of improvements is likely to cause serious public health problems.

The subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The four (4) residential structures are not expected to create environmental damage or public health problems.

7. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The proposed subdivision was designed to not interfere with public access easements.

With the conditions of approval, the subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the GMC. As none of the findings for denial can be made, the tentative parcel map should be approved.

ENVIRONMENTAL CONSIDERATIONS (EA #19-24)

The proposed project is categorically exempt from the provisions of the (CEQA) pursuant to Section 15303(b) Class 3, New Construction or Conversion of Small Structures that exempts the construction and location of limited numbers of new, small facilities or structures. Specifically, in urbanized areas this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project consists of the construction of four (4) new condominium units with one accessory dwelling unit in the City of Gardena which is an incorporated city with a population of over 10,000 persons. These findings qualify the proposed project for exemption under Section 15303 (b).

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the project not have any significant effects, but there are no unusual circumstances applicable to this project site. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the project is eligible for a categorical exemption under CEQA.

NOTICING

The public hearing notice for Environmental Assessment #19-24, Site Plan Review #4-24, and Tentative Parcel Map #2-24 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on January 8, 2026 for the January 20, 2026 meeting and re-noticed on April 23, 2026 for the May 5, 2026 meeting. Notice was also provided to those persons or entities that have requested notification of CEQA projects. A copy of Proof of Publication 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 records.

RECOMMENDATION

Staff recommends holding a public hearing on the application for the Environmental Assessment #19-24, Site Plan Review #4-24, and Tentative Parcel Map #2-24 where the Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public;
- 3) Adopt Resolution No. PC 1-26 approving Site Plan Review #4-24 and Tentative Parcel Map #2-24, subject to the attached conditions of approval, and directing staff to file a Notice of Exemption.

ATTACHMENTS

Attachment A – January 20, 2026, Planning Commission Public Comments

Attachment B – March 3, 2026, Planning Commission Cancellation Notice

Attachment C – April 30, 2026, Public Comment

Attachment D – Resolution No. PC 1-26

- Exhibit 1 – Conditions of Approval
- Exhibit 2 – Architectural Plans
- Exhibit 3 – Tentative Parcel Map No. 85142

From: [Alex Ilich](#)
To: [Public Comment](#)
Subject: Public hearings 1031 Magnolia Avenue .
Date: Thursday, January 15, 2026 3:02:12 PM

Caution! This message was sent from outside your organization.

The people who live on the street at address:
15605 south Berendo Avenue Gardena CA 90247
Alexander ilichev and Tatiana Atwill
15609 S Berendo Ave Gardena, CA 90247 United States
Emiko M.

Neighbourhood, are worried that we won't see the sunrise anymore, because the three-story apartment complex will block the view. We agreed to a two-story building last year , so why does the developer now want to build three floors and then four more? This is unacceptable.

We are against the construction of a three-story building on this plot of land, as the buildings are located very close to each other, and this is dangerous from a fire safety perspective.

We agree to a two-story building, and we would like there to be at least one parking space per unit, as there are no free parking spaces left on the street. We would also like a small green area at the end of the lot for environmental purposes.

Although we had agreed to three or four townhouses earlier, what happened to that project? Because parking and green spaces were provided there.

Since they are planning to build a three-story apartment building, we are concerned about parking problems and the fact that the building will block our view.

We are against this project. We were in agreement with the previous project, which involved the construction of townhouses.

Thank you for understanding.

Sincerely Neighbourhood from Berendo Ave.

From: [Garret Cornish](#)
To: [Public Comment](#)
Subject: 1031 Magnolia Ave. Proposed Project
Date: Friday, January 16, 2026 11:55:19 AM

Caution! This message was sent from outside your organization.

My name is Garret Cornish and I own 15518 S. Berendo Ave. I am against this project. It will be an invasion of my privacy as the buildings will overlook my backyard. If approved these buildings should be limited to one story height. Magnolia Ave. is already a busy street and the extra traffic and parking will be bad. It seems that 3 buildings is at least 2 too many. I will seek all legal resources available to stop this project from proceeding. Thank You, Garret Cornish

[Sent from AT&T Yahoo Mail on Android](#)

From: [Hazim Alameer](#)
To: [Public Comment](#)
Subject: Concerns Regarding Proposed Condominium Construction
Date: Monday, January 19, 2026 4:58:04 PM

Caution! This message was sent from outside your organization.

To whom it may concern,

I've recently gotten a notice in the mail about an environmental assessment #19-24, Site Plan Review #4-24, and tentative parcel map #2-24. In the notice, it mentions the construction of (4) three-story condominium units. I am writing in response to the condominium units near my property. I would like to express few of my concern about my family's privacy and possible impacts on our home.

First, I am concerned about our privacy. I respectfully request that there are no windows or balconies to be built that overlook my house. My wife and kids like to use our backyard on a daily basis, and it's important to maintain a level of privacy to enjoy our space without feeling others may be watching.

Additionally, I would like to address my concern about the height of the buildings. If the buildings are three-story tall there is a high possibility that they will significantly block sunlight to my home, which impacts our living conditions.

I would greatly appreciate it if my concerns are taken in consideration when planning the design for the buildings near my property. Thank you for your time and assistance!

Sincerely,
Hazim Abdulameer
15513 S New Hampshire ave. Gardena, CA 90247.

Public Comment #4
Item 6.A
PEQC Meeting Date: January 20, 2026

From: [Hannah Simon](#)
To: [Public Comment](#); [CDD Planning and Zoning](#)
Cc: [City Clerk](#); [Jamie Hall](#); [Veronica Lebron](#); [Shannon Harkins](#)
Subject: Public Comment re 1031 Magnolia Ave; Environmental Assessment #19-24, Site Plan Review #4-24, and Tentative Parcel Map #2-24; Tentative Parcel Map No. 85142 ("Project")
Date: Tuesday, January 20, 2026 2:15:18 PM
Attachments: [2026-01-20 Comment Letter to PEQC.pdf](#)

Caution! This message was sent from outside your organization.

Good afternoon,

Please see the attached. Please confirm receipt.

Thank you.

Hannah Simon
Legal Assistant
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Office Phone No. (310) 347-0050

Fax: (323) 723-3960
admin@channellawgroup.com

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Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN
GREGORY T. WITTMANN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

January 20, 2026

VIA ELECTRONIC MAIL

Planning & Environmental Quality Commission
City of Gardena
1700 W. 162nd Street
Gardena, CA 90247
publiccomment@cityofgardena.org
CDDPlanningandZoning@cityofgardena.org

**Re: Public Comment re 1031 Magnolia Ave; Environmental Assessment #19-24,
Site Plan Review #4-24, and Tentative Parcel Map #2-24; Tentative Parcel
Map No. 85142 ("Project")**

Dear Planning and Environmental Quality Commission:

This firm represents Michael Lee, owner of property adjacent to the proposed Project. The City is improperly processing the proposed project using a Categorical Exemption and has failed to provide the public with the information necessary to meaningfully comment on the project and participate in the process.

While no such request is required, we hereby request that the City print out any documents cited by hyperlink in this comment letter and make those documents part of the official case file. (See *Consolidated Irrigation Dist. V. Superior Court* (2012) 205 Cal.App.4th 697; 724-725.)

In addition to providing the precise bases for the City's failure to proceed in the manner required by the California Environmental Quality Act ("CEQA"), this letter is also intended to provide pre-suit notification to the City to the extent such notification may be required. The City may remedy the errors identified herein by not deeming the project exempt from CEQA and instead preparing an environmental report for the Project. The Coalition will provide the City with a reasonable opportunity to correct these errors by not commencing litigation for at least 14 days after the City's final approval of the Project (should that occur).

This letter also serves as a formal demand for the City, including its departments, boards, commissions, and employees, to preserve all evidence, documents, and electronically stored information (ESI) potentially relevant to the claims and defenses in this matter.

I. THE CHANGING PROJECT

A. The 2021 Project

As detailed in the Agenda Packet the Planning and Environmental Quality Commission's (Commission's) April 20, 2021 meeting,¹ the proposed project originally involved the construction of a six-unit townhome development consisting of four buildings on a 0.34 gross acre property which currently is occupied by one residential duplex building which would be demolished. The existing building was built in 1955.² The project parcel is unusual in that the property consists of one legal non-conforming parcel that measures 48.92 feet in width and 300 feet in depth, with a total lot size of 14,676 square feet, which is split-zoned. As shown in **Figure 1** and noted on page 18 of the 2021 Agenda Packet PDF:

The property has two different General Plan land use and zoning designations on a single parcel. The front of the property is designated and zoned for Medium Density Multiple-Family Residential (R-3) and the rear of the property is designated and zoned for Single-Family Residential (R-1). There is no indication as to where the actual change in land use designation and zoning takes place other than a line on the maps.

¹ The agenda packet is available at https://www.cityofgardena.org/wp-content/uploads/2021/04/2021_04_20-PC-PACKET.pdf; See PDF pages 17-113. The Agenda Packet is incorporated herein by reference.

² Per the Los Angeles County Assessor: <https://portal.assessor.lacounty.gov/parceldetail/6113035015>

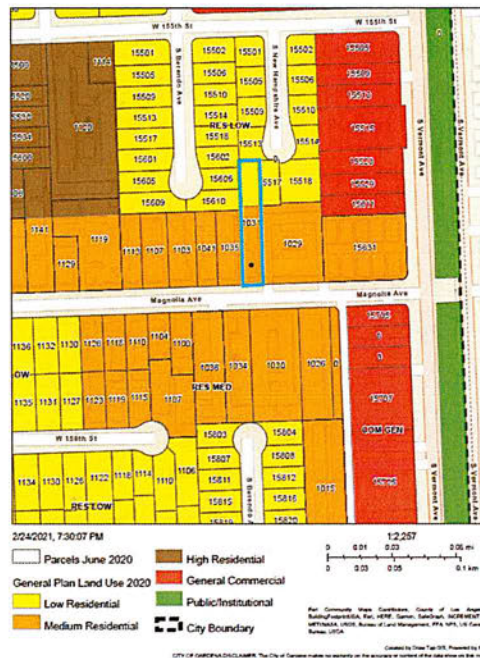


Figure 1 – Land Use Designation Map Showing Split-Zone of Project Parcel
 Source: Exhibit A in Agenda Packet PDF page 46

As a result, the 2021 project included the following components, and required the following discretionary approvals, which are not typically required for a six-unit townhouse development. The whole of the action included:

- 1) Approval of a General Plan Amendment (GPA #5-20) to change the land use designation of the property from Low/Medium Density Residential to Medium Density Residential;
- 2) Approval of a Zone Change (ZC #4-20) changing the zoning from R-1/R-3 (Single- Family and Medium Multi-Family Residential Zone) to R-3 (Medium Multi-Family Residential Zone);
- 3) Approval of Tentative Tract Map (TM #3-20) subdividing the property for six condominium units via Tentative Tract Map No. 83100, as shown on Attachment D of the Agenda Packet, to create six condominium lots;³
- 4) Site Plan Review (SPR #4-20) allowing the development of the six townhomes in four buildings;

³ Per Agenda Packet PDF page 33.

- 5) Approval of a Variance (VAR #2-19) for a reduced side yard setbacks. Buildings A and B require a variance because the west setback is proposed at 7 feet instead of the required 7.5 feet; Building C, which would be adjacent to R-1 uses proposes an 8-foot west setback instead of the required 10-foot setback; and, Building D which would also be adjacent to R-1 uses, is proposed to have a 5-foot setback on both the western and eastern sides rather than the required 10-foot setback;
- 6) Demolition of the existing 1,000 square foot two-unit residential building on the portion of the project site designated Medium Residential;
- 7) Construction of six condominium units totaling 10,048 square feet, including:⁴

PROJECT DATA						
ADDRESS: 1031 MAGNOLIA AVE GARDENA, CA 90247		OCCUPANCY: R1/U TYPE VN ZONING: R-3 APN: 6113-035-115				
PROJECT DESCRIPTION: 6 3-STORY ATTACHED AND DETACHED CONDO UNITS WITH ATTACHED TWO CAR GARAGES, 4 BEDROOMS, 4.5 BATHS, KITCHEN, GREAT ROOM, TWO SINGLE DETACHED UNITS AND TWO DUPLEXES.						
FLOOR AREAS						
	1st FLOOR	2nd FLOOR	3rd FLOOR	TOTAL	GARAGE	DECKS
UNIT 1	273 S.F.	717 S.F.	782 S.F.	1772 S.F.	425 S.F.	95 S.F.
UNIT 2	262 S.F.	649 S.F.	738 S.F.	1649 S.F.	426 S.F.	95 S.F.
UNIT 3	262 S.F.	649 S.F.	738 S.F.	1649 S.F.	426 S.F.	95 S.F.
UNIT 4	324 S.F.	967 S.F.	312 S.F.	1603 S.F.	420 S.F.	165 S.F.
UNIT 5	324 S.F.	967 S.F.	312 S.F.	1603 S.F.	420 S.F.	165 S.F.
UNIT 6	492 S.F.	1250 S.F.	-	1742 S.F.	420 S.F.	189 S.F.
PARKING TABULATION						
PARKING REQUIRED:		2/UNIT COVERED + 0.5 PER UNIT GUEST = 15 SPACES TOTAL				
PARKING PROVIDED:		15 SPACES TOTAL (INCL. 1 HC VAN SPACE)				
SITE COVERAGE:						
LOT AREA:		14,700 S.F.				
TOTAL BLDG. FOOTPRINTS:		4,370 S.F.				
TOTAL SITE COVERAGE:		4,370/14,700 = 29.7%				
OPEN SPACE:						
TOTAL OPEN SPACE REQUIRED:		300 SF PER UNIT X 6 = 3600 SF				
TOTAL OPEN SPACE PROVIDED:		977 + 1846 + 808 = 3631 SF > 3600 SF				

The buildings as proposed in 2021 would have ranged in height from 25-35 feet. Buildings A and B would have remained as proposed and would have been approximately 35 feet in height. In response to community concerns the height of buildings proposed adjacent to R-1 uses were revised to be lower. According to the 2021 PDF page 27 of the Agenda Packet: "In order to develop a project that is more compatible with the adjacent R-1 properties, the height of Building C has been reduced to 30 feet and 2 stories with a loft and the height of

⁴ Per the Site Plan project data, Agenda Packet PDF page 54.

Building D has been reduced to approximately 25 feet and 2 stories, which is consistent with the R-1 standards.” Both Buildings C and D are located adjacent to existing R-1 properties. The maximum height in an R-1 zone is 25 feet.⁵

In addition to the demolition of the existing building and construction of the six residential units, the project as revised in 2021 would have involved 200 cubic yards of cut and 200 cubic yards of fill.

B. The 2026 Project

As described in the wholly inadequate staff report, the current version of the project involves:

- The construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1) property in accordance with Section 18.44.010.A and Chapter 17.08 of the Garden Municipal Code (GMC);
- A request for approval of Environmental Assessment (EA #19-24);
- Site Plan Review (SPR #4-24); and
- Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 85142).

The staff report fails to include a copy of the project plans, conditions of approval, site plan review, tentative parcel map, describe the project height, and fails to explain why the following approvals are no longer required or elements have been deleted from the project:

- Approval of a General Plan Amendment to change the land use designation of the property from Low/Medium Density Residential to Medium Density Residential;
- Approval of a Zone Change (ZC #4-20) changing the zoning from R-1/R-3 (Single-Family and Medium Multi-Family Residential Zone) to R-3 (Medium Multi-Family Residential Zone);
- Approval of a Variance;
- Demolition of the existing 1,000 square foot two-unit residential building on the portion of the project site designated Medium Residential.

The staff report thus fails to provide the public with adequate information on which to judge the proposed project and make meaningful comments. In addition, the project plans are not available on the City’s website as of Tuesday, January 20, 2026, as shown on the following screen shot, taken at 2:00 p.m.:

⁵ See Section 18.12.050 Property development standards of the Gardena Municipal Code.

Planning Projects

Listed below are all current Planned Projects.

For all other Planning Projects going before the Planning Commission please visit the [Planning Commission Agenda](#) or the [City Council Agenda](#) pages.

CLICK HERE for all notices in accordance with the California Environmental Quality Act (CEQA).

Upcoming Public Hearing Items

Site Plan Review #4-24, Tentative Parcel Map #2-24 - 1031 Magnolia Avenue

A request for a Site Plan Review and Tentative Parcel Map to allow for the construction of a multifamily residential condominium development consisting of three (3) three-story town home units on a property located in the Medium Density Multi-Family Residential (R-3) zone in accordance with Section 18.44.010.A and Chapter 17.08 of the Gardena Municipal Code. The project involves the construction and location of limited numbers of new, small facilities and structures and is being considered for a Class 3 Categorical Exemption under the California Environmental Quality Act (CEQA).

LOCATION: 1031 Magnolia Avenue

UPCOMING MEETINGS

- January 20, 2026 – Planning Commission Meeting – Continuation to a date certain of March 3, 2026.
 - Meeting Agenda and Packet

RESOURCES

PUBLIC COMMENTS

Send in a Public Comment to the Planning Division via **EMAIL**.

The City, therefore, cannot consider this project until it provides adequate information to allow for meaningful public comment and participation. We would request that the public comment period remain open and the City delay consideration of the project until the public is provided with necessary and adequate information to allow for meaningful participation in the process, and until the project is appropriately agendized and a hearing properly noticed and conducted.

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns. Please provide our firm with notice of any future hearings or actions on this project.

Sincerely,



Jamie T. Hall

Encl. Copy of April 20, 2021 Channel Law Group, LLP Letter

Cc: cityclerk@cityofgardena.org

Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

April 20, 2021

VIA ELECTRONIC MAIL

Members of Planning & Environmental Quality Commission
City of Gardena
1700 W. 162nd Street
Gardena, CA 90247
CDDPlanningandZoning@cityofgardena.org

**RE: Environmental Assessment #9-20, Site Plan Review #4-20, Zone Change #4-20,
General Plan Amendment #5-20, Tentative Tract Map #3-20, Variance #2-20, for
1031 Magnolia Ave**

Dear Members of the Planning and Environmental Quality Commission

This firm represents Michael Lee, owner of property adjacent to the proposed project. The City is improperly processing the proposed project using a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303(b) (Class 3 Multi Family Structure). This letter demonstrates that the proposed project is not eligible for a Categorical Exemption under CEQA Guidelines Section 15303(b). This letter also demonstrates that the City, in its consideration of the proposed project's eligibility for a Categorical Exemption, has failed to consider the whole of the action, in violation of CEQA Guidelines Section 15003(h). When the whole of the action is considered it is clear that the project as proposed is not eligible for any Categorical Exemption under CEQA. As detailed herein, an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) must be prepared for the project, in conformance with the requirements of the CEQA.

I. THE PROPOSED PROJECT

As detailed in the Agenda Packet the Planning and Environmental Quality Commission's (Commission's) April 20, 2021 meeting,¹ the proposed project involves the construction of a six-

¹ The agenda packet is available at: https://www.cityofgardena.org/wp-content/uploads/2021/04/2021_04_20-PC-PACKET.pdf

See PDF pages 17-113. The Agenda Packet is incorporated herein by reference.

unit townhome development consisting of four buildings on a 0.34 gross acre property which currently is occupied by one residential duplex building which would be demolished. The existing building was built in 1955.² The project parcel is unusual in that the property consists of one legal non-conforming parcel that measures 48.92 feet in width and 300 feet in depth, with a total lot size of 14,676 square feet, which is split-zoned. As shown in **Figure 1** and noted on page 18 of the Agenda Packet PDF:

The property has two different General Plan land use and zoning designations on a single parcel. The front of the property is designated and zoned for Medium Density Multiple-Family Residential (R-3) and the rear of the property is designated and zoned for Single-Family Residential (R-1). There is no indication as to where the actual change in land use designation and zoning takes place other than a line on the maps.

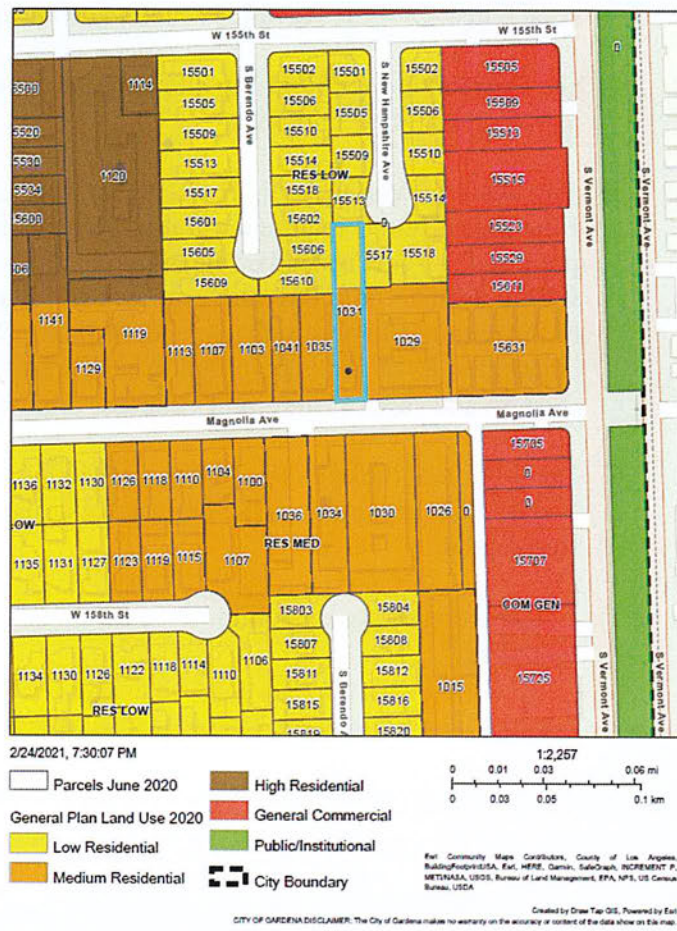


Figure 1 – Land Use Designation Map Showing Split-Zone of Project Parcel
 Source: Exhibit A in Agenda Packet PDF page 46

² Per the Los Angeles County Assessor: <https://portal.assessor.lacounty.gov/parceldetail/6113035015>

As a result, the proposed project includes the following components, and requires the following discretionary approvals, which are not typically required for a six-unit townhouse development. The whole of the action includes:

- 1) Approval of a General Plan Amendment (GPA #5-20) to change the land use designation of the property from Low/Medium Density Residential to Medium Density Residential;
- 2) Approval of a Zone Change (ZC #4-20) changing the zoning from R-1/R-3 (Single-Family and Medium Multi-Family Residential Zone) to R-3 (Medium Multi-Family Residential Zone);
- 3) Approval of Tentative Tract Map (TM #3-20) subdividing the property for six condominium units via Tentative Tract Map No. 83100, as shown on Attachment D of the Agenda Packet, to create six condominium lots;³
- 4) Site Plan Review (SPR #4-20) allowing the development of the six townhomes in four buildings;
- 5) Approval of a Variance (VAR #2-19) for a reduced side yard setbacks. Buildings A and B require a variance because the west setback is proposed at 7 feet instead of the required 7.5 feet; Building C, which would be adjacent to R-1 uses proposes an 8-foot west setback instead of the required 10-foot setback; and, Building D which would also be adjacent to R-1 uses, is proposed to have a 5-foot setback on both the western and eastern sides rather than the required 10-foot setback.
- 6) Demolition of the existing 1,000 square foot two-unit residential building on the portion of the project site designated Medium Residential.
- 7) Construction of six condominium units totaling 10,048 square feet, including:⁴

³ Per Agenda Packet PDF page 33.

⁴ Per the Site Plan project data, Agenda Packet PDF page 54.

P R O J E C T D A T A

ADDRESS: 1031 MAGNOLIA AVE
GARDENA, CA 90247

OCCUPANCY: R1/U
TYPE VN
ZONING: R-3
APN: 6113-035-115

PROJECT DESCRIPTION:
6 3-STORY ATTACHED AND DETACHED CONDO UNITS WITH ATTACHED TWO CAR GARAGES, 4 BEDROOMS, 4.5 BATHS, KITCHEN, GREAT ROOM. TWO SINGLE DETACHED UNITS AND TWO DUPLEXES.

FLOOR AREAS

	1st FLOOR	2nd FLOOR	3rd FLOOR	TOTAL	GARAGE	DECKS
UNIT 1	273 S.F.	717 S.F.	782 S.F.	1772 S.F.	425 S.F.	95 S.F.
UNIT 2	262 S.F.	649 S.F.	738 S.F.	1649 S.F.	426 S.F.	95 S.F.
UNIT 3	262 S.F.	649 S.F.	738 S.F.	1649 S.F.	426 S.F.	95 S.F.
UNIT 4	324 S.F.	967 S.F.	312 S.F.	1603 S.F.	420 S.F.	165 S.F.
UNIT 5	324 S.F.	967 S.F.	312 S.F.	1603 S.F.	420 S.F.	165 S.F.
UNIT 6	492 S.F.	1250 S.F.	-	1742 S.F.	420 S.F.	189 S.F.

PARKING TABULATION

PARKING REQUIRED: 2/UNIT COVERED + 0.5 PER UNIT GUEST
= 15 SPACES TOTAL

PARKING PROVIDED: 15 SPACES TOTAL (INLC. 1 HC VAN SPACE)

SITE COVERAGE:

LOT AREA: 14,700 S.F.
TOTAL BLDG. FOOTPRINTS: 4,370 S.F.
TOTAL SITE COVERAGE: 4,370/14,700 = 29.7%

OPEN SPACE:

TOTAL OPEN SPACE REQUIRED: 300 SF PER UNIT X 6 = 3600 SF
TOTAL OPEN SPACE PROVIDED: 977 + 1846 + 808 = 3631 SF > 3600 SF

The proposed buildings would range in height from 25-35 feet. Buildings A and B remain as proposed and would be approximately 35 feet in height. In response to community concerns the height of buildings proposed adjacent to R-1 uses have been revised to be lower. According to PDF page 27 of the Agenda Packet: "In order to develop a project that is more compatible with the adjacent R-1 properties, the height of Building C has been reduced to 30 feet and 2 stories with a loft and the height of Building D has been reduced to approximately 25 feet and 2 stories, which is consistent with the R-1 standards." Both Buildings C and D are located adjacent to existing R-1 properties. The maximum height in an R-1 zone is 25 feet.⁵

In addition to the demolition of the existing building and construction of the six residential units, the proposed project, project construction would involve 200 cubic yards of cut and 200 cubic yards of fill.

⁵ See Section 18.12.050 Property development standards of the Gardena Municipal Code.

II. CEQA STANDARD FOR USE OF A CLASS 3 CATEGORICAL EXEMPTION

The City is processing the proposed project using a Class 3 CEQA Categorical Exemption under CEQA Guidelines Section 15303(b). Projects eligible for a Class 3 Exemption include only the construction or conversion of a small number of structures on a parcel:

15303. NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
- (b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.
- (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
- (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.
- (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- (f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21084, Public Resources Code.

It should be noted that the proposed project includes the following components that are not included on the list of things eligible for a Class 3 Exemption, but which are key required components of the proposed project:

- Approval of a General Plan Amendment (GPA #5-20) to change the land use designation of the property from Low/Medium Density Residential to Medium Density Residential;
- Approval of a Zone Change (ZC #4-20) changing the zoning from R-1/R-3 (Single-Family and Medium Multi-Family Residential Zone) to R-3 (Medium Multi-Family Residential Zone);
- Subdivision of the property for six condominium units via Tentative Tract Map No. 83100, as shown on Attachment D of the Agenda Packet, to create six condominium lots;⁶
- Approval of a Variance (VAR #2-19) for a reduced side yard setbacks. Buildings A and B require a variance because the west setback is proposed at 7 feet instead of the required 7.5 feet; Building C, which would be adjacent to R-1 uses proposes an 8-foot west setback instead of the required 10-foot setback; and, Building D which would also be adjacent to R-1 uses is proposed to have a 5-foot setback on both the western and eastern sides rather than the required 10-foot setback.

As detailed in CEQA Guidelines Section 15300.2, there are exceptions to when a Categorical Exemption may be used:

15300.2. EXCEPTIONS

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

⁶ Per Agenda Packet PDF page 33.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

As detailed in this **Section VI** of this letter, the proposed project is not eligible for a Categorical Exemption pursuant to CEQA Guidelines Sections 15303(b) due to impacts associated with unusual circumstances and, as detailed in **Section III**, because the proposed project includes components not covered by a Class 3 Exemption. The City cannot act on the project until the appropriate environmental documentation has been prepared for the project.

III. FAILURE TO ADDRESS THE WHOLE OF THE ACTION RESULTING IN AN INCORRECT CONCLUSION THAT THE PROJECT IS EXEMPT

In determining the proposed project's eligibility for a Class 3 exemption, the City failed to consider the whole of the action, as required by CEQA. Section 15003(h) of the CEQA Guidelines explains that:

15003. POLICIES

In addition to the policies declared by the Legislature concerning environmental protection and administration of CEQA in Sections 21000, 21001, 21002, and 21002.1 of the Public Resources Code, the courts of this state have declared the following policies to be implicit in CEQA:

- (h) The lead agency must consider the whole of an action, not simply its constituent parts, when determining whether it will have a significant environmental effect. (Citizens Assoc. For Sensible Development of Bishop Area v. County of Inyo (1985) 172 Cal.App.3d 151)

In deeming the proposed project eligible for a Class 3 Exemption the City considered only the construction of 6 dwelling units, and ignored the following components of the project which make it ineligible for a Categorical Exemption:

- Approval of a General Plan Amendment (GPA #5-20) to change the land use designation of the property from Low/Medium Density Residential to Medium Density Residential;
- Approval of a Zone Change (ZC #4-20) changing the zoning from R-1/R-3 (Single- Family and Medium Multi-Family Residential Zone) to R-3 (Medium Multi-Family Residential Zone);
- Subdivision of the the property for six condominium units via Tentative Tract Map No. 83100, as shown on Attachment D of the Agenda Packet, to create six condominium lots;⁷
- Approval of a Variance (VAR #2-19) for a reduced side yard setbacks. Buildings A and B require a variance because the west setback is proposed at 7 feet instead of the required 7.5 feet; Building C, which would be adjacent to R-1 uses proposes an 8-foot west setback instead of the required 10-foot setback; and, Building D which would also be adjacent to R-1 uses is proposed to have a 5-foot setback on both the western and eastern sides rather than the required 10-foot setback.

These required components of the project render the project ineligible for a Class 3 exemption. In fact, they render the project ineligible for any Categorical Exemption.

Typically projects that require a Zone Change or General Plan Amendment are not categorically exempt under CEQA. This is evidenced by the fact that in-fill development projects, such as the proposed project, are explicitly not Categorical Exempt if they are inconsistent with the existing General Plan or zoning designation for their site (see Class 32 Exemption – CEQA Guidelines Section 15332).

The proposed project requires approval of a Tentative Tract Map (TM #3-20) subdividing the property for six condominium units. CEQA Guidelines Section 15315 provides a Class 15 Categorical Exemption for minor divisions land, as follows:

15315. MINOR LAND DIVISIONS

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

⁷ Per Agenda Packet PDF page 33.

Note: Authority cited: Sections Section 21083, Public Resources Code;
Reference: Section 21084, Public Resources Code.

As can be seen from the language of CEQA Guidelines Section 15315, minor land divisions which are not in conformance with the existing zoning or General Plan and thus require a Zone Change or General Plan Amendment are not eligible for a Class 15 exemption. Similarly, projects involving a minor land division which also require a variance are also not eligible for a Class 15 exemption. In addition, land divisions which involve division into more than four parcels are not eligible for a Categorical Exemption; the proposed project would subdivide the property into six lots.⁸ When the whole of the action is considered, it is clear that the proposed project is not eligible for any Categorical Exemption because it requires a General Plan Amendment, Zone Change and Variance, and results in the subdivision of the project parcel into more than four parcels. A Mitigated Negative Declaration or Environmental Impact Report is required for the proposed project.

IV. CITY'S IMPROPER DEFERRAL OF IMPACT ANALYSIS

The City has included as Conditions of Approval requirements for conducting environmental impact analyses to determine the potential for impacts and to identify mitigation measures or demonstrate ability to comply with regulatory standards. These studies would not take place until after project approval in violation of CEQA, thus robbing the public with the opportunity to review and comment on the adequacy of such studies. In the absence of the completion of these studies, which the City has clearly mandated based on a belief in the potential for impacts, use of a Categorical Exemption cannot be justified. Only those projects having no significant effect on the environment are categorically exempt from CEQA review.⁹ Mandated studies include:¹⁰

Geology

BS23. The applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.

Hazardous Materials

BS24. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). The sampling method to be used shall be based on the statistical probability that construction materials similar in color and

⁸ Per Agenda Packet PDF page 33, Resolution No. PC 3-21

⁹ "[A]n activity that may have a significant effect on the environment cannot be categorically exempt." (*Mountain Lion Foundation v. Fish Game Com.*, [16 Cal.4th at p. 124.](#))

¹⁰ See Conditions of Approval included in the City's Agenda Packet for the April 20, 2021 Commission meeting, PDF pages 85-98.

texture contain similar amounts of asbestos. In areas where the material appears to be homogeneous in color and texture over a wide area, bulk samples shall be collected at discrete locations from within these areas. In unique or nonhomogeneous areas, discrete samples of potential ACMs shall be collected. The survey shall identify the likelihood that asbestos is present in concentrations greater than 1 percent in construction materials. If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard.

Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403. Common asbestos abatement techniques involve removal, encapsulation, or enclosure. The removal of asbestos is preferred when the material is in poor physical condition and there is sufficient space for the removal technique. The encapsulation of asbestos is preferred when the material has sufficient resistance to ripping, has a hard or sealed surface, or is difficult to reach. The enclosure of asbestos is to be applied when the material is in perfect physical condition, or if the material cannot be removed from the site for reasons of protection against fire, heat, or noise.

Hydrology

- BS9. The applicant/developer shall provide a complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.

Noise

- BS28. An acoustical analysis is required prior to the issuance of building permits for the Project to demonstrate compliance with City's Noise Ordinance (Gardena Municipal Code Chapter 8.36 and specifically Section 8.36.050, Interior noise standards). The interior noise study is required to be submitted to the City of Gardena Building Division for review and approval in conjunction with building permit application review; building permit issuance is contingent upon satisfactory demonstration that interior noise levels will comply with the City's noise ordinance.

V. **PROJECT IS NOT EXEMPT FROM CEQA BECAUSE THE CITY HAS PROPOSED MITIGATION MEASURES IN THE FORM OF SPECIALIZED CONDITIONS OF APPROVAL OR PROJECT DESIGN FEATURES FOR THE PROJECT**

The City has included mitigation measures as Conditions of Approval. However, in evaluating whether a categorical exemption may apply, the City **may not rely on mitigation measures** as a basis for concluding that a project is categorically exempt, or as a basis for determining that one of the significant effects exceptions does not apply. *Salmon Protection &*

Watershed Network v. County of Marin (2004) 125 Cal.App.4th 1098. As the appellate court explained in this case, which dealt with a Class 3 Exemption:

[T]he County erred in relying upon mitigation measures to grant a categorical exemption from CEQA. Only those projects having no significant effect on the environment are categorically exempt from CEQA review. ([Pub. Resources Code, §§ 21080](#), subd. (b)(9), 21084, subd. (a).) "[A]n activity that may have a significant effect on the environment cannot be categorically exempt." (*Mountain Lion Foundation v. Fish Game Com.*, *supra*, [16 Cal.4th at p. 124.](#)) If a project may have a significant effect on the environment, CEQA review must occur, and only then are mitigation measures relevant. (*Azusa*, *supra*, [52 Cal.App.4th at pp. 1199-1200.](#))

The City has included as Conditions of Approval a number of measures that are clearly intended to mitigate potential project impacts. It should be noted that several of these mitigation measures include "if feasible" language, which potentially renders the measures in question ineffective in ensuring that impacts will be reduced to a level which is less than significant through implementation of what are essentially mitigation measures. These defacto mitigation measures include but are not limited to the following:¹¹

Aesthetics, Light and Glare

BS11. The Applicant/developer shall submit a site lighting plan, with photometrics, for review and approval by the Building Official and the Director of Community Development or designee prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Building Official and the Director of Community Development or designee before building permits are issued. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties. Additionally, the exterior lighting fixtures shall be architecturally consistent with the design of the building, as reviewed and approved by the Director of Community Development.

Cultural Resources

PL11. Prior to commencement of ground-disturbing activities a qualified vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall develop Worker Awareness and Environmental Program (WEAP) Training for construction personnel. This training shall be presented to construction personnel and include what fossil remains may be found within the Project area and policies and procedures that must be followed in case of a discovery. Verification of the WEAP Training shall be provided to the Gardena Community Development Department.

¹¹ See Conditions of Approval included in the City's Agenda Packet for the April 20, 2021 Commission meeting, PDF pages 85-98.

PL12. If fossils or fossil bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.

Hazardous Materials

BS24. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). The sampling method to be used shall be based on the statistical probability that construction materials similar in color and texture contain similar amounts of asbestos. In areas where the material appears to be homogeneous in color and texture over a wide area, bulk samples shall be collected at discrete locations from within these areas. In unique or nonhomogeneous areas, discrete samples of potential ACMs shall be collected. The survey shall identify the likelihood that asbestos is present in concentrations greater than 1 percent in construction materials. If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard.

Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403. Common asbestos abatement techniques involve removal, encapsulation, or enclosure. The removal of asbestos is preferred when the material is in poor physical condition and there is sufficient space for the removal technique. The encapsulation of asbestos is preferred when the material has sufficient resistance to ripping, has a hard or sealed surface, or is difficult to reach. The enclosure of asbestos is to be applied when the material is in perfect physical condition, or if the material cannot be removed from the site for reasons of protection against fire, heat, or noise.

BS25. If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. A portable, field X-ray fluorescence (XRF) analyzer shall be used to identify the locations of potential lead paint, and test accessible painted surfaces. The qualified Environmental Professional shall identify the likelihood that lead is present in concentrations greater than 1.0 milligrams per square centimeter (mg/cm²) in/on readily accessible painted surfaces of the buildings.

If lead-based paint is found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Potential methods to reduce lead dust and waste during removal include wet scraping, wet planning, use of

electric heat guns, chemical stripping, and use of local High Efficiency Particulate Air (HEPA) exhaust systems. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Engineer.

Hydrology

- BS5. The applicant/developer shall provide storm water management plan prepared by a qualified engineer acceptable to the Building Official and the Engineering Division. Drainage from parking lots to the public rights-of-way shall be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- BS6. The applicant shall be responsible for the construction of all on-site drainage facilities and provide a master plan for drainage. This will include Low Impact Development (LID) referring to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of Stormwater in order to protect water quality and local aquatic habitat.
- BS9. The applicant/developer shall provide a complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.

Noise

- GC 5. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's engineering and building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.
- BS26. Prior to approval of grading plans and/or prior to issuance of demolition, grading, and building permits, the following noise reduction techniques shall be included in the construction plans or specifications:
- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
 - The Project Applicant shall demonstrate to the satisfaction of the City's Building Official that construction noise reduction methods shall be used **where feasible**, including shutting off idling equipment. (Emphasis added)

- During construction, equipment staging areas shall be located such that the greatest distance is between the staging area noise sources and noise-sensitive receptors.
- Per Gardena Municipal Code Section 8.36.080, construction activities shall not occur during the hours of 6:00 p.m. and 7:00 a.m. on weekdays; between the hours of 6:00 p.m. and 9:00 a.m. on Saturday; or any time on Sunday or a Federal holiday.

BS28. An acoustical analysis is required prior to the issuance of building permits for the Project to demonstrate compliance with City’s Noise Ordinance (Gardena Municipal Code Chapter 8.36 and specifically Section 8.36.050, Interior noise standards). The interior noise study is required to be submitted to the City of Gardena Building Division for review and approval in conjunction with building permit application review; building permit issuance is contingent upon satisfactory demonstration that interior noise levels will comply with the City’s noise ordinance.

Traffic and Circulation

PW6. The applicant shall provide traffic control plans per W.A.T.C.H. (Work Area Traffic Control Handbook) or California M.U.T.C.D

Tribal / Cultural Resources

As noted on PDF page 29 of the Agenda Packet: “As the project involves a General Plan Amendment and corresponding Zone Change, the City received a request for consultation from the Gabrieleno Band of Mission Indians-Kizh Nation under Senate Bill (SB) 18. As a result of the consultation, conditions have been added regarding retaining a Native American monitor/consultant and procedures regarding unanticipated discovery of tribal cultural and archaeological resources.” These “Environmental Conditions”¹², i.e. mitigations include:

EN1 Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 - SB18 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the Lead Agency prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any

¹² Agenda Packet PDF starting at page 89.

Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 50 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the Tribal monitor approved by the Consulting Tribe and a qualified archaeologist if one is present. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue in other parts of the Project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

- EN2. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC and PRC 5097.98 shall be followed.
- EN3. Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and

cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

- EN4. Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

- EN5. Native American and Archaeological monitoring during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of TCR's shall be taken. The Native American monitor must be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Principal personnel for Archaeology must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California.

The City has required Conditions of Approval which are defacto mitigation measures intended to address potential project impacts. In so doing the City has implicitly found that the proposed project has the potential to result in:

- Light and Glare Impacts

- Cultural Resources Impacts
- Hazardous Materials Impacts
- Hydrology Impacts
- Noise Impacts
- Traffic and Circulation Impacts
- Tribal / Cultural Resources Impacts

The proposed project does not qualify for a Categorical Exemption because it has the potential to result in impacts requiring mitigation. A Mitigated Negative Declaration or Environment Impact Report is required for the project.

VI. FAILURE TO MEET CEQA GUIDELINES SECTION 153002(C) REQUIREMENTS - POTENTIAL FOR SIGNIFICANT EFFECTS DUE TO UNUSUAL CIRCUMSTANCES

As detailed in **Sections III, IV and V**, the proposed project is not eligible for any Categorical Exemptions. However, this section of our letter lays to rest the project’s eligibility for a Class 3 Exemption. Even if the proposed project were eligible for a Class 3 Exemption, there are a number of unusual circumstances associated with the proposed six-unit development which alone and in combination have the potential to result in significant impacts due to the proposed project. The combination of unusual circumstances associated with the proposed project is also an unusual circumstance. Unusual circumstances include but are not limited to:

- Location on a lot with Split-Zoning
- Need for a Zone Change and General Plan Amendment
- Need for a Subdivision
- Location on a substandard lot with of width of less than 50 feet
- Need for a Variance

A. UNUSUAL CIRCUMSTANCES

Location on a Lot with Split-Zoning

As shown in **Figure 1** and noted on PDF page 18 of the Agenda Packet: “The property has two different General Plan land use and zoning designations on a single parcel. The front of the property is designated and zoned for Medium Density Multiple- Family Residential (R-3) and the rear of the property is designated and zoned for Single-Family Residential (R-1). There is no indication as to where the actual change in land use designation and zoning takes place other

than a line on the maps.” **Figure 2** shows the existing land use designation in relation to existing uses. **Figure 3** shows the existing land use designation in relation to the proposed project.

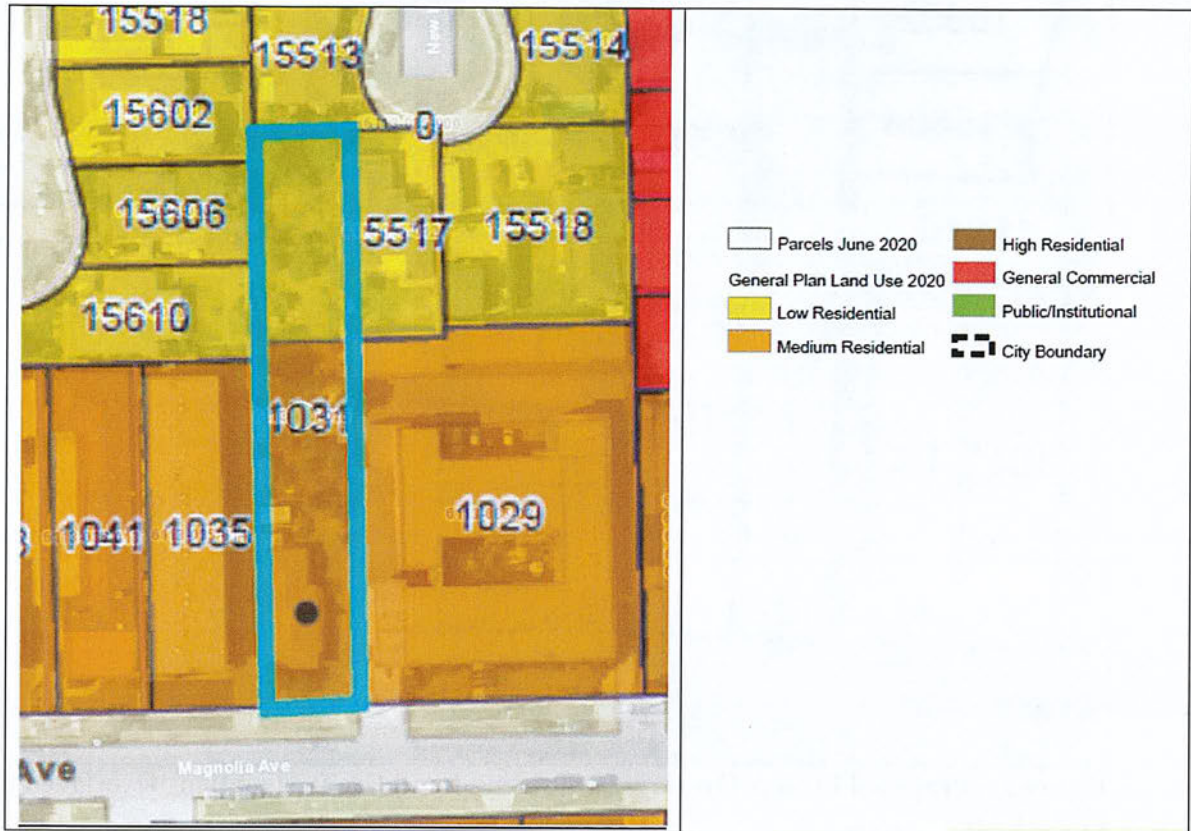


Figure 2 – Existing Land Use Designations Overlaid to Aerial of Project Area



Figure 3 – Proposed Project Overlays on Existing Land Use Designations Overlaid to Aerial of Project Area

As shown on **Figure 3**, Building D and the majority of Building C are located adjacent to R-1 zoned properties.

Need for a Zone Change and General Plan Amendment

As can be seen from **Figure 3**, the proposed project would result in the construction of multifamily uses in both the portion of the project site currently designated Medium Residential (R-3) and the portion designated Low Residential (R-1). This is the reason why the project requires a:

- 1) General Plan Amendment (GPA #5-20) to change the land use designation of the property from Low/Medium Density Residential to Medium Density Residential; and,
- 2) Zone Change (ZC #4-20) changing the zoning from R-1/R-3 (Single-Family and Medium Multi-Family Residential Zone) to R-3 (Medium Multi-Family Residential Zone);

As shown in **Figure 3**, the rezoning and General Plan Amendment would result in the intrusion of multi-family uses into the middle of an area zoned for single-family uses.

Location on a Substandard Lot with a Width of Less than 50 feet

The proposed project is located on a substandard lot which is only 48.92 feet wide. After the zone change, the proposed project still requires a Variance (VAR #2-19) for a reduced side yard setbacks:

- Buildings A and B require a variance because the west setback is proposed at 7 feet instead of the required 7.5 feet;
- Building C, which would be adjacent to R-1 uses proposes an 8-foot west setback instead of the required 10-foot setback; and,
- Building D which would also be adjacent to R-1 uses is proposed to have a 5-foot setback on both the western and eastern sides rather than the required 10-foot setback.

Figure 4 shows the approximate location of proposed project structures in relation to existing uses.

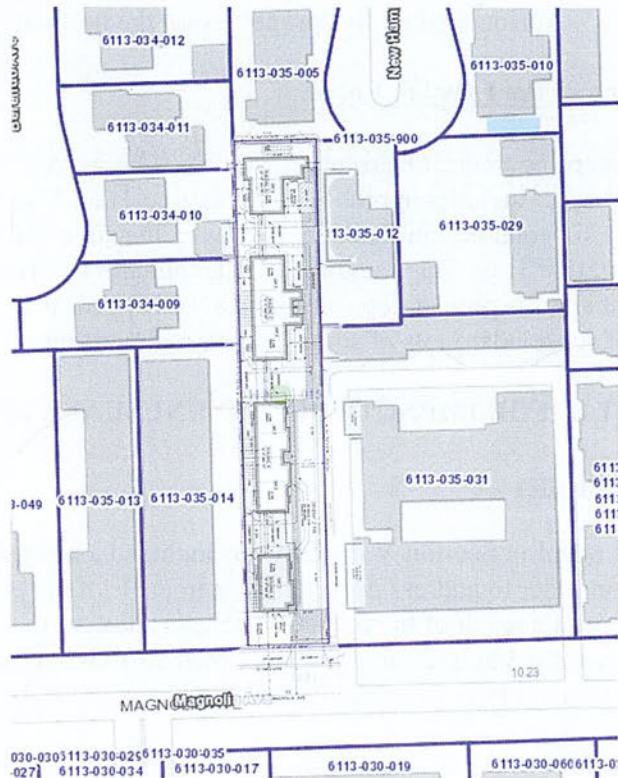


Figure 4 – Proposed Project Uses in Relation to Existing Uses – Overlay of Project Site Plan on Assessors Map

Buildings C containing Units 4 and 5 and Building D, containing Unit 6, are adjacent to R-1 uses and are largely on the portion of the project site previously zoned R-1.

The Proposed Project Requires a Variance

The City acknowledges that the need for a variance is the result of a combination of special circumstances, as explained on Agenda Packet PDF page 27, as follows:

Buildings C and D abut the R-1 zone and therefore require a 10 foot setback on each side. Building C requires a 2 foot variance on the west side and Building D requires a 5 foot variance on both sides. A height of 35 feet and 3 stories is allowed for projects in the R-3 zone. In order to develop a project that is more compatible with the adjacent R-1 properties, the height of Building C has been reduced to 30 feet and 2 stories with a loft and the height of Building D has been reduced to approximately 25 feet and 2 stories, which is consistent with the R-1 standards. In order to reduce the height to be compatible with the adjoining R-1 zoned properties, it was necessary to increase the footprint of the ground floor on these units to make up for the lost square footage on a third-floor. This change would not be required except for the fact that the special circumstances of this property being substandard in width and being surrounded by R-1 properties on the northern portion of the property. (sic)

Subdivision of the Existing Lot

According to draft Resolution No. PC-3-21 on page 33 of the Agenda Packet PDF, the proposed project includes approval of “Tentative Tract Map No. 83100, as shown on Attachment D, creating six condominium lots.” However, the six condominium lots are not clearly shown on the Tentative Tract Map included in Attachment D. Given the substandard width of the existing lot and the project description, it would appear that the proposed project may include the creation of substandard lots of some unknown dimensions.

POTENTIAL FOR IMPACTS DUE TO UNUSUAL CIRCUMSTANCES

A. Aesthetics

As noted in **Section V** the City has included a mitigation measure as a Condition of Approval in order to address potential light impacts of the proposed project. Those impacts would occur as a result of the reduced setbacks adjacent to residential uses that would be allowed under the request Variance, and the more than 25-foot height of Building C resulting from the requested General Plan Amendment and zone change for the portion of the project adjacent to R-1 uses.

B. Noise Impacts

As noted in **Section V** the City has included mitigation measures as a Conditions of Approval in order to address potential noise impacts of the proposed project. Those impacts

would occur or be exacerbated as a result of the reduced setbacks adjacent to residential uses that would be allowed under the request Variance and the increased density and thus size of construction resulting for the General Plan Amendment and zone change.

Figure N-1: Noise and Land Use Compatibility from the City’s Noise Plan included as part of the Community Safety Element of the City’s 2006 General Plan is reproduced below.¹³ For residential uses, noise levels between 60-65 CNEL are considered conditionally acceptable by the City. Proposed projects within this noise contour require preparation of a noise analysis.

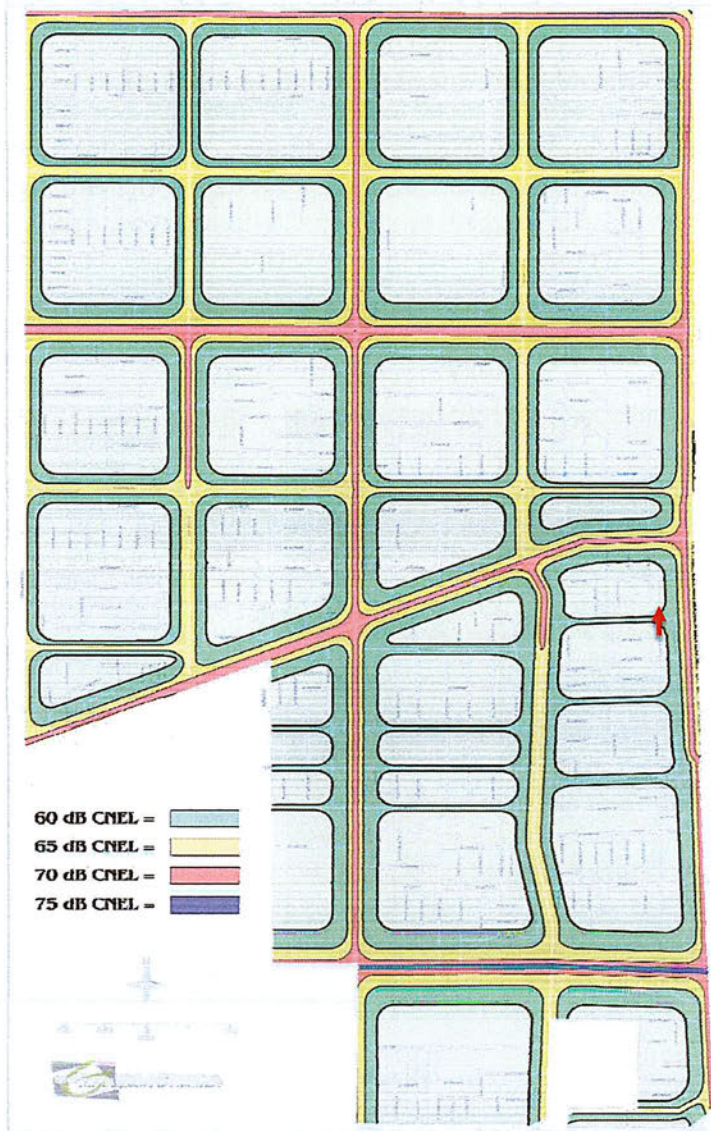
Land Use Category	CNEL, dB						Legend
	55	60	65	70	75	80	
Residential - Single family, multifamily, duplex	A	A	B	C	C		<p>A NORMALLY ACCEPTABLE Specified land use is satisfactory based on the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p> <p>B CONDITIONALLY ACCEPTABLE New construction or development should be undertaken only after a detailed analysis of the noise requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.</p> <p>C NORMALLY UNACCEPTABLE New construction or development should generally be discouraged. If it does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.</p> <p>Clearly Unacceptable New construction or development should generally not be undertaken.</p>
Residential - Mobile homes	A	A	B	C	C		
Transient Lodging - Motels, hotels	A	A	B	B	C	C	
Schools, Libraries, Churches, Hospitals, Nursing Homes	A	A	B	C	C		
Auditoriums, Concert Halls, Amphitheatres, Meeting Halls	B	B	C	C			
Sports Arenas, Outdoor Spectator Sports, Amusement Parks	A	A	A	B	B		
Playgrounds, Neighborhood Parks	A	A	A	B	C		
Golf Courses, Riding Stables, Cemeteries	A	A	A	A	B	C	
Office and Professional Buildings	A	A	A	B	B	C	
Commercial Retail, Banks, Restaurants, Theaters	A	A	A	A	B	B	
Industrial, Manufacturing, Utilities, Wholesale, Service Stations	A	A	A	A	B	B	
Agriculture	A	A	A	A	A	A	

Source: Taken in part from "Aircraft Noise Impact Planning Guidelines for Local Agencies," U.S. Dept. of Housing and Urban Development, TE/NA-472, November 1972.

**Figure N-1
Noise and Land Use Compatibility**

As shown on **Figure N-3** from the Noise Plan, the proposed project is located within the 60-65 CNEL noise contour, based on the year 2025 forecast included in the Noise Plan. (See also Figure N-2 in the Noise Plan which shows the project was in this noise contour as of 2006).

¹³ The City’s General Plan is available at: <https://www.cityofgardena.org/general-plan/>
The Noise Plan is available at: <https://www.cityofgardena.org/wp-content/uploads/2016/04/generalplan9.pdf>



**Figure N-3
 Future CNEL Contour**

Project's Location In Noise Contour (red arrow)

In addition, The Noise Plan includes the following policies which apply to the proposed project and which would further dictate the need for a noise analysis for the proposed project:

- *N 2.4: Require mitigation of all significant noise impacts as a condition of project approval.*
- *N2.5: Require proposed projects to be reviewed for compatibility with nearby noise- sensitive land uses with the intent of reducing noise impacts.*

- *N 2.9: Encourage the creative use of site and building design techniques as a means to minimize noise impacts.*
- *N 3.1: Require compliance with a quantitative noise ordinance based on the Model Noise Ordinance developed by the (now-defunct) State of California Office of Noise Control.*
- *N 3.2: Require compliance with noise regulations. Review and update Gardena's policies and regulations affecting noise.*
- *N 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.*

When it comes to determining whether a proposed project would result in a significant noise impact, the City has typically used the questions presented in the State CEQA Guidelines Appendix G Environmental Checklist as threshold of significance in its environmental documents.¹⁴ Accordingly, the Project may create a significant environmental impact and it would:

- Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- Result in the generation of excessive groundborne vibration or groundborne noise levels (see Impact 4.10-2);

The City's Noise Ordinance is included in Chapter 8.36 of the City's Municipal Code.¹⁵ Allowable exterior noise levels in residential areas are 55 db(A) between 7 a.m. to 10 p.m. and 45 dB(A) interior noise during this time period. As noted in a recent City EIR:

Noise impacts from Project construction activities would be a function of the noise generated by construction equipment, the location of the equipment, the timing and duration of the noise-generating construction activities, and the relative distance to noise-sensitive receptors. Construction activities for the Project would generally include demolition, site grading, building construction, and landscaping. Each stage of construction would involve the use of various types of construction equipment and would, therefore, have its own distinct noise characteristics. Demolition generally involves the use of backhoes, front-end loaders, and heavy-duty trucks. Grading and excavation typically require the use of earth-moving equipment, such as excavators, front-end loaders, and heavy-duty trucks. Building construction typically involves the use of forklifts, concrete trucks, concrete pumps, and delivery trucks.

¹⁴ See for example page 4.10-10 of the Gardena Transit-Oriented Development Specific Plan Project EIR: <https://files.ceqanet.opr.ca.gov/264020-7/attachment/H8htlvndPjramT5NbWNrk3gk7pA33GrO9xjjHcepOD4Q2wDJI4pFgYsHvJkphqW5LHyc0NtuENen57g0>

¹⁵ Available at: <https://www.codepublishing.com/CA/Gardena/html/Gardena08/Gardena0836.html>

Noise from construction equipment would generate both steady-state and episodic noise that could be heard within and adjacent to the Project site.¹⁶

The project site is less than 50 feet in width. Typical noise levels for construction equipment at a distance of 50 feet are contained in the following table.

Construction Equipment		NOISE LEVEL (dBA) AT 50 FEET											
		65	70	75	80	85	90	95	100	105			
Earth Moving	Compactors (Rollers)												
	Front Loaders												
	Backhoes												
	Tractors												
	Scrapers, Graders												
	Pavers												
	Trucks												
Materials Handling	Concrete Mixers												
	Concrete Pumps												
	Cranes (Movable)												
	Cranes (Derrick)												
Stationary	Pumps												
	Generators												
	Compressors												
Impact Equipment	Pneumatic Wrenches												
	Jack Hammers and Rock Drills												
	Pile Drivers (Peaks)												
Other	Vibrator												
	Saws												

Source: EPA PB 206717, Environmental Protection Agency, Dec. 31, 1971, "Noise from Construction Equipment & Operations".

As specified in Gardena Municipal Code (GMA) §8.36.080, construction activities are exempt from the noise ordinance protections, provided that construction activities do not take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, between 6:00 p.m. and 9:00 a.m. on Saturday or any time on Sunday and Federal holiday. Project construction would most

¹⁶ Page 4.10-12 of the Gardena Transit-Oriented Development Specific Plan Project EIR:
<https://files.ceqanet.opr.ca.gov/264020-7/attachment/H8htlvndPjramT5NbWNRk3gk7pA33GrO9xjjHcepOD4Q2wDJI4pFgYsHvJkphqW5LHyc0NtuENen57g0>

likely comply with the City allowable construction hours of 7:00 a.m. to 6:00 p.m. on Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday.

The City's Municipal Code does not have a quantitative construction noise limit (i.e., increase over ambient level). However, recent City EIRs have included an assessment of a project's potential to result in construction noise levels in excess of the ambient noise standards. Based on the type of equipment that would be used for the proposed project and the proximity of proposed project construction activities to residential uses, construction noise levels at the nearest noise-sensitive receptors would likely exceed the City's exterior noise standard (presumed daytime ambient noise level) of 55 dBA and as well as the forecast ambient level in the City's General Plan for the project area (60-65 dBA). Given the CEQA Checklist questions, and the fact that the City has used these as thresholds in EIRs, it can be reasonably concluded that the project's temporary construction-related noise impacts would be significant in the absence of mitigation. An EIR or Mitigated Negative Declaration is therefore required for the project.

VII. USE OF A CATEGORICAL EXEMPTION IS NOT APPROPRIATE FOR THE PROPOSED PROJECT; ADDITIONAL CEQA REVIEW IS REQUIRED

The proposed project does not qualify for a Categorical Exemption. As detailed in **Section III**, the City, in its consideration of the proposed project's eligibility for a Categorical Exemption, has failed to consider the whole of the action, in violation of CEQA Guidelines Section 15003(h). When the whole of the action is considered it is clear that the project as proposed is not eligible for any Categorical Exemption under CEQA. As detailed in **Sections IV and V**, the City has improperly deferred needed impact analysis and has relied on mitigations when finding that the proposed project will not result in significant impacts and is exempt. Furthermore, even if the project was potentially eligible for a Class 3 Exemption, as detailed in **Section VI**, the proposed project is not eligible for a Categorical Exemption under CEQA Guidelines Section 15303(b) due to the fact that there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. As detailed herein, an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) must be prepared for the project, in conformance with the requirements of the CEQA.

VIII. THE REQUIRED FINDINGS FOR A VARIANCE CANNOT BE MADE

Government Code section 65906 establishes criteria for the granting of variances: "Variances from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated."

This statute features three elements: “(1) there must be special circumstances applicable to the property; (2) by reason of which the strict application of the zoning ordinance would deprive such property of privileges enjoyed by other property in the vicinity under identical zoning classification; and (3) any variance granted shall be subject to such conditions as will assure that the adjustment is not a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is located.” (*Miller v. Board of Supervisors* (1981) 122 Cal.App.3d 539, 544.) The “special circumstances” contemplated in the first element “must be such that the property is distinct in character from comparable nearby properties.” (*Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal.App.4th 1168, 1183.) “In *Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506..., the landowner obtained a zoning variance to build a 93-space mobile home park on 28 acres in Topanga Canyon on property zoned for light agricultural and single-family residences. [Citation.] Applying Government Code section 65906, Topanga found insufficient evidence supported the grant of the variance because there was there was no evidence concerning comparable neighborhood properties, and therefore concerning whether the variance was necessary to bring the landowner into parity with other parties holding property in the same area.” (Id. at 1183-84.) The California Supreme Court noted that the statutory language of section 65906 “emphasize[s] disparities between properties, not treatment of the subject property’s characteristics in the abstract. [Citations.] It also contemplates that at best, only a small fraction of any one zone can qualify for a variance.” (*Topanga*, supra, 11 Cal.3d at 520.)

The second element has been framed in terms of “unnecessary hardship.” (*Neighbors in Support of Appropriate Land Use v. County of Tuolumne* (2007) 157 Cal.App.4th 997, 1007 (noting that “ ‘[t]he essential requirement of a variance is a showing that a strict enforcement of the zoning limitation would cause unnecessary hardship’ ”).) Unnecessary hardship occurs “where the natural condition or topography of the land places the landowner at a disadvantage vis-à-vis other landowners in the area, such as peculiarities of the size, shape or grade of the parcel.” (*Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal.App.4th 1168, 1183.)

The City’s proposed variance findings in the Staff Report are sparse and not supported by substantial evidence. First, the City failed to make any non-conclusory factual findings about undue hardship, that is, whether strictly applying the zoning code to the Project would deprive the applicant of privileges enjoyed by other properties in the vicinity under identical zoning classification. The City’s failure to make such findings violates Government Code section 65906. (See *Orinda Assn v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 1165 (“[U]nder Topanga, the Board’s findings must include facts sufficient to show that these three [variance] conditions have been met.”).)

Second, the City’s undue hardship finding does not correspond with its special circumstances findings. “Variances from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.” (Gov. Code, § 65906 (emphasis added).) The City has failed to adequately explain how the attributes of the Project Site deprive the property of privileges enjoyed by other

property in the vicinity. Third, the City has failed to explain what sort of hardship the applicant might suffer by denying the variance and why that hardship is undue.

I may be contacted at 310-982-1760 or at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall". The signature is fluid and cursive, with the first name "Jamie" being more prominent than the last name "Hall".

Jamie T. Hall



CITY OF GARDENA

NOTICE OF CANCELLATION

PLANNING & ENVIRONMENTAL QUALITY COMMISSION

NOTICE IS HEREBY GIVEN that the regular meeting of the Planning & Environmental Quality Commission scheduled for Tuesday, March 3, 2026, has been cancelled.

NOTICE IS FURTHER GIVEN THAT the next regularly scheduled meeting of the Planning and Environmental Quality Commission will be held on Tuesday, March 17, 2026, at 7:00 p.m. in the Council Chamber at City Hall, 1700 West 162nd Street, Gardena, CA 90247. The project titled: **ENVIRONMENTAL ASSESSMENT #19-24; SITE PLAN REVIEW #4-24; TENTATIVE PARCEL MAP #2-24 TO ALLOW THE CONSTRUCTION OF FOUR (4) THREE-STORY CONDOMINIUM UNITS IN THE MEDIUM DENSITY MULTIFAMILY RESIDENTIAL (R-3) ZONED PORTION OF A SPLIT ZONED R-3 AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONED PROPERTY AT 1031 MAGNOLIA AVENUE**, originally continued to March 3, 2026, will be continued to May 5, 2026. Public hearing notices will be mailed out to all owners and occupants of properties located within 300 feet from the project site at least 10 days prior to the May 5th continued public hearing date.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Notice is on file in the Office of the City Clerk.

Dated this 27th day of February 2026.

/s/ MINA SEMENZA
City Clerk

Kevin La

From: Alex Ilich <ilichevalexander1@gmail.com>
Sent: Thursday, April 30, 2026 10:10 AM
To: Public Comment
Subject: 1031 Magnolia Avenue (APN: 6113-035-015)
Attachments: 1031 magnolia Ave.pdf

Caution! This message was sent from outside your organization.

Good morning.

Houses that will be negatively affected by this project.
We are against this project.

Emiko M.
15609 S Berendo Ave Gardena, CA 90247
United States

Alexander ilichev
15605 S Berendo Ave Gardena, CA 90247
United States

Tatiana Atwill
15517 S Berendo Ave Gardena, CA 90247

Ai
15601 S Berendo Ave Gardena, CA 90247
United States

Alan Honda
15505 S Berendo Ave Gardena, CA 90247
United States

Furthermore, the building—a massive, monolithic structure—will act as a colossal wall, completely ruining the appearance of our street.

Nearby, there is a two-story apartment building and an underground parking facility. We agree to this project—provided it is feasible—so as not to disrupt the architectural balance of our neighborhood.

After all, if a three-story residential building is constructed, it will be necessary to install an elevator. And the elevator shaft—the structure housing the hoisting mechanism—will, in effect, function as a fourth story. Consequently, the entire building as a whole will end up looking like nothing more than one solid, massive wall.

We are concerned that there won't be enough parking spaces; we already struggle to find parking for those living in apartment buildings, and now they want to construct yet another building—one with no parking at all. Public transportation in our neighborhood is poor. Consequently, proceeding with this construction would be tantamount to deliberately creating a problem for our community.

Given the very narrow configuration of the land plot, we have concerns regarding fire safety. Consequently, the building must be equipped with sprinkler fire suppression systems.

However, this particular site is characterized by its extreme narrowness and elongated shape. In the event of a fire, many surrounding buildings could be affected—particularly if the structure being erected is three stories high. Should a fire break out, access to the building would be extremely difficult.

We oppose this project because of the homes located at :

15609 S Berendo Ave, Gardena, CA 90247, United States

15605 S Berendo Ave, Gardena, CA 90247.

15610 S Berendo Ave Gardena, CA 90247
United States

15606 S Berendo Ave Gardena, CA 90247
United States

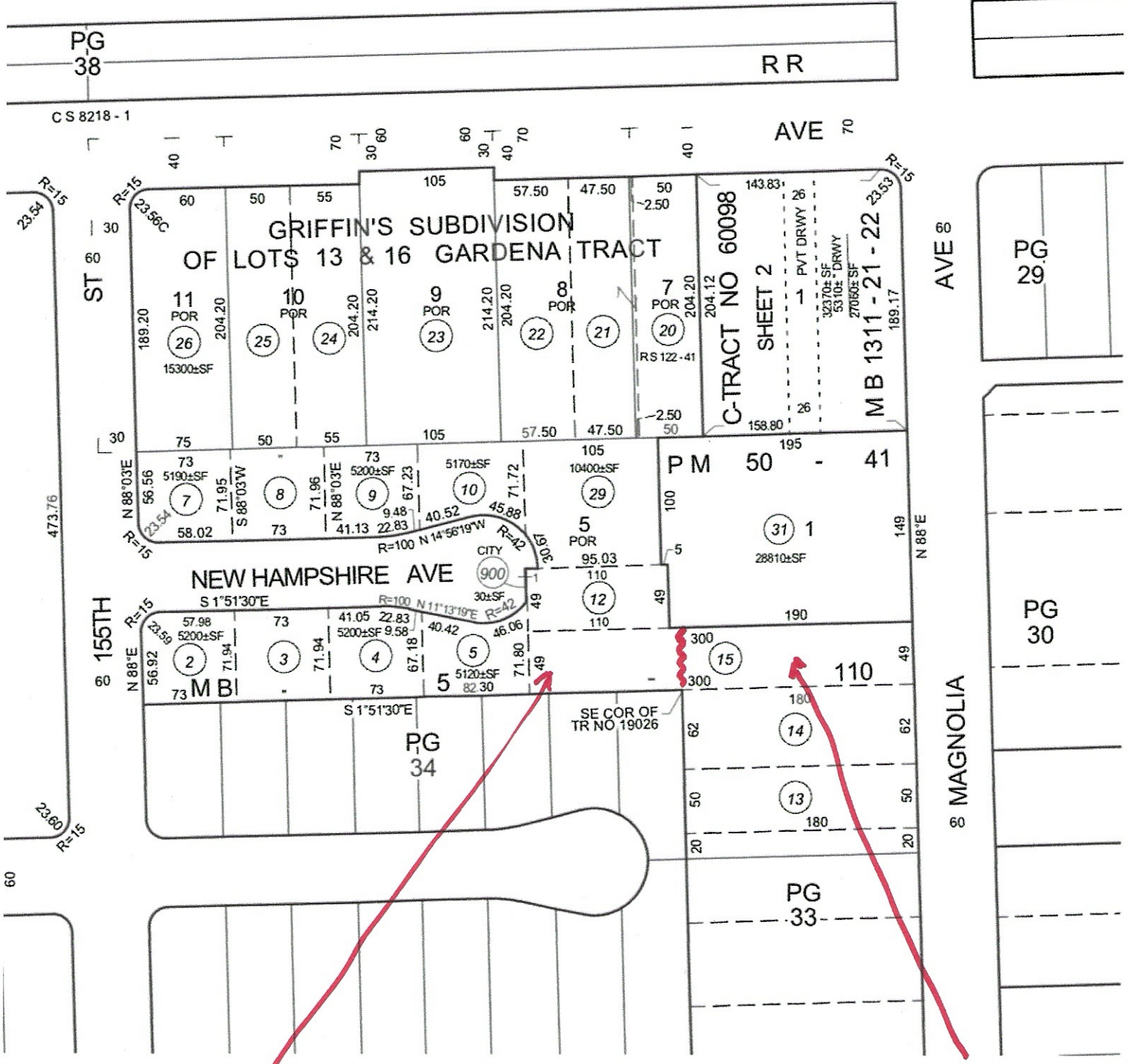
This project will block the sunrise for them.

We have signed the file attached below, indicating which option we believe is best suited for our community.

At points where the site adjoins single-story buildings, a single-story structure must be erected; however, within the zone designated for residential apartments, provision must be made for underground parking and two above-ground stories.

Thus, by virtue of its mixed zoning, this site is associated with construction activity in the form of erecting a three-story multi-apartment residential building. This would constitute a violation. Since the zoning is split 50% R-1 and 50% R-3, a single-family home must be built on the R-1 portion as prescribed, while an apartment building must be constructed on the R-3 portion.

We trust you and hope that our wishes will be heard.
Thank you.



One-story building

two-story building with underground parking

RESOLUTION NO. PC 1-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING ENVIRONMENTAL ASSESSMENT #19-24, SITE PLAN REVIEW #4-24, AND TENTATIVE PARCEL MAP #2-24 FOR THE CONSTRUCTION OF FOUR (4) THREE-STORY CONDOMINIUM UNITS IN THE MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) ZONED PORTION OF A SPLIT ZONED R-3 AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONED PROPERTY AT 1031 MAGNOLIA AVENUE AND FINDING THE PROJECT EXEMPT UNDER CEQA GUIDELINES SECTION 15303 (CLASS 3 - NEW CONSTRUCTION)

**1031 MAGNOLIA AVENUE
(APN: 6113-035-015)**

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

SECTION 1. RECITALS

- A. On December 18, 2024, Steve Stepakis (Applicant) submitted an application for a site plan review (SPR) and tentative parcel map (TPM) to demolish a duplex residential structure and construct four (4) three-story condominium units at a property located at 1031 Magnolia Avenue (APN: 6113-035-015). The actions required include approving an SPR for the development and a TPM for the subdivision.
- B. The project site zoning is Single-Family Residential (R-1) and Medium Density Multi-Family Residential (R-3).
- C. The subject property is bounded by single-family residential (R-1) to the north, east, and west, and multi-family residential units (R-3) to the east, west, and south.
- D. On January 20, 2026, the Planning and Environmental Quality Commission held the duly noticed public hearing at which time the Planning Commission motioned to continue the project to a date certain of March 3, 2026.
- E. On March 3, 2026, the Planning and Environmental Quality Commission meeting was cancelled and the project was continued to May 5, 2026.
- F. On April 23, 2026, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for May 5, 2026.
- G. On May 5, 2026, the Planning and Environmental Quality Commission held the duly noticed public hearing at which time it considered all 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. SITE PLAN REVIEW (SPR) #2-24 FINDINGS

Site Plan Review #2-24 for the demolition of a duplex structure and construction of new condominiums, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit 1 and as shown on the plans presented to the Planning and Environmental Quality Commission on May 5, 2026, attached hereto as Exhibit 2.

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

The project is located in the R-3 portion of the split zoned R-1/R-3 property. The project complies with all the development standards of the R-3 zone, therefore, the physical location, size, massing, setbacks, and placement of the proposed condominiums on the site and location of the proposed uses within the project are consistent with the applicable standards. Parking for the proposed residential use is consistent with the number of parking spaces required by the GMC. Each unit will have an attached two-car garage. There will be two guest parking spaces. Vehicle access to the property is provided by a new driveway. Residential open space requirements in the R-3 zone include a minimum of 600 sf of open space per unit. The project exceeds this requirement by providing private and common open space areas in the side yard and deck with approximately 650 to 800 sf per unit.

2. The development is consistent with the intent and purpose of the general plan and provisions of the municipal code.

The General Plan land use designation for the subject property is medium density residential which allows for a minimum of twelve 12 units per acre and a maximum of seventeen 17 units per acre. The medium residential land use category is intended to provide a quality multifamily living environment. The project is consistent with the following General Plan Goals and Policies:

- Housing Element Goal 1: Maintain and enhance the stability and quality of the City's housing stock and residential neighborhoods.
- Land Use Plan LU Policy 1.4: Locate new medium- and high-density residential development near neighborhood and community shopping centers with commensurate high levels of community services and facilities.
- Community Design Plan DS Policy 2.11: 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 are sufficient to accommodate the new development.

The proposed subdivision will not cause serious public health problems as the density conforms to the R-3 zone and the permitted uses in the General Plan Zone and Land Use of the respective property. The subdivision has been designed to provide adequate access for pedestrians and vehicles, guests, and residents, and emergency access. The four condominium units and an ADU are not expected to create environmental damage or public health problems.

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

The project focuses on making improvements that will minimize impact on the surrounding residential area. The project proposes complying with the maximum number of dwelling units permitted in the R-3 zone as well as complying with the development standards for the residential buildings. Some development standards include that the dwelling units comply with the minimum side, rear, and front yard setbacks, open space for the dwelling units, and the required off-street parking for the dwelling units and guest parking spaces at eight (8) parking spaces within an enclosed garage and two (2) dedicated guest parking spaces. As a result, the project will remain in harmony with the neighboring sites and communities.

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

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303 (Class 3- New Construction or Conversion of Small Structure). The proposed project consists of the construction of four (4) new condominium units in the City of Gardena which is an incorporated city with a population of over 10,000 persons. These findings qualify the proposed project for exemption.

SECTION 3. TENTATIVE PARCEL MAP NO. 85142 (#2-24)

Tentative Parcel Map No. 85142 and shown on Exhibit 3, creating four (4) condominium lots is hereby approved, subject to the conditions of approval attached as Exhibit 1 based on the fact that none of the findings which would prohibit the approval of a map are present and the map satisfies the requirements of Government Codes 66474.

1. The proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

The proposal is consistent with the provisions of the Medium Density Multifamily Residential Zone (R-3). The site does not lie within a specific plan area.

2. The design or improvement of the proposed subdivision is not consistent with the applicable general and specific plan.

The General Land Use Plan and the zoning map designate the project site as Single Family Residential (R-1) and Medium Density Multifamily Residential Zone (R-3), respectively. The project will involve four (4) condominium units and will be consistent with the Land Use Plan of the Community Development Element of the General Plan. Additionally, the Circulation Plan of the Community Development Element designates Magnolia Avenue as a collector street. Collector streets are intended to move traffic from a local roadway to a secondary roadway and provide access to all types of land uses and generally have no limitations of access. As conditioned, the applicant will be making street improvements that will be consistent with the Circulation Plan. There are no applicable Specific Plans.

3. The site is not physically suitable for the type of development.

The project site is 14,700 sf lot serviced by all necessary utilities. The zoning of the property allows for 12-17 units per acre and the applicant is proposing four (4) units, which complies with the minimum/maximum density allowed. The site also provides adequate ingress and egress. Therefore, the site is physically suitable for the type and density of the proposed development.

4. The site is not physically suitable for the proposed density of development.

The subdivision does not modify the physical conditions of the parcel established in 1955 and is consistent with all zoning regulations allowed by the City at the time.

5. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The property is developed with a one-story duplex residential structure. There is no substantial natural environment, fish, or wildlife in the area which will be harmed by the proposed project.

6. The design of the subdivision or type of improvements is likely to cause serious public health problems.

The subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The four (4) residential structures are not expected to create environmental damage or public health problems.

7. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The proposed subdivision was designed to not interfere with public access easements.

With the conditions of approval, the subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the GMC. As none of the findings for denial can be made, the tentative parcel map should be approved.

SECTION 4. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #19-24)

The proposed project is categorically exempt from the CEQA pursuant to the following:

- A. Section 15303(b) Class 3, New Construction or Conversion of Small Structures. The project consists of the construction of four (4) new residential condominium units and is located in an urbanized area. Specifically, in urbanized areas this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project consists of the construction of four (4) new condominium units with one accessory dwelling unit in the City of Gardena which is an incorporated city with a population of over 10,000 persons. These findings qualify the proposed project for exemption under Section 15303 (b).
- B. The project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area.

The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the project not have any significant effects, but there are no unusual circumstances applicable to this project site. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

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

SECTION 5. APPEAL

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

SECTION 6. RECORD

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

SECTION 7. CUSTODIAN OF RECORD

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

SECTION 8. EFFECTIVE DATE

This Resolution shall take effect immediately subject to Section 5 above.

SECTION 9. CERTIFICATION

The Secretary shall certify the passage of this resolution.

[CERTIFICATION CONTINUES TO THE NEXT PAGE]

PASSED, APPROVED, AND ADOPTED this 5th day of May 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: Architectural Plans
- Exhibit 3: Tentative Parcel Map No. 85142

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 5th day of May 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 B

CITY OF GARDENA

SITE PLAN REVIEW # 4-24 AND TENTATIVE PARCEL MAP NO. 85142 (#2-24)

GENERAL CONDITIONS

- GC 1. The Applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. The resolution of approval and conditions shall be recorded with the County Recorder. Proof of compliance shall be in the form of a copy of the recorded document, submitted to the Community Development Office, prior to the issuance of any construction permit.
- GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction), Title 17 (Subdivisions), and Title 18 (Zoning) of the Gardena Municipal Code.
- GC 3. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 4. The Applicant shall reimburse the City for all attorney's fees spent in processing the project application, including but not limited to review of all documents required by these conditions of approval.
- GC 5. The Applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of Site Plan Review #4-24 and Tentative Parcel Map #2-24, and the associated Notice of Exemption. The City shall promptly notify the Applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the Applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the Applicant/developer of any obligation under this condition, including the payment of attorney's fees.

SITE PLAN REVIEW (SPR #4-24)

- SPR1. Site Plan Review #4-24 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with GMC Section 18.44.060. Utilization shall mean the issuance of a building permit by the Community Development Department and the continuance of construction.
- SPR2. The approved Resolution, including the Conditions of Approval and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.
- SPR3. The final completed project shall be in compliance with the plans and elevations upon which the Planning and Environmental Quality Commission based their decision. Minor modifications or alterations to the design, style, colors, material, and vegetation shall be subject to the review and approval of the Community Development Director.
- SPR4. The project shall maintain compliance with all off-street parking and loading regulations in accordance with GMC Section 18.40.
- SPR5. The project shall comply with American Disability Act (ADA) requirements.
- SPR6. All exterior lighting shall be designed, arranged, directed, or shielded in such a manner as to contain direct illumination on-site, thereby preventing excess illumination and light spillover onto adjoining land uses and/or roadways.
- SPR7. The entire site, all walls and fencing, and all building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall.
- SPR8. If a single-family dwelling unit is proposed in the R-1 portion of the split zone property, it shall comply with all development standards of GMC Section 18.12, and the 20-foot front yard setback shall start at the closest residential building wall south of the proposed single-family dwelling unit.
- SPR9. The Applicant shall submit plans for the Accessory Dwelling Unit, in accordance to GMC Chapter 18.13, and follow all permit plan check procedures of Building and Safety.

TENTATIVE PARCEL MAP No. 85142 (TPM #2-24)

- TPM1. The final map shall be recorded with the Los Angeles County Recorder's office within a period not to exceed twenty-four (24) months from the date of approval, unless an extension is granted in accordance with Gardena Municipal Code section 17.08.070 or by State law. If said map is not recorded within such time, the life of the map shall be deemed expired and said approval shall be considered null and void.
- TPM2. The tentative parcel map shall conform to the provisions of the State Subdivision Map Act and Title 17 of the Gardena Municipal Code (Subdivisions).
- TPM3. In accordance with Section 17.08.170 of the Gardena Municipal Code, the Applicant shall dedicate all necessary rights-of-way for public improvements and shall construct such improvements at no cost to the City. Such improvements may include, but not be limited to, site grading and drainage, new sidewalk, curb and gutter, driveways, street trees, roadway paving, street lights, traffic control devices, gas mains, electric power lines, telephone and cable lines, all of which shall be installed in accordance with the specifications of the Public Works Department. All utilities shall be underground.
- TPM4. Pursuant to Government Code § 66495, at least one exterior boundary line of the land being subdivided must be adequately monumented or referenced before the map is recorded.
- TPM5. Private driveways shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
- TPM6. The developer shall pay in full, a total of \$40,000 for in-lieu park and recreation fees in accordance with Chapter 17.20 of the Gardena Municipal Code, prior to the final map recordation.
- TPM7. The Applicant shall provide the City with a draft of the Covenants, Conditions and Restrictions (CC & R's) which shall apply to the townhomes for review and approval. The approved CC & R's shall be recorded with the Los Angeles County Registrar Recorder Office prior to the approval of the final map. The CC & R's shall include, at a minimum, the following provisions, as may be further detailed in these conditions:
- a. Any revisions to the CC & R's shall require prior city approval.
 - b. Maintenance and repair obligations of all private streets/driveways.

- c. Maintenance and repair obligations of all open spaces and Common Area including landscaping.
- d. Prohibition against outdoor storage, including balconies.
- e. Prohibition against alterations to architectural treatments.
- f. Requirement that all garage spaces be maintained in such a manner as to be able to be used for parking of two cars.
- g. Prohibition against parking in driveway areas and in front of garages.
- h. Prohibition against residents using guest parking spaces.
- i. Prohibition of the individual sales of the Accessory Dwelling Unit (ADU).
- j. The ADU shall be in the respective ownership of Unit 2 and shall not have individual ownership.
- k. The ADU shall not be rented for a period less than thirty-one consecutive calendar days.
- l. Prohibition of any home sharing rentals within the R-3 zoned portion of the property and if the R-1 zoned property has an ADU.
- m. Maintenance of the vacant R-1 zoned property free from overgrown vegetation and debris until and after development.
- n. Development of the R-1 zoned portion of the lot shall be made with similar design as the approved project, comply with all R-1 development standards in the Gardena Municipal Code, and approved with building permits from the Gardena Building and Safety Division.
- o. Prohibition of any resident or guest utilizing dedicated garage or parking spaces located in the R-1 zone.

When the draft of the CC&R's is provided to the City for review, it shall be accompanied by a table specifying where each of the above conditions can be found.

BUILDING

- BS1. The Applicant shall comply with all applicable portions of the most current California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The Applicant shall obtain separate Building Division including permits for Demolition, Grading, Building, Landscaping, Site Lighting, Trash Enclosure and Fences and Walls if required.
- BS3. The Applicant shall comply with all conditions set forth by other departments and agencies, including but not limited to: Gardena Planning, Gardena Public Works, and Los Angeles County Fire Department.
- BS4. The Applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.
- BS5. The Applicant shall demonstrate that coverages has been obtained under California's General Permit for Stormwater Discharges Associated with

Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.

- BS6. The Applicant shall submit a Final Priority WQMP to the Building Division for review and approval. This plan shall be in conformance with all current NPDES requirements. The WQMP must implement Low Impact Development (LID) principles such that projects infiltrate, harvest, re-use, evaporation, or bio-treat storm water runoff. Sheet flowing stormwater, without filtering, is no longer acceptable.
- BS7. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified inspector to determine the presence or absence of asbestos containing materials (ACMs).
- BS8. A grading plan shall be submitted by the Applicant/developer to the Building Official for review and approval. Grading shall be in substantial conformance with the proposed project plans.
- BS9. The Applicant shall provide complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.
- BS10. The Applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.
- BS11. The Applicant shall prepare construction and demolition (C&D) waste recycling plans for review and approval by the Building Division. The Applicant shall enroll in the city's waste diversion program.
- BS12. The Applicant shall post procedures and phone numbers at the construction site for notifying the City, local Police Department, and construction contractor (during regular construction hours and off- hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem.
- BS13. The Applicant shall notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when

noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance.

- BS14. The Applicant shall designate an on-site construction complaint and enforcement manager for the project.
- BS15. The Applicant shall ensure that all construction equipment is properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded.
- BS16. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.
- BS17. Grading and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and public holidays are strictly prohibited.

PUBLIC WORKS

- PW1. All work in the public right of way shall be constructed in accordance with the Standard Plans and Standard Specifications for Public Works Construction, latest edition and the City and State Codes as applicable. This includes supplements thereto and City of Gardena Standard Drawings. All work shall be designed and signed by a registered Civil Engineer or other applicable professional license engineer(s).
- PW2. Before undertaking any Encroachment/Excavation within the public right of way, the owner must first obtain the applicable permit from the Public Works Engineering Division.
- PW3. The project shall utilize the County's benchmarks and any controlling survey monumentation (property lines, tract lines, street centerline, etc.) which are at risk of being destroyed or disturbed during the course of the project must be preserved in accordance with Section 8771(b) of the California Business and Professions Code (Professional Land Surveyors Act). Preconstruction field ties, along with the preparation and filling of the required Corner Records or Record of Survey with the County of Los Angeles, shall be accomplished by, or under the direction of, a licensed surveyor or civil engineer authorized to practice land surveying.

- PW4. Copies of said records shall be furnished to the City Engineering for review and approval prior to issuance of any onsite or offsite construction permit. In addition, any monuments disturbed or destroyed by this project must be reset and post-construction Corner Records or Record of Survey filed with the County of Los Angeles. A copy of the recorded documents shall be submitted to the Engineering office for review and approval prior to issuance and/or finalizing any permits within the public right of way.
- PW5. Prior to issuance of permits, all public improvements (if any) shall be guaranteed to be installed by the execution of an Agreement for Public Improvements secured by sufficient bond sureties or cash, complete indemnification form, Certification of Insurance (General Liability, Auto & Workers Compensation) naming City of Gardena as additional insured, contractor State License and City Business License.
- PW6. Remove and replace all curb, gutter, sidewalk, and driveway fronting property. Driveway shall be minimum 3' clear of SCE pole. Curb drains shall not go beyond property lines. Repaint red curb. Grind and overlay pavement 1.5 inches fronting property (full width of street) or as required by City.
- PW7. Street tree(s) improvements to be coordinate with City Public Works Superintendent, Kevin Thomas (310.217.9657).
- PW8. Additional requirements may be required upon full plan submittal.
- PW9. Remove construction notes on tract map. Show 60' City right of way on tract map.
- PW10. Contractor/Applicant is responsible for all applicable permit, plan check surety, and other incidental fees pertaining to the proposed project.

Steve Stapakis, Applicant, here by certifies that he has read, understood, and agrees to the Project Conditions listed herein.

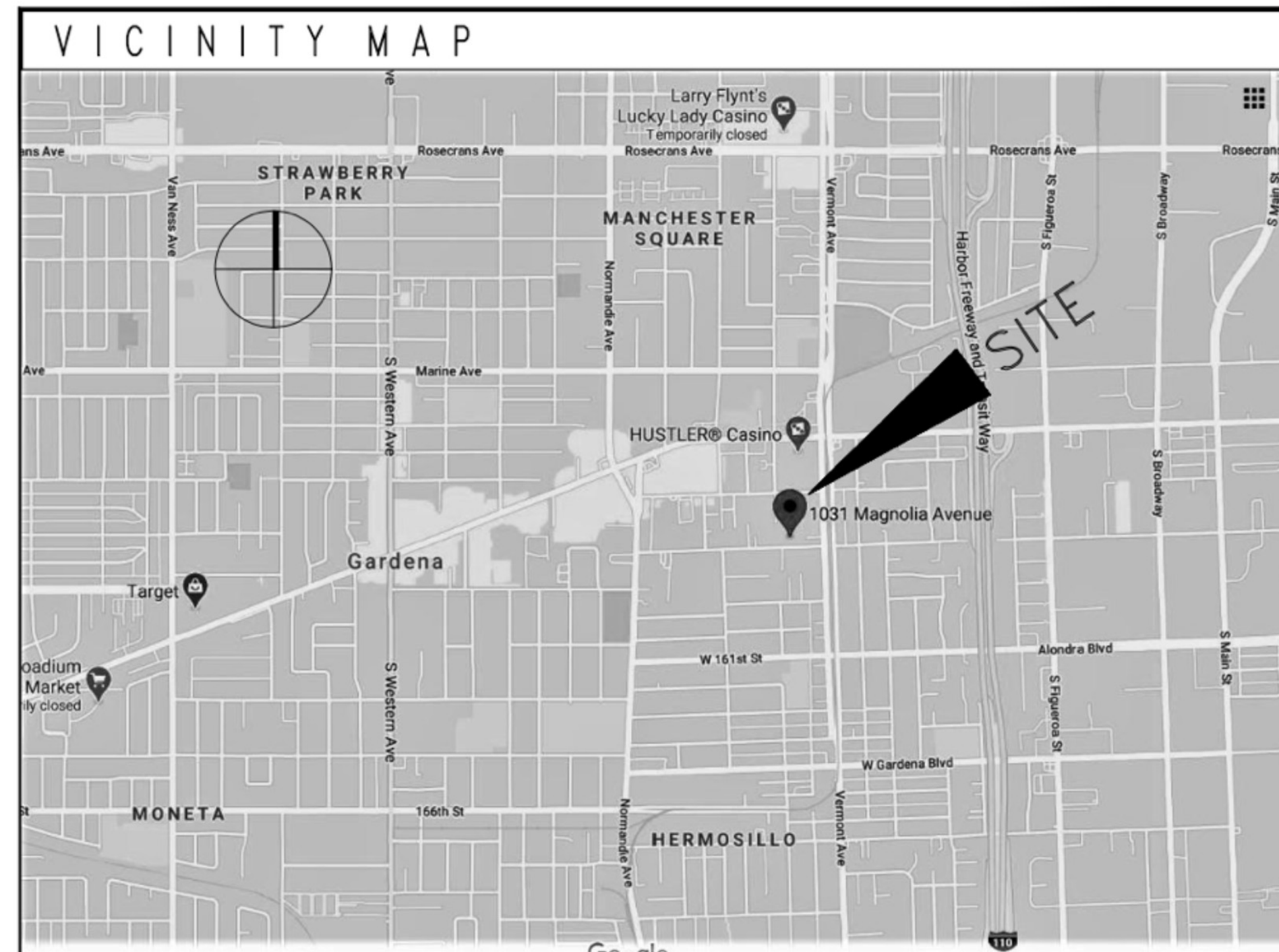
Steve Stapakis, Applicant

By

Date

G A R D E N A H A V E N S

1 0 3 1 M A G N O L I A A V E . G A R D E N A , C A 9 0 2 4 7



SYMBOLS

	SECTION LETTER	BLDG SECTION
	SHEET WHERE DRAWN	
	DETAIL NUMBER	DETAIL
	SHEET WHERE DRAWN	
	DATUM POINT, CONTROL POINT	
	REVISION NUMBER	REVISED AREA
	ENLARGED PLAN	

PROJECT TEAM

OWNER:	MR. STEVE STAPAKIS 271 Saint Joseph Ave. Long Beach, CA 949 500-3427
ARCHITECT:	DAVID M. PARKER, ARCHITECT 2081 BUSINESS CENTER DRIVE #205 IRVINE, CA 92612 (949) 872-6616
STRUCTURAL ENGINEERING:	TO BE DETERMINED
BUILDER:	TO BE DETERMINED

PROJECT DATA

ADDRESS: 1031 MAGNOLIA AVE GARDENA, CA 90247	OCCUPANCY: R1/U TYPE: VN ZONING: R-3 APN: 6113-035-115																																										
PROJECT DESCRIPTION: 4 3-STORY ATTACHED AND DETACHED CONDO UNITS WITH ATTACHED TWO CAR GARAGES. 3 BEDROOMS, 4 BATHROOMS, KITCHEN, OFFICE AND GREAT ROOM. 1 ATTACHED ADU WITH 1 BEDROOM, 1 BATHROOM, KITCHEN, DINING AND LIVING ROOM.																																											
FLOOR AREAS																																											
	<table border="1"> <thead> <tr> <th></th> <th>1st FLOOR</th> <th>2nd FLOOR</th> <th>3rd FLOOR</th> <th>TOTAL</th> <th>GARAGE</th> <th>DECKS</th> </tr> </thead> <tbody> <tr> <td>UNIT 1</td> <td>230 S.F.</td> <td>614 S.F.</td> <td>663 S.F.</td> <td>1507 S.F.</td> <td>400 S.F.</td> <td>100 S.F.</td> </tr> <tr> <td>UNIT 2</td> <td>0 S.F.</td> <td>714 S.F.</td> <td>814 S.F.</td> <td>1528 S.F.</td> <td>420 S.F.</td> <td>224 S.F.</td> </tr> <tr> <td>UNIT 3</td> <td>0 S.F.</td> <td>714 S.F.</td> <td>886 S.F.</td> <td>1528 S.F.</td> <td>420 S.F.</td> <td>224 S.F.</td> </tr> <tr> <td>UNIT 4</td> <td>0 S.F.</td> <td>685 S.F.</td> <td>717 S.F.</td> <td>1402 S.F.</td> <td>400 S.F.</td> <td>69 S.F.</td> </tr> <tr> <td>ADU</td> <td>580 S.F.</td> <td>0 S.F.</td> <td>0 S.F.</td> <td>580 S.F.</td> <td>0 S.F.</td> <td>0 S.F.</td> </tr> </tbody> </table>		1st FLOOR	2nd FLOOR	3rd FLOOR	TOTAL	GARAGE	DECKS	UNIT 1	230 S.F.	614 S.F.	663 S.F.	1507 S.F.	400 S.F.	100 S.F.	UNIT 2	0 S.F.	714 S.F.	814 S.F.	1528 S.F.	420 S.F.	224 S.F.	UNIT 3	0 S.F.	714 S.F.	886 S.F.	1528 S.F.	420 S.F.	224 S.F.	UNIT 4	0 S.F.	685 S.F.	717 S.F.	1402 S.F.	400 S.F.	69 S.F.	ADU	580 S.F.	0 S.F.	0 S.F.	580 S.F.	0 S.F.	0 S.F.
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OPEN SPACE:																																											
TOTAL OPEN SPACE PROVIDED: 2,786.73 S.F.																																											

SHEET INDEX

SHEET	TITLE SHEET / PROJECT DATA
T1	TITLE SHEET / PROJECT DATA
A1	EXISTING SITE PLAN
A2	SITE PLAN
A2.1	SITE PLAN 2ND FLR
A2.2	SITE PLAN 3RD FLR
A3	BUILDING 1 FLOOR AND ROOF PLANS
A4	BUILDING 1 ELEVATIONS
A5	BUILDING 2 & 3 1ST AND 2ND FLOOR PLANS
A6	BUILDING 2 & 3 3RD FLOOR AND ROOF PLANS
A7	BUILDING 2 & 3 NORTH/EAST ELEVATIONS
A8	BUILDING 2 & 3 SOUTH/WEST ELEVATIONS
A9	BUILDING 4 FLOOR AND ROOF PLANS
A10	BUILDING 4 ELEVATIONS
A11	FIRE PLAN
A12	LANDSCAPE PLAN
A13	LIGHTING/SECURITY PLAN
A14	COLORS AND MATERIALS

REVISION

No.	Description	Date
1	1st Preliminary Review Comments	09-08-2025
2	3rd Preliminary Review Comments	09-26-2025

PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: **STEVE STAPAKIS**

PROJECT NUMBER: **2025-201**
DATE: **07/15/2025**

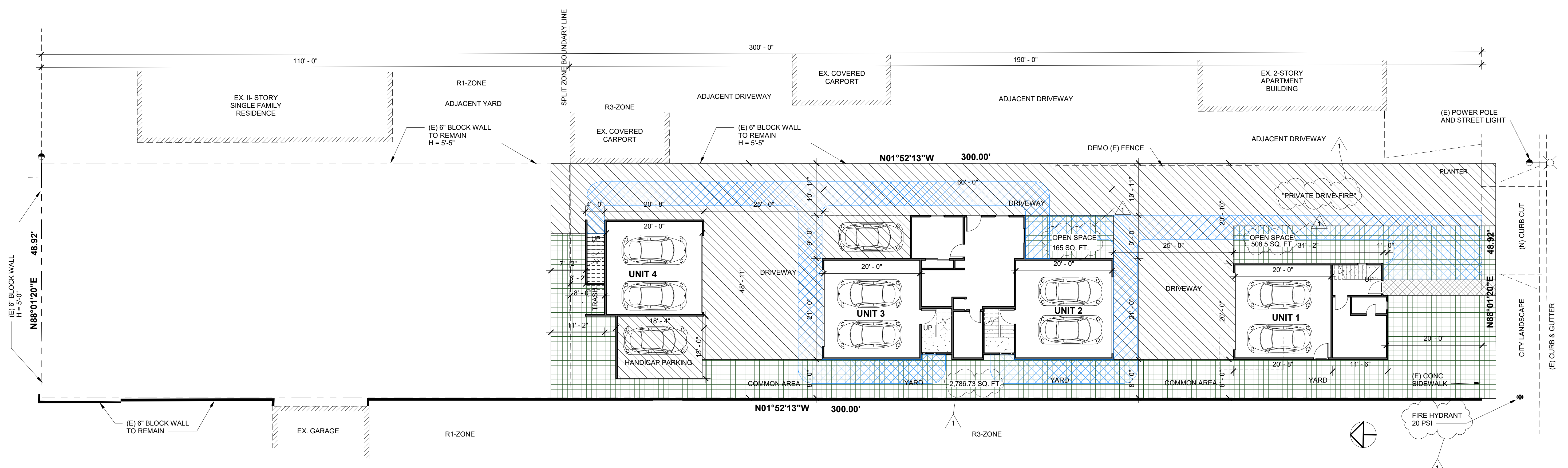
M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254

TITLE SHEET

.T1


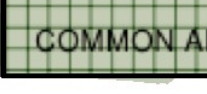


Scale

1031 MAGNOLIA AVE. GARDENA, CA 90247



1 Site Plan
3/32" = 1'-0"

LEGEND:

-  -Driveway
-  -Common Area (OPEN SPACE)
-  -Yard (OPEN SPACE)
-  -Walkway

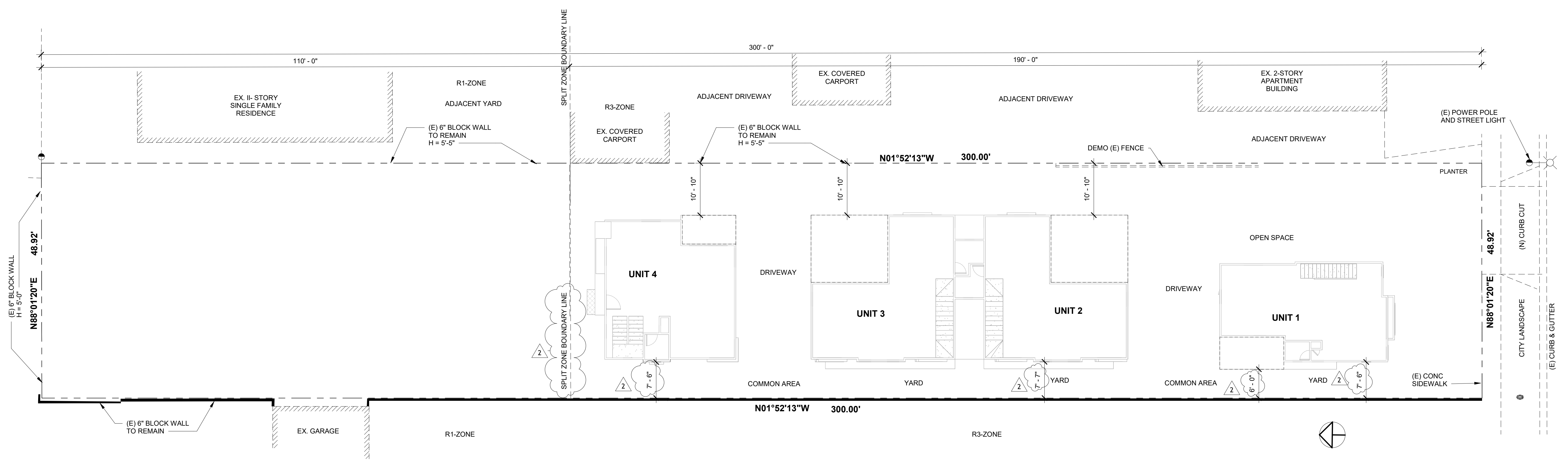
REVISION No.	Description	Date
1	Final Preliminary Review Comments	09/08/2025

PROJECT NAME: **GARDENA HAVENS**
 CLIENT NAME: STEVE STAPAKIS
 PROJECT ADDRESS: 1031 MAGNOLIA AVE. GARDENA, CA 90247

PROJECT NUMBER: 2025-201
 DATE: 07/15/2025
 M O G A GROUP
 1101 19TH ST
 HERMOSA BEACH, CA 90254

SITE PLAN

A2
 Scale 3/32" = 1'-0"



1 Site Plan 2ND FLR
 3/32" = 1'-0"

REVISION No.	Description	Date
1	1st Preliminary Review Comments	09-08-2025
2	3rd Preliminary Review Comments	09-26-2025

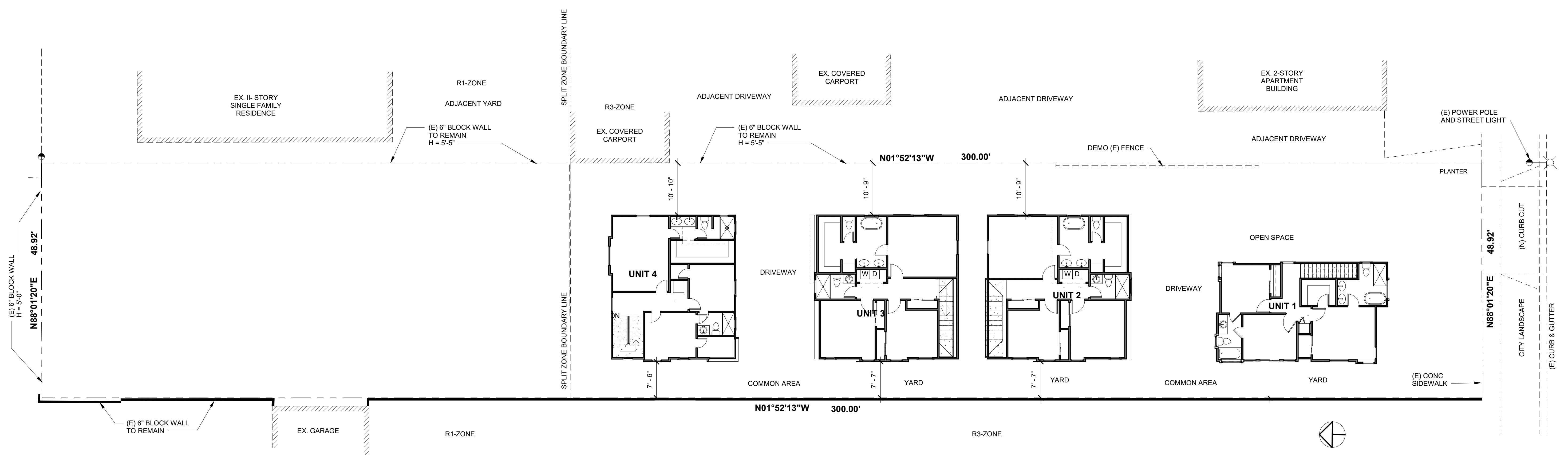
PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: STEVE STAPAKIS
 PROJECT ADDRESS: 1031 MAGNOLIA AVE. GARDENA, CA 90247

PROJECT NUMBER: 2025-201
 DATE: 07/15/2025
 M O G A GROUP
 1101 19TH ST
 HERMOSA BEACH, CA 90254

SITE PLAN 2ND FLR

A2.1
 Scale 3/32" = 1'-0"



1 Site Plan 3rd Floor
3/32" = 1'-0"

REVISION No.	Description	Date
2	1st Preliminary Review Comments	09-26-2025

PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: **STEVE STAPAKIS**

PROJECT ADDRESS: **1031 MAGNOLIA AVE. GARDENA, CA 90247**

PROJECT NUMBER: **2025-201**

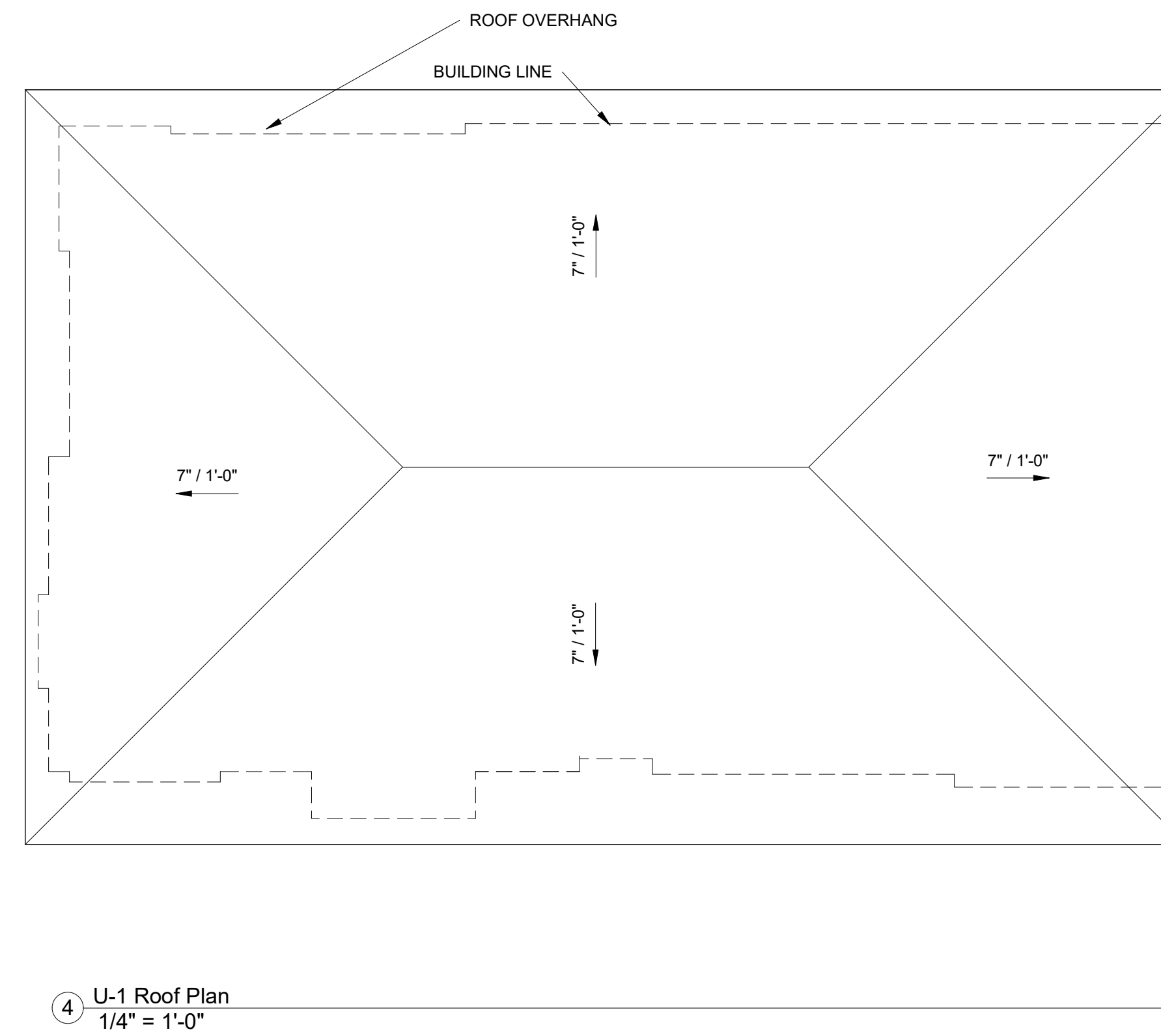
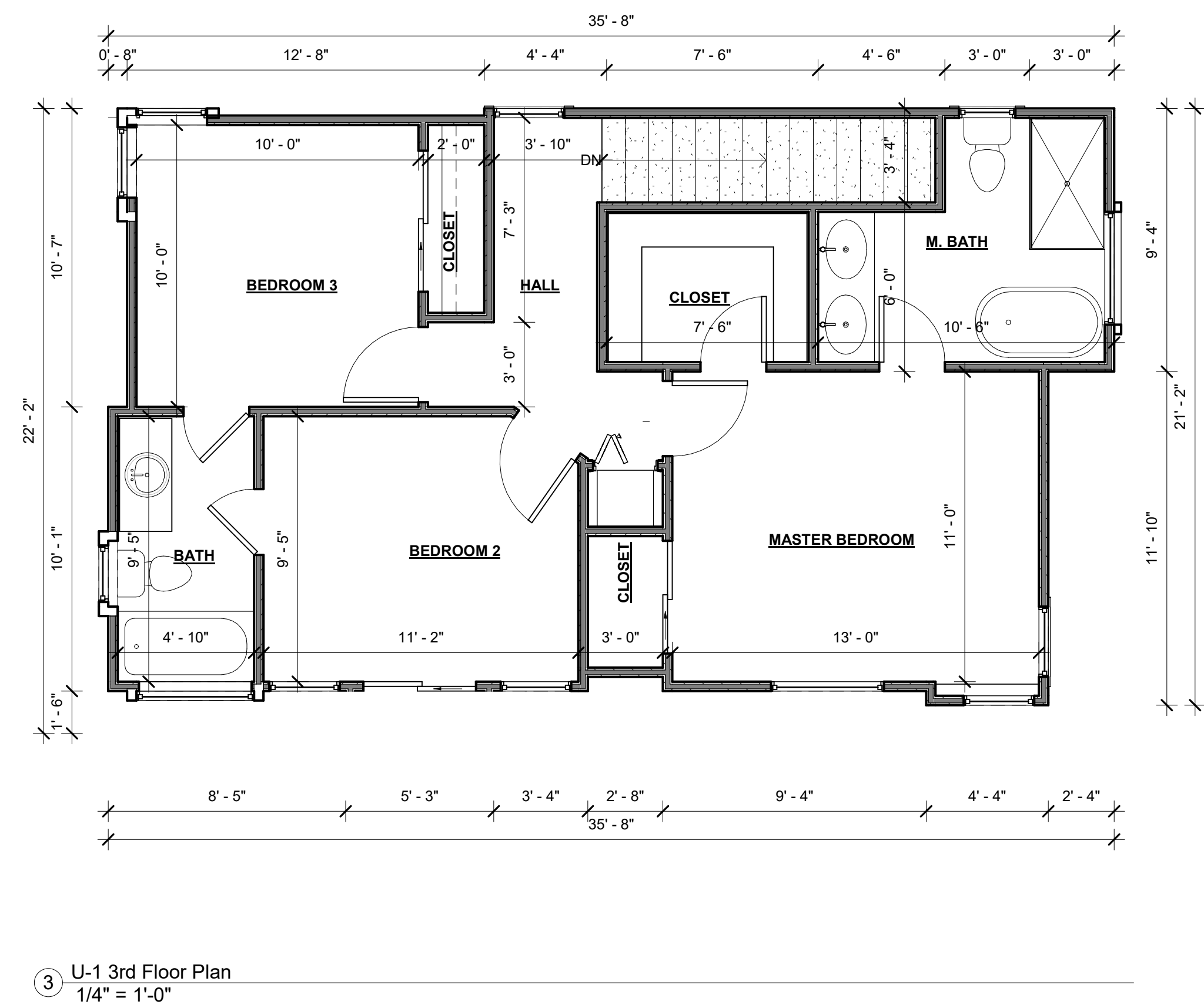
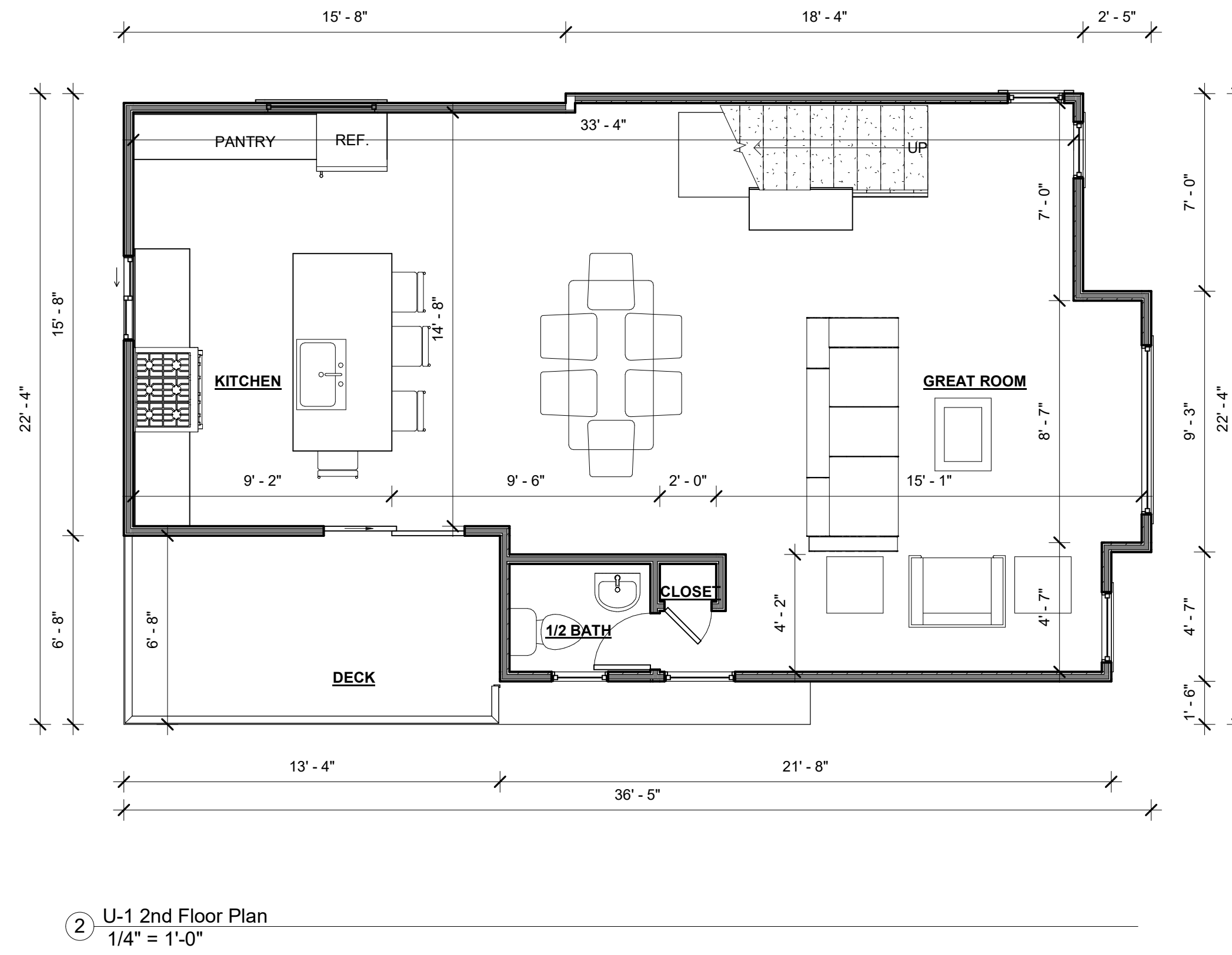
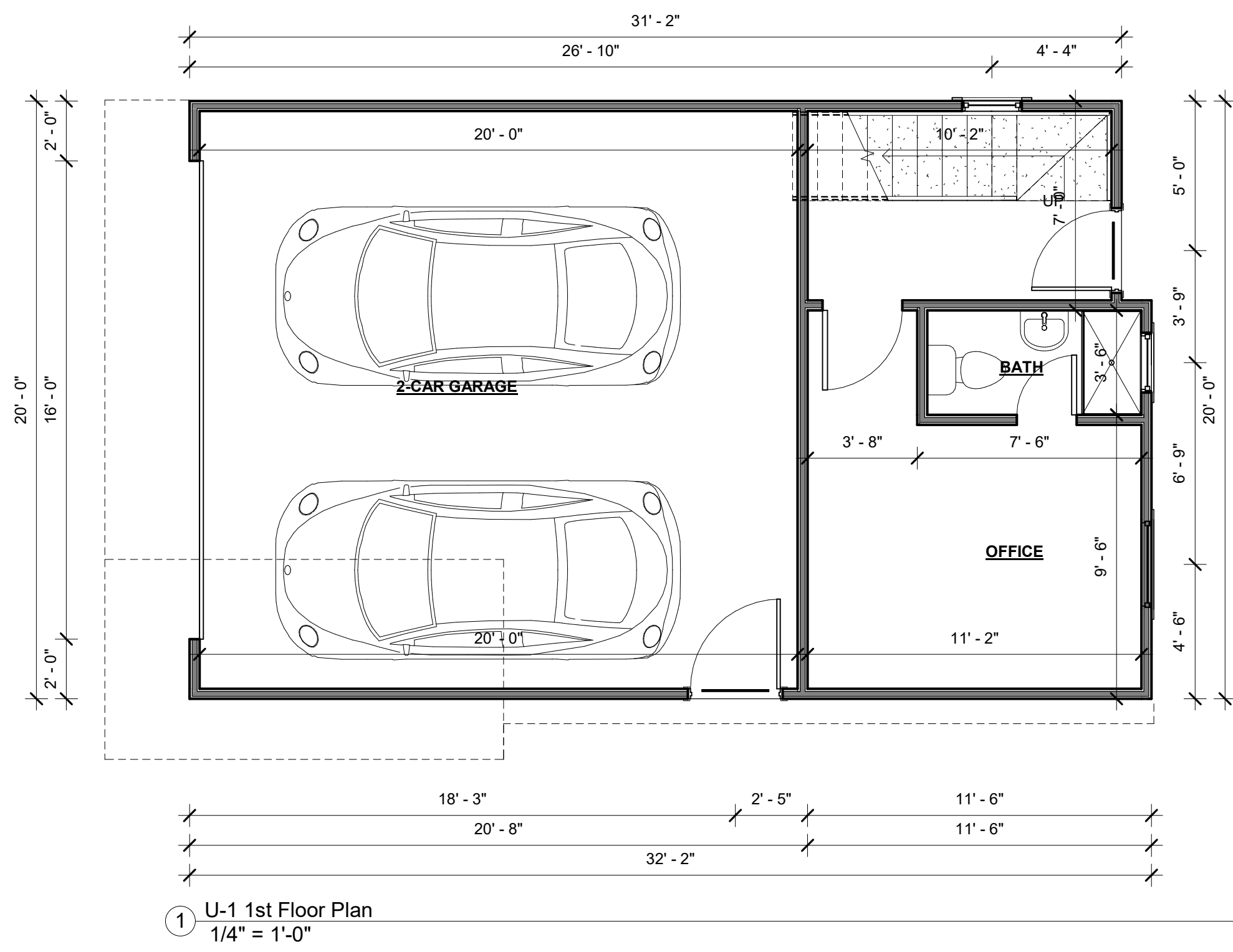
DATE: **07/15/2025**

M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254

SITE PLAN 3RD FLR

A2.2

Scale: **3/32" = 1'-0"**



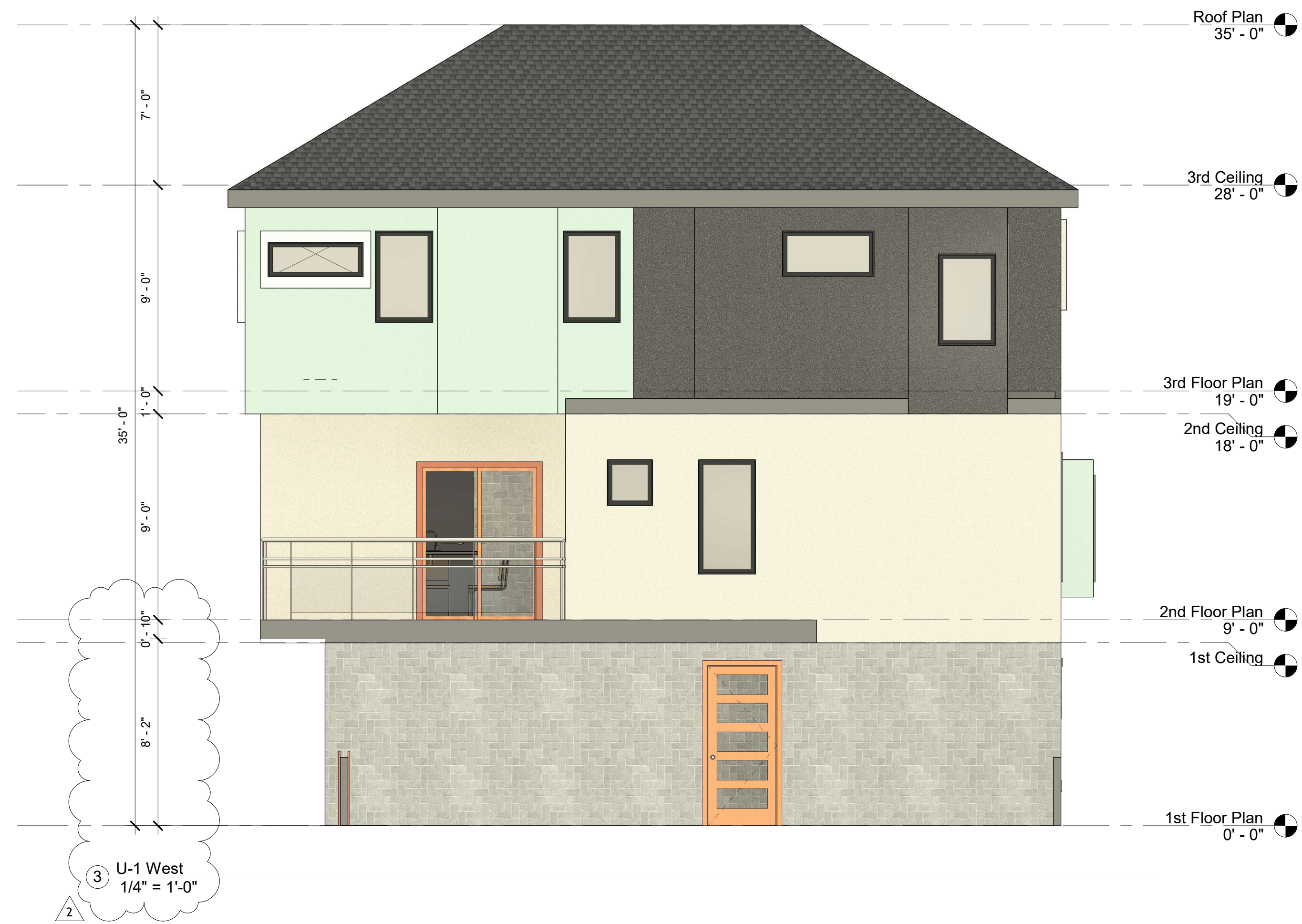
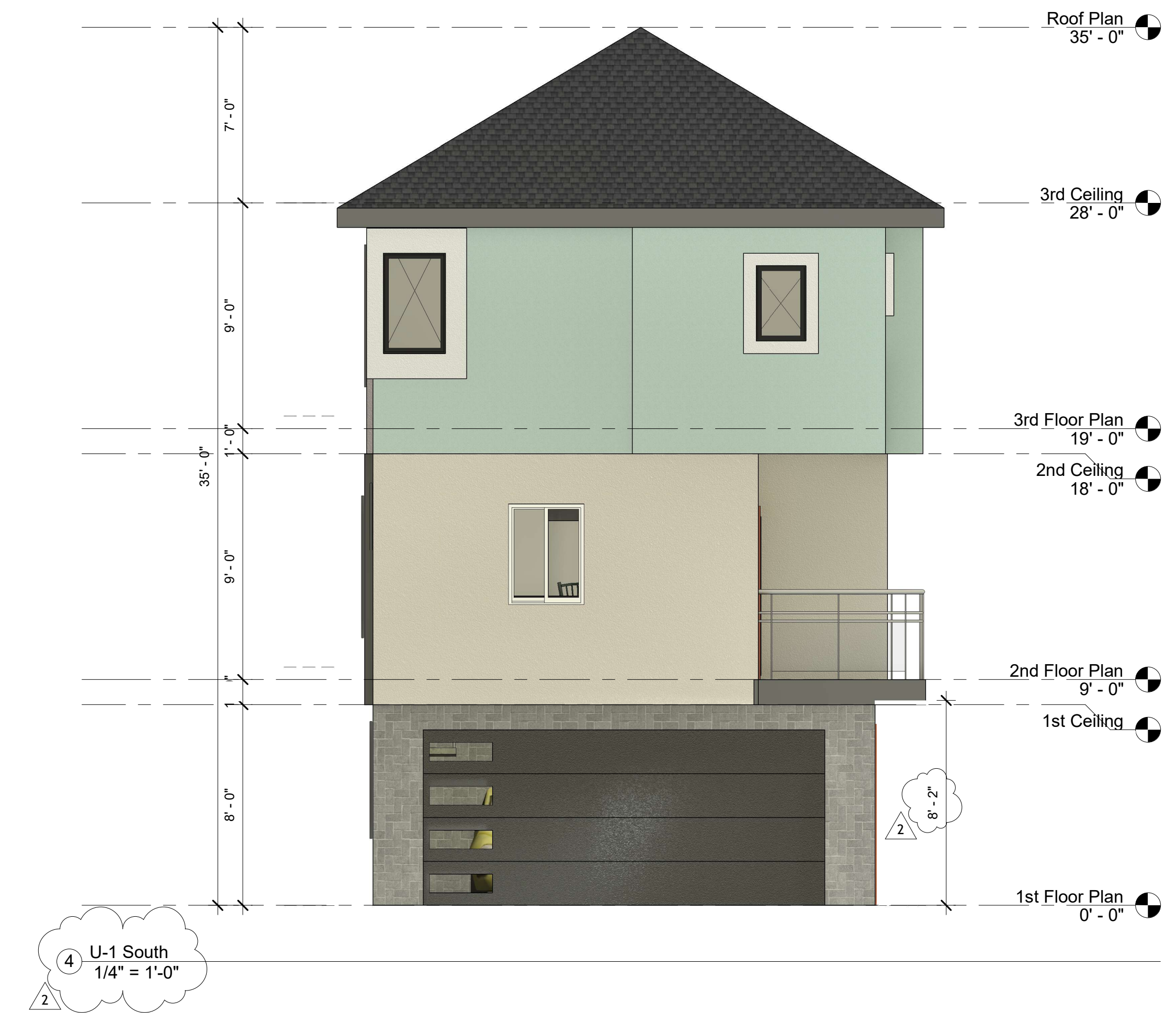
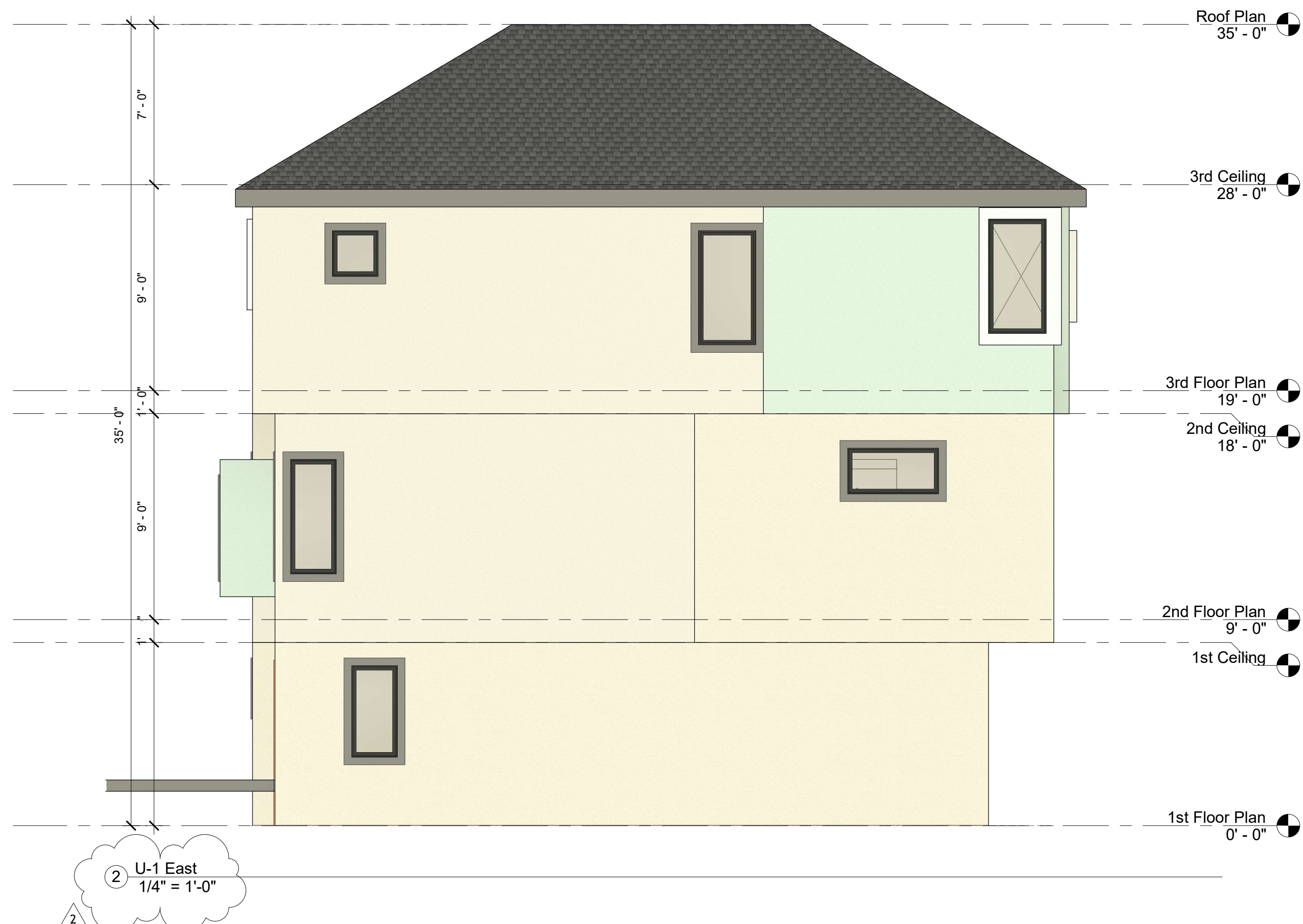
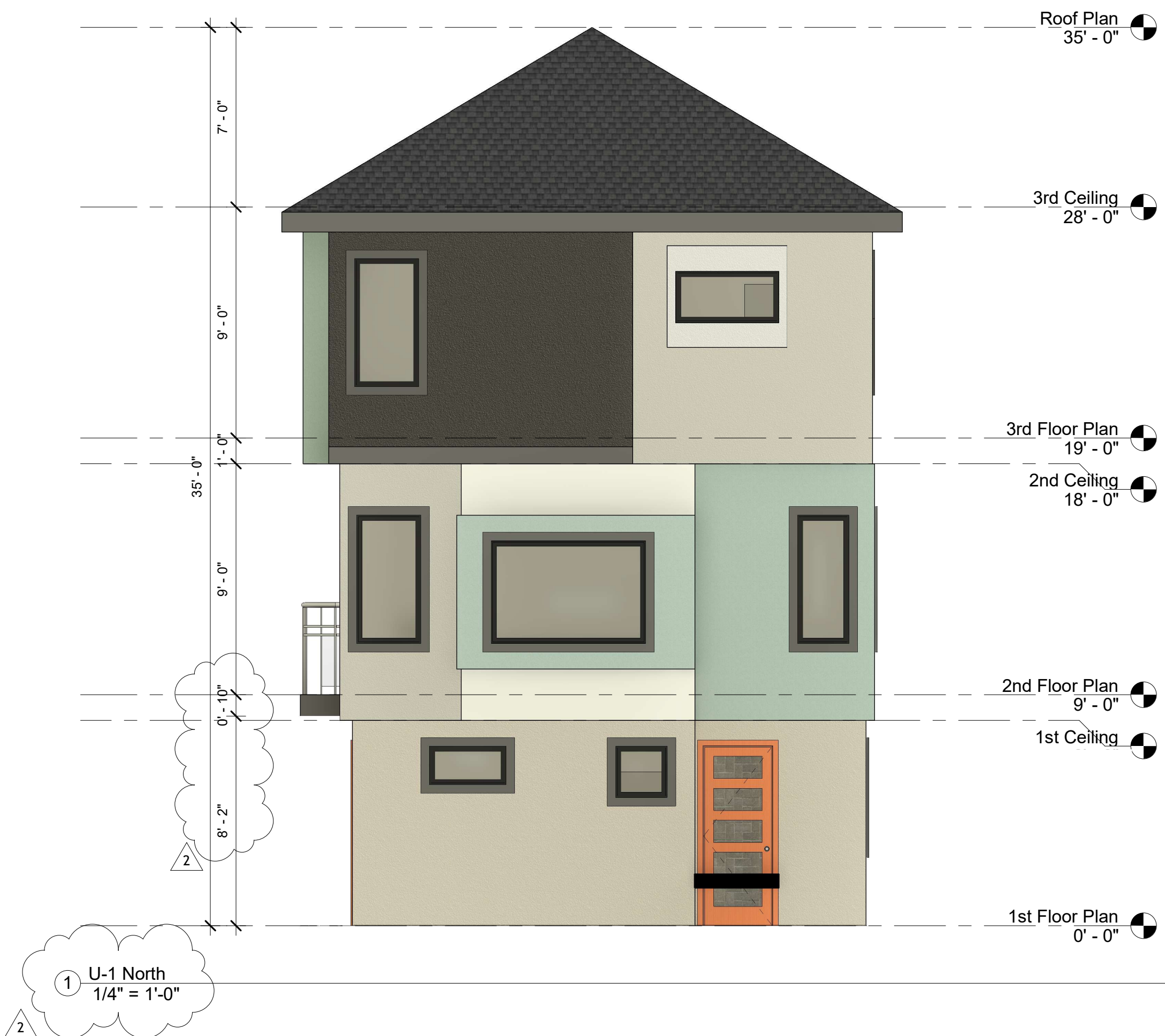
REVISION No.	Description	Date
1	Final Preliminary Review Comments	09/08/2025

PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: STEVE STAPAKIS
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PROJECT NUMBER: 2025-201
DATE: 07/15/2025
M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254

**UNIT-1
FLOOR & ROOF
PLAN**



REVISION No.	Description	Date
2	For Preliminary Review Comments	09/26/2025

PROJECT NAME: **GARDENA HAVENS**

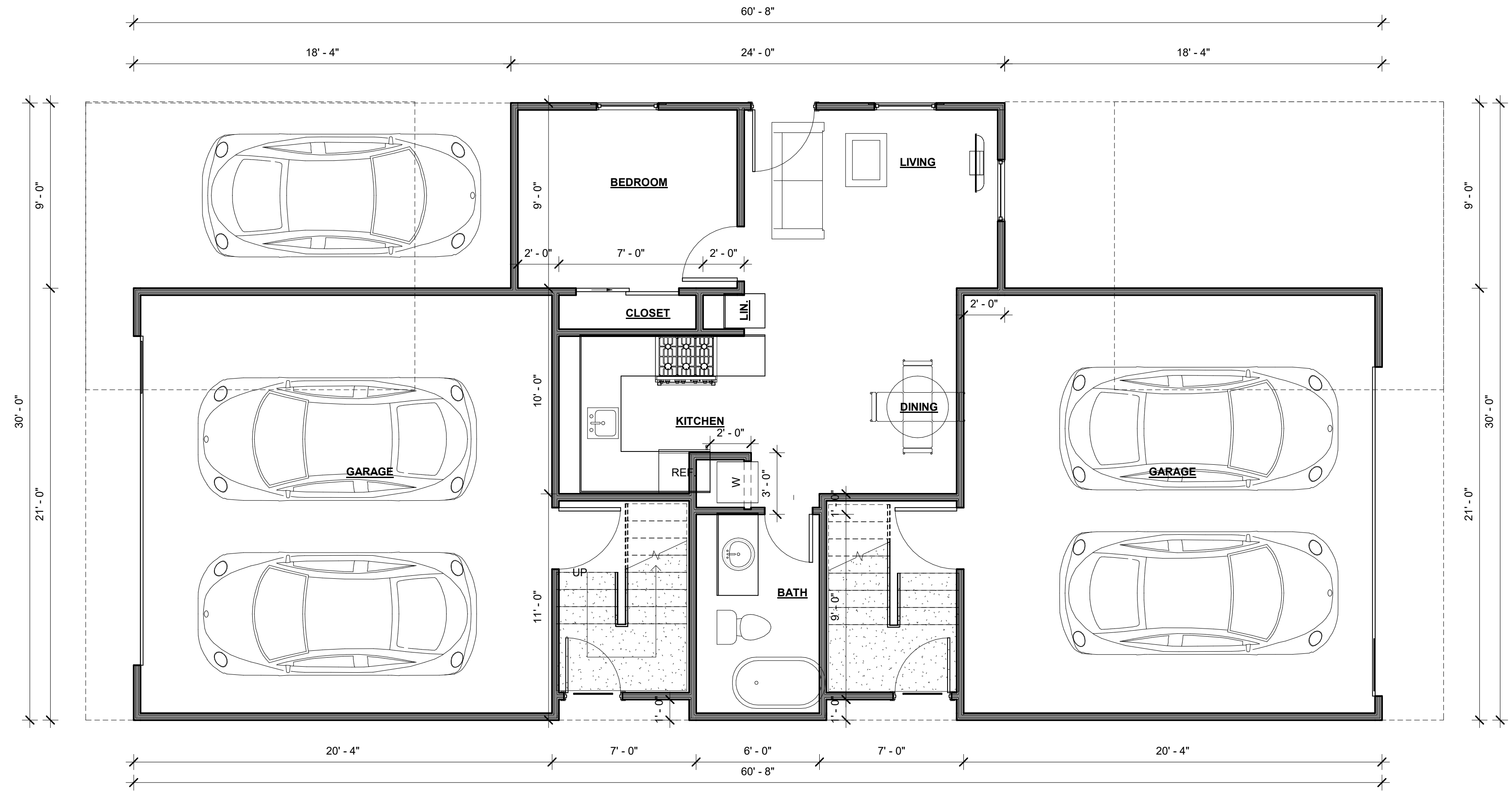
CLIENT NAME: **STEVE STAPAKIS**
PROJECT ADDRESS: **1031 MAGNOLIA AVE. GARDENA, CA 90247**

PROJECT NUMBER: **2025-201**
DATE: **07/15/2025**

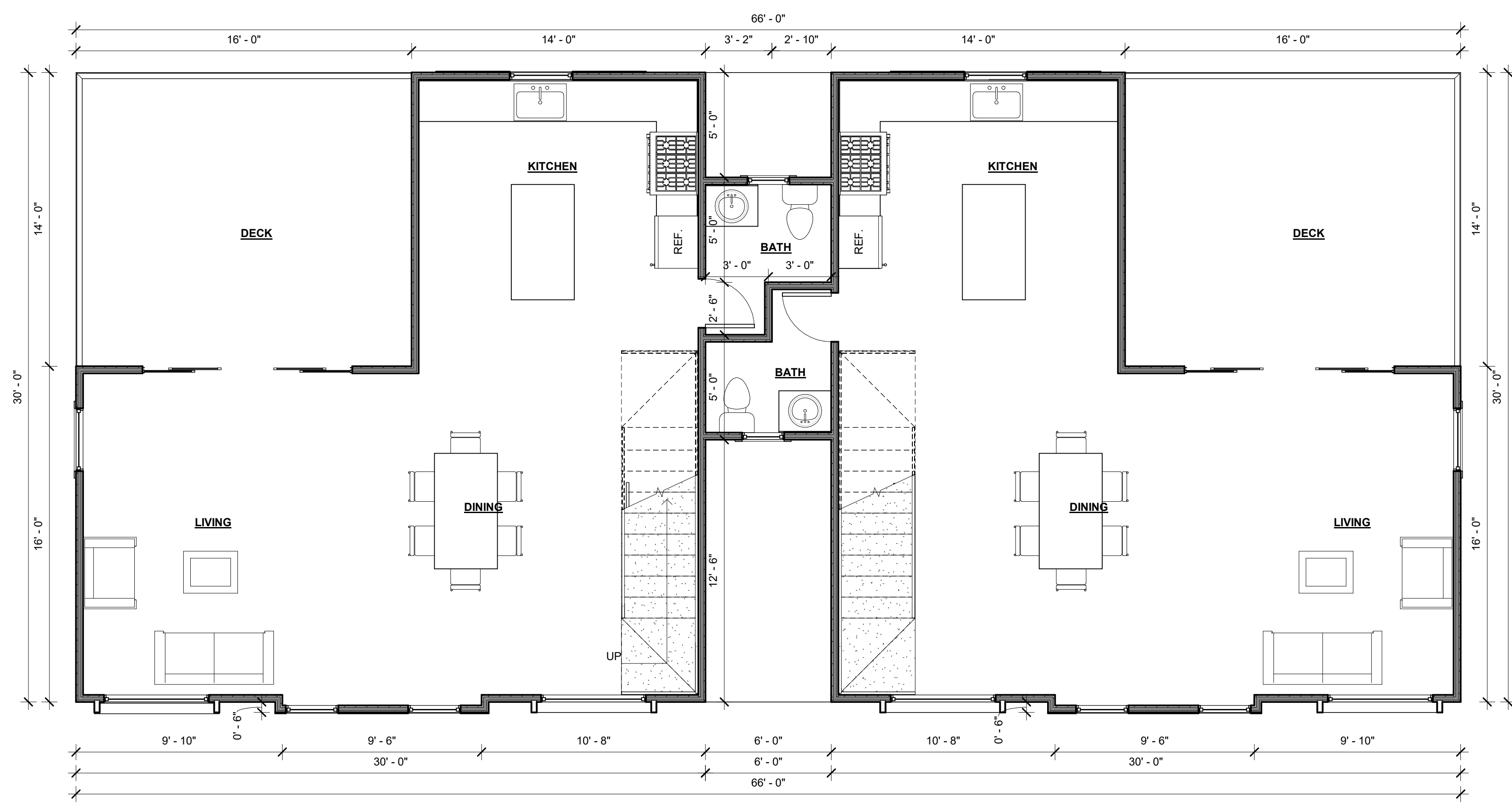
UNIT-1 ELEVATIONS

A4
Scale: **1/4" = 1'-0"**

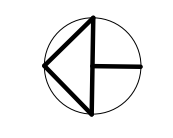
M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254



① U-2&3 1st Floor Plan
1/4" = 1'-0"



② U-2&3 2nd Floor Plan
1/4" = 1'-0"



REVISION No.	Description	Date
1	Final Preliminary Review Comments	09/08/2025

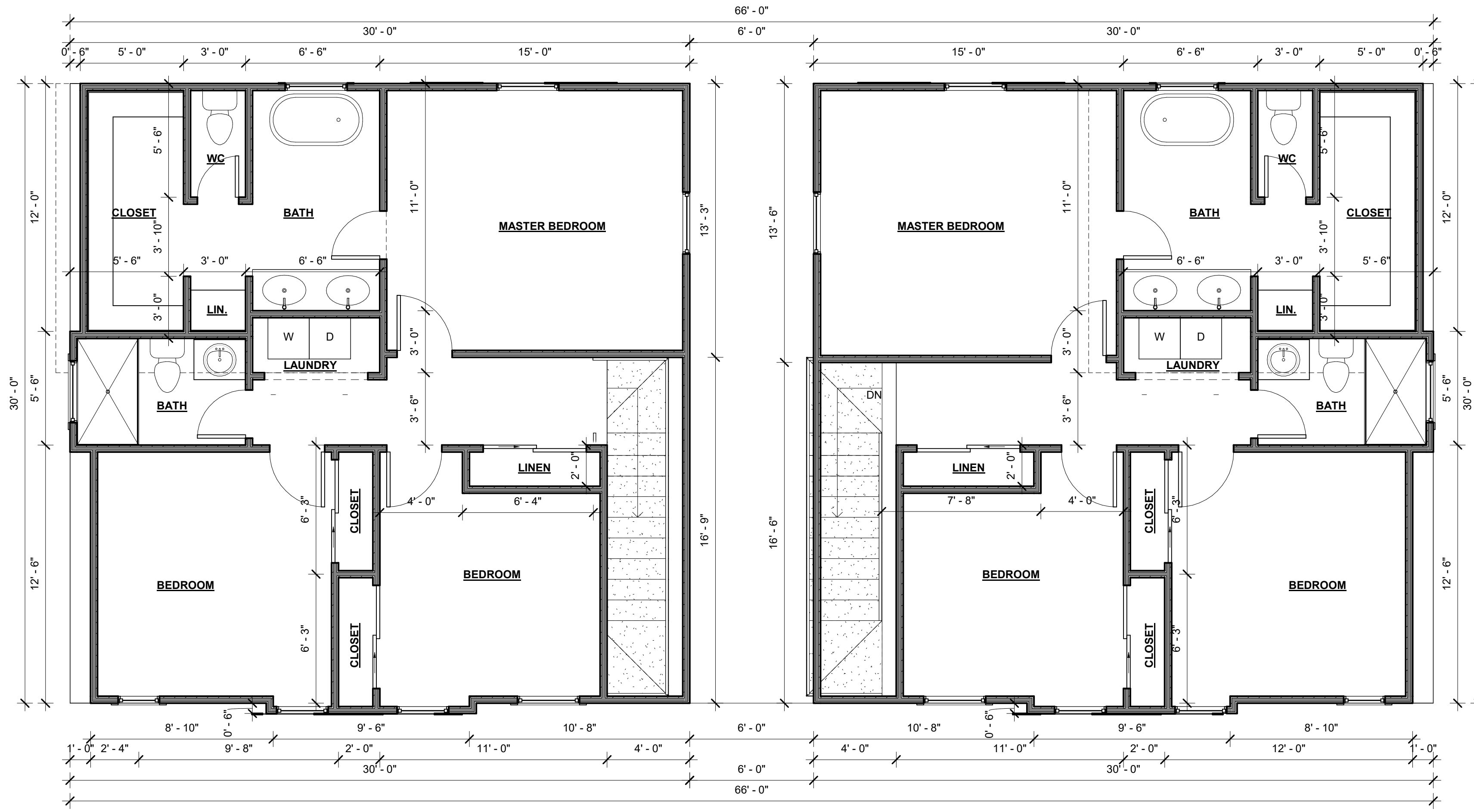
PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: STEVE STAPAKIS
PROJECT ADDRESS: 1031 MAGNOLIA AVE. GARDENA, CA 90247

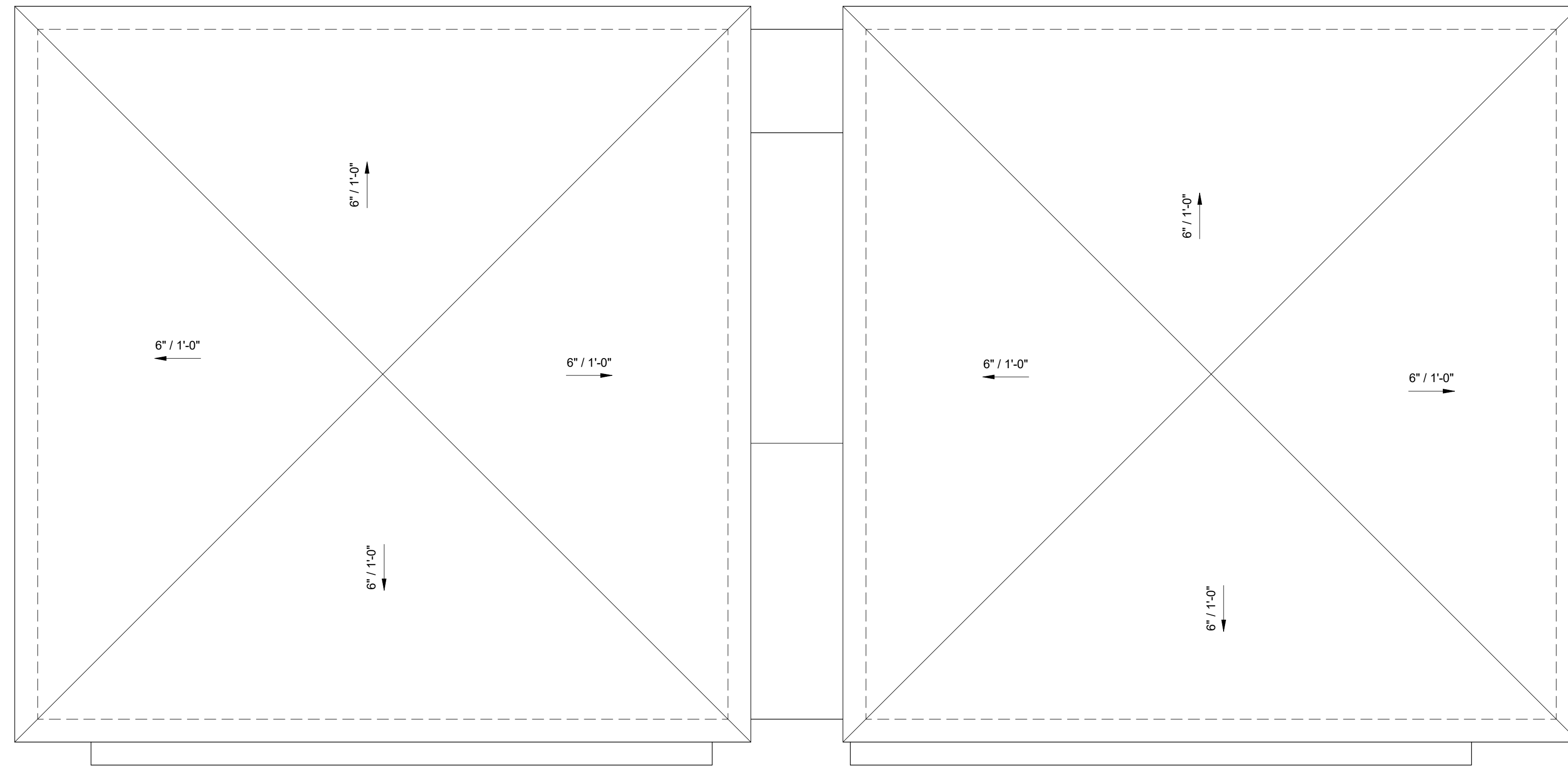
PROJECT NUMBER: 2025-201
DATE: 07/15/2025
M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254

UNIT-2&3 1ST & 2ND FLOOR PLAN

A5
Scale 1/4" = 1'-0"



① U-2&3 3rd Floor Plan
1/4" = 1'-0"



② U-2&3 Roof Plan
1/4" = 1'-0"

REVISION No.	Description	Date
1	Final Preliminary Review Comments	09/08/2025

PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: **STEVE STAPAKIS**

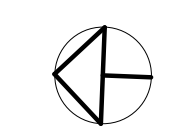
PROJECT NUMBER: 2025-201
DATE: 07/15/2025

UNIT-2&3 3RD FLOOR & ROOF PLAN

A6
Scale 1/4" = 1'-0"

PROJECT ADDRESS: 1031 MAGNOLIA AVE. GARDENA, CA 90247

M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254





① U-2&3 North
1/4" = 1'-0"



② U-2&3 East
1/4" = 1'-0"

REVISION No.	Description	Date
1	Final Preliminary Review Comments	09/08/2025

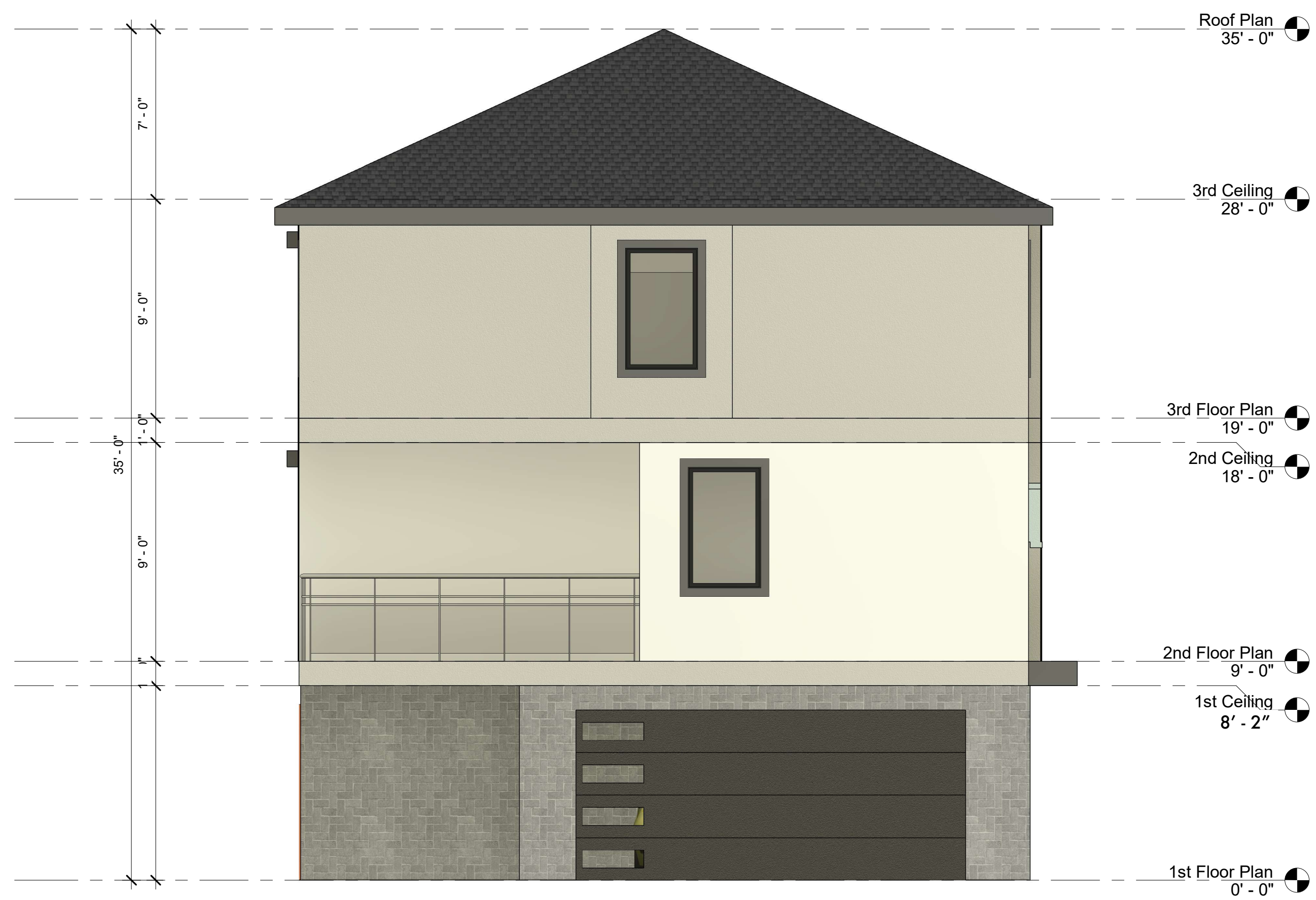
PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: STEVE STAPAKIS
PROJECT ADDRESS: 1031 MAGNOLIA AVE. GARDENA, CA 90247

PROJECT NUMBER: 2025-201
DATE: 07/15/2025
M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254

**UNIT-2&3
ELEVATIONS**

A7
Scale: 1/4" = 1'-0"



② U-2&3 South
1/4" = 1'-0"



① U-2&3 West
1/4" = 1'-0"

REVISION No.	Description	Date
1	1st Preliminary Review Comments	09/08/2025

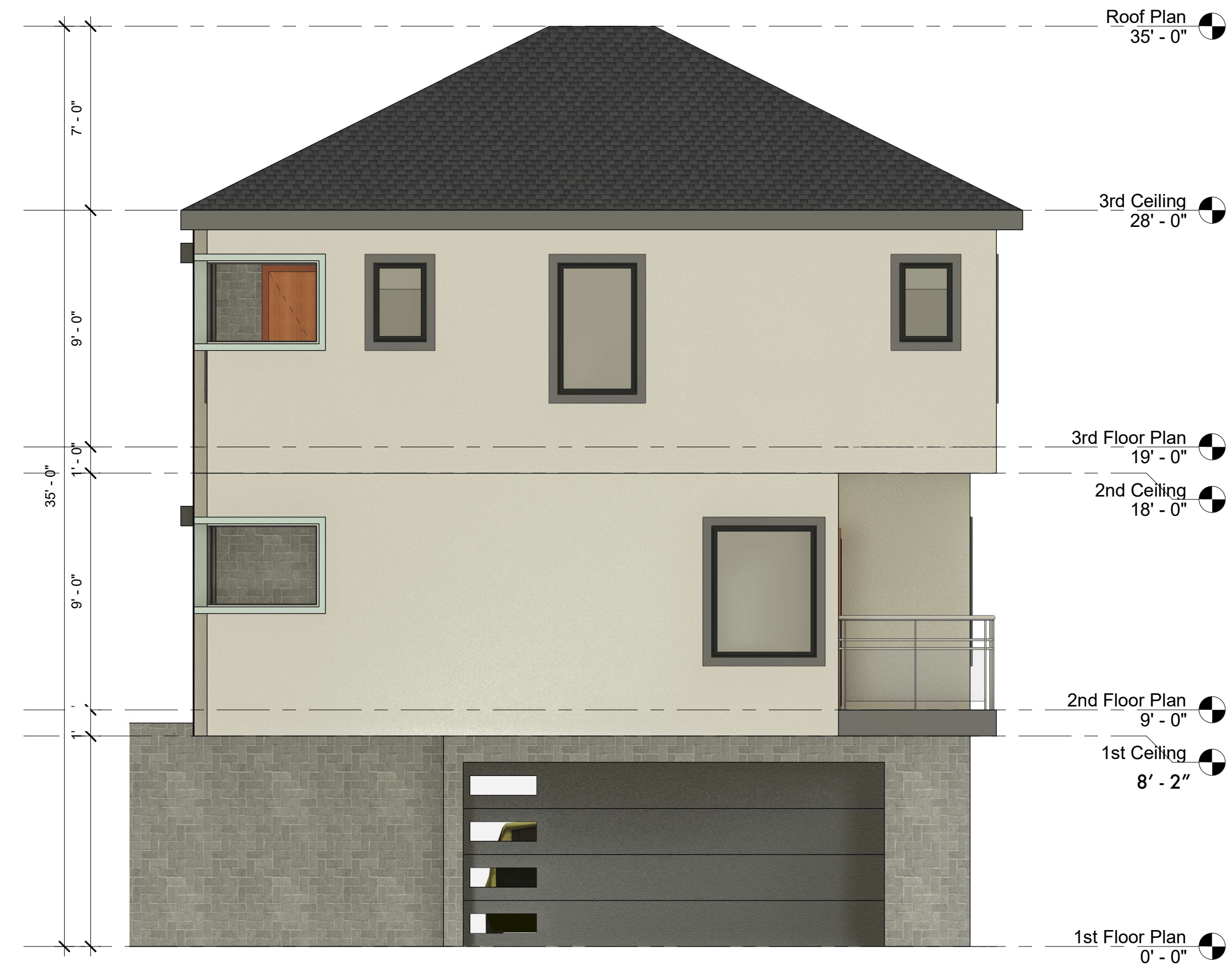
PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: STEVE STAPAKIS
PROJECT ADDRESS: 1031 MAGNOLIA AVE. GARDENA, CA 90247

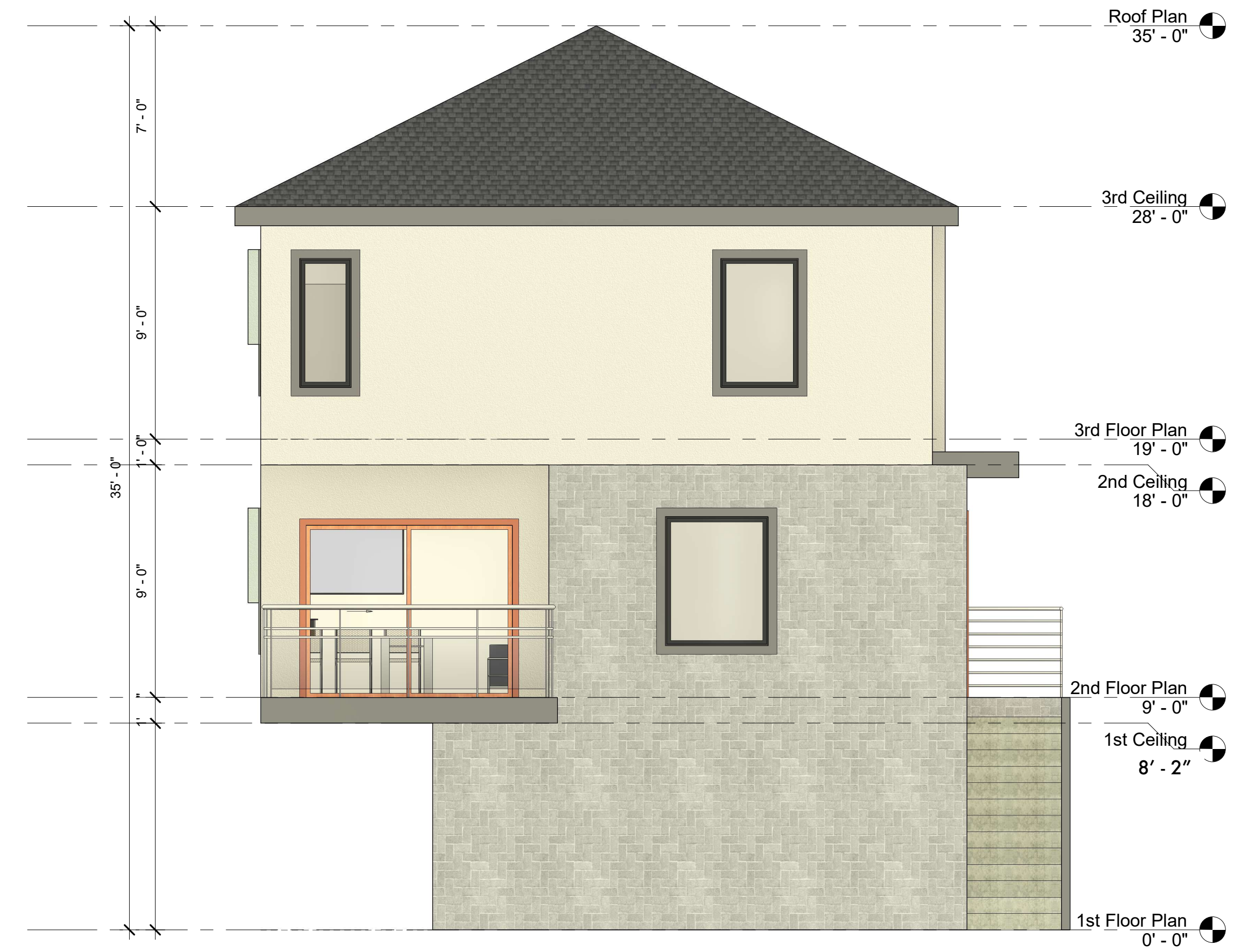
PROJECT NUMBER: 2025-201
DATE: 07/15/2025
M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254

**UNIT-2&3
ELEVATIONS**

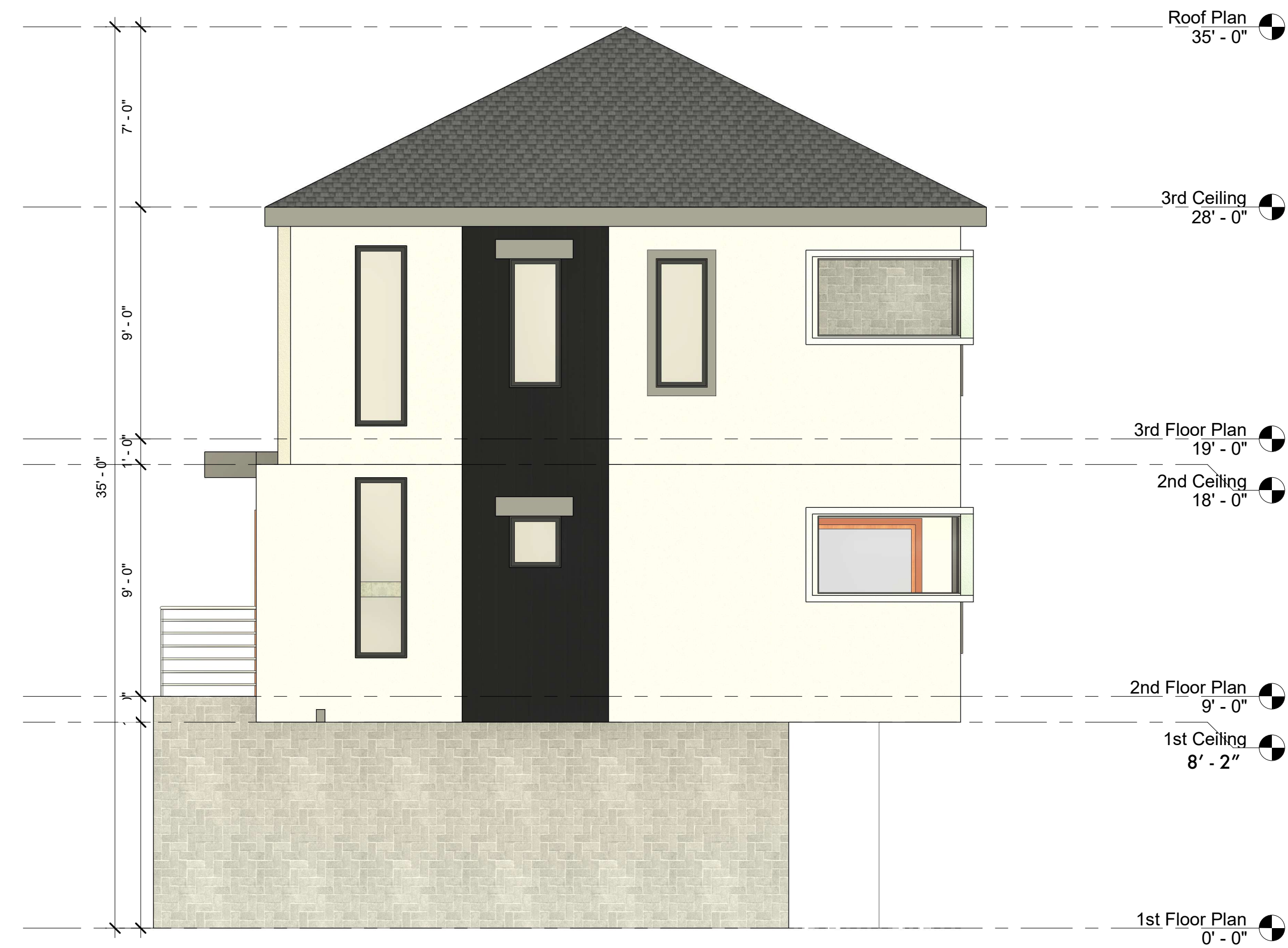
A8
Scale 1/4" = 1'-0"



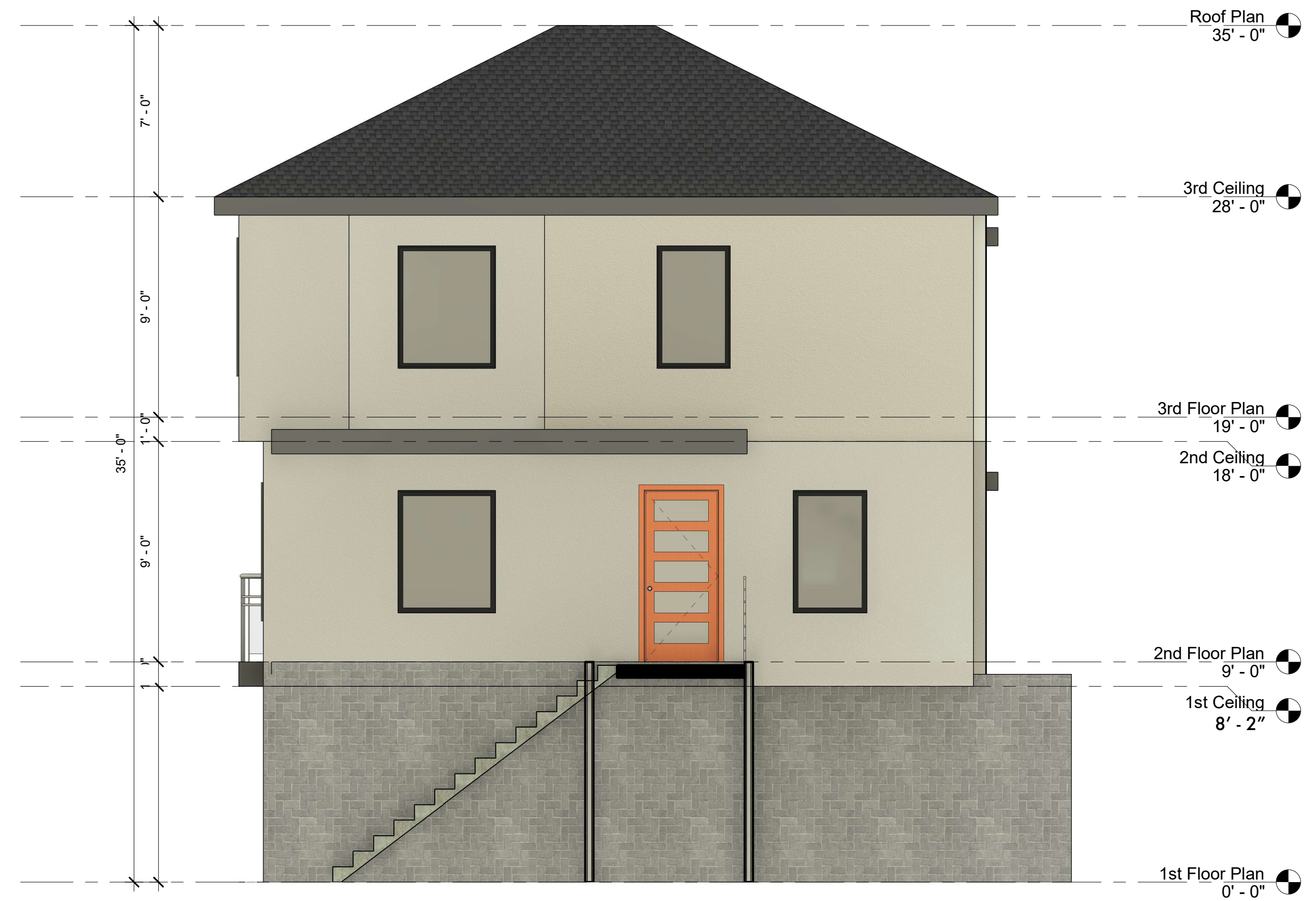
① U-4 North
1/4" = 1'-0"



② U-4 East
1/4" = 1'-0"



③ U-4 West
1/4" = 1'-0"



④ U-4 South
1/4" = 1'-0"

REVISION:	Description	Date
No. 1	1st Preliminary Review Comments	09/08/2025

PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: STEVE STAPAKIS

PROJECT NUMBER: 2025-201
DATE: 07/15/2025

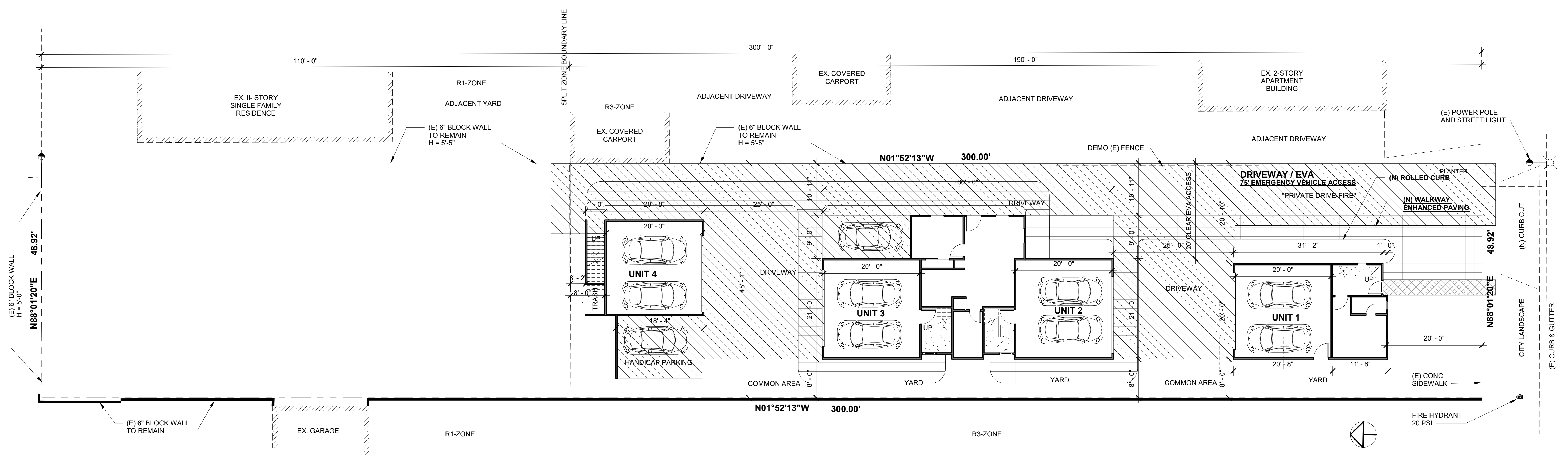
**UNIT-4
ELEVATIONS**

A10

Scale 1/4" = 1'-0"

PROJECT ADDRESS: 1031 MAGNOLIA AVE. GARDENA, CA 90247

M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254



1 Fire Plan
3/32" = 1'-0"

FIRE DEPARTMENT REQUIREMENTS	
<p>CONDITIONS OF APPROVAL ACCESS:</p> <p>1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.</p> <p>2. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street.</p> <p>3. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street. County of Los Angeles Fire Code Chapter 5 Section 503.2.1.2.2.2</p> <p>4. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road that is designed and maintained with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>5. The area of firefighting operations shall not be located underneath high voltage transmission lines.</p> <p>6. Fire apparatus access roads shall not be obstructed in any manner, including by the parking of vehicles or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.</p>	<p>7. Traffic calming devices, including but not limited to, speed bumps and speed humps shall be prohibited unless approved by the fire code official.</p> <p>8. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.</p> <p>9. Multiple residential and commercial units having entrance doors not visible from the street or road shall have, in addition to the requirements of Section 505.1 above, approved numbers grouped for all units within each structure and positioned to be plainly visible from the street or road. Said numbers may be grouped on the wall of the structure or on a mounting post independent of the structure.</p> <p>CONDITIONS OF APPROVAL WATER:</p> <p>1. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.</p> <p>2. When required by the fire code official, a fire hydrant and other firefighting water source shall be identified by the installation of a blue raised reflective pavement marker or identified by other approved means.</p>

REVISION No.	Description	Date
1	Final Preliminary Review Comments	09/08/2025

PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: **STEVE STAPAKIS**

PROJECT ADDRESS: **1031 MAGNOLIA AVE. GARDENA, CA 90247**

PROJECT NUMBER: **2025-201**

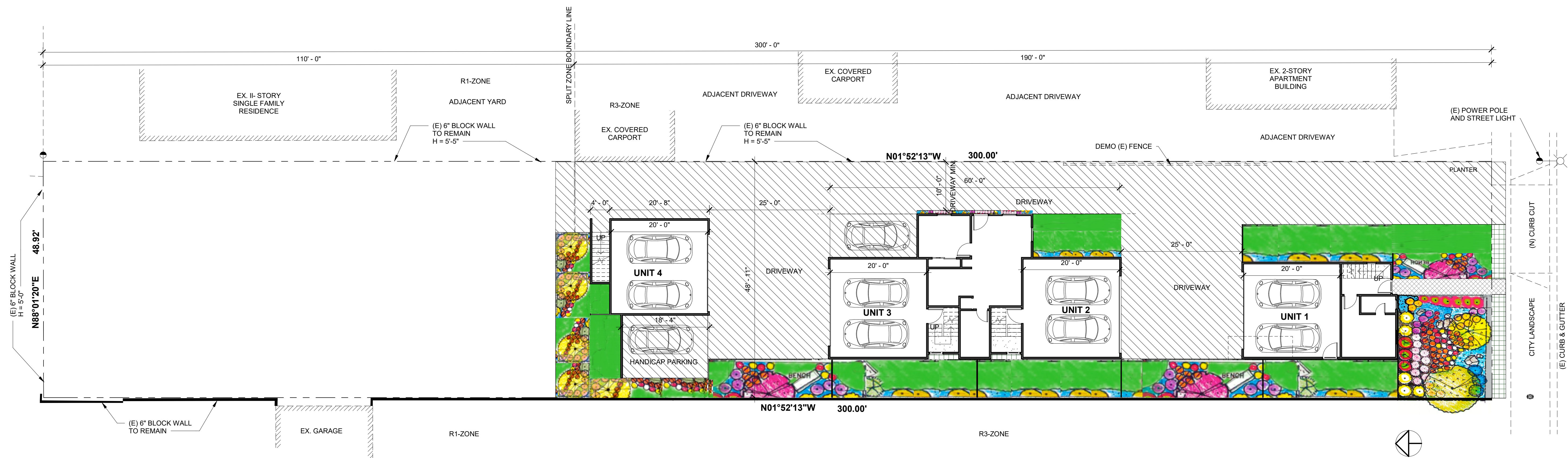
DATE: **07/15/2025**

M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254

FIRE PLAN

A11

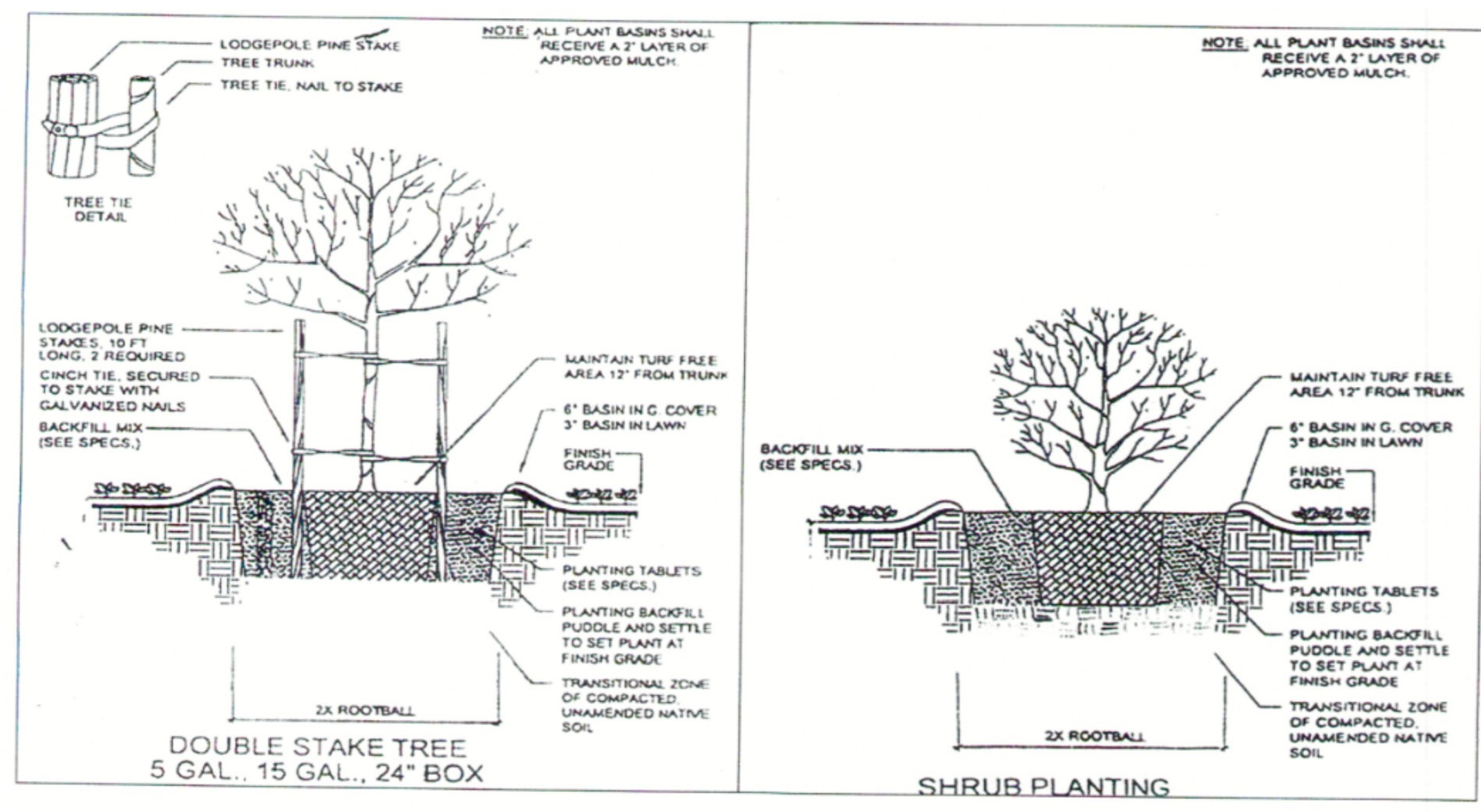
Scale 3/32" = 1'-0"



1 Site Plan Landscape
3/32" = 1'-0"

PLANTING NOTES

- CLEAR ALL AREAS FROM WEEDS, DEBRIS, ROCKS 1" IN DIAMETER AND LARGER, AND ALL CHEMICALS. ANY EVIDENCE OF CHEMICALS (PAINT THINNER, PAINT, ETC.) SHALL BE REMOVED FROM SITE. RETAIN AND PROTECT ALL PLANS SO DESIGNATED ON PLAN.
- SHRUB AREAS ONLY: DIG PLANTER HOLES TO THE DEPTH OF THE ROOT BALL AND TWICE THE DIAMETER OF THE CONTAINER SIZE. BACKFILL WITH EXISTING SOIL WITHOUT SOIL AMENDMENTS.
- STAKE AND SECURE ALL TREES FOR PROPER SUPPORT.
- FINE GRADE PLANTING AREAS TO 1-1/2" BELOW TOP OF ADJACENT PAVING, CURB, OR HEADER. TOP OF MULCH SHALL BE 1" BELOW TOP OF PAVING, CURB, OR HEADER.
- OPTIONAL: CONSULT OWNER: DURING THE REQUIRED 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL APPLY 25 LBS. GRO-POWER PER 1000 SQ. FT. OF PLANTING AREA ON THE 45TH AND 89TH DAY OF SAID MAINTENANCE PERIOD.
- GUARANTEE TREES TO LIVE IN A HEALTHY CONDITION OF ONE YEAR, SHRUBS FOR THREE MONTHS, AFTER PLANTING. DEAD OR UNHEALTHY TREES SHOULD BE REPLACED AS SOON AS POSSIBLE AFTER THEIR CONDITION HAS BEEN DETERMINED TO BE THE RESULT OF LATENT DEFECTS.
- COVER ALL SHRUB AREAS WITH 2" DEEP BARK MULCH. SEE NOTE #2 FOR FINE GRADING AND PLACEMENT OF MULCH NEAR PAVING.
- MAINTAIN ALL PLANTING AREAS CONTINUOUSLY IN A HEALTHY AND WEED FREE CONDITION.
- INSTALL CONCRETE HEADER BETWEEN LAWN AND SHRUB AREAS.



PLANT IMAGES



PLANT LEGEND	
	SHOESTRING ACACIA (ACACIA STENOPHYLLA) 20' X 15' - 10 YEARS - 24" BOX
	DESERT MUSEUM PALO VERDE (CERCIDIUM "DESERT MUSEUM") UP TO 25' X 25' - 24" BOX
	OKLAHOMA REDBUD (CERCIS CANADENSIS VAR. TEXINENSIS OKLAHOMA) UP TO 15' X 15' - 24" BOX
	SHRUBBY PODOCARPUS (PODOCARPUS MACROPHYLLUS VAR. MA) UP TO 20' X 12' - 10 GAL BOUTAINVILLEA (BOUTAINVILLEA "BARBARA KARST") UP TO 20' X 8' - 5 GAL LAVENDER (LAVENDULA MUNSTEAD) UP TO 20' X 8' - 5 GAL MATILAJA POPPY (ROMNEYA COULTERI) UP TO 8' X 8' - 5 GAL COMMON WOOLLY SUNFLOWER (ROMNEYA COULTERI) UP TO 2' X 3' - 5 GAL PAPYRUS (CYPERUS PAPYRUS) UP TO 16' X 4' - 5 GAL ROCK PURSLANCE (CALANDRINIA SPECTABILIS) UP TO 16' X 4' - 5 GAL CREEPING FIG (FICUS PUMILA) CLIMBING AND UP TO 3" WIDE - 5 GAL PINK MUHLI GRASS (MUHLENBERGIA CAPILLARIS "IRVINE") 3+ TALL - 1 GAL CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA) 2+ TALL - 1 GAL GAZANIA - VARIOUS COLORS (GAZANIA) 1+ TALL - 1 GAL BLUE CHALK STICK ICE PLANT (CALANDRINIA SPECTABILIS) GROUND COVER - 1 GAL GRACE WOOD LITHODORA (LITHOPORA DIFFUSA WARD) GROUND COVER - 1 GAL STAMPED CONCRETE "LONDON COBBLE" BY GUEVARA CONCRETE DECOMPOSED GRANITE
	1
	5
	5
	21
	21
	3
	18
	32
	1
	34
	30
	11
	115
	32

REVISION: No. 1 Description: Preliminary Review Date: 09.08.2025

PROJECT NAME: GARDENA HAVENS

CLIENT NAME: STEVE STAPAKIS

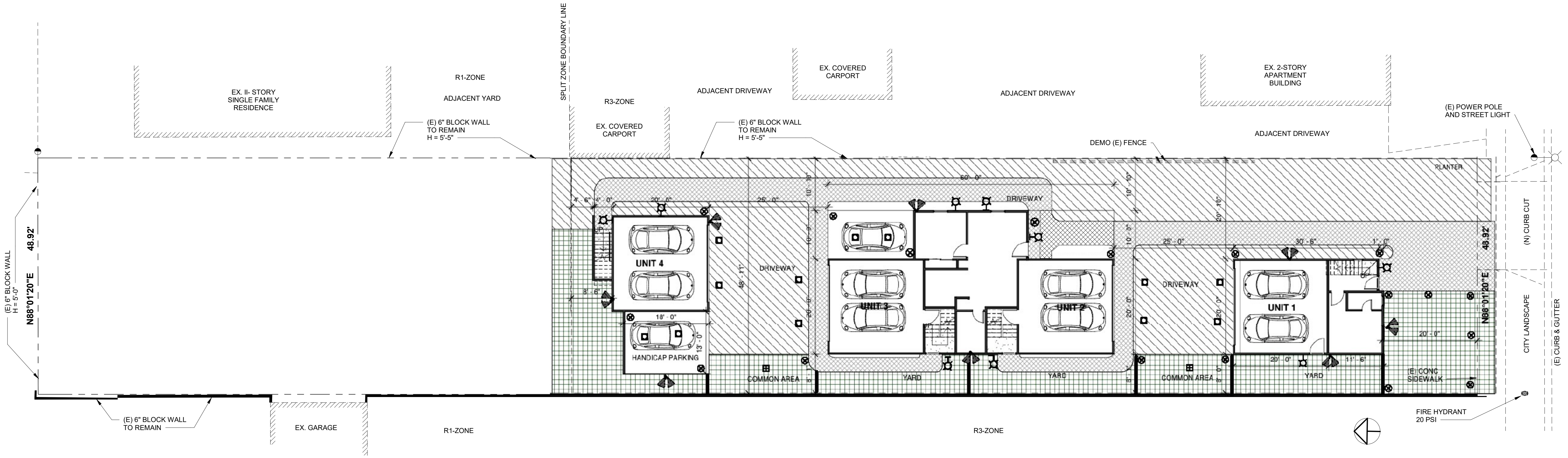
PROJECT ADDRESS: 1031 MAGNOLIA AVE. GARDENA, CA 90247

PROJECT NUMBER: 2025-201 DATE: 07/15/2025

M O G A GROUP 1101 19TH ST HERMOSA BEACH, CA 90254






LANDSCAPE PLAN

A12 Scale: 3/32" = 1'-0"



1 Site Plan Lighting
3/32" = 1'-0"

SYMBOL LEGEND

-  **DOUBLE SECURITY LIGHT**
-  **WALL MOUNTED LIGHT**
-  **RECESSED SOFFIT LIGHT**
-  **PATH LIGHT**
-  **BOLLARD LIGHT**

NOTE: ALL LIGHTS TO BE LED

SECURITY NOTES

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH A VIEW MAY BE PROVIDED BY A DOOR VEEVER, THROUGH VIEWPORTS LOCATED IN THE VICINITY OF THE DOOR, OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.
2. WOOD FLUSH-TYPE DOORS SHALL BE 1-5/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY A RABBIT TO THE JAMB.
3. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A WALL OR CEILING MOUNTED LIGHT AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT.
4. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM THE OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 2" STEEL JAMB STUB WITH 1" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FINISHING WITH SCREWS NO LESS THAN 2-1/2" LONG.
5. PROVIDE DEADBOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY OPERATED LOCKS ON THE EXTERIOR. DOORS MUST BE OPEABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, W, AND S OCCUPANCIES).
6. STRAIGHT DEADBOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 1" AND A FOUR-SHAPED OR AN EXPANDING-LONG DEAD BOLT SHALL HAVE A MIN. THROW OF 1".
7. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED SHOCK-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS, OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.



SYMBOL LEGEND

-  **DOUBLE SECURITY LIGHT**
 -  **WALL MOUNTED LIGHT**
 -  **RECESSED SOFFIT LIGHT**
 -  **PATH LIGHT**
 - **BOLLARD LIGHT**
 - **TREE OR SHRUB (SEE LANDSCAPE PLAN)**
- NOTE: ALL LIGHTS TO BE LED**

REVISION No.	Description	Date
1	1st Preliminary Review Comments	09.08.2025

PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: **STEVE STAPAKIS**

PROJECT NUMBER: 2025-201
DATE: 07/15/2025

M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254

A13
Scale 3/32" = 1'-0"

PROJECT ADDRESS: 1031 MAGNOLIA AVE. GARDENA, CA 90247

COLOR AND MATERIALS

GARDENA HAVENS
1031 MAGNOLIA AVE. GARDENA, CA

SMOOTH/ROUGH STUCCO BASE AND ACCENT COLORS

COLORS SELECTED FROM THE CITY OF GARDENA RESOLUTION NO. 6621, APPROVED EXTERIOR COLOR PALETTE

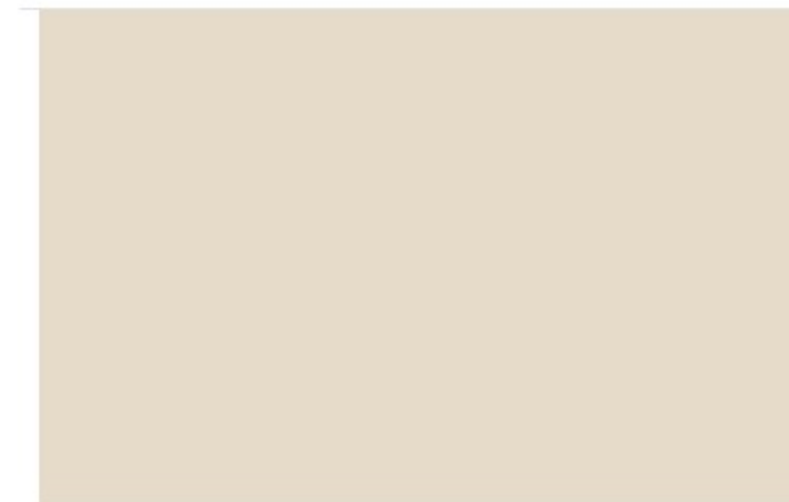


CAMPFIRE ASH

N320-1

* COLOR FADE PROTECTION

LRV 69 R 221 G 217 B 206



CASCADE BEIGE

N240-1

* COLOR FADE PROTECTION

LRV 72 R 231 G 219 B 202



BALANCE GREEN

S360-3

◆ INTERIOR AND EXTERIOR ONE-COAT HIDE

* COLOR FADE PROTECTION
LRV 54 R 195 G 197 B 167



BROADWAY

PPU18-20

* COLOR FADE PROTECTION

LRV 6 R 67 G 68 B 66



BALANCE GREEN

S360-3

◆ INTERIOR AND EXTERIOR ONE-COAT HIDE

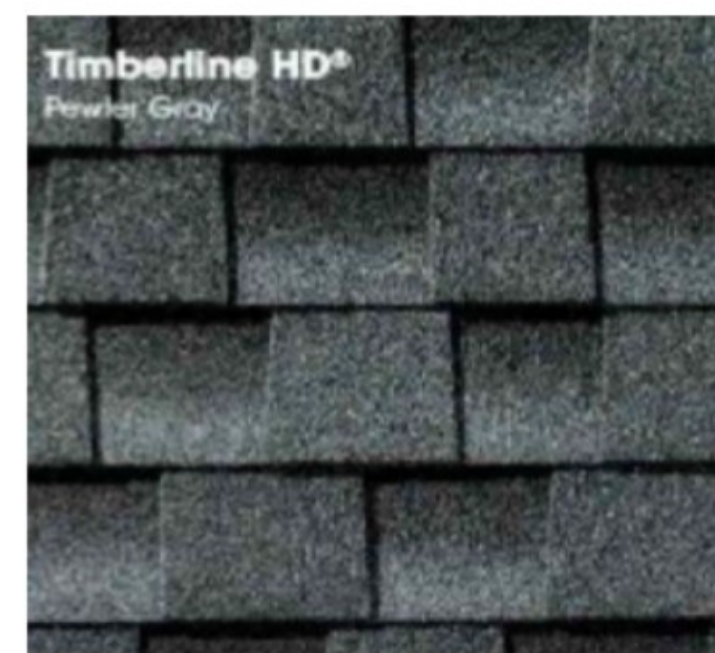
* COLOR FADE PROTECTION
LRV 54 R 195 G 197 B 167



ICE RINK

M430-2

LRV 70 R 203 G 223 B 214



COMPOSITION SHINGLE ROOF
TIMBERLINE HD COMP SHINGLE
PEWTER GRAY BY GN'



SIDING
JAMES HARDIE HARDIEPANEL
CEDARMILL PANEL SIDING



STONE

REVISION No.	Description	Date
1	Final Preliminary Review Comments	09/08/2025

PROJECT NAME: **GARDENA HAVENS**

CLIENT NAME: STEVE STAPAKIS
PROJECT ADDRESS: 1031 MAGNOLIA AVE. GARDENA, CA 90247

PROJECT NUMBER: 2025-201
DATE: 07/15/2025
M O G A GROUP
1101 19TH ST
HERMOSA BEACH, CA 90254

COLORS AND MATERIALS

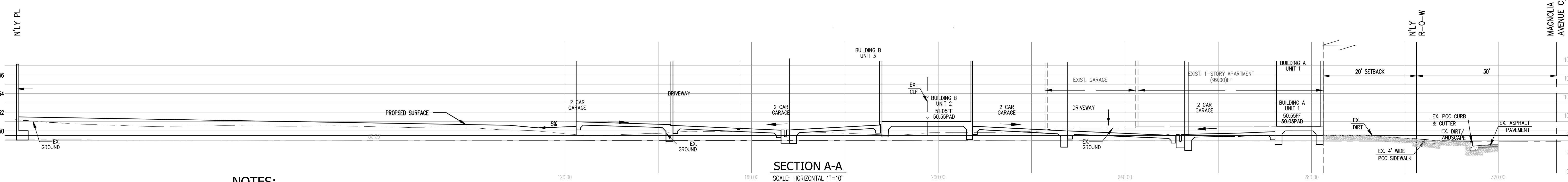
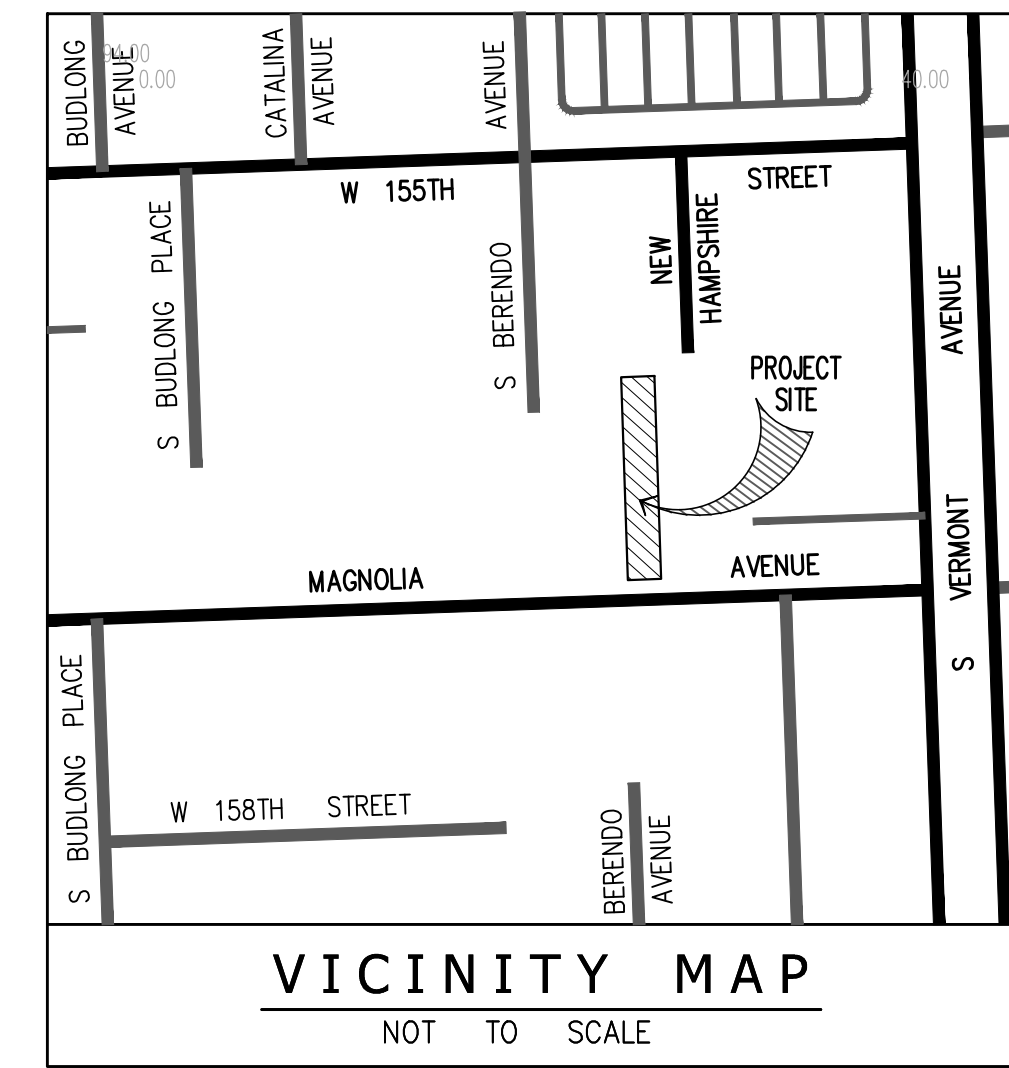
A14
Scale

SHEET INDEX:
 SHEET 1 - TENTATIVE MAP
 SHEET 2 - FLOOR PLANS

TENTATIVE PARCEL MAP NO. 085142

IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF THE SOUTHERLY 300.00 FEET OF THE EASTERLY THREE-FIFTHS OF LOT 5 OF JAMES L. GRIFFIN'S SUBDIVISION OF LOTS 13 AND 16 OF THE GARDENA TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 10 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES ONLY



NOTES:

TOTAL LOT AREA: 14,676 S.F. (0.337 ACRE)
 COMMON AREA: 2786 S.F. (0.064 ACRE)
 NUMBER OF CONDOMINIUM UNITS: 4
 NUMBER OF PARKING: 3
 NUMBER OF STORIES: 2
 ASSESSOR'S PARCEL NUMBER: 6113-035-015
 TOPOGRAPHIC SURVEY WAS PERFORMED ON FEBRUARY 02, 2020 BY FORESIGHT ENGINEERING
 EXISTING LAND USE: MULTI-RESIDENCE
 PROPOSED LAND USE: RESIDENTIAL CONDOMINIUM

EASEMENT NOTES:

NOTE: TITLE ITEMS PER MFG NATIONAL TITLE COMPANY REPORT ORDER NO. 26-111472 DATED JANUARY 23, 2026, ITEMS NO. INSIDE HEXAGONAL CIRCLES INDICATES THAT THESE ITEMS ARE PLOTTED ON THE MAP WITH THE SAME SYMBOL AND ITEM NO.
 4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: CONVEYANCE OF WATER IN PIPES AND AQUEDUCTS
 RECORDING NO.: BOOK 743, PAGE 64, OF DEEDS
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
 SAID EASEMENT CAN NOT BE LOCATED FROM AVAILABLE RECORDS
 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PIPELINE
 RECORDING NO.: BOOK 1992, PAGE 35, OF DEEDS
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
 AND RECORDING DATE:
 AND RECORDING NO.: BOOK 2331, PAGE 50, OF OFFICIAL RECORDS
 SAID EASEMENT CAN NOT BE LOCATED FROM AVAILABLE RECORDS

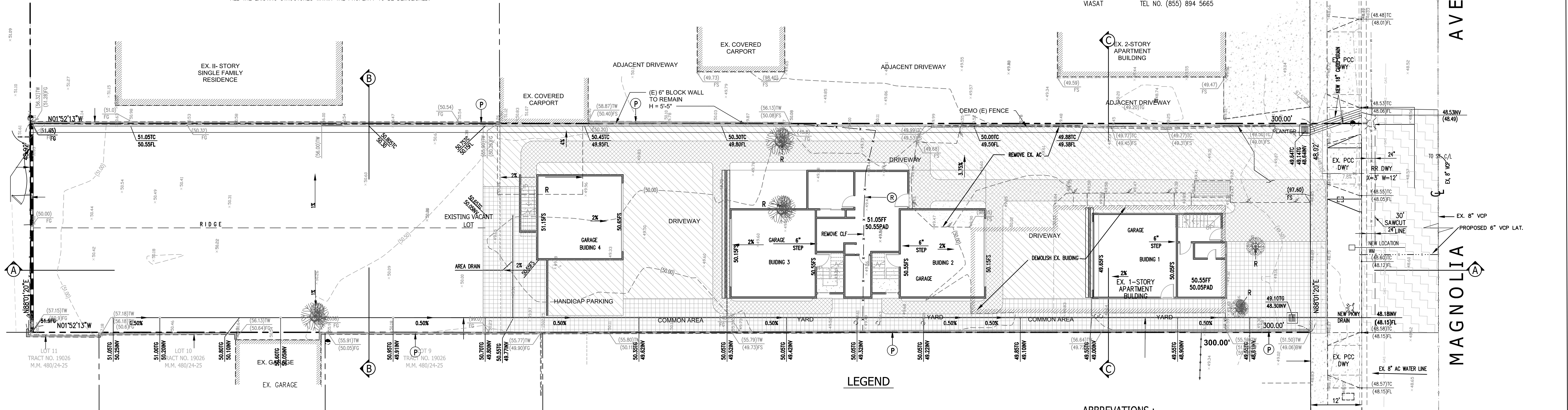
UTILITY PURVEYORS:

- 1. WATER - GOLDEN STATE WATER COMPANY
TEL NO. (323) 559-8406
- 2. ELECTRIC - SOUTHERN CALIFORNIA EDISON
TE NO. (800) 655-4555
- 3. GAS - SOCAL GAS
TEL NO. (800) 427-2200
- 4. SEWER - GARDENA PUBLIC WORKS
TEL NO. (310) 217-9568
- 5. WASTE - WASTE RESOURCES
TEL NOS. (310) 366 7600 / (888) 467 7600
- 6. CABLE - AT&T UVERSE TEL NO. (800) 288 2020
DIRECTV TEL NO. (855) 802 3473
TIME WARNER TEL NO. (888) 892 2253
VIASAT TEL NO. (855) 894 5665

VERMONT AVENUE

MAGNOLIA AVENUE

BUDLONG AVENUE



LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF GARDENA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:
 THE SOUTHERLY 300.00 FEET OF THE EASTERLY THREE-FIFTHS OF LOT 5 OF JAMES L. GRIFFIN'S SUBDIVISION OF LOTS 13 AND 16 OF THE GARDENA TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 10 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THE EASTERLY 149 FEET THEREOF.
 APN NO. 6113-035-015

LICENSED SURVEYOR:

FORESIGHT ENGINEERING, INC.
 CONTACT PERSON: NADER J. GOBORSI
 17621 IRVINE BLVD., SUITE 210
 TUSTIN, CA 92780
 TEL. NO. (714) 542-1214
 FAX. NO. (714) 542-0117

BENCH MARK INFORMATION:

BM#- 21-04111
 ELEVATION=48.275' (2014 YEAR OF ADJUSTMENT)
 SPK IN E CURB VERMONT AVE EAST ROADWAY;
 1.0FT S/O BCR 157TH ST.

ESTIMATED EARTHWORK QUANTITIES:

SITE GRADING:
 1. RAW CUT 200 CY
 2. RAW FILL 200CY
 3. ESTIMATED IMPORT OF DIRT FROM THE SITE 0 CY

EARTHWORK NOTE:

EARTHWORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SHRINKAGE AND SUBSIDENCE FACTORS OR ANY MATERIAL GENERATED BY UTILITY, TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE:

FLOOD ZONE: X (MINIMUM FLOODING HAZARD)
 PER FEMA MAP NO. 06037C1795F DATED SEPT. 26, 2008

SITE ADDRESS:

1031 MAGNOLIA AVENUE,
 GARDENA, CA 90247

OWNER / SUBDIVIDER:

STEVEN STAPAKIS AND KOTSIKAS JOANNE
 CONTACT PERSON: STEVE STAPAKIS
 271 ST. JOSEPH AVE. LONG BEACH CA 90803
 TEL. NO. (949) 500-3427

TITLE REPORT:

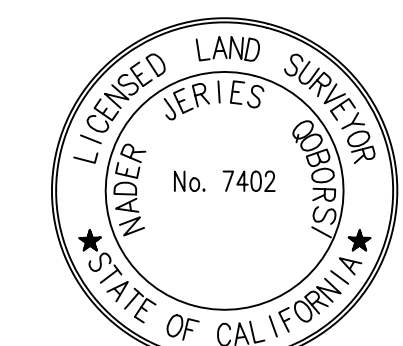
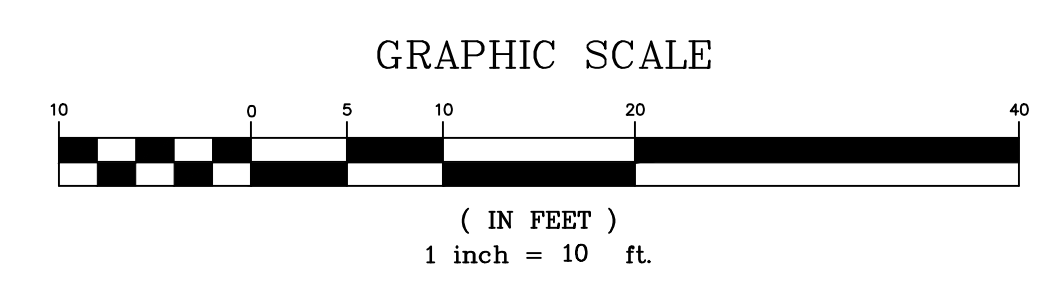
MFG NATIONAL TITLE COMPANY
 500 TECHNOLOGY AVENUE
 IRVINE, CA 92618
 TELEPHONE: 949-430-3739
 E-MAIL: teoprnt@mfgtitle.com
 TITLE DATE: JANUARY 23 2026

LEGEND

- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- EXISTING RETAINING WALL
- WOOD FENCE
- TREES
- STUMP
- PALM
- COMMON AREA OPEN SPACE
- AC DRIVEWAY
- PCC WALKWAY
- COLD PLANE 2" OF EX. AC PAVEMENT HALF ST. WIDTH AND RECONSTRUCT THE SAME

ABBREVIATIONS:

- AB = AGGREGATE BASE
- AC = ASPHALT PAVEMENT
- AD = AREA DRAIN
- BRMP = BOTTOM OF RAMP
- CB = CATCH BASIN
- CF = CURB FACE
- CLF = CHAIN LINK FENCE
- EG = EDGE OF GUTTER
- EP = EDGE OF PAVEMENT
- FF = FINISH FLOOR
- FG = FINISH GRADE
- FH = FIRE HYDRANT
- FL = FLOW LINE
- FS = FINISH SURFACE
- GB = GRADE BREAK
- GM = GAS METER
- GP = GAS PIPE
- HP = HIGH POINT
- IE = INVERT ELEVATION
- LP = LOW POINT
- NG = NATURAL GROUND ELEVATION
- OWH = OVERHEAD WIRE
- PP = POWER POLE
- PC = PROPERTY CORNER
- PCC = PERTLAND CEMENT CONCRETE
- R = REMOVE
- RR = REMOVE AND RECONSTRUCT
- RCE = REGISTERED CIVIL ENGINEER
- RW = RETAINING WALL
- SB = SPLASH BOX
- SDMH = STORM DRAIN MANHOLE
- SMH = SEWER MANHOLE
- SPB = SIGNAL PULL BOX
- STLT = STREET LIGHT
- T.B.M. = TEMPORARY BENCHMARK
- TC = TOP OF CURB
- TE = TOP OF GRADE ELEVATION
- TW = TOP OF WALL
- WF = WOOD FENCE
- WFCF = WROUGHT IRON FENCE
- WM = WATER METER
- WV = WATER VALVE
- (0.0) = EXISTING ELEVATION
- 00.00 = PROPOSED ELEVATION
- E- = ELECTRICAL
- G- = GAS
- W- = WATER
- S- = SEWER
- T- = TELEPHONE

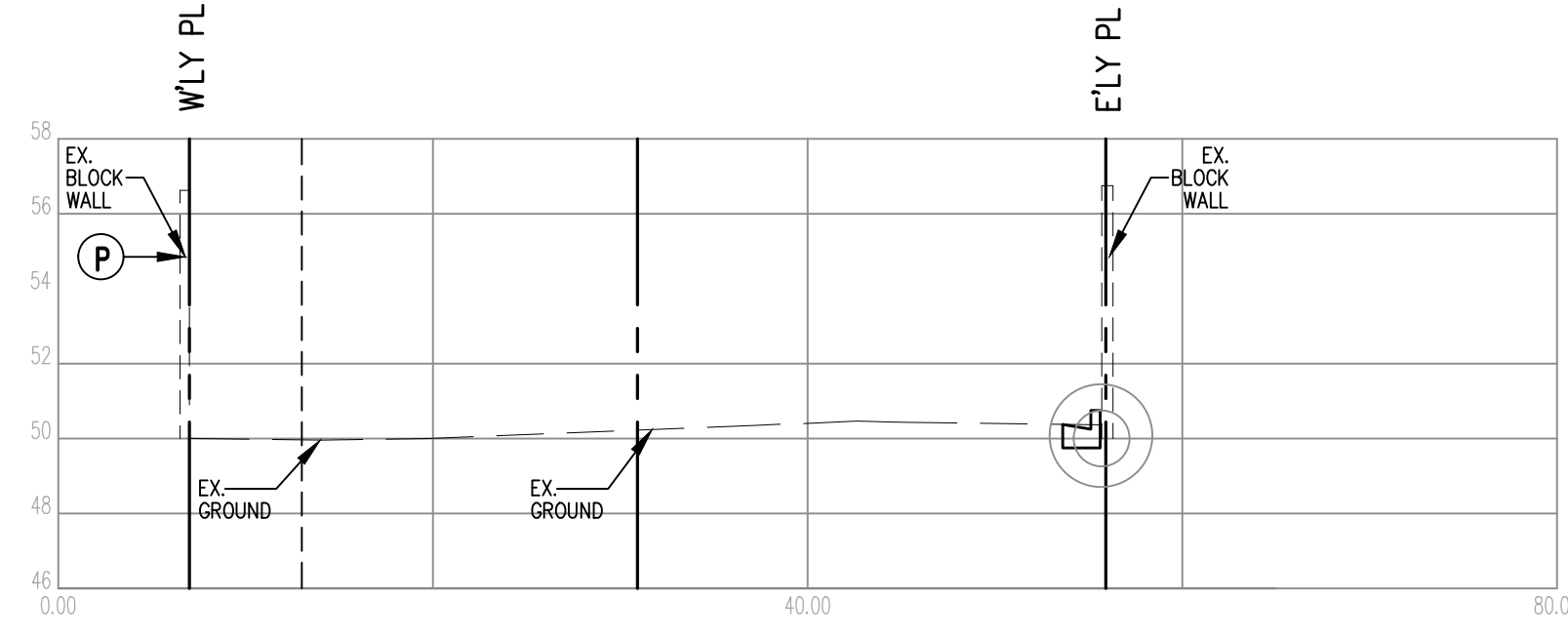


PREPARED UNDER THE SUPERVISION OF
 NADER J. GOBORSI, PLS 7402

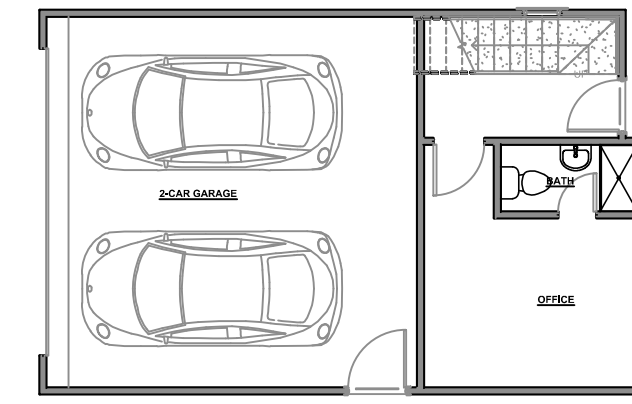
FORESIGHT ENGINEERING INC.
 CIVIL ENGINEERING & LAND SURVEYING
 17621 IRVINE BLVD., SUITE 210
 TUSTIN, CA 92780
 TEL (714)542 1214 * FAX (714)542 0117

TENTATIVE PARCEL MAP NO. 085142
 1031 MAGNOLIA AVENUE,
 GARDENA, CA 90247

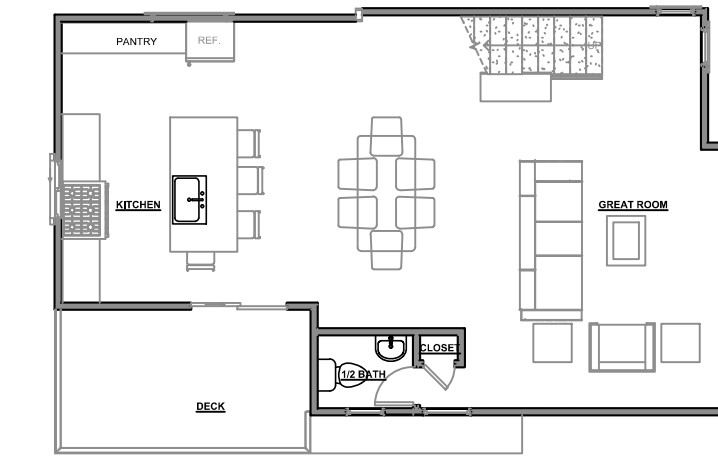
DRAWING PREPARED FOR:
 DRAWN BY: JLB SCALE: 1" : 10' 02/20/2026
 CHECKED BY: NJQ PROJ. NO. 374-113 SHEET 1 OF 2



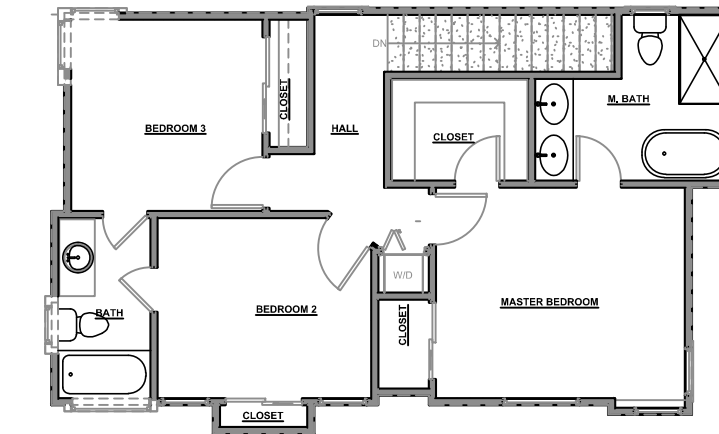
SECTION B-B
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'



FIRST FLOOR PLAN

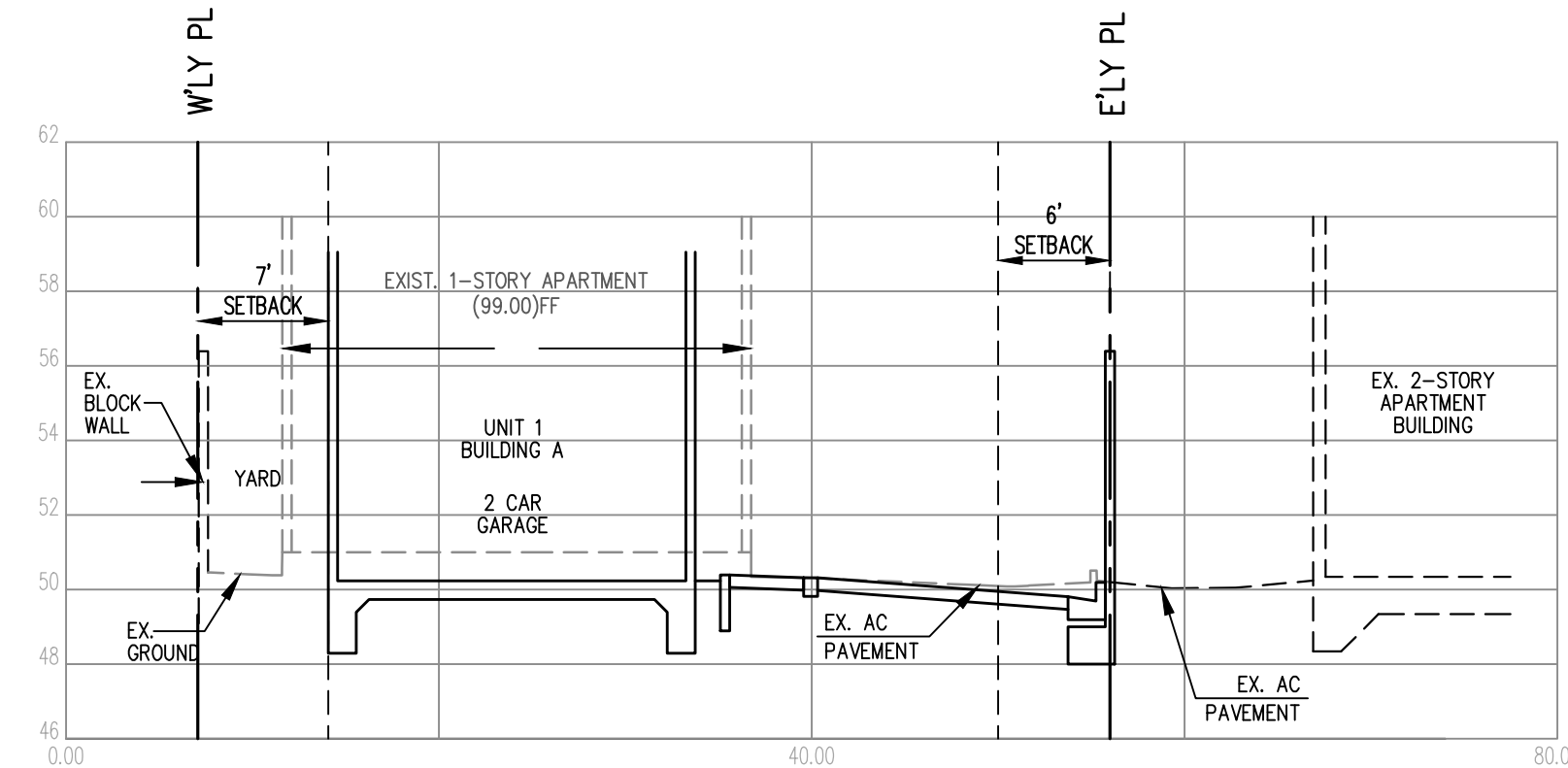


SECOND FLOOR PLAN

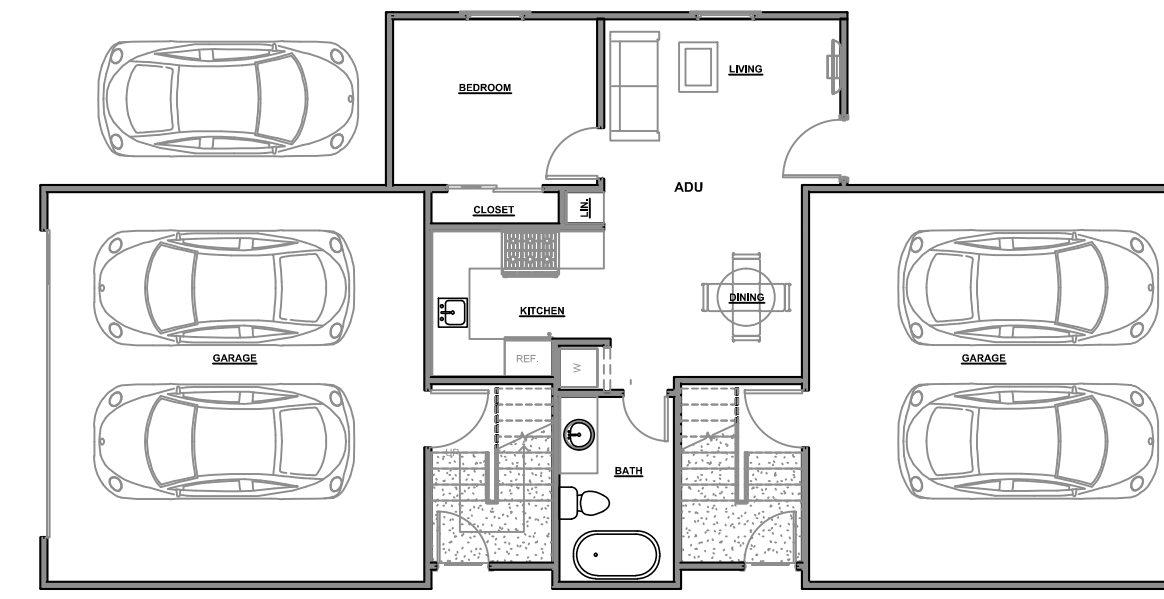


THIRD FLOOR PLAN

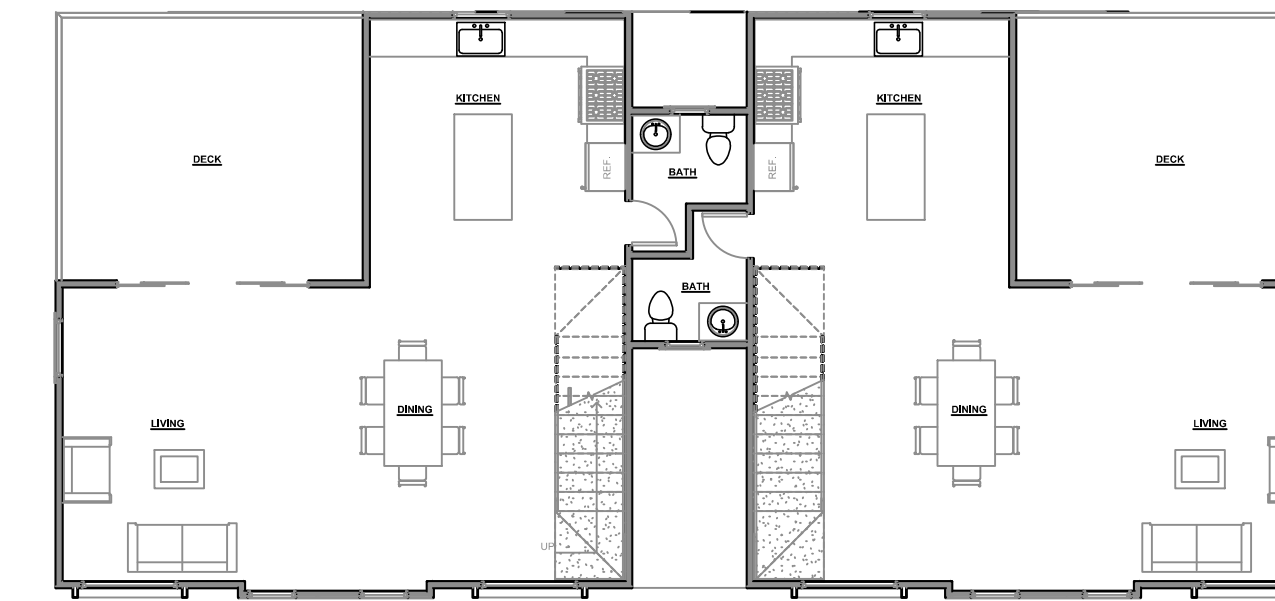
FLOOR PLANS BUILDING 1



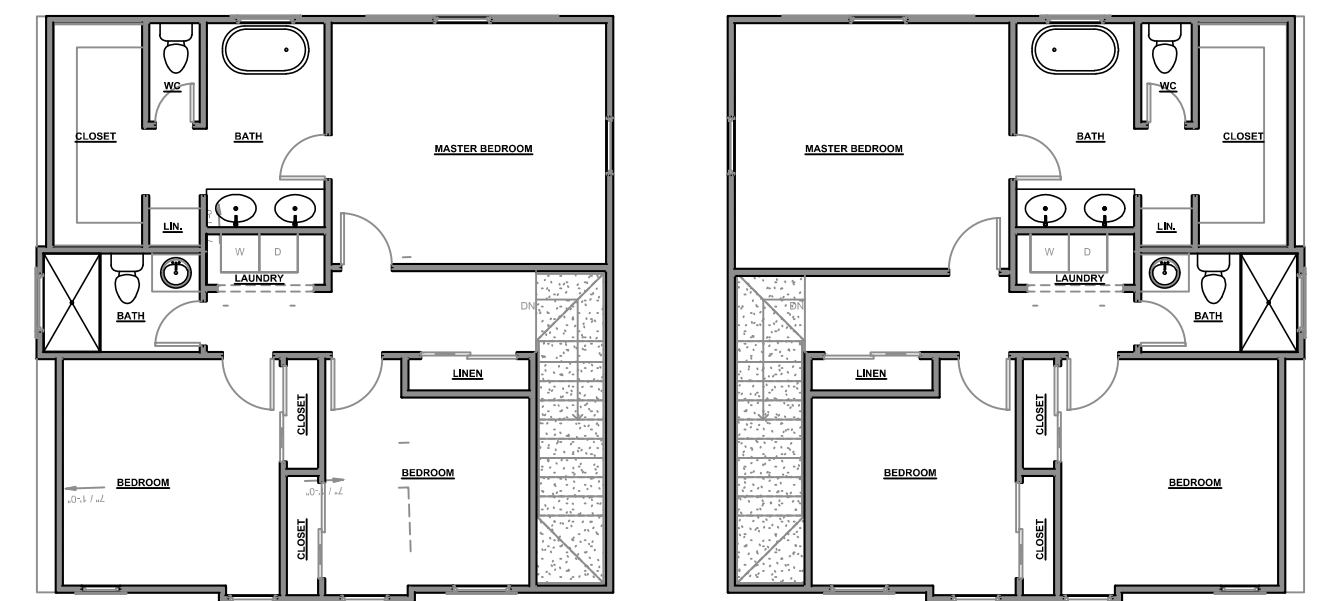
SECTION C-C
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'



FIRST FLOOR PLAN

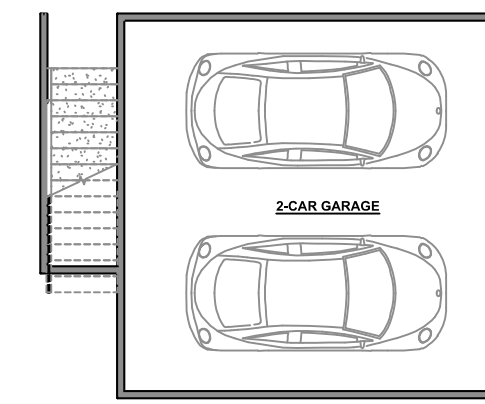


SECOND FLOOR PLAN

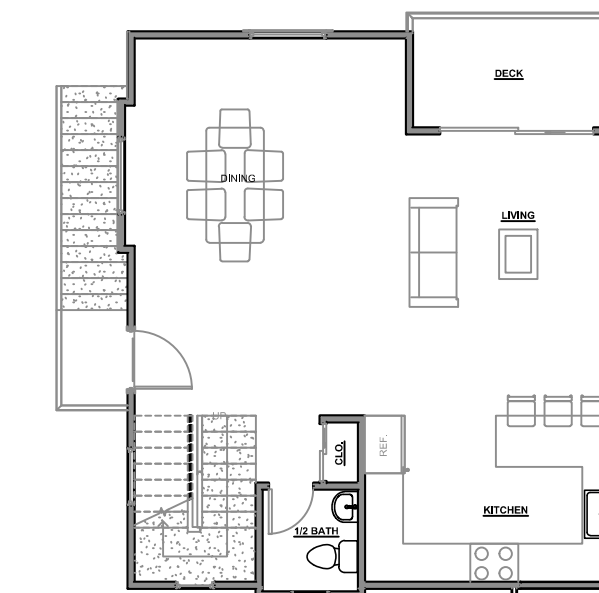


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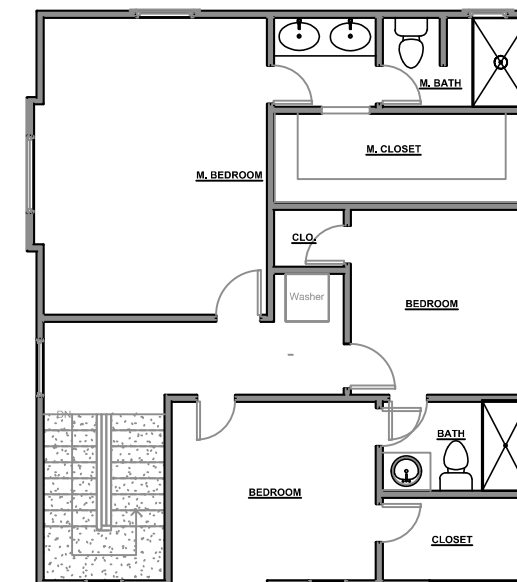
FLOOR PLANS BUILDINGS 2&3



FIRST FLOOR PLAN

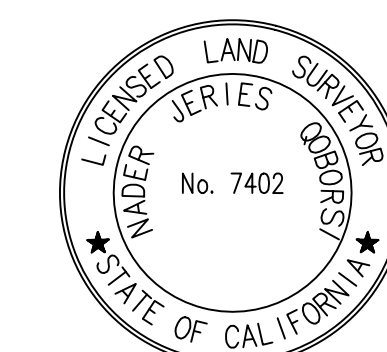


SECOND FLOOR PLAN



THIRD FLOOR PLAN

FLOOR PLANS BUILDING 4



PREPARED UNDER THE SUPERVISION OF
Nader Qobors
NADER J. QOBORS, PLS 7402

FORESIGHT ENGINEERING INC.		
CIVIL ENGINEERING & LAND SURVEYING 17621 IRVINE BLVD., SUITE 210 TUSTIN, CA 92780 TEL (714)542 1214 • FAX (714)542 0117		
TENTATIVE PARCEL MAP NO. 085142 1031 MAGNOLIA AVENUE, GARDENA, CA 90247		
DRAWING PREPARED FOR:		
DRAWN BY: JLB	SCALE: 1" : 10'	02/21/2026
CHECKED BY: NJQ	PROJ. NO. 374-113	SHEET 2 OF 2



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6B.
Section: PUBLIC
HEARING ITEMS
Meeting Date: May 5, 2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: ZONE TEXT AMENDMENT #1-26, PROPOSED AMENDMENT TO CHAPTER 18.13 OF THE GARDENA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

PROJECT DESCRIPTION:

Proposed Zone Text Amendment #1-26 is being considered to amend Chapter 18.13 of the Gardena Municipal Code relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Environmental Consideration:

The Zone Text Amendment and Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 which exempts ordinances implementing accessory dwelling unit ordinances.

STAFF RECOMMENDATION:

Staff recommends holding a public hearing for Zone Text Amendment #1-26 where the Commission will:

1. Conduct the public hearing;
2. Receive testimony from the public; and
3. Adopt Resolution No. PC 5-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment #1-26

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

[Staff Report ZTA No. 1-26](#)

[Attachment No. 1 - Resolution PC No. 5-26](#)

[Exhibit A - Draft Ordinance](#)

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

ZONE TEXT AMENDMENT NO. 1-26

Agenda Item No. 6.B

DATE: May 5, 2026

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Jo-Anne Burns, Assistant Community Development Director

LOCATION: Citywide

REQUEST: Recommendation to the City Council on adoption of Zone Text Amendment No. 1-26 to amend Chapter 18.13 of the Gardena Municipal Code relating to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) and making a determination that the ordinance is exempt from CEQA pursuant to Public Resources Code Section 21080.17

BACKGROUND/SETTING

California State laws regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) have continued to be amended by the State legislature for the past several years. There were two recent bills passed that have impacted accessory dwelling units. AB 1154 and SB 543 made modifications to the statewide regulations for ADU and JADU development standards and controls.

Recommending that the City Council adopt the proposed ordinance (Attachment No. 1 to Exhibit A) ensures that the City has in place minimum ADU and JADU development standards and controls that are consistent with State law.

PROJECT DESCRIPTION AND ANALYSIS

Zone Text Amendment No. 1-26 incorporates an Ordinance, consistent with AB 1154 and SB 543, that will amend Chapter 18.13 of the Gardena Municipal Code (GMC) and is included as "Exhibit A" to Resolution No. 5-26 (Attachment No. 1). The following is an outline of the proposed changes to the GMC:

18.13.020 Applications – Junior and accessory dwelling units.

- Revised the application process to require the City to determine application completion within 15 business days and provide a list of incomplete items and detailed descriptions providing directions on accomplishing a complete application, with resubmittals being subject to the same 15 business day review period.
- Added a process to appeal ADU/JADU applications that are denied or determined to be incomplete to the Planning Commission and renumbered the section to accommodate the appeal process.
- Revised written out larger numbers to its numerical format.

18.13.025 Unpermitted structures constructed prior to January 1, 2020.

- Changed the abbreviated ADU and JADU to “accessory dwelling unit” and “junior accessory dwelling unit.”

18.13.040 General requirements.

- Changed the minimum required days for rental from 30 days to 31 days.
- Added changes to clarify that ADUs and JADUs must be permitted on residential zoned lots regardless of lot coverage, open space, floor area ratio, and minimum lot size.
- Revised written out larger numbers to its numerical format.

18.13.050 Development regulations.

- Added language to clarify the definition of “livable space.”
- Added language to clarify that ADUs may not encroach into any easements unless the easement holder provides written permission.
- Revised written out larger numbers to its numerical format.
- Changed the abbreviated ADU to “accessory dwelling unit.”

18.13.060 Mandatory approvals.

- Government Code section 66323 contains the provisions for mandatory approvals where more than one unit is required to be approved. Language was added to make clear that applicants get a combination of the listed units. This change codifies HCDs interpretation of the statute for the past several years.
- Changed the minimum required days for rental from 30 days to 31 days.
- Revised written out larger numbers to its numerical format.

18.13.70 Junior accessory dwelling units.

- The owner-occupancy requirement has been removed for JADUs that have separate sanitation facilities. The owner-occupancy requirement remains in place if the JADU shares sanitation facilities with the existing structure.
- Changed the minimum required days for rental from 30 days to 31 days.
- Revised written out larger numbers to its numerical format.

GENERAL PLAN CONSISTENCY

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

- Land Use Goal 1: Preserve and protect existing single-family and low/medium density residential neighborhoods while promoting the development of high-quality housing types in the City.
 - Land Use Policy 1.1: Promote sound housing and attractive and safe residential neighborhoods.
 - Land Use Policy 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.
 - Land Use Policy 1.3: Protect the character of lower density residential neighborhoods
 - Land Use Policy 1.11: Design infill development to be compatible and consistent with the existing low-density character of residential neighborhoods.
- Housing Plan Goal 1.0: Maintain and enhance the stability of the City's housing stock and residential neighborhoods.
 - Housing Plan Policy 1.1: Encourage the upkeep, maintenance, and rehabilitation of existing housing units.
- Housing Plan Goal 3.0: Minimize the impact of governmental constraints on housing construction and cost.
 - Housing Plan Policy 3.1: Periodically review development standards and project review/approval procedures to remove or mitigate constraints to residential development.

ENVIRONMENTAL CONSIDERATIONS

Pursuant to the State California Environmental Quality Act (CEQA) Guidelines, the ordinance is statutorily exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for

causing a significant effect on the environment. The ordinance would not result in physical change in the environment and does not involve any construction or additions to any existing structures.

NOTICING

The public hearing notice for Zone Text Amendment #1-26 was published in the Gardena Valley News on April 9, 2025. A copy of Proof of Publication is on file in the office of the Community Development Department Room 101, City Hall and is considered part of the administrative record.

RECOMMENDATION

Staff recommends holding a public hearing for Zone Text Amendment #1-26 where the Commission will:

- 1) Conduct the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 5-26, recommending that the City Council adopt an Ordinance for Zone Text Amendment No. 1-26.

ATTACHMENTS

Attachment No. 1 – Resolution No. PC 5-26

- Exhibit A – Draft Ordinance

RESOLUTION NO. PC 5-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE TEXT AMENDMENT NO. 1-26, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING CHAPTER 18.13 OF THE GARDENA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND MAKING A DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17

WHEREAS, State law regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) has been continually amended by the State legislature, including three new bills enacted during the 2025 Legislative session; and

WHEREAS, the City of Gardena wishes to amend its provisions on ADUs and JADUs to be compliant with State law; and

WHEREAS, On May 5, 2026, the Planning and Environmental Quality Commission conducted a duly noticed public hearing as prescribed by law to consider the code amendment, gave all persons interested therein an opportunity to be heard, and voted to recommend the City Council's approval and adoption of the code amendment; and

WHEREAS, based on review of the State California Environmental Quality Act (CEQA) Guidelines, the Planning and Environmental Quality Commission finds and determines that the ordinance is exempt from CEQA pursuant to Public Resources Code Section 21080.17 which exempts ordinances implementing accessory dwelling unit ordinances; and

WHEREAS, the Planning and Environmental Quality Commission has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

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

SECTION NO. 1. The above recitals are true and correct and are incorporated herein as if set forth herein in full.

SECTION NO. 2. Based on all evidence presented and the findings set forth herein, Zone Text Amendment No. 1-26, which is attached hereto as Exhibit A, is hereby found to be

consistent with the Gardena General Plan and the implementation thereof, and that the public necessity, convenience, general welfare, and good zoning practices require Zone Text Amendment No. 1-26.

SECTION NO. 3. Pursuant to the State California Environmental Quality Act (CEQA) Guidelines, the Planning Commission finds and determines that the ordinance is exempt from CEQA pursuant to Public Resources Code Section 21080.17 which exempts ordinances implementing accessory dwelling unit ordinances.

SECTION NO. 4. The Secretary is instructed to forward a copy of this Resolution to the City Council for their attention in the manner as prescribed by law and this Resolution shall go into force and effect upon its adoption.

SECTION NO. 5. Based on all the documents, oral testimony, and other evidence presented in connection with this proceeding and in this Resolution, the Planning and Environmental Quality Commission recommends that the City Council approve Zone Text Amendment No. 1-26.

PASSED, APPROVED, AND ADOPTED this 5^h day of May 2026.

RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

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 5th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

Attachments:

Exhibit A – Draft Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING CHAPTER 18.13 OF THE GARDENA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND MAKING A DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17

WHEREAS, State law regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) has been continually amended by the State legislature, including three new bills enacted during the 2025 Legislative session; and

WHEREAS, the City of Gardena wishes to amend its provisions on ADUs and JADUs to be compliant with State law; and

WHEREAS, on May 5, 2026 the Planning Commission held a duly noticed public hearing at which time it considered all evidence presented, both written and oral; and

WHEREAS, at the close of the public hearing the Planning Commission adopted a resolution recommending that the City Council adopt this Ordinance, including the finding that adoption is exempt from CEQA; and

WHEREAS, on _____, 2026, the City Council held a duly noticed public hearing at which time it considered all evidence presented, both written and oral;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 18.13 of the Gardena Municipal Code is hereby amended to read as follows:

Chapter 18.13

ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

18.13.010 Purpose.

A. In enacting this section, it is the intent of the city to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the general plan. Accessory dwelling units provide housing for extended family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create accessory dwelling units can benefit from added income, and an increased sense of security. Allowing accessory dwelling units in zones allowing residential uses provides needed additional rental

housing. This chapter provides the requirements for the establishment of accessory dwelling units consistent with California Government Code Sections 66310 through 66342.

B. For purposes of this chapter, “primary dwelling” shall mean as follows:

1. In the case of a single-family residential zone, the existing single-family dwelling, or the larger of two proposed units.

2. In the case of any other residential or mixed-use zone in which a single-family dwelling exists on the property, the existing dwelling.

3. In the case of multifamily or mixed-use zone which allows a residential use, the existing or proposed multifamily units.

C. For purposes of this chapter, words and phrases defined in Government Code Sections 66310 through 66342 shall have the same meaning when used in this chapter.

D. In cases of conflict between this chapter and any other provision of this title, the provisions of this chapter shall prevail. To the extent that any provision of this chapter is in conflict with state law, the mandatory requirement of state law shall control, but only to the extent legally required.

18.13.020 Applications – Junior and accessory dwelling units.

A. Applications – Review. The city shall determine whether an application for an accessory dwelling unit or junior accessory dwelling unit is complete and provide written notice to the applicant within 15 business days of receipt of the application.

1. If the city determines the application is incomplete, it shall provide with the written notice to the applicant a list of incomplete items and a description of how the application may be made complete.

2. If a determination is not made within the 15 business days, the application shall be deemed to be complete.

3. Any resubmitted or additional application is subject to a 15 business day review period and determination as set forth for initial applications.

B. Applications for junior and accessory dwelling units shall be ministerially approved or denied within ~~sixty~~ 60 days of receipt of a complete application and approved if they meet the requirements of this chapter.

1. If the application is submitted in conjunction with an application for a new single-family or multifamily dwelling, the application for the junior or accessory dwelling

unit shall not be acted upon until the application for the new single-family or multifamily dwelling is approved.

2. If the application is denied, the city shall return a full set of comments in writing to the applicant with a list of items that are defective or deficient with a description of how the application can be remedied by the applicant. These comments shall be provided to the applicant within ~~sixty~~ 60 days of a complete application.

3. Appeal. Notwithstanding anything in this code to the contrary, the applicant may appeal a denial of an application or a determination that an application is incomplete directly to the city council. A final written determination shall be provided to the applicant no later than 60 days after the receipt of the written appeal.

~~43.~~ If a detached garage is to be replaced with an accessory dwelling unit, the demolition permit shall be reviewed with the application for the accessory dwelling unit and issued at the same time.

~~54.~~ The city shall grant a delay if requested by the applicant.

~~65.~~ Notwithstanding the above, if the applicant uses a plan for an accessory dwelling unit that has been preapproved by the city or a plan that is identical to a plan used in an application for a detached accessory dwelling unit approved by the city within the current triennial California Building Standards Code cycle, the application shall be approved or denied within 30 days from the date of a complete application.

~~CB.~~ All applications for junior and accessory dwelling units shall be accompanied by an application fee.

~~DC.~~ Junior and accessory dwelling units shall be subject to applicable inspection and permit fees.

~~ED.~~ Neither an application for a junior nor an accessory dwelling unit shall be denied due to the need to correct nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the unit.

18.13.025 Unpermitted structures constructed prior to January 1, 2020.

A. Unless the local agency makes a finding that correcting the violation is necessary to comply with the standards specified in Section 17920.3 of the Health and Safety Code, no application or permit shall be denied for an ADU accessory dwelling unit or JADU junior accessory dwelling unit that was constructed prior to January 1, 2020, based solely on either of the following:

1. The ADU accessory dwelling unit is in violation of building standards pursuant to Article 1 of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code (commencing with Section 17960); or

2. The ADU accessory dwelling unit does not comply with state law or the provisions of the Gardena Zoning Code regulating ADU accessory dwelling units.

B. The provisions of subsection A shall not apply to a building that is deemed substandard pursuant to Section 17920.3 of the Health and Safety Code.

C. Before submitting an application for a permit, the homeowner may obtain a confidential third-party code inspection from a licensed contractor to determine the unit's existing condition or potential scope of building improvements before submitting an application for a permit.

D. Upon receiving an application to permit a previously unpermitted ADU accessory dwelling unit or JADU junior accessory dwelling unit constructed before January 1, 2020, an inspector from the city may inspect the unit for compliance with health and safety standards and provide recommendations to comply with such standards in order to obtain a permit. The city shall not penalize an applicant for having the unpermitted ADU accessory dwelling unit or JADU junior accessory dwelling unit and shall approve necessary permits to correct noncompliance with health and safety standards.

E. No impact fees or connection or capacity charges shall be imposed on a homeowner applying for a permit for a previously unpermitted junior or accessory dwelling unit built before January 1, 2020, except when the utility infrastructure is required to comply with Health and Safety Code Section 17920.3 and authorized by Government Code Section 66324(e).

F. Enforcement. Until January 1, 2030, the city shall issue a statement along with a notice to correct a violation of any provision of any building standard relating to an accessory dwelling unit that provides substantially as follows:

You have been issued an order to correct violations or abate nuisances relating to your accessory dwelling unit. If you believe that this correction or abatement is not necessary to protect the public health and safety you may file an application with the Community Development Director. If the city determines that enforcement is not required to protect the health and safety, enforcement shall be delayed for a period of five years from the date of the original notice.

18.13.030 Zones/locations allowed.

A. Accessory dwelling units shall be allowed on all legally existing residentially zoned lots where a single-family dwelling exists or has been proposed.

B. Accessory dwelling units shall be allowed on all legally existing residentially zoned lots where an existing multifamily structure exists or has been proposed.

C. Accessory dwelling units shall be allowed on all legally existing mixed-use zoned lots where an existing single-family or multifamily dwelling exists or has been proposed.

D. Nothing herein is meant to override the provisions of conditions, covenants, and restrictions for a housing development project relating to accessory dwelling units to the extent such restrictions comply with state law.

E. An accessory dwelling unit may be constructed in an attached or detached garage or in an existing accessory structure.

18.13.040 General requirements.

A. Number. Unless otherwise allowed by Section [18.13.060\(A\)](#), only one accessory dwelling unit or one junior accessory dwelling unit may be allowed per residential lot.

B. Accessory dwelling units shall not be sold separately from the primary dwelling, except to the extent that the sale meets the requirements of Government Code Section 66341 with regard to a qualified nonprofit corporation.

C. Neither the accessory dwelling unit, junior accessory dwelling unit, nor any other residence located on the property, nor any part thereof, shall be rented out for less than ~~thirty-one~~31 consecutive calendar days.

D. *Repealed.*

E. Fees.

1. Impact fees.

a. No impact fee shall be imposed on any accessory dwelling unit less than 750 square feet in size.

b. For accessory dwelling units 750 square feet or greater, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.

c. All applicable public service and applicable recreation impact fees shall be paid prior to occupancy in accordance with Government Code Sections 66000 et seq. and 66012 et seq.

d. For purposes of this section, "impact fee" shall have the same meaning as set forth in Government Code Section 66324.

2. Connection Fees/Capacity Charges.

a. An accessory dwelling unit shall not be considered to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including for water and sewer service, unless the accessory dwelling unit is being constructed with a new single-family dwelling.

b. For an accessory dwelling unit contained within a proposed or existing single-family dwelling meeting the requirements of Section [18.13.060A.1](#), the city shall not impose a connection fee or capacity charge, unless the unit is being constructed with a new single-family dwelling. For all other accessory dwelling units, the city shall charge a connection fee or capacity charge that is proportionate to the burden of the

proposed accessory dwelling unit based on the size of the unit or number of plumbing fixtures.

F. Accessory dwelling units are ancillary to the primary dwelling unit. Therefore, accessory dwelling units and junior accessory dwelling units shall not count in determining density ~~or lot coverage~~ and are considered a residential use consistent with the existing general plan and zoning designation for the lot. Accessory dwelling units and/or junior accessory dwelling units shall be permitted on a qualifying residentially zoned lot regardless of applicable lot coverage, open space, floor area ratio, and minimum lot size standards for the underlying zone.

G. When an accessory dwelling unit is being proposed with a new primary dwelling unit, the city shall not issue a certificate of occupancy for an accessory dwelling unit before it issues a certificate of occupancy for the primary dwelling unit.

18.13.050 Development regulations.

A. Accessory dwelling units shall be required to comply with the objective development standards of the underlying zoning district and the applicable provisions of Chapter 18.42 unless superseded by a provision of this chapter or if such regulation prohibits the construction of an accessory dwelling unit of at least ~~eight hundred~~ 800 square feet.

B. An accessory dwelling unit shall have a separate entrance from the primary dwelling which shall be located on a different plane than the entrance for the primary dwelling in the case of a single-family dwelling.

C. No passageway as defined in Government Code Section 66313 shall be required for the construction of an accessory dwelling unit.

D. Accessory dwelling units shall comply with all applicable building code requirements with the exception that fire sprinklers shall not be required in an accessory dwelling unit if they are not required for the primary dwelling and the construction of an accessory dwelling unit shall not trigger a requirement for sprinklers to be installed in the primary dwelling.

E. Size.

1. The floor area of an attached or detached accessory dwelling unit shall not exceed ~~eight hundred fifty~~850 square feet for a studio or one bedroom or ~~one thousand~~1,000 square feet for a unit that contains more than one bedroom.

2. The minimum size of an accessory dwelling unit shall not be less than that allowed for an efficiency unit.

3. The development standards of this section shall be waived to the extent required in order to allow an accessory dwelling unit that is ~~eight hundred~~ 800 square

feet, that does not exceed the height requirements set forth in subsection F of this section, and has a minimum of four-foot side and rear yard setbacks.

F. Setbacks. Except as specified below, an accessory dwelling unit shall be required to comply with the setback requirements of the zone in which the unit is to be located.

1. No setback shall be required for an existing living area, or a legally existing accessory structure, including a garage, that is converted to an accessory dwelling unit or a new accessory dwelling unit constructed in the same location and built to the same dimensions as the existing structure.

2. No setback greater than four feet shall be required for side and rear yard setbacks for all other accessory dwelling units not covered by subsection F.1 of this section.

3. An attached or detached accessory dwelling unit shall be at least six feet from all other buildings on the lot or on any adjacent lot.

4. An attached or detached accessory dwelling unit shall be located behind the front yard setback, unless the accessory dwelling unit is being constructed in the exact location and to the same dimensions as a previously existing approved accessory structure, including an attached or detached garage. This requirement shall be waived to the extent that it prohibits an accessory dwelling unit of ~~eight hundred~~ 800 square feet from being built with four-foot side and rear yard setbacks in compliance with all other development standards.

5. No portion of an accessory dwelling unit may encroach into any public or private easement such as a utility easement unless the easement holder has provided written permission to construct the accessory dwelling unit in the manner proposed. To establish a rebuttable presumption of compliance with this requirement, the applicant may provide a written declaration under penalty of perjury affirming compliance with this requirement. The declaration shall be in a form acceptable to the city attorney.

G. Height. The height of an accessory dwelling unit shall be as follows:

1. A height of ~~sixteen~~16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multifamily dwelling unit.

2. A height of ~~eighteen~~18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multifamily dwelling unit that is within ~~one-half~~1/2 mile walking distance of a major transit stop or a high-quality transit corridor. An additional two feet shall be allowed if required to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

3. A height of ~~eighteen~~18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

4. A height of ~~twenty-five~~25 feet or the height limit of the applicable zone that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling unit or built above an existing garage. In no event shall the accessory dwelling unit exceed two stories.

5. An accessory dwelling unit may be built on top of a garage; provided, that the garage is maintained for parking and the total height of the structure does not exceed ~~twenty-five~~25 feet. If an accessory dwelling unit is built pursuant to this provision, a declaration shall be recorded that the garage must be maintained for parking.

H. Parking.

1. Parking shall be required at the rate of one space for each accessory dwelling unit that contains at least one bedroom. No parking spaces shall be required for a studio unit or for an accessory dwelling unit created within an existing living space.

2. Parking spaces may be provided through tandem parking on an existing driveway; provided, that such parking does not encroach into the public sidewalk.

3. Parking spaces for accessory dwelling units may be provided in paved portions of setback areas; provided, that the amount of paving does not exceed the total amount of paving and hardscaped areas that are otherwise allowed by this title.

4. When a garage, carport, uncovered parking space, or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit, such parking spaces need not be replaced.

5. Tandem parking and parking in setback areas shall not be allowed if the community development director makes specific findings that such parking is not feasible based upon specific site or regional topographical, or fire and life safety conditions.

6. Notwithstanding any other provision of this subsection H, no parking shall be required for the accessory dwelling unit if any of the following conditions apply:

a. The accessory dwelling unit is located within ~~one-half~~1/2 mile walking distance of public transit;

b. The accessory dwelling unit is located within an architecturally and historically significant district;

c. The accessory dwelling unit is part of the proposed or existing primary dwelling or an existing accessory structure;

d. When on-street parking permits are required, but not offered to the occupant of the accessory dwelling unit;

e. When there is a car share vehicle located within one block of the accessory dwelling unit; or

f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family or multifamily dwelling on the same lot, provided the ADU accessory dwelling unit or parcel satisfies any other criteria listed in this subsection H.

I. Utilities.

1. All utility installations shall be placed underground.

2. For an accessory dwelling unit contained within an existing single-family dwelling meeting the requirements of Section 18.13.060(A)(1), the city shall not require the installation of a new or separate utility connection between the accessory dwelling unit and the utility unless the accessory dwelling is being constructed with a new single-family dwelling.

3. For all other accessory dwelling units other than those described in subsection (I)(2) of this section, the city shall require a new or separate utility connection between the accessory dwelling unit and the utility.

J. The number of curb cuts allowed shall be governed by the underlying zoning regulations.

K. An applicant may turn an existing single-family dwelling into the accessory dwelling unit and develop a new primary residence elsewhere on the lot if both structures meet all requirements of this chapter and the R-1 zone, including size limitations.

L. All references to square footage of an accessory dwelling unit or junior accessory dwelling unit in this chapter are based on the square footage of the interior livable space. Livable space includes but is not limited to bedrooms, bathrooms, kitchens, laundry rooms, closets, and interior stairs.

M. No portion of an accessory dwelling unit may encroach into any public or private easement such as a utility easement unless the easement holder has provided written permission to construct the accessory dwelling unit in the manner proposed. To establish a rebuttable presumption of compliance with this requirement, the applicant may provide a written declaration under penalty of perjury affirming compliance with this requirement. The declaration shall be in a form acceptable to the city attorney.

N. Affordability Information (RHNA). Applicants shall provide the city with all information reasonably requested by the city to allow the city to classify the ADU accessory dwelling unit by income category for the city's annual housing report.

18.13.060 Mandatory approvals.

A. Notwithstanding any other provision of this chapter, the city shall ministerially approve an application for any combination of the following accessory dwelling units within a residential or mixed-use zone:

1. One accessory dwelling unit and one junior accessory dwelling unit within the existing or proposed space of a single-family dwelling or accessory structure.

a. An expansion of up to ~~one hundred fifty~~150 square feet shall be allowed in an accessory structure solely for the purposes of accommodating ingress and egress.

b. The junior or accessory dwelling unit shall have exterior access separate from the existing or proposed single-family dwelling.

c. The side and rear setbacks shall be sufficient for fire and safety.

d. If the unit is a junior accessory dwelling unit, it shall comply with the requirements of Section 18.13.070.

2. One new detached accessory dwelling unit with minimum four-foot side and rear yard setbacks on a lot with an existing or proposed single-family dwelling; provided, that the unit shall not be more than ~~eight hundred~~ 800 square feet and shall not exceed the height requirements set forth in Section 18.13.050(G)(1) through (3).

~~a. A junior accessory dwelling unit may be developed in conjunction with this type of detached accessory dwelling unit, provided it complies with the requirements of subsection (A)(1) of this section.~~

3. On a lot with a multifamily dwelling structure, up to ~~twenty five~~25 percent of the existing total multifamily dwelling units, but no less than one unit, shall be allowed within the portions of the existing structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages; provided, that each unit complies with state building standards for dwellings.

4. On a lot with a proposed multifamily dwelling structure, up to two detached units; provided that neither unit exceeds the height requirements set forth in Section 18.13.050(G)(1) through (3) and has at least four-foot side and rear yard setbacks.

5. On a lot with an existing multifamily dwelling structure, up to eight detached units, but in no event more than the number of existing units on the lot, provided that neither unit exceeds the height requirements set forth in Section 18.13.050(G)(1) through (3) and has at least four-foot side and rear yard setbacks.

6. Accessory dwelling units and junior accessory dwelling units approved under this section may not be combined with any other accessory dwelling unit or junior accessory dwelling unit unless otherwise authorized by this chapter.

B. For those junior/or accessory dwelling units which require mandatory approval, the city shall not require the correction of nonconforming zoning conditions.

C. The installation of fire sprinklers shall not be required in an accessory dwelling unit approved under this section if fire sprinklers are not required for the primary residence.

D. No unit approved under this section shall be rented for a period of ~~30 days or~~ less than 31 days.

18.13.070 Junior accessory dwelling units.

A. One junior accessory dwelling unit shall be allowed in an existing or proposed single-family dwelling, including in an attached garage. A junior accessory dwelling unit may also be allowed on the same lot as an accessory dwelling unit permitted under Section 18.13.060A.1 or 2.

B. The junior accessory dwelling unit shall be required to contain at least an efficiency kitchen which includes a sink, cooking appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the junior accessory dwelling unit.

C. The junior accessory dwelling unit shall be required to have a separate entrance from the primary dwelling which shall be located on a different side of the home than the front door of the primary dwelling.

D. The junior accessory dwelling unit may, but is not required to, include separate sanitation facilities. If separate sanitation facilities are not provided, the junior accessory dwelling unit shall share sanitation facilities with the single-family residence and shall have direct access to the single-family residence from the interior of the dwelling unit.

E. No additional parking shall be required for a junior accessory dwelling unit.

F. Junior accessory dwelling units shall be required to comply with applicable building standards, except that fire sprinklers shall not be required if they were not required for the single-family residence.

G. The city shall not require the correction of a nonconforming zoning condition as a requirement for the junior accessory dwelling unit.

H. A deed restriction shall be required to be recorded on the property on which a junior accessory dwelling unit is constructed, which deed restriction which shall run with the land. The deed restriction shall provide for the following:

1. A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence;

2. A restriction that prohibits the junior accessory dwelling unit from being enlarged beyond ~~five hundred~~500 square feet;

3. A restriction from renting either the junior accessory dwelling unit or the single-family dwelling or any part thereof for less than ~~thirty-one~~31 consecutive calendar days;

4. If the junior accessory dwelling unit has shared sanitation facilities with the primary unit, a restriction that the owner resides in either the single-family dwelling or the junior accessory dwelling unit. Notwithstanding the foregoing, this restriction shall not apply if the owner of the single-family residencedwelling is a governmental agency, land trust, or housing organization;

5. A statement that the deed restrictions may be enforced against future purchasers;

6. A statement that the city shall be entitled to all legal and equitable remedies available under the law upon the default of any covenant in the deed restriction; and

7. A statement that the prevailing party shall be entitled to reimbursement of its reasonable attorneys' fees and costs.

I. For the purposes of applying any fire or life protection ordinance or regulation, or providing service water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered to be a separate or new dwelling unit.

SECTION 2. CEQA. This Ordinance is exempt from CEQA pursuant to Public Resources Code Section 21080.17 which exempts ordinances implementing accessory dwelling unit ordinances.

SECTION 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 4. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said city; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

SECTION 5. Effective Date. This Ordinance shall not become effective or be in force until thirty (30) days from and after the date of its adoption.

SECTION 6. HCD. The City Clerk shall send a copy of this Ordinance to the Department of Housing and Community Development within 60 days of adoption as required by State law.

Passed, approved, and adopted this ____ day of _____, 2026.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney